
Meeting: Traffic Management Meeting

Date: 2 June 2014

Subject: Manor Road, Caddington – Consider Objections to Waiting Restrictions

Report of: Paul Mason, Head of Highways

Summary: This report seeks the approval of the Executive Member for Community Services for the introduction of Waiting Restrictions and a One-way traffic order in Manor Road, Caddington.

Contact Officer: Nick Chapman
nick.chapman@amey.co.uk

Public/Exempt: Public

Wards Affected: Caddington

Function of: Council

CORPORATE IMPLICATIONS

Council Priorities:

The proposal will increase short stay parking near to business premises, thereby encouraging a higher turnover of parked cars with the result that convenient parking for customers is more likely to be available.

Financial:

These works are being funded via the LAMP process for minor works in Caddington.

Legal:

None from this report.

Risk Management:

None from this report.

Staffing (including Trades Unions):

None from this report

Equalities/Human Rights:

None from this report

Community Safety:

The proposed new parking arrangements and one-way traffic order should improve road safety.

Sustainability:

None from this report.

RECOMMENDATION(S):

That the proposals to introduce No Waiting at any time, 1 and 2 hour Limited Waiting and a One-way traffic order in Manor Road be implemented as published.

Background and Information

1. The level of on-street parking in the vicinity of the shops in Manor Road, Caddington is relatively high and has the appearance of being fairly uncontrolled. The parked vehicles belong to shop and other workers, customers and nearby residents some of who have little or no off-road parking.
2. The proposal seeks to provide a mixture of 1hour and 2 hours parking, which should meet the needs of customers of most of the businesses in the area. Where on-street parking cannot be safely accommodated no waiting at any time is proposed in the interest of road safety and traffic flow. Parking machines are planned to be installed to aid enforcement, but there would be no charge for parking. To allow for more parking places and to better manage traffic, it is also proposed to introduce a one-way traffic order on the shops lay-by.
3. The proposal was advertised by public notice in March 2014. Consultations were carried out with the emergency services and other statutory bodies, Caddington Parish Council and relevant Elected Members. Residents and businesses were individually informed and notices were displayed on street.
4. Ten objections have been received. Copies of all correspondence are included in Appendix C. The main points raised are summarised below:-
 - a) Parking near to the shops is not a problem and the parking ticket machines will dissuade potential customers for using the shops.
 - b) The parking restrictions will affect the financial viability of the shops and may result in their closure.
 - c) The restrictions could cause parking to be transferred to other lengths of road thereby creating similar problems elsewhere.
 - d) The restrictions will create problems for residents of The Green because since early 2013 they have been unable to park in the access road to their premises where they had previously parked. As a result those residents park in Manor Road, but the proposed restrictions will prevent them from doing that, which will cause significant inconvenience.
 - e) The waiting restrictions and one-way system will result in additional signs and yellow lines which will urbanise the village green and surrounds.

5. Bedfordshire Police have been formally consulted as part of the process and have raised no objections to the proposals.

Responses and Conclusion

6. The Highways Team response to the points raised above are as follows:-
 - a) Parking does appear to create some difficulties, particularly at peak times when drivers stop on their way to and from work, and traffic flows are at their heaviest. Many of the local people who responded to the published proposals acknowledge this. There will be no charge to park, but by displaying a ticket with the arrival time this should aid enforcement of the 1 and 2 hour limits.
 - b) The main purpose of the restrictions is to increase the number of short-stay parking spaces, which should benefit nearby businesses. At present, some cars are parked near to the shops and are left there all day and this obviously reduces the spaces available for potential customers. The proposed time limits and improved enforcement should mean that potential customers are more likely to find a free parking space near the shops. Vehicles making deliveries to shops and other businesses are able to stop on yellow lines for essential loading/unloading purposes. The vast majority of the businesses in the area have raised no objections to the proposals.
 - c) There is a possibility that the restrictions will result in some transference of parking to adjacent roads. If the scheme is implemented, the parking will be monitored and if problems develop, consideration could be given to further parking controls.
 - d) It is expected that the proposals will create some inconvenience to residents of The Green, but it is necessary to displace some long stay parking to increase parking for customers to the shops. The proposed time limits will only be operational Monday to Saturday between 8am and 6pm, so residents will still be able to park there overnight and on Sundays.
 - e) It is accepted that the scheme will result in additional street furniture, such as signs, road markings and ticket machines. These will be kept to a safe and legal minimum.
7. In summary, the time limited waiting and accompanying yellow lines are considered necessary to increase the availability of parking for customers of the shops. It is accepted that some residents will be inconvenienced and there will be some displacement of parking to adjacent roads, but this is expected to be minimal.
8. If the scheme is approved the works are expected to take place during the current financial year.

