

REPORT TO: ECONOMIC DEVELOPMENT AND INFRASTRUCTURE SERVICES COMMITTEE ON 6 SEPTEMBER 2011

SUBJECT: REVIEW OF PARKING STANDARDS

BY: CORPORATE DIRECTOR (ENVIRONMENTAL SERVICES)

1. REASON FOR REPORT

- 1.1 To report the outcome of a recent public consultation and to seek approval for the revised Parking Standards.
- 1.2 This report is submitted to Committee in terms of Section G16 and G18 of the Council's Administrative Scheme relating to the exercising of all functions of the Council as Roads Authority including safety, the detailed planning, design and construction, improvement, maintenance and lighting of roads, bridges and other structures, and to deal with traffic management functions, including the preparation and implementation of traffic management schemes.

2. RECOMMENDATION

2.1 The Committee is asked to:

- a) **note the consultation responses received and recommendations set out in Appendix A;**
- b) **approve the revised Parking Standards for use in consideration of development proposals in Moray;**
- c) **note that, subject to approval by Committee, the Parking Standards will subsequently be reported to the next Planning & Regulatory Services Committee.**

3. BACKGROUND

- 3.1 There is an action identified in the Moray Local Plan 2008 to introduce new Parking Standards for Moray.
- 3.2 Following the approval of the Economic Development and Infrastructure Services Committee on 8 March 2011 (Para 14 of the minute refers) a public consultation exercise was undertaken during May/June 2011 and a total of 14 individual responses were received.
- 3.3 There were no adverse comments received about the 'Zero Town Centre Parking rate' and the Economic Development and Infrastructure Committee on 28 June 2011 approved implementation of that element of the Parking Standards (Para 14 of the minute refers).

- 3.4 A summary of the responses received and recommendations is provided at **Appendix A**. Copies of the full responses received have been made available via the Members portal.
- 3.5 In July 2011 Transport Scotland published Development Planning and Management - Transport Appraisal Guidance (DPMTAG). The document assists the consideration of transport and land use with the development planning and development management processes. The document covers a wide range of topics. The document sets out a number of measures that can influence parking and in particular states: "a maximum number of parking spaces being provided, underpinned where appropriate by a minimum to avoid undesirable off-site overspill parking".
- 3.6 The Parking Standards have been amended to clarify that 'use of maximum and minimum is intended to express upper and lower limits of an acceptable range outwith of which an assessment of parking would require to be submitted.
- 3.7 Changes arising from the recommendations have been incorporated in the revised Parking Standards. A copy of the revised Parking Standards is attached at **Appendix B**.

4. **SUMMARY OF IMPLICATIONS**

(a) **Single Outcome Agreement/ Service Improvement Plan**

This report is relative to the following SOA key priorities:-

SOA Key Priority 8 - Roads/Transport

(b) **Policy and Legal**

Scottish Planning Policy identifies national maximum parking standards for a limited range of land uses. The policy acknowledges that in areas where public transport is scarce other standards may be more appropriate. The policy states that local parking standards should support the viability of town centres.

Moray Local Plan Policy T5: Parking Standards requires proposals for development to conform with the Councils policy on Parking Standards. The Parking Standards are intended to form an essential component of the new Moray Local Plan.

Developer Contributions may be taken for alternative parking and/or sustainable transport improvements in lieu of parking provision within the development.

(c) **Financial implications**

The introduction of Town Centre Zero Parking rates for designated town centres will remove developer contributions (parking and sustainable transport) for specific types of land use. Information on relevant previous developer contributions was presented to the Committee on 8 March 2011.

(d) Risk Implications

None.

(e) Staffing Implications

Officers will use the approved Parking Standards when dealing with planning consultations.

(f) Property

None.

(g) Equalities

The new parking standards include disabled, parent & child, pedal cycle and motorcycle parking requirements.

(h) Consultations

Consultation was undertaken in accordance with the guidance for supplementary planning guidance. This included notices and information made available via the Council web site and in addition the following groups/organisations were formally consulted on the proposed Parking Standards.

Community Councils
Community Forums
Community Associations
Disability Specific Groups
Developers and Agents
HITRANS
NESTRANS
Historic Scotland
SNH
Road Haulage Association
TMC (internal contacts in services/departments)

Responses received and recommendations are shown at **Appendix A**.

S Halkett, Head of Development Services has been consulted and comments have been incorporated in the report.

A Scott, Principal Solicitor has been consulted and has no comments to make.

L Paisey, Principal Accountant has been consulted and has no comments to make.

5. CONCLUSION

5.1 The proposed Parking Standards have been revised following a period of consultation with the public and other consultees.

5.2 Subject to members approval the Parking Standards will be used by Officers in the consideration of future planning applications.

Author of Report: R Gerring, Senior Engineer

Background Papers:

Ref: