



BECCLLES TOWN COUNCIL

Mrs Claire Boyne ~ Town Clerk
Mrs Jula Janney ~ Deputy Town Clerk

Mr M Kerridge
East Area Highways Service
Newcombe House
Newcombe Road
LOWESTOFT
NR32 1XA

4 July 2012

Dear Mark

RE: BECCLES FRIDAY MARKET CHANGES TO TRAFFIC REGULATION ORDER

I am writing to advise you that the following are requested from Beccles Town Council regarding changes to the current system in place in New Market on Fridays for the holding of the Market which is currently closed off to traffic from 6am-4pm.

Talks have been held with Businesses, Traders, Beccles Town Council and Beccles Regeneration Ltd regarding the need to change the TRO to allow traffic to flow around New Market and also to allow, when the market is not as full, vehicles to park during the period when the road is open.

These are the needs of the Council to implement the opening of the road from 9am-2pm on Fridays.

- Prohibition restriction for wide vehicles entering the market area
- Changes to signage ie 6-9am and 2-4pm for road closure
- Parking allowed, if available, between 9am-2pm
- Setting up - Road closed from 6-9am - traders remove vehicles by 9am
- Packing up - road closed from 2pm-4pm - traders must be off the area by 4pm

If you require any further information, please do not hesitate to contact me.

Kind regards.

Yours sincerely

Mrs Jula Janney
Deputy Town Clerk

cc: Councillor C Punt, Ashcroft, Mill Common, Westhall, HALESWORTH, IP19 8RF



TOWN HALL, THE WALK, BECCLES, NR349AJ
TEL 01502 712109 ~ FAX 01502 716166
admin@beccles.info
www.beccles.info



Denise Mortimer

From: Chris Punt
Sent: 13 November 2012 17:23
To: Denise Mortimer
Subject: FW: New Market Beccles - Traffic Regulation Order to Re-Open to Traffic on a Friday.

Denise, good afternoon

Reply from Beccles Police for your information.

Regards

Chris

From: Malcolm Brabbin [mailto:Malcolm.Brabbin@suffolk.pnn.police.uk]
Sent: 13 November 2012 08:12
To: Chris Punt
Cc: Kevin Howell
Subject: Re: New Market Beccles - Traffic Regulation Order to Re-Open to Traffic on a Friday.

Morning Chris

Sgt Howell has asked me to send a corporate reply.

As far as I am concerned this is mainly a return to the system that was in place before the new regulations came into force. This always worked in the past and I cannot recall an accident in the market place in all the 26 years I have worked in Beccles so I cannot see a problem with safety.

You also talk about shared parking.

This has also happened in the past albeit in an unofficial capacity. When the stalls were all down one side in the past, once the market had started to close for the evening which sometimes occurred about 3pm I had no problem about letting cars park in the spaces vacated by the stalls. While all the stalls were in place the No Waiting was rigorously enforced and the traders both market and town were ok with this. This seems to be the system you now want to bring in so once again I not foresee any problems with this. Hope this answers you problems.

Regards

Malcolm

is Punt <Chris.Punt@suffolk.gov.uk> 12/11/2012 13:57 >>>

Gents, good afternoon

After pressure from the Independent Traders and Beccles Business Association we are working on a report to change the Friday closure of New Market for the market to a "Share Space" concept.

This means that the road will be closed for setting up between 6am and 9pm and closing down between 2pm and 4pm and at all other times open. The stalls will be sited on the Southern Side of New Market facing the shops from the junction with Market Street round to the junction with Ballygate and facing the shop, the stalls will be positioned 2mtrs from the footpath. Traffic will be able to pass behind the stalls to keep free movement of traffic. At times when stalls are not positioned on the Southern Side cars will be able to park opposite facing the estate agents shops.

Your thoughts, comments, support or other wise to the above would be appreciated so that we can incorporate them into the report.

Thank you

Regards

14/11/2012

Denise Mortimer

From: Chris Punt
Sent: 12 November 2012 14:49
To: Denise Mortimer
Subject: FW: Beccles Market - Consultation on Current Design and Way Ahead. [Restricted]
Follow Up Flag: Follow up
Flag Status: Red

Denise, good afternoon

This is an earlier reply from Beccles police when I did the consultation back in February

Chris

From: Kevin Howell [mailto:Kevin.Howell@suffolk.pnn.police.uk]
Sent: 26 February 2012 15:17
To: Chris Punt; Malcolm Brabbin; Nicholas Aitken; Stirling Parsk
Subject: Re: Beccles Market - Consultation on Current Design and Way Ahead. [Restricted]

[Restricted]

Chris - If I can reply on behalf of the team (I'm sure that if my opinion is different they'll let you know).

