
Meeting: Delegated Decisions by the Executive Member for Community Services on Traffic Regulation Orders
Date: 17 June 2015
Subject: Church Street and Segenhoe Close, Ridgmont – Consider objections to Proposed Residents Permit Parking Scheme
Report of: Paul Mason, Head of Highways
Summary: This report seeks a decision from the Executive Member for Community Services on the implementation of a Residents Permit Parking Scheme in Church Street and Segenhoe Close, Ridgmont

Contact Officer: Nick Chapman
Public/Exempt: Public
Wards Affected: Cranfield and Marston Moretaine
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 £7,000 if implemented.

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):

- 1. That the proposal to introduce a residents' permit parking scheme be withdrawn.**
- 2. That the proposal to introduce no waiting at any time at the junction of Church Street and High Street be implemented as published.**
- 3. That consideration be given to installing a suitable number of disabled parking spaces in Church Street.**

Background and Information

1. This matter was reported to the Traffic Management Meeting of 4 June 2013 following receipt of a petition and letter of support for a residents permit parking scheme in this area.

The decision was "That following consideration of the matters advised within the report, that permission be granted to include a residents parking scheme in Church Street & Segenhoe Close, Ridgmont and the addition of double yellow lines around the junction of Church Street and the High Street, within the forward programme of traffic management (parking) schemes for future funding and implementation".

2. Funding was identified within the 2014/15 budget and a proposal to introduce residents permit parking was pursued. An informal consultation with residents was carried out in August 2014 to gauge the level of support for such measures. The outcome of that exercise was mixed with some residents supporting a permit parking scheme and others not. Generally speaking those living in the first part of Church Street and those near to the junction of Segenhoe Close favoured a permit scheme, but the remainder did not.
3. Central Bedfordshire Council Ward Members and Ridgmont Parish Council supported a permit parking scheme, so it was decided that a firm proposal would be published and consulted on. As part of the scheme it was proposed to introduce no waiting at any time (double yellow lines) at the Church Street/ High Street junction as there have been reports of obstructive parking which affects traffic turning into and out of the junction.
4. The proposal was formally advertised by public notice in April 2015. Consultations were carried out with the emergency services and other statutory bodies, Ridgmont Parish Council and the Ward Members. All residents living in Church Street, Segenhoe Close and those in High Street likely to be directly affected were individually consulted.

5. A petition signed by 27 residents opposed to the proposals was received. This comprised 7 from Church Street (3 within the proposed permit zone and 4 outside); 11 from Segenhoe Close and 9 from High Street. A further 9 individual written objections were received; 2 from Church Street (1 from inside the zone and 1 outside), 3 from Segenhoe Close and 4 from High Street. Copies of the correspondence are included in Appendix C and the main comments received are summarised below:-
6. The main points of objection are:-
 - a) There is no need for parking controls in this area and it is unnecessary in a village like Ridgmont. There are no serious issues associated with parking by walkers and local businesses.
 - b) The yellow lines at the Church Street/High Street junction will stop some residents parking outside their home and due to the permit parking scheme they would have nowhere to park.
 - c) The permit scheme will result in more cars being parked on High Street, which will create difficulties for buses and lorries.
 - d) Residents of Segenhoe Close do not want the parking scheme. The road includes a parking area that has ample space for people to park in.
 - e) There is some opposition to the cost for multiple permits.
 - f) An alternative would be to install yellow lines on one side of Church Street and some disabled parking spaces.
7. Central Bedfordshire Highways' response to the points above are as follows:-

The numbers of households consulted were 18 in Church street (8 within the proposed permit parking zone and 10 outside); 12 in Segenhoe Close and 8 in High Street.

There appears to be a mixed response from Church Street, with residents both inside and outside of the proposed permit zone opposed to it. Residents of Segenhoe Close appear firmly against the scheme. Not surprisingly, those who live in High Street are opposed to the scheme as they would not be able to park in Church Street or Segenhoe Close.

Residents permit parking schemes are more frequently used in larger urban areas where non-residents, such as rail commuters or shop workers, park in residential streets and deny parking for local residents. On-street parking issues are generally not as severe in villages and enforcement is also likely to be less frequent, so it is quite rare to introduce permit parking in smaller communities, such as Ridgmont.

There are no serious concerns about additional parking in High Street. Given that Ridgmont has been bypassed most traffic is likely to be locally generated and on-street parking helps to moderate vehicle speeds.

Some residents report ongoing and regular occurrences of obstructive parking by non-residents in Church Street, but general observations have not been able to substantiate this. However, it is accepted that if the parking is by leisure walkers this probably mostly occurs at weekends.

It is a fact that there has always been less support for a permit parking scheme from residents of Segenhoe Close, but it was included because if a scheme was introduced in Church Street alone that is likely to result in a migration of parking to Segenhoe Close to the detriment of those living there.

There is an off-road parking area in Segenhoe Close, which does not appear to be that well used. This is owned by Aragon Housing, there is scope to enlarge the car park and they have indicated that they would be prepared to undertake that work. Aragon agreed to their parking areas being included within the permit parking zone, otherwise it is likely that residents would park there resulting in it becoming congested.

The idea of introducing double yellow lines would ensure that double parking does not take place, but the width of the road and observations of current parking activity show that cars are only parked on one side anyway.

The preliminary consultation indicated that there are 5 disabled blue badge holders residing in Church Street and Segenhoe Close. 3 of those live in Church Street, so it would seem reasonable to provide several disabled parking spaces. It is accepted that these could be used by non-residents, but this is unlikely to occur in this particular area.

8. There would appear to be insufficient local support for a residents permit parking scheme in the area, so it is recommended that the proposal be withdrawn. There is merit in introducing the double yellow lines at the Church Street/High Street junction, so it is recommended that these proceed. It suggested that the possibility of providing several disabled parking spaces be considered.

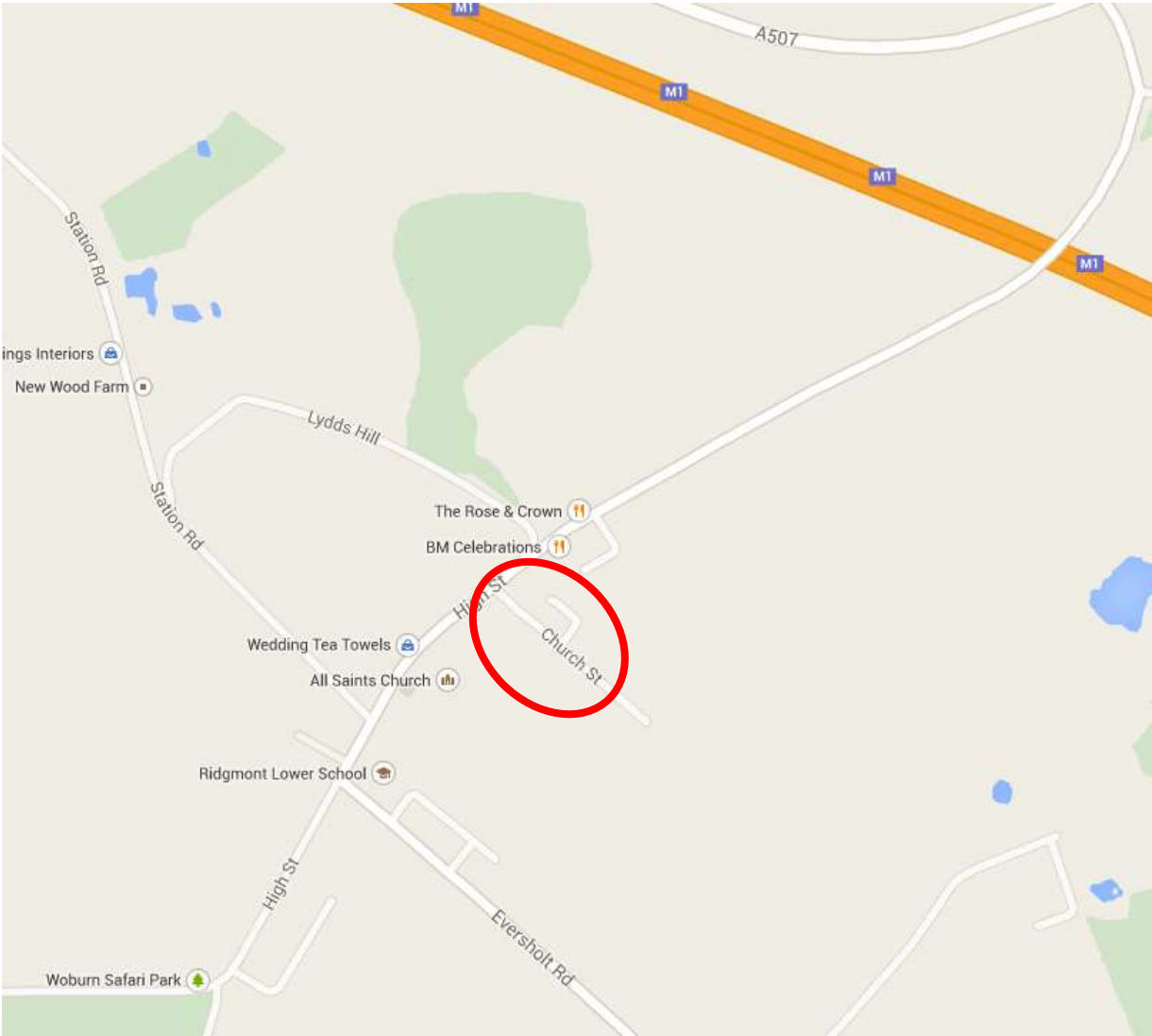
Appendices:

