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SOUTHEND-ON-SEA BOROUGH COUNCIL

**Licensing Sub-Committee C**

**Date: Thursday, 23rd July, 2020**

**Time: 2.00 pm**

**Place: Virtual Meeting via MS Teams**

**Contact: Tim Row - Principal Democratic Services Officer**

**Email: [committeesection@southend.gov.uk](mailto:committeesection@southend.gov.uk)**

**A G E N D A**

- 1 Apologies for Absence**
- 2 Declarations of Interest**
- 3 Minutes of the Meeting held on Thursday, 4th June, 2020 (Pages 1 - 2)**
- 4 Revocation and Installation of Taxi Stand outside Southend Hospital  
(Pages 3 - 12)**

**TO: The Chair & Members Licensing Sub Committee C:**

Councillor H McDonald (Chair),

Councillors S Habermel (Vice-Chair), M Borton, A Chalk, A Dear, D McGlone, I Shead and  
A Thompson

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# SOUTHEND-ON-SEA BOROUGH COUNCIL

## Meeting of Licensing Sub-Committee C

**Date: Thursday, 4th June, 2020**  
**Place: Virtual Meeting via MS Teams**

# 3

**Present:** Councillor H McDonald (Chair)  
Councillors S Habermel (Vice-Chair), M Borton, A Dear, D McGlone,  
M Terry\*, A Thompson and S Wakefield\*  
\*Substitute in accordance with Council Procedure Rule 31.

**In Attendance:** E Georgeou, A Penn, E Anakwue, T Row, T Byrne and N Hoskins

**Start/End Time:** 2.00 pm - 2.40 pm

### 18 Apologies for Absence

Apologies for absence were received from Councillors Shead (substitute: Councillor Wakefield) and Ward (substitute: Councillor Terry).

### 19 Declarations of Interest

The following interest was declared at the meeting:

(a) Councillor Wakefield – Agenda Item No. 4 (Revocation and Installation of Taxi Stands in London Road, Southend-on-Sea) – Non-pecuniary interest: Previous worked as a hackney carriage driver.

### 20 Minutes of the Meeting held on Thursday, 13th February, 2020

Resolved:-

That the Minutes of the Meeting held on Thursday, 13<sup>th</sup> February, 2020 be received and confirmed as a correct record.

### 21 Revocation and Installation of Taxi Stands in London Road, Southend-on-Sea

The Sub-Committee received a report of the Executive Director (Neighbourhoods and the Environment) that sought approval to commence the statutory consultation on the revocation of the taxi stand on London Road in Southend-on-Sea, located at the 'dead end' where London Road (from College Way) meets the High Street at Victoria Circus and the installation of a new stand on the opposite of the road as set out in the submitted report and illustrated on the plan attached as an Appendix.

Resolved:

1. That the statutory consultation process on the revocation of the existing taxi stand on London Road, located at the 'dead end' where London Road (from College Way) meets the High Street at Victoria Circus be authorised.

2. That the statutory consultation process on the appointment of a taxi stand located on London Road, further back on the same side of London Road on the other side of the Private Road be authorised. This stand will measure 43.5m again in 2 lanes (25.5m+18m) and extend around the end point of London Road, split into 5 marked areas (3.2m+5m+1.7m+5.5m+14m). In addition, on the opposite side of London Road a 'Taxi pick up only - for disabled users' area will be designated (22.5m). This will include a 'KEEP CLEAR' section, as this is required to be kept clear for emergency access at all times. The entire new layout totals 95.4m and will operate as a taxi stand 24 hours a day

3. That, in the event that there are no objections received as a result of the consultation, the stand is relocated in accordance with the specifications laid out in the submitted report, without the need to be referred back to the Licensing Sub-Committee C for consideration.

**Chair:** \_\_\_\_\_

**Southend-on-Sea Borough Council**

**Report of Executive Director for Neighbourhoods and Environment**

**To**

**Licensing Committee C**

**On**

**23 July 2020**

Report prepared by: Elizabeth Georgeou Head of Regulatory Services

Agenda  
Item No.  
**4**

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**Revocation and Installation of Taxi Stand outside Southend Hospital  
Chair Licensing Committee C: Councillor Helen McDonald**

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**A Part 1 Public Agenda item**

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**1. Purpose of Report**

To revoke the taxi stand outside Southend Hospital on the eastbound carriage way of Prittlewell Chase and install a split taxi stand on the opposite westbound carriageway.

**2. Recommendation**

2.1 That the Licensing Committee considers if the proposed resiting of the stand of Prittlewell Chase should proceed taking into account the responses to the public consultation.

