

# PAGES COTTAGES, DUCK'S HILL ROAD, RUISLIP - PETITION REQUESTING CAR PARKING FACILITIES FOR THE COTTAGES

<b>Cabinet Member(s)</b>	Councillor Keith Burrows
<b>Cabinet Portfolio(s)</b>	Cabinet Member for Planning, Transportation and Recycling
<b>Officer Contact(s)</b>	Steven Austin Residents Services Directorate
<b>Papers with report</b>	Appendix A - Map

## **1. HEADLINE INFORMATION**

<b>Summary</b>	To inform the Cabinet Member that the Council has received a petition asking for car parking facilities for Nos. 1 to 8 Pages Cottages and 1 Reservoir Road, Ruislip.
<b>Contribution to our plans and strategies</b>	The request can be considered in relation to the Council's strategy for on-street parking controls.
<b>Financial Cost</b>	There are none associated with the recommendations to this report.
<b>Relevant Policy Overview Committee</b>	Residents' and Environmental Services.
<b>Ward(s) affected</b>	East Ruislip

## **2. RECOMMENDATION**

**That the Cabinet Member:**

- 1. Meets and discusses with petitioners their request for car parking facilities for nine properties in close proximity to Ruislip Lido.**
- 2. Asks officers to keep this request on record and undertake an informal consultation on options to address non-residential parking if residents of the area indicate support.**

## **Reasons for recommendation**

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 of 61 signatures has been submitted to the Council under the following heading;  
*"Car parking Facility for 1-8 Pages Cottages and 1 Reservoir Road"*.
2. Pages Cottages are located on Duck's Hill Road (A4180) which is one of the primary North to South routes in Hillingdon and links Ruislip to Northwood then beyond to Hertfordshire and is classified as a Borough Main Distributor Road. Only one of the cottages along this stretch of Duck's Hill Road has access to off-street parking which is due to the age of the properties. A location plan of the area is attached as Appendix A to this report.
3. In a covering letter with the petition, the lead petitioner has undertaken their own survey of the parking provision for Dell Farm Road, Lakeside Close, Reservoir Road, Abercorn Grove and some recent residential developments including Waters Reach and Park Wood Court both located on Reservoir Road which are all in close proximity to Pages Cottages.
4. From the data captured they conclude that almost all of the roads and developments close to, and adjoining Pages Cottages benefit to varying degrees of off-street parking provision. The lead petitioner infers from this that as other properties in the area have access to parking they are unlikely to support an area wide residents only parking scheme. The lead petitioner goes on to ask that as *"Nos 1/2/6/7 are car owners - we are requesting parking facilities. We would appreciate some mediation or negotiation in this matter as the situation is becoming desperate"*.
5. The Cabinet Member will recall that the Council undertook a formal consultation on a detailed design for a Parking Management Scheme in November and December 2007. At the time, on the basis of the responses received to this consultation, and meetings with residents, it

was apparent that the significant majority were opposed to a parking scheme and consequently the decision was made not to implement a scheme at that stage.

6. The issue of parking in the area around Ruislip Lido was discussed again at a meeting with Local Ward Councillors and residents held on 28<sup>th</sup> April 2010. Again the options to manage the parking were discussed and again the view of a clear majority residents who participated was they were generally opposed to a parking scheme. However, there was general agreement that the obstruction to traffic flow, especially on Reservoir Road, caused by inconsiderate parking needed to be addressed. As a consequence additional waiting and loading restrictions were proposed for the area and taken through the statutory consultation process. Some minor amendments to the proposals were made following comments received to the consultation and the restrictions were subsequently implemented in May 2011.

7. The Cabinet Member will also recall that the matter of parking provision for Pages Cottages has been looked at in some detail over the years with Ward Councillors and options explored. At a meeting in July Council officers again discussed residents' requests to allow vehicles to be allowed to park on the grass verge or pavement area outside the Cottages with representatives from the Metropolitan Police Service, London Fire Brigade, London Buses and the bus operating companies.

8. London Buses and the operating company that provides the H13 service raised concerns that parked or manoeuvring vehicles could restrict sightlines for buses exiting Reservoir Road. The speed of traffic that is coming down Duck's Hill Road approaching Reservoir Road was also a cause for concern. The Metropolitan Police Service and the Fire Brigade shared these views and as a consequence concluded that there should be no change to the existing parking arrangements outside the Cottages.

9. In light of the above it is recommended to the Cabinet Member that although sympathetic consideration can be given to residents of the Cottages request, in reality it can only realistically be considered as part of a wider scheme for the area. It is also recommended that the request be kept on record until there is further support from other residents in the area when a parking scheme can be considered.

### **Financial Implications**

There are no financial implications associated with the recommendations to this report. If works are subsequently required, suitable funding will need to be identified within the parking programme.

## **4. EFFECT ON RESIDENTS, SERVICE USERS & COMMUNITIES**

### **What will be the effect of the recommendation?**

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

## **Consultation Carried Out or Required**

None at this stage.

## **5. CORPORATE IMPLICATIONS**

### **Corporate Finance**

Corporate Finance has reviewed the report and financial implications, concurring that there are no cost implications for the Council associated with the recommendations to this report.

### **Legal**

There are no special legal implications for the proposal to discuss with petitioners their request for residents only parking facilities outside 1-8 Pages Cottages and 1 Reservoir Road, which amounts to an informal consultation. A meeting with the petitioners is perfectly legitimate as part of a listening exercise, especially where consideration of the policy, factual and engineering issues are still at a formative stage. Fairness and natural justice requires that there must be no predetermination of a decision in advance of any wider non-statutory consultation.

In considering any informal consultation responses, decision makers must ensure there is a full consideration of all representations arising including those which do not accord with the officer recommendation. The decision maker must be satisfied that responses from the public are conscientiously taken into account.

Should there be a decision that further measures are to be considered then the relevant statutory provisions will have to be identified and considered.

### **Corporate Property and Construction**

There are no property implications resulting from the recommendations set out in this report.

### **Relevant Service Groups**

None at this stage.

## **6. BACKGROUND PAPERS**

None.