

Ward: Great Horton



## **Report of the Strategic Director Place to the meeting of Bradford South Area Committee to be held on 31 January 2019.**

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### **Subject:**

**CLAYTON ROAD/HOLLINGWOOD LANE – TRO OBJECTIONS**

### **Summary statement:**

**This report considers representations received in respect of the recently advertised proposals for a Traffic Regulation Order on Clayton Road and Hollingwood Lane.**

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**Portfolio:**  
**Regeneration, Planning and Transport**

**Overview & Scrutiny Area:**  
**Environment & Waste Management &  
Regeneration and Environment**

## **1. SUMMARY**

- 1.1 This report considers an objection and comments in respect of the recently advertised proposals for a Traffic Regulation Order associated with a new commercial development on the former Fields site between Hollingwood Lane and Clayton Road.

## **2. BACKGROUND**

- 2.1 The Traffic Regulation Order was advertised between 11<sup>th</sup> October and the 1<sup>st</sup> November 2018. The residents were consulted prior to this TRO being advertised in April and August where minor amendments were made to the proposals prior to it being advertised.
- 2.2 Plan No. HS/TRSS/BS/103908/Con-6A, attached as Appendix 1, shows the extents of the proposals advertised.
- 2.3 A summary of comments and the valid points of the objection is tabulated below, the full comments and objection is attached as Appendix 2.

<b>Objectors Concerns</b>	<b>Officers Comments</b>
<p><b><u>Comments No 1 &amp; 2</u></b></p> <p>These 2 residential properties are concerned that there are no provisions within these proposals which considers where their 2 properties which do not have any parking provision because of an existing puffin crossing on Clayton Road.</p>	<p>These 2 properties can be included within the permit parking schedule, so they have parking provision within the proposed measures on either Clayton Road, Hollingwood Lane or Scholemoor Lane in close proximity to their properties. So they can apply for appropriate permits. (See Appendix 2)</p>
<p><b><u>Comments No 3 &amp; 4</u></b></p> <p>Two properties in close proximity to the recently installed puffin crossing have had nearby on-street parking reduced by the construction of the crossing and this would be further exacerbated by the proposed waiting restrictions.</p>	<p>The implementation of the puffin crossing has been authorised through a separate statutory procedure. No objections were received. Prior to the amendments to the road markings (in association with the new crossing) the existing bus box already restricted on-street parking at this location. Notwithstanding this it is proposed to reduce the length of the proposed waiting restrictions here to ensure that there is no net impact on on-street parking. See</p>

	Appendices 3 and 5)
<p><b><u>Objector No 1</u></b></p> <p>Not happy with the proposed no waiting at any time adjacent to property on the east side of 23 Hollingwood Lane. It will affect the redevelopment of the site and potential parking provision to any proposed development</p> <p>Not happy with the 30 minute limited waiting, no return within 2 hours, 9am to 5pm opposite Croydon Road on Hollingwood Lane adjacent to the new commercial development. They want this to be limited waiting for 2 hours to facilitate increased parking flexibility.</p>	<p>A permit parking zone for the residents is proposed on Croydon Road, it is also proposed on the east side of Hollingwood Lane between Croydon Road and Chelsea Road and on the opposite side of the road, starting south of Croydon Road and finishing north of Chelsea Road, it also includes 30 minutes limited waiting no return within 2 hours, 9am to 5pm on all days on the commercial development side of Hollingwood Lane. Permit parking is also proposed on both sides of Chelsea Road</p> <p>The proposed No Waiting At Any Time restrictions will maintain the sight line visibilities to the left out of Croydon Road and of vehicles coming down over the former railway bridge. There is central hatching to be installed down the centre and removing these restrictions would affect right turning vehicles into Croydon Road and delivery vehicles making deliveries into the access point north of the former railway bridge.</p> <p>When residents were consulted in April and August the residents were against 2 hour limited waiting provision adjacent to the commercial development on the west side of Hollingwood Lane. It would cause problems for residents who require the resident permit parking provision and parking would become long stay to their detriment.</p> <p>Two hours limited waiting is proposed on the west side of Hollingwood Lane between Clayton Road and the junction</p>

