



## Item 10

**Report to** Leighton -Linslade Partnership Committee  
**Subject** Relocation of the taxi rank  
**Date of Meeting** 7. September 2017

### 1. Recommendations

- 1) To note the report and progress to relocate the taxi rank to support the market experience.
- 2) Endorse relocation to the opposite side of the High Street on a temporary / pilot basis from the date of the relaunch of the market.
- 3) Endorse ongoing work to determine an alternative location for the taxi rank subject to a) public and stakeholder consultation b) funding.

### 2. Introduction

Following discussion at the Partnership Committee meeting held on 22 June a meeting took place on 20 July to explore options for a relocation of the taxi rank to support the new arrangements for the Market as part of the Market Town Regeneration programme. Those present at the meeting are listed below.

Cllr Dalgarno	CBC Executive Member for Community Services
Cllr Brian Spurr	CBC Executive Member for Health
Cllr Tony Morris	LLTC Member and Vice Chairman of L-L Partnership Committee
Su Childerhouse	CBC Head of Public Protection & Transport
Steve Lakin	CBC Principal Highways Officer
Vivien Cannon	LLTC Head of Cultural and Economic Services
Sarah Hughes	CBC Community Engagement Manager
<b>Apologies</b>	
Marc Howard	CBC Regeneration Manager

### 3. Background

Cllr Spurr described the history associated to the request to move the taxi rank from its current location in the High Street. This has over a period of 2 years included consideration of a number of alternative locations including:

- Mill Street
- Turning Circle (behind Iceland / Poundland)

- Duncombe Drive
- Lake Street

The imminent reconfiguration and relaunch of the Market, which is funded by Market Town Regeneration scheme, is a key driver to the relocation of the taxis.

**a) Options – Temporary arrangement to support Market Days**

The location option considered viable on market days is to relocate the taxi rank to the opposite side of the road, thereby enabling an improved market layout.

Currently, the bays on the south side of the road are covered by a Traffic Regulation Order that imposes a 'No Waiting at Any Time' restriction on Tue and Sat between 6 am and 6pm and allows Goods Vehicle Loading on Mon, Wed, Thursday and Fri between 8am and 6pm. Advice received previously is that the suspension of the No Waiting at Any Time restriction to allow the rank to operate from here on Tue and Sat could be trialled using an experimental order. Such orders are typically reviewed after 6 month of operation.

**Note:1** the Traffic Signs and General Directions Regulations (TRSGB) does not permit a shared arrangement whereby a taxi rank and loading bay operate simultaneously in the same space. Therefore, the taxis would need to switch back on non-market days, assuming the loading bays are required.

**Note 2:** Taxis would be expected to load from the footway. Hence, the parking direction of the rank would change, necessitating a U-turn to exit the High Street. The market layout should accommodate this.

**b) Option : Longer term /permanent.**

**Lake Street** - The parking bays outside of Perfect Parties on Lake Street has sufficient kerb side parking for six taxis, a 50% increase on current provision and therefore beneficial to the trade.

It is proposed that this area is reconfigured to operate as short term parking during the day (as at present) and as a taxi rank during the evenings. Such an arrangement would require a new traffic regulation order, a process that typically takes 6 months to complete.

**Note 3:** Taxis would be expected to load from the footway. Hence, the parking direction of the rank would need to reflect this, necessitating a U-turn manoeuvre when taxis are joining the rank.

**Turning Circle beside MSCP** – this option is the preferred option by LLTC, however there are constraints due to the shape of the area and its use as a turning circle for delivery vehicles ( Iceland, Poundland and Boots) at various times of the day.

Furthermore the multiple accesses off the service road severely constrain the useable space for a rank where passengers load from the footpath (i.e. vehicles join and leave in a clockwise direction). To make this area work would most likely require use of the existing semi-circular parking area to the east of the multi-storey car park for taxis queuing to join the rank, with the loss of 7 parking spaces.

While the turning circle is owned by CBC it is not part of the public highway. It is covered by a 'No Waiting at Any Time' restriction introduced by way of an off-street parking places order. The advice received is that this order could be amended to allow for the operation of a daytime taxi rank.

Location	Time	When
Lake Street	6pm – 10am	Market Days – Tues and Sat
Turning Circle	10am – 6pm	Market Days – Tues and Sat

The options not considered viable were:

- Mill street because of the potential loss of parking spaces and
- Duncombe Drive because of its inclusion in the land south of the high street regeneration scheme.

