

**ANGUS COUNCIL**

**ROADS COMMITTEE**

**30 APRIL 1998**

**THE MALL - MONTROSE**

**REPORT BY THE DIRECTOR OF ROADS**

**ABSTRACT**

This report presents the results of a questionnaire survey sent to residents of The Mall and other adjacent roads who have been concerned for some time about driver behaviour. The report proposes to reduce off-street parking on The Mall, Montrose to reduce the problems associated with the current parking arrangements. The report also seeks approval to consider the removal of waiting restrictions on North Esk Road.

**1 RECOMMENDATION**

It is recommended that the Committee agree:-

- (i) to the environmental enhancement and re-landscaping of The Mall and to the reduction of off-street parking;
- b) to officers investigating the relaxation of Waiting Restrictions on part of North Esk Road, and that the results of such investigations be the subject of a further report.

## 2 INTRODUCTION

There have been complaints over a number of years from residents of The Mall and the immediate vicinity that drivers congregating on The Mall in the evenings cause noise disturbance.

The Mall is a narrow road with off-street parking taking place between the trees along its length, at right angles to the road. This side by side parking, elevated above North Esk Road together with the availability of a number of seats between the trees, encourages young drivers to congregate.

The Police have given the area attention over a number of years and this has resulted in some prosecutions, however, the problems persist.

One of the complaints is that drivers are speeding on The Mall. However speed tests have revealed that 85% of traffic travels at under 33mph. The average speed of traffic is 30mph. The top speed recorded during the speed test was 39mph. Therefore, although drivers may drive off noisily and at speed, the actual speed of traffic does not warrant the consideration of road humps or other traffic calming measures.

Tayside Regional Council had previously proposed to close The Mall to through traffic but this proposal was abandoned owing to local opposition. It was considered that, as the problem is not one of speed, a road closure would not prevent the problems associated with the parking.

## 3 DETAILS

### **Environmental Problems**

There are 37 mature trees on The Mall. The area around the trees used for parking is unsurfaced and cars are parked right up to the trees causing damage to the trunks and compacting the roots. The condition of the existing trees has been investigated by the

Recreation Services Department and a sum of approximately £2000 is required to undertake recommended remedial work.

### **Questionnaire Survey**

Owing to the declining condition of the trees and the desire to remove off-street parking, the options put to residents were of landscaping improvements accompanied with various options for parking provision.

Residents who may be affected were sent a questionnaire that outlined possible solutions and asked for opinions. The questionnaire is shown in Appendix A.

34 Questionnaires were sent to households on The Mall, North Esk Road and 4 houses at the top of Redfield Road who have complained about disturbances from The Mall.

Of these, 20 questionnaires were returned (59%).

### **The Mall**

On The Mall, 12 households including the Swimming baths and the Bed and Breakfast Businesses were questioned - 9 responded (75%).

7 (77%) of these preferred option 'C' which is to provide limited parking outside the Swimming Baths and Bed and Breakfasts with landscaping of the rest of The Mall.

2 preferred option 'D' which was to make no changes.

One resident expressed concern that the reduction in available parking would lead to problems for residents when coaches visit the swimming baths. Even with current levels of parking, driveways of houses close to the baths are often obstructed.

The Bed and Breakfast proprietors raised concern that any reduction in off-street parking would cause problems with residents as their customers would be forced to

park outside residents homes. One proprietor commented that 8 spaces were required for his business.

### **Redfield Road**

Of residents questioned on Redfield Road half preferred option 'C' and half option 'B'. Both these options reduce parking on the Mall but option 'B' only provides parking outside the swimming baths.

### **North Esk Road**

7 households returned questionnaires from North Esk Road. 2 lived opposite Mall House, adjacent to the swimming baths, which has considerable parking problems associated with parking at the baths.

3 residents on North Esk Road, opposite the swimming baths, were concerned about the reduction in parking as there are waiting restrictions outside their property and The Mall is used by them to park their own vehicles. Of these three, 2 wanted option 'C' which permitted some parking outside the baths and one preferred that nothing was done.

Consultation with the Local Member also raised the point that consideration should be given to residents of The Mall who do not have any off-street parking. However there would be on-street parking available along the length of The Mall which is not usable at present owing to vehicles accessing the off-street parking spaces (although it would not be possible to allocate spaces to particular users).

Two householders expressed concern about loss of parking on The Mall as there is limited parking for residents on North Esk Road owing to existing waiting restrictions.

### **Waiting Restrictions On North Esk Road**

Owing to residents' concerns about parking and now that the Montrose Inner Relief Road is open it may be possible to relax the waiting restrictions on North Esk Road and permit more parking on North Esk Road.

