



Report of the Strategic Director, Place to the meeting of the Shipley Area Committee to be held on 29 September 2021.

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Subject:

Wrose View, Wrose – Consideration of objections to a proposed permit parking scheme.

Summary statement:

This report deals with four objections received in response to the formal advertising of a permit parking scheme on Wrose View, Wrose, Shipley.

EQUALITY & DIVERSITY:

Due consideration is given to Section 149 of the Equality Act 2010 when developing all Safer Roads schemes

It is expected that there will be no disproportionate impact from the items recommended for implementation within this report; however, any elements where a potential disproportionate impact is identified, through more detailed investigation and design, will be subject to Equality Impact Assessments.

Jason Longhurst
Strategic Director -Place

Portfolio:

Regeneration, Planning & Transport

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Overview & Scrutiny Area:

Regeneration & Environment

1 SUMMARY

- 1.1 As part of planning conditions attached to Planning Application 18/04869/FUL, and in the interests of road safety and traffic management, there is a requirement to promote a Traffic Regulation Order (TRO) regarding a proposed permit parking scheme on Wrose View, Wrose. This report seeks approval to promote the TRO and considers the four objections received in response to the advertising of that proposed legal Order.

2 BACKGROUND

- 2.1 Approval was granted to promote a Traffic Regulation Order involving a proposed Permit Holders Only parking scheme on Wrose View, Wrose - this provision forming part of Planning Application 18/04869/FUL which involves a proposed extension to Low Ash Primary School, Wrose Road, to cater for an additional 210 pupils.
- 2.2 The development includes an additional pedestrian access point from Wrose View into the school playground. This would likely entice parents to use Wrose View to park at school drop-off and collection times. Overspill parking from the new staff car park would also likely take place on Wrose View as a result of the proposed development. As such, a residents permit parking scheme is required on Wrose View to help ensure the planning proposal does not give rise to vehicular obstruction.
- 2.3 When formally advertised, the proposed permit parking scheme (identified within Drawing No.P/HS/THN/18/04869 (Appendix 1 refers)) resulted in four formal objections being received. Objector concerns and officer comments are tabulated within Appendix 2.
- 2.4 Wrose View is a short stretch of highway leading to narrow substandard access roads running adjacent to the rear of properties Nos. 2 - 32 Wrose View, from which these properties have off street parking, including a garage area. This rear access is of narrow nature suitable for one-way traffic only, and there is no turning head on Wrose View. The demand for on street parking on Wrose View is already high.
- 2.5 The proposed development involves an additional pedestrian access point from Wrose View into the school's playground. This would likely entice parents to use Wrose View to park at school drop-off and collection times, with resulting overspill parking from the new staff car park also likely taking place on Wrose View as a result of the development.
- 2.6 An increase in parking on Wrose View could create difficulties for, or even prevent, local residents accessing driveways/garages. Given Wrose View's unsuitability to cater for school drop-off or pick-up parking, a residents permit parking scheme would help deter parking associated with the proposed development and avoid vehicular obstruction.
- 2.7 Details of the proposed permit scheme on Wrose View are shown within drawing No.P/HS/THN/18/04869, attached as Appendix 1 to this report.

- 2.8 The permit parking scheme was formally advertised for a 3-week period (commencing 19th February 2021) on-site and within the local press, and resulted in four objections being received (two objectors residing at the same address). Objectors' and officer comments are shown in Appendix 2.

3. OTHER CONSIDERATIONS

- 3.1 Although the proposed measures shown within Appendix 1 are considered the least necessary to prevent obstructive parking on Wrose View, it is appreciated that some nearby Wrose Road residents have, for some years, parked on Wrose View due to the lack of on-street parking availability outside their own houses.
- 3.2 If the proposed permit parking scheme were introduced, the legal Order would only contain provision for households immediately fronting Wrose View to automatically apply for a resident's and/or visitor's permit. However, the legal Order would contain provision for the issuing of 'Special permits' at the Council's discretion to non-residents of Wrose View (this provision offering a potential solution to the on-street parking concerns of those Wrose Road residents referred to in Item 3.1 above).
- 3.3 If the proposed permit scheme were introduced, an appraisal could be carried out regarding the number of permits issued to Wrose View residents and level of on-street parking by those permit holders. That appraisal would allow a determination of what (if any) excess on-street parking capacity existed on Wrose View, and whether there was scope to issue Special permits to those Wrose Road residents referred to in Item 3.1

4. FINANCIAL & RESOURCE APPRAISAL

- 4.1 Financial
The costs necessary to introduce the proposed scheme are being met by the developer. As part of a S106 agreement.
- 4.2 Resources
The proposed permit parking scheme can be processed within existing staff resources.