Appendix A – Location Plan

Appendix B – Public Notice and Statement of Reasons of Proposals

Appendix C – Objections and Representations

Appendix A



PUBLIC NOTICE



Central
Bedfordshire

CENTRAL BEDFORDSHIRE COUNCIL PROPOSES TO INTRODUCE A RESIDENTS' PERMIT PARKING ZONE IN CHURCH STREET, RIDGMONT

Reason for proposal: The proposed Order is considered necessary for preserving and improving the amenity of the area. The restrictions are intended to prohibit long-term parking by non-residents, which results in Church Street and Segenhoe Close residents frequently being unable to find convenient parking in their road. The No Waiting is intended to ensure that the junction of Church Street and High Street remains clear of parked vehicles.

Effect of the Order:

To introduce 1 hour Limited Waiting with No Return within 2 hours, except Residents Permit Holders only, on the following lengths of road in Ridgmont:-

1. Church Street, from a point approximately 2 metres south-east of the front wall of no.72 High Street extending in a south-westerly direction to a point in line with the rear property boundary of no.12 Segenhoe Close.
2. Segenhoe Close, from its junction with Church Street for its full length.

Residences eligible to apply for a permit to park in the Residents Permit Parking Zone identified above:-

1. Properties nos.1 to 8 Church Street.
2. All properties in Segenhoe Close.

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

1. Church Street, both sides from its junction with High Street extending in a south-easterly direction to a point approximately 2 metres south-east of the front wall of no.72 High Street.
2. High Street, south-east side, from a point in line with the boundary of nos.74 and 76 High Street extending in an south-westerly direction for approximately 32 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 28 April 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

2 April 2015

Statement of Reasons

The proposed Order is considered necessary for preserving and improving the amenity of the area. The restrictions are intended to prohibit long-term parking by non-residents, which results in Church Street and Segenhoe Close residents frequently being unable to find convenient parking in their road.

At the present time, a number of vehicles are parked in Church Street at various times. It is suggested that many of the parked cars belong to visitors associated with nearby business premises, walkers and other non-residents.

Any vehicle parked on the road in the designated residents permit zone must display a permit which can be purchased from Central Bedfordshire Council. Only eligible residences as listed in the notice will be able to apply for a permit.

There are two parking areas in Segenhoe Close that are the responsibility of Aragon Housing Association. They have agreed to those areas being included in the proposed permit parking area. In addition, they have plans to extend the parking area to the side of no.10 Segenhoe Close to utilise the grassed area, which would also be included in the permit parking scheme.

It is possible that the implementation of a residents permit parking zone will result in vehicles being parked near to the junction of Church Street and High Street thereby creating a road safety hazard. The proposed No Waiting is intended to ensure that this does not occur.

Further details can be found on the attached draft Traffic Regulation Order and Public Notice.



