

# Report of the Strategic Director Place to the meeting of Bradford South Area Committee to be held on 30 July 2020.

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**Subject:**

**WESTERN ROAD AREA  
PROPOSED TRAFFIC REGULATION ORDER – OBJECTIONS**

**Summary statement:**

This report considers objections received to a recently advertised Traffic Regulation Order for waiting restrictions on Western Way and adjacent streets.

**Ward:**

**Royds**

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Steve Hartley  
Strategic Director Place

**Portfolio:**

**Regeneration, Planning and Transport**

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**Overview & Scrutiny Area:**

**Regeneration and Environment**

**1.0 SUMMARY**

1.1 This report considers objections received to a recently advertised Traffic Regulation Order for waiting restrictions on Western Way and adjacent streets.

**2.0 BACKGROUND**

2.1 Western Way provides access to Yorkshire Water’s Bradford headquarters and a large residential area in closed proximity. The road is narrow in parts and therefore on-street parking results in access issues for the Yorkshire Water site and local residents

2.2 The Strategic Director (Place) in consultation with the Portfolio Holder for Regeneration, Planning and Transport, has given approval to prepare and advertise a Traffic Regulation Order for permit parking and other waiting restrictions on Western Way and streets leading off it along with the nearby section of Halifax Road and some streets to the north of that.

2.3 The proposals are details on the plans attached in Appendix 1.

2.4 The Traffic Regulation Order was advertised from 13 March 2020 until 14 April 2020, including a letter-drop was to over 280 residential properties/businesses. As a result, 5 objections have been received.

2.5 A summary of the valid points of objection and corresponding officer comments is tabulated below:

<b>Objectors concerns</b>	<b>Officer comments</b>
<p><b>OBJECTION 1</b>                      I am writing to you with regards to a notice of proposed parking restrictions in my area that was brought to my attention in your letter to my property today.                      The reference I've been asked to quote in regards to this matter is CORP/PCD/LD/405957.</p> <p>In that letter there are two plans referenced as: HS/TRSS/BS/103920/4-1A &amp; 2A and these plans indicate that Allandale Road are to be included in these parking restrictions</p> <p>As a resident my wife and I have always parked our cars on Allandale Road so I find the proposal extremely alarming.</p> <p>I have no space on my property to park either my or my wife's vehicles and to create one would be at a prohibitive cost to myself. The rear of my property is a small garden and the loss this would impact on my quality of life immensely as I spend most of my summer time</p>	<p>The parking can be accommodated within the business permit parking on Allandale Road. The schedule 2 to the Order can be modified to accommodate property numbers 490 to 500 Halifax Road with residents permit parking too.</p> <p>Concerns had been raised by the Day Nursery about Yorkshire Water staff parking and they supported measures that will stop parking transferring to this street. We have taking into consideration concerns raised by businesses from the first consultation.</p> <p>I am recommending that the business permit parking, includes residents permit parking too for property numbers 490 to 500.</p> <p>The proposals do include limited waiting for 15 minutes, no return within 30 minutes, included for Day Nursery customer parking on this road.</p> <p>If there is no space on-street to park on Allendale Road other options will have to be considered in the short term by residents if no</p>

using this area.

To the front of my property there is a pedestrian crossing island which means I cannot create a parking area there, even if I could afford to do so.

In addition I have visitors who also use Allandale Road to park during evening hours and/or at weekends.

whilst there have been sporadic occasions when I have not been able to park my car outside my residence at peak times (when Nursery customers are picking up the children), this has been on occasion a temporary inconvenience but was never such an issue that I would welcome a response whereby I would opt, to coin a phrase; "to cut my nose off to spite my face"... Aside from this; the issue has much improved of late and I've not experienced any such problems for at least two years.

The severity of this proposal would naturally force residents, their visitors and customers of the Ark Day Nursery to park on Glendale Drive simply moving the problem of congestion elsewhere, which is simply storing up problems for the future.

Furthermore: Having to park my vehicle away from my home would introduce a constant source of anxiety brought about by the risk of theft and/or criminal damage and this would be backed up by any motor insurer who would raise the cost of premiums as a result of this measure, which is another highly negative aspect of the proposal.

Another aspect would be the likely negative impact on my property value

I can see no reasonable safety concerns to justify this measure as the nature of Allandale Road is such that no car can travel at speed and at no time has queuing or congestion been an issue beyond the usual traffic that occurs at peak times on any similar street in the area so I would be interested to know why the Council see's fit to impose such measures on Allandale Road whilst other streets in the district are left without similar restrictions imposed.

In review; I find this this proposal unnecessarily draconian as it threatens my peace of mind,

spaces are available, during the hours the day nursery is open between 7am and 6pm, Monday to Friday. The day nursery customers should only be there when dropping off and picking up children.

Having a vehicle which is taxed doesn't guarantee anyone a parking space on the highway, it is usually first come first served.

We are putting measures in which will deter Yorkshire Water staff parking transferring to this street by the provision of resident/business permit parking and limited waiting for 15 minutes.

There is only limited funding available, these would not cover the widening of Allendale Road.

<p>quality of life, introduces much anxiety; it raises my cost of living and most likely reduces the value of my property.</p> <p>I will be challenging the matter to the fullest of my ability but I am hopeful that the council can find a suitable response to my objections in a thoughtful manner: There are a number of elements the council might consider to alleviate my concerns such as widening Allandale Road by removing both grass verges and/ or issue of residential parking permits to be active in peak periods.</p> <p>I welcome your feedback on this matter and look forwards to your response.</p>	
<p><b>OBJECTION 2</b>          We have received your letter of 24.02.2020 regarding the Traffic Regulation Order re parking issues surrounding Yorkshire Water Headquarters off A6036 Halifax Road on Western Way, Bradford and your proposals and maps.</p> <p>My husband and I wish to raise objections to these plans (Ref no: CORP/PCD/LD/405957). The grounds for our objections are that the plans show Farfield Grove as "Proposed resident parking zone Monday to Friday". We have issues with this as we have visitors who call through the week as well as at weekend and feel this could cause problems in regard to visitors.</p> <p>After discussion with other neighbours, we would have no objection to parking being restricted through the week to say parking for up to 1 hour with no return within 2 hours, which would enable relatives and friends to visit without the need to provide them with a visitors parking permit. We are not aware of how many visitors permits would be issued per household but we have children that have to come in their cars to visit us and they can all turn up at the same time, we can also have friends who visit for half an hour to an hour so how would this be</p>	<p>If Permit parking is introduced on the residential area on the south side of Halifax Road, the parking problems which have been experienced would inevitably transfer to the residential area to the north of Halifax Road. We would have been questioned why we hadn't considered the impact of a transfer of this parking with the knowledge of this which we have.</p> <p>Limited waiting is considered for businesses for customers to park between 5 minutes up to 2 or 3 hours depending where it is located.</p> <p>Limited waiting would not be appropriate it would create problems for residents who have visitors staying for longer than the desired period. Parking would need to move to another street where there are no restrictions. Problems have been experienced by residents of vehicles parking across drive ways all day, this is likely to continue and could only be resolved with waiting restrictions, but we do not like to introduce them in residential area, we prefer permit parking and measures which deter none residents.</p> <p>Each household will be provided with one visitors permit.</p> <p>I am recommending that the permit parking</p>

Report to the Bradford South Area Committee

<p>affected?</p> <p>I had intended to call on the neighbours for them to sign this in support but in view of the Corona Virus and lockdown I have been unable to do this</p>	<p>advertised on Mondays to Fridays, that the hours are modified to between 8am to 6pm, covering the hours of Yorkshire Water and allowing visitors to park on an evening without having to consider the use of visitor permits after 6pm..</p>
<p><b>OBJECTION 3</b></p> <p>At present we don't have any issues with parked cars from the Water Board however I do understand that if the proposal was just for Farfield Grove then it may become an issue.</p> <p>When this first came to light earlier last year I had correspondence with Simon Moscrop and I wanted to know if the parking permits would be free for residents and how many each resident would be issued. Simon was only able to say that for the first year they would be free but how many permits each residence would be issued he couldn't say. Simon also couldn't say if the Permits would continue to be free.</p> <p>Therefore I feel this issue needs consideration first and should be put to residents prior to any decision being made so that each resident has the correct information to make a decision on this.</p> <p>I personally would object to Permit Parking <b>IF</b> residents had to pay for their permits, also I feel this would de-value properties in the area as no-body wants to have to pay to park outside their own home. I also worry that our children who don't live near us would have issues when they came to visit with our grandchildren not being able to park on the road outside our home,</p> <p>Please could I be told if these permits would be free and how many permits would be issued, also can extra permits be requested?</p>	<p>If Permit parking is introduced on the residential area on the south side of Halifax Road, the parking problems which have been experienced would inevitably transfer to the residential area to the north of Halifax Road. We would have been questioned why we hadn't considered the impact of a transfer of this parking with the knowledge of this which we have.</p> <p>They were informed that they were entitled to one permit per vehicle with one visitors permit.</p> <p>There isn't currently a charge for permits.</p> <p>.</p>
<p><b>OBJECTION 4</b></p> <p>I am writing to object to the above parking permits Ref:CORP/PCD/LD/405957/TRO/4-1A &amp;2A regarding Fairfield Crescent and the surrounding area.</p> <p>We have lived in this property for over 45 years and are senior members of society that rely on people visiting us at our home on a daily basis. In the time that we have lived here, we have not had any</p>	<p>If Permit parking is introduced on the residential area on the south side of Halifax Road, the parking problems which have been experienced would inevitably transfer to the residential area to the north of Halifax Road. We would have been questioned why we hadn't considered the impact of a transfer of this parking when the permit parking was introduced on Western Way, with the knowledge of this which we have.</p> <p>The following are comments which I made to 3</p>

problems with parking on our street and still do not have any issues.

Since your initial letter in Summer 2019 we have been assessing "Farfield Crescent" and "Farfield Grove" and have not noticed an increase in the number of people parking here. We have consulted

with many of our neighbours whom have been involved in monitoring the parking around these streets and assessing whether there has been non-residents parking here.

We live in a residential area where there are no high streets, large stadiums or amenities to warrant

the need for parking permits. In addition, we haven't been consulted appropriately and in the correct

manner in accordance with current national guidelines. We have simply been informed in a letter

stating that the parking permits will be enforced, which is simply not acceptable. I have contacted Simon Moscrop (Bradford Metropolitan District Council) on several occasions querying the proposals,

but have simply been dismissed and advised to accept the changes that will be happening.

I do have some questions regarding the proposals, which I have included below:

1) We have several members of the family and local residents that come to visit our home daily to

deliver food and help us carry out essential tasks that we are physically not able to do. Will these visitors be given permits to allow them to visit our home daily?

2) Parking permits from what I have gathered are being paid by Yorkshire Water, but for how long will this last for?

3) What duration of the day will these permits be enforced?

4) Will there be times during the day in which a parking permit will not be required?

5) If we have a religious event or ceremonies that takes place at our home, are we required to have permits for every visitor?

6) How have you come to the conclusion that such a large area requires parking permits? I have

carried out my own independent research of the area, however we have not received any sort of research from yourselves to show the logic behind your proposals.

As per my concerns that I have outlined above,

emails which I received in May/June 2019:-

16<sup>th</sup> May 2019. Permit parking is being introduced on this street, because we are introducing permit parking on the residential area of Western Way to stop the staff of Yorkshire Water who currently park here. The parking from there will inevitably transfer, as we already have had a request for permit parking on Farfield Grove, so we would not want you and your neighbours to experience this parking problem transferring. So far everybody that has received a letter is in agreement with the proposals. Yorkshire Water do provide parking provision for their staff, they have parking facilities at other industrial premises on Royds Hall Drive too, but their staff are ignoring their employers request to park on site. Yorkshire Water are working with us and are providing the funding for this scheme. A permit is issued for every vehicle in each household, a visitor's permit is also provided, in special circumstance special permits can be issued too for carers that are visiting (all that is needed is a letter from your GP). I hope this helps you and your family situation, we can accommodate you parents caring needs.

29<sup>th</sup> May 2019. At the moment there are no charges for permits. From all the responses I have received, everyone so far is in favour, we are not intending on having a public consultation. The parking problems associated with Yorkshire Water have been raised by residents of the streets on both sides of Halifax Road. We started by looking at the streets around Yorkshire Waters HQ, any measure there will be introduced and these will have a knock on effect on the surrounding area, the streets north of Halifax Road. When the proposals are legally advertised, if you are still not happy with proposals you will have an opportunity to lodge an objection, objections will be considered by the Bradford South Area Committee of which a ward member (a councillor) for your area will be present.

3<sup>rd</sup> June 2019. Any comments you have in future will have to be considered as an objection to the proposals when they are advertised. Parking problems may not transfer to Farfield Crescent, I am certain they will, with special permits for carers, visitors and each vehicle, I can't see what your problems will be.

