

ABERDEEN CITY COUNCIL

COMMITTEE	Communities, Housing & Infrastructure
DATE	17 May 2016
DIRECTOR	Pete Leonard
TITLE OF REPORT	Introduce parking charges to three existing car parks, as per Budget proposals (Stage 2 - Initial Statutory)
REPORT NUMBER	CHI/16/068
CHECKLIST RECEIVED	Yes/No

1. PURPOSE OF REPORT

At the Council Budget Meeting on 25 February 2016 there was an instruction to commence the statutory process for introducing parking charges and associated limits on time when parked at (1) Crombie Road Car Park, Torry (2) Dunmail Avenue Car Park, Cults and (3) Station Road Car Park, Bucksburn. The purpose of this report is to highlight the responses received as a result of the initial statutory consultation, and seek approval to proceed to the wider statutory consultation / public advertisement.

2. RECOMMENDATION(S)

It is recommended this Committee: -

- i) acknowledges the responses received as a result of the initial consultation;
- ii) instructs officers in the Traffic Management team to proceed with the full statutory consultation / public advertisement to allow wider consideration of these proposals.

3. FINANCIAL IMPLICATIONS

After taking into account the initial cost of installing appropriate signs / 'pay & display' ticket machines, it was estimated in the report titled "General Fund Revenue Budget 2016/17 and Non-Housing Capital Programme 2016/17 to 2020/21" (*Council Budget Meeting, 25 February 2016*) these car parks had the potential to generate revenue in the region of the following (1) Crombie Road Car Park, Torry: £28K; (2) Dunmail Avenue Car Park, Cults: £9K; (3) Station Road Car Park, Bucksburn £3K. The aforementioned figures were based on the measure being installed for a period of 9 months in the financial year 2016/17. It is however the case, when taking into account the necessary statutory process, that if these proposals are eventually approved, there would only be six months of revenue generated in the 2016/17 financial year.

4. OTHER IMPLICATIONS

This consultation has been carried out in accordance with the Statutory Instrument titled "The Local Authorities' Traffic Orders (Procedure) (Scotland) Regulations 1999" that prescribes the procedure that should be followed by local traffic authorities in Scotland for making the main types of traffic and parking orders under the Road Traffic Regulation Act 1984. Within this procedure it is specified certain persons should be consulted with prior to full publication of the proposals.

5. BACKGROUND/MAIN ISSUES

5.1 At the Council Budget Meeting on 25 February 2016 there was an instruction to commence the statutory process for introducing parking charges and associated limits on time when parked at (1) Crombie Road Car Park, Torry (2) Dunmail Avenue Car Park, Cults and (3) Station Road Car Park, Bucksburn. For information, plans indicating the location of these car parks are included in Appendices 1, 2 and 3.

5.2 The parking controls proposed would operate on any day, except Sundays, between the hours of 8.00am and 6.00pm. The charge for parking would be £1.00 for a maximum stay of two hours. Holders of a valid Disabled Persons' Badge (the 'Blue Badge') would be exempt when considering both the charge and length of stay.

5.3 The initial statutory consultation process gave various parties the opportunity to consider this proposal. The various parties consulted appear in Table 1, which is appended to this report. There is also copies of the responses, where received, in Appendix 4. The consultation was also circulated to all members of the Council and the responses received are highlighted within Table 2.

5.4 As will be appreciated from the responses received, there are objections / concerns over these proposals. Torry Community Council

expresses concern the introduction of charges at Crombie Road Car Park would be a deterrent to shoppers stopping by businesses located on Victoria Road. They also highlight concerns over road safety, presumably on the basis vehicles currently parked within the off-street facility could be displaced on-street, where drivers may choose to park indiscriminately, thereby blocking visibility splays, being obstructive or hindering the movements of other road users.

