
Meeting: Delegated Decisions by the Executive Member for Community Services on Traffic Regulation Orders

Date: 17 June 2015

Subject: Fallowfield, Ampthill – Consider objection to Proposed Disabled Parking Space

Report of: Paul Mason, Head of Highways

Summary: This report seeks the approval of the Executive Member for Community Services for the implementation of a Disabled Parking Space in Fallowfield, Ampthill.

Contact Officer: Nick Chapman

Public/Exempt: Public

Wards Affected: Ampthill

Function of: Council

CORPORATE IMPLICATIONS

Council Priorities:

Financial:

This work is being funded from the Council's budget for minor traffic and safety schemes and is expected to cost approximately £1,500.

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:

None from this report

Sustainability:

None from this report.

RECOMMENDATION(S):

That the proposal to install a Disabled Badge Holder Parking Space outside no.92 Fallowfield, Amptill be implemented as published.

Background and Information

1. An application for a disabled parking space was received from the resident of no.92 Fallowfield. The request was initially turned down on the basis that the property has a driveway, which would generally mean that the Council's criteria for disabled parking spaces on the road would not be met. However, the applicant explained the difficulties that they experience using the driveway, such as the incline, which is located at the front (west elevation) of their home. They have built an extension with wheelchair access to the side and therefore wanted a disabled space to the side (north elevation) of their home. The applicant also explained difficulties that they had experienced on some occasions with finding a sufficiently large parking space close to their home. Due to these factors, it was felt that there was sufficient justification to provide a disabled space on the road.
2. The proposal was formally advertised by public notice in March 2015. Consultations were carried out with the emergency services and other statutory bodies, Amptill Town Council and the Ward Members. Residents living in the immediate area were individually consulted.
3. One objection has been received. A copy of the correspondence is included in Appendix C and the main comments received are summarised below:-
4. The main points of objection are:-
 - a) The disabled space would make it difficult for the objector to get on and off their driveway.
 - b) Parking is light in the area and the applicant is able to find parking when needed. If other cars were parked outside then local people would move their vehicles to allow the disabled resident to park close to their home.
 - c) The applicant could use their driveway which can accommodate two vehicles.
5. Central Bedfordshire Highways' response to the points above are as follows:-

The objector has a sufficiently wide driveway and Fallowfield is wide enough to enable them to safely use their driveway. Fallowfield is lightly trafficked, so slow speed manoeuvring is unlikely to create a problem for traffic using the road. The fact is that a vehicle is often parked at that location anyway, so the provision of a marked disabled bay will not significantly alter the present situation.

It is accepted that parking is not heavy in Fallowfield and the applicant would usually be able to find a parking space immediately adjacent to their home. However, the disabled bay applicant claims that on occasions parked cars have restricted their access, particularly when arriving home late in the evening. They also need extra space for loading and unloading their wheelchair and a marked out space would secure that.

Although the applicant has a garage and driveway, which would normally disqualify people from having a disabled space on the road, these are not useable due to the slope to the footway. We also suggested a disabled parking space at the front of the property, but it would be further away from the access ramp to the new extension that they built to allow wheelchair access.

6. The applicant is the wife of an elderly and disabled gentleman and experiences difficulties transporting him into and out of their car. There is not a high demand for parking in this road, so the disabled space would not create any real difficulties for nearby residents. Consequently, it is recommended that the disabled parking space be implemented as published.

