

## **AGENDA ITEM**

### **REPORT TO APPEALS & COMPLAINTS COMMITTEE**

**29 APRIL 2014**

### **REPORT OF CORPORATE DIRECTOR OF DEVELOPMENT & NEIGHBOURHOOD SERVICES**

## **BUCHANAN STREET, STOCKTON – PROPOSED 2 HOUR LIMITED WAITING OFF-STREET CAR PARK**

### **1.0 SUMMARY**

The purpose of this report is to seek Member's views regarding an outstanding objection received following advertising of a proposal to introduce a two hour maximum stay on the off-street car park accessed off Buchanan Street to the rear of Wentane Motors.

### **2.0 RECOMMENDATIONS**

It is recommended that:-

- (i) Members given consideration to the objections raised and the comments of the Head of Technical Services.
- (ii) A recommendation on the merits of the objections is made to the Head of Technical Services.
- (iii) The local Ward Councillors and the objectors are informed of the Committee's recommendation.

### **3.0 DETAIL**

3.1 At Planning Committee on 31 July 2013, consideration was given to an application to construct 117 dwellings and access roads on a site bounded by Dovecot Street, Hartington Road, St. Bernard Road and Worthing Street, planning application 13/0299/Ful refers, see drg.no. 3246/00/01 in **Appendix 1**.

3.2 A small number of objections had been raised in respect to the proposal which were mainly concerned over the impact of the development on local parking and traffic provisions. The area allowed for indiscriminate parking within the area which several local businesses had commented was necessary to maintain their viability. Whilst this was noted, the overall site was a former housing site and it had been acquired for the purpose of re-providing housing, it was not intended to increase parking provision for the wider area. In addition, the amount of new housing was a reduction to that previously on the site, each property had its own parking and there was also additional visitor parking provided within the layout, whereas all previous parking for the properties would have been on street. In view of these matters it was considered that there was no planning justification for additional parking to be provided as part of the scheme for existing businesses within the surrounding area. Notwithstanding this, the Council's Technical Services and Housing Department had further considered the concerns raised by existing businesses out-with the application process. The Head of Technical Services had indicated that, in terms of meeting the requirements of local businesses, the existing and future provision of car parking had

been considered and this would be monitored as development progressed (should it be approved). It was likely that short stay car parking could be accommodated along with provision of restrictions to ensure a turnover that would satisfy customers accessing businesses in the area. Further to this, some long stay unrestricted parking could be accommodated on street and the Council had committed to working with the businesses in the area to provide parking where possible. The Head of Technical Services had advised that at this stage no land was available for an off street unrestricted long stay car park.

- 3.3 The Head of Technical Services reported to the Planning Committee that a meeting had been held with the local retailer and a number of ways to improve parking for local businesses would be considered out with the planning process although required due process to be undertaken and as such an absolute commitment to these being provided could not be given. The Head of Technical Services would continue to work with the applicant and local businesses to try and resolve the issue.
- 3.4 The planning application was approved, and works associated with the site commenced in March 2014.
- 3.5 Subsequently to the Planning committee and a further meeting with local business representatives, a scheme was developed to :-
- Introduce 2 hour limited waiting restrictions on Lawson Street to provide a frequent turnover of parking for shoppers, as well as some no waiting at any time restrictions to prevent rear access for shoppers (Experimental Order).
  - Formalise the Buchanan Street Off-street car park 2 hours maximum stay to provide additional flexible parking for shoppers. Around 15 bays are currently marked.
  - Amend the existing one way order on Worthing Street and Buchanan Street to allow access for residents.
- See drg.no TM2/174 in **Appendix 2**.
- 3.6 The proposals were subsequently approved by the Head of Technical Services in consultation with the Cabinet Member for Regeneration and Transport on 10 March 2014, following the usual consultation with the Ward Councillors, (Scheme of Delegation report TS/T/146 refers) .
- 3.7 The proposed maximum stay in the off street car park was advertised in the Herald and Post and on site on 20 March 2014 with the objection period expiring on 10<sup>th</sup> April. Following publication of the statutory notices, the Director of Law and Democracy received 1 letter of objection, signed by 12 signatories and 6 pp (per procuration) names.

#### **4.0 DETAILS OF THE OBJECTIONS.**

- 4.1 A copy of the letter of objection received is attached as **Appendix 3**, 41-45 Yarm Lane is a business premises occupied by Baines Jewitt Accountants. The letter was presented to the Head of Technical Service and Cabinet Member for Regeneration and Transport at their de-brief meeting on 17<sup>th</sup> April.