The meeting, which included a site visit, felt that Lake Street had the greatest potential to become a permanent solution.

Before any works are undertaken a twenty eight day consultation must be undertaken by Licensing with the taxi trade and local businesses. If any valid objections are received which cannot be resolved the changes proposed cannot be implemented.

#### 4 Pre scheme works

The following works were identified as needed in order to deliver a longer term solution.

Location	Works	Communication / Consultation	Cost
Lake Street	Dedicate use of parking area as a taxi rank for specified hours (TRO and signage)	28 day with the trade, local businesses and key stakeholders.  New Traffic Regulation Order involving 28 public consultation with any objections resolved at Traffic Management Meeting	£500 consultation incl. public notice
Turning circle	Alleyway lighting and CCTV Bollards or other	28 day with the trade, local businesses and key stakeholders	

	method to block vehicular access Bay markings Signage	Amendment to Off-Street Parking Places order	
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## 5. Timescale

The relaunch of the market is expected to be 23 September 2017 subject to approval from the Town Council. Any temporary scheme needs to be in place by then.

A permanent scheme could be put in place within 6 months subject to the outcome of a statutory consultation.

## 6. Approval and Costings

Costings are needed for:

- TROs and associated consultation
- Streetworks, including signage
- CCTV / Surveillance

Should there be objections to the proposed Traffic Regulation Orders these will be resolved at CBCs Traffic Management Meeting, typically scheduled on a bi-monthly basis.

## 7. Conclusion

In summary, the expedient solution to support the market relaunch is a temporary scheme whereby the taxi rank is switched to the other side of the High Street on markets days.

Longer term the preferred solution is to operate the rank from Lake Street (evenings).

LLTCs preferred (daytime) option for the rank to operate from the MSCP turning circle had been previously advertised but discounted because of an objection. However, it is hoped that the concern of this retailer can be ameliorated. Hence, the recommendation is to re-run the consultation and to cost the changes required to make a rank at this location acceptable to the various stakeholders.

## Relocation of the taxi rank in Leighton Linlade

Note of meeting held 10.30am 20 July.

<b>Present</b>	
Cllr Dalgarno	CBC Executive Member for Community Services
Cllr Brian Spurr	CBC Executive Member for Health
Cllr Tony Morris	LLTC Member and Vice Chairman of L-L Partnership Committee
Su Childerhouse	CBC Head of Public Protection & Transport
Steve Lakin	CBC Principal Highways Officer
Vivien Cannon	LLTC Head of Cultural and Economic Services
Sarah Hughes	CBC Community Engagement Manager
<b>Apologies</b>	
Marc Howard	CBC Regeneration Manager

### 1. Background

Cllr Spurr described the history associated to the request to move the taxi rank from its current location in the High Street. This has over a period of 2 years included consideration of a number of alternative locations including:

- Mill Street
- Turning Circle (behind Iceland / Poundland)
- Duncombe Drive
- Lake Street

The imminent reconfiguration and relaunch of the Market, which is funded by Market Town Regeneration scheme, is a key driver to the relocation of the taxis. Furthermore 'taxis' is a standing item for discussion at the L-L Partnership Committee and a report is expected for the 7 September meeting to outline what can be done with the taxis to support the relaunch of the market.

### 2. Options – Temporary arrangement to support Market Days

The location option considered viable on market days on a temporary /pilot basis are to move the taxi rank to the opposite side of the road, thereby enabling an improved market layout.

Depending on the length of time that the temporary arrangements are due to be in place a consultation would be needed as set out at 5. Temporary arrangements are usually only given for short periods of time to cover emergencies and special occasions.

### 3. Option : Longer term /permanent.

**Lake Street** has room for kerb side parking for 8 Taxis which is an increase on current provision and therefore beneficial to the trade. This area should be made into temporary rank for about 6 months whilst proactively working towards it being permanent solution as soon as possible. In the future parking times will be changed when the turning circle is sorted out.

**Turning Circle beside MSCP** – this option is the preferred option by LLTC, however there are constraints linked to daytime uses by delivery vehicles ( Iceland, Poundland and Boots) at various times of the day. Furthermore the various accesses off the service road mean there is very limited useable space for a rank.