5. RISK MANAGEMENT

- 5.1 There are no risk management implications

6 LEGAL APPRAISAL

- 6.1 There are no legal implications at present

7. OTHER IMPLICATIONS

7.1 SUSTAINABILITY IMPLICATIONS

7.1.1 There are no sustainability implications

7.2 GREENHOUSE GAS EMISSIONS IMPACTS

7.2.1 There are no implications regarding greenhouse gas emissions impacts

7.3 COMMUNITY SAFETY IMPLICATIONS

7.3.1 The proposed on-street parking measures are considered necessary:

- To prevent obstructive parking on Wrose View; and
- To preserve and improve the amenities of Wrose View.

7.4 HUMAN RIGHTS ACT

7.4.1 There are no implications for human rights

7.5 TRADE UNION

7.5.1 There are no trade union implications

7.6 WARD IMPLICATIONS

7.6.1 The proposed scheme is situated in the Windhill and Wrose ward.

7.7 AREA COMMITTEE ACTION PLAN IMPLICATIONS

7.7.1 None

7.8 IMPLICATIONS FOR CORPORATE PARENTING

7.8.1 None

7.9 ISSUES ARISING FROM PRIVACY IMPACT ASSESMENT

7.9.1 None

8. NOT FOR PUBLICATION DOCUMENTS

8.1 None

9. OPTIONS

9.1 Option 1 (RECOMMENDED)

- That the objections be overruled and the proposed permit parking scheme be approved and implemented as formally advertised.
- That an appraisal be carried out regarding the number of parking permits issued to Wrose view residents and the extent that those permits are utilised, with a view to determining the scope for the issuing of Special permits to non Wrose View residents
- That the objectors be advised accordingly.

9.2 Option 2 (NOT RECOMMENDED)

- That the objections be upheld, and the proposals be altered or abandoned.
- That the objectors be advised accordingly.

9.3 Option 3 (NOT RECOMMENDED)

- Members may prefer to take a course of action other than that indicated in the above options or recommendations, in which case they will receive appropriate guidance from officers.

10 RECOMMENDATIONS

- That the objections be overruled and the proposed permit parking scheme be approved and implemented as formally advertised.
- That an appraisal be carried out regarding the number of parking permits issued to Wrose View residents and the extent that those permits are utilised, with a view to determining the scope for the issuing of Special permits to non Wrose View residents
- That the objectors be advised accordingly.

