
Meeting: Traffic Management Meeting
Date: 5 September 2017
Subject: Heath Road (junction with Plantation Road), Leighton Buzzard – consider objections to proposed parking restrictions
Report of: Paul Mason, Assistant Director Highways
Summary: This report seeks the approval of the Executive Member for Community Services for the implementation of waiting restrictions in Heath Road, Leighton Buzzard.

RECOMMENDATION(S):

That the advertised scheme be modified so that parking on the sections of Plantation Road and Heath Road flanking the Stag Public House is restricted between the hours 8am to 6pm on weekdays.

Contact Officer: Paul Salmon
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Public/Exempt: Public
Wards Affected: Leighton Buzzard North Ward
Function of: Council

CORPORATE IMPLICATIONS

Council Priorities:

The proposal supports the following Local Transport Plan objectives:

- (B) Reduce the impact of commuting trips on local communities
- (J) Reduce the risk of people being killed or seriously injured.

Financial:

None from this report

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

Budget and Delivery:	
Estimated cost: £2,000	Budget: Highways Traffic Management
Expected delivery: March 2018	

Background and Information

1. Concerns were expressed to Central Bedfordshire Council by Leighton-Linslade Town Council regarding the parking of cars on Heath Road in the vicinity of the Stag Public House, resulting in a lack of visibility for vehicles exiting Plantation Road.
2. In response to these concerns, Central Bedfordshire Council advertised proposals to restrict parking on sections of Heath Road. These proposals had the objective of facilitating the passage of traffic on Heath Road and improving safety for drivers when joining Heath Road from Talbot Court and Plantation Road.
3. The proposals were formally advertised by public notice in June 2017. Consultations were carried out with the emergency services and other statutory bodies, Leighton-Linslade Town Council and the ward members. Residents and businesses located in the areas where restrictions are proposed were individually consulted by letter.

Representations

4. A total of 3 representations were received, one being a petition signed by 59 staff and customers of the Stag Public House. All representations raised objections to the proposals, specifically:
 - a) That the concern raised by the Town Council had not been sufficiently evidenced.
 - b) That the restrictions would have the effect of displacing demand for parking to other, equally inappropriate locations within the vicinity of the Stag Public House. The overall result could inconvenience local residents and create additional road safety hazards, resulting in a net dis-benefit.

- c) That the loss of parking would adversely impact the trading performance of the Stag Public House.
5. Officers note:
- a) In the previous 3 years there has been a single report of a collision on Heath Road close to the junction with Plantation Road that resulted in a personal injury.
 - b) The restrictions would have the effect of displacing demand and that their impact would need to be monitored, should the decision be taken to proceed with the scheme as advertised.
 - c) The Stag Public House does not benefit from off-street parking.

Appendices:

Appendix A – Public notice and proposal drawing.

Appendix B – Written representations.

PUBLIC NOTICE



CENTRAL BEDFORDSHIRE COUNCIL PROPOSES TO INTRODUCE NO WAITING AT ANY TIME IN VARIOUS ROADS, LEIGHTON-LINSLADE

Reason for proposal:- The waiting restrictions are intended to address indiscriminate parking and to ensure that the junctions are not obstructed by parked vehicles. The proposed restrictions will also improve visibility for drivers emerging from side roads.

Effect of the Order:

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

1. Heath Road, west side, from a point in line with the north flank of no.2 Heath Road extending in a southerly direction to its junction with Talbot Court.
2. Talbot Court, both sides, from its junction with Heath Road extending in an easterly direction to a point approximately 4 metres east of the front wall of no.2 Heath Road.
3. Heath Road, east side, from a point in line with the north flank of The Stag public house, Heath Road extending in a southerly direction to its junction with Plantation Road.
4. Plantation Road, east side, from its junction with Heath Road extending in a northerly direction to a point approximately 5 metres north of the north flank wall of The Stag public house, Heath 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. 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 14 July 2017. 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

20 June 2017



Appendix B – Heath Road (Junction with Plantation Road)

We are home owners of [REDACTED] Plantation Road, [REDACTED] the Stag pub in Leighton Buzzard. Our house [REDACTED] and the section of King Street [REDACTED] [REDACTED] is already used as parking for locals and visitors to the Stag Pub on a regular basis. The section of road is already often fully occupied. The Stag does not have any parking facilities of it's own and is busy most evenings.

