

Meeting: Cabinet

Date: 18 November 2025

Wards affected: All

Report Title: Proposals to remove/alteration of existing and the creation of new Hackney Carriage Stands under the Local Government (Miscellaneous Provisions) Act 1976

Cabinet Member Contact Details: Councillor Tranter, Cabinet Member for Adult and Community Services, Public Health and Inequalities.

Director Contact Details: Anna Coles, Director of Adults and Community Services

1. Purpose of Report

1.1 For Members to consider the report and approve the removal, amendment and new taxi stands as prescribed under section 63 of the Local Government (Miscellaneous Provisions) Act 1976.

2. Reason for Proposal and its benefits

- 2.1 It is necessary to approve the removal and appointment of Hackney carriage stands as prescribed under section 63 of the Local Government (Miscellaneous Provisions) Act 1976, so that Licensing Officers can take enforcement action for any offences committed under the Local Government (Miscellaneous Provisions) Act 1976 or hackney carriage byelaws on the new rank space which has been made available following the changes that have occurred to facilitate necessary public realm works in the area.
- 2.2 To reject these proposals is not a viable option as this will not allow the Licensing Officers to take enforcement action at the taxi ranks. Traffic Regulation Orders (TRO) have been approved, and the taxi ranks are in place, however the Council also need to approve these as 'hackney carriage stands' under section 63 of the Local Government (Miscellaneous Provisions) Act 1976.
- 2.3 We have received very few objections to these proposals, and the Torbay Licensed Taxi Association, Torquay United Licensed Drivers Association (TULDA) and private hire operators have been consulted with as part of the design of these ranks. The provision of these new and amended ranks are for the benefit of the travelling public and the taxi trade. The Paignton Ranks provide nine additional taxi rank spaces that can be used by any hackney carriage compared to the private rank at Paignton station which requires a GWR permit to use the rank.

3. Recommendation(s) / Proposed Decision

1. That the following be approved:

Removal of:

- 3 car (24 hour) stand at the Strand, Torquay
- the 10 car (12 midnight to 6am) stand at the Strand Bus Bay, Torquay
- the 4 car (6pm – 8am) stand at Torwood Street, Torquay
- the 3 car (6pm -8am) stand at Torbay Road, Paignton (outside 6-8 Torbay Road)

Amendment of:

- the 8 car (24 hour) stand at Cary Parade, Torquay to operate from 12 midnight to 6am

Creation of:

- a new 3 car (24 hour) rank at Vaughan Road, Torquay
- a new 4 car (24 hour) stand at Fleet Street, Torquay
- a new 4 car (24 hour) stand at the Eastern End of Torbay Road, Paignton (near the junction of Esplanade Road)
- a new 3 car (24 hour) stand at the Western End of Torbay Road, Paignton (outside 10 – 16 Torbay Road).
- a new 2 car (24 hour) stand at the Western End of Torbay Road, Paignton (outside 18-20 Torbay Road)

4. Appendices

Appendix 1: Public Notices

Appendix 2: Map of Taxi Stands

Appendix 3: Consultation responses

5. Background Documents

Local Government (Miscellaneous Provisions) Act 1976

Supporting Information

1. Introduction

- 1.1 The redevelopment of the Strand, Torquay and Paignton Station has involved numerous meetings with Highways Safety Engineers, Taxi Licensing, Transport Planning and representatives of the hackney carriage and private hire trade to consider options to provide alternative ranks following the redevelopment works and ensure that there are a suitable number of hackney carriage stands (ranks) in Torbay.
- 1.2 As these stands are to be on the public highway, the consent of the Highways Department was required. Highways applied for Traffic Regulation Orders (TRO) for these ranks at the same time as the adverts for the Local Government (Miscellaneous Provisions) Act 1976 (LG(MP)A76). These are two separate processes as the TRO imposes waiting or parking restrictions on the location to permit only hackney carriages to use the rank. However, they are not hackney carriage stands within the meaning of the Town Police Clauses Act 1847 and the LG(MP)A76, hackney carriage byelaws or any other legislative provisions referring to hackney carriage stands. Once a TRO is in place, unlawful parking can be enforced by means of a fixed penalty notice, but no offence under either the LG(MP)A76 or hackney carriage byelaws can be committed.
- 1.3 Following these discussions, a number of ranks were removed or amended and new ranks created under the Traffic Regulation Orders. These ranks must now be formally adopted as hackney carriage stands under section 63 the LG(MP)A76 to ensure enforcement can be undertaken by Licensing Officers.

2. Options under consideration

- 2.1 The following options are available:
 - **To approve the proposals** as advertised as outlined above.
 - **To reject these proposals** is not a viable option as we will not be able to take enforcement action on the new rank spaces. We have received very few objections to these proposals and Torbay Licensed Taxi Association, TULDA and private hire operators have been involved in the design of these ranks. The provision of these new and amended ranks will be for the benefit of the travelling public and the taxi trade. The Paignton Ranks will provide nine additional taxi rank spaces that can be used by any hackney carriage compared to the private rank at Paignton Station which requires a GWR permit to use the rank.
 - **To alter, vary or change either proposal having regard to the content of this report.**

There are no other options available.