	<p>with Chelsea Road. This is approximately 85 metres from Croydon Road and the potential dental surgery.</p> <p>If a combination of 30 minutes and 2 hours was considered it should be limited for a maximum of 3 spaces for the 2 hours only from the southern most point of the proposed limited waiting and finish prior to the Croydon Road junction.</p> <p>(see Appendix 4)</p>
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### **3. OTHER CONSIDERATIONS**

- 3.1 Local ward members and the emergency services have been consulted on the proposals. Ward member comments were received and incorporated as part of the original scheme. No adverse comments have been received from emergency services.

### **4. FINANCIAL & RESOURCE APPRAISAL**

- 4.1 Funding has been provided for processing the TRO from the Section 106 monies allocated as part of the planning approval. The estimated cost of the proposed Order is £10,000.

### **5. RISK MANAGEMENT AND GOVERNANCE ISSUES**

A failure to implement appropriate parking restrictions around this new development site would lead to safety concerns and potential conflict with residential parking.

### **6. LEGAL APPRAISAL**

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

### **7. OTHER IMPLICATIONS**

#### **7.1 EQUALITY & DIVERSITY**

Due regard has been given to Section 149 of the Equality Act 2010 when determining the proposals in this report.

## **7.2 SUSTAINABILITY IMPLICATIONS**

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

## **7.4 COMMUNITY SAFETY IMPLICATIONS**

The introduction of this Traffic Regulation Order would be beneficial in terms of road safety.

## **7.5 HUMAN RIGHTS ACT**

None

## **7.6 TRADE UNION**

None

## **7.7 WARD IMPLICATIONS**

Ward members have been consulted on the proposals.

## **7.8 AREA COMMITTEE ACTION PLAN IMPLICATIONS**

None

## **7.9 IMPLICATIONS FOR CORPORATE PARENTING**

None

## **7.10 ISSUES ARISING FROM PRIVACY IMPACT ASSESSMENT**

None

## **8. NOT FOR PUBLICATION DOCUMENTS**

None

## **9. OPTIONS**

- 9.1 That the proposals be amended in accordance with the officer comments in respect of Comments 1-4 in section 2.3 of this report and

the modified Order be sealed and implemented as otherwise advertised.

- 9..2 That the Order be sealed and implemented as advertised.
- 9.3 Councillors may propose an alternative course of action from that recommended on which they will receive appropriate officer advice.

## **10. RECOMMENDATIONS**

- 10.1 That the proposals be amended in accordance with the officer comments in respect of Comments 1-4 in section 2.3 of this report and the modified Order be sealed and implemented as otherwise advertised
- 10.2 That the objection is overruled and the Order be modified as detailed in paragraph 10.1, sealed and implemented.
- 10.3 That all those making representations be informed accordingly.