The eastern section of Plantation Road and the section of Heath Road next to the Stag are regularly occupied by up to 10 cars. This includes locals living in the terraced houses and flats on the western side of Plantation Road as well as visitors to The Stag pub. Our concern with the parking restrictions is that the vehicles which normally park next to the Stag will have to park elsewhere and there are few options available locally apart from outside our property. We believe this will encourage inconsiderate and potentially dangerous parking due to the limited space available. King Street is a regularly used cut-through for traffic into town and people drive relatively quickly down it. More parked cars will leave little pulling in space for cars to pass one another, besides the drives of residents properties, causing more problems. Has consideration been given to alternative parking for the west Plantation Road residents and The Stag pub customers? One alternative for The Stag would be to convert the walled area to the rear of the pub (currently used for seating) into a small parking area for customers. This would at least alleviate some pressure on surrounding residential areas. We would welcome the opportunity to discuss the planned changes and the impact they may have on residents, at your convenience

We have lived at [REDACTED] Heath Road, the only property mentioned in the notice, for some 2 years. As such we are very aware of parking in the locality and changes over that period. We question why this matter is under consideration at all when, with one exception problems are non-existent and there are far greater priorities for the Councils time and money (such as potholes and excessive "sleeping policemen". The exception does not allow for consequent problems caused, as detailed below.

1. Proposed non parking in front of [REDACTED] Heath Road. The only parking ever on this stretch has been workman for Road and utility works, which would not be affected by the parking restriction. It would therefore be a complete waste.
2. Proposed non parking extension in front of Talbot Court flats. No one has parked in this area for 20 years. The extension would therefore be a complete waste.
3. Proposed non parking extension to the side of [REDACTED] Heath Road (to front door). Not clear how far this extension goes. Only extremely rare for a car to park on corner, caused by growth of parking demand in road as mentioned below. If extension reached our front door it would be VERY annoying and unhelpful.
4. Proposed non parking to Heath Road side of Stag Pub. There is often parking here in the evening. This is a bit of a nuisance. However if this proposal is carried out it will displace the cars, to the already overloaded residential Talbot Court, causing more problems than it solves.
5. Proposed non parking to Plantation Road side of Stag Pub. Not aware of problems with this side, but displacement would be unhelpful. The real parking problem in the area has been caused by changes to the residents of the Council Owned Talbot Court flats. These were OAP flats with residents who did not have cars. As such the garage block was let separately. Recently the residents have changed to younger people, sometimes couples with 2 vehicles. Most do not have garages. The total local demand for parking has therefore risen massively.

A solution would be to proceed with a previous plan to demolish the garages (perhaps leaving car ports) and allocate spaces to the residents. This would be a better use of money

than painting lines.

I have no objection to the introduction of No Waiting at any time on Heath Road, east side, from the junction with Plantation Road, extending 10m in a northerly direction as to oblige with Rule 243 of the Highway Code, and on Plantation Road, east side, from a point in line with the south flank of The Stag public house, extending south until the end of the drop down curb. I understand that the introduction of these will address indiscriminate parking and ensure that the junctions are not obstructed by parked vehicles, which will improve the visibility for emerging drivers. As an observation of the traffic around the said junction I believe it would be more beneficial to restrict the Plantation Road to a 20 mile per hour limit as the speed the traffic passes from Church Street to Plantation Road is far too excessive for any junction, let alone were three roads meet. I do however, object to the extension of the No Waiting at any time on Heath Road, east side, from a point in line with the north flank of The Stag public house, and Plantation Road, east side, approximately 5 meters north of the north flank wall of The Stag public house. My objections are based on the following reasons:

- The introduction of No Waiting at any time along Heath Road would deter passing trade from stopping, causing a loss of business. As Heath Road is a busy main road that allows for a large volume of passing trade, No Waiting at any time would not allow for passing trade to easily park, therefore forcing them to continue onto the next public house.
- As we are a very community based pub, we often have our locals stop in on the way home from work. By introducing the proposed parking restrictions, the lack of parking would cause a loss of business as it may discourage them from stopping.
- The people attending our various entertainment events come to the venue with designated drivers, which means our trade will be significantly affected by further restrictions. As you can see by the petition attached that the age group are quite elderly and they may struggle to walk a long distance, particularly in the winter months.
- The proposed restrictions would not only harm the business of the pub, but it would also affect our community. We hold lots of social events in which parking is a necessity. For example:
 - Every other Monday we host a darts match, in which our team and their team both require parking, which would be increasingly difficult with the proposed restrictions.
 - Every Tuesday night we hold our extremely popular quiz night, attracting customers from all across town, many of which require parking.
 - Every other Wednesday night we hold a bingo night which is a fantastic social event by many of the elderly locals. The proposed parking restrictions would negatively impact them as it is key that they are able to park next to the pub in order to attend.
 - We hold a charity race night every couple of months which brings in a large crowd and raises large amounts of money for local charities (February- 254.85 for Doverly Down Lower School, April - 356.40 for Buzzer Buses, June- 415.10 for Chiltern MS Centre). These nights require parking for our customers, a lack of which would negatively impact the amount raised on our charity nights.
- The proposed restrictions would only cause residents to park further down the road, meaning our customers and staff would have to park further away from the pub. Being as busy as we are, we often have staff leaving at late hours when it is dark. If these parking restrictions were imposed, it would compromise the safety of our staff and customers who have to walk a long distance to get to their cars. Please find attached the petition signed by our staff and customers showing their concern for the proposed. I trust the above explains our feelings and position with regard