Report to the Bradford South Area Committee

<p>I do not approve of the proposals taking place in our area. I do not feel adequate public consultations have taken place and feedback and queries that have been put forward have simply been dismissed. Yorkshire Waters should be providing adequate parking for their staff and not relying on the council to enforce parking permit measures. This area is quiet and we have a nice community in which many locals have owned their homes for decades. I would request that you look at your proposals again and assess whether these changes are of any real benefit to our area.</p>	<p>No consideration has been made of what a permit would cost if a payment system was introduced.</p> <p>I will let you know when it has been advertised so you can submit your objection.</p> <p>Each household will be provided with one permit per vehicle, one visitors permit and special permits for the caring professionals when they are requested.</p>
<p>OBJECTION 5</p> <p>Space is at a premium we agree but only in the evening. Yorkshire Water employee's don't constitute the main problem and the proposed scheme would not address issues. Permits given a number of our neighbours have multiple cars would we fear force cars down onto Halifax Road in the evening and so compete with the local restaurant customers causing chaos. We are concerned the disabled access to our house at the rear would be compromised making it difficult for elderly and disabled family members coming to our house.</p> <p>Our biggest concern when it comes to traffic is speeding drivers on Halifax Road, the number of times I have nearly been knocked over whilst crossing the pedestrian light controlled crossing with lights on red is frightening, since we have lived here there have been multiple accidents involving speeding drivers some of which have resulted in death. This is what really needs addressing.</p>	<p>If Permit parking is introduced on the residential area on the south side of Halifax Road, the parking problems which have been experienced would inevitably transfer to the residential area to the north of Halifax Road. We would have been questioned why we hadn't considered the impact of a transfer of this parking when the permit parking was introduced on Western Way, with the knowledge of this which we have.</p> <p>I am recommending that the permit parking advertised on Mondays to Fridays, that the hours are modified to apply between 8am to 6pm, covering the hours of Yorkshire Water's Office hours and allowing visitors to park on an evening without having to consider the use of visitor permits after 6pm.</p> <p>This request relates to other issues on an evening and would need further investigations and should be looked at later when this has been implemented.</p> <p>There are spaces included in the scheme for residents parking on Halifax Road in front of property numbers 518 to 534.</p> <p>As a result of the concerns, I am recommending relaxing the proposed no waiting at any time restrictions in front of property numbers 512 to 516 on Halifax Road, thus providing an overspill of on-street parking during the day and spaces for on-street parking on an evening.</p> <p>The rear access would require double yellow lines to maintain access, this would require the TRO to be re-advertised or a white bar keep clear bar marking which the resident could fund</p>

### **3.0 OTHER CONSIDERATIONS**

3.1 A significant amount of informal consultation work has been undertaken over and above the required statutory process.

3.2 Local ward members have been involved in the project development.

### **4.0 FINANCIAL AND RESOURCE APPRAISAL**

4.1 The estimated cost of the scheme is £14,000. Funding has been provided by Yorkshire Water.

### **5.0 RISK MANAGEMENT AND GOVERNANCE ISSUES**

5.1 A failure to implementing the proposals would lead to an ongoing risk of local access and safety issues.

### **6.0 LEGAL APPRAISAL**

6.1 The options contained in this report are within the Council's powers as Highway Authority and Traffic Regulation Authority under the relevant legislation.

### **7.0 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. The proposals make provision for special permits over and above the standard allocation where care needs are identified.

#### **7.2 SUSTAINABILITY IMPLICATIONS**

There are no 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 introduction of some of the waiting restrictions in the Order will be beneficial in terms of road safety.

#### **7.5 HUMAN RIGHTS ACT**

There are no implications on the Human Rights Act.



**7.6 TRADE UNION**

None

**7.7 WARD IMPLICATIONS**

Ward Members have been consulted throughout the process.

**7.8 AREA COMMITTEE ACTION PLAN IMPLICATIONS**

None

**7.9 IMPLICATIONS FOR CORPORATE PARENTING**

None

**7.10 ISSUES ARISING FROM PRIVACY IMPACT ASSESSMENT**

None

**8.0 NOT FOR PUBLICATION DOCUMENTS**

8.1 None

**9.0 OPTIONS**

9.1 That the objections be overruled and the Traffic Regulation Order be implemented as advertised subject to incorporating some or all of the following minor amendments:

- i. Incorporation of residential permit parking for properties 490 to 500 Halifax Road into the nearby business permit parking area.
- ii. Farfield Grove area – reduction in permit parking operational hours to Monday to Friday 8am to 6pm.
- iii. Replacement of proposed No Waiting At Any Time restrictions in front of properties 512 to 516 with residential permit parking spaces, Monday to Friday 8am to 6pm.

9.2 That the objections be upheld in whole or in part and the proposals be abandoned or amended to address the objectors concerns.

9.3 Members may propose an alternative course of action; in which case they will receive appropriate guidance from officers.

## **10.0 RECOMMENDATIONS**

10.1 That the objections be overruled and the Traffic Regulation Order for waiting restrictions on Western Way and surrounding streets be implemented as advertised subject to incorporating some or all of the following minor amendments:

- i. Incorporation of residential permit parking for properties 490 to 500 Halifax Road into the nearby business permit parking area.
- ii. Farfield Grove area – reduction in permit parking operational hours to Monday to Friday 8am to 6pm.
- iii. Replacement of proposed No Waiting At Any Time restrictions in front of properties 512 to 516 with residential permit parking spaces, Monday to Friday 8am to 6pm.

