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

Date: 25 August 2015

Subject: Glebe Avenue and Lyall Close, Flitwick – Consider Objections to Proposed 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 waiting restrictions in Glebe Avenue and Lyall Close, Flitwick

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

Public/Exempt: Public

Wards Affected: Flitwick

Function of: Council

CORPORATE IMPLICATIONS

Council Priorities:

The proposal will improve road safety and improve the amenity of the area for residents.

Financial:

These works are being funded from the Council budget allocated to minor traffic management and parking schemes.

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.

Sustainability:

None from this report

RECOMMENDATION(S):

- 1. That the proposal to extend the No Waiting at any time further into Glebe Avenue from the Dunstable Road junction be implemented as published.**
- 2. That the proposal to introduce am/pm type Waiting Restrictions in the remainder of Glebe Avenue and all of Lyall Close be implemented as published.**

Background and Information

1. A petition submitted by residents of Glebe Avenue and Lyall Close was considered at the Delegated Decisions Meeting on 11 August 2014. It was recommended that, subject to funding, the parking situation in Glebe Avenue and Lyall Close be assessed in more detail and a consultation exercise be undertaken with residents' to determine favoured option
2. A consultation exercise was undertaken to determine the level of local support for parking controls and the preferred type of restriction. The headline results were as follows:-
 - 70% of residents responded.
 - 93% have experienced parking problems in their street.
 - 100% want something done about parking.
 - 82% (84% Glebe Avenue, 81% Lyall Close) favour single yellow line am/pm restrictions.
 - 18% (16% Glebe Avenue, 19% Lyall Close) favour residents permit parking.
3. As a result of this positive response, it was decided to proceed with am/pm type waiting restrictions. A number of residents expressed concerns about parking at the Glebe Avenue/ Dunstable Road junction, so we are proposing to extend the double yellow lines slightly further into Glebe Avenue.
4. The waiting restrictions proposals were formally advertised by public notice in May 2015. Consultations were carried out with the emergency services and other statutory bodies, Flitwick Town Council and the Ward Members. Residents were individually consulted by letter and public notices were displayed on street.

Representations and Responses

5. A total of four representations have been received, two of which object to the proposals. One of the objectors is a commuter and it is not clear whether the other is a resident or commuter.

Two other representations were received both offering support, but one suggested a slight extension of the yellow lines into Townfield Close.

6. Copies of all representations can be found in Appendix C. The main points of made by the objectors are summarised below:-
- a) The restrictions will not solve the problem; they will simply move it elsewhere. The shops at Vicarage Hill already suffer from commuter parking and this will be made worse.
 - b) There is no evidence of a parking problem in the two roads at any time of the day.
 - c) Proper residents parking areas should be introduced.
 - d) The few commuters that park in Glebe Avenue do so in an orderly and considerate way.
 - e) Some residents choose to leave their driveways clear and park on-street, which suggest that they are not overly by parked cars and just want to remove the commuters.
 - f) If the restrictions are implemented it will create problems for those who cannot afford to pay and will force some people to walk further to find unrestricted parking thereby affecting their home life.

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

It is acknowledged that the introduction of parking restrictions aimed at addressing commuter parking issues does not represent a perfect solution. We know from experience that commuters will find other roads where parking is unrestricted, thereby transferring the problem. However, commuter cars tend to become more widely dispersed, with relatively few parked cars in each road, which creates less of a problem to residents.

It is accepted that the parking in these two roads is not as heavy or intense as it is in various other roads where commuter parking takes place, but does represent a road safety hazard at selective locations. The commuter parking that does take place tends to be concentrated on two or three lengths of road, which does affect residents adjacent to those particular lengths of road.

Residents were given the opportunity to have a residents' permit parking zone, but a significant majority opted for the proposed single yellow line restrictions.

It is expected that those commuters who are unwilling to pay for parking near the station will seek free on-street parking in other roads, but it will simply result in a slightly longer walk to and from the station, rather than any significant hardship.

