

Report for Resolution

Report to Norwich Highways Agency Committee
26 March 2009

Report of Head of Transportation and Landscape

Subject St Giles Street – Loading Bay

Item
12

Purpose

To inform Members of the results of the public consultation carried out on a proposal to introduce a loading bay for setting down and picking up outside the Saint Giles Hotel as part of the section 106 agreement for the conversion of Telephone House to a Hotel.

Recommendations

The Committee is recommended to ask the Head of Legal and Democratic Services and the Strategic Director of Regeneration & Development to implement the provision of a loading bay and alterations to the 'Pay and Display' short stay parking bays as shown on plan number 08-HD-138-02A, attached as Appendix 2, noting that the proposals have been revised from those advertised following public consultation.

Financial Consequences

£15,316 has been received through a S106 contribution from the developers of the St Giles Hotel for this scheme.

Strategic Objective/Service Priorities

The report helps to achieve the corporate objective to ensure the City has a clean and healthy environment and the service plan priority of implementing the Local Transport Plan.

Contact Officers

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Background Documents

Consultation material

Report

Background

1. In 2005 planning permission was granted to convert Telephone House on St Giles Street into a hotel. As part of the planning consent the developers were required to enter into a S106 agreement to fund the introduction of a loading bay on St Giles Street outside the property.
2. The S106 agreement requires part of the Pay and Display bay on St Giles Street to the immediate west of the alleyway to Fishers Lane to be converted to a 24 hour loading bay. This would give the opportunity to reduce the length of the multi storey car park queuing lane to replace the parking lost through the provision of the loading bay.

Public Consultation

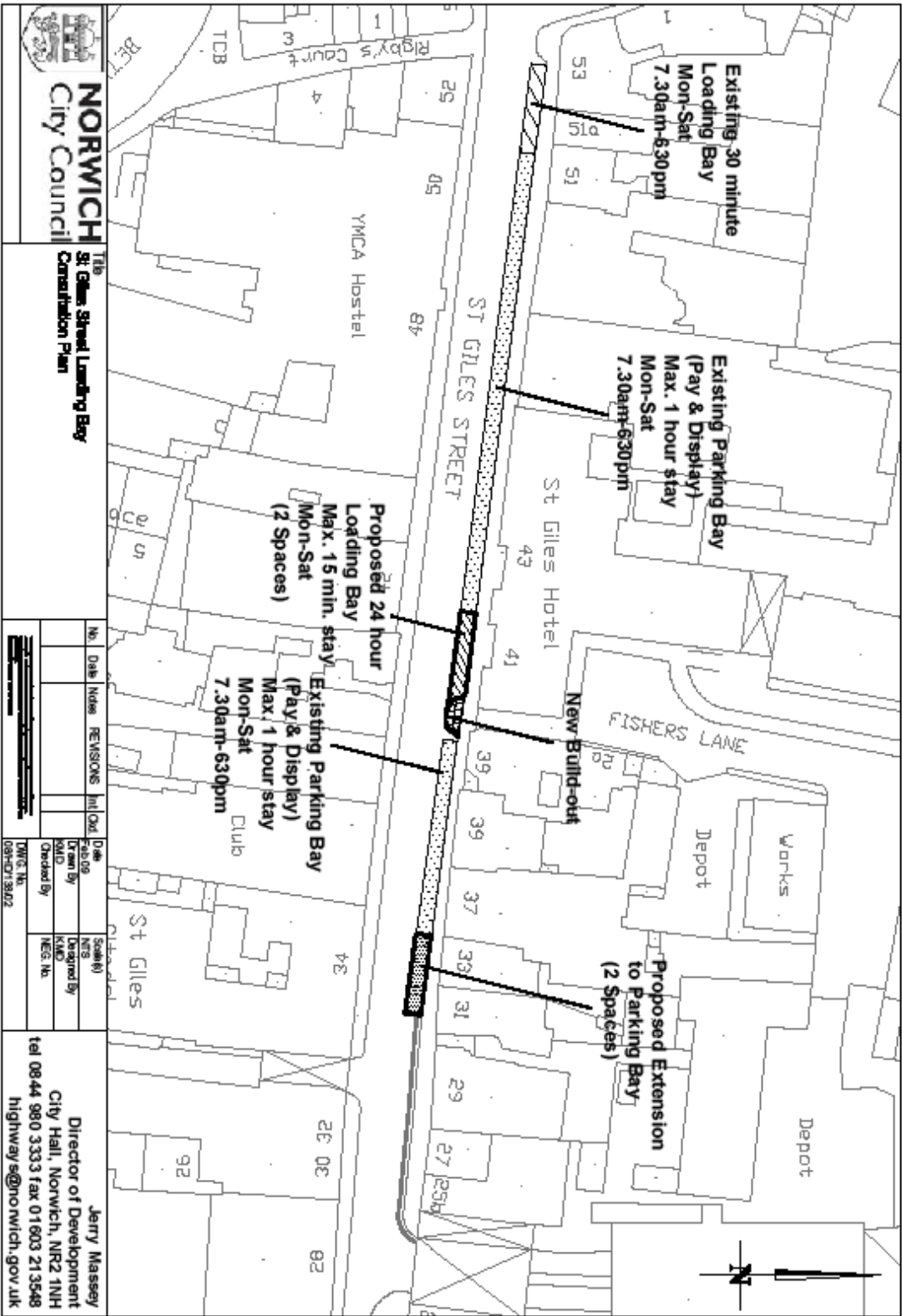
1. A letter and plan showing the proposed position of the loading bay was sent to approximately 19 local residents and businesses as well as various interest groups. This layout is shown as Appendix 1.
2. Three responses have been received objecting to the proposal; with concerns relating to the relocation of the on-street parking spaces. Details of the concerns raised, and an officer response are included at Appendix 3.