2.2 To revoke the taxi stand on Prittlewell Chase which extends from the end of the zebra crossing zig zags opposite numbers 218-220 Prittlewell Chase heading in an eastwards for a distance of 78m.

2.3 Install a taxi stand on the opposite carriageway on the southwest side of Prittlewell Chase, which allows resident access via drop kerbs this stand will be split into 5 sections and laid out as follows:

From a point 6.7 metres west of the common boundary of Nos. 184 and 186 Prittlewell Chase to a point 7.8 metres west of the common boundary of Nos 186 and 188 Prittlewell Chase.

From a point 3.5 metres west of the common boundary of Nos 180 and 182 Prittlewell Chase to a point 8.6 metres west of the common boundary of Nos 180 and 182 Prittlewell Chase.

From a point 5.1 metres west of the common boundary of Nos 176 and 178 Prittlewell Chase to a point 5.7 metres west of the common boundary of Nos 178 and 180 Prittlewell Chase.

From a point 4 metres west of the common boundary of Nos 172 and 174 Prittlewell Chase to a point 4.9 metres west of the common boundary of Nos 174 and 176 Prittlewell Chase.

From a point 4.9 metres west of the common boundary of Nos 168 and 170 Prittlewell Chase to a point 5.6 metres west of the common boundary of Nos 172 and 170 Prittlewell Chase.

All sections of the new stand(s) proposed above will operate between 08.00 and 20.00 daily.

### 3. Background

In September 2019, at the request of the bus companies, the Council approved the decision to move the taxi stand to its current location and to move the bus stop further west on Prittlewell Chase. The proposal was adopted because of the risk to passenger safety from passengers who were dismounting from the buses in the outside lane.

There is still congestion at this location with the two busiest times for the car parking queuing being Monday to Friday from around 08.30 – 11.00 and from 13.00 – 15.00. the queues are from cars trying to enter entrance 4 (the eastern entrance). The cars entering the car park are queuing into the outside lane, preventing other vehicles passing and blocking the taxis from entering and leaving the stand. This congestion has a negative effect on the local network, forcing vehicles to use local roads rather than the main distributor which may have a detrimental impact on the local air quality.

The Hospital have confirmed that that the works that they are undertaking on the internal layout of the car parking areas is likely to be completed by summer 2021. It is their intention to use the same entrance to the Hospital that they are currently using.

To assist with the traffic flow at this location, which also has traffic from three schools at the busiest times, the Hospital have said that they would implement some additional controls including:

- no stopping in the first car park area, to reduce the time people are queuing to get in.
- create a slip road within the Hospital grounds so that cars can queue there, rather than into the road.
- their current plans also provide for a different exit from the Hospital grounds with cars being able to move within the Hospital site to the different car parks without exiting the site.

The Hospital also provides staff car parking on site. The Hospital have advised that their administration staff have already moved to a different site and that staff members now have different working patterns, with staggered start and finish times. These measures will reduce the impact on the entrance at the busiest time.

**Appendix 1** shows the current location of the taxi stand on Prittlewell Chase and the proposed location of the taxi stand on the opposite side on Prittlewell Chase.

The statutory consultation (**Appendix 2**) for the revocation and adoption of the arrangements proposed in **Appendix 1** has been completed representations are detailed in 6.6.

### 4. Other Options

4.1 If the Council were to do nothing, the congestion would continue in this area.

4.2 If the Committee adopts the proposed change in location of the taxi stand it may consider the proposal by the ward Councillors that the time the taxi stand is in operation is limited to between 8.00 and 17.00 Monday to Friday.

- 4.3 If the Committee adopts the proposed change it may wish to consider undertaking to review the taxi stand location within three months of the Hospital Administration notifying the Authority that all works on the internal traffic system within the Hospital Grounds have been completed.

## 5. Reasons for Recommendation

To reduce the congestion along Prittlewell Chase by enabling the traffic entering the car park to queue in the inside lane, where the taxi stand is currently located. To reduce the impact on the passengers of the buses, the timetabling of which is adversely affected by this congestion and subsequent delays for passengers along this route.

## 6. Corporate Implications

### 6.1 Contribution to the Southend 2050 Road Map

The Council's outcome delivery plan is to be connected and smart and intends to establish joined up transport across the town. The use of the single entrance by the Hospital to enter the car parks and the location of the taxi stand outside the Hospital entrance along Prittlewell Chase causes congestion and delays in bus journeys. The proposal has been made following representations by the transport companies and complaints by the taxi trade and residents regarding this congestion.

