
Meeting: Traffic Management Meeting
Date: 28 February 2017
Subject: High Street, Meppershall – Consider Objections to Proposed Raised Table
Report of: Paul Mason, Assistant Director Highways
Summary: This report seeks the approval of the Executive Member for Community Services for the construction of a raised table in High Street, Meppershall

RECOMMENDATION:-

That the proposal to construct a raised table in High Street, Meppershall be implemented as published.

Contact Officer: Gary Baldwin
gary.baldwin@centralbedfordshire.gov.uk
Public/Exempt: Public
Wards Affected: Shefford
Function of: Council

CORPORATE IMPLICATIONS
<p>Council Priorities: The proposal will improve road safety, traffic management and the amenity in the affected road.</p> <p>Financial: The works are being funded under section 278 associated with an adjacent residential development.</p> <p>Legal: None from this report.</p> <p>Risk Management: None from this report.</p> <p>Staffing (including Trades Unions): None from this report.</p>

Equalities/Human Rights:

None from this report.

Community Safety:

None from this report.

Sustainability:

None from this report.

Background and Information

1. The Council has published a proposal to construct a raised table at the junction of High Street and the access road to a new residential development. The feature would lower traffic speeds in the vicinity of the newly constructed junction, thereby improving road safety. The location is in the centre of the village, so would have wider benefits in moderating traffic speeds and creating a safer environment.
2. The proposal was formally advertised by public notice in November 2016. Consultations were carried out with the emergency services and other statutory bodies, Meppershall Parish Council and the Ward Members. Residents located in the areas where restrictions are proposed were individually consulted by letter and notices were posted on street.

Representations and Officer Responses

3. A total of 2 representations were received in response to the proposals. These are included in Appendix C and the main points raised are as follows:-
 - a) The new junction and raised table will remove valuable parking spaces on this length of High Street where there is a high demand for on-street parking.
 - b) Concerns about drainage associated with the raised table as the fall of the road could result in water flowing into adjacent driveways.
 - c) Larger vehicles passing over the raised table could create structural damage to adjacent properties, some of which were built many years ago. This will be exacerbated when construction traffic starts using the junction.
 - d) The raised table is being provided to compensate for an inadequate vision splay for drivers emerging from the new junction.
4. Officer response:-
 - a) The new junction is to be sited very close to the existing access to Meppershall village hall, which will disappear. Hence, parking is already limited on this stretch of road. The raised table itself does not place any restriction on parking and it is felt that the overall impact on parking would be negligible.

- b) The proposals are subject to technical checks to ensure that they meet the required highway standards. If necessary, the existing highway drainage system will be improved to cater for any additional requirements.
 - c) There is no evidence that raised highway features create structural damage to adjacent buildings as a result of ground bourn vibrations. The height and profile of the proposed table will meet current Regulations and guidance. The Council cannot guarantee that there will not be increased vibration resulting from the implementation of the works, but the terms of the section 278 agreement will generally mean that the developer would pick up any costs associated with vibration and damage.
 - d) The provision of the table will create road conditions by which the speeds in the vicinity of the proposed junction will equate to 20mph when considering visibility splays at the junction. The visibility splay required for a speed of 20mph equates to 2.4mx 25m where as the visibility which is obtainable at the proposed junction is 2.4m x 39m. The raised table was proposed by the developer at a very early stage of the planning process and was shown on the drawings provided at the public exhibition.
5. It is felt that the proposed raised table will assist with the safe operation of the new junction and will provide wider benefits to road safety in the village. Any negative impacts are expected to be minimal.

Appendices:

Appendix A – Public notice of proposals

Appendix B – Drawing of proposals

Appendix C – Representations



PUBLIC NOTICE

CENTRAL BEDFORDSHIRE COUNCIL PROPOSES TO INSTALL A RAISED TABLE JUNCTION IN HIGH STREET, MEPPERSHALL

Notice is hereby given that Central Bedfordshire Council, in exercise of its powers under Section 90 A-I of the Highways Act 1980 and all other enabling powers, propose to construct a Raised Junction Table in High Street, Meppershall. These works are being promoted as part of a highway improvement scheme associated with an adjacent residential development.

A Raised Table Junction at a nominal height of 75mm, approximately 37 metres long and extending approximately 10 metres into the new side road, including ramps, extending across the full width of the road is proposed to be sited at the following location:-

High Street, Meppershall, from a point north-east of Fildyke Road extending in a north-easterly direction to a point approximately 3 metres south-west of the boundary of nos.19 and 21 High Street.

Further Details may be examined during normal office hours at the address shown below, viewed online at www.centralbedfordshire.gov.uk/publicstatutorynotices or tel. 0300 300 5003.