A map showing the location of the amended and new taxi stands are attached to this report in Appendix 2.

3. Financial Opportunities and Implications

- 3.1 There are no financial risks to the Council from the approval of these hackney stands.

4. Legal Implications

- 4.1 The Council have followed the prescribed public consultation as outlined in this report to comply with section 63 of the Local Government (Miscellaneous Provisions) Act 1976.

Section 63 of the LG(MP)A76 lays down the legal process for the introduction, amendment and revocation of Hackney Carriage Stands. Section 63(3) states that ranks shall not be situated:

- a) so as unreasonably to prevent access to any premises
- b) so as to impede the use of the points authorised to be used in connection with a public service vehicle
- c) on any highway except with the consent of the highway authority

and in deciding the position of stands due regard shall be given to the position of any bus stops for the time being in use.

The Act requires the Council to give notice to the Chief Officer of the Police and to the public of the proposals by advertisement in at least one local newspaper and shall take into consideration, any objections or representations in respect of such proposals received within 28 days of the advertisement date.

5. Engagement and Consultation

- 5.1 The proposals were advertised in the Public Notices section of the Herald Express on 20.11.24, 4.12.24 and 12.3.25. A copy of the public notices can be found in Appendix 1.
- 5.2 The Council undertook a public consultation for both the TRO process and the advertising of the ranks to be adopted under the LG(MP)A76. The TRO's have now been formally adopted by the Council for all of the ranks.
- 5.3 In addition to the advert, the Chief Superintendent, Devon and Cornwall Police and all of the licensed drivers were written to and encouraged to take part in the consultation process.
- 5.4 There was originally a proposal to create an 8-car hackney carriage stand at Vaughan Road, which was included in the public consultation for Torquay in the advert dated 20.11.24. However, a number of objections were received, and it was decided not to go ahead with this

proposal. A second public consultation took place between 12 March 2025 and 9 April 2025 on a 3-car hackney carriage stand at Vaughan Road.

Outcome of the Consultation Process

- 5.5 Two objections were received following the advert on 12.3.25 for the Vaughan Road Rank and three objections were received following the advert on 4.12.24 for the Paignton Ranks. These objections were also sent to the Highways department for their consideration for the TRO process.
- 5.6 The concerns regarding the ranks have been considered within Appendix 3, however the TRO process was approved for these ranks as no suitable alternatives could be found. Therefore, this process is required to ensure that enforcement can be undertaken on these ranks.

6. Procurement Implications

- 6.1 There are no procurement implications.

7. Protecting our naturally inspiring Bay and tackling Climate Change

- 7.1 There are no negative carbon footprint or other environmental implications resulting from the amendments to the taxi stands

8. Associated Risks

- 8.1 There are no significant risks.

9. Equality Impact Assessment

Protected characteristics under the Equality Act and groups with increased vulnerability	Data and insight	Equality considerations (including any adverse impacts)	Mitigation activities	Responsible department and timeframe for implementing mitigation activities
Age	<p>18 per cent of Torbay residents are under 18 years old.</p> <p>55 per cent of Torbay residents are aged between 18 to 64 years old.</p> <p>27 per cent of Torbay residents are aged 65 and older.</p>	<p>These proposals are not anticipated to adversely impact any particular age group.</p> <p>The availability of public transport is important to all adults and parents who do not have a car for work and social activities. The additional taxi ranks should make it safer and quicker to get a taxi without having to travel as far to the nearest taxi rank.</p> <p>Older people Public transport, including taxis play a crucial role in helping people to stay connected and maintain independence when they are unable to drive, and are therefore of particular significance to older residents aged over 65 and to younger people who may not have access to a car.</p> <p>Aging is linked with reduction in personal car use and are therefore</p>	<p>There are grants available to support vulnerable groups to access transport. Low-income families, children with a special need or medical condition or if a child's school is more than 2 miles away may also be eligible for school transport.</p>	N/A

		older people may be more reliant on taxis especially as it is a door-to-door service.		
Carers	At the time of the 2021 census there were 14,900 unpaid carers in Torbay. 5,185 of these provided 50 hours or more of care.	These proposals are not anticipated to adversely impact carers. They are likely to benefit from improvements to the location and access of taxi ranks.	Carers may be able to access funding to support transport costs.	N/A
Disability	In the 2021 Census, 23.8% of Torbay residents answered that their day-to-day activities were limited a little or a lot by a physical or mental health condition or illness.	<p>These proposals are not intended to adversely impact people with disabilities. The proposal will likely provide benefits from improvements to the location and access to ranks.</p> <p>To support accessibility, the Council have a register of all wheel chair accessible vehicles at Helping disabled passengers - Torbay Council All licensed vehicles must carry assistance dogs.</p>	<p>There may be grants available to support vulnerable groups to access transport.</p> <p>Any discriminatory complaints received are fully investigated.</p>	Licensing Officers and Police Officers
Gender reassignment	<p>In the 2021 Census, 0.4% of Torbay's community answered that their gender identity was not the same as their sex registered at birth. This proportion is similar to the Southwest and is lower than England.</p> <p>We recognise the increased importance of taxis for the</p>	These proposals are not anticipated to adversely impact the trans community. This community tend to use taxis and private hire vehicles instead of other means of public transport and therefore, are likely to benefit from improvements to the location and access to ranks.	Any discriminatory complaints received are fully investigated	Licensing Officers and Police Officers