Assessment

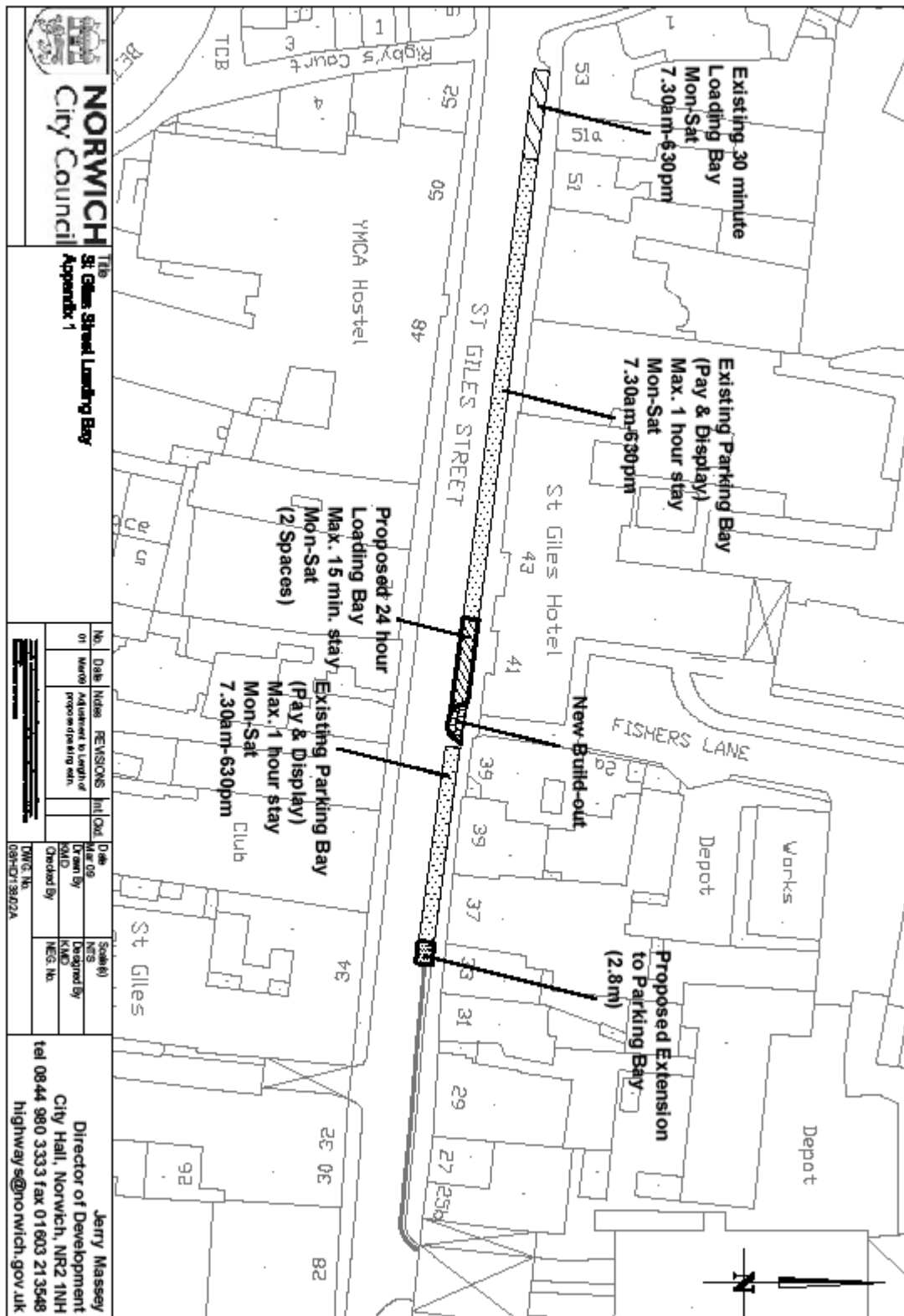
3. It should be noted that there are already a number of designated loading areas in St Giles Street and this proposal is to introduce an additional area suitable for short stay loading and unloading. Congestion in this area is only present at Christmas and cars tend to move onto other car parks rather than queue for long periods. Enforcement could be applied if required. The position of the new bay has been determined by the need to provide a setting down and picking up point as near to the main entrance of the Hotel as possible. A facility in Fishers Lane, as suggested by one objector, would be very difficult for customers of the hotel, unfamiliar with the area, to find.
4. As a consequence of the concerns raised by nearby occupiers, the originally advertised proposal has been re-assessed. The proposed loading bay would result in the potential loss of two parking spaces, but the bay to the east that was proposed to be extended provides generous provision for four vehicles, but insufficient space for five. Extending it by 2.8m would re-provide one of the lost parking spaces, whilst addressing the concerns of nearby occupiers to a large extent. This revised layout is shown at Appendix 2.