Location	Time	When
Lake Street	6pm – 10am	Market Days – Tues and Sat
Turning Circle	10am – 6pm	Market Days – Tues and Sat

The options not considered viable were:

- Mill street because of the potential loss of parking spaces and
- Duncombe Drive because of its inclusion in the land south of the high street regeneration scheme.

The meeting, which included a site visit, felt that Lake Street had the greatest potential to become a permanent solution.

Before any works are undertaken a twenty eight day consultation must be undertaken by Licensing with the taxi trade and local businesses. If any valid objections are received which cannot be resolved the changes proposed cannot be implemented.

### 4. Pre scheme works

The following works were identified as needed in order to deliver a longer term solution.

Location	Works	Communication / Consultation	Cost
Lake Street	Create kerb side parking for 8 Taxis. Signage	28 day with the trade, local businesses and key stakeholders	£500 consultation inc public notice
Turning circle	Alleyway lighting and CCTV Bollards or other method to block	28 day with the trade, local businesses and key stakeholders	

	vehicular access Bay markings Signage	Amendment to TRO	
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## 5. Timescale

The relaunch of the market is expected to be 23 September 2017 subject to approval from the Town Council. The temporary scheme at Lake Street needs to be in place by then.

The permanent scheme could be put in place within 6 months subject to statutory consultation and amendment to TRO which requires a 3-4 month consultation and some streetworks.

## 6. Approval and Costings

Cllr Dalgarno requires confirmation of costings and source of funding prior to seeking approval from the Traffic Management Committee.

Costings are needed for:

- TRO
- Consultation
- Streetworks
- Signage
- CCTV / Surveillance

VC confirmed the MTRF budget was committed and an additional request would need to be put to the Town Council. If successful this could match fund a request to CBC. SH will also explore if S106 could support the scheme.

## 7. Conclusion

In summary the meeting, subject to funding achieved a step forward and consensus on:

- A temporary scheme to relocate the taxi rank to the other side of the High Street
- Foundations for a permanent relocation to Lake Street and the turning circle subject to statutory consultation and amendment to the TRO.
- Further work needed to confirm the viability of the turning circle next to MSCP.

October 2017

**LEIGHTON BUZZARD HIGH STREET TAXI AREA ON MARKET DAYS.**

I write to you with a request for your immediate cooperation in achieving an informal arrangement for taxis on market days. The request from the Town Council is to move the existing 4 spaces of the taxi rank from alongside Pizza Express to the parallel opposite side of the street on market days only – Tuesday and Saturday.

Those of you who regularly attend Leighton Buzzard High Street in the daytime will know that the Town Council has re-launched its street market which takes place on Tuesday and Saturday each week. Our investment in the market is aimed at improving its long-term business prospects with the benefits a vibrant market brings to the surrounding shops and other businesses in the area.

As well as new market equipment being introduced, part of the relaunch activity was to move market stalls around so that the market layout is tighter and we reduce the gaps between stalls. These changes to where the stalls go included our speciality market stalls and we now put them along the middle row between Lloyds Bank and Pizza Express with an intended overflow space of using the current taxi rank which runs alongside Pizza Express. Obviously, this ambition affects you as a taxi business.

On Saturday 23 September we used this space and it caused some problems. We had previously met with and agreed our proposed new market layout with Central Bedfordshire Council (CBC) and were under the impression that taxi businesses had been notified of this change as a temporary proposal. This proved not to be the case and we are sorry that those attending taxi businesses were caused distress by the situation. Central Bedfordshire Council will be consulting with you on the proposed change.

We are left then with a situation that remains uncertain for the immediate delivery of our market and its new layout. With CBC's assistance, our ambition is to go through the formal procedures to make these proposed market day changes long-standing, e.g. the temporary change-over of the taxi rank on market days only to the other side of the High Street and keep the four spaces available for taxis.

In the mean time I would like to invite those taxi businesses operating in this area to a discussion on **Wednesday 18<sup>th</sup> October, 9.00 to 10.00 at the Council offices,**

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Vivien Cannon . Head of Economic Development Services . [vivien.cannon@leightonlinslade-tc.gov.uk](mailto:vivien.cannon@leightonlinslade-tc.gov.uk) . 01525 631924



**The White House, Hockliffe Street, LU7 1DH**, to see how we may cooperate with each other to enable taxi businesses carry on with their work and the market progress with its relaunch improvements.

