

REPORT TO: Licensing Sub-Committee

MEETING DATE: 14 February 2013

BY: Executive Director (Support Services)

SUBJECT: Trade request for additional taxi rank in Tranent

1 PURPOSE

- 1.1 To advise the Sub-committee of the outcome of the consultation on the proposal for an additional taxi rank at Winton Place, Tranent

2 RECOMMENDATIONS

- 2.1 That the Sub-committee consider the terms of the objections and observations received during the consultation and come to a decision on whether the proposed new taxi rank should be approved.

3 BACKGROUND

- 3.1 The Sub-Committee considered at the meeting on 11 October 2012 a request from the East Lothian Taxi and Private Hire Association for the creation of additional taxi ranks in Haddington, Dunbar and Tranent. The Sub-Committee decided that the proposals for Haddington and Dunbar should not be progressed at this stage due to various traffic management proposals that were being considered for those areas. They agreed that the proposal relative to Tranent should proceed to public consultation as provided for in terms of Section 19 of the Local Government (Scotland) Act 1982.
- 3.2 The proposal was duly advertised in the local press on 7 December 2012, with members of the public having until 4 January to submit any comments or objections to the proposals.
- 3.3 Letters of objection have been received from four parties based in the locality of the proposed stance. In summary, the main concerns of the objectors relate to increased congestion, loss of parking facilities, increased noise, potential for increased fumes, and an adverse impact on local businesses fronting onto the proposed location.

- 3.4 A response has also been received from Lothian & Borders Police, suggesting that the creation of additional stances opposite the current taxi rank in High Street would be a better option to the location being suggested by the Trade. A response from the Council's Transportation Division has also been received which does not support the proposal.
- 3.5 Copies of all of these responses and a plan of the location are attached hereto as an appendix.
- 3.6 The Sub-Committee are required by Section 19 of the 1982 Act to take account of any representations received as a result of consultation on proposals for a new taxi stance. The Sub-Committee are therefore requested to consider the application before them, and the various letters received relative thereto, and come to a decision on whether to approve the application.

4 POLICY IMPLICATIONS

- 4.1 None- the Council has a statutory power to designate taxi stances in terms of Section 19 of the 1982 Act.

5 EQUALITIES IMPACT ASSESSMENT

- 5.1 This report is not applicable to the well being of equalities groups and an Equalities Impact Assessment is not required.