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

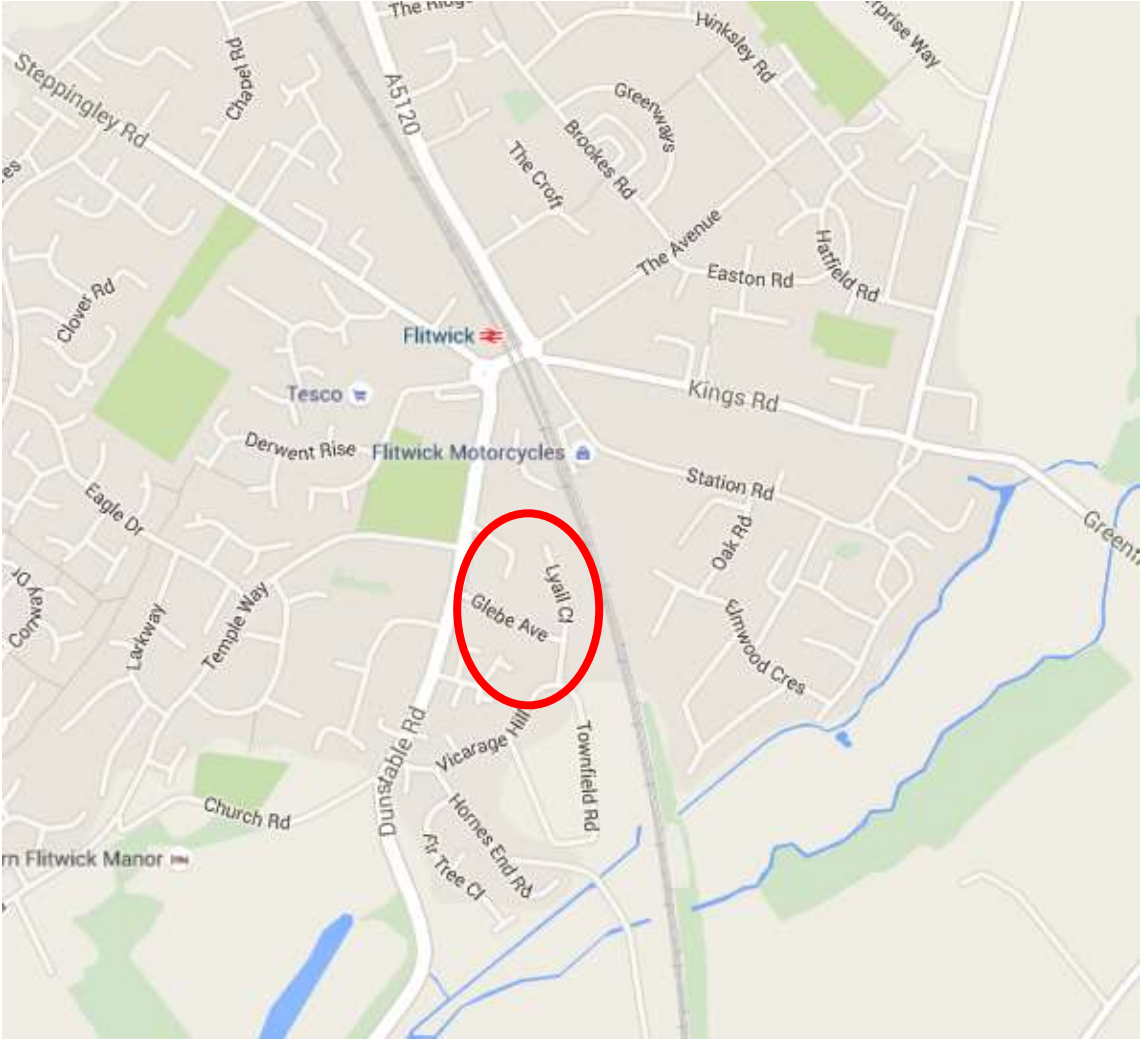
Conclusion

9. There have been complaints about commuter parking in Glebe Avenue and, to a lesser extent, Lyall Close over many years. There appears to be strong resident support for restrictions, so it is recommended that the proposals be implemented as published.
10. If the approved works are expected to take place within the current financial year.

Appendices:

- Appendix A – Location plan and Drawing of Proposal
- Appendix B – Public Notices of Proposals
- Appendix C – Objections and representations

Appendix A





- - - No Waiting Mon-Fri between 9am and 12noon
- No Waiting Mon-Fri between 1pm and 4pm
- Existing No Waiting at any time



PUBLIC NOTICE

CENTRAL BEDFORDSHIRE COUNCIL PROPOSES TO INTRODUCE WAITING RESTRICTIONS IN GLEBE AVENUE AND LYALL CLOSE, FLITWICK

Reason for proposal: The proposed Order is considered necessary for facilitating the passage of traffic on the road and for preserving or improving the amenity of the area through which the road runs. The restrictions are intended to address indiscriminate parking by non-residents.

