

Report of the Director, Regeneration and Culture to the meeting of Bradford South Area Committee to be held on 26 March 2015.

BA

Subject:

BRADFORD SOUTH AREA – DEVELOPER TRAFFIC REGULATION ORDERS.

Summary statement:

This report seeks to update members on Traffic Regulation Orders associated with planning approvals in Bradford South .

Wards: Queensbury, Wyke

Mike Cowlam
Strategic Director
Regeneration and Culture

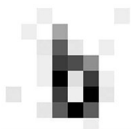
Portfolio:

Housing, Planning & Transport

Report Contact: Andrew Smith
Phone: (01274) 434674
E-mail: andrew.smith@bradford.gov.uk

Overview & Scrutiny Area:

Environment and Waste Management



Suzan Hemingway, City Solicitor

1 SUMMARY

- 1.1 This report seeks to update members on Traffic Regulation Orders associated with planning approvals in Bradford South.

2 BACKGROUND

- 2.1 Planning permissions often include conditions or legal agreements that require the developer to fund the promotion and implementation of a Traffic Regulation Order.
- 2.2 This report details the following sites in the Bradford South constituency where there is an obligation for the developer to fund a Traffic Regulation Order: -
- (i) New Works Road/Cleckheaton Road - Low Moor Station (Appendix 1)
 - (ii) A644 Brighouse Road, Queensbury (Appendix 2)
 - (iii) Griffe Road/Rushdene Court, Wyke (Appendix 3)
 - (iv) Deanstones Lane/West End, Queensbury (Appendix 4)
- 2.3 Individual scheme details are provided in the Appendices as indicated in paragraph 2.2.
- 2.4 Delegated powers approval to prepare and advertise the proposals has already been obtained. However if there are any valid objections arising from the formal advertisement of a scheme, these will be reported to this Area Committee for consideration.

3. OTHER CONSIDERATIONS

- 3.1 None

4. FINANCIAL & RESOURCE APPRAISAL

- 4.1 Estimated scheme costs are given in the Appendices. All scheme promotion and implementation costs will be met by the respective developers.

5. RISK MANAGEMENT AND GOVERNANCE ISSUES

- 5.1 The proposed measures have been deemed necessary for reasons of highway safety and residential amenity by the Planning Authority. A failure to make best endeavours to implement these measures could jeopardise this.

6. LEGAL APPRAISAL

- 6.1 There are no specific legal issues arising from this report. The course of action proposed is in general accordance with the Council's powers as Highway Authority and Traffic Regulation Authority.

6.2 The statutory procedures involved in Traffic Regulation Orders must be undertaken by the Highway Authority.

7. OTHER IMPLICATIONS

7.1 EQUALITY & DIVERSITY

Due regard has been given to Section 149 of the Equality Act 2010 when developing scheme designs.

7.2 SUSTAINABILITY IMPLICATIONS

There are no significant sustainability implications.

7.3 GREENHOUSE GAS EMISSIONS IMPACTS

There are no greenhouse gas implications to this report.

7.4 COMMUNITY SAFETY IMPLICATIONS

The proposed scheme are expected to deliver community safety benefits.

7.5 HUMAN RIGHTS ACT

There are no significant human rights implications arising from this matter.

7.6 TRADE UNION

There are no Trade Union implications arising from this matter.

7.7 WARD IMPLICATIONS

Ward members have been consulted on scheme prioritisation.

7.8 AREA COMMITTEE ACTION PLAN IMPLICATIONS

The proposed measures included in this report support priorities within the Bradford South Area Committee Action Plan 2011-14.

8. NOT FOR PUBLICATION DOCUMENTS

8.1 None.

9. OPTIONS

9.1 Members may choose an alternative course of action from that in the recommendations, in which case they will receive appropriate advice from officers.

10. RECOMMENDATIONS

- 10.1 That members note the approved Traffic Regulation Orders as detailed in Appendices 1-4 of this report.
- 11.2 That any valid objections to these Traffic Regulation Orders be reported to this Area Committee for consideration or, in the event of there being no valid objections, the Orders be sealed and implemented as advertised.