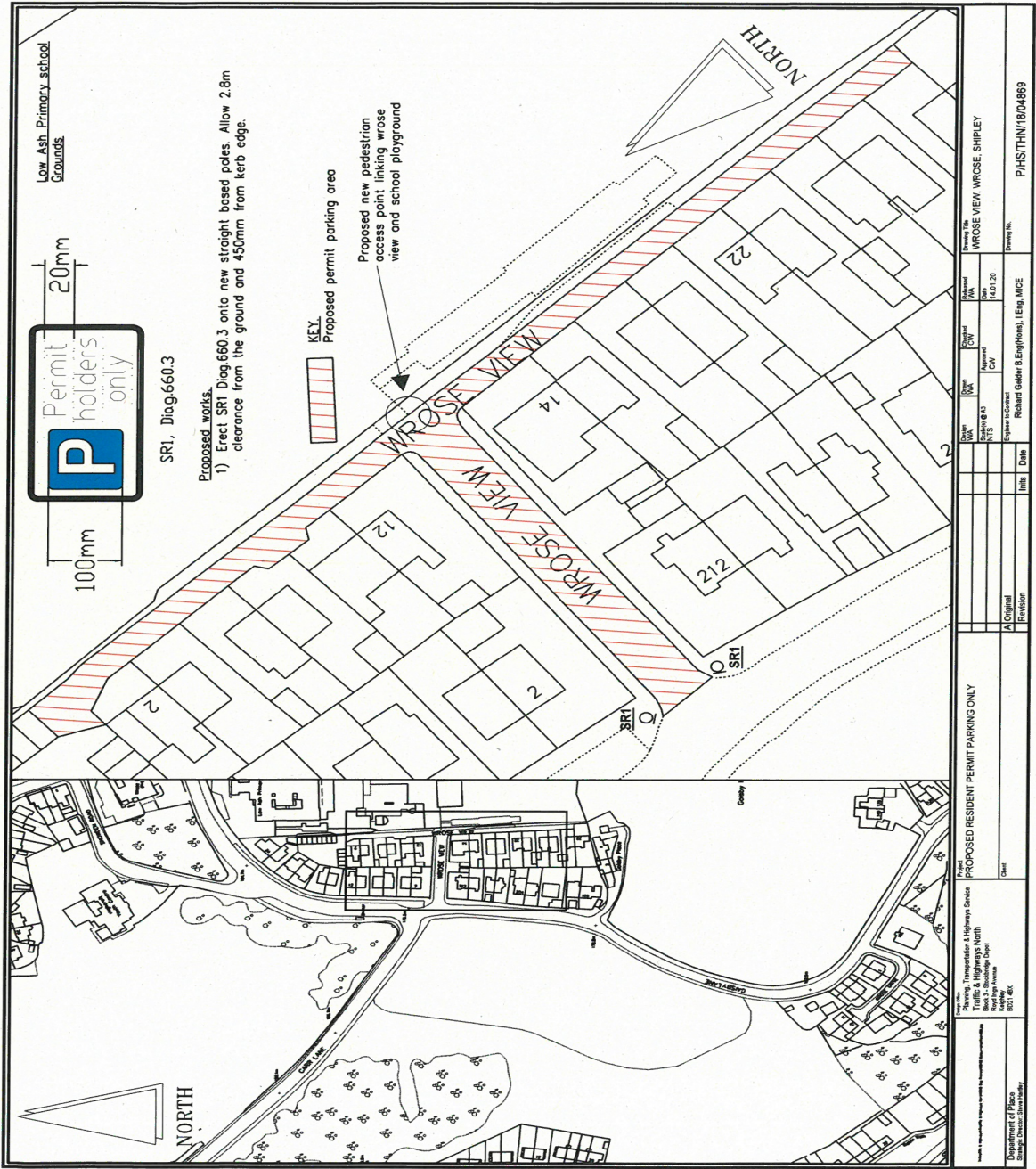
11 APPENDICES

- 11.1 Appendix 1 - Drawing No.P/HS/THN/18/04869 (Scheme proposals as formally advertised)
- 11.2 Appendix 2 – Objectors’ and officer comments.

12 BACKGROUND DOCUMENTS

- 12.1 Decision Sheet of the Strategic Director - Place, signed on 31 March 2020 by the Strategic Director (Place) and the Portfolio Holder - Place, Planning and Transport.

APPENDIX 1



APPENDIX 2

Objector Comments	Officer Comment
Objector #1	
I live on Wrose Road and am unable to park outside my house due to a bus stop being located within the vicinity.	Noted
I have parked on Wrose View for the last 37 years.	Noted
All Wrose View residents have off-street parking availability (ie. a driveway or garage).	Although all Wrose View residents have off-street parking availability, the proposed permit parking scheme is intended (in part) to prevent the parents of pupils attending the school from obstructing these residential driveways at the start and end of the school day, and to prevent similar obstruction by teachers throughout the day.
I objected to the school gate development as we knew parents would cause problems in the area dropping and picking up children.	Concerns with obstructive parking have given rise to the proposed permit parking scheme on Wrose View.
If the permit parking scheme on Wrose View is installed, my nearest convenient parking availability is on Snowden Road (which has anti-social issues, and is a long way from my home as regards carrying shopping to/from the car).	Anti-social behaviour can be reported to West Yorkshire Police.
I would like the proposed permit scheme on Wrose View to be abandoned or, if introduced, for parking permits to be issued to residents of nos 4, 6, 8 and 10 Wrose Road.	The proposed permit scheme is considered necessary to prevent obstructive parking. As discussed within Item 4 of this report, there may (depending upon number of permits issued to Wrose View residents and on-street parking capacity) be scope to consider issuing Special Permits to non Wrose View residents.

