
Meeting: Traffic Management Meeting
Date: 27 March 2012
Subject: Plover Road and Bunting Drive, Leighton Buzzard - Resolution of objections to the proposed Prohibition of Waiting
Report of: Basil Jackson, Assistant Director of Highways and Transportation.
Summary: To report to the Executive Member for Sustainable Communities Services the receipt of objections to proposals for a prohibition of waiting on lengths of Plover Road and Bunting Drive, Leighton Buzzard and seek approval for the implementation of this scheme.

Contact Officer: Gary Baldwin – Traffic Engineer
gary.baldwin@amey.co.uk
Public/Exempt: Public
Wards Affected: Leighton Buzzard South
Function of: Council

CORPORATE IMPLICATIONS

Council Priorities:

To improve highway safety and facilitate the free flow of traffic

Financial:

The cost of introducing the waiting restrictions will be approximately £3,500, which is being funded by the developer of the Pratts Pit site.

Legal:

None as part of this report

Risk Management:

None as part of this report

Staffing (including Trades Unions):

None as part of this report

Equalities/Human Rights:

None as part of this report

Community Safety:

None as part of this report

Sustainability:

None

RECOMMENDATION(S):

That the proposal to introduce a Prohibition of Waiting on various lengths of Plover Road and Bunting Drive be implemented as set out in this report.

Background and Information

1. As part of the planning consent for the re-development of the old Pratts Pit 15B site, the Council imposed a condition that a Prohibition of Waiting be introduced on certain lengths of road. At the time of determining this application, legislation restricted the number of parking places that the Council could insist upon. This coupled with the favoured estate layout of narrow carriageways and rear parking courts means that parking controls are considered necessary to ensure that the roads through the estate are not obstructed by parked vehicles.
2. Plover Road and Bunting Drive have not yet been adopted, but it is the intention that they will be. It is acceptable for a local authority to introduce traffic orders on roads that are unadopted. It was hoped that the necessary Order could have been introduced before the houses were occupied to eliminate the potential of objections from the new house owners. However, the developer was unable to achieve this.
3. It should be noted that some of yellow lines have already been installed by the developer, but these do not comply with the agreed layout of restrictions as shown on the drawing appended to this report. Hence, this has created additional confusion on the part of residents and explains some of the comments contained in their representations.
4. The proposals were formally advertised by public notice in January 2012. Consultations were also carried out with the emergency services and other statutory bodies, Leighton-Linslade Town Council and Elected Members. All of the residents of the estate were also consulted.
5. A total of 9 representations have been received from residents, representing mixed views from various parts of the estate. Copies of all of these are included in Appendix C and the comments are summarised below. In addition, replies have also been received from Leighton-Linslade Town Council and Bedfordshire Police.
6. The responses received from residents can be grouped and summarised as follows:-
 - a) The owners of two properties on the south side of Bunting Drive at the eastern end near Johnson Drive both want restrictions at the front of their homes. That length of road is proposed to be unrestricted and is already being used for parking at all times. This is an annoyance to the residents, hinders emergency vehicles and can obstruct access to their premises.

- b) The owners of four properties on Bunting Drive near the 90 degree bend responded. Two of them want more restrictions around the bend as parked vehicles there make it difficult to manoeuvre on and off their driveways. In addition the parked cars reduce visibility around the bend and obstruct the passage of vehicles. One of the owners is concerned generally about the lack of on-street parking available. A further resident does not want yellow lines outside their home as they only have one off-road space, so suggest that the yellow lines be shortened to allow them to park outside their home.
- c) The owner of a property alongside the square in Bunting Drive is concerned that the plans could change and yellow lines be marked outside their home. The resident also believes that the proposed yellow lines are on the wrong side of the road and questions whether they are needed at all.
- d) The owner of a property at the eastern end of Plover Road near the affordable housing wants yellow lines as everyone parks outside their home because parking is unrestricted.
- e) The owner of a property at the eastern end of Plover Road alongside the stub end does not want restrictions on both sides of the road outside their home. They were allegedly given assurances by the builder that there would not be any restrictions at that location.