11. APPENDICES

- 11.1 Appendix 1 – . New Works Road/Cleckheaton Road (Low Moor Station)
- 11.2 Appendix 2 – . A644 Brighouse Road, Queensbury
- 11.3 Appendix 3 – . Griffe Road/Rushdene Court, Wyke
- 11.4 Appendix 4 – . Deanstones Lane/West End, Queensbury

12. BACKGROUND DOCUMENTS

- 12.1 None

APPENDIX 1

BACKGROUND INFORMATION:

PROGRAMME: Developer funded - Section 278 Agreement

PROGRAMME YEAR: 2014/15-2015-16

LOCATION: New Works Road, Low Moor, Bradford **PROJECT NO:** 100593

ISSUE:

Planning permission has been granted to construct a new railway station on land adjacent to New Works Road and Cleakheaton Road at Low Moor. The proposed car park access is on New Works Road. In order to prevent congestion, facilitate safe access and prevent conflict with local residential parking it is proposed to introduce waiting restrictions and permit parking on parts of New Works Road. Within the permit parking areas, an allowance of one hour parking for non-permit holders is proposed to maintain some short stay parking for residents' visitors and local businesses. As part of the planning permission, it is also proposed to construct a perpendicular parking area on New Works Road; it is proposed that bays within this area will be for permit holders only.

In order to rationalise the movement of large vehicles at the New Works Road/Cleckheaton Road junction it is proposed to prohibit HGVs from entering New Works Road at this point. An alternative route via Brighthouse Road will be signposted.

PROPOSAL: To promote a Traffic Regulation Order to introduce waiting restrictions and permit parking on parts of New Works Road and prohibit HGV's from entering New Works Road from Cleckheaton Road.

DRAWING NO: (attached): TDG/THS/100593/GA-1A

SUPPORTING INFORMATION:

The proposals are required by planning condition.

REPRESENTATIONS:

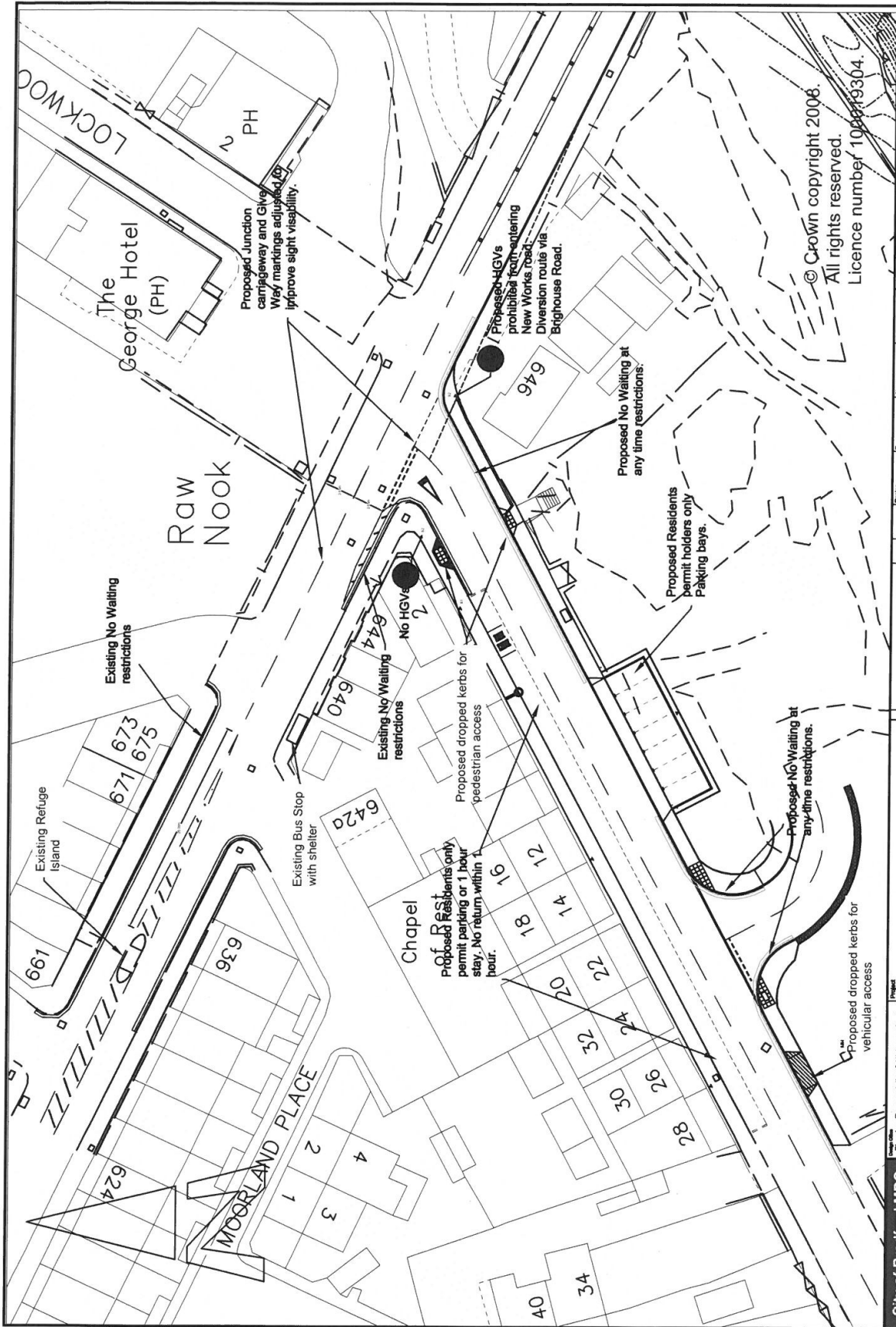
None.