I look forward to meeting with you.

Vivien Cannon

Head of Cultural and Economic Services

## Margaret James

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**From:** Vivien Cannon <Vivien.Cannon@leightonlinlade-tc.gov.uk>  
**Sent:** 18 October 2017 12:40  
**To:** Margaret James; Steve Lakin  
**Cc:** Clerk to Leighton-Linslade Town Council  
**Subject:** L. Buzz Taxi - outcome of meeting

Hello,

As planned I met for an informal meeting with Taxi businesses this morning. Turns out a 9am start time is no good for those with school contracts so we waited to start and some came in very late. Graeme McDonald (Burgens) was very good and set the scene for future meetings with his fellow taxi drivers – future meetings to start at 10am.

10 people attended – representing Burgens (1), Diamond Cabs (2), Leighton Taxis (2), D&R Taxis (2), Globe Taxis (1), Geoff's Taxis (1) and Apple Taxis (1).

I gave a basic intro to the changes on the market and why we wish to move the taxi rank. I said straight off I was looking for their cooperation as LLTC has no authority over the High St, while we prepared to go for formal consultation.

Issues raised:

- **They pay for space why are we picking on them? Ans:** market explanation, all businesses benefit from greater market use, etc.
- **Pizza Express could move their tables and stalls could go there. Ans:** they pay too. (*Graeme had already looked into this issue and confirmed they are entitled to use the space.*)
- **Taxis will have to face 'down' the road to pick up from pavement. Ans:** Yes
- **Not enough space for turning taxi around to leave from top of High St. Fishmonger Van in the way. Ans:** Taxis already turn around in this area using the bottom of the slip road. Fishmonger has always been there.
- **More pedestrians will be in the turning area if market stalls are there so turning becomes more dangerous for pedestrians. Ans:** Pedestrians have always been using this area. Point taken about potential of more people being there.  
We would need to monitor this – could we do a trial period? (*Scooters populate this area so it's often already busy. It's a busy passing area already – it's the route from the Library car park.*)
- **Not enough space for wheelchair ramps, movement of chairs and 'run-up' space to get chair into taxi. It takes time to set up and load people and this will cause pedestrians a problem, waiting etc. Ans:** VC went down to the existing taxi rank and proposed side for taxis and drivers demonstrated the length of the ramps (variable). Photos taken. Existing rank has no more space than the other side. Bollards need navigating. Pizza Express outside dining area already limiting space. Only one area demonstrates the area drivers used to show space they wanted. The other area with ok space (at the top of the rank, i.e. the first taxi that would take the ride), is very similar to the proposed side. There are less people on the current taxi rank side of street. Drivers admitted that wheelchairs are not that frequent an issue. Prams may be (yet more mobile?).
- **Don't want to be 'ticketed' if using the proposed side during trial/temporary change – yellow lines, signage, etc. Drivers want it in writing that they won't receive a fine. Ans:** VC to liaise with CBC to ensure messages given to Enforcement Officers and Police.
- **Loss of income through being moved and people not knowing where Taxis are. (This was also raised for 'event' days – this is a separate issue for LLTC to pick up on for managing event temporary rank areas). Ans:** LLTC would arrange for big signage messages and social media posts to help address this issue.

As above – event day issues and market day barrier issues to be picked up separately by LLTC.

Outcome:

- a) One month's trial period. Date to be notified, taxis want two weeks' notice of start date.
- b) LLTC will get their H&S consultant to observe the pathway (wheelchair issue) and turning space.
- c) A review meeting at the end of the trial to be on a Wednesday and start at 10am. Drivers to come on time.
- d) Communications will be sent via Margaret James, CBC, as she has everyone's contact details.

5x site plan maps given out and 5x speciality market date posters given out.

So.....

- 1) I will draft a letter confirming the dates of the one month trial as sat 4<sup>th</sup> Nov to including Tue 5 Dec. Can this go out on 19<sup>th</sup> Oct?
- 2) Review meeting on Wed 13<sup>th</sup> Dec at 10am. *(I thought about the 6<sup>th</sup> Dec yet thought it gives them no time to collate their views – but then maybe the 6<sup>th</sup> would be ok – what do you think?)*
- 3) In the background we can still plan for the formal consultation yet it will need to start after 6<sup>th</sup> Dec or 13 Dec. I still don't want to include this market proposal in with the larger proposals.