- 5.5 When considering Station Road Car Park, Bucksburn and Newhills Community Council express similar opinion, with the proposed charges being to the detriment of local businesses and residents, as instead of encouraging trade at local shops/businesses, residents maybe encouraged to travel to large stores that have dedicated off-street car parks. They also indicate the car park is used by residents, staff from businesses, and by those attending the nearby church. There is also road safety concerns, with it highlighted that vehicles already park on waiting restrictions, in residential off-street car parks etc. and any charge/limit on time imposed on the car park will exacerbate this issue.
- 5.6 With respect to Dunmail Car Park, the Cults, Bielside and Milltimber Community Council have formally objected to the introduction of a charge, but do favour the introduction of 'time limited' parking. When considering the possibility of a charge, they highlight the community has a significant elderly population that use this car park to make relatively short visits to nearby shops/services. They also express the view that carers attending to residents of Dunmail Manor* should not be disadvantaged. In support of 'time limited' parking, the Community Council makes reference to the possible use of this car park by city-bound commuters as an informal park and ride.

**Dunmail Manor is a retirement / sheltered housing complex consisting of 45 owner occupied apartments. It is situated directly adjacent to Dunmail Car Park.*

- 5.7 When taking into account comments / objections received as a result of the initial consultation, it is recommended this Committee acknowledges these and thereafter instructs officers in the Traffic Management team to proceed to the full statutory public consultation / public advertisement. This will provide the opportunity for any concerned party to comment on these proposals thereby enabling the Committee to gauge the wider public opinion on this matter. At this juncture this Committee will be in a position to comply with "The Local Authorities' Traffic Orders (Procedure) (Scotland) Regulations 1999" that specifies all objections must be considered before making the necessary order.

6. IMPACT

Improving Customer Experience – These proposals have the potential to ensure there is a turnover of parking within these car parks thereby providing opportunities for visitors to park, whether they be visiting nearby businesses/shops, communities facilities, or residential properties. This is opposed to the current situation where vehicles are possibly being parked all day, thereby blocking opportunities for ‘short stay’ parking.

Improving Staff Experience – Not Applicable

Improving our use of Resources – These car parks are a Council asset and it is appropriate their use for commercial purpose should be considered as a potential source of revenue.

Corporate – These proposals, when considering they could increase parking opportunities near amenities and services, meet the objective in the Single Outcome Agreement that “We live in well designed, sustainable places where we are able to access the amenities and services we need.” They also have the potential to encourage sustainable transport, with commuters, who use these facilities for ‘all day’ parking, compelled to consider other sustainable transport options; this links to the promotion of a sustainable transport system set out in the “Aberdeen – the Smarter City Vision”.

Public – This report will be of interest to the residents / proprietors / businesses within the proposal areas and likewise to the wider public who may use these car parks.

7. MANAGEMENT OF RISK

The proposed commercial use of these car parks was identified as a source of revenue at the Council Budget Meeting on 25 February 2016. Consequentially, if these proposals are not introduced, it would have a negative impact on budgets, with savings having to be considered elsewhere.

Given the possible contentious nature of these proposals there could be public concern and negative media reporting. In this respect, concerned parties would be provided with a thorough rationale as to the background for introducing charges / ‘time limited’ parking.