<p>Objector #2 (This objector resides at the same address as one of the other objectors).</p> <p>I do not have any off-street parking provision. The parking bay outside my house can only accommodate 3 of the vehicles associated with the 10 houses.</p> <p>We are a two car household and unlike some of our immediate neighbours fronting Wrose Road, we do not have access to garages at the rear of Wrose View.</p> <p>All of the houses on Wrose View have off-street parking availability.</p> <p>If we are unable to park on Wrose View, or within the layby fronting our house, it will have a massive impact on our family life. and we will need to park on Snowden Road. Crossing Snowden Road to and from our car could put our children at risk safety wise (we have witnessed 4 traffic collisions at the junction of Wrose Road with Carr Lane this year)</p> <p>We support the permit parking scheme proposals, but request that permits be issued to those Wrose Road premises leading to Wrose View who would be directly affected by the proposed scheme.</p>	<p>The parking bay which the objector refers to is not a designated on-street parking bay, but rather a grass verge regularly utilised for off-street parking.</p> <p>Noted</p> <p>Although all the residents have off-street parking availability, the proposed permit parking scheme is intended (in part) to prevent the parents of pupils attending the school from obstructing these residential driveways at the start and end of the school day, and to prevent similar obstruction by teachers throughout the day.</p> <p>The parking bay which the objector refers to is not a designated on-street parking bay, but rather a grass verge regularly utilised for off-street parking. When going to/from Snowden Road, pedestrians can utilise the existing pedestrian crossing on Wrose Road which provides access to Town Gate, which then links to Snowden Road.</p> <p>As discussed within Item 4 of this report, there may (depending upon number of permits issued to Wrose View residents and on-street parking capacity) be scope to consider issuing Special Permits to non Wrose View residents.</p>
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<p>Objector #3 (This objector resides at the same address as one of the other objectors)</p> <p>Our house is set above road level meaning we do not have off-street parking provision.</p> <p>The layby fronting our property can only accommodate three vehicles, which is insufficient to meet the on-street parking requirements of myself and neighbours who therefore utilise the roadside parking on Wrose View. Until such time as the Nursery connected to Low Ash Primary opened a new pedestrian entrance at the top of Wrose View, this parking arrangement has worked well and without incident.</p> <p>All the houses on Wrose View have off-street parking availability and very few of them choose to park on-street. I appreciate why the residents permit scheme on Wrose View is being proposed. However, parking on Wrose View is only heavier at the start and end of the school day (on-street parking availability at all other times being non-problematic). I would therefore like to be issued with a permit associated with the proposed Wrose View permit parking scheme</p>	<p>Noted</p> <p>The parking bay the objector refers to is not a designated on-street parking bay, but rather a grass verge regularly utilised for off-street parking.</p> <p>As discussed within Item 4 of this report, there may (depending upon number of permits issued to Wrose View residents and on-street parking capacity) be scope to consider issuing Special Permits to non Wrose View residents.</p>
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<p>Objector #4</p> <p>I object to the proposed permit parking scheme on Wrose View on the grounds that there is only space outside the frontage of my own house for one car, and no other parking availability on Wrose Road.</p> <p>All the houses on Wrose View have their own driveways and garages and the school at the top of Wrose View has its own car park.</p>	<p>The parking bay which the objector refers to is not a designated on-street parking bay, but rather a grass verge regularly utilised for off-street parking.</p> <p>Although all the residents have off-street parking availability, the proposed permit parking scheme is intended (in part) to prevent the parents of pupils attending the school from obstructing these residential driveways at the start and end of the school day, and to prevent similar obstruction by teachers throughout the day.</p> <p>As discussed within Item 4 of this report, there may (depending upon number of permits issued to Wrose View residents and on-street parking capacity) be scope to consider issuing Special Permits to non Wrose View residents.</p>
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