The additional on-street parking would have the effect of narrowing the available road space. This would help to reduce speed and may encourage more drivers to use the Relief Road as well as providing parking for residents on North Esk Road and parking for the swimming baths when the demand is high.

Consideration will also have to be given to the protection of the pedestrian refuges and to the possibility of provision for cyclists.

The Chief Constable has commented that all the off-street parking on The Mall should be removed as it is considered that any remaining parking may cause a problem.

However, he accepts the need to take into account the views and desires of the residents and that the option to retain some parking outside the Bed and Breakfast Accommodation and the Swimming Baths would be a compromise.

However, it is considered that the parking shown outside the Bed and Breakfasts on the questionnaires is an over-provision and should be reduced to only 4 spaces to deter parking. Also, it is suggested that the parking outside the Swimming Baths be arranged to have a separate entrance and exit to the road.

#### **4 FINANCIAL IMPLICATIONS**

It is proposed that the funding for the junction improvement (£6K) be funded from the Roads Department's capital allocation for 1998/99 under the road safety block heading.

It is proposed that the environmental enhancement and re-landscaping of The Mall be funded from the Montrose Common Good Fund (£24K).

## 5 CONSULTATION

The Chief Executive, the Director of Law and Administration, the Director of Finance, the Director of Recreation Services and the Chief Constable have been consulted in the preparation of this Report.

## 6 CONCLUSION

The preferred option of residents is 'C' which re-landscapes most of The Mall but retains some off-street parking outside the Swimming Baths and the Bed and Breakfast Accommodation.

On-street parking on The Mall would remain unchanged.

Re-landscaping the area would protect the existing trees and environmentally improve the area. The removal of the seats may also discourage anti-social evening activities. As the landscaping area has deteriorated and, at present, is not a pleasant place to sit during the day it is considered that the loss of the seats would not be detrimental. However, it may be possible to relocate the seats should suggestions be forthcoming from residents.

It is proposed to accept that the option to retain some parking should be adopted whilst taking the comments of the Chief Constable into account in the final design.

Dr Bob McLellan  
DIRECTOR OF ROADS

### NOTE

No background papers as defined by Section 50D of the Local Government (Scotland) Act 1973 (other than any containing confidential or exempt information) were relied on to any material extent in preparing the above Report.

KC/JSG  
20 April 1998  
REPORTS/mall.montrose

*QUESTIONNAIRE***THE MALL, MONTROSE**

Complaints have been received from residents over a number of years that young drivers are parking on The Mall in the evenings and create a noise disturbance. Also the area of The Mall has become untidy and in need of environmental improvement.

It has been suggested that the use of The Mall for parking encourages anti social behaviour as drivers can unusually park side by side. There is a demand for parking in the area owing to the location of the swimming baths and Bed and Breakfast Accommodation. On street parking may be sufficient at most times.

In response to complaints, it has been suggested that the chevron currently taking place on The Mall should be removed. This would also give scope for relandscaping.

Any reduction in parking will benefit the existing trees which are suffering deterioration from the compaction of the soil, pollution from salting and damage from cars.

The implementation of any scheme would be dependant on the availability of finance, via the Common Good Fund, or otherwise and would be subject to going through the necessary Council's Committee procedures.

**This questionnaire seeks to find out your views on proposals for The Mall. The possible options are listed below.**

- A. Remove all off street parking on The Mall.  
Relandscape the area currently used for parking.**

The Mall would only accommodate parking parallel to the kerb, as on other streets. As young drivers would not be parked side by side it is hoped that the attraction of the road as a meeting place would be removed.

There would be reduced off street parking for the swimming baths and for the Bed and Breakfast Accommodation

- B. Keep a limited number of off street parking places outside the swimming baths and landscape the rest of The Mall.**

This should reduce the amount of parking places available for the young drivers to park in evening parking.

There would be a reduction in off street parking spaces for the swimming baths / residents houses.

A number of drivers will still be able to park in the evening which may still cause a problem.

- C. Allow parking outside the swimming baths and Bed and Breakfast Accommodation whilst landscaping the rest of The Mall.**

This will provide some off street parking where it is needed.

Also where some parking is provided the anti social behaviour may continue.

- D. Do Nothing**

This would allow off street parking to continue along the length of The Mall

It would not solve any of the behaviour problems associated with parking in the evenings. Also the trees would continue to suffer deterioration.