	trans community due to concerns around safety. The Department for Transport (DfT) FS13 report highlights how discrimination is part of daily life for trans people.			
Marriage and civil partnership	Of those Torbay residents aged 16 and over at the time of 2021 Census, 44.2% of people were married or in a registered civil partnership.	These proposals are not intended to impact on this demographic. However, all groups are likely to benefit from improvements to the location and access to ranks.	Any discriminatory complaints received are fully investigated	Licensing Officers and Police Officers
Pregnancy and maternity	<p>Over the period 2010 to 2021, the rate of live births (as a proportion of females aged 15 to 44) has been slightly but significantly higher in Torbay (average of 63.7 per 1,000) than England (60.2) and the Southwest (58.4). There has been a notable fall in the numbers of live births since the middle of the last decade across all geographical areas.</p> <p><u>The DFT FS13 report</u> identified that public transport plays a vital role in supporting social inclusion for many parents with young children and therefore they may benefit from improvements to the location and access to ranks.</p>	These proposals are not intended to impact this demographic.	Any discriminatory complaints received are fully investigated	Licensing Officers and Police Officers

Race	<p>In the 2021 Census, 96.1% of Torbay residents described their ethnicity as white. This is a higher proportion than the Southwest and England. Black, Asian and minority ethnic individuals are more likely to live in areas of Torbay classified as being amongst the 20% most deprived areas in England. The DFT FS13 report identifies that people from minoritised ethnic backgrounds are less likely to have access to a private vehicle and thus be more reliant on public transport to access employment. It highlights that 'having regular, affordable, clean and efficient transport is essential'</p>	<p>These proposals are not anticipated to adversely impact on this demographic as they may benefit from improvements to the location and access to ranks.</p>	<p>Any discriminatory complaints received are fully investigated</p>	<p>Licensing Officers and Police Officers</p>
Religion and belief	<p>64.8% of Torbay residents who stated that they have a religion in the 2021 census.</p>	<p>These proposals are not intended to adversely impact people of different faiths and beliefs. This demographic may benefit from improvements to the location and access to taxi ranks.</p>	<p>Any discriminatory complaints received are fully investigated</p>	<p>Licensing Officers and Police Officers</p>
Sex	<p>51.3% of Torbay's population are female and 48.7% are male</p>	<p>These proposals are not intended to adversely impact males or females.</p>	<p>Any discriminatory complaints received are fully investigated</p>	<p>Licensing Officers and Police Officers</p>

Sexual orientation	In the 2021 Census, 3.4% of those in Torbay aged over 16 identified their sexuality as either Lesbian, Gay, Bisexual or, used another term to describe their sexual orientation.	These proposals are not intended to adversely impact the LGBT+ community. They may benefit from improvements to the location and access to the ranks.	Any discriminatory complaints received are fully investigated	Licensing Officers and Police Officers
Veterans	In 2021, 3.8% of residents in England reported that they had previously served in the UK armed forces. In Torbay, 5.9 per cent of the population have previously serviced in the UK armed forces.	These proposals are not intended to impact on this demographic.	Any discriminatory complaints received are fully investigated	Licensing Officers and Police Officers
Additional considerations				
Socio-economic impacts (Including impacts on child poverty and deprivation)	The taxi tariff has to be raised to balance the legitimate right of the trade to a viable livelihood and the needs of the travelling public. The cost-of-living crisis has hit the taxi trade hard most notably through the escalating vehicle purchase, maintenance and fuel costs. These costs are no longer absorbed through the existing tariff.	There is no differential impact. However, as advised above, the people that rely on public transport and they may benefit from improvements to the location and access to ranks.	N/A	N/A
Public Health impacts (Including impacts on the	N/A	There is no differential impact.	N/A	N/A

general health of the population of Torbay)				
Human Rights impacts	There are no human rights impact with regards to the taxi tariff.	There are no negative human rights impacts anticipated from this decision.	N/A	N/A
Child Friendly	Torbay Council is a Child Friendly Council, and all staff and Councillors are Corporate Parents and have a responsibility towards cared for and care experienced children and young people.	There is no differential impact.	N/A	N/A
FS13: Future of Transport - Equalities and access to opportunity - rapid evidence review (publishing.service.gov.uk)				

12. Cumulative Council Impact

None

13. Cumulative Community Impacts

None

Appendix 1: Public Notices

Public Notices in the Herald Express for the Torquay Ranks

1. Public Notice dated 20.11.24

WEDNESDAY, NOVEMBER 20, 2024 **HERALD EXPRESS** 39

**HACKNEY CARRIAGE STANDS
LOCAL GOVERNMENT (MISCELLANEOUS
PROVISIONS) ACT 1976**

NOTICE is hereby given that Torbay Council in exercise of its powers under section 63 of the Local Government (Miscellaneous Provisions) Act 1976 proposes to amend/ revoke existing stands and appoint new stands for the use of hackney carriages as detailed in the schedule below. Any written objections or representations should be sent in writing or by email to the undersigned by no later than 28 days following the publication of this notice.