Appendices:

- Appendix A – Public Notice for Proposed Waiting Restrictions and One-way Order
- Appendix B – Drawing of Proposals
- Appendix C – Representations

PUBLIC NOTICE

CENTRAL BEDFORDSHIRE COUNCIL PROPOSES TO INTRODUCE NO WAITING AT ANY TIME, 1 HOUR AND 2 HOURS LIMITED WAITING (MON-SAT 8AM-6PM) AND A ONE-WAY TRAFFIC ORDER ON ROADS IN THE VICINITY OF THE MANOR ROAD SHOPS IN CADDINGTON

Reason for proposal: The proposed Order is considered necessary for facilitating the passage of traffic and for improving the amenity of the area through which the road runs. The restrictions are intended to increase the number of short-stay parking spaces near to the shops and encourage a higher turnover of parking. The 1 hour and 2 hours limited waiting will operate on a pay and display basis and ticket machines will be installed, although parking will remain free of charge. Parking will be prohibited on those lengths of road where parking could be hazardous or cause an obstruction. The one-way traffic order is intended to better manage traffic movements in the shops service road.

Effect of the Order:

To introduce No Waiting at any time on the following lengths of road in Caddington:-

1. Dunstable Road, south-east side, from the north-east property boundary of no.1 Dunstable Road extending in a north-easterly direction to its junction with Manor Road.
2. Manor Road, west side, from the south-east kerb line of Dunstable Road extending in a generally south-easterly direction for a distance of approximately 16 metres, including approximately 3 metres into the northern end of the shops service road.
3. Manor Road shops service road, west side, from the south flank wall of no.7 Manor Road extending in a generally southerly direction for a distance of approximately 12 metres to Manor Road.
4. Manor Road, east side, from the south-east kerb line of Dunstable Road extending in a generally southerly direction for a distance of approximately 15 metres to the north end of the constructed lay-by.
5. Manor Road, west side, from a point in line with the south flank wall of The Cricketers public house extending in a southerly direction for a distance of approximately 38 metres.
6. Orchard Road, both sides, from the west kerb line of Manor Road extending in a westerly direction for a distance of approximately 14 metres.

To introduce 1 hour Limited Waiting with No Return within 3 hours, Monday to Saturday 8am to 6pm, on the following lengths of road in Caddington:-

1. Manor Road, east side, for the full length of the constructed lay-by from a point approximately 15 metres south-east of the south-east kerb line of Dunstable Road extending in a southerly direction for a distance of approximately 30 metres.
2. Manor Road shops service road, west side, from a point in line with the south flank wall of no.7 Manor Road extending in a northerly direction for a distance of approximately 29 metres.

To introduce 2 hours Limited Waiting with No Return within 3 hours, Monday to Saturday 8am to 6pm, on the following lengths of road in Caddington:-

1. Manor Road, east side, from a point approximately 6 metres north-east of the north flank wall of no.2 Manor Road extending in a north-easterly direction for a distance of approximately 30 metres.
2. Manor Road, west side, from a point in line with the south flank wall of The Cricketers public house extending in a north-easterly direction for a distance of approximately 45 metres.

The existing waiting restrictions in the vicinity of the on Manor Road shops lay-by will be revoked and in part replaced by the above restrictions.

To introduce a One-way Traffic Order on the following lengths of road in Caddington:-

Manor Road shops service road, from Manor Road to Manor Road – vehicles permitted to travel in a northerly direction only.

Further Details may be examined during normal opening hours at Dunstable Library, Vernon Place, Dunstable LU5 4HA or online at www.centralbedfordshire.gov.uk/publicstatutorynotices. 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.

