



The purpose of this Report is to provide Members with details of recent correspondence on this matter as a basis for the next stage of discussions.

No. DETAIL

1) BACKGROUND

- a) Concerns about the proposals for a new layby in the High Street to accommodate deliveries to the new Tesco store were discussed at the Town Council's meeting of 13 August 2012.
- b) Minute 117/12 of that meeting records the unanimous resolution: that the Town Council's serious concerns about the Order and its implementation be registered with the Isle of Wight Council, specifically:
 - i) seeking confirmation that the loading bay would not be put in place other than in the context of the whole scheme;
 - ii) objecting strongly to the proposed relocation of the bay as compared with the original 2007 plans agreed by the Isle of Wight Council;
 - iii) asking that the bay be limited to loading/unloading with no provision for car parking.; and
 - iv) requesting the timeline for the implementation of the whole scheme.
- c) The letter communicating those concerns, dated 16 August, was addressed to the Isle of Wight Council's Group Manager: Network Management and Improvement, Kevin Burton

2) CORRESPONDENCE

- a) A copy of the letter is attached to this report.
- b) Also attached is the response from Kevin Burton dated 2 October 2012.
- c) It is worth noting that Kevin Burton does commit to: *your thoughts on the revised arrangements will be sought in due course.*
- d) In addition to circulating the response to Members, the Town Clerk also copied it to local Architect Neil Geddes who has had previous discussions with the Town Clerk and Members about the High Street and made helpful contributions to the discussion of the layby in particular at recent Town Council meetings.
- e) Neil Geddes' response to the Kevin Burton email is also attached to this report.

3) OPTIONS

- a) Although the Town Council will want to comment on the current situation, the matter would benefit from more detailed investigation and discuss than will be possible at this meeting.
- b) There are at least two methods for making progress , either of which, or both of which could be provided for at this meeting:
 - i) Establish a Working Group of at least the Town Clerk, the Chair of the Town Council's Planning Committee and Councillor Debby Robinson, and Neil Geddes subject to his agreement, to carry out the investigations, including meeting with Kevin Burton.
 - ii) Invite Kevin Burton to a future Town Council meeting.



VENTNOR TOWN COUNCIL



Coastal Centre, Salisbury Gardens, Dudley Road, Ventnor, Isle of Wight PO38 1EJ

Kevin Burton
Group Manager - Network Management and Improvement
Highways & Transport
Isle of Wight Council
County Hall
High Street
Newport, Isle of Wight PO30 1UD

16 August 2012

Dear Kevin

Re: Highways Traffic Notice, Ventnor High Street

Ventnor Town Council discussed the implications of this notice at its meeting on Monday 13 August 2012 and I have been asked to communicate their conclusions and concerns within the consultation deadline of 17 August.

Specifically, Minute 117/12 of its meeting of 13 August 2012:

- a) asks for formal confirmation from you that the loading bay referred to in the notice under the plan provided to us will not be implemented separately from, or otherwise than integral to and at the same time as, the remainder of the scheme as outlined in the respective approved planning applications;
- b) registers its strong objections to the proposed relocation of the loading bay from that identified in those applications;
- c) asks that the bay be limited to loading/unloading for the whole 7am – 7pm period with no provision for car parking; and
- d) requests the timeline for the implementation of the whole scheme.

In addition the Town Council wishes to register with you its very serious concerns about the present and continuing danger to pedestrians from the failure to provide a protected area for them in the vicinity of the building site. This has been done in other areas – in Grove Road, for example – and the Town Council simply cannot understand why similar safety measures are not provided in the busy High Street.

Additionally, there is reason to believe that the end posts to the bracing structure on the left to the Central are actually in the pavement; if so the question is when will they be removed so that the hoardings can be taken down and the pavement opened up.

Finally, can you confirm a likely opening date of spring 2015?

In closing, in view of the confusion about the position taken by Ventnor Town Council when the original plans were discussed at its meeting of 23 July 2007, for the avoidance of doubt here is the relevant minute:

P/01515/07 CAC/13798F

Consideration of these applications had been deferred at the last meeting of the Committee in order that the proposal particularly relating to the forming of a loading and unloading bay in the High Street and the Implications of such arrangements could be discussed with an officer of the Highways Department.

Mr. K.Burton of the Highways Department attended the meeting and outlined the proposals and provided further detailed information. Members raised many questions and expressed their concern on the detrimental effect the proposals would have on traffic flow and safety both of pedestrians and vehicles.

To maintain the existing Ingress and exit from the car park and to facilitate the use of the bus stop and designated taxi rank it was felt that It would be necessary to move both of these facilities to a point further eastward in High Street; there should be a limitation on the size of vehicles allowed to use

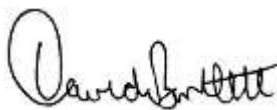
the unloading/loading bays and the times of use should be limited; there was a need to consider the effect on the use of the junction of Spring Hill and High Street and the present turning radius; the positioning of the pedestrian crossing needed further consideration and the flow of traffic in Market Street should be reconsidered.

The Committee considered that the proposals submitted by the applicants did not take account of these factors and any scheme of this nature should represent the requirements of the Highway Authority recognising local conditions.

Mr. Burton explained that the Planning Department were advised by their own Highway Engineers and he would report back on the Issues.