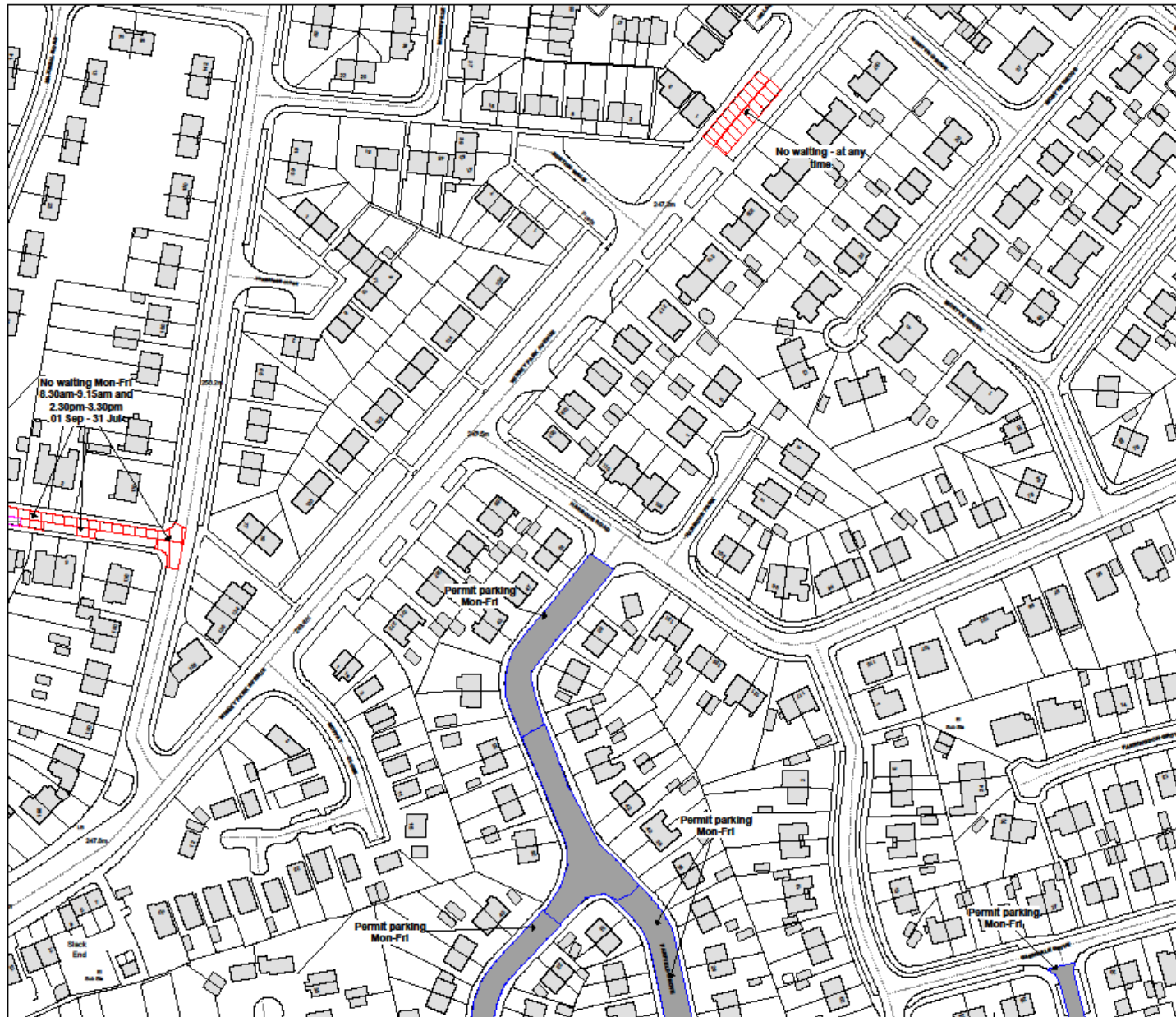
10.2 That the objectors be informed accordingly.

## **11.0 APPENDICES**

11.1 Appendix 1 – Location plans

## **12.0 BACKGROUND DOCUMENTS**

12.1 City of Bradford Metropolitan District Council File Ref: HS/TRSS/103920



**SCHEDULE 1**

**Key to Restriction Types Displayed**

	Clearway
	Pay and display parking
	Limited waiting parking
	Permit parking: Residents parking: Doctors parking:
	Loading bay: Taxi Rank: Police vehicle parking: Ambulance parking: Bus/Coach parking: Motorcycle parking
	Disabled parking
	No waiting - at any time
	No waiting
	No loading
	No loading - at any time
	No waiting - at any time/ No loading - at any time
	No waiting - at any time No loading
	No waiting/No loading
	No stopping on school entrance markings
	24 hour clearway

Notes:

"Carriageway" has the same meaning as in section 329(1) of the Highways Act 1980 and includes the footway.