**HAVING READ THE POSSIBLE OPTIONS, PLEASE ANSWER  
THE ATTACHED QUESTIONNAIRE**

If you have any questions about the contents of this questionnaire please contact Kathryn Campion on 01307 473285

**YOU WILL BE INFORMED OF THE RESULT OF THE QUESTIONNAIRE AND  
ANY POSSIBLE ACTION TO BE TAKEN AS A RESULT.**



# QUESTIONNAIRE

## THE MALL, MONTROSE

Name (optional).....

Address//Street Name

.....  
*\*delete as appropriate*

Do you consider that there is a problem associated with the parking on  
The Mall \*YES / NO

Which option do you prefer?.....

Why?.....

.....

Which option do you dislike the most?.....

Why?.....

.....

Do you have any comments or suggestions to add?.....

.....

.....

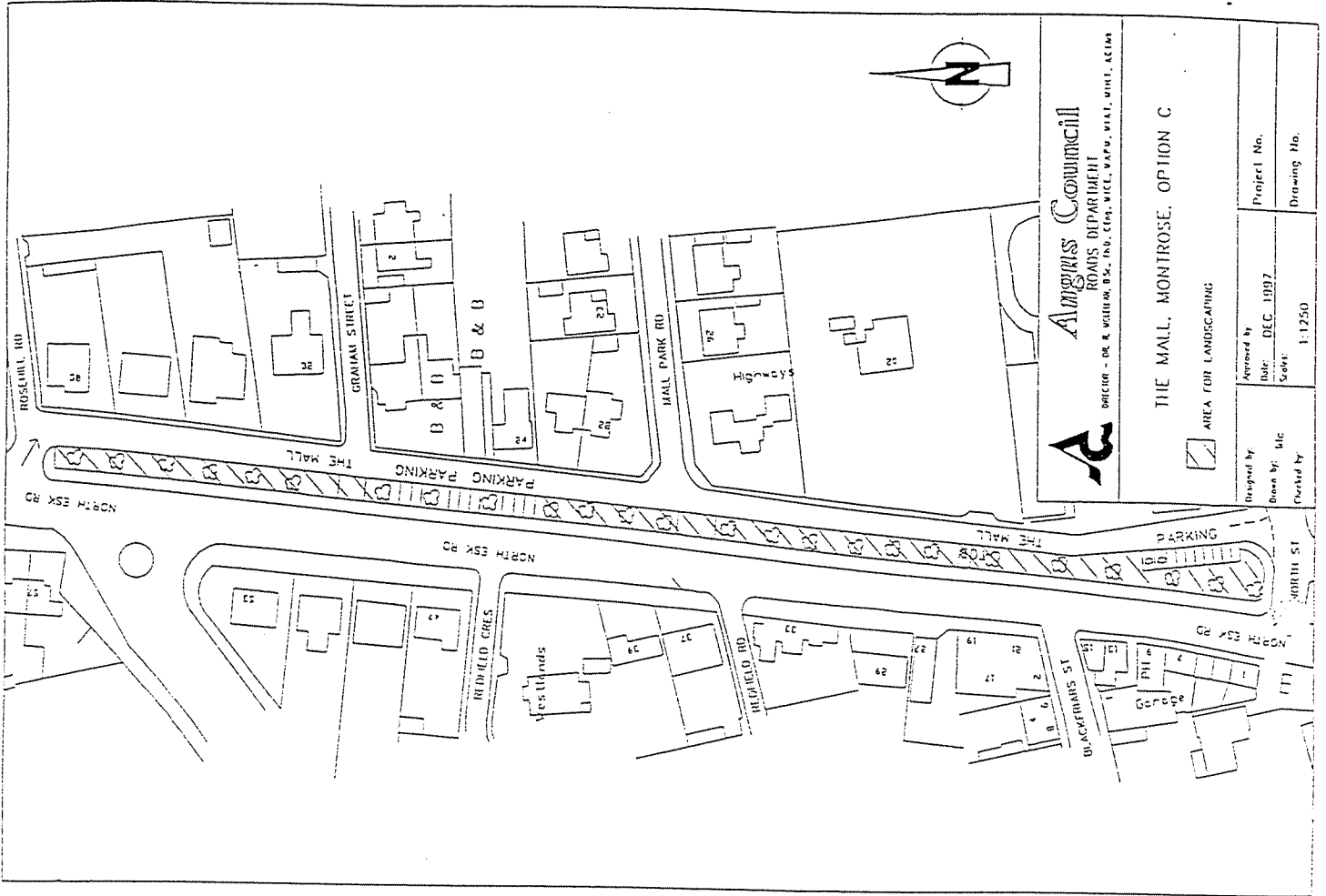
.....

.....