There has been a marked decrease in the amount of people in the town on a Friday compared to before the road closure. Also we do get a lot of complaints that when the road is closed there is little parking in the town.

Other than that I would imagine that the local shops will give their opinions on trade in the town on Friday.

I'm not aware of there being any "safety" issues since the road closure.

kind regards
 Kev Howell
 Ps1218

>>> Chris Punt <Chris.Punt@suffolk.gov.uk> 2/25/2012 3:13 pm >>>
 Gents, good afternoon

The current design of Beccles Market, which was extended following requests from Beccles Town Council, Regeneration Company and Beccles and Bungay Cycle Strategy Group and a full consultation, was approved and implemented in August 2011. At the time of consultation three objections were received, one from a business owner, one from a car owner who could no longer park outside Greggs and one person concerned by the effect on trade to the shops. The plans were approved by Suffolk Rights of Way committee in June 2011.

Following concerns from the businesses that their trade is down on a Friday I am consulting as wide as possible with a view to re-visit the market design and road layout with a view to making changes if necessary in April when the new transport budget is available.

Please can you let me have your comments on the current road and market design, e.g. safety issues during March?

Thank you

Regards

29/11/2012

Denise Mortimer

From: Chris Punt
Sent: 23 November 2012 15:19
To: Denise Mortimer
Subject: FW: Newmarket, Beccles

Denise, good afternoon

Reply from Suffolk Fire and Rescue Service in Beccles.

Regards

Chris

From: Timothy Bray
Sent: 23 November 2012 09:33
To: Chris Punt
Subject: Newmarket, Beccles

Hi Chris,

As previously discussed, I can confirm that we have experienced no issues relating to the changes in Newmarket Street, Beccles from the Fire & Rescue service's point of view.

Kind regards,

Tim

Tim Bray
Watch Commander
Suffolk Fire & Rescue Service
Beccles (015)
tel: 07884 336692

Denise Mortimer

From: Heather Miller
Sent: 12 November 2012 09:00
To: 'Christine Pinsent'
Cc: Denise Mortimer
Subject: Beccles market

Dear Christine

Thank you for your message in support of the proposals for New Market, which will be included in the report made to the Rights of Way Committee. This Committee considers both rights of way and traffic management proposals that are contested. The Committee's recommendations are then reported to the Portfolio Holder, Councillor Guy McGregor, for the Council's final decision on the proposals and in that case I will contact you again after the decision.

The date of the next committee meeting when these proposals are likely to be considered is 16 January 2013. The meeting agenda can be found at the appropriate time on the SCC website on the following link, together with the procedure for those wishing to speak at the meeting:

<http://www.suffolk.gov.uk/your-council/decision-making/committees/rights-of-way-committee/>

In the meantime I am forwarding your message to the scheme manager for her attention.

Kind Regards

Heather Miller
Senior Legal Officer

Suffolk Legal, Suffolk County Council, Endeavour House, Russell Road, Ipswich, IP1 2BX
DX 87951 Ipswich Tel (01473) 264184 Fax (01473) 216825

www.suffolklegal.co.uk

The contents of this email are subject to legal privilege and must not be disclosed without the permission of the author.

From: Christine Pinsent [mailto:c.pinsent@virgin.net]
Sent: 11 November 2012 21:21
To: Heather Miller
Subject: Beccles market

For the attention of Heather Miller.

Dear Heather,

I am writing as the Chair of Beccles Business and Tourism Association representing the traders in Beccles especially those situated in New market of which I am one.

I am very concerned that it was not made obvious that this process of getting the road opened up again needed to have comments written again by those who objected in the first place and since we are suffering which has been made very clear with the decision made by Beccles Town Council to re-open it I am very confused at this rather strange process.

29/11/2012

In the light of this I am writing to express the views by all traders especially those in the vicinity of the market.

It has proved that not having the flow of traffic through the centre of town in New market making access around the town centre easy has driven people out of the town and they do not return on a Friday. This has seen a fall in footfall and we are not getting people into our shops which means our takings are down considerably on a Friday and once people have gone elsewhere it is difficult to get them back. I know this is a mind-set with folk but it is very true and has a longer term effect on their shopping habits, but that is how it is and there has been great areas where cars could have parked and couldn't because there are no stalls filling the designated area which again puts shoppers off.