7. The following response was received from Leighton-Linsalde Town Council:-

“The Committee considered a proposal from Central Bedfordshire Council to introduce prohibition of waiting on Plover Road, Bunting Drive, Johnson Drive and Kestrel Way on the Sandhills estate. It was noted that the significant amount of on-street parking on the narrow roads had caused access problems, particularly for larger vehicles including the D1 Dash Direct bus and emergency vehicles.

Two Committee members had spoken with Sandhills residents recently and raised the following two points:

- (a) It was requested that double yellow lines also be introduced on the inner curve (the straight section) of Bunting Drive to prevent people parking there.
- (b) It was noted that double yellow lines were already in place opposite the T-junction in Plover Road, although these were not shown on the proposals map.

RESOLVED to support the introduction of a Prohibition of Waiting Order on Plover Road, Bunting Drive, Johnson Drive and Kestrel Way.”

8. Bedfordshire Police accept the proposals and have raised no objection.

Conclusion and the Way Forward

9. The following observations relate to the specific points listed in paragraph 5. above.
 - a) Whilst the concerns of the two residents are understandable, if some on-street parking is to be retained, this obviously must be accommodated on certain lengths of Plover Road and Bunting Drive. There is more capacity on the south side of Bunting Drive on this particular length of road than there would be if the north side was left unrestricted.
 - b) There would appear to be some justification for having restrictions on the inside of this bend. Parking would still be permitted on the outside of the bend which is normally favoured over parking on the inside of a bend as it is less likely to cause restricted visibility. However, it should be noted that the road is wider at this point than at most other places on the estate, so double-sided parking could be accommodated.
 - c) No restrictions are proposed outside this particular resident's home. It is felt that the proposed restrictions represent the most suitable balance between ensuring that the roads are not obstructed and at the same allowing a reasonable level of on-street parking to take place.
 - d) On-street parking needs to be retained on some lengths of road and there is more capacity on this side of Plover Road than on the opposite side. However, it is accepted that the requested yellow lines would probably assist drivers exiting driveways on that side.
 - e) This is a turning head at the end of Plover Drive and it would be necessary on occasions for larger vehicles, such as delivery lorries and refuse trucks, to turn around at this point. Parked vehicles would hinder any such manoeuvres.
10. The following observations relate to the Town Council's comments.
 - a) This point was covered in paragraph 9. b) above.
 - b) There are already some yellow lines in place on Plover Road and Bunting Drive. Unfortunately there were incorrectly marked by the developer's contractor, although some have subsequently been removed. If the published restrictions go ahead, all incorrect markings would be removed, including those at the location mentioned by the Town Council.
11. In conclusion, it is felt that the proposed Prohibition of Waiting is essential to ensure that these roads remain clear of obstructive parking, which would be to the benefit of residents, through traffic, delivery drivers and potentially emergency service vehicles. However, some of the suggestions put forward by residents appear to have some merit, so would be worth investigating further if the restrictions needed to be reviewed at any stage. It should be noted that if the Council wanted to amend the published restrictions, by adding additional yellow lines the proposal would need to be re-advertised and consulted upon.
12. It is recommended that the proposal goes ahead as advertised.

Appendices:

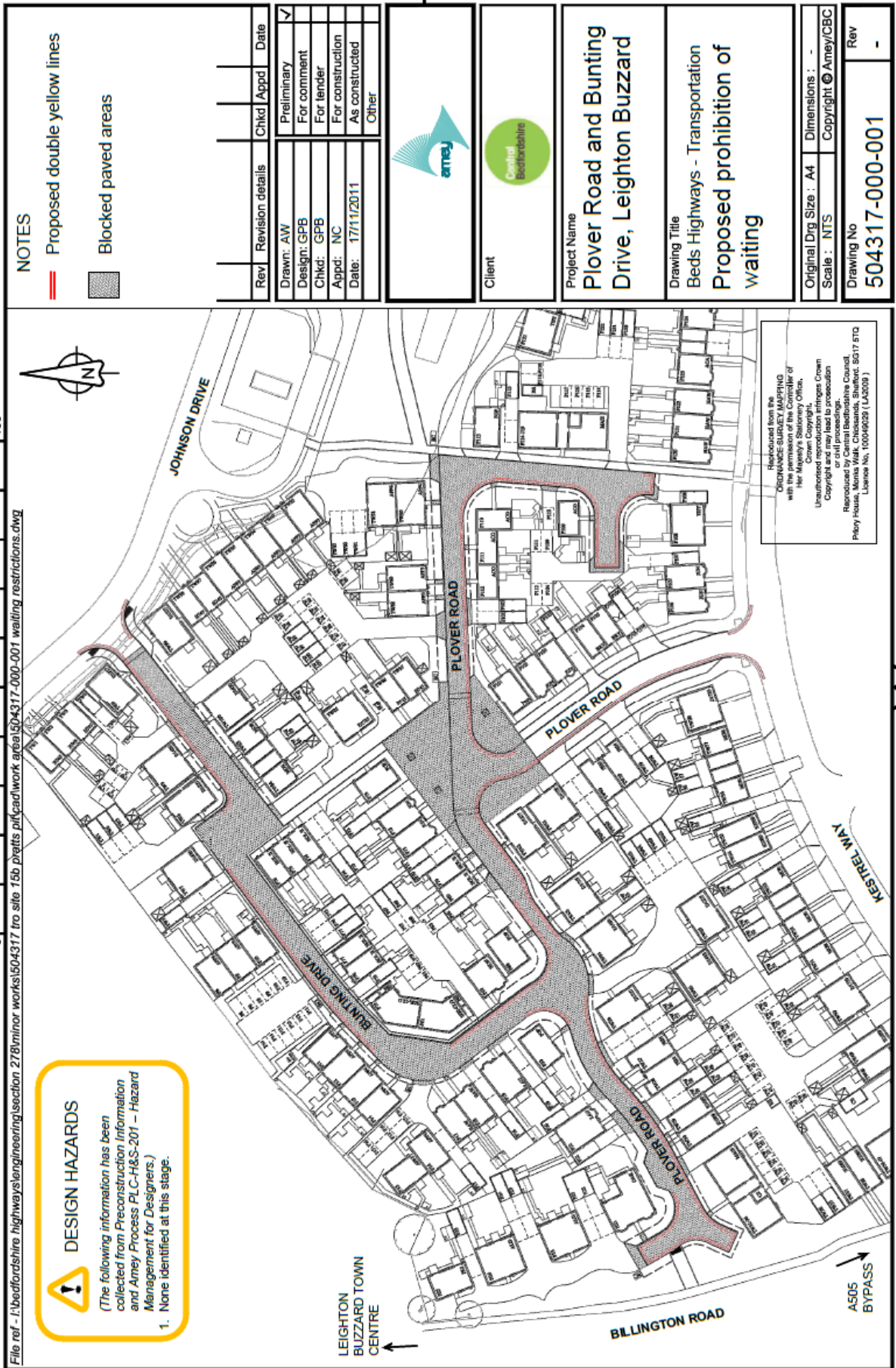
Appendix A – Location plan

Appendix B – Public notice

Appendix C – Representations on proposals

Appendix D – Police reply

APPENDIX A



PUBLIC NOTICE

CENTRAL BEDFORDSHIRE COUNCIL PROPOSES TO INTRODUCE A PROHIBITION OF WAITING ON PLOVER ROAD, BUNTING DRIVE, JOHNSON DRIVE AND KESTREL WAY, LEIGHTON BUZZARD

Reason for proposal: The proposed Order is considered necessary on the grounds of promoting road safety. Due to the width of the roads in the area it is necessary to introduce a prohibition of waiting on selected lengths to avoid the roads being obstructed by parked vehicles. Therefore, Central Bedfordshire Council proposes to make a Traffic Regulation Order as follows:

Effect of the Order:

To introduce a Prohibition of Waiting (double yellow lines) on the following lengths of road in Leighton Buzzard:

1. Johnson Drive, south-west side, from a point approximately 4 metres north-west of the front wall of no.33 Bunting Drive south-eastwards to its junction with Bunting Drive.
2. Johnson Drive, south-west side, from a point in line with the front wall of no.28 Bunting Drive westwards to its junction with Bunting Drive.
3. Bunting Drive, north-west side, from its junction with Johnson Drive south-westwards to a point in line with the south-east flank wall of no.33 Bunting Drive.
4. Bunting Drive, north-west side, from a point in line with the south-west flank wall of no.27 Bunting Drive south-westwards to a point approximately 1 metre north-east of the boundary between nos.15 and 17 Bunting Drive.
5. Bunting Drive, south-east side, from its junction with Johnson Drive south-westwards to a point approximately 2 metres south-west of the north-east flank wall of no.28 Bunting Drive.
6. Bunting Drive, south-west side, from a point approximately 1 metre north-west of the front wall of no.26 Plover Road southwards to its junction with Plover Road.
7. Bunting Drive, north-east side, from a point approximately 8 metres north-west of the south-east flank wall of no.8 Bunting Drive south-eastwards to its junction with Plover Road.
8. Plover Road, north-west side, from its junction with Bunting Drive south-westwards to a point approximately 4 metres south-west of the north-east flank wall of no.26 Plover Road.
9. Plover Road, western turning head and south-west side, from a point approximately 3 metres east of the front wall of no.24 Plover Road around the whole of the western turning head and north-eastwards to a point approximately 3 metres east of the front wall of no.9 Plover Road.
10. Plover Road, south-east and south-west sides, from a point in line with the south-west flank wall of no.5 Plover Road north-eastwards and then south-eastwards to its junction with Kestrel Way.
11. Plover Road, south side, west side and southern turning head, from a point approximately 2 metres north-west of the front wall of no.56 Plover Road northwards, then eastwards and around the western side of the southern turning head to a point approximately 4 metres north of the rear wall of no.49 Kestrel Way.

12. Plover Road, north-west side, from a point approximately 5 metres south-west of the south-west flank wall of no.28 Plover Road south-westwards to its junction with Bunting Drive.
13. Kestrel Way, north side, from a point approximately 4 metres west of the east flank wall of no.41 Kestrel Way eastwards to its junction with Plover Road.
14. Kestrel Way, north side, from a point approximately 3 metres east of the west flank wall of no.43 Kestrel Way westwards to its junction with Plover Road.

Further Details: of the proposal and plans may be examined during normal office hours at Leighton-Linslade Town Council, The White House, Hockliffe Street, Leighton Buzzard and normal opening hours at Leighton Buzzard Library, Lake Street, Leighton Buzzard. These details will be placed on deposit until 6 weeks after the Order is made or until it is decided not to continue with the proposal. Please contact Gary Baldwin, tel. 0845 365 6116 or e-mail gary.baldwin@amey.co.uk for further advice on this proposal.

Objections: should be sent in writing to the Transportation Manager, Bedfordshire Highways, Woodlands Annex, Manton Lane, Bedford MK41 7NU or e-mail centralbedsconsultation@amey.co.uk stating the grounds on which they are made by 3rd February 2012.

Order Title: if made will be "Central Bedfordshire Council (District of South Bedfordshire) (Civil Enforcement Area and Special Enforcement Area) (Waiting Restrictions and Street Parking Places) (Consolidation) Order 2008 (Variation No *) Order 201*

Technology House
239 Ampthill Road
Bedford MK42 9QQ

Basil Jackson
Assistant Director for Highways
and Transport

12th January 2012

APPENDIX C

Representations related to paragraph 6.a)

I am writing regarding the public notice concerning parking restrictions on Bunting Drive on the Sandhills estate in Leighton Buzzard. We are writing to object to the fact that there are no double yellow lines outside our house at xx Bunting Drive (plot TWxx), where we think they should be and would like to explain the reasons for our objection.

