
Meeting: Delegated Decisions by the Executive Member for Community Services on Traffic Regulation Orders
Date: 9 December 2014
Subject: Woburn Road, Heath & Reach – 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 implementation of No Waiting on a length of Woburn Road, Heath & Reach.

Contact Officer: Nick Chapman
nick.chapman@amey.co.uk
Public/Exempt: Public
Wards Affected: Heath & Reach
Function of: Council

CORPORATE IMPLICATIONS

Council Priorities:

The proposal will improve road safety by prohibiting parking on the road outside the residential development.

Financial:

These works are being funded via a Section 278 contribution related to the adjacent development site.

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 proposal will improve road safety for all road users, including pedestrians and residents.

Sustainability:

None from this report

RECOMMENDATION(S):

- 1. That the proposal to introduce No Waiting on a length of Woburn Road, Heath & Reach be implemented as published.**

Background and Information

1. The former Heath Motors site in Woburn Road has been re-developed to provide residential housing and is known as Banwell Place. As part of the safety audit associated with the required highway access arrangements it was recommended that No Waiting at any time (double yellow lines) be introduced across the frontage of the development. This would prevent obstruction of the highway and ensure clear visibility for drivers emerging from the new development.
2. The No Waiting was formally advertised by public notice in September and October 2014. Consultations were carried out with the emergency services and other statutory bodies, Heath & Reach Parish Council and the Ward Member. Residents living alongside this length of road were individually consulted.

Representations and Responses

3. A total of ten representations have been received; eight from residents, one from the Parish Council and one from the local Central Bedfordshire Council Ward Member. Eight of the representations, including the one from the Parish Council, raise objections to the proposal and two, including the Ward Member, support the proposal. Copies of the correspondence are included in Appendix D.
4. The main points of objection are summarised below:-
 - a) The removal of parked vehicles will result in higher traffic speeds.
 - b) When the site was a filling station with higher vehicle movements there was no need for waiting restrictions, so there is no justification for them now.
 - c) Parking is already in short supply in the village, both for residents and businesses, and this will exacerbate the problem.
 - d) The restrictions would affect deliveries to local businesses.
 - e) The double yellow lines would be unsightly.
 - f) An alternative would be to make the restriction daytime only to allow residents to park there overnight or to provide restrictions on the east side of Woburn Road, rather than the west side.

5. Central Bedfordshire Highways' response to the points above are as follows:-

It is accepted that the introduction of double yellow lines over a significant length of road can result in an increase in traffic speeds. However, the proposal is to extend the existing double yellow lines by only 41 metres, which is unlikely to have a significant impact on speeds. In recent years, traffic calming measures have been installed which have moderated traffic speeds and there is local Member support for additional features.

When the site was occupied by Heath Motors over half of its frontage was dropped kerbs, so much of that length was not previously available for parking. With the new development, around half of the proposed 41 metre length of yellow line comprises the access to the development and the length immediately adjacent to that should be kept clear of parked cars for visibility purposes regardless of any formal restrictions. Hence, it is calculated that the proposal would take away only 2-3 parking spaces.

There are no businesses fronting the proposed length of double yellow line, so it is unlikely to be an attractive location for loading/unloading activities. In any event the proposals would still permit vehicles to load and unload, so the impact on local business is expected to be negligible.

There are already lengths of double yellow line in Heath & Reach, so the provision of more would not have a substantial effect on the street scene. Upright signs would not be required.

The concerns about obstruction and visibility occur at all times of the day and night, so it is felt that parking needs to be prohibited at all times and needs to be adjacent to the development.

6. Bedfordshire Police have raised no objection to the proposals.

Conclusion

7. It is considered that the restrictions are needed on road safety grounds and will not result in any significant negative impacts. The number of parking spaces lost is small, so will not greatly affect parking provision in the village. Hence, it is recommended that the proposal should be implemented as published.
8. If the approved the works are expected to take place within the current financial year.