Effect of the Order:

To extend the No Waiting at any time on the following length of road in Flitwick:-

1. Glebe Avenue, north side, from a point approximately 17 metres east of its junction with Dunstable Road extending in an easterly direction to a point in line with the boundary of nos.2 and 4 Glebe Avenue.
2. Glebe Avenue, south side, from a point approximately 17 metres east of its junction with Dunstable Road extending in an easterly direction to a point approximately 5 metres east of the boundary of nos.2 and 4 Glebe Avenue.

To introduce No Waiting Monday to Friday from 9am to 12noon on the following lengths of road in Flitwick:-

1. Glebe Avenue, south side, from a point approximately 5 metres east of the boundary of nos.2 and 4 Glebe Avenue extending in an easterly direction to its junction with Lyall Close.
2. Lyall Close, west side, from the north kerb line of Townfield Road/Vicarage Hill extending in a northerly direction to the end of the road.

To introduce No Waiting Monday to Friday from 1pm to 4pm on the following lengths of road in Flitwick:-

1. Glebe Avenue, north side, from a point in line with the boundary of nos.2 and 4 Glebe Avenue extending in an easterly direction to its junction with Lyall Close.
2. Lyall Close, east side, from the north kerb line of Townfield Road/Vicarage Hill extending in a northerly direction to the end of the road.

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 26 June 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

28 May 2015

Appendix C

I would like to object to the introduction of these restrictions. They will not solve the problem in the area, they will simply move the problem elsewhere.

For example, the shops at Vicarage Hill now suffer from commuter parking, if you introduce these restrictions the few available spaces during the day will be taken by those displaced.

The restrictions are also short sighted in that the actual main road through Flitwick does not have parking restrictions.

The order states that the introduction is to improve traffic flow, I see no evidence of a problem in the area, in fact, I have driven through at various times of the working day without major issue.

Rather than these parking restrictions which also affect local residents, why not introduce proper residents parking areas and controls? Or perhaps, you could even consider introducing them where it would be beneficial to local residents such as the shops at Vicarage Hill.

I am writing to challenge the intention to restrict parking in glebe avenue, flitwick. The grounds for my challenge is that I do not believe the reasons for the proposal are true:

A very small number of commuters (myself included) park on glebe avenue. We do so with consideration to pedestrian and vehicle access. The attached picture taken at 1.43pm on wed 22 April shows the road at what would be the peak of parked traffic - this is not indiscriminate (done at random without careful judgement), it is not stopping the passage of traffic, and I seriously challenge that this is an issue re 'preserving the amenity'.

Furthermore, many residents now leave their drives empty and park on the road themselves (I assume to deter commuters) - I would therefore argue that they are not concerned about the passage of traffic or preserving the amenity! They just don't want anyone else to park there!

I would also be very interested to know whether you have considered the equality or diversity impacts of these proposals. It seems reasonable that commuters parking here cannot afford to pay to park at the station and may be of lower incomes.

My personal situation is:

- I have recently returned to work following the birth of my first child
- I cannot afford to pay for parking in addition to a train ticket, road tax, child care costs, council tax, income tax, etc.
- I work 4 days a week, and on those days if I'm lucky enough to see my baby at all, my time with him is very limited - often just 20 minutes a day. These restrictions will mean I have to park further away and potentially only see my son for 10 minutes a day. The thought of this fills me with sadness. I would also question whether the proposed restrictions conflict with Article 8 of the Human Rights Act which provides the right to respect for one's established family life.

My final point (which I am writing to my MP about) is this proposal seems completely at odds with the Conservative aim for 'a strong economy to help you and your family.' You are needlessly making life harder for hardworking individuals trying to get to work.

Unfortunately, I doubt there will be many challenges to the proposal. This is because not many people park where you are proposing the restrictions. However, please remember that the impact on the few who do park here will be considerable.

Thanks for confirming receipt of my email. I understand the consultation period has now closed, however, for completeness you may wish to attach the 2 attached photos to my original email. These are being sent with my complaint to my MP today. I had to leave work early yesterday and took these at 4.55pm - before most commuters return from work. They again demonstrate that parking is not an issue on Glebe Avenue.

Thank you for the results to our parking problem. This decision should solve our problem. Just one comment they may still park under the trees marked with * that has been noted as can be seen this is still in my all close as is the end three bungalows it may be handy if the markings could extended a few feet to include the trees and give it some protection. Once again thank you for the decision.

Thank you re
Proposed parking restrictions
I am a pensioner who
is a passenger in my daughter's
car, it has been heart in
mouth going down Glebe Ave
to the Dunstable Rd. as the
parking was so dangerous.
once again Thank you
to your team for the decision.
Sincerely