8. BACKGROUND PAPERS

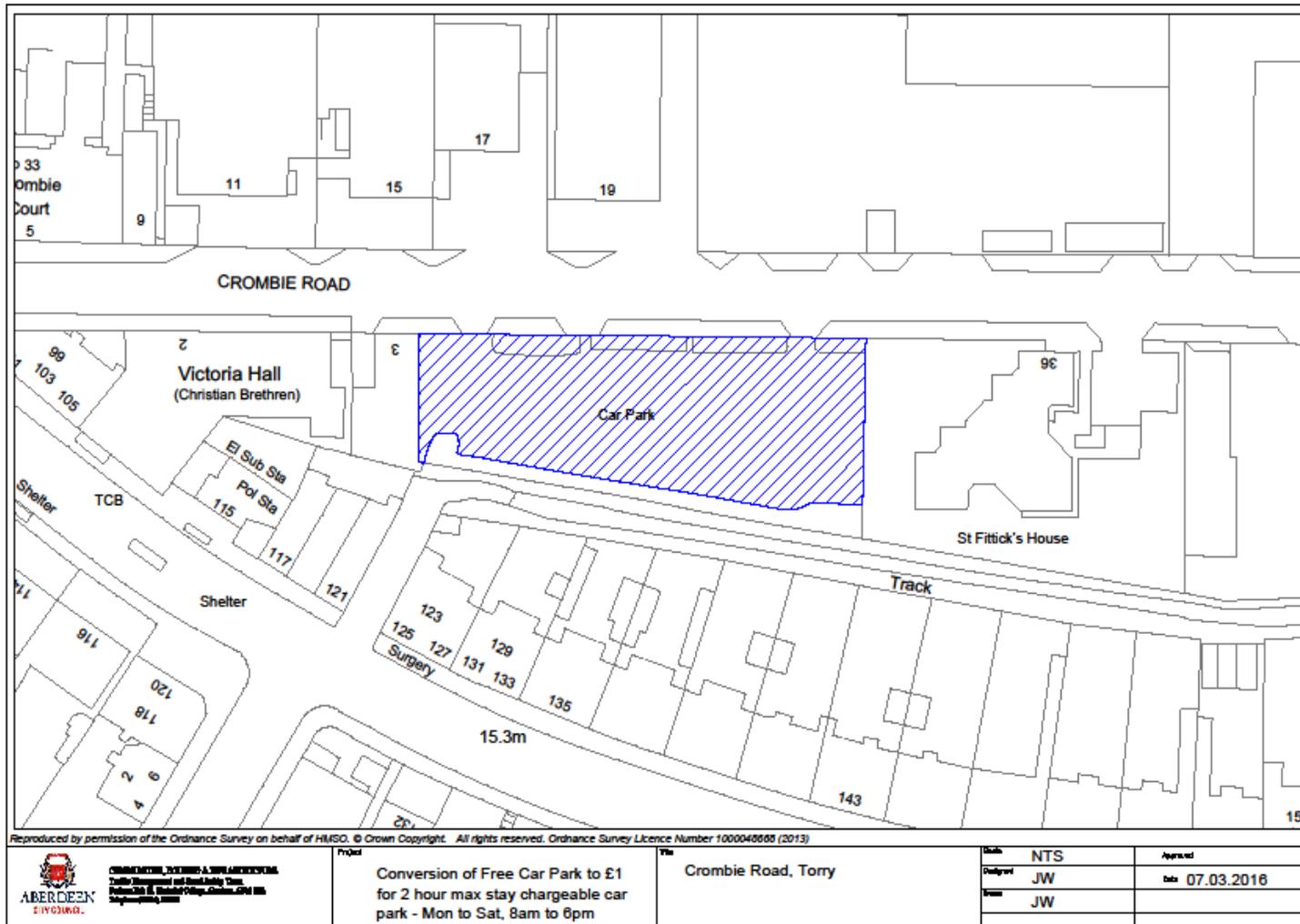
[General Fund Revenue Budget 2016/17 and Non Housing Capital Programme 2016/17 to 2020/21, Council \(Budget\) Committee, 25 February 2016](#)