I know the trial will delay things – I'll take your views on this. I'm hoping the above feedback and the trail will reduce / help with formal consultation issues. (?)

Interestingly, Graeme (Burgens) said he felt that they really had to give it a trial. That was helpful.

Regards,

Vivien

Vivien Cannon

Head of Cultural & Economic Services



The White House, Hockliffe Street, Leighton Buzzard, LU7 1HD

Direct: 01525 631924

[www.leightonlinslade-tc.gov.uk](http://www.leightonlinslade-tc.gov.uk)

**The Town Mayor invites you to a**

**Rock of Ages Charity Concert**

Featuring Singing Group plus Woburn Jazz Band

Friday 10 November

7.30pm at Hockliffe Street Baptist Church

FREE EVENT All welcome

### General Markets Information

The Charter Market is Tuesdays and Saturdays.

The Pop-Up Market is held the 1<sup>st</sup> Saturday of every month for start-up businesses year round.

The Farmer's Market is held on the 3rd Saturday of every month year round.

The Handmade & Craft Market is on the 4th Saturday of every month running March through October only.

Quality Council Status Awarded 2009

ü Be GREEN, keep it on the SCREEN

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Display of Taxi ramps / space for disabled and pram access. Drivers acknowledged disability requests are low.

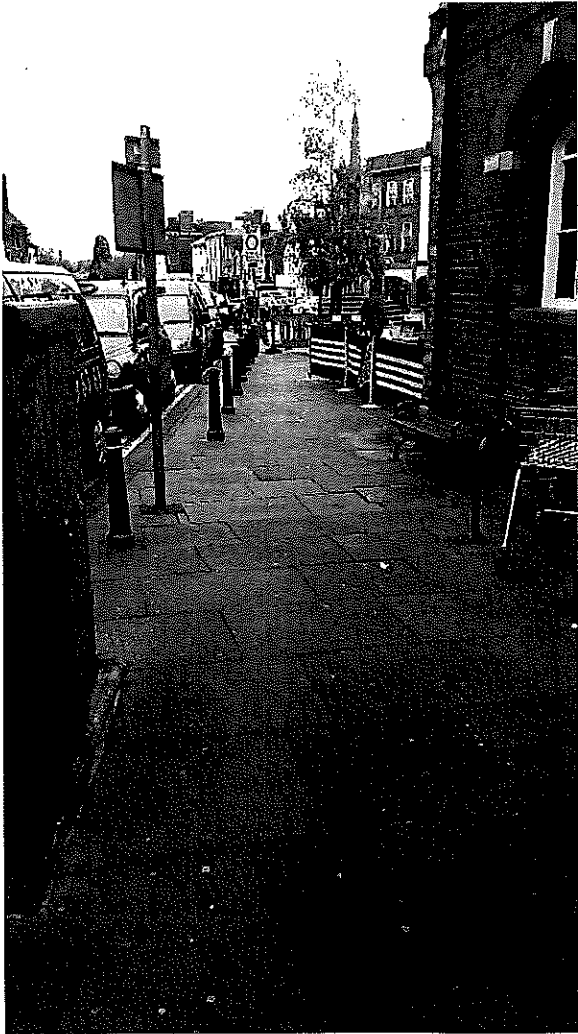


New location – consistent depth space along this side

Display of Taxi ramps / space for disabled and pram access. Drivers acknowledged disability requests are low.



Current location – space at top and bottom only – inconsistent depth space along this side



C

CENTRAL BEDFORDSHIRE COUNCIL  
REVOCATION OF ONE STAND FOR HACKNEY CARRIAGES  
AND APPOINTMENT OF ONE NEW STAND FOR HACKNEY CARRIAGES IN  
LEIGHTON BUZZARD

NOTICE IS HEREBY GIVEN that Central Bedfordshire Council, in pursuant to Section 63 of the Local Government (Miscellaneous Provisions) Act 1976, intends to:-

- (a) Revoke the hackney carriage stand in the position shown in Schedule One to this Notice on market days (Tuesdays and Saturdays) only : and
- (b) Appoint a new hackney carriage stand in the position shown in Schedule Two to this Notice on market days (Tuesdays and Saturdays) only.

If you have any objections to the proposals, you should put them to the council, in writing, stating your reason for objection. Your letter must be received by no later than 12 December 2017 and must be addressed to Susan Childerhouse, Head of Public Protection & Transport, Community Services, at the address below.