The re-siting of the taxi stand will enable all drivers to enter the Hospital via the gap in the central reservation and not add to queuing traffic along Prittlewell Chase. The proposed location enables taxis to filter onto the private stand within the Hospital grounds. The accessibility of taxis forms part of the strategy for supporting access for residents to hospital services.

### 6.2 Financial Implications

The cost of the installation of the taxi stand at the Hospital will be met by revenue accounts.

### 6.3 Legal Implications

The provisions for revoking and installing taxi stands for hackney carriage vehicles are contained in the Local Government (Miscellaneous Provisions) Act 1976 Section 63. The statutory consultation required by the Act has been completed.

### 6.4 People Implications

None

### 6.5 Property Implications

None

### 6.6 Consultation

4 responses were received, two of which was received from the same resident, opposing the proposals. One response was received from one of the bus companies supporting the proposal.

Ward Councillors proposed an amendment to the timing of the rank from daily 8am until 8pm to 8am until 5pm.

Details of the consultation and the responses are contained in **Appendix 2**.

## 6.7 Equalities and Diversity Implications

There were no adverse equalities issues identified in respect of this proposal. There are positive outcomes for those who may have difficulty in travelling on public transport, or not have a car which have been identified in the Equalities Assessment.

## 6.8 Risk Assessment

Failure to implement the change will result in continued difficulties with congestion in the area, and continue to delay for passengers using the bus transport services, and those attending the hospital for appointments or for work. Improvement in air quality is related to traffic moving, rather than queuing in this area.

## 6.9 Value for Money

The option selected was a solution which could be undertaken relatively quickly with low impact to pedestrians and motorists. All other options considered would cost a significant amount of money with little or no budget to cover it.

## 6.10 Community Safety Implications

None

## 6.11 Environmental Impact

None

## 6. Background Papers

Minute 292 Revocation and Installation of Taxi Stand outside Southend Hospital Licensing Sub-Committee C 5 September 2019.

Minute 804 Revocation and Installation of Taxi Stand outside Southend Hospital Licensing Committee C 13 February 2020.

## 8. Appendices

Appendix 1 shows the current location of the taxi stand on Prittlewell Chase and the proposed location of the taxi stand on the opposite side of Prittlewell Chase.

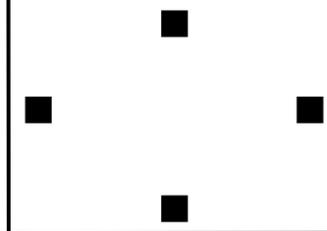
Appendix 2: Results of statutory consultation.



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Order Title:  
**PRITTLEWELL CHASE - PROPOSED RELOCATION OF TAXI RANK OUTSIDE SOUTHEND HOSPITAL**



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<b>SCALE</b>	1 : 1250 @ A3
<b>DATE</b>	05/02/2020
<b>MAP</b>	Selected map area
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## Appendix 3 –Consultation result

### Response 1

ok Im [REDACTED] from [REDACTED] prittlewell chase [REDACTED] had a phone call last night from [REDACTED] [REDACTED] from bears estate agent confirming all properties in this taxi rank drive through outside of our ( OWNED ) residential ROAD WILL FALL IN VALUE BY £15-20,000 POUNDS ??? ( [REDACTED] WE HAVE SOLD OUR PROPERTY 3-4 WEEKS IN NOW WE NEED TO TELL OUR BUYERS YOR INTENTIONS ??? by L A W ??? ALL 9 PROPERTIES YOU THINK YOU CAN JUST PUT NOTICES ON LAMPOST ON 21ST FEB to let us know taxi rank infront of our properties AND THEN 2 CONSERVATIVES MEN TURN UP AT OUR DOORS TO TO SAY WHAT YA THINK ?????????????? OUR PROPERTY IS SOLD IF WE LOSE BUYERS ?? WOULD LIKE YOU WOULD BE UPSET POLLUTION SLAMMING DOOR DISESEL FUMES HEATH SAFETY MUM HAD LUNG CANCER [REDACTED] REASON FOR SELLING [REDACTED] NEXT DOOR [REDACTED] SEVERVE BREATHING PROBLEM <<<< WE DO NOT WANT CABS STARTING ENGINE CONTINUIOUS FROM 8 AM TILL 8PM OUTSIDE OUR [REDACTED] owned properties hillborough better choice side of hospital round to carlton ave ?? no issue then you can use barrier which is never used VERY UNHAPPY RESIDENCE

