

Report of the Strategic Director, Place to the meeting of Bradford West Area Committee to be held on 25 January 2017

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Subject:

OBJECTIONS RECEIVED TO THE PROPOSAL FOR THE INTRODUCTION OF WAITING RESTRICTIONS AND PERMIT PARKING ON WILSDEN ROAD, SANDY LANE.

Summary statement:

This report considers objections received to the recently advertised Traffic Regulation Order for the introduction of waiting restrictions and residents' permit parking on Wilsden Road, Sandy Lane.

Ward: 23
Thornton &
Allerton

Steve Hartley
Strategic Director Place

Portfolio:

Regeneration, Planning and Transport

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

Overview & Scrutiny Area:

Environment and Waste Management



1.0 SUMMARY

- 1.1 This report considers six objections received to the recently advertised Traffic Regulation Order for the introduction of waiting restrictions and residents' permit parking on Wilsden Road, Sandy Lane.

2.0 BACKGROUND

- 2.1 Wilsden Road, Sandy Lane is a busy through traffic route with residential properties on both sides and a small number of commercial properties on the south side. Some of the properties have no off road facilities for parking vehicles.
- 2.2 On 16 July 2014 the Council's Planning and Regulatory Committee granted outline planning permission for a development of fourteen dwellings on land located on the south side of Wilsden Road, with a new access road from the proposed development on to Wilsden Road. It was a condition of the planning permission that this Traffic Regulation Order be successfully promoted before work on the development could commence.
- 2.3 On 3rd August 2016 the Strategic Director, Regeneration and Culture using powers delegated to him by the Council resolved that a Traffic Regulation Order for no waiting restrictions and formal parking bays on Wilsden Road, Sandy Lane be advertised.
- 2.4 The proposed Traffic Regulation Order prohibits waiting on Wilsden Road adjacent to the proposed access road, and also provides permit parking for residents and limited waiting for other vehicles on Wilsden Road.
- 2.5 The proposals are considered necessary to maintain safe visibility at the proposed site access and nearby junctions and to facilitate on-street parking for local residents and visitors to residential properties and businesses.
- 2.6 Details of the proposal are shown on drawing no. THG/THCW/103436/TRO-1D, attached as Appendix 1 to this report.
- 2.7 The Traffic Regulation Order for no waiting restrictions and permit parking bays on Wilsden Road was formally advertised between 11 November and 2 December 2016. In addition to the statutory advertisement process, consultation letters and plans were delivered to all residents and businesses affected by the proposals.
- 2.8 Six objections were received to the proposed Traffic Regulation Order. The objectors' concerns and the corresponding officers' comments are tabulated below:

Objectors' Concerns	Officer Comments
<u>Objection 1</u> a) The Sandy Lane Parish Council would like the row of properties no. 62 Wilsden Road and above to have the same parking permit arrangements as are proposed for properties nos. 46 to 60, to replace the currently	a) The properties here have off-street parking as such the provision of permit parking was not included in the original proposal. It would be possible to amend the Traffic Regulation Order to include