SCHEDULE

**PROPOSALS FOR REMOVAL/ALTERATION OF
EXISTING AND CREATION OF NEW HACKNEY
CARRIAGE STANDS**

Remove the 3 car (24 hour) stand at the Strand, Torquay

Remove the 10 car (12 midnight to 6am) stand at the Strand bus bay, Torquay

Remove the 4 car (6pm - 8am) stand at Torwood Street, Torquay

Amend the 8 car (24 hour) stand at Cary Parade, Torquay to operate from 12 midnight to 6am

Create a new 8 car (24 hour) stand at Vaughan Road, Torquay

Create a new 4 car (24 hour) stand at Fleet Street, Torquay

Maps and associated information may be viewed at

www.torbay.gov.uk/proposedtros or

a hard copy will be provided on request from Licensing Department, Town Hall,

Castle Circus, Torquay TQ1 3DR on any week day during the usual office hours.

Rachael Hind, Regulatory Services Manager,

Licensing Department,

Torbay Council, Town Hall, Castle Circus,

TQ1 3DR.

Email: licensing@torbay.gov.uk

www.torbay.gov.uk

**TORBAY
COUNCIL**

2. Public Notice dated 12.3.25

**HACKNEY CARRIAGE STAND
LOCAL GOVERNMENT
(MISCELLANEOUS PROVISIONS) ACT 1976**

NOTICE is hereby given that Torbay Council in exercise of its powers under section 63 of the Local Government (Miscellaneous Provisions) Act 1976 proposes to appoint a new stand for the use of hackney carriages as detailed in the schedule below.

Any written objections or representations should be sent in writing or by email to the undersigned by no later than 28 days following the publication of this notice.

SCHEDULE
**PROPOSALS FOR THE CREATION OF A NEW
HACKNEY CARRIAGE STAND**

Create a new 3 car (24 hour) stand at Vaughan Road, Torquay

Maps and associated information may be viewed at www.torbay.gov.uk/parking/tro/torquay-tros/

A hard copy will be provided on request from Licensing Department, Town Hall, Castle Circus, Torquay TQ1 3DR on any weekday during the usual office hours.

Regulatory Services Manager,
Licensing Department, Torbay Council,
Town Hall, Castle Circus, TQ1 3DR.
Email: licensing@torbay.gov.uk
www.torbay.gov.uk

**TORBAY
COUNCIL**

**HACKNEY CARRIAGE STANDS
LOCAL GOVERNMENT (MISCELLANEOUS
PROVISIONS) ACT 1976**

NOTICE is hereby given that Torbay Council in exercise of its powers under section 63 of the Local Government (Miscellaneous Provisions) Act 1976 proposes to revoke an existing stand and appoint three new stands for the use of hackney carriages as detailed in the schedule below. Any written objections or representations should be sent in writing or by email to the undersigned by **Friday 3 January 2025** following the publication of this notice.

**SCHEDULE
PROPOSALS FOR REMOVAL OF EXISTING AND
CREATION OF NEW HACKNEY CARRIAGE STANDS**

Remove the 3 car (6pm to 8am) stand at Torbay Road, Paignton (outside 6-8 Torbay Road)

Create a new 4 car (24 hour) stand at the Eastern End of Torbay Road, Paignton (near the junction of Esplanade Road)

Create a new 3 car (24 hour) stand at the Western End of Torbay Road, Paignton (outside 10 - 16 Torbay Road)

Create a new 2 car (24 hour) stand at the Western End of Torbay Road, Paignton (outside 18 - 20 Torbay Road)

Maps and associated information may be viewed at www.torbay.gov.uk/proposedtros or a hard copy will be provided on request from Licensing Department, Town Hall, Castle Circus, Torquay TQ1 3DR on any week day during the usual office hours.

Rachael Hind, Regulatory Services, Regulatory Services Manager, Licensing Department, Torbay Council, Town Hall, Castle Circus, TQ1 3DR.