Appendices:

- Appendix A – Location plan
- Appendix B – Public Notices of Proposals
- Appendix C – Drawing of Proposals
- Appendix D – Objections and Representations

Appendix A



PUBLIC NOTICE



CENTRAL BEDFORDSHIRE COUNCIL PROPOSES TO INTRODUCE NO WAITING IN WOBURN ROAD, HEATH & REACH

Reason for proposal: The proposed Order is considered necessary for facilitating the passage of traffic on the road. The restrictions are required as a result of the conversion of the former garage to residential dwellings. The restrictions would extend the existing double yellow lines on the west side of Woburn Road and would ensure that the access to the new development remains clear of parked cars.

Effect of the Order:

To introduce No Waiting at any time on the following length of road in Heath & Reach:-

1. Woburn Road, west side, from a point in line with the north flank wall of no.15 Woburn Road (end point of existing no waiting) extending in a northerly direction for approximately 41 metres.

Further Details may be examined during normal office hours at the address shown below, viewed online at www.centralbedfordshire.gov.uk/publicstatutorynotices or tel. 0845 3656116.

Comments should be sent in writing to the Transportation Manager, Central Bedfordshire Highways, Woodlands Annexe, Manton Lane, Bedford MK41 7NU or e-mail centralbedsconsultation@amey.co.uk by 17 October 2014. Any objections must state the grounds on which they are made.

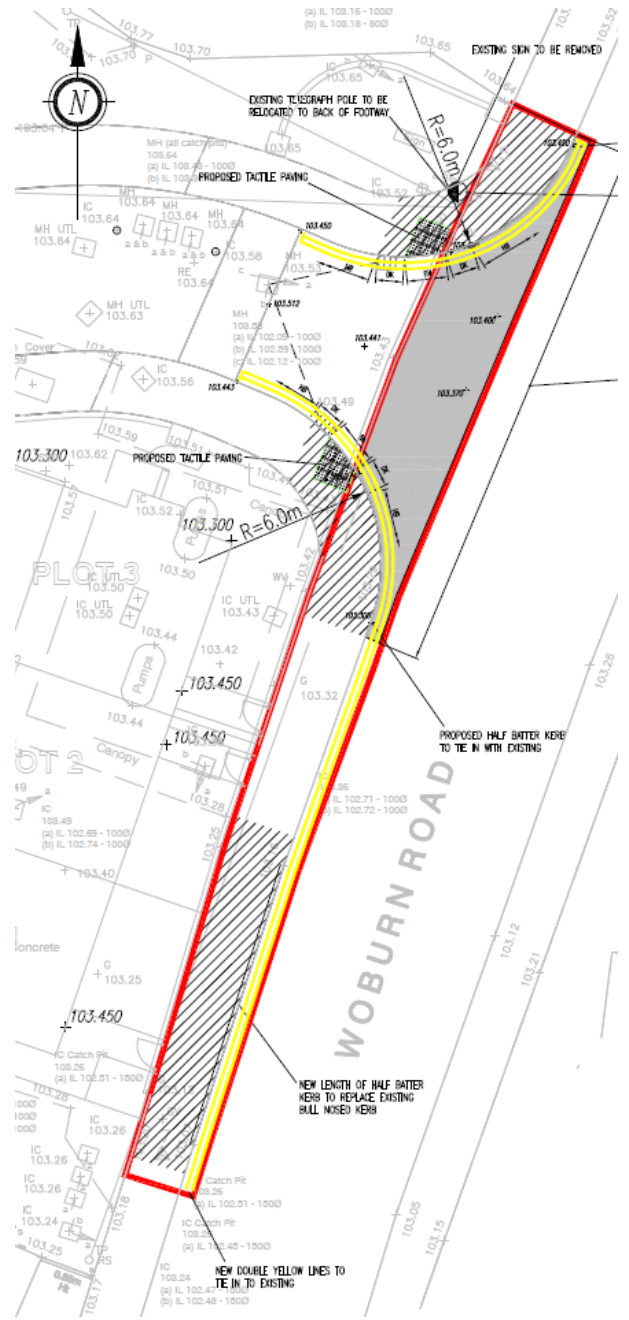
Order Title: If made will be "Central Bedfordshire Council (Bedfordshire County Council (District of South Bedfordshire) (Civil Enforcement Area and Special Enforcement Area) (Waiting Restrictions and Street Parking Places) (Consolidation) Order 2008) (Variation No.*) Order 201**"

Central Bedfordshire Council
Priory House
Chicksands
Shefford SG17 5TQ

Marcel Coiffait
Director of Community Services

23 September 2014

Appendix C



Appendix D

I have been asked to comment on behalf of Heath and Reach Parish Council who object to these proposed restrictions on the following grounds:

The present situation forces motorist to slow down when approaching that stretch and the Parish Council are of the view that parking restrictions will speed up traffic on a stretch of road that already suffers from speeding cars.