9. REPORT AUTHOR DETAILS

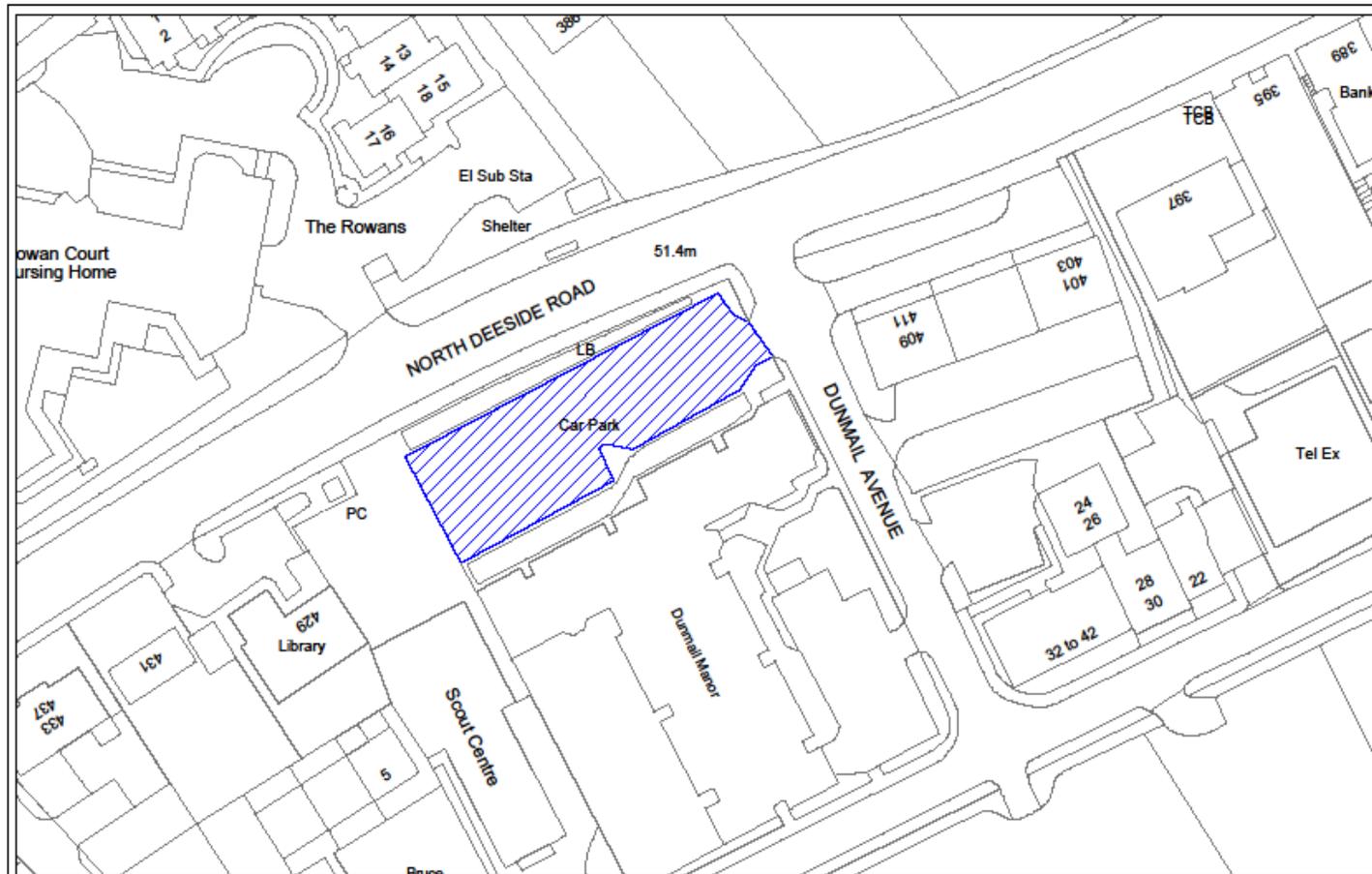
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Appendix 1 – Crombie Road Car Park



Appendix 2 – Dunmail Avenue Car Park



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 <p> ABERDEEN CITY COUNCIL CILLIUBHINN, 1000040666 Dundee (Dumfries and Galloway) Street Dundee City Hall, Dundee City Council, Dundee DD1 1DA </p>	Project Conversion of Free Car Park to £1 for 2 hour max stay chargeable car park - Mon to Sat, 8am to 6pm	Title Dunmail Avenue, Cults	Issue NTS	Approved [Signature]
			Designed JW	Date 07.03.2016
				Issue JW