The Town Council is as you would expect very willing to discuss these developments with you more directly if that would be helpful to all concerned in ensuring the safety of High Street traders and users.

Yours sincerely

A handwritten signature in dark ink, appearing to read 'David Bartlett', with a stylized, cursive script.

David Bartlett
Town Clerk

From: [Burton, Kevin](#)
To: [Ventnor Town Council](#)
Cc: [Scoccia, Susan](#)
Subject: RE: tesco layby
Date: 02 October 2012 15:51:08

Hi David

Thanks for the note; I must first of all apologise for the delay in replying.

You will be aware that the proposed loading bay is required to facilitate delivery access to the new Tesco Express store in the area with the extent of the bay being designed to best reflect the site characteristics, and ensure the safe use of the new puffin crossing.

Having not been directly involved in the process since the initial drawings were submitted I have taken the opportunity to undertake some research into the matter and determined what, if any, changes have been made since the original proposals were consulted on.

It would appear that as a result of a safety audit the location of the bay was moved to a point further south/west such that indivisibility to the new crossing is maximised; the timing of the bay was designed to reflect the majority of similar facilities for convenience store where loading is promoted before 10am and the public can use the bay for short term parking thereafter and until 7pm.

I have evaluated the numerous swept path data that has been prepared and advised colleagues that, in my professional view, the arrangements on-site should be fined tuned with the bay being moved further towards its original position, with some additional re-modelling of the central traffic island in Spring Hill being required to ensure that all vehicle and pedestrian activity can be safely accommodated.

The net result of the re-evaluation is that the bay will need to be re-advertised in a new position; as for the timing of the bay I am happy to include provision for the bay to operate between 7am and 7pm with no option for public on-street parking but cant help that this will simply lead to wide spread abuse of the facility. Your thoughts on the revised arrangements will be sought in due course.

I regret that I have no knowledge of the predicted timescale for the building but can confirm that a suitable walkway has now been provided; any bracing on the footway will be removed as and when it is safe to do so.

Regards,

Kevin.Burton | Group Manager - Network Management and Improvement | Highways & Transport
Isle of Wight Council | Economy & Environment | County Hall | High Street | Newport | Isle of Wight | PO30 1UD Tel: (01983) 823777 | Fax: (01983) 823755 |
Email: kevin.burton@iow.gov.uk <<mailto:kevin.burton@iow.gov.uk>> | Web: www.iwight.com

From: Ventnor Town Clerk [<mailto:townclerk@ventnortc.org>]
Sent: 17 September 2012 09:54
To: Burton, Kevin
Subject: tesco layby

Kevin

We don't appear to have received a response to the attached letter?

Cheers

David

David Bartlett
Town Clerk, Ventnor Town Council

01983 855217/07720771114

townclerk@ventnortc.org<<mailto:townclerk@ventnortc.org>>

www.ventnortowncouncil.org.uk<<http://www.ventnortowncouncil.org.uk/>>

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Hi David

Thanks for the note; I must first of all apologise for the delay in replying.

You will be aware that the proposed loading bay is required **only because Tesco could not make the rear access work as originally proposed** to facilitate delivery access to the new Tesco Express store in the area with the extent of the bay being designed to best reflect the site characteristics, **it is a conservation area so any proposal should improve its visual appearance and benefit the area** and ensure the safe use of the new puffin crossing. **And the turning out from Market Hill**

Having not been directly involved in the process since the initial drawings were submitted I have taken the opportunity to undertake some research into the matter and determined what, if any, **he forgot the M off any** changes have been made since the original proposals were consulted on.

It would appear that as a result of a safety audit **can we see a copy of this document?** the location of the bay was moved to a point further south/west such that indivisibility **????** to the new crossing is maximised; **What does this mean? Please translate.** the timing of the bay was designed to reflect the majority of similar facilities for convenience store where loading is promoted before 10am and the public can use the bay for short term parking thereafter and until 7pm. **So has Tesco submitted a delivery protocol and has it been approved?**

Indivisible or indivisibility; definition; adjective unable to be divided or separated: eg; privilege was indivisible from responsibility

I have evaluated the numerous swept path data that has been prepared and advised colleagues that, in my professional view, the arrangements on-site should be fine tuned with the bay being moved further towards its original position, with some additional re-modelling **No! The current scheme has no re-modelling of the central island so he is saying that it will be re-instated** of the central traffic island in Spring Hill being required to ensure that all vehicle and pedestrian activity can be safely accommodated. **Can we see a drawing !!!!**

The net result of the re-evaluation is that the bay will need to be re-advertised in a new position; **as a planning application or a traffic order ???** as for the timing of the bay I am happy to include provision for the bay to operate between 7am and 7pm with no option for public on-street parking but cant help that this will simply lead to wide spread abuse of the facility. **So what you are saying is that no-one will misuse it before the 10.00am proposal** Your thoughts on the revised arrangements will be sought in due course. **The idea would be to make it available for other businesses to use. It is after all a public highway or has tescos bought the space off IWC.**

I regret that I have no knowledge of the predicted timescale for the building but can confirm that a suitable walkway has now been provided; any bracing on the footway will be removed as and when it is safe to do so. **He does not answer the questions (a) has a section 38 agreement for the road improvements been signed or (b) has the delivery protocol been agreed.**

Regards,