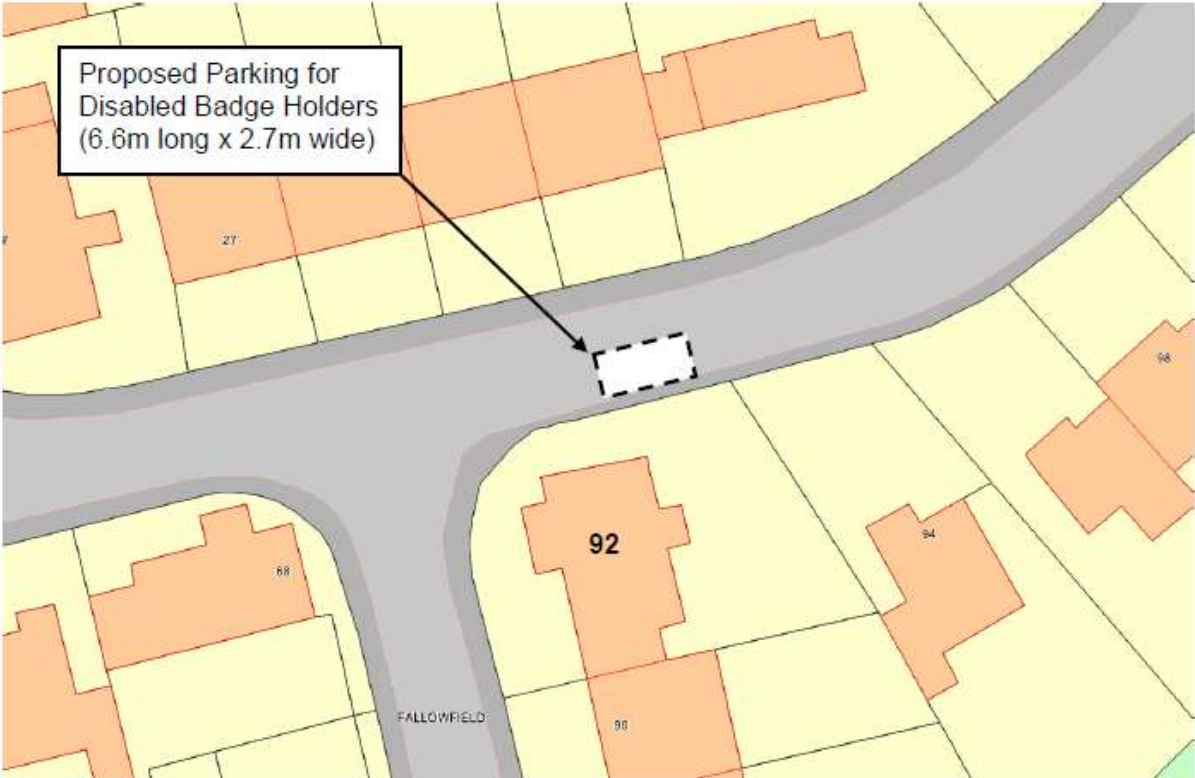
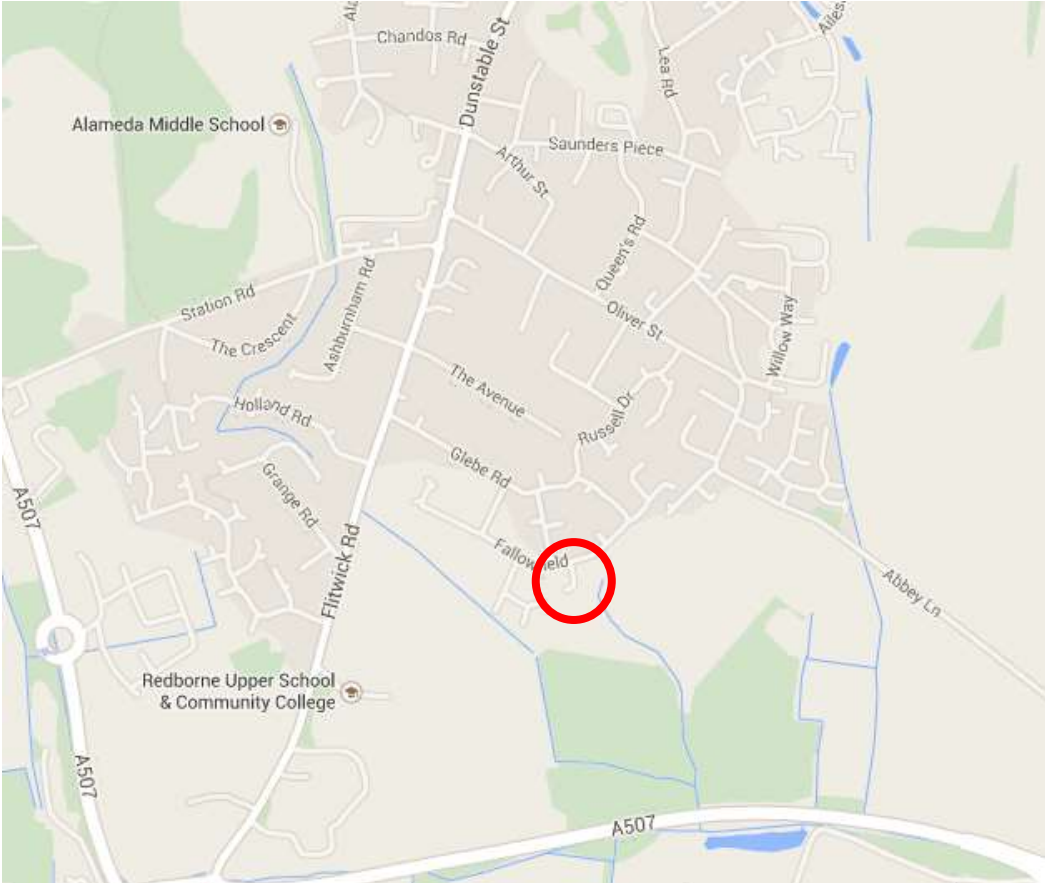
Appendices:

Appendix A – Location Plan and Drawing of Proposal

Appendix B – Public Notices of Proposals

Appendix C – Objections and Representations

Appendix A



PUBLIC NOTICE



CENTRAL BEDFORDSHIRE COUNCIL PROPOSES TO INTRODUCE A DISABLED PERSONS' PARKING SPACE IN FALLOWFIELD, AMPHILL

Reason for proposal: The proposed Order is considered necessary in the interests of improving parking facilities for disabled persons. The proposed disabled parking space is in a residential street where on-street parking is heavy and disabled persons frequently experience difficulties in finding a parking space close to their home.

