

Blackpool Council
Chief Executive

17 DEC 2018

Mr Neil Jack, Chief Executive

Executive Support Team

1 Blackpool Council | PO Box No 4 | Blackpool | FY1 1NA

Proposed residential parking at Osborne Road / Withnell Road

Allocation

180166

Dear Sir,

I write to ask for your assistance and intervention in regards to the above proposal, I have sent two detailed letters to the Traffic Management Department copies of which are enclosed.

I express some concern about the unprofessionalism of the Traffic team and the fact that I have been ignored and most importantly the commitment made previously in writing from Traffic Management to include commercial permits.

I also wish to highlight the lack of detailed process and ask what committee of the council will consider the proposal and whether residents can attend and speak

I strongly believe the Commercial interests of the area have not been properly addressed, previously it was agreed that Commercial permits would be made available to facilitate a sensible scheme agreeable to all parties, yet despite repeated requests this matter has not yet been included in the proposal.

Kind regards

Copy

HEAD OF TRAFFIC MANAGEMENT

1 Bickerstaff House

Blackpool FY1 3AH

Re: Parking concerns-Osborne Road Withnell Road

12/12/18

Sir,

I refer to the unsigned letter of the 04/12 regarding the above.

I wrote on the 14/11 & 20/11 detailing my concerns and request for disclosure of the process being proposed, to date I have not had either acknowledgement or reply to my letters which I find dissapointing. I would have thought a consultation should result in dialogue from interested parties.

The letter of 04/12 indicates a response in favour was of 51 responses 82% however as the area covers some 190 dwellings the response represents a mandate of 22%

The letter quotes "design, legal consultation and construction" does this include a framework for Commercial interests to be formally heard and addressed ?

Kind regards

copy

To :traffic.management@blackpool.gov.uk
c.c. Cllr Derek Robertson

by email and letter

14/11/18

Re : Letter 07/11/18 ref OSWIRD/2018/002 Osbourne road & Withnell Road Consultation

May I ask that the proposal is amended to include fair consideration to the large number of commercial properties in the streets under review and the impact on our ability to trade and commercial property values if this scheme is adopted.

When this scheme was first proposed it was agreed after consultation that a Hotel/Guest House Permit scheme would be included as a fair way forward, as it offers relief both to residents and commercial interests, whilst making full use of a area which suffers chronic congestion during the holiday season

A solution such as ;

Commercial Hotel/Guest house & B&B premises are afforded the offer to purchase guest permits or scratch cards which offer convenient parking, funds to pay for enforcement and make full use of the limited parking spaces

In addition to offering a fair solution it would also generate considerable income that would offset the cost of the current proposals.

This would alleviate many of the factors currently causing the chronic congestion including:

*Parking by "day visitors" to the town who are already well catered for on the Council and private car parks

*Parking by employees of local attractions i.e Pleasure Beach/Sandcastle/Velvet Coaster

*Parking by Travelodge guests on Balmoral Road a Hotel with 80 rooms parking for only 16

*Parking by Hotel guests who stay one night but stay parked on the free streets for two.

Each of the above parking groups take up free unlimited parking in a very congested tourist area and I am aware that similar schemes have been successfully introduced in other UK holiday destinations.

IMPACT OF RESIDENT ONLY PARKING

The area being considered has approx. 140 on street parking spaces which whilst not occupied only by visitors its restriction would create significant impact on surrounding areas, Station Road which is already at saturation point and the streets in the Holy Trinity Church area which are residential and have no resident scheme would be heavily impacted.

Our property is situated on Osborne Road between Bond St and Simpson Street there are 15 properties that do not have off street parking, consisting of 12 Hotels 1 residential 1 unoccupied and 1 shop. How can this be deemed to be residential ?

A few years ago we made a planning application (ref 12/0248) the property was described by the Council as "at the Pleasure Beach holiday Accommodation area" permission was granted on condition that the property was used to provide "holiday accommodation only", a change to "resident only parking" status would therefore impact the business seriously and affect its commercial value.