6 RESOURCE IMPLICATIONS

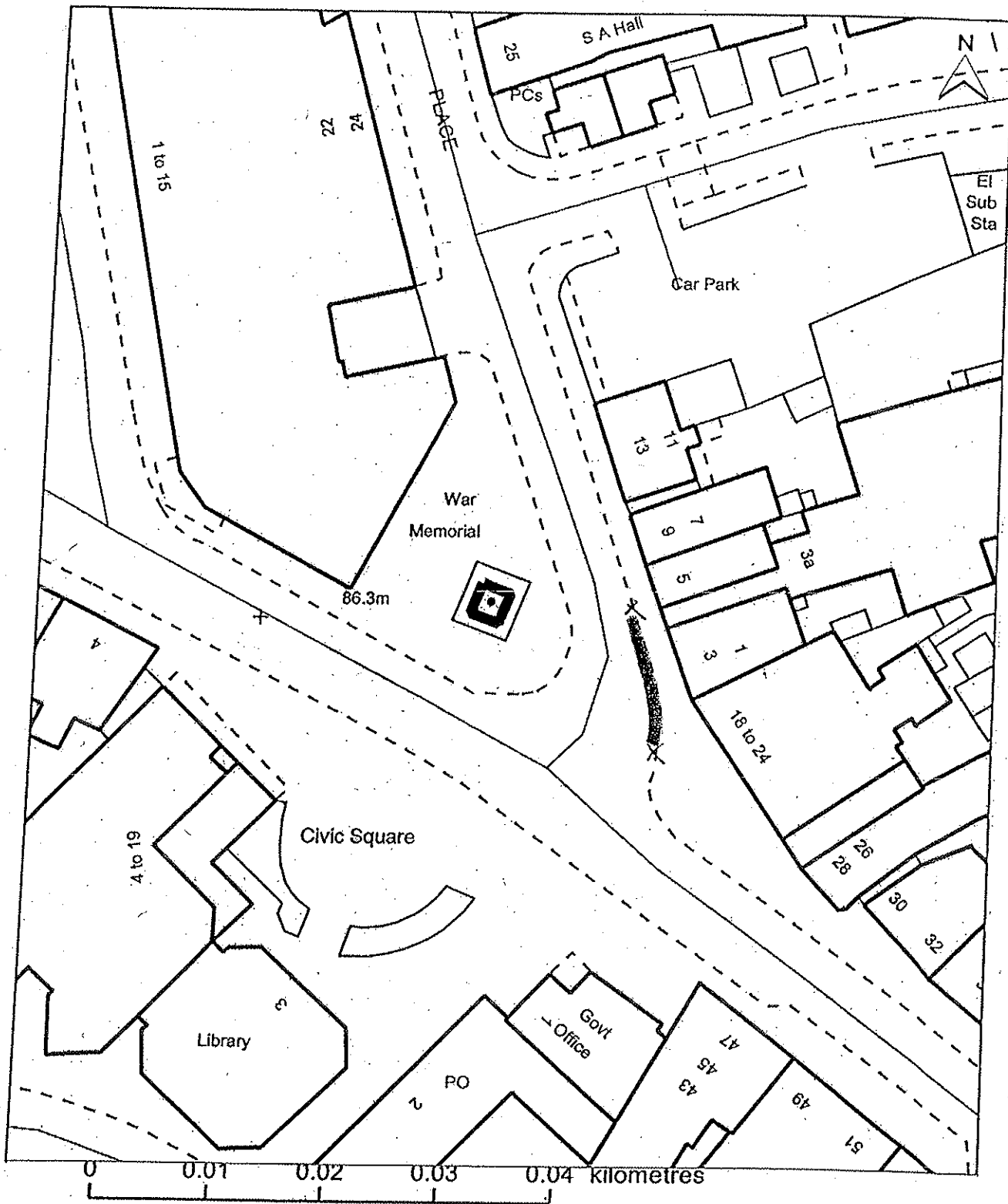
- 6.1 Financial – There would be certain costs involved in physically marking out any new taxi stance on the surface of the road, plus any associated signage deemed necessary, as well as outlays which have been incurred in advertising the proposals.
- 6.2 Personnel - None
- 6.3 Other - None

7 BACKGROUND PAPERS

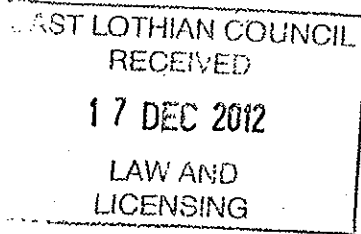
- 7.1 Report to Licensing Sub-Committee of 11 October 2012

AUTHOR'S NAME	Morag Ferguson
DESIGNATION	Corporate Legal Advisor
CONTACT INFO	Ian Forrest, Senior Solicitor, x7389
DATE	31 January 2013

Winton Place, Tranent



Date: 26 November 2012
Time: 13:03:08
Scale: 1:500



Dec 14th 2012.

Dear Sir/Madam,

With reference to a copy of the report recently considered by the Council's Licensing Sub-Committee I am writing to put forward my objections to the proposed location of a 3 vehicle taxi stance in Winton Place.

- 1/ At present there is insufficient parking for shoppers or for drivers making deliveries. I know this myself but I frequently hear this complaint from customers and from drivers. I had a delivery this morning and the driver remarked that Tranent is the worst place to make a delivery to because of parking restrictions and the fact that loading bays are used for normal parking.
 - 2/ Winton Place is a very congested area, being a one way street - and now even busier with the new library and council offices
 - 3/ A taxi rank in Winton Place would also be extremely irritating to residents in the surrounding flats, particularly at night and at the week-ends
- I was surprised to read that the Taxi Association say that additional taxi ranks have

20 December 2012

Licensing Office
Law & Licensing
John Muir House
Haddington
EH40 3AL

Dear Sir/Madam

Objection to proposed location of 3 vehicle taxi rank, start of Winton Place, Tranent