We were all told at the beginning we would be getting a quality market with stalls to show this and attract new people to the town, it would be managed in a very fair, safe and sympathetic way to the existing businesses. However this has not been the case, and we have ended up with stalls that are of very low quality not attracting anyone new to increase the footfall and duplicating what we already have which does not help existing shops.

We are all fully aware and accept that we have had a double dip recession and we are in very bad economic times but the decrease in footfall makes takings on a Friday far below this. We have customers telling us that they are not visiting on a Friday because they waste petrol going around to get where they want and in the end just can't be bothered to persevere so go elsewhere. Some come back on other days and some we have lost.

The businesses in New Market want to work with the market traders to ensure that everyone gets what they want and be economically viable, However the bottom line is that the market traders are only there for 6 hours at the most, they do not pay business rates and the same amount of insurance we have to pay so with all this in mind we are being penalised and some businesses will be closing due to this which is not good in any town centre.

In hind sight the original decision should have been done on a trial basis and hence we would not be in this situation today where it has cost a lot of money and funds that could have been spent on more worthwhile things that would have improved the town especially in this economic struggle we are in, it has wasted a lot of peoples time and caused a lot of ill feeling between the local businesses and the market traders which is not desirable as we all need to work together.

I hope that in the light of all of this we can move forward and revert back to the original set-up with the road open and look at better ways to position the market traders enabling everyone to have a living and work together.

Yours truly

Christine Pinsent
Chair, Beccles Business and Tourism Association

Denise Mortimer

From: Heather Miller
Sent: 12 November 2012 14:09
To: 'David Rich'
Cc: Denise Mortimer
Subject: RE: Beccles market road closure

Dear Mr Rich

Thank you for your message in support of the proposals for allowing vehicles in New Market, which will be included in the report made to the Rights of Way Committee. This Committee considers both rights of way and traffic management proposals that are contested. The Committee's recommendations are then reported to the Portfolio Holder, Councillor Guy McGregor, for the Council's final decision on the proposals and in that case I will contact you again after the decision.

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In the meantime I am forwarding your message to the scheme manager for her attention.

Kind Regards

Heather Miller
Senior Legal Officer

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From: David Rich [mailto:david@florianscafe.biz]
Sent: 12 November 2012 12:11
To: Heather Miller
Subject: Beccles market road closure

Dear Heather,

I read in the Beccles & Bungay last Friday about the road being re-opened and to my amazement read that the market has been encouraged to re-apply for the road to be closed.

It said all comments / objections should be emailed to you before the 14th November.

My wife and I own and run Florians Café and Sandwich bar in Market Row, right in the middle of the town. We, along with many other local businesses, signed a petition to have the road re-opened.

Our business has been severley damaged by the road closure, along with many others.

29/11/2012

Fridays used to be our busiest day for many years. As soon as the road was closed for the market, we immediately experienced a severe drop in Friday trade and have continued to do so ever since. In fact Fridays are now our worst day and we estimate we have lost in excess of £5000 in income since the road was closed on Fridays.

Our customers tell us that the problem is parking. Parking in the town is bad enough, but on Fridays parking in Beccles is so bad that many people simply avoid the town.

It may be that some people do come into town because of the market but that is far fewer than the number that avoid the town.

We, along with all the other town businesses, pay rates to be there and work hard to serve the local community. To close down easy access to the town to allow other people (not local town businesses) to pay a very small fee to come in and make money for themselves at the expense of the rate paying local businesses is totally unjust and unreasonable.

We expect our council to support us, not harm our trade.

As well as suffering a big drop in trade, we have had to lay off 2 members of staff because of the harm the market does to our trade. One was a Friday worker who we simply do not need because of the drop in traffic and the other was a full time member of staff we simply cannot afford since our Friday trade was damaged and we started to suffer financially.

I know the idea of a bustling market in the town sounds like a good idea but it just does not work. Many of the spaces closed and allocated for market stalls remain constantly empty. Many of the stalls, if not all do not benefit any of the local businesses at all. The people numbers in the town drop a great deal. There is an unsightly burger van slap bang in the middle of the square, right outside the entrance to our café. If the market is to remain why can it not be moved down the town to where the bus stops are? There is a large paved pedestrian area there that would be perfect for it and the main town square would not be effected in any way.

All in all we are firmly against the market being in the square in any way, and absolutely against the road being closed.

I do not know of any single business in the town centre that feels a benefit from the road closure on Fridays. It is damaging the local businesses.

David Rich
Florians Ltd

2 Market Row, Beccles, Suffolk, NR34 9HF