OTHER CONSIDERATIONS:

The scheme promotion and implementation is to be funded by the developer.

DETAILED ESTIMATE:

£15,000



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City of Bradford MDC www.bradford.gov.uk Department of Regeneration and Culture Strategic Director: Barni MacQuarrie FRSA		Project: Planning, Transportation & Highways Service Traffic & Highways South Bradford BD1 5HW		Client: Low Moor Railway Station	
Revision: A Original B Revised		Date: 10/2/15		Engineer in Charge: MKS	
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APPENDIX 2

BACKGROUND INFORMATION:

PROGRAMME: Developer funded - Section 278 Agreement

PROGRAMME YEAR: 2014/15-2015-16

LOCATION: Brighouse Road, Queensbury, Bradford **PROJECT NO:** 102611

ISSUE:

Planning permission has been granted for a housing development on the Black Dyke Mills site off of Brighouse Road, Queensbury. The development is to include a new entrance off Brighouse Road opposite an existing supermarket access. The newly formed crossroads is to be signalled. In order to prevent congestion and facilitate safe vehicular and pedestrian movements, parking restrictions on Brighouse Road are required.

PROPOSAL: To promote a Traffic Regulation Order to introduce no waiting at any restrictions on Brighouse Road, Queensbury.

DRAWING NO: (attached): **TDG/THS/102611/GA-1A**

SUPPORTING INFORMATION:

The proposals are required by planning condition.

REPRESENTATIONS:

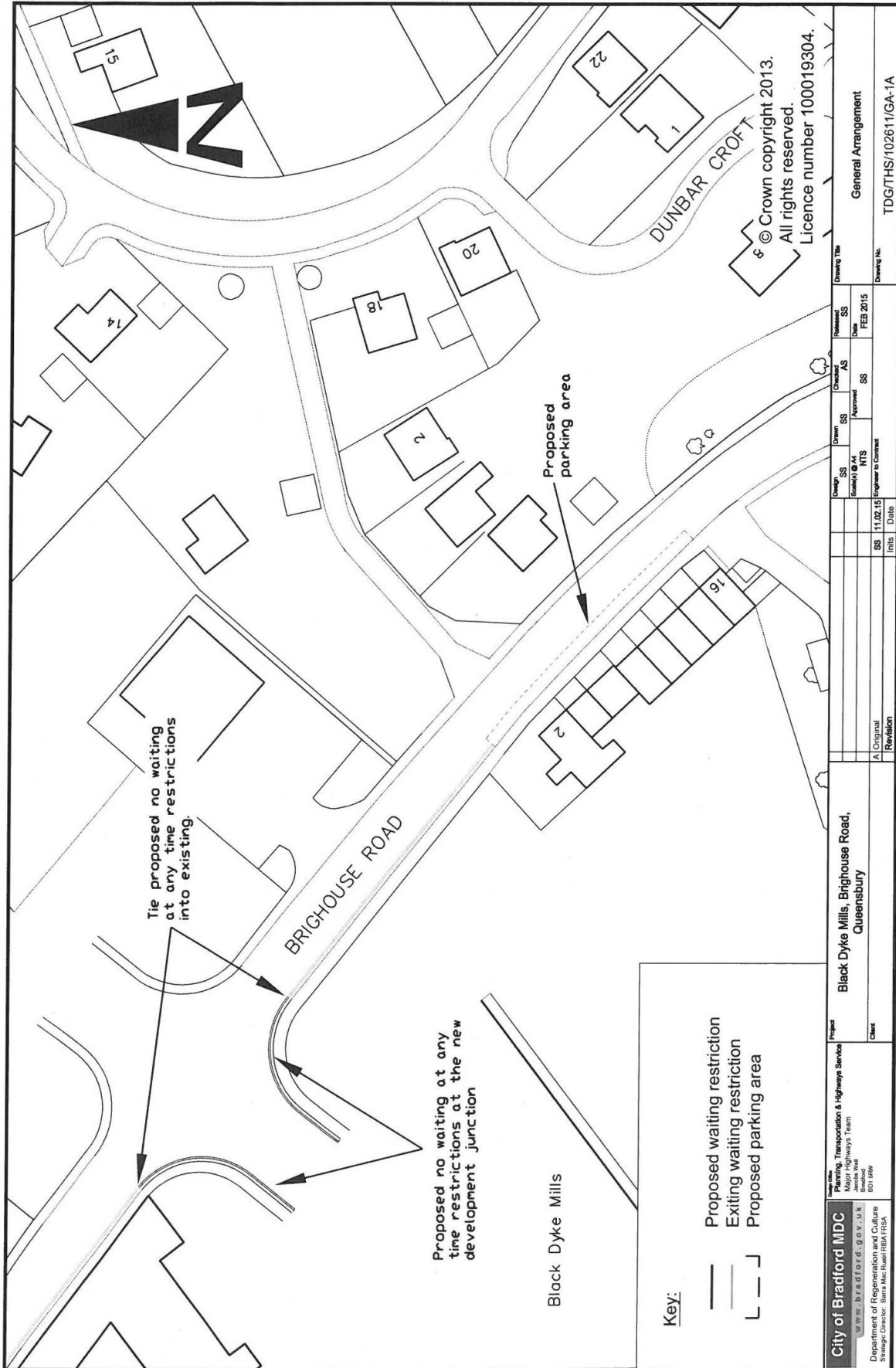
None.