CONCERN	COMMENTS
<p>1. There is now, following recent changes, ample parking in the area that is 'up to two hours' and it is clear from our observations that this is not being fully realised.</p>	<p>1. The recent changes involved provision of around just 13 limited waiting spaces on Lawson Street on an Experimental basis, as the restrictions have only recently been introduced it is too early to make judgements with regard to their effectiveness particularly given on-going works restricting rear access to Lawson Street Medical Practice. (see drg.no TM2/174 in <b>Appendix 2</b>). The restrictions were proposed in reaction to concerns from other local businesses with respect to a lack of parking opportunity for customers including Wentane Motors (100 Yarm Lane), Linthorpe Carpets (94 Yarm Lane), Arra Foxx Residential Lettings and Dovecot Surgery.</p>
<p>2. What there clearly is a shortage of, is long term parking particularly for those who work in the area. The pay and display car parks in Brunswick Street are already full to capacity and many street parking areas are restricted to residential only or two hours. If this particular car park does change to two hours only, then the alternatives appear very limited and it seems the Council is trying to drive business out of Stockton.</p>	<p>2. There is long stay, pay and display off-street car parks (Skinner Street, Lodge Street, Bright Street and Parliament Street) in reasonable walking distance of 41-45 Yarm Lane (see <b>Appendix 4</b>). The car parks are popular with commuters, although parking opportunity is available up to around 9:30am weekdays. The area bounded by Bowesfield Lane, Yarm Lane, Churchyard Link Road and Parkfield Road is generally a Residential Parking zone. However, residential areas to the West of Bowesfield Lane, to the rear of Baines Jewitt, are not restricted to residents only. Roads to the North of Yarm Lane and east of Hartington Road are generally restricted to two hours limited waiting (day time), Hartington Road and the area to the west are generally unrestricted, though this includes the on-going development site. A drawing is attached as</p>

	<p><b>Appendix 5</b> showing general on-street parking opportunities in the area. Note previous parking surveys indicated that there were sufficient spare parking spaces throughout the working day on those streets to the west of Bowesfield Lane. This area was not therefore included in the Trinity Gardens Residents Parking Zone to the east of Bowesfield Lane, which came into effect in January 2013. The area to the west of Bowesfield Lane is likely to be resurveyed once the construction of a new Mosque on the western side of Bowesfield Lane (ongoing, no completion date known) is completed. The recommendation not to introduce residents parking in this area will be reviewed following the new parking surveys.</p> <p>Business in and around the town centre generally welcome provision of short term parking opportunity for customers, as evidenced by the High Street regeneration scheme, one of the main aims of which is to provide additional convenient limited stay parking opportunity A strengthened footway crossing could be provided in front of 41-45 Yarm Lane to permit vehicular access to the private forecourt area, Care for Your Area would be happy to provide a quote.</p>
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## 5.0 FINANCIAL & LEGAL IMPLICATIONS

The estimated cost of implementing the traffic regulation Order and signing and lining the restrictions is £2000, to be funded from the Traffic Management budget.

## 6.0 POLICY CONTENT

The proposals are consistent with the Council's Local Transport Plan and Sustainable Community Strategy.

## 7.0 CONSULTATION

The police and emergency services have no objections to the proposals. The local Ward Councillors were consulted, no formal comments were received from the Stockton Town Centre Ward, Councillors Javed and Rose of the neighbouring Parkfield and Oxbridge Ward both expressed concerns via telephone calls with regard to reduced parking in the area generally as a result of the housing development. Scheme approval has been given by the Head of Technical Services in consultation with the Cabinet Member for Regeneration and Transport. Statutory consultations involving advertising on site and in the local press were undertaken. This resulted in one outstanding objection being received. The objectors will be invited to the Appeals Committee Meeting.

## 8.0 CONCLUSION

The proposed measures were developed in response to concerns of some local businesses to provide additional short stay parking for visitors and customers.

### Corporate Director of Development and Neighbourhood Services

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#### Environmental Implications

None.

#### Community Safety Implications

None.

#### Background Papers

Planning application 13/0299/Ful  
Scheme of Delegation Reports TS/T/146/13

#### Education Related Item?

No

#### Ward(s) and Ward Councillors

Stockton Town Centre	Councillors David Coleman and Paul Kirton
Parkfield and Oxbridge	Councillors Mohammed Javed and David Rose (for Info)