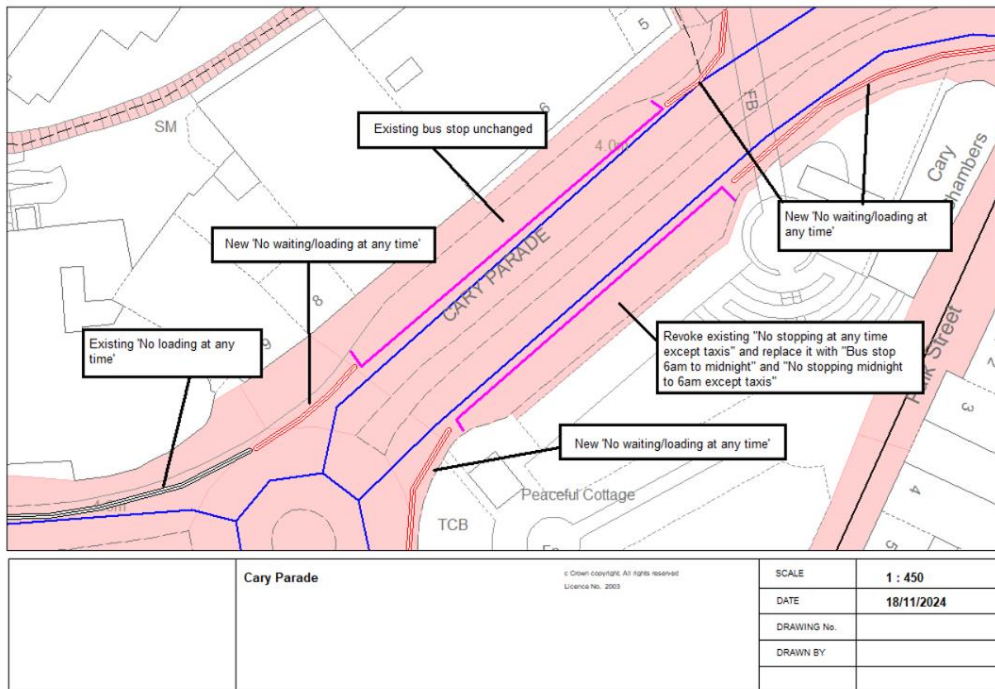
Email: licensing@torbay.gov.uk

www.torbay.gov.uk

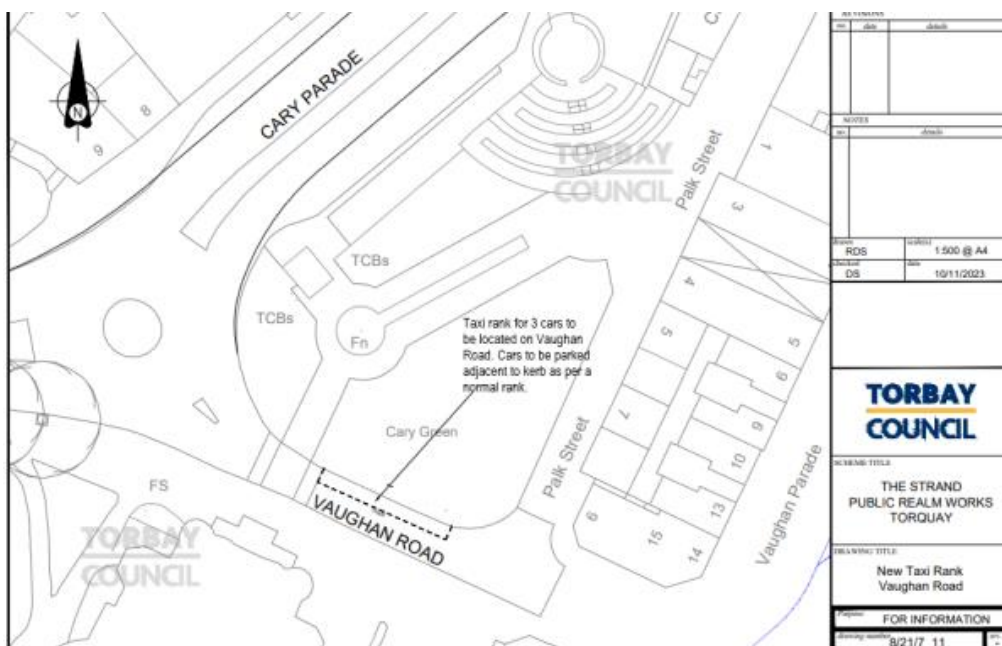
Appendix 2: Maps of the Taxi Stands

Torquay Taxi stands

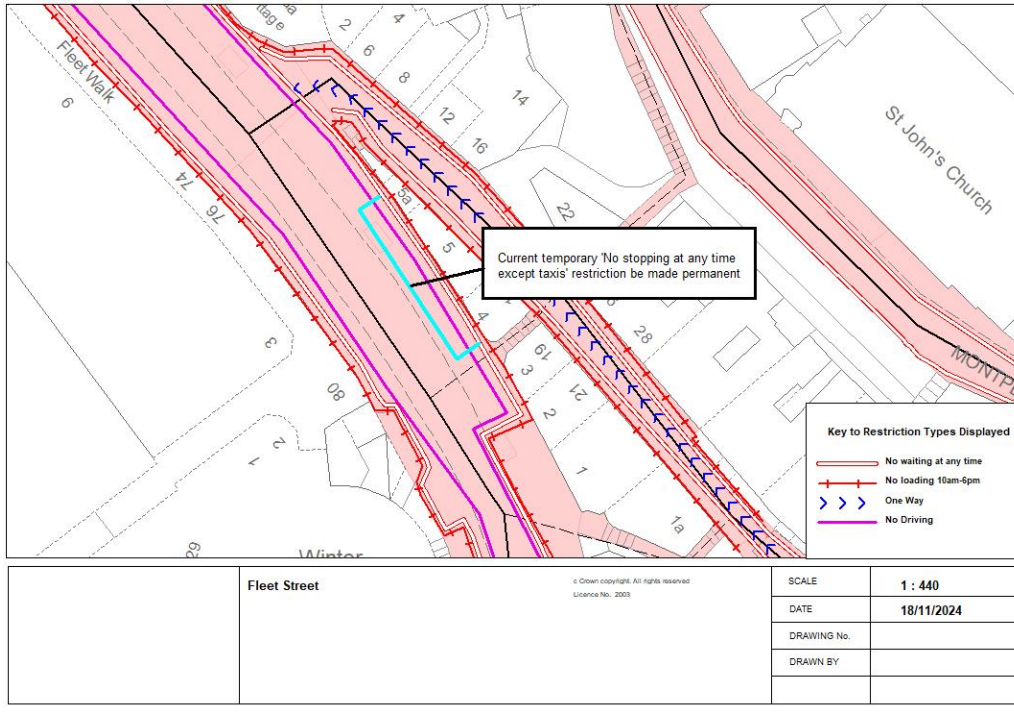