Objections: should be sent in writing to Transportation Manager, Central 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 28 March 2014.

Order Titles: If made will be "Central Bedfordshire Council (Bedfordshire County 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**" and "Central Bedfordshire Council (Manor Road Shops Service Road, Caddington) (One Way Traffic) Order 201**"

Central Bedfordshire Council
Priory House
Chicksands
Shefford SG1917 5TQ

Marcel Coiffait
Director of Community Services

6 March 2014

Appendix C

I am writing to you concerning the plans to install parking ticket machines at the shop parking area Manor Road Caddington.
Drawing No.704678-000-001

Please can you tell me why you feel this must be done?

I have been living in the village for 15 years and the parking there has never been a problem. I feel installing parking meters (even though it will be free to park AT THE MOMENT) will cause confusion and put off local people using the shops for their day to day shopping experience and they have already stated they would then drive to a supermarket in Luton to purchase their items.

I thought in this day and age you should support local business and not try to alienate them due to bringing in pointless parking restrictions.

It's not very often cars are parked there for a long time. A month or so ago a car was towed from the parking bay as it had broken down and was thought to be an abandoned car, but as I'm aware this is a one off occasion.

Introducing a one way entrance exit to the parking bay would be a good idea and I fully support your decision to do this as due to the height of the curb it's quite hard to exit the parking lane. Also this would filter cars into the flow of traffic in a logical manner.

Please can you log this email as an objection to the parking meters and not being able to return to the parking bays within 3 hours.

I strongly object to this unjust proposal for placing parking bays in Manor Road, Caddington.

My family have lived in Caddington for over 28 years and have enjoyed free access to our village shops over that period. In all that time, we have never found negative issues by ourselves, or other village residents, to the current situation of free parking.

In fact, as the village has grown, with further plans for housing development, we believe that the centre of the village needs more free parking capability and certainly not parking bays for which there is a charge.

Our Co-Op, post office and other shops in Manor Road are essential and free parking access is critical as well as our long standing right. Villagers have always been considerate and our experience is that people don't park for unlimited times, instead only to do their shopping and move on.

Your proposal may have the opposite effect of what the Council feels may be the outcome. Paid for parking will restrict access to the local shops, with villagers potentially deserting Caddington for other shopping destinations. You risk the demise of our village with shops closing, reducing your business rates and making life for villagers more difficult. We feel it's only a money making stealth tax that the Council will impose on us if this proposal goes ahead. Is this what we expect of our Council and Council tax? I think not.

In summary, our objections are:

1. It will cause the potential closure of essential shops
2. This will affect the convenience of villagers, who will shop elsewhere
3. We need more free parking, not paid for bays
4. Villagers don't abuse the free parking situation, so we don't have a parking issue. A pointless proposal!
5. It's a stealth tax by the Council that is not appreciated by Council tax payers.

6. Your unjust and unnecessary proposal may have the unforeseen effect of moving parking further down Manor Road, ie past the Surgery and cause severe traffic congestion that is potentially dangerous.

The only part of the proposal that may have merit is to make a one way system along the service road in front of the Post Office.

I am writing with regards to the letter dated 4 March 2014, regarding proposed traffic control changes to Manor Road. I am a resident of Caddington and live at xx The Green opposite the village shops. Unfortunately the proposed changes directly affect my property. Whilst I agree that village, at peak times, can be busy and very difficult to find a parking bay. The current proposal does not benefit our property and we don't feel the residents of the green have been taken into consideration.

Until January 2013 the two vehicles used by my property parked on the access way leading off of Manor road. The access way had been used for a significant number of years with evidence dating back to the 1960's. Google Maps provides images of vehicles parking on the green and the access way. The access way was noted to be in a poor condition, but it provided parking for the 6 properties on the edge of the village green. The access way's uneven and unsightly surface was communicated to the Parish Council. My husband and I purchased our property in April 2011 and I believe the access way had long been a topic for debate with regards to the responsibility of the maintenance.