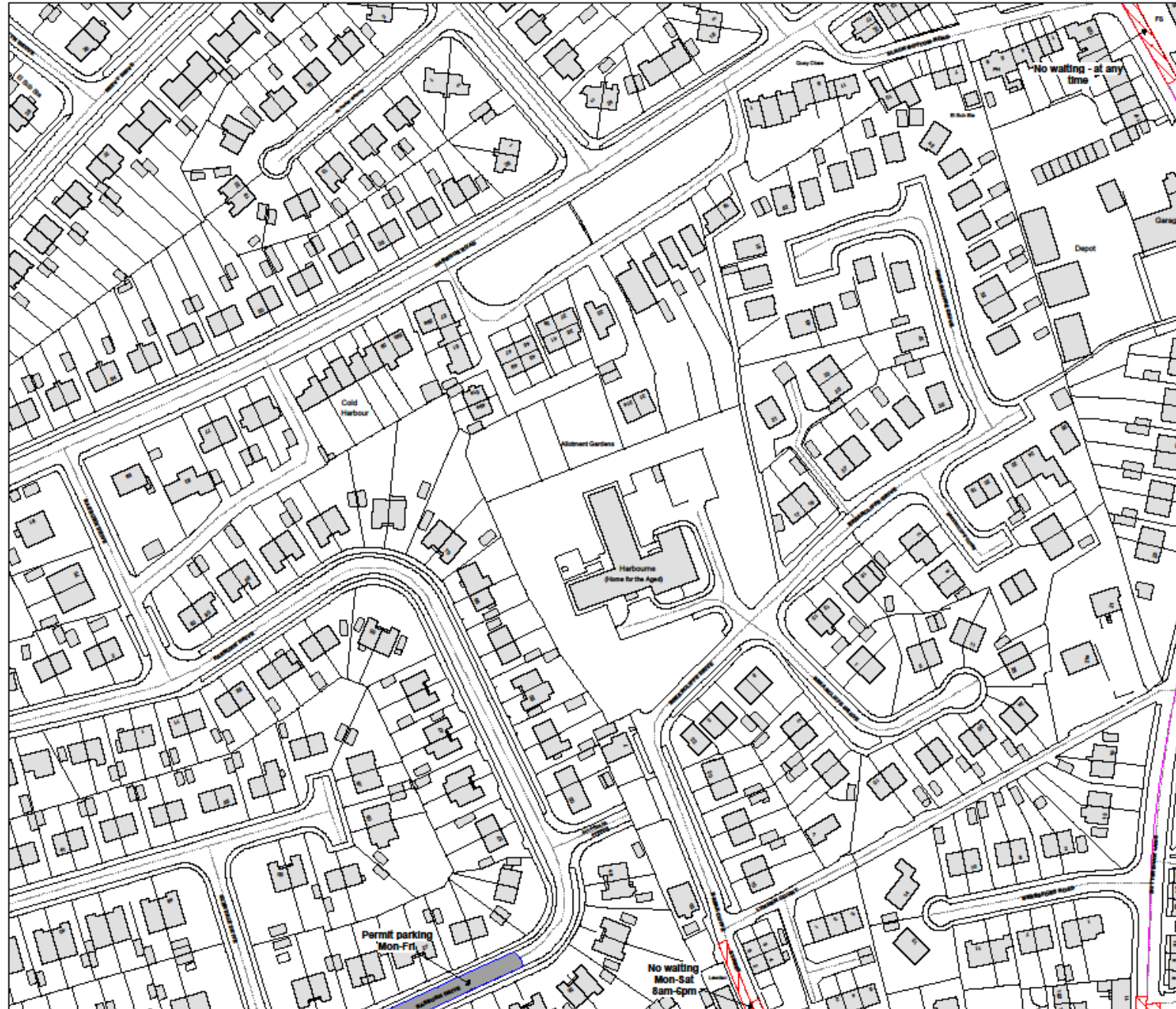
If the label does not display a time then the restriction applies "At any Time".

Where a label displays Permit/Residents/Doctors parking see Schedule 2 to this Order for details of eligible permit users and operational times.

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**CITY OF BRADFORD  
METROPOLITAN DISTRICT  
COUNCIL**

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Grid Cell:	Tile Ref: BZ51	



**SCHEDULE 1**



**Key to Restriction Types Displayed**

- Clearway
- Pay and display parking
- Limited waiting parking
- Permit parking:  
Residents Parking;  
Doctors parking;
- Loading bay: Taxi Rank;  
Police vehicle parking
- Ambulance parking;  
Bus/Coach parking;  
Motorcycle parking
- Disabled parking
- No waiting - at any time
- No waiting
- No loading
- No loading - at any time
- No waiting - at any time/  
No loading - at any time
- No waiting - at any time  
No loading
- No waiting/no loading
- No stopping on school  
entrance markings
- 24 hour clearway

Notes:

"Carriageway" has the same meaning as in section 329(1) of the Highways Act 1980 and includes the footway.