<p>proposed no waiting restriction in front of these properties. They point out that some of nos. 46 to 60 do have off road parking.</p> <p>b) The Parish Council is also concerned that waiting restrictions and particularly the proposed one hour of permitted waiting for non-permit holders in parking permit areas will not be adequately enforced.</p>	<p>these additional properties in the permit parking scheme.</p> <p>b) Enforcement of waiting and parking restrictions would be undertaken by Council Wardens.</p>
<p><u>Objection 2</u> The local Ward Councillors made an objection supporting the concerns of the Sandy Lane Parish Council, as stated in Objection no. 1 above.</p>	<p>Comments are as for Objection no. 1 above.</p>
<p><u>Objection 3</u> Two residents of Wilsden Road expressed the following concerns about the scheme.</p> <p>a) The row of properties no. 62 Wilsden Road and above should have the same permit parking in front of their properties but without any permitted waiting for non-permit holders, to replace the currently proposed no waiting restriction in front of these properties.</p> <p>b) There should be a no waiting at any time restriction across the driveways to these properties.</p> <p>c) There should be provision of parking for users of the local park.</p> <p>d) There should be yellow hatched boxes at all entry points to Wilsden Road to allow traffic to enter.</p> <p>e) Existing waiting restrictions on Wilsden Road are not adequately enforced and the same would be likely to apply to the proposed new restrictions.</p> <p>f) Speeding traffic is a problem on Wilsden Road and traffic calming measures should be applied.</p>	<p>a) The properties here have off-street parking as such the provision of permit parking was not included in the original proposal.. It would be possible to amend the Traffic Regulation Order to include these additional properties in the permit parking scheme.</p> <p>b) If permit parking were to be allowed in front of nos. 62 to 68 Wilsden Road and Lower Swain Royd Farm, then it would be possible to protect access to driveways using white bar markings.</p> <p>c) It would not be possible to safely provide on-road parking on Wilsden Road adjacent to the park. Users of the local park and others would be able to make use of the permitted one hour of waiting time for non-permit holders in the permit parking areas.</p> <p>d) Yellow hatched boxes would not be appropriate at this location, but it would be possible to apply "Keep Clear" markings.</p> <p>e) Enforcement of waiting and parking restrictions would be undertaken by Council Wardens.</p> <p>f) As the advertised Order does not relate to traffic calming, this has not been considered as a valid point of objection</p>
<p><u>Objection 4</u> A resident of Wilsden Road objects to the proposed one hour of permitted waiting for non-permit holders in parking permit areas</p>	<p>The one hour of permitted waiting for non-permit holders would provide short stay parking customers of local retail premises,</p>

<p>on the grounds that it would not be adequately enforced.</p>	<p>users of the local park and other visitors who would otherwise have nowhere to park their vehicles. Enforcement of waiting and parking restrictions would be undertaken by Council Wardens.</p>
<p><u>Objection 5</u> A resident of Wilsden Road is supportive of most aspects of the Order but objects to the proposed one hour of permitted waiting for non-permit holders in parking permit areas on the grounds that it would not be adequately enforced.</p>	<p>Comments are as for Objection no. 4 above.</p>
<p><u>Objection 6</u> A resident of Wilsden Road objects to the proposed extension of the double yellow lines westwards on the south side of Wilsden Road outside no. 2 West Avenue. The objector states that he is disabled and that the additional length of yellow lines would make access to his vehicle more difficult, also that he would not be able to see his parked vehicle from the window of his residence. He also states that parking for users of the adjacent retail premises at no 47 Wilsden Road will be too restricted.</p>	<p>The extension to the double yellow lines, for a short length of two metres is being provided to improve visibility and safety at the access serving nos. 4 to 10 West Avenue. There would be no net impact on the amount of available on-street parking here; there would still be sufficient parking for 4 cars. The occupiers of these properties would be entitled to parking permits.</p>

- 2.9 In order to address some of the objectors' concerns, a variation to the advertised Order has been prepared. Details of the altered proposals are shown on drawing no. THG/THCW/103436/TRO-1E, attached as Appendix 2 to this report. The suggested variation to the Order would remove the single yellow line "No Waiting" restriction from the frontages of nos. 62 to 68 Wilsden Road and Lower Swain Royd Farm, and replaces it with an additional area of permit parking.
- 2.10 All objectors to the advertised proposals, including local Ward Councillors and the Parish Council, and also other affected local residents have been consulted on the variation. There have been no objections received to the suggested variation of the Order.
- 2.11 The originators of Objection no. 3 have stated they would withdraw their objection if the variation were to be included in the Order. The other five objectors feel unable to withdraw their objections, although one of them has expressed support for the variation.

3.0 OTHER CONSIDERATIONS

- 3.1 Emergency services and local ward members have been consulted. Local ward members made an objection to the proposals which is recorded in paragraph 2.9 above.

4.0 FINANCIAL & RESOURCE APPRAISAL

4.1 The cost of promoting and implementing the Traffic Regulation Order is being met by the developer; a sum of £8,500 has been secured via a Section 106 legal agreement.

5.0 RISK MANAGEMENT AND GOVERNANCE ISSUES

5.1 This proposal reduces risks arising from concerns about road safety on Wilsden Road which would otherwise be increased by the construction of the new access road to the proposed residential development.