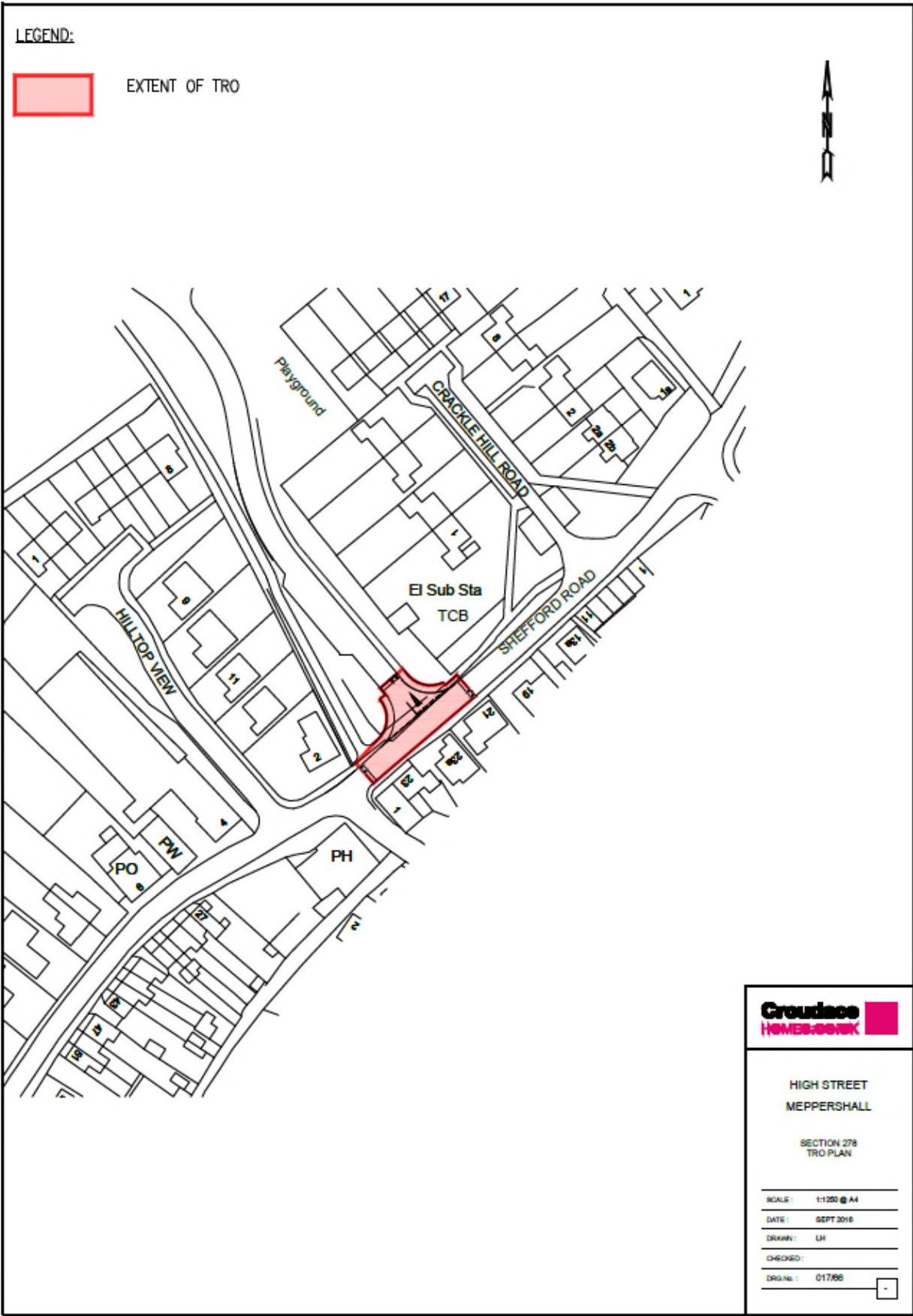
Comments should be sent in writing to the Traffic Management team at the address below or e-mail traffic.consultation@centralbedfordshire.gov.uk by 9 December 2016.

Central Bedfordshire Council
Priory House
Chicksands
Shefford SG17 5TQ

Marcel Coiffait
Director of Community Services

11 November 2016

Appendix B



Appendix C

Thank you for your letter dated 9.11.16 regarding the proposed raised table immediately outside my residence at the above address.

Presumably this is to be read in conjunction with the planning application proposed for the village hall site and beyond.

Whilst I agree that traffic calming is required in the village. The choice of location is questionable.

The plan shows this to be in the location of the new access to the housing development. The access road to my knowledge was further to the right and seems to have been pushed closer toward hilltop view. Numbers 21, 23a and 23 and number 1 Fyldke Road often park along the high street in the location of the proposed raised table. Each property only has one off street parking bay, which as you are aware is well below current standards for current living and the size of the properties.

We are therefore concerned regarding parking, if we can no longer park outside our property because there will be a junction opposite making it dangerous than where we used to park. There appears to be four bays on the left of the new access road. I made the same comments on that application that there are not enough bays proposed and the road junction will become congested.

Are there proposals to put yellow lines so that vehicles can park on the cross over? I am also concerned regarding drainage from the raised table falling towards our drive which already slopes towards the building. Please confirm how this will be dealt with?

I look forward to hearing from you

I am the owner of property at x High Street, Meppershall SG17 5lx.

I wish to show my concerns to the proposed raised layout for this section of road.

As I have already stated in my objection, this raised platform may cause extra vibrations as HGV's pass over the end of this platform which may cause structural damage to my house foundations as the property is of 1913 construction with step out brick foundations. Can your engineers confirm that this will not occur due to the construction of this raised platform as I am now in the process of getting a structural engineers report on my property for future reference. If it can be proven in court that this structure could cause damage then this letter will give you confirmation of my intent to claim against your council for any future damage that this structure may cause. To date I have had no contact from yourselves or the developer over my concerns with this layout proposal. The engineers report will be with me in the next few weeks along with photo evidence both externally and internally of my property for future reference.

The only reason that I can see for going for this raised layout is to try to reduce the speeds along this part of the road as the developer has less than the required vision splays according to your standard requirements. Along with this proposal. All early construction traffic will be using the access nearest my property which again may cause damage to my property.

Can you again assure me that this construction traffic will not cause damage while in progress as again a claim may be forthcoming in the event happening.

I await some sort of reply forthwith.