

WEST DRAYTON LEISURE CENTRE - PETITION OPPOSING ACCESS ARRANGEMENTS FROM ROWLHEYS PLACE

Cabinet Member(s)	Councillor Keith Burrows
Cabinet Portfolio(s)	Cabinet Member for Planning and Transportation
Officer Contact(s)	Alan Tilly, Residents Services
Papers with report	Appendix A - Location plan

1. HEADLINE INFORMATION

Summary	To inform the Cabinet Member that the Council has received a Petition raising concerns regarding the traffic and parking impact of the proposed West Drayton Leisure Centre and requesting that the access to the Leisure Centre is moved from Rowlheys Place to Harmondsworth Road. Regardless of whether the access is moved or not, the petitioner requests that residents are informally consulted on the introduction of a Parking Management Scheme and that the Council provides traffic calming measures on Rowlheys Place and Stainby Close.
Contribution to our plans and strategies	The request can be considered as part of the Hillingdon Local Plan: Part 2 Development Management Policies (2020)
Financial Cost	There are no direct costs associated with the recommendations to this report
Relevant Policy Overview Committee	Residents, Education and Environmental Services
Ward(s) affected	West Drayton

2. RECOMMENDATIONS

Meeting with the petitioners, the Cabinet Member for Planning and Transportation:

1. notes their request for the access to the proposed West Drayton Leisure Centre to be moved from Rowlheys Place to Harmondsworth Road;
2. advises petitioners that the planning application for the development was discussed at Planning Committee and has already been approved and that there is no opportunity to reverse this decision; and
3. subject to the commencement of construction, asks officers to add the request for consultation on the possible introduction of a parking management

scheme, traffic calming measures along Rowlheys Place and Stainby Close and directional signage to the proposed leisure centre to the parking and road safety programme.

Reasons for recommendations

The Petition Hearing will provide a valuable opportunity to hear directly from the petitioners of their concerns and suggestions.

Alternative options considered / risk management

None at this stage.

Policy Overview Committee comments

None at this stage.

3. INFORMATION

Supporting Information

1. A petition with 35 signatures has been submitted to the Council, under the following heading:

"We object to the proposed access arrangements to the Leisure Centre being from Rowlheys Place, a residential cul de sac of 41 properties. The proposed access will place unacceptable stress on the junction which is already difficult for residents to use, particularly at peak periods. Furthermore the access into quiet residential roads will encourage on street parking to the detriment of residents in local roads. The cost of parking in the proposed car park will lead to parking pressures on several roads in the area, but particularly on Rowlheys Place and Stainby Close, Dell Road and Maxwell Road. We therefore ask that separate access directly from Harmondsworth Road be proposed to the new car park and existing access to Rowlheys Place and Stainby Close be preserved for residents of these roads. In the event of this proposal proceeding regardless of access arrangements, we ask that residents in nearby roads be consulted on Parking Management Schemes and if desired by residents that these be put in place prior to the use of the development. Also, traffic calming measures should be considered to deter users of the Leisure Centre from progressing into Rowlheys Place and Stainby Close as well as appropriate signage to direct Leisure Centre users away from residential roads".

The Council's Major Applications Planning Committee has approved the development of a new leisure centre on a site situated on the western side of Harmondsworth Road, West Drayton just south of the Station Road / Thornton Road / Sipson Road / Harmondsworth Road signalised junction. The site is currently occupied by the West Drayton Young People Centre and the West Drayton Family Centre. The new leisure centre would provide an eight-lane swimming pool, sports hall and football pitch, together with associated access and parking. Access into the site would be from Rowlheys Place.

2. It should be noted that Councillors on the Major Applications Planning Committee, at their meeting of Wednesday 18 March 2020, asked officers questions regarding the feasibility of providing an entrance to the site from Harmondsworth Road. The Committee was advised by

officers that the proposed access point from Rowlheys Place was considered to be acceptable from a highway safety perspective. It was confirmed that movements of construction vehicles would not coincide with school opening and closing times.

3. Since planning permission was granted, a petition has been received raising concerns that, if the leisure centre is built, it will create traffic congestion at the junction of Rowlheys Place with Harmondsworth Road, and could lead to parking stress if leisure centre visitors park on the surrounding residential roads. The petitioner requests that access to the leisure centre is moved from Rowlheys Place to Harmondsworth Road, that local residents are consulted upon the introduction of a parking management scheme and that traffic calming is provided on Rowlheys Place and Stainby Close. The petitioner also requests that signs are provided directing visitors to the leisure centre avoiding residential roads.

4. The leisure centre has planning permission for access being taken from Rowlheys Place. This and all other aspects of the planning application were fully debated at the Planning Committee meeting. It was also stated by officers at the Planning Committee meeting on 18 March 2020 that moving the access would require a complete redesign of the development and a new planning application to be submitted.

5. However, it is clear that residents are concerned that if the development proceeds then there may be a possible displacement of parking and increased road safety risk along Rowlheys Place and Stainby Close. With this in mind, it is recommended that the Cabinet Member listens to the residents' concerns and, subject to the commencement of construction, asks officers to add the request for consultation on a parking management scheme to the parking and road safety scheme programme and also asks officers to investigate and possibly provide traffic calming along Rowlheys Place and Stainby Close.

Financial Implications

There are no direct financial implications arising from this report at this time.

4. EFFECT ON RESIDENTS, SERVICE USERS & COMMUNITIES

What will be the effect of the recommendations?

To allow the Cabinet Member an opportunity to discuss in detail with petitioners their concerns.

Consultation Carried Out or Required

None at this time.

5. CORPORATE IMPLICATIONS

Corporate Finance

Corporate Finance has reviewed the report and concurs with the financial Implications set out above, noting that there are no financial implications arising from the report recommendations.

Legal

The Borough Solicitor confirms that there are no specific legal implications arising from this report.

Corporate Property and Construction

None at this stage.

Relevant Service Groups

None at this stage.

6. BACKGROUND PAPERS

Petition received.

Rowlheys Place, West Drayton - Location Plan - Appendix A