When the site was a garage and petrol station with a high number of traffic movement there was no need for restrictions and the PC do not see a valid reason to change this now.

Parking is already restricted in Heath and Reach and this will add to the problem

The lines are unsightly and not in keeping with a village.

Further to the Public Notice issued on the above subject, Xxxx Xxxxx, as a business operating directly opposite the entrance to the new development, wishes to post a strong objection to the proposal on the following grounds:-

1. As a flooring business, we have lorries delivering heavy and bulky materials all day, five days a week. They have to park outside our shop premises in order to unload the goods that we need to operate our business. These goods will be such items as pallets of tiles, rolls of carpet and other large and bulky items. We presume that deliveries will be allowed as if not, how are we to continue to operate our business?
2. We have our own forecourt for customers to park. However if the forecourt is full, the customers usually park, albeit for only a short space of time, on the road.

How are our often elderly customers going to be able to access our premises if there are 'no waiting' lines along the road.
3. The many houses along Woburn Road have no other place to park EXCEPT along the road. What provision are you making for them to park their cars?
4. It appears that much consideration is being given to a Brand New Development, but NO consideration at all to existing businesses or houses.

We consider that more consideration should be given to the needs of existing businesses which will be affected by the no waiting area, especially our own business in terms of deliveries and customer's parking.

We would appreciate a response from the planners on these important issues. It is impossible for deliveries to be undertaken from 200 yards up the road, or for elderly customers to have to walk such a long way to gain access to our premises.

Regarding the proposed introduction of No Waiting in Woburn Road, Heath and Reach we would like to object to this proposal.

Your exact words on the letter were "facilitating the passage of traffic on the road". By definition this means a potential increase in the speed of the traffic. Parked cars and vans are a great way of slowing down traffic. This road is already dangerous to cross, an increase in traffic speed because the passage of traffic has been "facilitated" will make it even more dangerous particularly with school children crossing the road to the village school. A few years ago the services of the "children crossing" or "lollipop lady" was scrapped so parents with children already find it difficult to cross this road. Without parked cars slowing the traffic down will make it more difficult.

When we moved into number xx Woburn Road it was an A road and there was a single yellow line outside our house meaning we or our guests could park outside our house evenings and weekends.

Without any consultation with residents the councils between them a few years ago decided to paint double yellow lines outside our house. The road has now been declassified to a C road.

Our proposal would be to alter the current double yellow lines in this area of Woburn Road to a single yellow line extended to the entrance and beyond to the new Banwell Close. This will enable residents to park outside their houses in the evenings and at weekends which will slow the traffic down.

Some drivers already break the speed limit on this road and I attach a photograph from a couple of years ago where a speeding motorist lost control of his vehicle and crashed through our perimeter wall, into our son's car and into our house.

Facilitating the flow of traffic is the last thing this road needs.

I live at xx Woburn Road, a mid-terrace house with no off road parking. We (both pensioners) own one car which we park wherever we can. Our garden happens to be part of No x Thomas Street, but as far as I am able to determine, this does not automatically give us the right to park on Thomas Street, an unadopted and very rough road.

When we use our car, if we are not home by 4.00pm on weekdays, we quite often have to park on Woburn Road. At weekends, it is even more difficult. If we go out for an evening out, we have even more trouble finding a place to park. The village just does not have enough parking places.

Customers of Chapel Flooring and Little Emm's will also have parking problems.

Traffic calming humps have been installed either end of the village. However, these have not slowed down cars between them. Parked cars do slow traffic. I do not believe that extending the double yellow lines is the best way forward.