1. Amendment of the 8 car (24 hour) stand at Cary Parade, Torquay to operate from 12 midnight to 6am



2. Creation of a 3 car stand at Vaughan Road

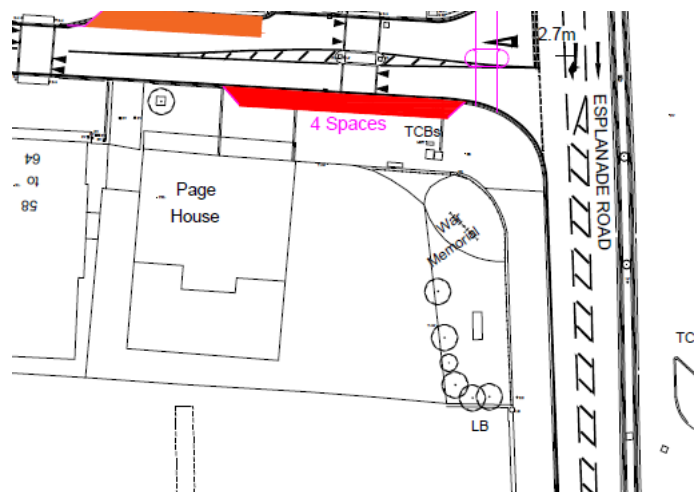
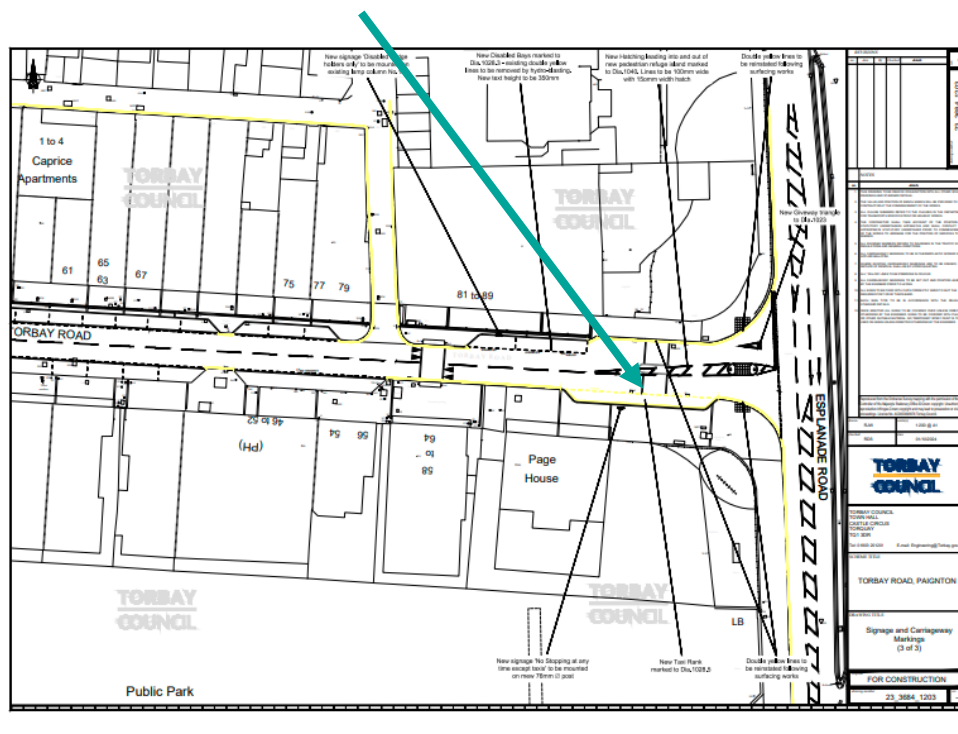