Conclusion

5. The new loading bay is provided and one pay and display parking space is relocated as shown on plan number 08-HD-138-02A, attached as Appendix 2.



Appendix 2 – revised proposal following consultation



Representations

Respondant	Representation	Officer response
Resident, St Giles Street	Those directly impacted by the decision to grant Planning Permission for the Hotel should have been consulted at the time	All Planning Applications are subject to statutory consultation processes involving a Press advertisement and immediate neighbours who are usually individually consulted. The proposal involved a change of use to a 2* listed building in a conservation area and would additionally have been advertised by a site notice
	There is already plenty of parking in Norwich. Visitors should use Park and Ride	The spaces on-street are for short stay use only. Park and Ride services cater for long-stay use
	Resident will be unable to load and unload outside house	Proposed bay would have extended only partially across the frontage. Revised arrangement addresses this issue. Loading will remain available outside peak hours beyond the new parking bays, and within the new loading bay, which will be available at all times.
	Space is regularly used by visitors to the Salvation Army	The loading area will not be lost – and the provision outside the St Giles Hotel will increase the permitted hours during which loading can take place.
	Users of the Parking Spaces will cause a noise disturbance, as the attitude of the general public will be worse than the current users.	Turnover of parking spaces is likely to be much less frequent than the current use of the space for loading and unloading. Whilst the attitude of individual members of the public cannot be controlled by Traffic regulation Orders, it seems likely that the level of disturbance would, if anything, fall.
	Light to Kitchen will be lost if a van or large vehicle parks in the spaces	Vans and large vehicles already use the space for servicing. This is likely to reduce
	The space across the junction with Fishers Lane could be used for parking as it has no purpose	This space is reserved to allow a gap for people to cross the road. The proposals includes a build-out to improve this facility
	There is space on Fishers Lane for loading for the Hotel	Visitors to the Hotel would struggle to find Fishers lane. The loading bay will allow visitors to drop off their luggage, and obtain directions to parking area.

Respondant	Representation	Officer response
	More consideration should be given to the needs of residents	St Giles Street is a primarily commercial street, and on-street provision is provided to support this primary function. Residents permit parking is available in the St Giles area in the less commercial areas
The Salvation Army Norwich Citadel Corps St Giles Street	A number of vehicles regularly service the Citadel Immediately outside the premises i.e. coaches, taxis, ambulances, deliveries for St Catherine's Restaurant and occasionally funeral services.	The provision of 12m of additional 1 hour parking would relocate the picking up and setting down activities of the Norwich Citadel by the same distance to avoid double parking. The revised arrangement has minimal impact
	Concerned about adding to congestion at Christmas& other busy periods due to the Reduction of the car park queuing length.	Cars tend to move onto other car parks rather than queue for long periods. Enforcement could be applied if required.
Resident, St Giles Street	Concerned about adding to congestion at Christmas& other busy periods due to the Reduction of the car park queuing length.	Cars tend to move onto other car parks rather than queue for long periods. Enforcement could be applied if required.
	Concerned that vehicles may resort to driving at speed along footway in order to get around the traffic queuing for the car park. Implied that this already occurs.	If this practice is proven to be taking place this is clearly an offence which should be dealt with by enforcement.
	Suggested considering additional parking on opposite side of road to existing parking.	Insufficient carriageway width to allow introduction of double parking.
	Suggested considering loading area on opposite side of road to existing parking for residents use.	Insufficient carriageway width to allow introduction of loading area.
	Does not think that the hotel needs a loading bay as they have a large car park at the rear of the building. Can the new bay be used by anyone?	The loading bay will allow visitors to drop off their luggage, and obtain directions to parking area. Proposed loading area is primarily for short stay picking up/setting down and can be used by anyone.