In response to your letter dated 5 December 2012, regarding the proposed location of a taxi rank on the road outside my property, I would like you to take the following points into consideration with regard to my objection to this proposal;

- The creation of a taxi rank would bring a high volume of people, who are likely to be intoxicated, to the street outside my flat which would create a lot of noise and will disturb my family.
- The volume of people queuing for taxis could result in fighting which would put the surrounding properties and vehicles at risk.
- Living so close to a public street already brings a high volume of noise at the weekends, so locating a taxi rank directly outside my flat would only heighten this problem.
- My young daughter's bedroom is situated at the front of our property and as an already very timid little girl, my fear is that the creation of a tax rank and the noise it would bring, would be very intimidating for her.
- Access to our property would be hindered if a taxi rank was approved and I would be concerned that people queuing for taxis would press the buzzer on our front door entry system.
- Increased noise from the taxi engines and the slamming of car doors.
- There are already limited spaces for residents to park in and although there is alternative parking opposite the public toilets, my car has been vandalised four times while parked there so I feel the only safe place to park is directly outside my flat, which would be impossible if a taxi rank was located there.
- Likelihood of increased litter on the street.
- A taxi rank outside my property could have an adverse affect on the value of my property.

- There is a very wide pavement next to the current taxi rank which is situated on the High Street outside the Police Station, whereas the pavement outside my property is very small and therefore does not allow a lot of room for the children who queue outside the local shop during lunchtime. There close proximity to the taxis that would be frequented this road could put them in danger.

To summarise, the creation of a taxi rank would only have a detrimental effect on my family, property and the surrounding area.

Yours faithfully

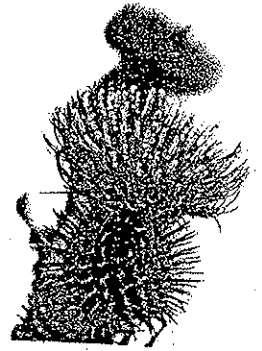
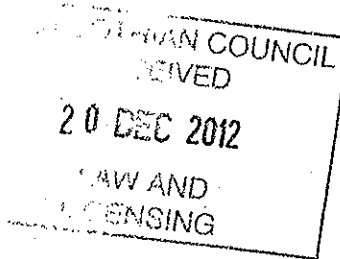
I Biding

~~XXXXXXXXXX~~

M&F (Scotland) Ltd

12th December 2012

Licensing Office
Law & Licensing,
John Muir House,
Haddington
EH40 3AL



To whom it may concern,

**Proposed Location of a 3 Vehicle Taxi Stance - Winton Place, Tranent
CM/mjw/EN/LT3**

Thank you for your letter dated 5th December informing me of your proposal to locate a taxi stance outside of our property at 1 Winton Place.

Our business, M&F Funeral Services, is located at 1 Winton Place. One of the primary factors that we take into consideration when purchasing property is the ability to be able to park directly outside. This is highly important to us because it allows us direct access to transport the deceased in a dignified and respectful manner from our vehicles to the branch, something which should be a discreet task to perform. I am concerned that by having the taxi stance directly outside our branch, we will need to manoeuvre between our vehicle and taxis. Not only does this not project a professional, respectful and dignified way to conduct our business but it could also be distressing for our clients (families of the deceased) to see.

I would like to take this opportunity to suggest that the taxi stance is moved further down Winton Place thus allowing us the direct access to park our vehicles outside our branch at 1 Winton Place. From looking at the plans that you included in your letter, there seems to be enough room to allow for the stance to be moved further down.

I look forward to hearing from you with regards to this suggestion and welcome any comments you may have. If you wish to speak to me directly, I can be contacted on 0131 665 2511.