3. Creation of a 4 car (24 hour) stand at Fleet Street, Torquay



Paignton taxi stands

4. Creation of a 4 car (24 hour) stand at the Eastern End of Torbay Road, Paignton (near the junction of Esplanade Road)



6. Creation of a 3 car (24 hour) stand at the Western End of Torbay Road, Paignton (outside 10 – 16 Torbay Road)

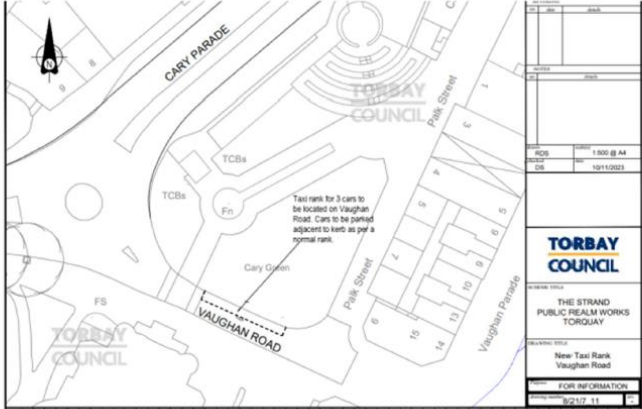


7. Creation of a 2 car (24 hour) stand at the Western End of Torbay Road, Paignton (outside 18-20 Torbay Road).



Appendix 3: Consultation Responses

Torquay Ranks

No.	Response to consultation	Licensing Department Comments
1.	<p>Dear Sir/Madam</p> <p>Proposed Traffic Regulation Orders (TROs): Torquay Amendment Order No2 2025</p> <p>This Consultee Response has been reviewed and agreed by the Steering Group of the Torquay Neighbourhood Plan Forum.</p> <p>In December last year, the Neighbourhood Forum submitted an objection to the previous proposal (Torquay Amendment Order No2 2024). Whilst Torbay Council has sent notification of the new consultation to other stakeholders and advertised it on the Council website, it is disappointing that there has been no formal notification of the new consultation with the Forum.</p> <p>The earlier scheme was to site a taxi rank on the protected green space which is Cary Green. The scheme now proposed is for a taxi rank for three cars only, located on Vaughan Road with cars parked adjacent to the kerb, as per the drawing below.</p> 	<p>The adoption of the ranks under the Local Government (Miscellaneous Provisions) Act 1976, is regarding the Hackney Carriage stand which is on the highway. The matter regarding the use of the green to access the rank will be considered by the relevant department but is not something that can be taken into consideration by the Taxi Licensing Department as the legislation only considers the rank on the highway. The location of this rank will be reviewed over the next 12 months as part of the wider redevelopment of the area.</p> <p>The rank will be positioned on the carriageway. There will be cars parked on the rank, but Vaughan Road is a live highway that has vehicles passing over it on a regular basis throughout the course of the day.</p> <p>The taxi rank will not encroach onto the green space; it will be positioned wholly on the carriageway. These proposals relate only to the taxi rank. There is no legal requirement for the Council to provide rank space that is wide enough to allow passengers to board and alight from</p>

	<p>Whilst welcoming that the Green is now to be preserved, the Forum has the following reservations regarding the latest plan:</p> <p><u>PROXIMITY TO THE PAVILION</u> One of the grounds on which the Neighbourhood Forum previously objected was "Proximity to the Pavilion". The Forum expressed concern that:</p> <p><i>"The Pavilion is a Grade II listed building. To allow the taxi rank to become a permanent feature will have an adverse impact upon the setting of the Pavilion in the Conservation Area."</i></p> <p>The revised location of the taxi rank will still be detrimental to the view of the Pavilion from Cary Green as up to three parked vehicles will be present in front of the Pavilion, potentially for most of the day.</p> <p>We remain concerned about the visual impact of the creation of the taxi rank upon the setting of the Pavilion and we will keep this in mind as the Pavilion restoration progresses.</p> <p><u>PRESERVATION OF THE GREEN</u></p> <p>Whilst the taxi parking will now be entirely on the highway, the Forum maintains that it is vital that:</p> <ul style="list-style-type: none"> • Following removal of the present "temporary" taxi rank then the Green must be fully reinstated (e.g. with the ground levelled and re-turfed), and • There must be no future encroachment of the taxi rank onto the Green area. The spaces should be such that when taxis parallel park next to Cary Green there needs to be sufficient space on the highway to allow passengers to board and alight so as not to encroach on the Green in any way. <p>The Forum seeks a cast-iron guarantee that these conditions will be met.</p> <p><u>CONCLUSIONS</u></p> <p>We remain adamant that this green space shall be fully restored and preserved, with no future encroachment onto any part of the Green.</p> <p>We remain concerned about the visual impact of the creation of the taxi rank upon the setting of the Pavilion, and request that the situation is revisited when the restoration of the Pavilion is completed.</p>	<p>the carriageway and there is no scope to make this area wider to accommodate this.</p>
<p>2.</p>	<p>The Victoria rank needs to be extended to at least 15 cars</p>	<p>The Victoria Parade Rank has 7 spaces (24 hours). This rank was not being used by drivers due to an issue with a high curb line. Work to this rank has now been completed and we hope drivers will utilise this large rank. This will be reviewed over the next 12 months.</p>