SCHEDULE ONE

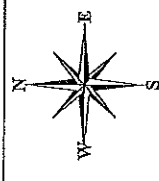
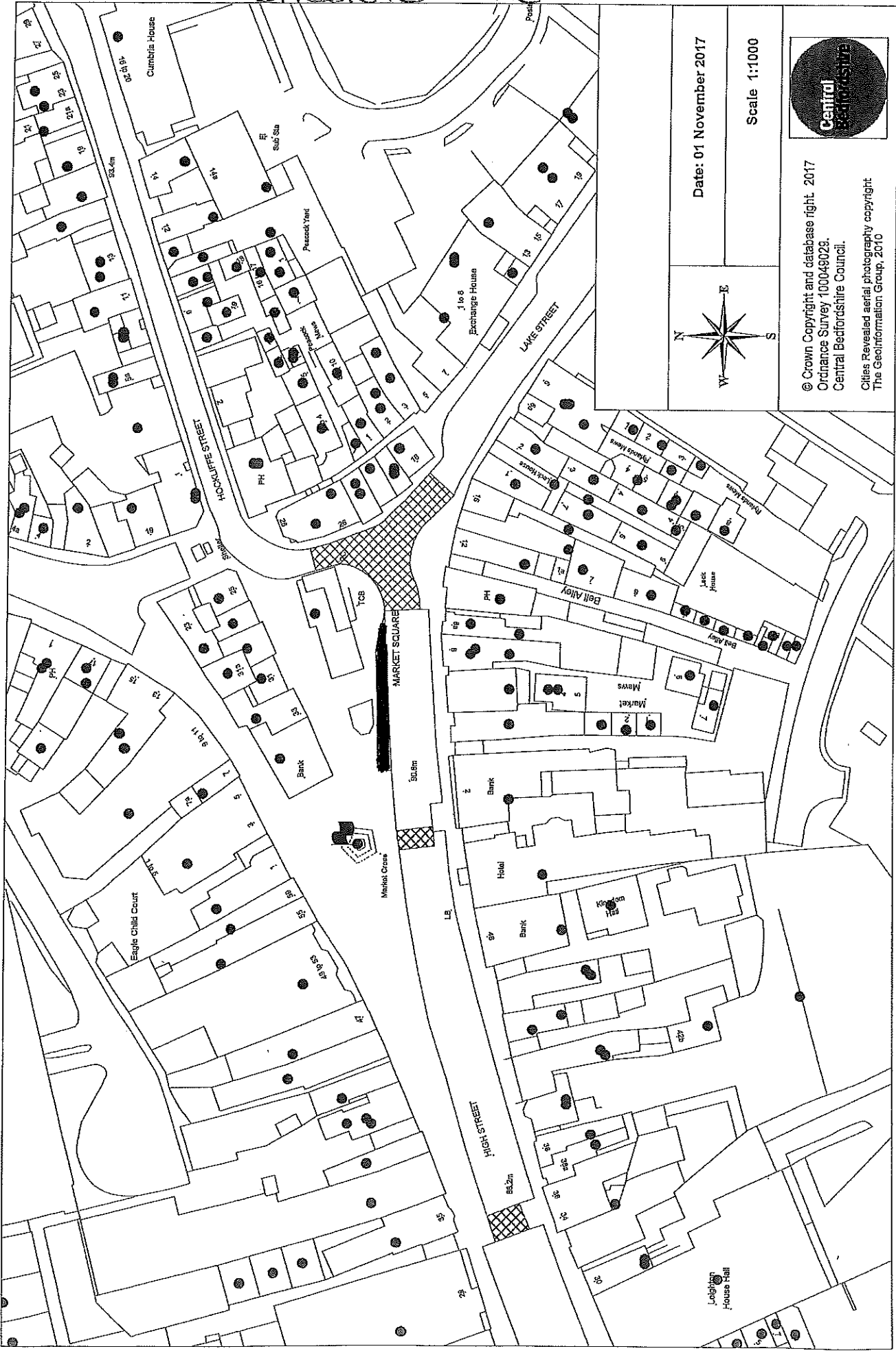
RANK IN LEIGHTON BUZZARD  
LOCATION  
Market Square, facing east