To INTRODUCE a Parking Place for Disabled Badge Holders at the following location:-

Fallowfield, Ampthill, east side, from a point approximately 2 metres west of the boundary of property nos.92 and 94 Fallowfield extending in a westerly direction for approximately 7 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 27 March 2015. 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 Mid 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

5 March 2015

Appendix C

Thank you for your prompt reply and acknowledging our concerns.

I would like to confirm that I would like my objections to stand and would also like to make some further comments to your reply.

We have never seen any other vehicles park in this area and do not believe the applicant has ever had a problem parking outside their property.

I do not understand why the car can not be parked on her driveway and moved to the area where the proposed bay would be put to allow easy access for the wheelchair. As I previously commented, the car is only used very randomly.

If ever there was a car parked that restricted their access, it would only be someone visiting one of the other local residents. All the local residents know that the applicant uses this area for accessing their property and I am sure they would be happy to move their vehicle to allow the applicant access.

You have commented that your suggestion of having the bay put at the front of the property would be further from the access ramp at the side of the property. The applicant does not have a problem pushing the wheelchair as we have seen her walk, pushing the wheelchair to their daughters house which is in Glebe Road and up a small incline. I do not understand why it would cause a problem to get the wheelchair to the front of the property.

We do sympathise with the applicant but do not think the parking space is essential at this time as there are other parking options available for them.

Regards

Xxxx Xxxx

On 25 Mar 2015, at 16:00, Central Beds Consultation <CentralBedsConsultation@amey.co.uk> wrote:

Mr Xxxxxx

Thank you for your e-mail and attached photos. Your comments are noted.

I accept that parking in Fallowfield is not particularly heavy due to the fact that most properties have off-road parking. However, the disabled bay applicant claims that on occasions parked cars have restricted their access, particularly when arriving home late in the evening. They also need extra space for loading and unloading their wheelchair and a marked out space would secure that.

Although they have a garage and driveway, which would normally disqualify people from having a disabled space on the road, these are not useable due to the slope to the footway. We also suggested a disabled parking space at the front of the property, but it would be further away from the access ramp to the new extension that they built to allow wheelchair access. Due to the reported difficulties that the residents are experiencing the Council decided that a disabled parking space was justified.

In terms of how to deal with your objection, unless you decide to withdraw it, the process would be to report it to the Council's next Delegated Decisions Meeting, which is a public meeting at which the Councillor with special responsibility for highways would consider the matter and decide whether the

parking space should go in or not. We would include a copy of your e-mail in the report, which would be publicly available, but your name and house number would be removed.

If I don't receive a reply to this e-mail I will assume that you want your objection to stand. If you wish to withdraw your objection please let me know and we will arrange for the parking space to be installed.

Regards

Gary Baldwin
Traffic Engineer
Central Bedfordshire Highways

t: 0845 3656116 | e: gary.baldwin@amey.co.uk Central Bedfordshire
Council | Woodlands Annexe | Manton Lane | Bedford | MK41 7NU
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-----Original Message-----

From: Xxxxxx Xxxxxx
Sent: 24 March 2015 22:46
To: Central Beds Consultation
Subject: Proposed Disabled Space Fallowfield Ampthill

Hi

I am writing to express my objections to the proposed disabled parking space outside number 92 Fallowfield, Ampthill.

The proposed bay would be opposite our driveway of number xx Fallowfield. We already find it difficult to get on and off of our drive when the applicants vehicle is parked in the proposed area and we are unable to park on the road outside our own house. If this bay was installed it may also cause us problems if we ever want to sell our house in the future.

The reason being given for the proposed bay is that street parking is heavy in this area. I have attached pictures taken at different times of the day, early morning and evening when our neighbours are at home, that show this not to be the case. The only vehicle that can be seen is the car that belongs to the person that has applied for this bay to be put in.

If it is essential that a bay is installed, I believe the best place for it would be in front of number 92 in the Close which is directly in front of the applicants bungalow and would not affect any other residents. I have also attached pictures taken at different times of the day that show no other vehicles park in this area. I believe the applicant also has a driveway big enough for 2 vehicles and a garage that could also be used for parking. It also appears that the vehicle is only used on random occasions, approximately 2 or 3 times a month so maybe the vehicle would be best kept on their driveway.

I would be more than happy for you to contact me should you require any further information but please note we are on holiday from Friday 27th March for 2 weeks.