
Meeting: Delegated Decisions by the Executive Member for Community Services on Traffic Regulation Orders
Date: 25 August 2015
Subject: Billington Road, Leighton Buzzard – Consider objection 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 at any time restrictions and the removal of no waiting 6pm – Midnight restrictions on Billington Road.

Contact Officer: Nick Chapman
Public/Exempt: Public
Wards Affected: Leighton Buzzard South
Function of: Council

CORPORATE IMPLICATIONS

Council Priorities:

To improve highway safety, facilitate the free flow of traffic and improve the amenity of streets for residents.

Financial:

The total cost of implementing the scheme will be approximately £10,000 and it is being funded by section 106.

Legal:

Central Bedfordshire Council is the highway and traffic authority for the road network in Central Bedfordshire. To be legally enforceable, any proposed waiting restrictions must be implemented under a Traffic Regulation Order (TRO).

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 is expected to increase the safety of pedestrians, cyclists and vehicle users.

Sustainability:

None from this report.

RECOMMENDATION(S):

- 1. That the proposed No Waiting at any time on a length of Billington Road, Leighton Buzzard be implemented as published.**
- 2. That the proposed removal of the No Waiting 6pm – midnight restrictions along Billington Road, Leighton Buzzard be implemented as published.**

Background and Information

1. An exemplar scheme was designed in 2011 to encourage walking, cycling and the use of public transport from the new developments being constructed on Billington Road to the town centre and other local amenities and general enhancement of the area. The scheme was to include build outs, protected parking, a 20mph zone and carriageway narrowing. This was originally shown at a public exhibition as part of a package of schemes for the area. As a result of a lack of funding, this scheme was temporarily put on hold. Due to a number of complaints which were received in respect to inconsiderate parking at the junction of Billington Road and Grovebury Road, the decision was made to bring forward the TRO element of the scheme.
2. There are some existing parking restrictions on Billington Road that prohibit parking from 6pm to midnight. These were introduced some years ago to address parking issues associated with a public house on this road. Those issues no longer exist, so to allow more evening/night time parking for residents it was decided to remove the restrictions are part of the current scheme.
3. The proposals were formally advertised by public notice in June 2015. Consultations were carried out with the emergency services and other statutory bodies, Leighton Linlade Town Council and Leighton Buzzard South Ward Members. Residents living in the immediate area were individually consulted.
4. Five formal objections and two other representations have been received. Copies of the correspondences are included in Appendix C and the main comments received are summarised below:-
5. The main points of the objections against implementing the No Waiting at any time restrictions are:-
 - a) The restrictions are unnecessary as vehicles park mostly on the footway and do not obscure much of the carriageway and therefore do not affect the flow of traffic.
 - b) Residents require the on road parking due to a lack of off road parking.

6. The main points of the objections against removing the No Waiting 6pm – Midnight are:-
 - a) Inconsiderate parking already takes place outside of houses and driveways and removing the restrictions would exacerbate the situation.
 - b) Removing the restrictions will allow double parking in areas of Billington Road, which would generate more traffic and delays at peak times.
7. Central Bedfordshire Highways' response to the points above are as follows:-

It has been noted that vehicles do park mostly on the footway at the end of Billington Road where the no waiting at any time restriction is to be added, this is however what the scheme aims to prevent as this causes problems for pedestrians with wheelchairs and pushchairs. The vehicles parked on the footways also cause problems for pedestrians attempting to cross the road as it blocks the line of sight down Billington Road and towards the junction with Grovebury Road.

The no waiting at any time restrictions will remove some on road parking, however the removal of the no waiting 6pm-midnight restriction will introduce a large amount of on road parking along Billington Road. Also the restriction to be introduced is not going to be directly outside of any property and residents who are currently able to park directly outside their properties will still be able to do so.

The addition and removal of the restrictions are part of a larger scheme on Billington Road and they have been proposed to fit in with the scheme designs. Once the final scheme has been implemented, due to build outs, carriageway narrowing and parking bays, inconsiderate parking across driveways is not expected to take place and double parking will not be possible along Billington Road. Also due to the fact that the existing no waiting restriction is only valid between 6pm and midnight, it is seen to be redundant.

8. Bedfordshire Police has raised no objections to the proposals.

Conclusion

9. It is recommended that the proposed waiting restriction proposals be implemented as published.
10. If the approved the works are expected to take place within the current financial year.

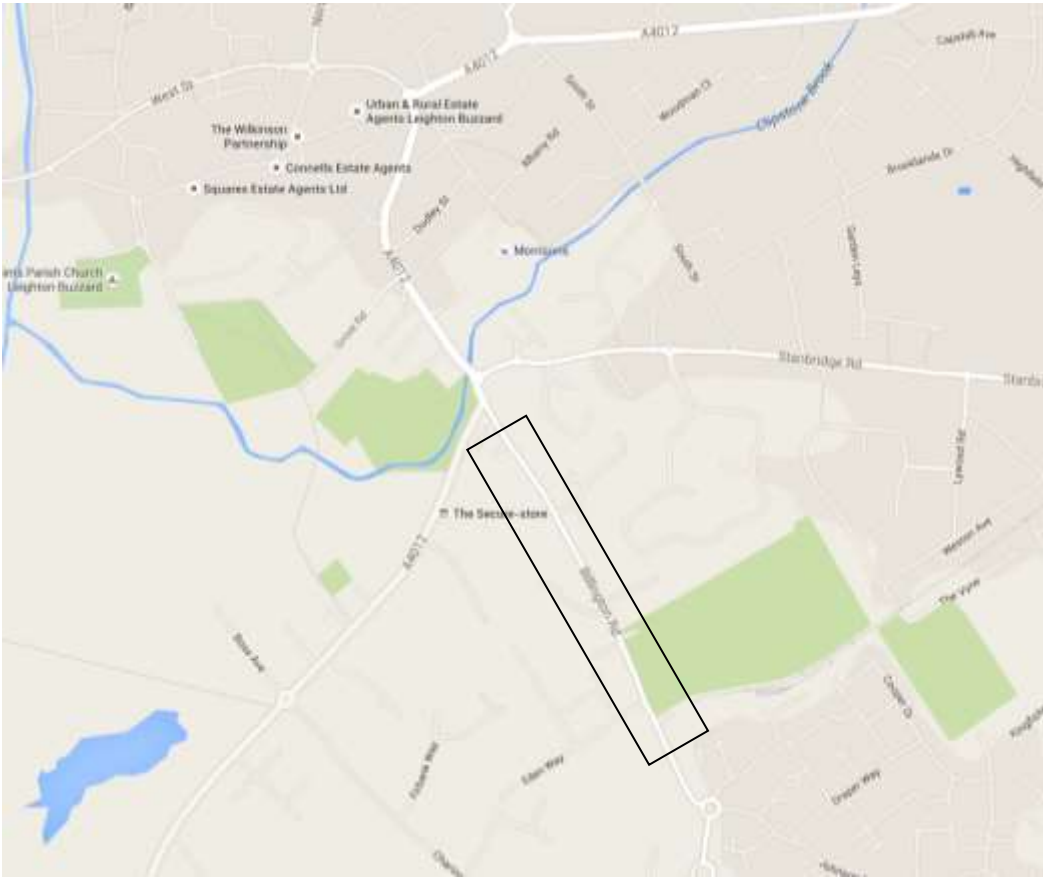
Appendices:

Appendix A – Location Plan and Drawing of Proposal





Appendix B – Public Notices of Proposals

Appendix C – Objections and Representations

Appendix A



DESIGN HAZARDS
 The following information has been collected from the construction information and the Amey CEM3 Impact Management Plan (IM3):
 Date of this TRO

- KEY**
-  Reducing or adding to any line restriction to form
 -  Requests to adding to any line restriction
 -  Request to adding to any line restriction to be removed
 -  Creating additional parking bay to form

Rev	Description	Date	Author
01	Original TRO	2018	12/28/18
02	Change	2018	12/28/18
03	Change	2018	12/28/18
04	Change	2018	12/28/18
05	Change	2018	12/28/18
06	Change	2018	12/28/18
07	Change	2018	12/28/18
08	Change	2018	12/28/18
09	Change	2018	12/28/18
10	Change	2018	12/28/18



Project Name
 Billington Road Traffic Regulation Order

Drawing Title
 Billington Road TRO

Original Date	AS	Scale	1:1000
Drawn by	SHARED		
Checked by	SC		
Drawn No	901375-000-001		
Revision	P01.1		



Notwithstanding to whomsoever such, this shall be the responsibility of the contractor of the Billington Road TRO.