OTHER CONSIDERATIONS:

The scheme promotion and implementation is to be funded by the developer.

DETAILED ESTIMATE:

£7,000



APPENDIX 3

BACKGROUND INFORMATION:

PROGRAMME: Developer funded

PROGRAMME YEAR: 2014/15-2015-16

LOCATION: Griffie Road/Rushdene Court, Wyke **PROJECT NO:** 102616

ISSUE:

Planning permission has been granted for a housing development on land adjacent to Griffie Road and Rushdene Court at Wyke. In order to prevent access difficulties on Rushdene Court and maintain clear visibility on Griffie Road, waiting restrictions are required.

PROPOSAL: To promote a Traffic Regulation Order to introduce no waiting at any restrictions on Griffie Road and Rushdene Court.

DRAWING NO: (attached): **R/THS/BS/102616/CON-3A**

SUPPORTING INFORMATION:

The proposals are required by planning condition.

REPRESENTATIONS:

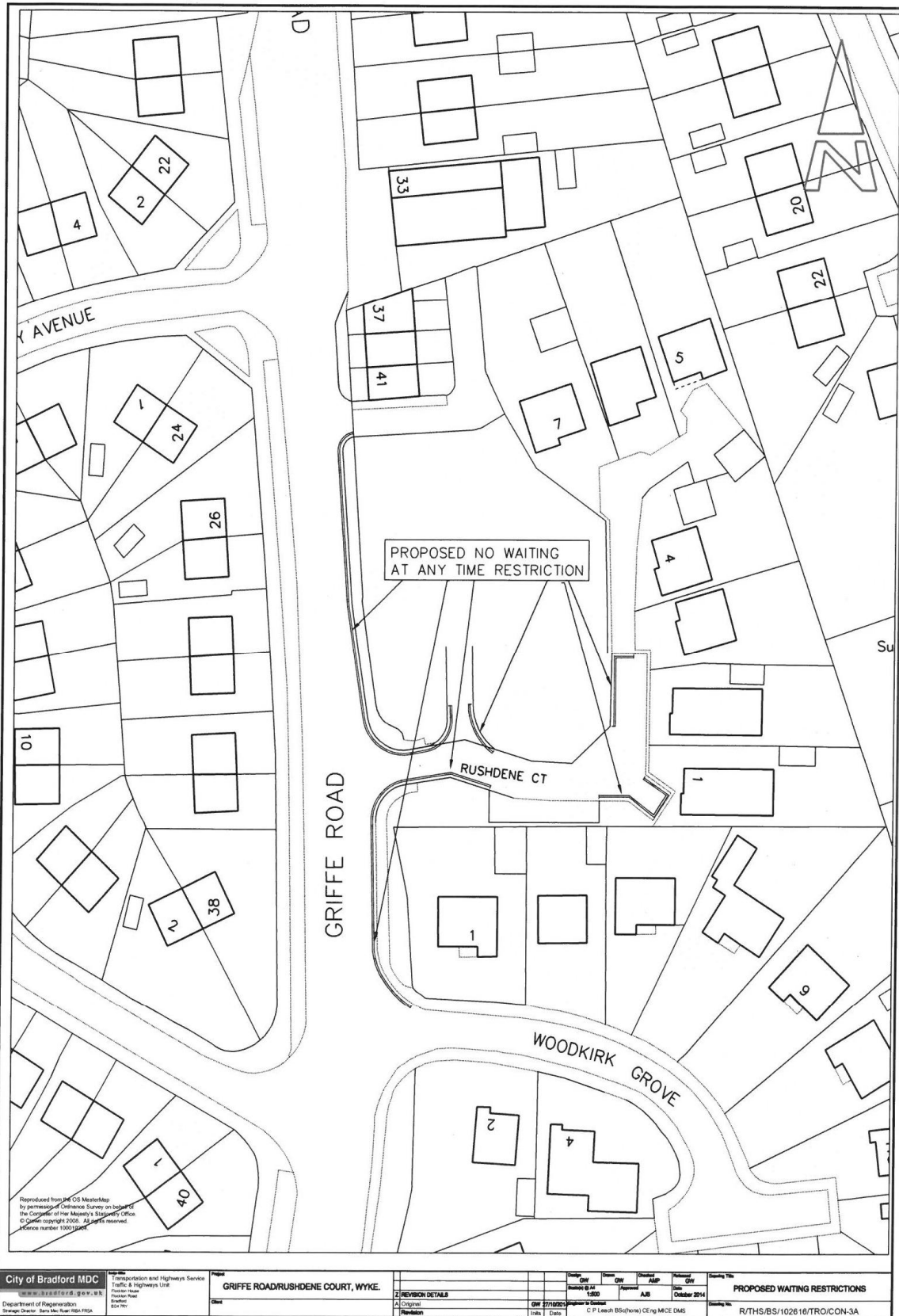
None.

OTHER CONSIDERATIONS:

The scheme promotion and implementation is to be funded by the developer.

DETAILED ESTIMATE:

£7,000



APPENDIX 4

BACKGROUND INFORMATION:

PROGRAMME: Developer funded

PROGRAMME YEAR: 2014/15-2015-16

LOCATION: Deanstones Lane/West End, Queensbury **PROJECT NO:** 101648

ISSUE:

Planning permission has been granted for a housing development (Hazelhurst Quarry) to be constructed in Queensbury. This development will potentially impact on a number of junctions and traffic management measures will need to be implemented in the interests of road safety.

PROPOSAL: To promote two Traffic Regulation Orders for waiting restrictions on Deanstones Lane, Long Lane and West End and proposed banned left and right turns and proposed one way street on an unnamed Street off Ford Hill.

DRAWING NO: (attached): R/THS/BS/101648/TRO1/CON1A
R/THS/BS/101648/TRO1/CON-2A
R/THS/BS/101648/TRO1/CON-3A
R/THS/BS/101648/TRO2/CON-1A

SUPPORTING INFORMATION:

The proposals are required by planning condition.

REPRESENTATIONS:

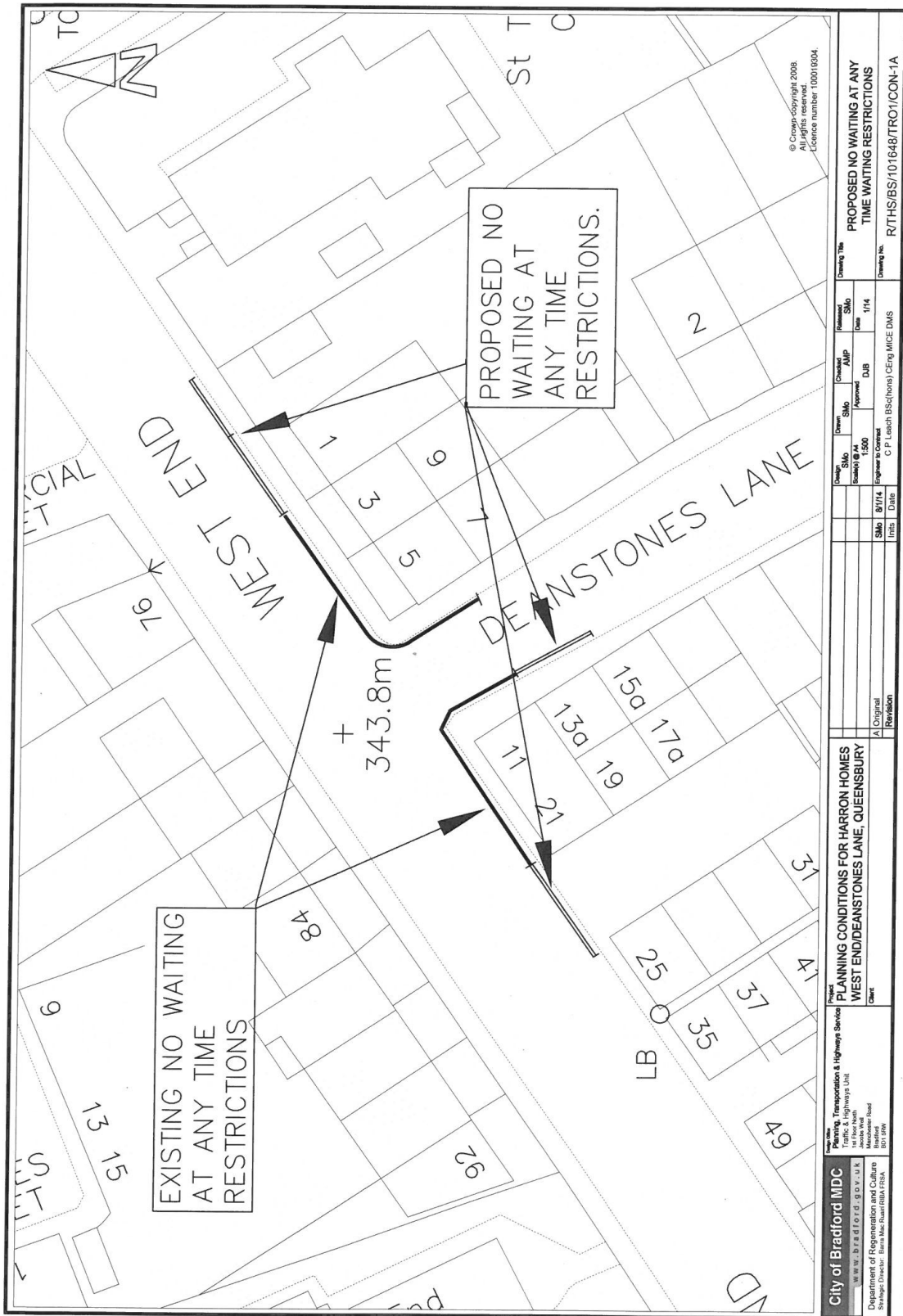
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OTHER CONSIDERATIONS:

The scheme promotion and implementation is to be funded by the developer.