My wife and I have been trying to get double yellow lines put outside our home for the past year. Certain neighbours of ours (in particular the people from plot TWx, no xx Bunting Drive) regularly park their cars outside our house even though they have garages and/or reserved parking spaces of their own. This is particularly annoying for us as we always use our garage and would never think of parking outside somebody else's house. We have tried asking the offending people to kindly not park outside our house, but they site a variety of feeble excuses, like it is not convenient to park outside their own home or their garage is full of stuff and so continue to park outside our house. This we regard as being very inconsiderate to us and to everyone else as it makes turning into the access roads to the garages difficult as they often park their car right up to the junction. Therefore last year we asked the builders Taylor-Wimpey and the local MP to help us to get yellow lines put down. The builders replied and said that the plans for the area had changed and that double yellow lines would be put down on both sides of the road all along Bunting Drive. They said the main reason for the change was that Emergency vehicles had struggled to get down turnings on the estate that were narrow like ours and so the double yellow lines were considered necessary. Therefore we were very happy, when last July double yellow lines were put down outside our house and the offending vehicles stopped parking outside our home.

However, since then to our horror, the builders have informed us that new plans have again been drawn up and the yellow lines that were outside our house have been removed from the new drawings. So last month they started the process of removing the yellow lines, but kept the ones outside our house as a gesture of goodwill to us for the time being.

Then last week, as you know, we received a copy of the public notice showing the new plans and straight away the inconsiderate neighbours started to park outside our house again.

Therefore I am asking you to reconsider the new drawing and to please reinstate the yellow lines outside our house for the following reasons. Firstly to stop the inconsiderate people from parking outside our home, especially since they have designated parking areas of their own; secondly to aid the passage of emergency vehicles should they need access to Bunting Drive; and thirdly, as the highway code says that cars should not park within 10 metres of a junction and our house is on a corner plot, then surely we should have double lines from the corner of the junction with Johnson Drive to 10 metres in front of our house and likewise a similar line from the junction of the access road leading towards our garages to 10 metres towards our house.

I hope you find the above reasons fair and reasonable and reinstate our parking restrictions outside our home.

I am writing in response to your recent correspondence regarding the proposals on Prohibition of Waiting ; Ref GPB/50069/3.12/504317

I am resident at xx Bunting Drive.

I object to your proposals for Bunting Drive on the basis that;

1.The only space for parking will be the area directly outside my front door -whilst your Plans show that there is other non-prohibited space allocated,this is not the case given the space runs over my neighbours driveways -thereby making it a prohibited area in effect.

2.As is the case now cars will be permanently parked directly outside my front door.

3.Parking outside my front door is not only just inconvenient (and an eyesore) but it also forces me to walk onto the grass sidewalks to access my front door - and not be able to use my paved walk way - this has several issues.

a) Its dangerous as the space to pass through is very narrow (and cars are often parked partly on the pavement making the problem worse)

b) People have tripped on the brickwork between the road and the Grass as there is no space to see where you are walking/planting your feet down

c) Both of the above are exacerbated in the dark -as you can imagine.

d) The grass area is becoming worn out and mud-like due to the pedestrian traffic not being able to use the house's paved walk-way.

Based on the above,i would strongly urge you to reconsider your Plans to move the non-prohibited area away from my house to an area that doesn't interfere with anyone's house and gaining simple access to it - **certainly away from directly outside my front door.**

Please confirm receipt of this mail and my objection.

Representations related to paragraph 6.b)

Dear transportation Manager,

Thank you for the Proposed prohibition for Plover road & Bunting drive.

I have no objections to the marked areas on the map but would like to see yellow line either side of the drive to Plots xx, xx,and (myself) xx. Already people park on this bend and in the area opposite in front of Plots 79-81. It makes it very difficult to manoeuvre on and off of the drive with cars parked either side of the bend.

I would be very grateful if you could look to see if this possible.