Appendix C

We are a small village and we the undersigned are all opposed to the introduction of parking permits in Church Street and Segenhoe Close or anywhere else in Ridgmont.

Above petition contains:-

Church Street – 7 signatories

Segenhoe Close – 11 signatories

High Street – 9 signatories

I am aware that local residents have formed a petition firmly against this residents scheme which, as a resident of Church Street, Ridgmont, I am happy to write and support this local petition as there is absolutely no need for any form of controlled or residents parking in this area.

Such a scheme is total overkill akin to a town centre not a small rural village. It will in no way preserve or improve the amenity of the area and will in fact severely detriment the use of our own village, our church, our ability for vulnerable and retired residents to have much needed visitors and be a total waste of our council tax.

Introducing this scheme will detrimentally affect the majority of people who live here particularly those who rely on district nurses and carers. There is no current problem with walkers or visitors on Church Street or Segenhoe Close, and to suggest 'visitors associated with nearby business premises' is ridiculous. There is one local business which has ample parking available to it which is well used.

I wrote in opposition to this scheme when it was consulted on and yet the majority of residents views against this scheme appear to have been ignored as most residents of both streets do not want this scheme.

Your consultation uses the phrase 'suggested' which implies no proper or compliant traffic studies have been undertaken. Residents would like to see the actual traffic survey data which has been collecting in deciding this proposal in necessary.

I would also like to understand how many people who actually live here are in favour of this proposal and whether any formal access assessments have been undertaken. A much more simple solution of double yellow lines down one side of the first part to Church St is a much more workable and cheaper option.

I look forward to receiving a full response prior to the closure of the consultation period.

I live at No. x Segenhoe close Ridgmont And I'm Apposed to the parking permit Scheme As it will not help and make more of a mess as it can not be enforced All that's needed is double yellow lines one side of church street So all park one side to stop any blocking up I have lived here for Twenty five yrs And no problem with parking Or excess to my house in Segenhoe Close

159397
RECEIVED 08 APR 2015
1590 1258508000

High Street
Ridgmont
Beeds
MK43 0TY.
6/4/15

Dear Sir Madam

I see you are
going to put double yellow lines
out-side my House and all so
proposed Residents permit parking.
So can you tell me please where
I am going to park. I dont
think you are being very fair
to residents in highstreet who live
on main road.

REF GPB 59449/803360/3.12 [REDACTED] SEGENHOLE Close

Date 8-4-15

Ridgmont
Beds
MK430UB

Dear Sir

Just a line to say under any circumstances
am I paying for our 2 vehicles which will only
allegedly guarantee parking between 8-4pm.
So any Tom Dick or Harry can park after 4.00
and at weekends. We will not be dictated to by
some of the residents of Church Street some of which
think they can bully because they are on the
Parish Council.

[REDACTED] High Street
Ridgmont
Beds
MK43 0TY

159415
RECEIVED 13 APR 2015
FAO con CBC

08/04/15

Ref:GPB/59450/803360/3.12

Dear Mr Chapman

I am writing in reference to your letter I received, regarding parking permits for Church Street and Segenhoe Close.

I am strongly against this idea as we are a small village. If you put parking permits in place in those areas it will cause people to end up parking on the high street to visit the people that live in those areas, this means parking in front of my house.

If these cars park on the high street it will cause a lot of problems for the school buses and Lorries that come through the village, also it will cause an accident as people won't be able to see past all the cars. What will happen if we have deliveries? Where will these park? My husband and I are both pensioners and my husband has to use a walking stick, so if we have all these cars parked out the front of our house he will have to park very far away from the house and will struggle to get to his own home.

We have lived in this village for 43 years and we have never had a problem until a woman in the bungalows in Church Street could not park in front of her house one day. She knows someone who works in the council and is just wanting to cause people in the village problems. For people like her a parking permit won't be a problem as she won't be paying for it as she is registered disabled. For the people around her this will cause a large problem as most are pensioners and won't be able to afford these permits for themselves or the visitors they have coming like home helps. I have a garage I pay for in Segenhoe close and what happens if I want to park outside it.

Only approx. 7 of the people living in the bungalows in Church Street have cars, the others who don't have cars do not want restrictions for friends and family visiting them.