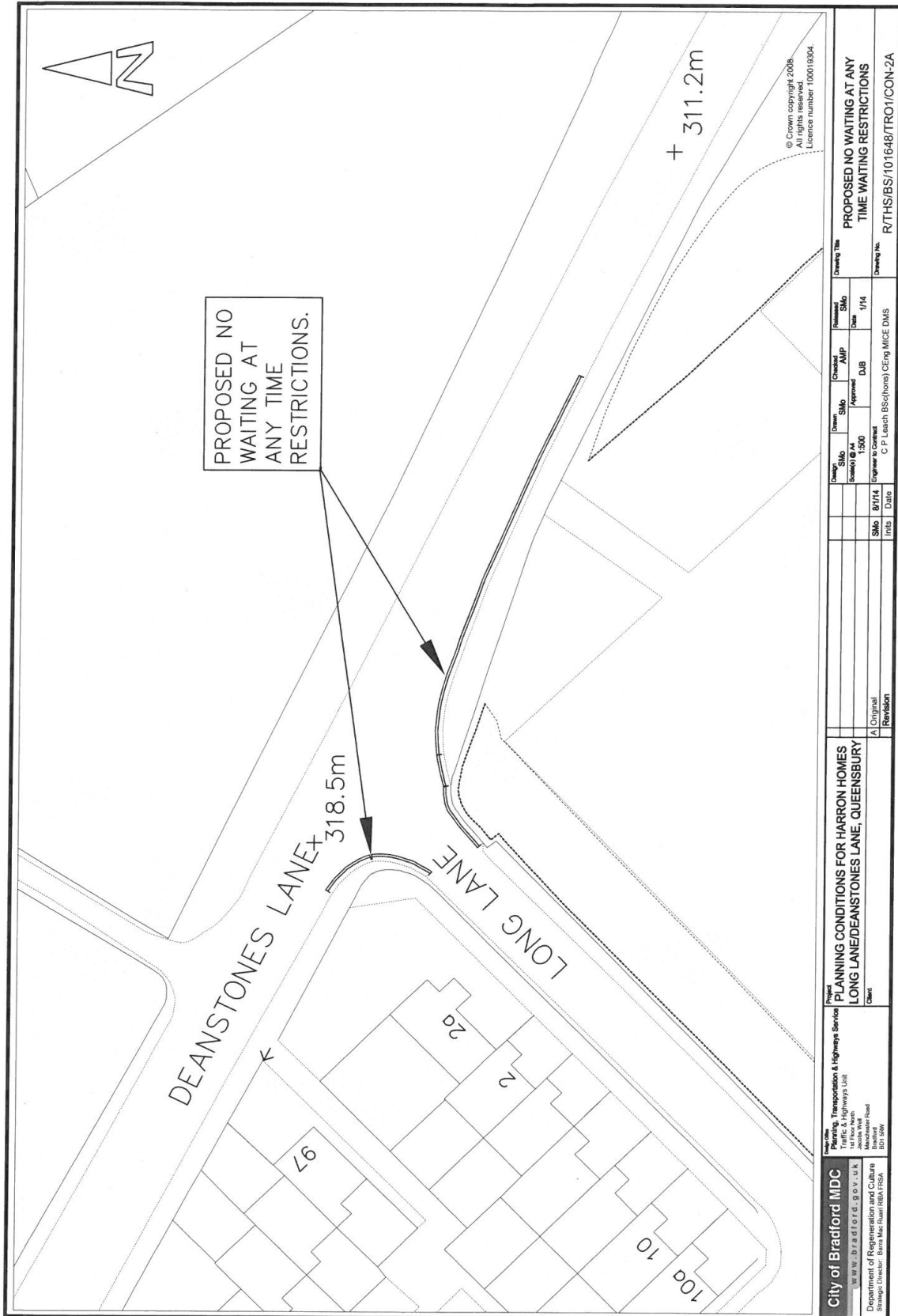
DETAILED ESTIMATE:

£14,000

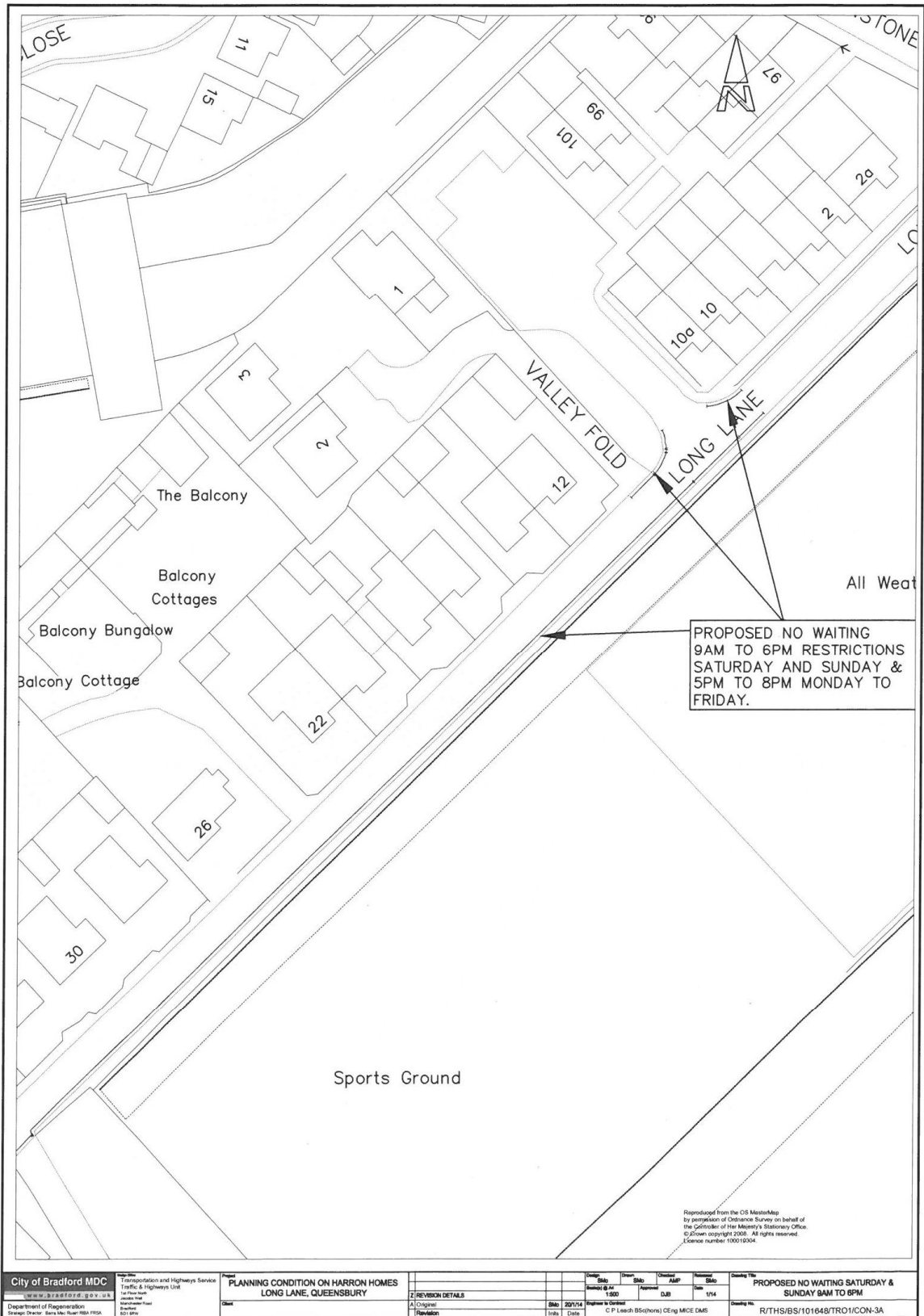


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City of Bradford MDC <small>Wetherby, Ilkley, Shipley, Keighley, Bradford, Halifax, Morley, Rothwell, Shipley, Thackley, Wakefield, Wharfedale</small> Department of Regeneration and Culture Strategic Director: Brian MacRae (RMA FRSA) BSc, BSc, BSc		Planning, Transportation & Highways Services Traffic & Highways Unit <small>100016304</small> Major Projects Board Strategic Director: Brian MacRae (RMA FRSA) BSc, BSc, BSc		Project PLANNING CONDITIONS FOR HARRON HOMES WEST END/DEANSTONES LANE, QUEENSBURY Client:		Revision A Original B Revision		Planning SMO: 0/1714 Date: 1/14 Approved: C.P. Leach (BSchools) CE/Eng. MICE DMS		Design Title PROPOSED NO WAITING AT ANY TIME WAITING RESTRICTIONS Drawing No: RTHS/BS/101648/TR01/CON-1A	
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City of Bradford MDC Department of Regeneration and Culture Strategic Director: Brian MacRae 1011 5000		Project: PLANNING CONDITIONS FOR HARRON HOMES LONG LANE/DEANSTONES LANE, QUEENSBURY Client:		Drawn: SMO 8/1/14 Date:		Checked: SMO 8/1/14 Date:		Approved: C P Leach BSc(tons) CEng MICE DMS Date:		Revision: A Original	
Planning, Transportation & Highways Service Traffic & Highways Unit Jacobs Wark Jacobs Wark Road Bradford BD1 1SW		Drawn By: SMO 8/1/14 Date:		Checked By: SMO 8/1/14 Date:		Approved By: C P Leach BSc(tons) CEng MICE DMS Date:		Scale: 1:500 Date:		Drawing No.: R/THS/BS/101648/TR01/CON-2A	



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City of Bradford MDC www.bradford.gov.uk Department of Regeneration Strategic Director: Sarah Mee-Ryan BA MA FRSA	Transportation and Highways Service Traffic & Highways Unit 1st Floor Jubilee Hall Harrogate Road Bradford BD1 1JN	Project: PLANNING CONDITION ON HARRON HOMES	Date: 20/11/14	Drawn By: C P Leach (BSc(Hons)) CE/Eng MICE DMS	Drawing No: R/THS/BS/101648/TRO1/CON-3A
		Title: LONG LANE, QUEENSBURY	Date: 19/10/14	Checked By:	Drawing Title: PROPOSED NO WAITING SATURDAY & SUNDAY 9AM TO 6PM
		Revision: 2 REVISION DETAILS	Date: 19/10/14	Date: 19/10/14	