At present the only alternative parking facility is the pay & display on Osborne Road, however this is very small and nearly always full and therefore does not provide a viable alternative , should a resident parking scheme be introduced

Hotel guests are further disadvantaged by arriving at Hotel "check in times" usually 2pm by this time the Car Parks in the area are full with day visitors

Implementation of a private resident parking scheme would mean that guests of the hotels would need to park half a mile away and carry their luggage to the hotel and this would seriously impact on the product offered by Hoteliers who are already under pressure in a very competitive marketplace. Additionally it would be unfair on tourists visiting our town and I'm sure it is not the kind of impression the Council want to give to people wanting to visit and stay in Blackpool and to hopefully return in the future

Does the Council have a guidance document for the consideration and introduction of a Resident parking scheme and does it accept the principal of:
"In areas where parking is severely limited the introduction of resident reserved parking should not seriously affect the commercial viability of the area"

I appreciate this is a complex situation but hope a practical and fair conclusion can be reached to improve the parking concerns of all affected and I would welcome the opportunity to partake in any further discussions regarding a parking solution for this area.

OSWIRD/2018/002

Copy

COMMENTS/QUESTIONS ON THE PROPOSED RESIDENTS PARKING SCHEME AT OSBORNE/WITHNELL ROAD

- * What critical evaluation criteria were utilised to result in this scheme being deemed necessary and what internal procedural process do the council follow from inception to approval of such a scheme? Furthermore, where does introduction of Residents Parking schemes fit within overall strategic management of the road network within the borough and the Council's March 2016, Parking Strategy?
- * Is a documented methodology followed by Blackpool Council to deal with the various stages of implementing a Residents Parking Scheme from inception to implementation and how does the council monitor the success or failure of the schemes introduced in the past?
- * Has a comprehensive Risk Analysis and Impact Assessment been carried out for the proposed scheme? A major concern must be the resultant impact of a significant reduction of parking spaces on surrounding streets and the likelihood that similar applications would then be received from surrounding streets/roads citing the Osborne Road/ Withnell Road scheme as a precedent. How would the Council deal with that situation?
- * Has full recorded consultation taken place with the surrounding streets of the scheme proposed regarding the impact on both resident and commercial interests?
- * Previous Blackpool Resident Parking schemes have restricted the issue of permits where the resident have adequate off street parking, why is this not a condition of the current proposal ?
- * How will the scheme be financed both in terms of initial implementation and Enforcement on a 24/7 basis?
- * Why is the proposal not giving consideration to the needs of Hotel/Guest houses? When the previous scheme was formulated last year, I was given written assurance by the council that Visitor permits would be made available for owners to buy at commercial rates. I understand that, for reasons not shared with me, this offer is not part of this revised scheme. Why has this decision been made at such an early stage of the process?

• Why have Hotels/ Guest houses not been offered any alternative scheme that

could facilitate the Resident & Commercial interests of both being better served ?

* Osborne Road between Bond St & Simpson Street has 15 properties that do not have off street parking, these comprise 12 Hotels/Guest Houses, 1 residential, 1 unoccupied & 1 HMO, How does this mix make it suitable for inclusion in a residents parking scheme ?

* According to planning permission granted to my property at 8 Osborne Road “ the property is within the Pleasure Beach Holiday accommodation area and planning is granted on condition it is used only to provide holiday accommodation” how can this area therefore be considered residential when it comes to street parking ?

Has any survey taken place to consider the alternative parking available for visitors .In my experience the public and private parking available is hopelessly incapable of satisfying demand would this scheme not exacerbate this ? ,

• Hotel guests provide a much needed influx of spending in the area has any study taken place as to the impact reducing parking may have ? Hotel guests typically arrive after 2pm by this time day trippers have filled the very limited public parking, why disadvantage the most important visitors to the Town ?

I think it is hard to argue the area presents considerable challenges where parking is concerned. However this proposal without full consultation and evaluation is almost certain to exacerbate a difficult situation. It is only fair that the council adopts a even handed approach and does not implement a system that disadvantages the commercial interests of the area

Kind regards,