## **11. APPENDICES**

Appendix 1 Plan No.HS/TRSS/BS/103908/Con-6A

Appendix 2 Plan No.HS/TRSS/BS/103908/COM-1A – Comments 1&2

Appendix 3 Plan No.HS/TRSS/BS/103908/CON-7A – Comments 3&4

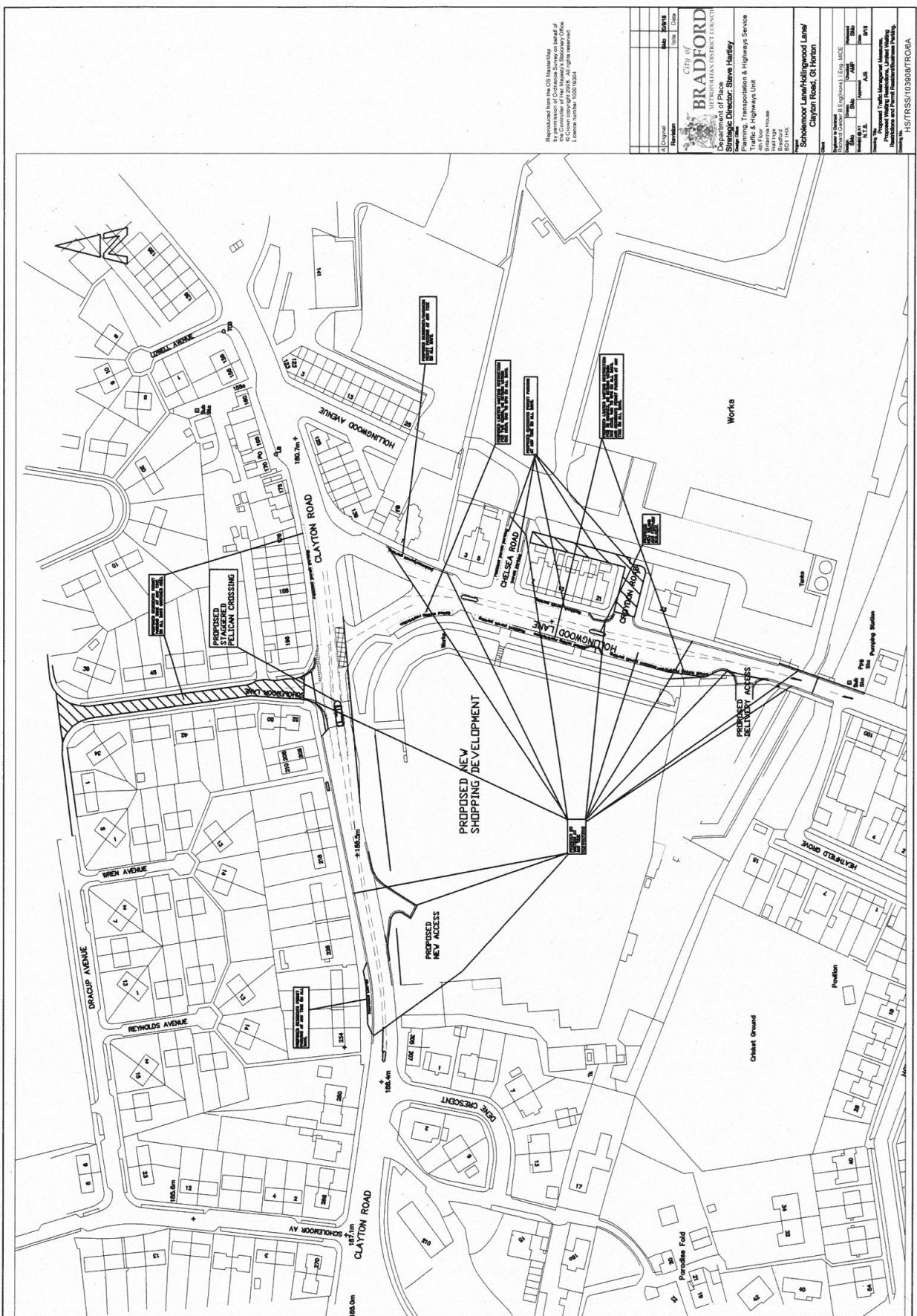
Appendix 4 Plan No.HS/TRSS/BS/103908/OBJ-1A – Objection.