I think a meeting needs to be held so that all the villagers in Ridgmont get a say and get to voice their opinions, not just the two people that are on the parish council.

■ Church Street
Ridgmont
Bedford.

10th April 2015

Dear Mr Chapman.

Re Proposed Residents Parking Ridgmont

I object to the above proposal as there has never been problems with parking in Church Street.

I do not own a car but when friends and family visit I want free parking as it has always been

High Street
Ridgmont
Bedford
MK43 0TY

15th April 2015.

Nick Chapman – Transport Manager
Central Bedfordshire Council
Woodlands Annexe
Manton Lane
Bedford
MK41 7NU

159515
RECEIVED 22 APR 2015
PROCESSED

Dear Sir

Reference GPB/59450/803360/3.12
Proposed Residents parking Scheme Ridgmont

As with many of our neighbours we are against this restricted parking in such a small village as Ridgmont. No other villages of this size locally have this.

I understand that the Parish Council at their last meeting said a letter was circulated 3 years ago saying that residents had agreed to this but every person that I have spoken to knows nothing of this letter and disagrees with having restricted parking.

I have lived in this village all my life and there has never been a problem parking. It seems that new comers to the village cannot accept Ridgmont as a small village and want to change things.

From my house I can see up Church Street and have taken photographs at different times to prove there is no problem. Some of the cars in Church Street never seem to move they are parked outside their homes and that is where they stay.

Regards



159452
RECEIVED 15 APR 2015
FAO Cons CBC

Segenhoe Close

Ridgmont

Bed's Mk43 OUB

Dear Nick,

Ref: Permit Parking.

I have lived in Segenhoe Close since 1971 and there has never been a problem with parking.

Even now there is no problem, Most of the time both Segenhoe Close and Church Street have ample free spaces, evenings and week- ends.

My objection to this scheme is That Segenhoe Close residents are being forced into something they do not want for the sake of the minority of residents in Church Street. Why can't the two ladies (main objectors of non-residents parking in Church Street), have Disabled Bays in front of their homes? They hardly ever go out, and their space is always free when they get back.

By introducing Permit only parking those non-residents will be parking in the High Street causing a safety Hazard for the emergency services.

Why do non-residents park in Church Street? Because there is room, and keeps them off the High Street. (Which has become a long car park anyway since the Bypass opened).

The area owned by Aragon at the end of Segenhoe Close houses was intended for visitors to park in, which it is, but is usually empty, so I see no reason why non-residents can 'not park there.

I pay my road tax and council tax so why should I be pressured into paying for a permit to park my car, and buy permits for my family or friends to visit me in the street where I live.

I strongly oppose this scheme, (as I am sure others do).

■ High Street
Ridgmont
Bedford
MK430TX

159475
RECEIVED 17 APR 2015
FAC 0000000000

4TH April 2015

F.A.O Nick Chapman – Transport Manager

Your ref GPB/59450/803360/3.12
Proposed Residents Permit Parking Scheme

Dear Sir,

With reference to the above. As a resident of this village for over 60 years there has never been any problems with parking. This is a small village and many of the residents want it to stay this way

The problem has occurred since people from other communities have come to live in Ridgmont. Two of them are on the Parish Council and have brought this matter to light. When this was discussed at the Council meeting, as they had a vested interest in this matter they should have been asked to leave the meeting but this did not happen. One of the cars of these people hardly ever moves and is permanently outside her home.

Out of the twelve bungalows, five of them do not own vehicles but do not want restrictions on friends and family visiting.

If required I can give you photographic evidence of different times of the day to prove that there is no problems with parking. The ramblers do park in the road but only occasionally and they really are no problem.

If residents parking should be introduced the residents in Mount Pleasant are concerned that people will then park there or on the Main Road.

This must be costing the Council Tax payers a lot of money when Councils should be trying to cut their costs and not spend their money on trivial matters.

If a meeting was arranged for all villagers to attend I am sure this matter would be greatly opposed.

Other villages in the area do not have parking permits e.g. Husbourne Crawley – Salford – Millbrook – Eversholt – Steppingly – Milton Bryan to name but a few.

Hoping for your co-operation in this matter.