THANK YOU FOR TAKING TIME TO FILL IN THIS  
QUESTIONNAIRE

Please return before .... January 1998 to

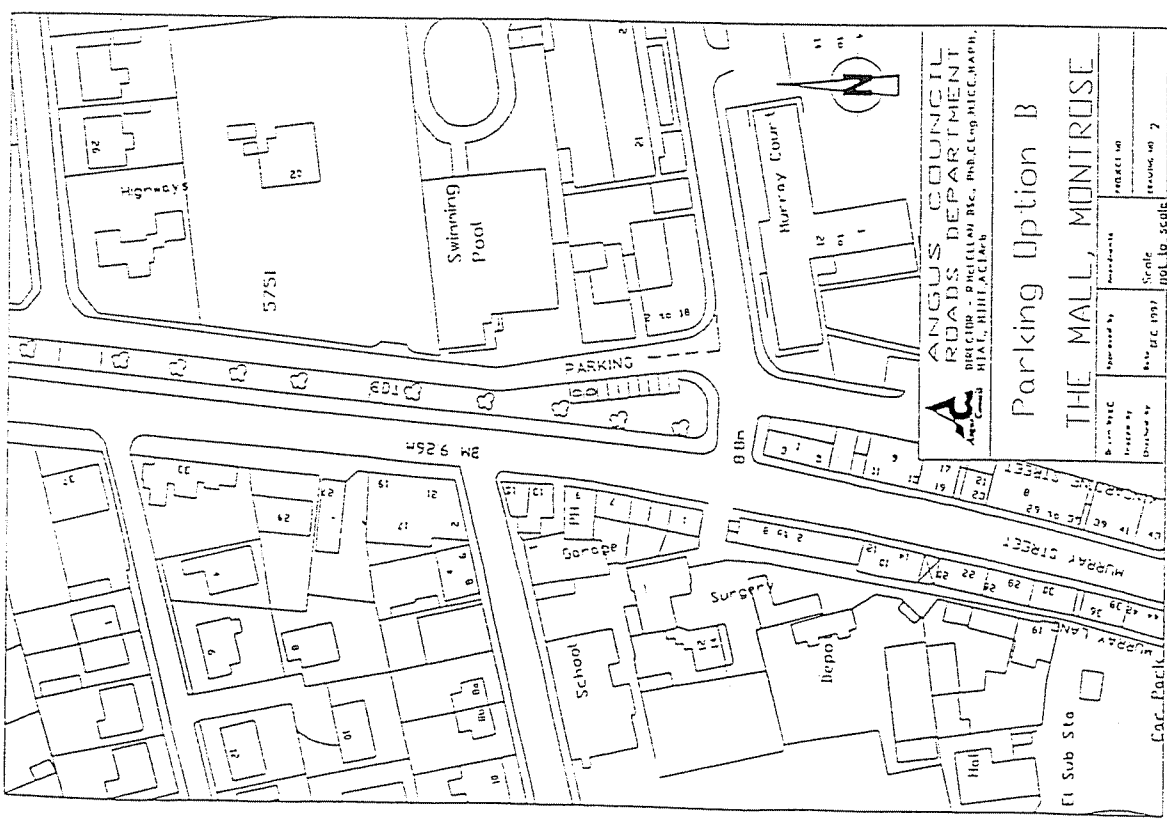
Angus Council, Roads Department, Traffic Management Section,  
County Buildings, Market Street, Forfar. DD8 3WR.



**ANGUS COUNCIL**  
 ROADS DEPARTMENT  
 DIRECTOR - DE R. WILLIAMS, B.Sc., IND. ENG., MICE, MAPA, MAAT, MINT, ACFM

**THE MALL, MONTROSE, OPTION C**  
 AREA FOR LANDSCAPING

Designed by: \_\_\_\_\_  
 Drawn by: EIC  
 Checked by: \_\_\_\_\_  
 Approved by: \_\_\_\_\_  
 Date: DEC 1997  
 Scale: 1:1250  
 Project No. \_\_\_\_\_  
 Drawing No. \_\_\_\_\_



**ANGUS COUNCIL**  
 ROADS DEPARTMENT  
 DIRECTOR - PHILLIP BIRCH, MBE, C.Eng, MICE, MAPA, MAAT, MINT, ACFM

**Parking Option B**  
 THE MALL, MONTROSE

Designed by: \_\_\_\_\_  
 Drawn by: \_\_\_\_\_  
 Checked by: \_\_\_\_\_  
 Approved by: \_\_\_\_\_  
 Date: DEC 1997  
 Scale: 100 to scale  
 Project No. \_\_\_\_\_  
 Drawing No. \_\_\_\_\_