Appendix 5 Photo of location from comments 3&4

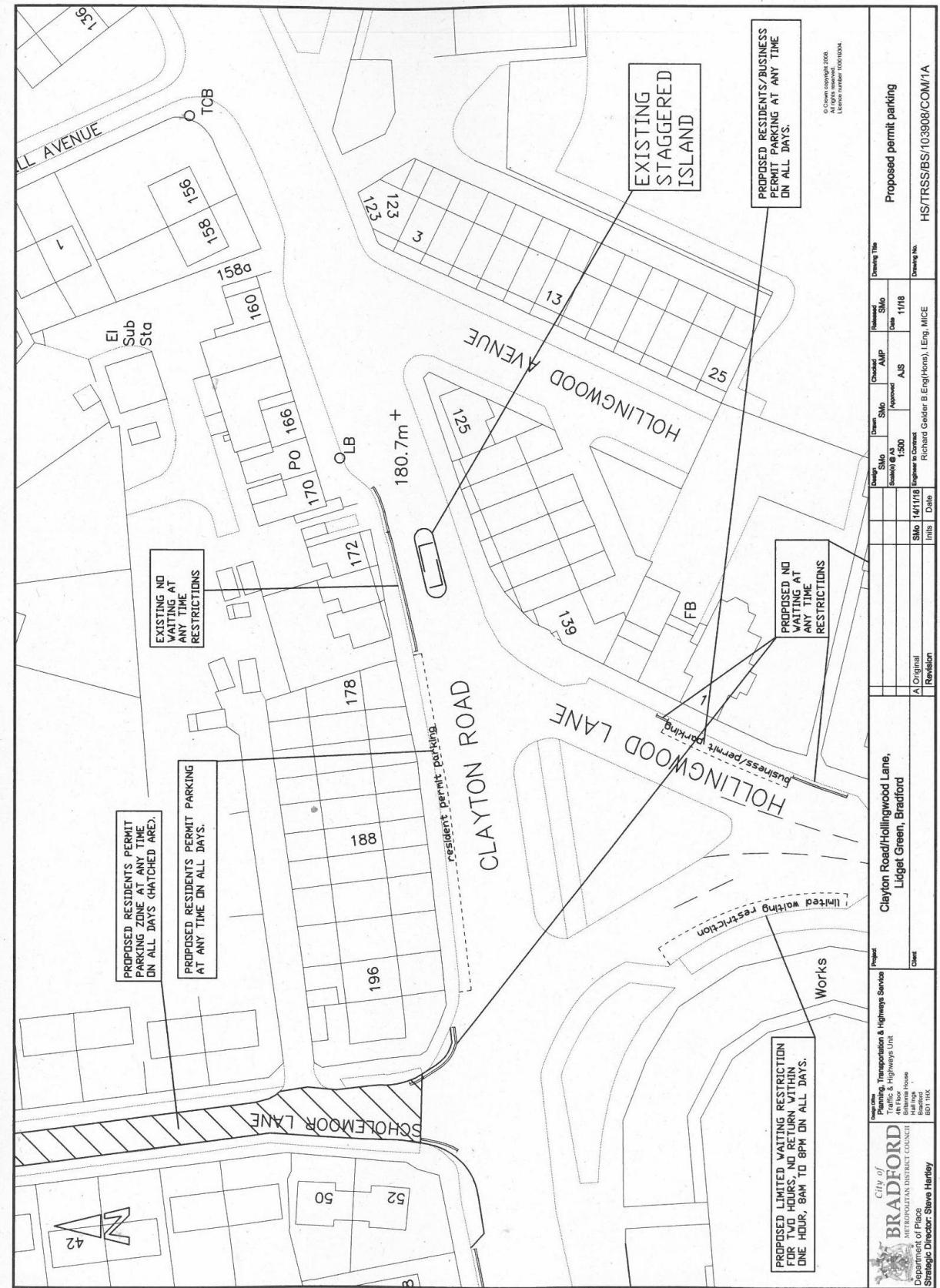
## **12. BACKGROUND DOCUMENTS**

- 12.1 City of Bradford Metropolitan District Council File Ref: HS/TRSS/BS/103908.