### Response 2

The proposed location for taxi stand rank outside our dwellings include mainly elderly and chronically ill people with breathing problems and / or anxiety they have expressed concern that this proposal for taxi stand rank will impact their wellbeing through increased pollution caused by increased emissions result of queing taxis and traffic which will impact on our quality of life also we have frequent carers emergency services attending our homes regular basis so need our right of ways never blocked ?? there is a viable alternative at the top of hillborough road which would provide solution there are no domestic dwellings there could be adapted side of lady mcadden unit in hillborough road and un-used barrier could be used could you consider my name is [REDACTED] of [REDACTED] prittlewell chase I will here with my mum who has lung cancer very worried this has already impacted her life with worry stress about propose rank outside here home also lady next door has chronic lung trouble and sleeps with ventilator that's no [REDACTED] she is in hospital as we speak with breathing difficulties all elderly along this stretch of prittlewell chase please reconsider

Thankyou [REDACTED] prittlewell chase

Note: responses 1 & 2 are from the same person

### Response 3

I am writing to object the application to remove the parking spaces on Prittlewell chase to make room for taxis. I have lived in Hillborough road for 25 years and have always had trouble parking outside my home, now you want to remove more spaces for the residents that's have to pay for there permits and give permits to people who do not even live down my road. There is not enough spaces for residents as it is and now you want to remove more space for taxis there most be else where you could put the taxis along Prittlewell Chase and help the residents to get to there homes. I hope you will help the residents of Hillborough road and the surrounding areas as we have a lot of trouble with parking all year round and you are just going to make it worse for us.

Hope to hear from soon.

Yours faithfully

[REDACTED]

hillborough road  
Westcliff on sea

**Response 4**

I live in Cardigan Ave. The proposed taxi rank changes will not directly effect my house but how awful for those residents opposite the hospital.

A much better, though more expensive option is to claim the north half of central reservation between Cardigan and the central entrance gate and also between the central entrance gate and the exit from the tower car park.

This would be easily accessed and provide plenty of room for taxis.

Why should residents on the south side of Prittlewell Chase have to put up with air pollution, noise, smoking drivers and loss of even more parking space around the hospital.

Convert the central reservation.

**Response 5**

Good Afternoon,

On behalf of Arriva Buses in Southend we are fully backing the removal of the Hospital Taxi Stand, this will help our services to operate smoothly past the hospital and not cause us delays in queuing behind vehicles waiting to enter the hospital car parks.

This will also stop road users from bumping the kerb and damaging the kerb stones and grass area, again due to queuing cars wishing to park in the car parks and this is caused due to the current location of the taxi rank.

Where the new suggested area for the Taxi Rank would be ideal as this will not have the issue of cars waiting to enter the car parks.

*Regards*

*Lee Burvill-Eckett*

*CCTV Officer Southend/Stakeholders Relations Officer*

*Email: [burvilleckett.l.sc@arriva.co.uk](mailto:burvilleckett.l.sc@arriva.co.uk)*

*Tel: 01702 442405 Mob:*



Response to concerns raised:

Locating a taxi stand at this location would have an adverse impact on the price of property at this location	The impact on the price of properties is not something we are able to consider with respect to taxi stands.
Noise from doors slamming	This area is a busy location and is currently pay and display for parking, with cars arriving and departing throughout the day. It is unlikely that doors slamming or closing would be assessed as statutory nuisance, as this is a busy location with high predicated noise levels.
Diesel fumes from taxis impacting on the health of those individuals in the property.	Cars already parking in this area may be diesel and not all taxis are diesel cars. It is proposed that the signage that would accompany the taxi stand be signed to include a reminder not to idle their engines at this location.  In response to concerns raised by residents on air quality the Council has undertaken to comparative air quality monitoring in this area for one year. Consideration of any adverse impact identified will be detailed in the statutory annual status report on air quality which is submitted to the Department of the Environment Food and Rural Affairs for the approval on the Council management of local air quality.
Access to emergency services to these properties	The access to emergency vehicles will remain as it is now, with the replacement of pay and display bays with a taxi stand.
Loss of parking spaces	There will be less spaces available.
Proposal to locate in different road	Other locations were considered and this location enables taxis to enter the Hospital grounds to pick up passengers from within the grounds. It also enables those using taxi services to access taxis from outside the Hospital.
Proposal to put taxi stand in the central reserve	It has been suggested that the taxi stand be located in the central reserve. Putting the taxi stand on the reserve would have a high cost implication, reduce the amount of greening in this area and introduce a safety hazard. Taxis would need to be able to access the main carriageway from the right hand side where the usual entrance to the carriageway would be from the left in this situation across a lane of traffic into the inside lane.
Support for Scheme	No comment

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