PUBLIC NOTICE



**CENTRAL BEDFORDSHIRE COUNCIL PROPOSES TO INTRODUCE NO WAITING
AND REMOVE THE EXISTING NO WAITING 6PM-MIDNIGHT RESTRICTION
ON BILLINGTON ROAD, LEIGHTON BUZZARD**

Reason for proposal: The proposed Order is considered necessary for improving the amenity of the area through which the road runs. The No Waiting 6pm to Midnight restrictions were introduced some years ago to address a specific issue that no longer exists, so can be removed. A short length of new double yellow line is proposed to ensure that the approach to the Grovebury Road junction remains clear of parked cars. It is also proposed to make an existing disabled badge parking space legally enforceable.

Effect of the Order:

To EXTEND the No Waiting at any time on the following length of road in Leighton Buzzard:-

1. Billington Road, south-west side, from a point approximately 9 metres north-west of the boundary of nos.13 and 15 Billington Road extending in a south-easterly direction for approximately 36 metres.

To REMOVE the existing No Waiting 6.00pm to Midnight on the following lengths of road in Leighton Buzzard:-

1. Billington Road, north-east side, from a point in line with the boundary of nos.23 and 25 Billington Road extending in a south-easterly direction to a point approximately 5 metres south-east of the boundary of nos.85 and 87 Billington Road.
2. Billington Road, south-west side, from a point in line with the boundary of nos.16 and 18 Billington Road extending in a south-easterly direction to a point approximately 6 metres south-east of the boundary of nos.85 and 87 Billington Road.

To INTRODUCE a Disabled badge holders parking space on the following length of road in Leighton Buzzard:-

1. Billington Road, south-west side, from a point approximately 1 metre north-west of the boundary of nos.12 and 14 Billington Road extending in a south-easterly direction for approximately 6 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 15 July 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 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 June 2015

Appendix C

Transport Manager
Central Bedfordshire Highways
Woodlands Annexe, Manton Lane
Bedford
MK41 7NU

7/6/2015

Dear Sirs

Re Public Notice reference NC/59946/901375/3.12

I object to the proposed extension of double yellow lines between Grovebury road and Billington Court on the grounds that it will deprive residents namely those living upto and including no. 21 and the ability to park their cars locally. We do not have any off road parking.

I have lived in Billington Road for over 20 years and never has the road been so busy.

In my opinion parking in this area is not causing any safety hazard to the approach to Grovebury Road junction as due to the wide footpath on this side on the road cars are able to park almost fully on the path and still leave ample footpath width for pedestrians.

Billington Road seems to be the forgotten road in Leighton Buzzard, over recent years many roads in Leighton have had traffic improvements, yet these roads have had no noticeable increase in traffic whilst Billington road has saw daily traffic movements increase a THOUSAND (1000) FOULD due to the building of new large estates like Sandhills.

I suggest you consider the following improvements:-

Enforcement of the 7.5 ton weight limit (the only exception is for access i.e. **Not a through road**) yet Buses use this road as part of their route.

Improve directions to the Town Centre at the moment they are not prominent enough at the Chartmoor/ Billington Road roundabout to direct traffic along Chartmoor road

Large estates have been built at the top end of Billington Road like Sandhills this has generated a large amount of extra traffic using Billington road as the route to town, something needs to be done to encourage / force them to us the sign posted route to the town i.e. Chartmoor road and alleviating congestion to the Billington / Grovebury road junction. One way of doing this could be by having NO ENTRY sign at the top of Billington road by the pelican crossing area to Pages park entrance.

Traffic calming measures are urgently required to stop vehicles speeding along Billington road.

I would suggest you consider doing a thorough traffic monitoring survey to confirm my opinions and suggestions

Yours Sincerely

From: XXXX
Sent: 24 June 2015 21:38
To: Central Beds Consultation
Subject: Lifting of restriction to parking 6pm until 12.00 am Billington Road

Dear Sir/Madam,

I would ask that the parking restrictions continue. I live at No xx Billington Road. In the recent past I have had inconsiderate drivers parking their car on the street outside my house so that it overhangs my drive. I cannot leave or enter my drive on those occasions. I believe that the elimination of this restriction will only further encourage such behaviour.