## **Appendix 1**



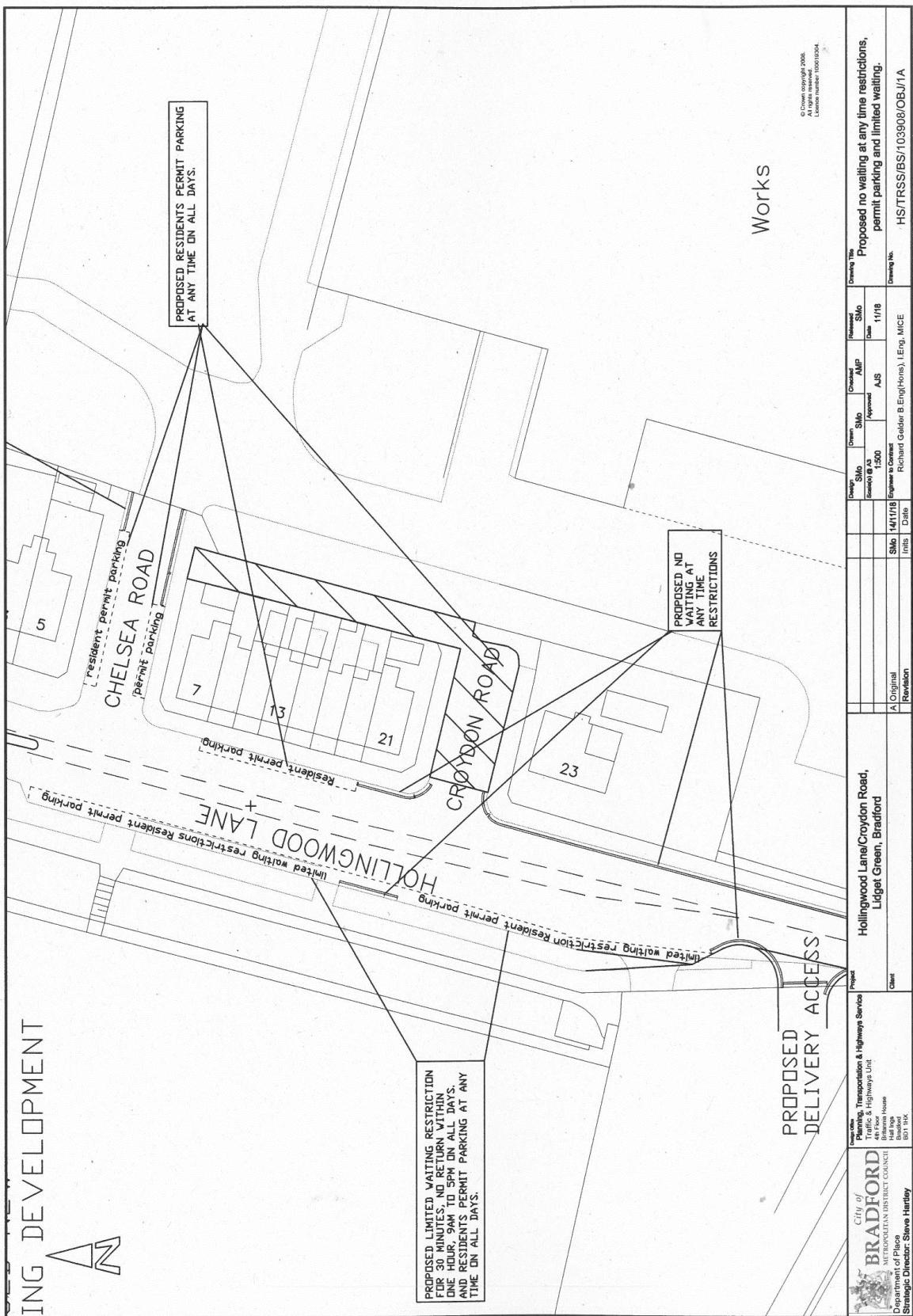
## Appendix 2



## Appendix 3



## Appendix 4



## Appendix 5