SCHEDULE TWO

RANK IN LEIGHTON BUZZARD	Number of Spaces
LOCATION	4
Market Square, facing west	

Central Bedfordshire Council, Watling House, High Street North, Dunstable,  
Bedfordshire. LU6 1LF.  
Dated 14 November 2017

# Schedule One



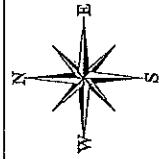
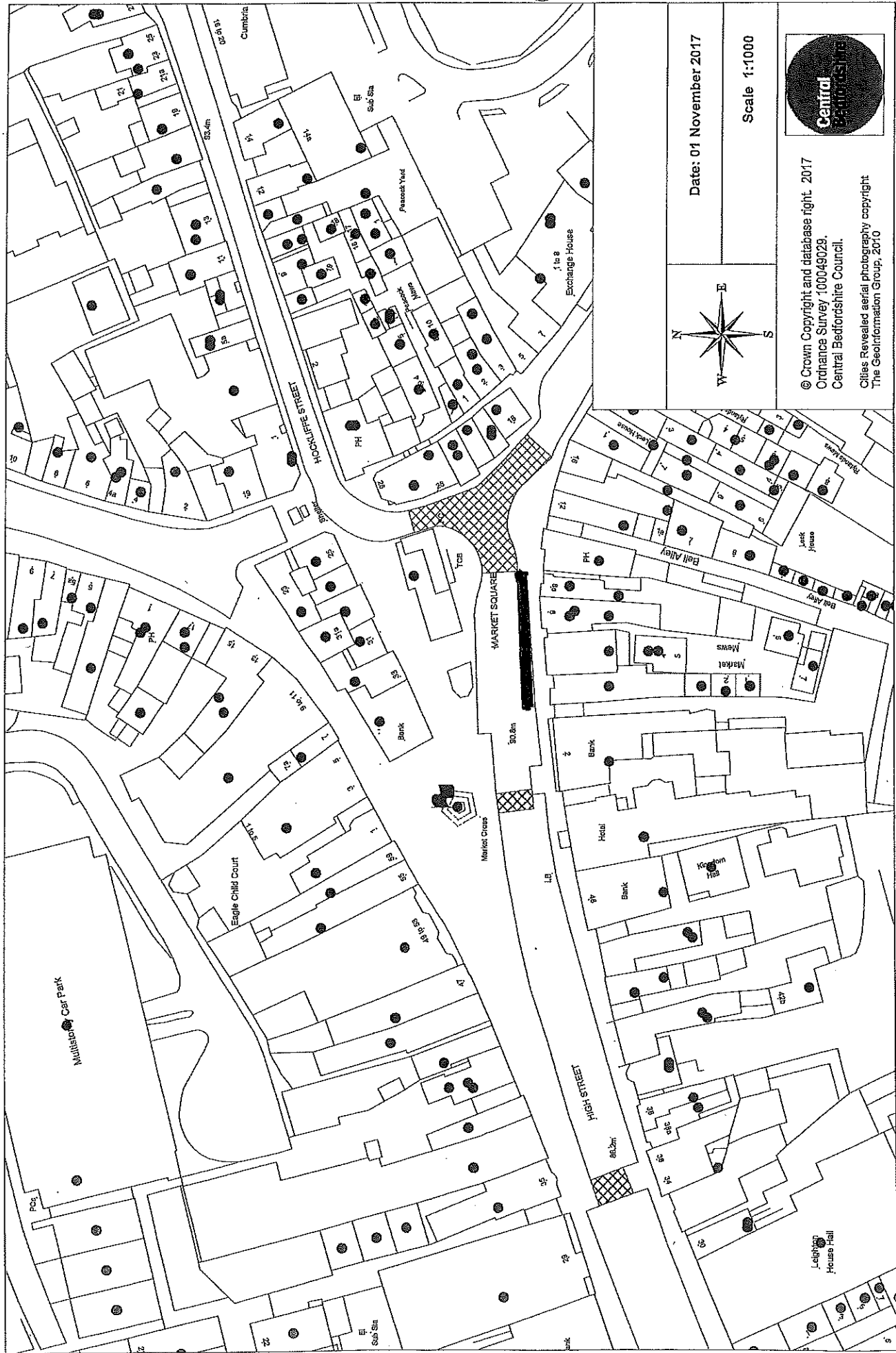
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# Schedule Two



Date: 01 November 2017

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