I have been looking at the drawings regarding the proposed prohibition of waiting on Bunting Drive and have concerns over one section. My main concern is on the corner of Bunting Drive outside plot P81 and P79. This area was originally intended to be a turning area for large vehicles such as Fire Brigades, Ambulances and other large vehicles. This area is currently used for parking, and one resident in particular is using it to park his vehicle during the day and the night. I understand that parking is at a premium on the estate, however residents do have parking spaces that they can use, and this area needs to be clear for large vehicles to pass. I also think that it would be a good idea to have double yellows on the outside of the corner, to ease the passage of vehicles. There is also an issue of visibility on the corner as it is difficult to judge if anyone is coming around the corner. I suggest that the yellow lines are extended to cover this corner, on both sides of the road, to allow free passage of large vehicles, such as those being used by the emergency services. This would mean having double yellow lines from P68 to P79 and from P18 to TW7.

Objection to extension and prosecution of parking restrictions –

Whilst at present, the streets look a little untidy, understanding the necessity to retain clear access at all times for emergency vehicles and appreciating that successive central government(s) appear to seek to reduce every facility for the motorist with alacrity or to build cases to fine them for almost any minor misdemeanour, it is noted that the number of allocated parking spaces around the development are to say the least, limited and facilities for visitors could be described as virtually “non-existent”.

When my family come visiting from their homes, which are in excess of one hundred miles away and generally inaccessible at either end by public transport either during the week or at weekends, there is already a difficulty in finding somewhere for them to park.

Is it not incumbent upon Local Authorities to ensure that adequate provision or function is made through the developers/builders and through Town Planning for services such as the collection of refuse from these new estates and for not only accessibility but also to the sustainability of such developments and communities? Rather than mere “enforcement”, are there not any alternative proposals which the LA may be offering?

It should be noted that there is no noticeable individual property bin storage facility nor does there appear to be any community refusing synchronisation on the development in question.

Enforcement of current restrictions will be penalty enough for residents unfortunate enough to have already sunk their precious savings into purchasing a property on this development, let alone the extension of further restrictions and penalty.

If you wish to extend and or enforce anything, kindly enforce the use of “allocated spaces” leaving the abysmally-lacking facility of street parking for our visitors.

Thank you for your letter advising of the proposals to place restrictions on parking in Bunting Drive but we personally already have a problem with the double yellow lines already outside ours & number xx’s property. We both only have one allocated parking space at the property, where as other properties in the street have two, although if they used them it would reduce the congestion in the street. We appreciate it doesn’t help by the fact that we own more than one vehicle.

We would greatly appreciate it if the lines outside xx & xx were removed to permit us to park. They would need to be removed from outside our properties to the car park. We sincerely hope this will be something that you are able to do.

Representation related to paragraph 6.c)

Regarding the prohibition of waiting on Bunting Drive.

I am at a loss to see how planning permission was given to build an estate with such narrow roadways in the first place. And why was I not informed of this prohibition when I first bought my house? The plot at that time being a mud patch.

I lived for 37 years on an estate in south west Dunstable. Now, being almost 70, I have bought a new house in Bunting Drive, partly to be closer to my sons and to not need the

worry of work needing to be done on an older house. (I could not believe how much can be wrong with a new house - but that is another story which does not interest you.) If you have a map to hand you will see that I live in Plot xx. My front door faces onto a small square leading down to Johnson Drive. My garage and parking is at the bottom of my garden round the corner. That is ok for me. I do, however, need to stop outside my house to unload heavy shopping or cases when I go away on holiday. This is due to the fact that I have joint problems and am waiting for possible wrist replacements. Imagine my horror, therefore, when double yellow lines were put round the whole square including the front of my house! This was never part of the deal. They have since been removed from the front of my house much to my relief. But now I read that that is not set in stone and could change again. Even if they are not put back, then anyone will park outside because they can't park on the double yellows elsewhere. I realise I do not own the kerb outside my house – but.....

Commenting only on my section of Bunting Drive I cannot understand why the yellow lines are on the right hand side heading towards Plover – this is opposite my garage. On my garage side there are so many openings for driveways to garages etc that the kerbside parking length is very limited. Surely if the right hand side was free and the left hand side lined there would be more parking spaces available?