I live at xx Woburn Road, Heath and Reach and the double yellows would be just opposite our house. I object to the proposition on a few grounds.

Firstly, the terraced houses next to us have real problems trying to get parked and this is where they park as a last resort. Being the end terrace we are fortunate & have our own spaces at the top of our garden but any visitors also struggle for parking.

Secondly as traffic comes round the corner from Birds Hill they then start to increase in speed in anticipation for the national speed limit which is quite a bit further on. This has been a problem for years with police regularly coming out with mobile speed cameras. When there are parked cars, people are forced to slow down. It does not cause congestion, only reduces people speeding through the village.

Lastly when turning out of Thomas Street there are often large lorries parked not only on the forecourt of the flooring company but also on the pavement and road, completely blocking the view of oncoming traffic and making it impossible to see round them. I am often the centre of abuse when I'm forced to edge out. I would actually like to see double yellows on this side of the road rather than the proposed outside of Banwell Place. They will not have the same issues when turning out of the court and onto Woburn Road as it's only ever the residents or visitors with cars being parked outside and these are small enough to be able to see around.

I hope my comments are taken into consideration when making a decision.

I have just seen a public notice concerning a no waiting zone on Woburn road. As a resident, number xx can I please enquire where it is proposed myself and two other residents will park. This information has not been supplied as yet.

I write to raise my objection with the 'proposed double yellow lines' that are to be put outside the new estate Banwell Place on Woburn Road.

I live at Red Lion Court, with my house facing the front, onto Woburn Road. I already have parked vans and cars outside my house nearly every day, and I assume most of these vehicles belong to people in the terraced houses that face Banwell Place.

I feel that if yellow lines were to be put down this would only push the already existing problem further along the road. At present, when leaving Red Lion Court, our view of on-coming traffic from Leighton Buzzard is often obstructed and the only way to see clearly is to edge out into the middle of the road, which is not always safe to do.

I do wish to oppose as the traffic will now go through the village even faster.

I have just been e mailed a public notice concerning the above. As a resident of Woburn Road number xx I would like to ask the sense behind building new properties with parking spaces and removing the parking facilities from existing residents. Do existing residents not matter? We have put up with a lot from the building works opposite filthy cars, filthy windows toing and throwing from early morning, starting grinding way before 8am. May I ask where you suggest we park whilst I can see the sense of the yellow lines directly opposite for the access of people turning in I can see no use of punishing us. I don't remember seeing anything in the proposal about taking away our parking but all of a sudden it comes to light as the project is nearing completion this seems very underhand to me. At least you could have given each resident one parking space as an act of courteousness.

As a resident of Woburn Road I would welcome the proposed No Waiting extended area. Frequently I am on a bus that is restricted by vehicles parked opposite each other on both sides of this stretch of road. I would also like to see No Waiting opposite on the North Side of Woburn Road where vehicles are constantly parked half on the pavement forcing me into the road while pushing a buggy.

When I moved into my home in 1984 there was a continuous white line along the North side of Woburn Road which I believe stretched as far as Bryants Lane. I was advised at that time that this was a No Waiting area.

Thank you. My comments on extending the double yellows are that, given this is a new development of 14 homes onto a busy road through the village, the new entrance does need some measure to prevent car parking on and near the entrance. It is a dangerous stretch of road due to the bend at the bottom of Bird's Hill and as it is, there are regular incidents and problems with parked cars on the pavement that cause issues not just for vehicles on the road but pedestrians also, of which I have had years of direct experience walking my children to school. I am fully in favour of extending the double yellow lines as proposed.

Wider issues of speeding through the village have recently been improved with the installation of four raised tables and two pedestrian crossings. I personally want another raised table on Woburn Road somewhere near this development's entrance but Heath and Reach has had a good allocation from the LATP and further measures will understandably have to wait a little while. I continue to be concerned about speeding on that section of Woburn Road but the solution is not to put up with cars mounting the curb and blocking both the pavement and road to reduce speeds. The solution is to install another raised table one day and in the meantime extend the double yellows.

Thank you,
Cllr Mark Versallion