Please leave the restriction as it is.

Kind regards,

From: XXXX
Sent: 30 June 2015 14:07
To: Central Beds Consultation
Subject: Order 201 - changes to Billington Road parking

I am just writing re the proposed changes to Billington Road.
As a resident of the street I feel that the changes only address half the issues here. Billington Road is very busy and is also used by emergency vehicles. By removing the yellow line and allowing double parking this could cause traffic chaos as at peak times there are queues of traffic coming down into the town which extend beyond 43 Billington Road already. Many years ago, the proposal was to change the access into town at the top of Billington Road by changing the road layout so it would automatically go around the industrial estate. Width restrictions in the form of parking bays and planters were going to be added to Billington Road. I feel that unless these things are addressed you will only make the problem worse not better. People see this road as a race track and still use it as direct access into and out of town despite signs directing otherwise.
Whilst I am writing I would also like to voice my fears that a serious pedestrian accident will soon occur unless something is done to address the speed issue along Billington Road. Now Sandhills is so big the amount of children and families walking along Billington Road has increased dramatically and the highways agency has done nothing to reflect this high pedestrian area with reference to the speed and amount of traffic.

Regards,

From: XXXX
Sent: 14 July 2015 17:22
To: Central Beds Consultation
Subject: Proposed Waiting Restriction and Parking Places Variation Order No. 201 - Billington Road, Leighton Buzzard

Extending No Waiting at any Time Close to Grovebury Rd Junction.

This is a sensible proposal (although it might reduce trade at the corner shop!).

Removal of No Waiting 18:00 hrs to Midnight Both Sides Of Billington Rd.

Vehicles parked on both sides of the road would restrict the road to a single lane at those points. The D11 bus runs until 22:00 hrs and the road is frequently used in the evening by emergency vehicles, particularly ambulances (presumably taking patients in need of urgent emergency treatment). Parking close to the junction with The Maltings could create a potential

safety hazard. A speed restriction could reduce potential problems but none is proposed. I think parking on one side only would be more sensible. Please consider these points before the order is submitted for approval.

Introduction if Disabled Badge Holders Parking Space.

I support this proposal.

From: XXXX
Sent: 30 June 2015 20:37
To: Central Beds Consultation
Subject: Public notice - Billington Road

Good evening Bedfordshire town council.

I am contacting you on behalf of our household (number 15 Billington Road) with reference to the proposed changes to the street with the addition of double yellow lines opposite our house.

I called the office with the intention of speaking to the author of the letter, however he was out of the office at the time I called. I did however speak to a Gary Baldwin who was very helpful and explained to put across our objections in writing with the aim to refute the changes.

Below are the reasons why we are against the addition of the yellow lines and we are happy to discuss these at length should the council see the legitimacy of our objections:

1. It is purposed in the public notice that the addition of the double yellow lines will help increase the flow of traffic towards the junction ensuring the approach to the junction is clear. However, as a resident of the road and having watched this junction since living in this property I can assure you that parking on the opposite side of the road is NOT the cause of slow moving traffic flow. Traffic can move freely down this road regardless of cars being parked on either side as can be observed at busy times of the day.
2. Due to numbers of cars per household for the houses without dedicated parking there is not enough space on the road directly outside of our property to park safely. The spaces outside our house are often taken by people visiting the corner shop, and other residents of the road.
3. The opposite side of the road (the section which is purposed for double yellow lines) is safer for parking our vehicles. This is because the traffic slows down to approach junction.
4. In the last year MANY cars have been damaged/crashed into when parked directly outside our property due to high speed traffic entering Billington road from the town side of the junction. (Our car has been badly scratched, our neighbours car has been written off, I have lost my wing mirror, as has my dad, my mother in law and my father in law) - and this is only to name a few incidents in the last year. - To note not once has our vehicle or any friends or families been damaged on the opposite side of the road.
5. Due to the location of our properties we do not have the facility to build our own off road parking. As the rear of our property is blocked by another. As a result losing the ability to park here will devalue our properties greatly, and put off many potential buyers if we ever wish to sell. This purposed change is not something we were made aware of when purchasing this house.
6. We have a young baby and having the ability to park close to our home is not only convenient but safer for the mother having to juggle a car seat/pushchair and baby.