Torbay Road, Paignton Ranks

No.	Response to consultation	Comments from Licensing Department
1.	<p>Just my feedback on how I see this and probably how other drivers see this as well, 3 taxi ranks on the same road sounds confusing for the customer not knowing which one to wait at in busy periods, like three bus stops on the same road with the bus going to same destination but will pick one bus stop randomly.</p> <p>What taxi drivers want is one main one, surely this has been shown in practice, Brixham used to have two ranks but drivers ended up using just one, bottom of Torquay at the moment has a few different ranks but at night drivers end up using the one outside Pavilions, it is fairer for the drivers with one main one as otherwise it could leave one driver waiting ages for a job whilst all the customers are going to a different rank.</p> <p>If you do stick to three ranks it'll probably end up the busiest one ends up just been used, just one main one closest to train station would be best if possible. So I don't object to them been on Torbay road I just think three isn't the best idea.</p>	<p>The current rank at the Station is on private land. The Council have to accommodate the needs of other public transport and therefore having two ranks next to each other directly next to the rear exit of the station will assist the station trade and the 4 car rank at the esplanade will assist shoppers and those visited the cinema and public houses especially in the evening and night-time economy. This will help customers get a taxi without walking very far and should enable safe and quicker movement from the area.</p> <p>The position of these ranks will be evaluated regularly to ensure they are being utilised by the taxi trade.</p>
2.	<p>I would like to object to the temporary rank proposals. I feel that having 3 different ranks on Torbay road is a waste of time. And should of only have 1 and 1 in Hyde road and 1 up the top of town near Tesco and Iceland. I feel that the elderly will have trouble</p>	<p>A temporary rank is being proposed in Hyde Road when Paignton Station rank closes for the redevelopment works. The use of this rank will be reviewed to see if this could be a permanent rank in the future.</p>

	<p>walking down to us and people with lots of shopping. Won't do it. They will call a private hire firm and have to wait over an hour. Without the customer's from the trains and from the top of town I will not be able to work in Paignton. It will not be financially viable.</p>	<p>It is hoped that by having more ranks in different locations, this will assist customers especially the elderly as they will not have to walk so far to get a taxi.</p>
<p>3.</p>	<p>Good morning all. I'm writing to you with my concerns regarding the regeneration of Paignton train station. I have seen the photos of the vision of the redevelopment of this area on Torbay Council Facebook page. There are so many reasons this doesn't work.</p> <ol style="list-style-type: none"> 1. there is no parking for ambulances, police & rail workers, which have stated If they have nowhere to park, they will not be maintaining the crossing & rails. 2. It shows the road is being narrowed down to a single lane. The volume of traffic that uses this road can't flow when a single lane, as we experience on a regular basis with coaches & delivery vehicles blocking a section of road for a period of time, that causes major delays. The other week seaway rd became a single lane because of roadworks, which caused the traffic to back right back to the grand hotel. 3. With the road being narrowed and 4 disabled parking spaces, there is nowhere for the public or private hires to drop off & pickup their passengers. <ul style="list-style-type: none"> o The volume of passengers off the railway, without including the local public. There is not enough rank space. If there are no taxis on the rake and because the public have lost their dropping space, I guarantee the public will park on the rank. Because this land is owned by the railroad company no traffic warden can enforce any penalties. 	<ol style="list-style-type: none"> 1. Torbay Council has undertaken a collaborate approach with Network Rail and Great Western Railway throughout the design process, including discussions on provisions for Network Rail Emergency Response Vehicles and other emergency services. Provisions have been discussed and agreed in principle with Network Rail which concluded that an area for a Network Rail emergency vehicle needs to be incorporated into the scheme, and this is in the design in a similar position to existing. Network Rail has confirmed that the existing dedicated marked Ambulance and Police Bay could be removed if agreed with the respective authorities. Torbay Council has been liaising with the SW Ambulance Service Trust who have indicated that the space is not required on the basis of an alternative space being re-provided within the town centre by Torbay Council (various locations are currently under review for implementation). Similar liaison has taken place with BTP Police who have confirmed that a dedicated marked-up bay is not required. 2. We are looking at wayfinding as part of our wider visioning work to ensure people take the right route to get to their destination. The railway level crossing which effectively divides the town centre in two will always, unfortunately cause some traffic disruption at times of the day when the barriers are down. 3. The design includes drop off space for public and private hires outside of the station.

- I'm a taxi driver of 25 years working Paignton rank, I know it doesn't look pretty but it works & with what you are proposing it will be another major blow to the tourism industry.



The rank will become a Torbay Council rank; additional rank spaces are being created on Torbay Road as well as temporary rank space on Hyde Road.

By improving the look and feel of Station Square we are looking to create a pleasant and welcoming space for residents and visitors, improve the connection between Paignton Railway Station, Victoria Street, Hyde Road and Station Square, restore confidence in the town centre and deliver much needed high-quality public realm improvements.