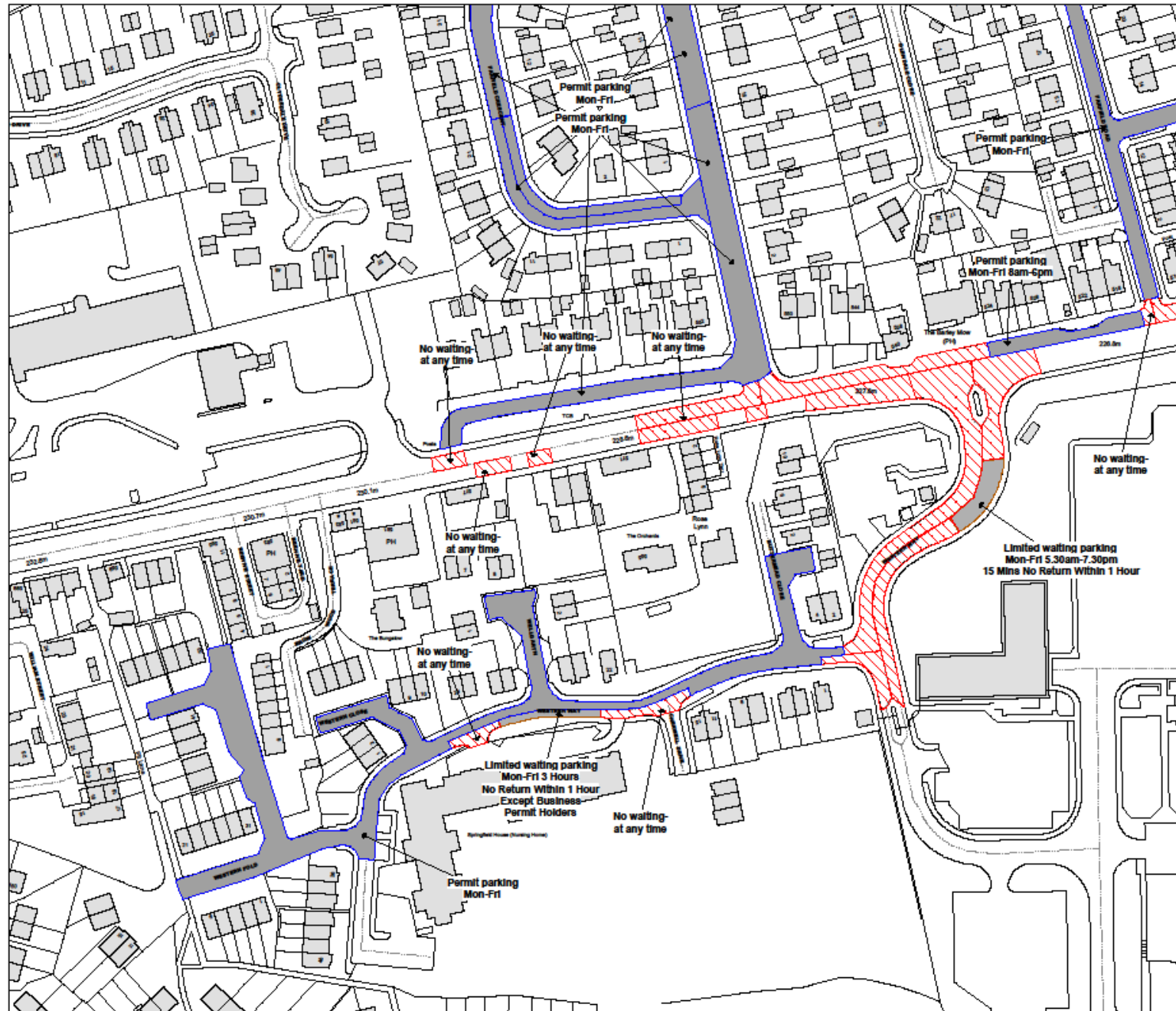
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**CITY OF BRADFORD  
METROPOLITAN DISTRICT  
COUNCIL**

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**SCHEDULE 1**



**Key to Restriction Types Displayed**

- Clearway
- Pay and display parking
- Limited waiting parking
- Permit parking: Residents Parking; Doctors parking;
- Loading bay; Taxi Rank; Police vehicle parking
- Ambulance parking; Bus/Coach parking; Motorcycle parking
- Disabled parking
- No waiting - at any time
- No waiting
- No loading
- No loading - at any time
- No waiting - at any time/ No loading - at any time
- No waiting - at any time/ No loading
- No waiting/No loading
- No stopping on school entrance markings
- 24 hour clearway

Notes:

"Cartageway" has the same meaning as in section 329(1) of the Highways Act 1980 and includes the footway.