It is amazing that at the moment there is no limitation to parking anywhere and never have I found any difficulty in driving through the estate due to poor parking. So what will enforcement gain us?

My only other comment about the road though is that the pavements – where they exist! - are so narrow. The cars park half on the pavement so as not to obstruct the road but I have to walk down the middle of the road to get from my garage to my front door. Not safe! From my kitchen window I can see people walking up the middle of the road from Johnson Drive because there is no pavement at all. Whilst most drivers are careful, there are some who think it is the motorway round here.

I have no other suggestions, but am pretty disgusted and did not need all of this hassle at my age. Probably someone should have told an ageing widow not to move here!

Representation related to paragraph 6.d)

Thank you for your letter dated 11th January 2012 in connection with the parking restrictions proposed for Plover Road, Leighton Buzzard.

My wife and I live at no xx Plover Road (Plot xxx) and probably unlike most people would like to see more yellow lines in particular located at the side of our property located in Plover Road, near to the Affordable Housing block in the same road.

Our drive way can be left clear of yellow lines but the road along the side of our house/property would benefit from yellow lines as well.

We suffer a great deal from parking problems from visitors to this block of flats and would like to see additional yellow lines placed and enforced along this small section of Plover Road in Leighton Buzzard.

The managing agent is also aware of this issue as we have complained to them many times and we are under the impression that they will also apply to you for the same proposal to assist us with this problem.

The yellow lines do not necessarily need to be outside the block of flats but do need to be outside ours.

Our plot is No:xxx on your plan and as you look at the plan we are asking for the additional yellow lines to run from the edge of our driveway/side of house to the end of this section of Plover Road and the start of the public footpath.

Should you wish to discuss further to clarify or even to visit the site so we can explain in more detail please do not hesitate to either reply by e-mail or telephone on the number shown below.

It may be possible to leave a message on this number as I cannot always get to the phone in time - please leave your message and a contact number along with a good time to call back & I will endeavour to do so.

Representation related to paragraph 6.e)

Our names are Mr and Mrs Xxxx and Xxxxx Xxxx of xx Plover Road, Leighton Buzzard, Bedfordshire, LU7 4AW.

We would like to object to the double yellow lines directly outside our front door.

We are fully aware that some parts of Plover Road are narrow and the need for access for emergency services are essential.

Our objection is as follows we purchased our house with the assurance from the builders that there were to be no parking restrictions whatsoever directly outside our house, When we viewed our plot (Plot xxx) it was just a piece of land, but residents of flats nearby that were already built and occupied were parking vehicles where ever they could.

It concerned us greatly as we were leaving a similar problem where we lived in Hemel Hempstead with car parking issues, so we were very insistant regarding asking questions and seeking answers to our future fears regarding the parking of our cars. We were assured time and time again that there were going to be NO parking restrictions outside our house.

Since moving in the double yellow lines have appeared feet from our front door.

As i have said we do not object to parking restrictions in certain areas.

I want to bring to your attention the width of Plover Road directly outside my house,i have measured Plover Road at various area's within the estate and outside my house it is THREE FEET wider than other area's of the estate, yet there are double yellow lines ON BOTH SIDES OF THE ROAD.

Immediately behind my house Plover Road is three foot narrower yet only has yellow lines on one side of the road. We are baffled by the double yellows on both sides of the road outside our home.

Before a final decision is made regarding the double yellow lines, my wife and i would like someone to come and visit us and discuss the problems that we now face.

APPENDIX D

Proposed Prohibition of Waiting – Plover Way and Bunting Drive area, Leighton Buzzard

<p>This Authority has considered the proposals as outlined in your letter and offer the following comments for further consideration.</p> <p>Comments</p>	
<p>This Authority has considered the proposals as outlined in your letter, together with the reason(s) given, is accepted by this authority, therefore no objection with be offered.</p>	<p>✓</p>

Name: - JOHN LOUGHLIN

Address .. BEAFORDSHIRE POLICE

TRAFFIC MANAGEMENT

Signed:- John Loughlin