Appendix 3 – Station Road Car Park

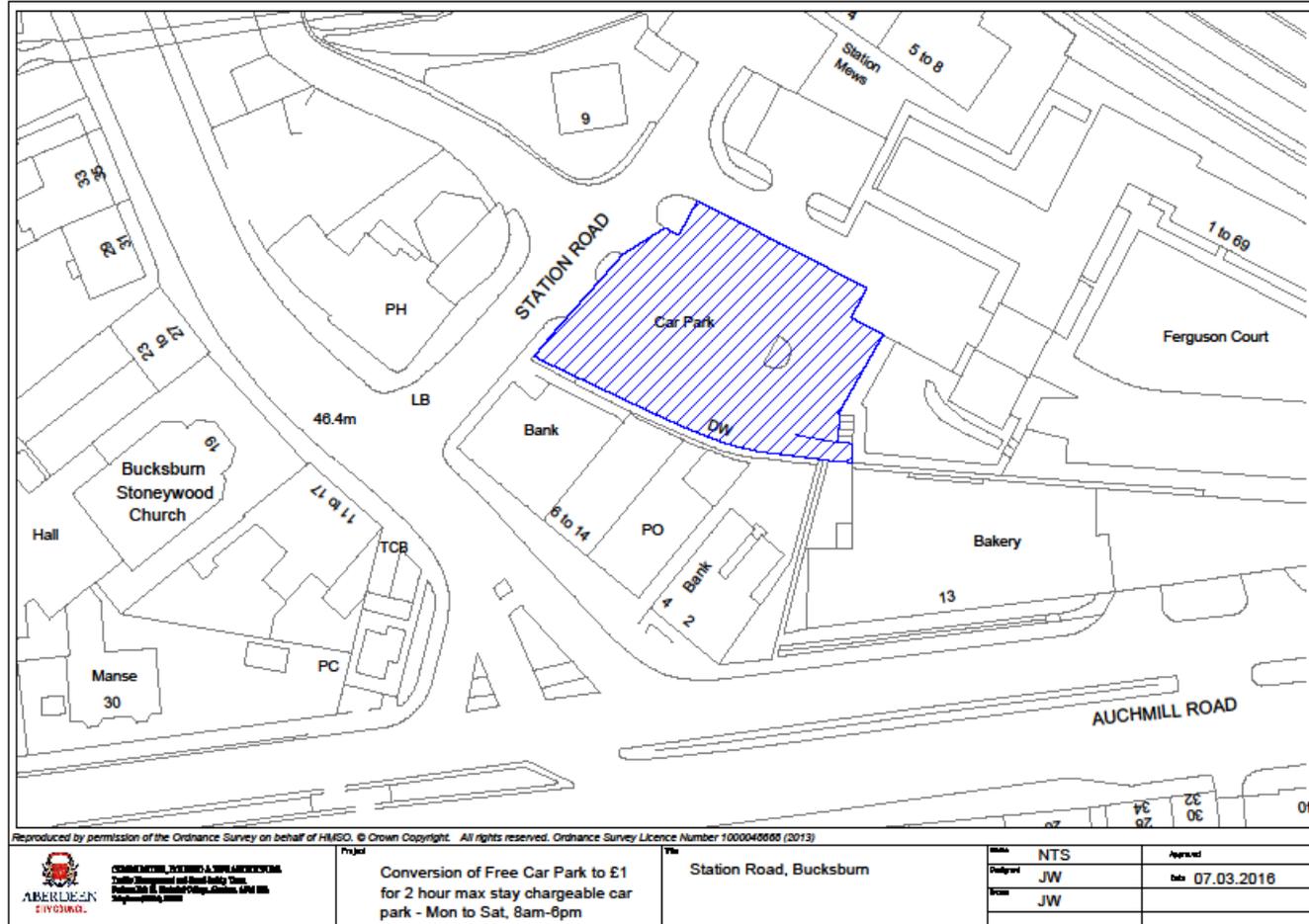


Table 1 – Statutory Consultee list and corresponding responses

<u>Consultee</u>	<u>Response</u>
Police Scotland	Consulted 7 March 2016
Torry Community Council	Comments received 20 March 2016 – See Appendix 4 for detail
Bucksburn and Newhills Community Council	Comments received 1 April 2016 – See Appendix 4 for detail
Cults Community Council	Comments received 26 March 2016 – See Appendix 4 for detail
Scottish Ambulance Service	Consulted 7 March 2016
Stagecoach Bluebird	Consulted 7 March 2016
Public Transport Unit	Consulted 7 March 2016
Bon Accord Access Panel	Consulted 7 March 2016.
Scottish Fire & Rescue Service	Comments received 11 March 2016 – No objection
First Aberdeen Ltd	Consulted 7 March 2016 No objection.
NESTRANS	Consulted 7 March 2016
North East Scotland Federation of Small Businesses	Consulted 7 March 2016
Road Haulage Association	Consulted 7 March 2016
Freight Transport Association	Consulted 7 March 2016
Aberdeen Cycle Forum	Consulted 7 March 2016
Grampian Cyclists Touring Club	Consulted 7 March 2016.