6.0 LEGAL APPRAISAL

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

7.0 OTHER IMPLICATIONS

7.1 EQUALITY& DIVERSITY

Due regard has been given to Section 149 of the Equality Act when determining the proposals in this report.

7.2 SUSTAINABILITY IMPLICATIONS

There are no significant sustainability implications arising from this report.

7.3 GREENHOUSE GAS EMISSIONS IMPACTS

There is no impact on the Council's own and the wider District's carbon footprint and emissions from other greenhouse gasses arising from this report.

7.4 COMMUNITY SAFETY IMPLICATIONS

The proposed implementation of waiting restrictions and permit parking on Wilsden Road, Sandy lane will improve community safety for local residents by preventing the obstruction of sight lines for traffic on Wilsden Road for vehicles going to and from the proposed residential development and by providing safe parking places for local residents and visitors.

7.5 HUMAN RIGHTS ACT

None

7.6 TRADE UNION

None

7.7 WARD IMPLICATIONS

Ward Members have been consulted on the proposed Traffic Regulation Order.

7.8 AREA COMMITTEE WARD PLAN IMPLICATIONS

None

8.0 NOT FOR PUBLICATION DOCUMENTS

None

9.0 OPTIONS

- 9.1 That the Traffic Regulation Order be implemented as advertised and shown on drawing no. THG/THCW/103436/TRO-1D attached as Appendix 1.
- 9.2 Members may wish to propose an alternative course of action on which they will receive appropriate officer advice.

10.0 RECOMMENDATIONS

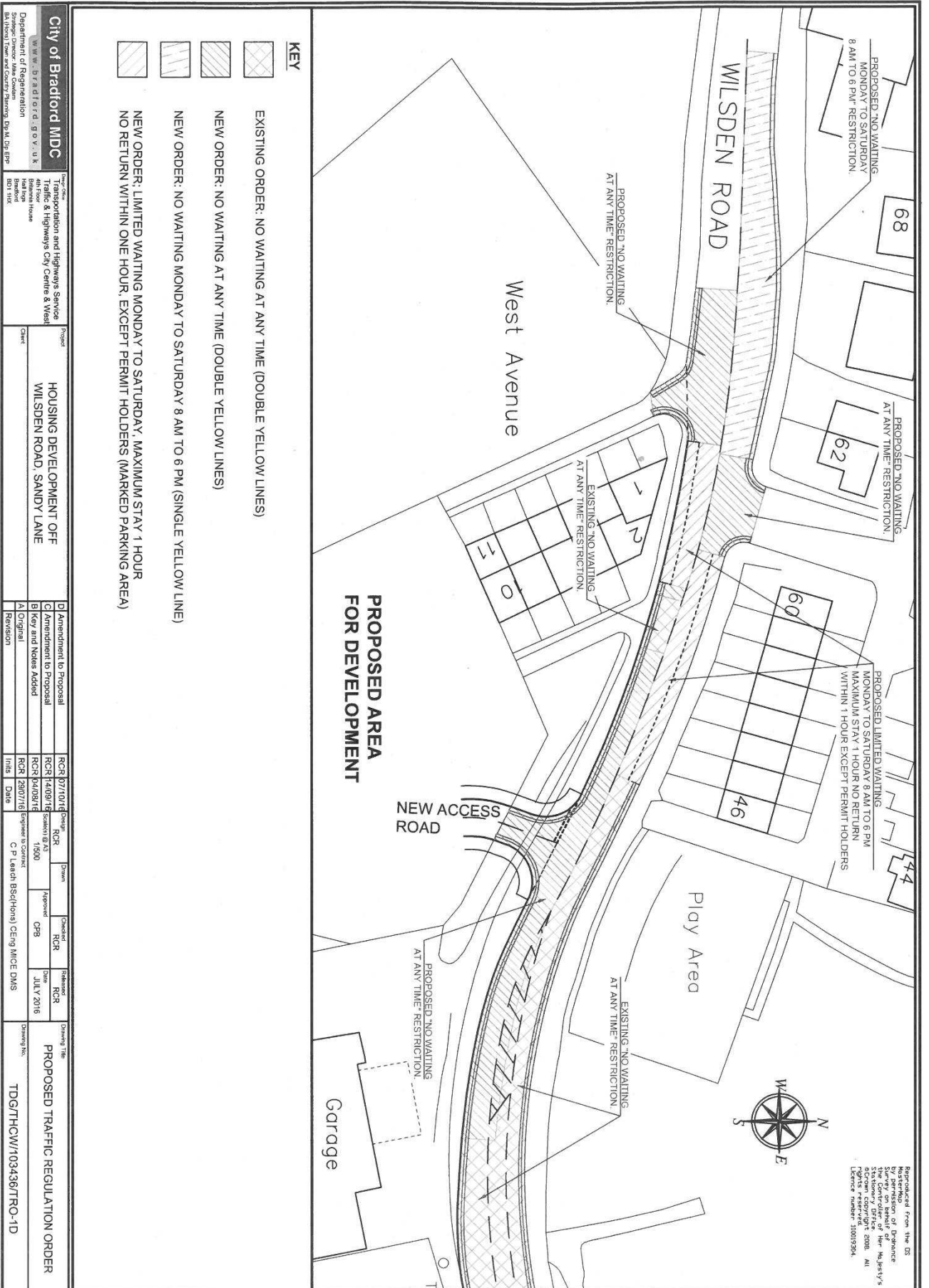
- 10.1 That the objections be overruled.
- 10.2 That the City of Bradford Metropolitan District Council (Waiting, Loading and Parking) (Consolidation)(Amendment) Order, Wilsden Road, Sandy Lane, Bradford varied as shown on drawing no.TDG/THCW/103436/TRO-1E be sealed and implemented.
- 10.3 That the objectors be notified accordingly.

