

EAST AYRSHIRE COUNCIL

SPECIAL DEVELOPMENT SERVICES COMMITTEE – 28 NOVEMBER 2006

CUMNOCK PARKING STRATEGY

Report by the Acting Executive Director of Development and Property Services

1. PURPOSE OF REPORT

1.1 The purposes of this report are to inform the Committee: -

- a) of proposals to develop further a parking strategy for Cumnock town centre; and
- b) that the Head of Roads & Transportation intends to invite tenders to appoint an external consultant to take forward the parking strategy proposals.

2. BACKGROUND

2.1 There is local concern that car parking provision in Cumnock is insufficient for the current retail and business activities of the town and would also need to be enhanced to cater for any enlargement of the retail or office space in the town centre.

2.2 At present there are no restrictions in parking times in the off-street car parks in the town. Surveys have indicated that a substantial number of parking spaces in the main town centre car parks are occupied for long periods of the day by non-shoppers. There are only a small number of limited waiting areas on-street.

2.3 The Council commissioned a parking study in 2004 to establish the existing parking patterns in the town centre, both on and off-street, and to make recommendations on a parking strategy for the town centre.

2.4 Detailed parking surveys were undertaken in the car parks and on-street on both a Friday and a Saturday.

2.5 The surveys confirmed that a number of car parks in the town centre that are located close to shops and other local businesses are very attractive for short-stay parking. The majority of parking in these car parks is for less than one hour and the car parks are either full or close to capacity for significant periods of the day. However, a significant number of spaces in these car parks are occupied by long stay parking thus restricting access to the town centre for shopping and business use.

2.6 The 2004 study recommended that car parking in the Ayr Road, Townhead Street, and Tanyard Car Parks should be designated as short stay. This would remove the long stay parking and provide more opportunities for short-stay parking to meet the needs of shops and businesses.

2.7 The surveys indicated that the town centre car parks are operating full or close to capacity for significant periods of the day indicating that there is insufficient capacity to meet the existing needs of the town centre. This situation would be exacerbated when new developments in the town centre are implemented.

3. CUMNOCK REGENERATION STRATEGY

- 3.1** As the Committee is aware, a development project for Cumnock is currently being taken forward with objectives that include improving and enhancing the retail offer and the development of new office accommodation in the town centre. The preferred development strategy is likely to anticipate the introduction of the general principle of short term parking in the town centre and longer term parking on the periphery of the central area.
- 3.2** The parking strategy for Cumnock will require to be fully cognisant of the emerging development proposals for the town.

4. CURRENT PARKING STRATEGY PROPOSALS

- 4.1** It is now proposed to appoint a consultant to take forward the Cumnock parking strategy. The Consultant would review the earlier parking surveys and report prepared in 2004 and bring forward detailed proposals which will be used as a basis for further consultation.
- 4.2** The consultant will analyse the parking data and prepare a business case for a short stay strategy in the town centre which will consider methods of control for short stay parking.
- 4.3** The study will also review on-street parking in the town centre.
- 4.4** The consultant will also evaluate the potential for establishing further opportunities for additional long-stay parking and increasing the overall parking supply to meet the future needs of the town.
- 4.5** The strategy development work will take full account of the ongoing development proposal options.
- 4.6** The outcome of the study will be reported to a future committee, will form the basis of local consultations and will form an integral element of the Town Centre Regeneration proposals. It is anticipated that, subject to consultation and statutory procedures, the parking strategy for Cumnock could be implemented during 2007-2008.

5. LEGAL IMPLICATIONS

- 5.1** Any changes to the parking controls would require the successful promotion of a Traffic Regulation Order.

6. FINANCIAL IMPLICATIONS

- 6.1** The cost of developing and implementing the strategy will be met from existing budgets.

7. POLICY IMPLICATIONS

- 7.1** The strategy will be consistent with the Local Plan and Local Transport Strategy which seek to give priority to maintaining an adequate supply of short stay parking

which is recognised as being essential to maintaining accessibility and vitality in town centres.

8. COMMUNITY PLAN IMPLICATIONS

- 8.1** The Cumnock parking strategy will increase the availability of convenient short-stay parking, thus enhancing the attractiveness of the town centre for shopping and business use and contributing to Improving Opportunities and Community Safety.

9. RECOMMENDATIONS

- 9.1** It is recommended that the Committee notes:

- a) the proposals to prepare a parking strategy for Cumnock town centre; and
- b) that the Head of Roads and Transportation intends to invite tenders to appoint a consultant to progress the parking strategy.

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Acting Executive Director of Development and Property Services

31 October 2006
KC/YK

BACKGROUND PAPERS

Nil

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