In January 2013 Parking was withdrawn from the access way, this was carried out by Caddington Parish Council. The access way was narrowed to only allow one vehicle access. There are 6 properties affected by this. All the vehicles that previously parked on the access way now park on Manor Road, in the bays provided. My household and the other residents have been left with no other option but to use the parking facilities on Manor Road. Since January 2013 the residents of the green totalling approximately 10 vehicles. Plus vehicles used by our visitors now park on Manor Road.

Question 1: What parking arrangements are going to be provided to the residents directly affected by the proposed changes? When the plans were drawn out were the properties on the green taken into consideration. Especially with the recent changes made to the access way and how it impacted Manor Road with the extra vehicles now using it for residential parking?

Question 2: Will Vehicle Permits be issued to residents affected?

Question 3: Will there be a disabled parking bay / mother and baby parking bays provided?

I have in previous correspondence, dating back to January 2013, contacted both Caddington Parish Council and Central Bedfordshire Council. The responses were inconclusive. I've already highlighted the issues above. The Access Way off of Manor Road is not a highway and not maintained by Central Bedfordshire Council, this was clearly communicated in the responses I've previously received. Caddington Parish Council were unable to agree a way forward with the residents on the green, which is why the work was carried out to withdraw parking for residents. With the proposed changes taking place we feel that parking should be entitled to the residents that have no other option but to use the spaces available on Manor Road. It was clearly outlined by the Parish Council that we are not permitted to park on the access way, although it had been used for over 50 years.

In summary, we understand the access way leading off Manor Road is not the responsibility of Central Bedfordshire Council. The actions taken by Caddington Parish Council to withdraw parking for 10 vehicles, means the residents now use Manor Road. The residents and Manor Road have already been impacted by these actions. There are an extra 10 vehicles parking on Manor road, instead using the access way. Obviously the proposed traffic control, pay and display / minimum parking times has caused a lot of concern, as Manor Road is the only highway where we are able legally park.

I would greatly appreciate a thorough response the questions and issues raised.

I am writing following a proposal received dated 4th March 2014. The proposal directly impacts where my husband and I are situated, our property is accessed via the access way opposite the village shops. The access way is clearly outlined on the plan layout. Due to the parking withdrawal from the access way in January 2013, my husband and I without choice use the current parking facilities available on Manor Road. We own two vehicles and at times we both would be at home during the hours in which parking controls could be in place. I have attached email correspondence dated 10th March 2014. In the email I have raised concerns regarding the proposal and at present the concerns raised have not been answered sufficiently. Having examined the plan layout, where my husband and I currently park for free we would

now be expected to pay and display. It is already an inadequate situation having to park quite some distance from our property, this being due to the parish council withdrawing the parking consent on the access way.

There are a number of residents living in the affected area and I expect, if the proposal went ahead, there will be a vehicle overspill into nearby residential roads. Residents affected by the proposal and long stay shop users not wishing to pay for parking, will use residential roads in close vicinity. Residential roads in the village centre are already used for parking. The surplus vehicles will make the on street parking even more compact, therefore resulting in the parking issue being moved from one area to another.

In conclusion had my husband and I as residents in the affected area been taken into consideration, then we may have been in agreement with the proposal. It's clear the proposed plan is aimed at the benefit of the shops in gaining higher turnover of consumers parking. From my understanding I don't even believe a parking permit facility for residents as been made an option.

Please accept this email, for reasons stated above, as an objection to the proposal.

Re: Proposed Waiting Restrictions and One-Way Traffic Order - Manor Road, Caddington

I am writing to express my concern and objection to the parking amendments proposed above. I note that the object of the proposals are two fold:

1. To facilitate the passage of traffic
2. To improve the amcnity of the area through which the road runs.

While objective 1 is likely to be achieved by the imposition of the No Waiting area on the Dunstable Road / Service Road area and making the service road one way, the whole scheme will significantly detract from the amenity of the area for the residents of The Green.

For many years the residents on The Green enjoyed the facility of parking on The Green or on the track immediately in front of our houses. You will be aware that the Parish council has recently decreed that such facility shall be rescinded. This decision meant that for the residents the parking bays on Manor Road became the only nearby parking and now to impose a one or two hour limited waiting scheme will mean that unless residents are given exemption there will be no nearby parking at all. This will provide huge inconvenience for the elderly residents, for families with children and pushchairs etc, and for those that work from home. The value of our properties will inevitably be diminished and in short the proposed scheme will adversely affect most, those for whom such schemes are usually designed to benefit i.e. the very people who live, work and generally contribute to the immediate vicinity.