Yours faithfully,

Hazel Little
Chief Executive

M & F (Scotland) Ltd

Babs Court, 4 Shorthope Street, Musselburgh, East Lothian. EH21 7DB Tel: 0131 665 2511 Fax: 0131 653 2239
Registered in Scotland No. 331614. Registered Office: Babs Court, 4 Shorthope Street, Musselburgh, East Lothian. EH21 7DB

East Lothian Camera Shop

5 Winton Place Tranent East Lothian EH33 1AF Scotland Tel / Fax 01875 612 131



29/12/12

Catherine Molloy
Senior Solicitor

Dear Catherine

Please be aware that we object to any taxi rank being placed in Winton Place there is already a shortage of space for shoppers cars & small car parks next to Winton Place are regularly full one in particular is always full prior to shop opening times

It would have been helpful for you consult any to have included residents & keepers on the street in question

Clerk to the Licensing Sub Committee
East Lothian Council,
Council Buildings,
Court Street,
Haddington, EH41 3HA

E/LIC/3705/HB

22nd January 2013

Dear Sir/Madam,

Proposed Location of 3 Vehicle Taxi Stance, Start of Winton Place, Just off the High Street, Tranent - Consultation

I refer to the above subject and having consulted with the Sector Inspector Andrew Harborow he has requested that the trade consider additional taxi spaces opposite the existing taxi stance in the High Street, Tranent as opposed to the location suggested above.

We all know that taxi ranks are a place where people congregate at the end of the night and that where there are people congregating in these circumstances can lead to incidents of violence and anti social behaviour.


From a policing point of view it would be relatively easy to police, in that at present the existing taxi stance is outside the police station and can be monitored by a minimum of one police officer. If the additional stance were to be in Winton Place, the opposite end of the High Street, it would require additional resources to police, as well as resources to monitor the dispersal from licensed premises at closing time.

Currently the stance outside the police station is well lit and close to local public houses, the residential properties in this area are already used to the stance outside the police station.

It is assessed that at present there would be enough space for two taxis on the North side of the High Street with the potential for a third if the bus stop road markings were moved up slightly.

This report is submitted for your consideration of this matter.

Yours faithfully,



Divisional Licensing Officer

John Hawkins T/Chief Superintendent, the Scottish Borders, East Lothian and Midlothian

Lothian and Borders Police
Dalkeith Police Station
E Division Headquarters
Newbattle Road, Dalkeith
Midlothian EH22 3AX

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Email: enquiries@lbp.pnn.police.uk
Web: www.lbp.police.uk

Winter, Maree

From: Laird, William
Sent: 30 January 2013 12:53
To: Winter, Maree
Subject: RE: Urgent - Consultation of New Taxi Rank - Tranent

Maree,

I have read through the documents provided for the proposed taxi rank.

My response is:

There is insufficient information from the Taxi traders organisation to support the introduction of additional permanent bays.

The reasons stated can be resolved by other means.

1. Misuse of current bays - this is an enforcement issue - any breach should be recorded and passed to Lothian & Borders Police and ELC Taxi Compliance officer to enable them to investigate and take action. This would have to include taxis parked within the disabled bay at the east end of the parking area in the High Street.

2. Proximity of takeaways etc The proposed location is also adjacent to 2 busy newsagents / stores shops and 4 takeaways and members of the public already double park there to visit these premises - the introduction of a permanent taxi rank would result in similar situations to that noted in the taxi trade statement of reasons.

3. Winton Place is also used by delivery vehicles servicing other premises in that street along with the High street and to set aside the road for taxi parking only would create issues for the businesses and their clients and residents - there is also now an undertakers business there and being able to park close the their premises would I think be of a concern and may invite an objection in any case.

4. There have been a number of instances of vehicles, including local taxis, turning at this junction (illegally) - it is a one way road south onto Bridge Street / High Street and whilst this is also an enforcement issue there is a potential that drivers would be tempted to undertake this manoeuvre rather than travel around Bridge Street / Church Street Winton Place route to gain access to the stances.

In conclusion I would not support the introduction of a permanent taxi stance at this location in Winton Place , Tranent

William Laird
Network Officer
Transportation Division
Tel 01620-827663
Fax 01620-827710
Mob 07739338863

-----Original Message-----

From: Winter, Maree
Sent: 29 January 2013 13:01
To: Cooper, Brian; Laird, William
Subject: Urgent - Consultation of New Taxi Rank - Tranent
Importance: High