11.0 APPENDICES

- Appendix 1: Drawing No. TDG/THCW/103436/TRO-1D
- Appendix 2: Drawing No. TDG/THCW/103436/TRO-1E

12.0 BACKGROUND DOCUMENTS

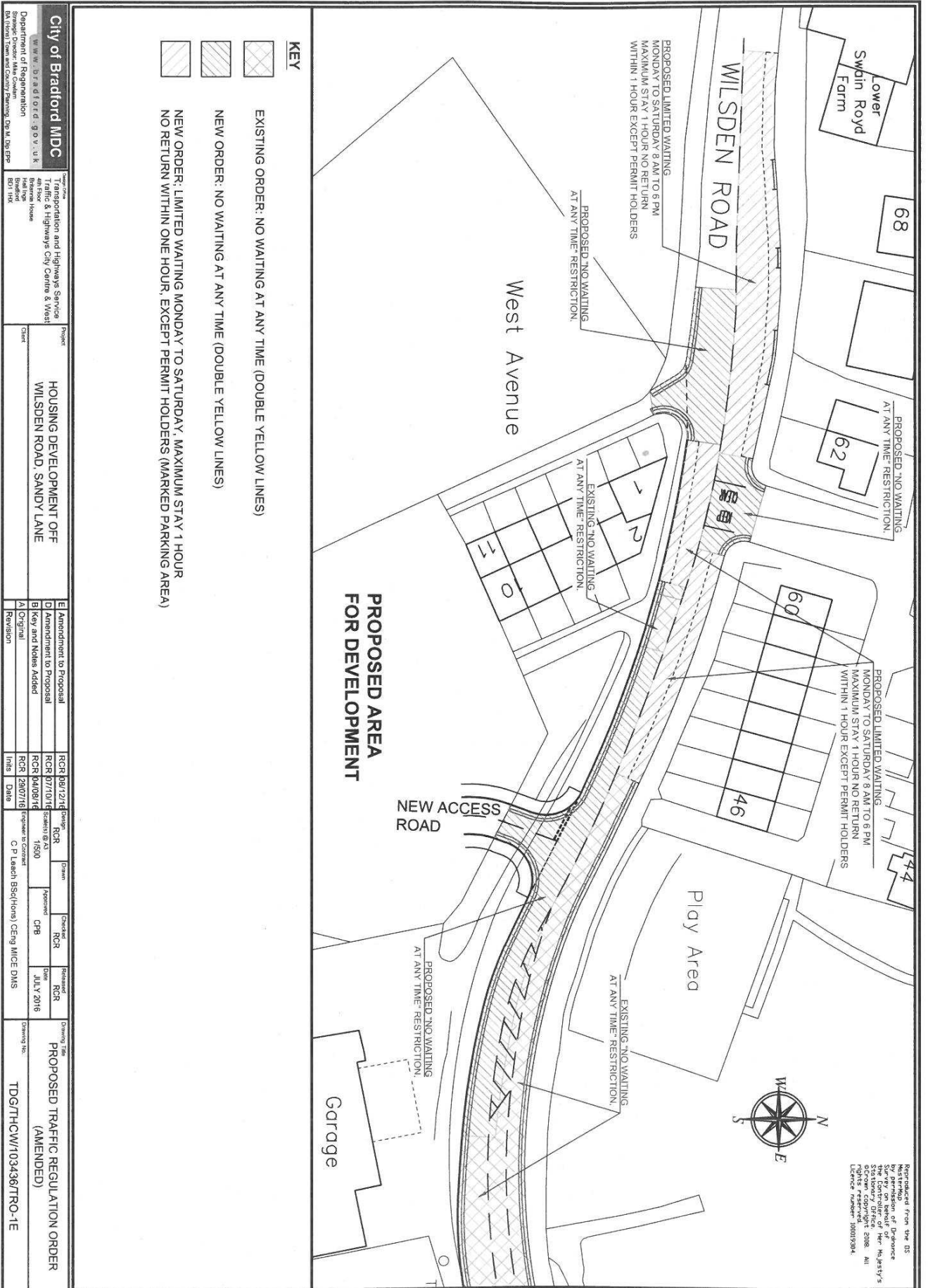
City of Bradford Metropolitan District Council File Ref: TDG/THCW/103436/GEN






