



Meeting: Transport Working Party

Date: 14th March 2013

Wards Affected: Shiphay with the Willows

Report Title: Provision of Increased Parking - Edginswell Business Park, Torquay

Executive Lead Contact Details: Sue Cheriton – Executive Head – Resident & Visitor Services

Supporting Officer Contact Details: John Clewer Senior Engineer - Highways Development & Traffic

1. Purpose

1.1 This report is in response to recent requests from businesses in the Edginswell Business Park area of Torquay for additional parking facilities and for members to consider the options prior to the possible advertising of any changes to the Traffic Regulation Orders (TRO).

2. Proposed Decision

2.1 It is recommended that members approve the proposals outlined under option 6.2 in this Issues Paper, to advertise and implement, should no objections be forthcoming.

3. Action Needed

3.1 The Council to advertise the proposals outlined under option 6.2 in this Issues Paper and to implement if no objections are forthcoming. Any objections will be reported back to a future meeting of the Transport Working Party.

4. Summary

4.1 In early December 2012 Parking Services were requested to increase enforcement of the parking restrictions in and around the roads of the Edginswell Business Park, Torquay. This resulted in a number of vehicles that were parking in contravention to the traffic regulation order receiving penalties and some vehicles parking inappropriately in other locations within the village

4.2 A meeting was undertaken on Friday 8th February 2013 which was attended by the Executive Lead for Safer Communities and Transport, the Group Service Manager (Street Scene & Place), the local ward members and representatives of both the businesses and local residents.

4.3 The proposal reached was that investigations into the possibility of incorporating some 'on-street' parking bays would be undertaken and a report prepared for consideration by members at a forthcoming meeting of the Transport Working Party.

Supporting Information

5. Position

- 5.1 The Traffic Regulation Order concerning the current parking restrictions was implemented as part of the planning conditions at the time of the construction of the Edginswell Business Park. The off-site parking was deemed sufficient by the developer within the planning application, for the proposals and the submitted travel plan mentioned sustainable transport options to reduce the number of trips to the business park.
- 5.2 In early December 2012 a number of members of the public made representations to Devon and Cornwall Police regarding parking problems on bends in and around the Edginswell Business Park, Torquay, who then requested additional enforcement.
- 5.3 Torbay Council carried out additional enforcement and this saw a number of vehicles owned by workers at the business park, displaced into the surrounding roads, especially between Orchard Way and Collaton Road in the area of Edginswell Close.
- 5.4 Correspondence was received from a number of residents regarding problems caused by parked vehicles, including visibility issues and vehicles being forced to drive on the 'wrong side of the road' on the approach to a right hand bend. Residents contacted the local ward members, who visited the location along with the Police. It is not none if the Police carried out any enforcement for obstruction or removed any vehicles.
- 5.5 A meeting to discuss the situation was undertaken between the local ward members for 'Shiphay with the Willows' and representatives of the companies currently trading on the business park. The outcome of this was that a further meeting was undertaken on Friday 8th February 2013 which was attended by the Executive Lead for Safer Communities and Transport, the Group Service Manager (Street Scene & Places), the local ward members and representatives of both the businesses and local residents.
- 5.6 The proposal reached was that investigations into the possibility of incorporating some 'on-street' parking bays would be undertaken and a report prepared for consideration by members at a forthcoming meeting of the Transport Working Party.
- 5.7 The proposals are as follows:
- 5.7.1 To provide twenty five car parking spaces on Oak View Close and Orchard Way, as well as new double yellow lines on Collaton Road, as detailed in **Appendix 2**.

The cost to advertise and implement parking bays and double yellow lines, would be in the region £2,500. This would have to be funded by the businesses.

- 5.7.2 To provide twenty five metered car parking spaces on Oak View Close and Orchard Way, as well as new double yellow lines on Collaton Road, as detailed in **Appendix 3**.

The cost to implement the parking bays and install the three parking machines required is a total of £12,000.

Allowing for the implementation of 25 metered spaces at a charge of £2/day, full utilisation would generate an income of £250/week. Allowing for 48 weeks use per year, this would generate an income of £12,000, covering the installation costs in the first twelve months of operation.

Basing the business plan over 5 years rather than 10 years, as these are only temporary works, a net income of £48,000 would be generated. However, this figure is based on the full utilisation of the metered bays.

It should be noted that any changes to the current parking restrictions will have to be reviewed as and when further development of the business park takes place, as parking may obstruct access for both construction and delivery traffic. It could also be considered that this will generate additional trips not included in the original planning application.

6 Possibilities and Options

The Working Party is requested to consider whether they wish to support amendments to traffic regulation orders in the area as detailed below:

- 6.1 Advertise and implement, should no objections be forthcoming, the changes to the Traffic Regulation Orders as detailed in **Appendix 2**. Any objections will be referred to a future meeting of the Transport Working Party.
- 6.2 Advertise and implement, should no objections be forthcoming, the changes to the Traffic Regulation Orders as detailed in **Appendix 3**. Any objections will be referred to a future meeting of the Transport Working Party.
- 6.3 Members may wish to recommend that no changes are considered at the present time.

7 Preferred Solution/Option

Members are recommended that the option in 6.2 above would be the most appropriate option.

8 Consultation

A preliminary meeting was undertaken between the local ward members for 'Shiphay with the Willows' and representatives of the companies currently in situ on the business park. A further meeting was undertaken on Friday 8th February 2013 which was attended by the Executive Lead for Safer Communities and Transport, the Group Service Manager (Street Scene & Place), the local ward members and representatives of both the businesses and local residents.

9 Risks

- 9.1 There is a risk that amendments to the traffic regulation orders in this area may have a detrimental effect to traffic flow.
- 9.2 Increased vehicle movements resulting from extra car parking, may also go against the traffic model proposed for the development during the planning process.
- 9.3 Charging for parking may further displace vehicles into the surrounding residential area and reduce income.

10. Appendices:

Appendix 1 – Copy of the correspondence received.

Appendix 2 – Copy of revised restrictions as proposed in 5.3.1.

Appendix 3 – Copy of revised restrictions as proposed in 5.3.2.

Additional Information:

None

Documents available in Members' Rooms:

None

Background Papers:

None