I know that the other residents on The Green, particularly those with absolutely no possibility of off street parking, are also very concerned and trust that you will take our views into consideration.

Dear Sir,

I am writing in response to the proposed order changing waiting restrictions and reducing parking in Manor road, Caddington.

We note that the object of the proposals are twofold:

1. To facilitate the passage of traffic.
2. To improve the amenity of the area through which the road runs.

While objective 1 is likely to be achieved by the imposition of the no waiting area on the Dunstable Road / service road area and making the service road one way the whole scheme will significantly detract from the amenity of the area for the residents of The Green.

For many years the residents on The Green enjoyed the facility of parking on the track traversing the Green and immediately in front of our houses. You will be aware that the Parish council has recently decreed that such facility shall be rescinded. This decision meant that for the residents the parking bays on Manor Road became the only nearby parking and now to impose a one or two hour limited waiting scheme will mean that unless residents are given exemption there will be no nearby parking at all. This will provide huge inconvenience for the elderly residents, for families with children, pushchairs etc. and for those that work from home. The value of our properties will inevitably be diminished and in short the proposed scheme will adversely affect most, those for whom such schemes are usually designed to benefit i.e. the very people who live, work and generally contribute to the immediate vicinity.

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Please treat this letter as an objection to the proposed plan.

The plan will not alleviate the quoted problems simply exacerbate them and over a greater area. Causing more inconvenience and further impeding the flow of traffic.

The flow of traffic through the village is not hindered by the length of time people park, but by poor, inconsiderate parking. Motorists accessing the parking spaces create blockages, as does parking in the bus stop and across vehicle entrances. These plans do nothing to combat these issues.

Manor Road west side would benefit from the bus stop being marked for buses only, assuming some motorists would adhere to the signage. Buses using the east side bus stop when clear, actually removing themselves from the highway, would also improve the traffic flow.

Parking spaces within the village are inadequate but dictated by space. The removal of spaces for the creation of the crossing, which the majority of pedestrians still do not use, did not help the situation. The further removal of space for fourteen metres along Orchard Close and the space outside the chemists just makes matters worse.

Creating the No Waiting on west side of Manor Road will simply make people park on the east side at that point, thus causing impediments to both sides of the road. Result: total blockage.

The length of "No waiting" to be created on Dunstable Road to stop lorries unloading will force them into Manor Road or the service road thus creating further blockages. They have to unload somewhere or the village will have no shops.

The use of ticket machines will further delay people in parking spaces, cause further inconvenience and bad feeling for village users.

The businesses of the village need all the custom they have got and more.

Anything that detracts from that is detrimental to their survival; as is this plan.

The village parking needs to be left as it is. Without additional space it cannot be improved upon. We would be better served keeping it as a village rather than giving it small town solutions. Look how they have ruined Dunstable's shopping area!

I wish to object VERY STRONGLY to the the proposals by Central Bedfordshire to introduce no waiting at any time along the stretches on Manor Rd, Caddington and Orchard Rd, Caddington.

Imposing such restrictions will have a detrimental effect to patients who visit our pharmacy, which provides an essential service to the community. Patients and carers will be severely restricted in parking their vehicles, and highly discouraged from coming to the pharmacy which provides much needed health care to the community of Caddington and surrounding area. Supplies of medicines, which are delivered to the pharmacy from various wholesalers, will also be affected by these restrictions.

In summary the health of patients, many of who are venerable, will be affected by these proposals which have not been thought out properly.

As the local representative for the Campaign for the Protection of Rural England (CPRE) I wish to object in the strongest possible terms to the planned URBANIZATION and blight to our village green with your proposals

While I appreciate parking is occasionally a problem in the village centre your proposals represent a total disregard for the rural aspect of our community.

We do not need additional yellow lines, illuminated road signs and there is certainly no need for a one way system as proposed

Your proposals for the restricted parking and ticket system is reasonable and that is all that is needed

Having lived in the village for over forty years it is very important to protect our rural environment and would request that you review your proposals