Our immediate neighbours also share the same views and I believe they are looking to also put across their points in writing for consideration.

As relatively new residents to Bedfordshire, and new to the property market as a young couple, this purposed change has really left us feeling disappointed. I really hope the council listen to our points and help us work towards a positive resolve for all involved.

>> I have received the notice about the "no waiting" restrictions on Billington Road.

>>

>> I am unclear on the notice. It states the "no waiting" is being removed as "a specific issue no longer exists". But you're replacing it with double yellow lines which means the same thing. I would be grateful for a clearer explanation.

>>

>> I have no issue with more double yellow lines. Crossing the road from my house (xx) is treacherous. I have to walk my son across the roads so he can get to school. The lines are not the solution. Cars turn into Billington road and put their foot to the floor as it is treated as the main road out of town.

>>

>> I have complained about this a number of times but keep being told that the developers need to sell houses to release funds. In my opinion this is the primary responsibility of the council. Why give planning permission for houses if the money is not there to improve the town's infrastructure??

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>> The residents of this road need a safe place for our children to cross to get towards the town for school.

>>

>> I would be interested to know the objective for this change. It is not clear in the document what you are trying to achieve.

>>

>> I would be grateful if you could look at this complaint and please pass it to the relevant people in the council. I will soon be writing to my MP on this but would like to give the council the opportunity to respond first. Action is required in this area before someone is injured or killed.

I would be grateful if you could forward my objections as follows:

1. By removing the line from outside mine and my neighbours homes and placing them further down towards Grovebury road, you are moving the parked cars further up.
2. We bought our houses in the knowledge we have off road parking in the lane and garages at the back. I am surprised anyone with the yellow line has complained as we have adequate parking.
3. Our houses are practically on the road. My experience when a car parks outside is this becomes the view from the window and impacts on lighting. One person where you are planning putting the lines has a land rover and I don't want this to be what I see by my window every day.
4. There will be parts of the road where there will be parked cars on both sides. Emergency vehicles have difficulty on this road as is. This will compound the issue.
5. The junction is fundamentally dangerous anyway. The whole thing needs looking at.
6. I have written on numerous occasions about how there is no safe place for my child to cross the road to get into town for school. Navigating his way through parked cars will only compound this issue. You mentioned making it safer to cross at the junction. I don't think I will be advising my child to attempt crossing at the busiest junction in Leighton Buzzard.
7. These plans will not stop people parking on the pavement outside my house so this argument is a moot point.
8. This is all further delaying tactics to the major issue of sorting out the problems on this road. I have been told for years now the funding is not available until the developers sell enough houses. What road restructuring will the council pay for?
9. Billington road needs changing. I have told the council and Amey previously that I am convinced there will soon be a serious accident. We see minor accidents and near misses every day. The noise and vibration through my house worsens month by month.
10. Finally, why can't you do something to bring in speed control at the very least? Drivers hare up this road at an horrendous speed but nothing is ever done.

Thank you in advance for considering my representations and I look forward to hearing from you.

We are sending this email with regards to the above reference Proposed Waiting Restrictions - Billington Road, Leighton Buzzard.

The proposal seems to be very good but unless the issue of the vehicles parking on the double yellow lines, across driveways and on dropped curbs is monitored and relevant action carried out such as fines and penalty points, the situation will not change. People just seem to abandon their vehicles and go to the shop on the corner of Billington Road with no concern whatsoever to local residents.

We live at 11 Billington Road and together with our neighbours at 9 Billington Road are the residents that are most affected. It a regular occurrence for us to ask owners to move their vehicles in order to use our driveway.

Speeding is also a serious issue along our road and this is particularly dangerous when manoeuvring our vehicle on or off the driveway as illegally parked cars impair visibility.

Finally. There is a 7.5 tonne weight limit on this particular part of the road but we have numerous amounts of HGV's and other heavy vehicles using this road as a short cut. The vibrations of these heavy vehicles often shake our bungalow and they cause further issues with the smooth flow of traffic along our road.