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City of Bradford MDC Department of Regeneration Strategic Planning 1001 1100		Transport and Highways Service Planning & Highways City Centre & West 1001 1100		Project HOUSING DEVELOPMENT OFF WILSDEN ROAD, SANDY LANE		Revision A Original B Key and Notes Added C Amendment to Proposal D Amendment to Proposal		Date 23/07/16 24/09/16 14/09/16 07/10/16		Drawn RCR Checked RCR Approved GFB Released RCR Date JULY 2016		Drawing Title PROPOSED TRAFFIC REGULATION ORDER Drawing No. TQG/THCW/103436/TR-1D	
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- KEY**
- EXISTING ORDER: NO WAITING AT ANY TIME (DOUBLE YELLOW LINES)
 - NEW ORDER: NO WAITING AT ANY TIME (DOUBLE YELLOW LINES)
 - NEW ORDER: NO WAITING MONDAY TO SATURDAY 8 AM TO 6 PM (SINGLE YELLOW LINE)
 - NEW ORDER: LIMITED WAITING MONDAY TO SATURDAY, MAXIMUM STAY 1 HOUR NO RETURN WITHIN ONE HOUR, EXCEPT PERMIT HOLDERS (MARKED PARKING AREA)



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<p>City of Bradford MDC WILSDEN ROAD, SANDY LANE Department of Regeneration 100 Wilks Road, Bradford, West Yorkshire, LS10 1HX</p>		<p>Project HOUSING DEVELOPMENT OFF WILSDEN ROAD, SANDY LANE</p>		<p>Revision A Original</p>		<p>Drawn RCR Date JULY 2016</p>		<p>Checked RCR Date JULY 2016</p>		<p>Approved CPB Date JULY 2016</p>		<p>Drawn by TDG/THQW/103436/TRC-1E</p>	
<p>Transportation and Highways Service 4th Floor Brudenell House BD1 1HX</p>		<p>Amendment to Proposal B Key and Notes Added</p>		<p>Revision A Original</p>		<p>Design RCR Scale 1:500</p>		<p>Checked RCR</p>		<p>Approved CPB</p>		<p>Drawn by TDG/THQW/103436/TRC-1E</p>	
<p>Project HOUSING DEVELOPMENT OFF WILSDEN ROAD, SANDY LANE</p>		<p>Amendment to Proposal B Key and Notes Added</p>		<p>Revision A Original</p>		<p>Design RCR Scale 1:500</p>		<p>Checked RCR</p>		<p>Approved CPB</p>		<p>Drawn by TDG/THQW/103436/TRC-1E</p>	