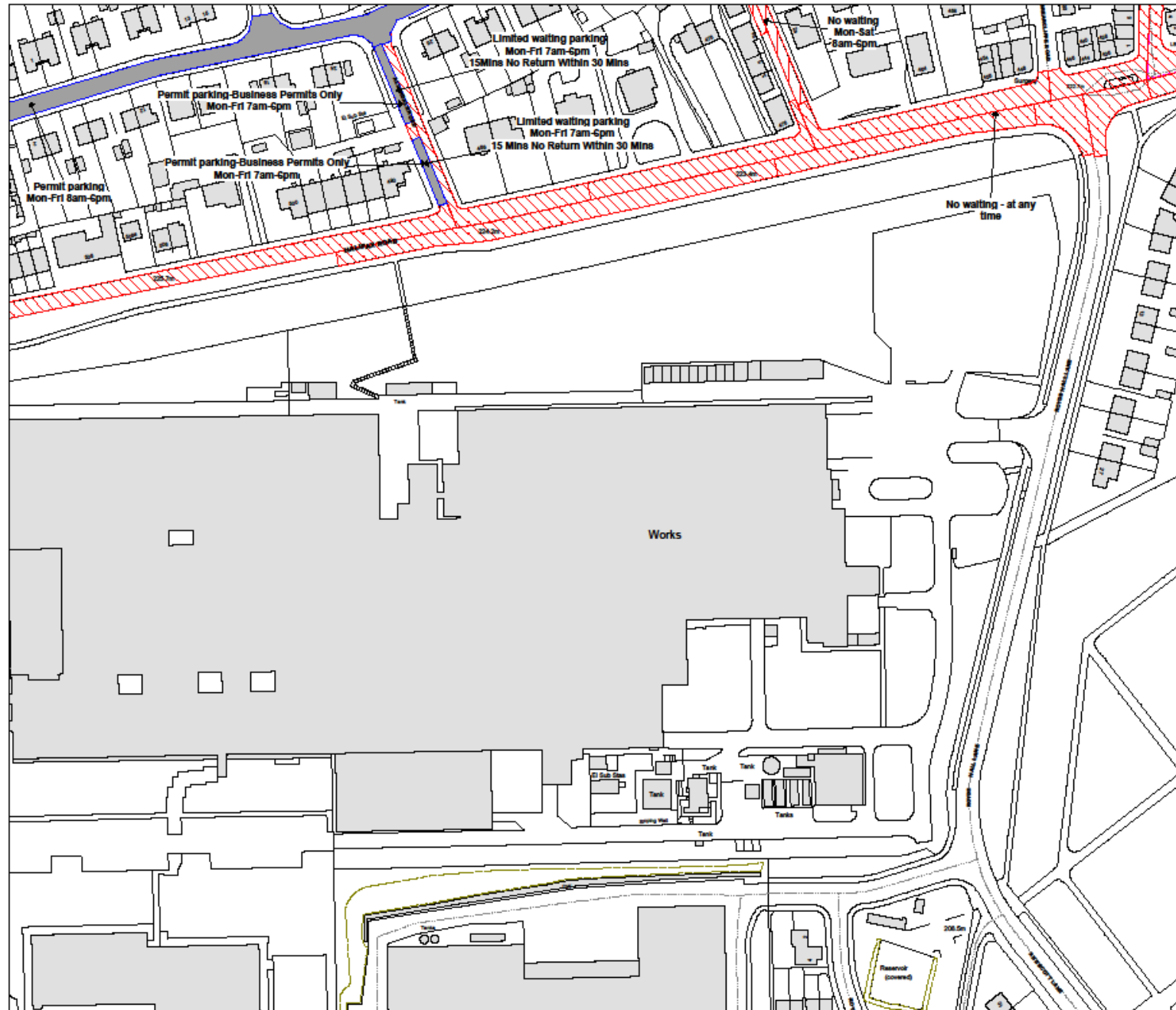
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**CITY OF BRADFORD METROPOLITAN DISTRICT COUNCIL**

Scale:	1 : 1250	Ⓐ A3
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**SCHEDULE 1**



**Key to Restriction Types Displayed**

- Clearway
- Pay and display parking
- Limited waiting parking
- Permit parking: Residents Parking: Doctors parking:
- Loading bay: Taxi Rank: Police vehicle parking
- Ambulance parking: Bus/Coach parking: Motorcycle parking
- Disabled parking
- No waiting - at any time
- No waiting
- No loading
- No loading - at any time
- No waiting - at any time/ No loading - at any time
- No waiting - at any time No loading
- No waiting/No loading
- No stopping on school entrance markings
- 24 hour clearway

Notes:

"Carriageway" has the same meaning as in section 329(1) of the Highways Act 1980 and includes the footway.

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