ANGUS COUNCIL
ROADS COMMITTEE
11 OCTOBER 2001

PROVISION OF CAR PARK AT GARDYNE STREET, FRIOCKHEIM

REPORT BY THE ACTING DIRECTOR OF ROADS

ABSTRACT
This report considers the viability of the proposed off street car park at Gardyne Street, Friockheim following necessary changes to the layout of spaces as originally designed.

1 RECOMMENDATION

It is recommended that the committee agree to the cancellation of the proposed off-street car park to the south of Gardyne Street, Friockheim adjacent to the Co-op shop.

2 DETAILS

Members will recall that at the meeting of the Roads Committee held on 23 November 2000 it was agreed that a small off-street car park be provided in Friockheim adjacent to the Co-op shop.

During discussions with the landowner regarding the acquisition of the land it became clear that the proposal as originally designed caused him some concern. The new boundary created extra corners to his field and created problems for cultivation. He indicated that he wished the proposed car park to extend further in a southerly direction thus preserving the shape of his field (see appendix A).

The creation of a longer car park to accommodate the landowners wishes would mean that those spaces at the far end of the car park would be further away from Gardyne Street and therefore would be less likely to be used in preference to the existing on-street spaces.

Given this change in circumstances it was therefore decided to carry out a further study of the level of parking demand in Friockheim to establish if the car park was still viable. A car parking survey was carried out covering morning and afternoon over two days in June 2001 in the proximity of the Co-op which indicated that there
was more spare on-street capacity closer to the shops than would be available in the
proposed car park. It is clear therefore that the available on-street space close to the
Co-op met the parking demand on the days on which the survey was carried out. The
spaces provided at the far end of the proposed car park would be further away from
the Co-op than the available on-street space and would therefore be unlikely to be
used by shoppers. Informal monitoring of available on-street parking over a period of
time confirms the results of the detailed survey that there are generally spaces
available in proximity of the shop.

There may be occasions when there is a greater demand for on-street parking (for
example when there is a function at the hotel). On these occasions however the
additional demand can be met by on-street parking further along Gardyne Street, or on
adjacent side streets.

The Lothian Borders and Angus Co-op Society Ltd have been advised of the findings
of this report and acknowledge that the provision of a car park with a layout
acceptable to the landowner is not justified in terms of parking demand.

It is therefore proposed not to proceed with the provision of the off-street car park at
Gardyne Street, Friockheim.

3 FINANCIAL IMPLICATIONS

The construction of the proposed car park was to have been funded through a
contribution from Lothian, Borders and Angus Co-op Society Ltd (£6,000) and
£6,000 funded from the Car Park Reserve Fund. Clearly if the scheme does not
proceed these funding arrangements will not be required and the Car Park Reserve
fund will not be depleted.

4 HUMAN RIGHTS IMPLICATIONS

There are no human rights implications arising from the proposals in this report.

5 CONSULTATION

The Chief Executive, the Director of Law and Administration, the Director of
Finance, the Director of Planning and Transport and the Chief Constable have been
consulted in the preparation of this report.

6 CONCLUSION

Given the change in the car park layout necessary to accommodate the landowner’s
requirements it is likely that shoppers will continue to park on-street rather than use
the proposed off-street car park. Although there may be occasions when there is a
greater demand for on-street parking (for example due to a function at the hotel) this
demand can be met by on-street parking further along Gardyne Street. The provision
of the off-street car park at this location can therefore no longer be justified.

R W McNeil
ACTING DIRECTOR OF ROADS

NOTE

The following 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 this Report:-

Report No 1208/00 "Provision of Car Park at Gardyne Street, Friockheim" approved by Angus Council Roads
Committee on 23 November 2000.

NJ/JSG
REPORTS/carpark.gardyne
24 September 2001