Table 2 – Council members and corresponding responses

<u>Council Member</u>	<u>Response</u>
Councillor George Adam	Consulted 7 March 2016
Councillor Yvonne Allan	<p>“As part of the Crombie road conversion we wanted the street parking on Victoria Road looked at. That is returning the loading and unloading spaces back to the 45mins parking as these bays are sitting empty most of the time. The spar and the bank have loading on walker lane at the rear of the premises and therefore have no need for street parking. This is a request by one of the smaller business which I support.”</p> <p><i>*The feasibility of modifying the existing loading bay on Victoria Road will be investigated by the Traffic Management Team as a separate matter distinct from the possibility of introducing ‘pay & display’ measures within the Crombie Road Car Park.</i></p>
Councillor Marie Boulton	<p>“I would like to make the following representations having had discussions with interested people in my ward; we would like to see a time length restriction during the day on the parking spaces, a maximum being 2 hours but not a charge. The reason they would like to see a time length restriction is that people who work in the shops come and park there virtually all day which takes up a lot of the parking.</p> <p>The reason for no charge and the maximum of 2 hours is that carers, medical and other wellbeing staff attend the residents in Dunmail which can take longer than an hour because they can often be attending more than one resident. The reason we wouldn’t want to add a charge is that many of the attending staff have to accept the parking charges from their own purse and we already struggle to get carers to come out to Lower Deeside partly due to the travel costs either by bus or taking their own car so we wouldn’t want a further cost which could deter carers coming to my residents.”</p>
Councillor David Cameron	Consulted 7 March 2016
Councillor Scott Carle	Consulted 7 March 2016
Councillor Neil Cooney	Consulted 7 March 2016
Councillor Neil Copland	Consulted 7 March 2016
Councillor John Corall	Consulted 7 March 2016

<u>Council Member</u>	<u>Response</u>
Councillor Bill Cormie	Consulted 7 March 2016
Councillor Barney Crockett	Consulted 7 March 2016
Councillor Steve Delaney	Consulted 7 March 2016
Councillor Graham Dickson	Consulted 7 March 2016
Councillor Alan Donnelly	Consulted 7 March 2016
Councillor Jackie Dunbar	Consulted 7 March 2016
Councillor Lesley Dunbar	Consulted 7 March 2016
Councillor Andrew Finlayson	Consulted 7 March 2016
Councillor Stephen Flynn	Consulted 7 March 2016
Councillor Gordon Graham	Consulted 7 March 2016
Councillor Ross Grant	Consulted 7 March 2016
Councillor Martin Greig	Consulted 7 March 2016
Councillor Michael Hutchison	Consulted 7 March 2016
Councillor Len Ironside CBE	Consulted 7 March 2016
Councillor Muriel Jaffrey	"I am a non-driver but I think some members of the public will be unhappy about this."
Councillor James Kiddie	Consulted 7 March 2016
Councillor Jenny Laing	Consulted 7 March 2016
Councillor Graeme Lawrence	Consulted 7 March 2016
Councillor Neil MacGregor	Consulted 7 March 2016
Councillor M. Tauqeer Malik	Consulted 7 March 2016
Councillor Aileen Malone	"Dunmail car park is used as an 'unofficial' park and ride and for this reason, as I previously suggested a couple of years ago, I would ask that we look into changing it to a 45min zone. Although I would like to see this car park used by shoppers for the area it is also used for visitors and carers to Dunmail Manor."
Councillor Ramsay Milne	Consulted 7 March 2016
Councillor Jean Morrison MBE	Consulted 7 March 2016
Councillor Nathan Morrison	Consulted 7 March 2016
Councillor Alex Nicoll	Consulted 7 March 2016

<u>Council Member</u>	<u>Response</u>
Councillor Jim Noble	Consulted 7 March 2016
Councillor John Reynolds	Consulted 7 March 2016
Councillor Gill Samarai	Consulted 7 March 2016
Councillor Jennifer Stewart	Consulted 7 March 2016
Councillor Sandy Stuart	Consulted 7 March 2016
Councillor Angela Taylor	Consulted 7 March 2016
Councillor Ross Thomson	Consulted 7 March 2016
Councillor Gordon Townson	Consulted 7 March 2016
Councillor Willie Young	Consulted 7 March 2016
Councillor Ian Yuill	Consulted 7 March 2016

Appendix 4 – responses from Statutory Consultees

[REDACTED]

From: Secretary Torry Community Council [REDACTED]
Sent: 20 March 2016 15:14
To: James Watt
Subject: Re: Initial Statutory Consultation – Conversion of Free Car Park (Crombie Road, Torry)

Follow Up Flag: Follow up
Flag Status: Completed

Good morning James

Thanks for your note.

Torry Community Council met on Thursday 17th March 2016 and formally opposes the introduction of parking charges for the car park in Crombie Road on the grounds that it will be very detrimental to road safety in the vicinity and will also be a deterrent to shoppers to use Victoria Road where passing trade is very much a factor in their trade.

Regards
David

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Subject: FW: Initial Statutory Consultation - Conversion of Free Car Park (Station Road, Bucksburn)
Attachments: StationRoad.pdf, ATT00001.htm

From: Rhonda Reekie [REDACTED]
Date: 1 April 2016 15:43:53 BST
To: "jamewatt@aberdeencity.gov.uk" [REDACTED]
Cc: anne Florence [REDACTED], Robert Henderson [REDACTED]
Subject: Fwd: Initial Statutory Consultation - Conversion of Free Car Park (Station Road, Bucksburn)

Dear Mr Watt

I am writing on behalf of Bucksburn and Newhills Community Council to formally object to the proposal to make Station Road car park into a pay and display.

This matter was discussed at length at our monthly meeting last night.

We are very concerned at the affect this would have on our residents and our local businesses. With several members having had discussions with both over the last couple of weeks we discovered the car park is well used by both residents, shoppers, local funerals overflow, church attendance and local businesses staff.

We found out that there is an issue already in the area with illegal parking on yellow lines , other vehicles parking in residential areas such as Ferguson Court and large commercial vehicles parking on Old Meldrum Road, when there is no other free car parking in the area or plans to make any . Making this car park pay and display will only exacerbate this problem.

It was felt that with the council backing the nearby Lidl's redevelopment soon and additional car parking there , making Station Road payable would force shoppers to Lidl's and the nearby Tesco's where parking is free , instead of shopping at our local chemist, butcher, post office, baker, fishmonger etc.

I understand it is current council policy to support local shops and bringing in this charge is to the detriment of these local businesses and residents. Given the amount of new housing development in Bucksburn we want to encourage local shopping not force them to travel further to large multi-national stores.

I also understand from councillors there has been no other reason a council officer put forward this proposal other than for monetary reasons. There has been no survey of usage so it cannot be stated retrospectively that there may be long term offshore workers parking there or that it has been introduced to increase easier flow through of customers for the local businesses , in effect that it is just a money making exercise by the council.

I hope this makes our position clear

1

[Redacted]

From: Colin Morsley <cbmcc@cbmcommunity.org.uk>
Sent: 26 March 2016 18:44
To: James Watt
Cc: Nurul Ali; Christine Anderson; David Anstee; Eleanor Brennan; Norman Burt; Colin Caldwell; Lindsay Davidson; Matthew Dickie; Terhi Geider; Guus Glass; Sarah Gordon; Kirstin Gove; Colin Morsley; Shan Partitt; Graham Payne; Derek Robb; Peter Roberts; Peter Smith; Marie Roulton; M.Tauqeer Malik; Aileen Malone
Subject: Re: Initial Statutory Consultation - Conversion of Free Car Park (Dunmail Avenue, Cults)

James

Cults, Bieldside and Milltimber Community Council objects to Aberdeen City Council's proposal to make the Dunmail Avenue Car Park subject to a £1 charge for 2 hours parking. As you know, this community has a significant proportion of elderly people who make relatively short visits to the Cults shopping centre by car for whom this is the only public off-road parking available. We are also concerned that carers attending residents of Dunmail Manor should not be disadvantaged.

We recognize that this car park is vulnerable to use as an informal park and ride facility by Aberdeen-bound commuters. In order to discourage this use, we propose that a better course of action would be to introduce time-limited parking.

Thank you for the opportunity to comment on the proposal at this stage. Please keep us informed of further developments.

Regards

Colin Morsley

Correspondence Secretary

Cults, Bieldside and Milltimber Community Council

[Redacted]

[Redacted]

[Redacted]

[Redacted]