

WATERSIDE PARK, WEST DRAYTON - PETITION ASKING FOR A PARKING MANAGEMENT SCHEME.

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

1. HEADLINE INFORMATION

Summary	To inform the Cabinet Member that the Council has received a petition from residents of Wraysbury Drive, West Drayton asking for a Parking Management Scheme for Waterside Park.
Contribution to our plans and strategies	The request can be considered as part of the Council's strategy for on-street parking.
Financial Cost	There are none associated with the recommendations to this report.
Relevant Policy Overview Committee	Residents' and Environmental Services.
Ward(s) affected	Yiewsley.

2. RECOMMENDATION

Meeting with the Petitioners, the Cabinet Member:

- 1. Discusses with petitioners their concerns with parking in the Waterside Park Development, West Drayton.**
- 2. Subject to the outcome of the above, asks officers to add the request to the Council's extensive parking programme for possible informal consultation.**

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 signed by 33 residents of Wraysbury Drive has been submitted to the Council asking for a controlled parking scheme for the Waterside Park Development.
2. In a covering statement the lead petitioner provides some detail on the issues residents are encountering;

"Since the new parking restrictions have been applied along Tavistock Road

- *Commuters wanting to use West Drayton Station as an alternative station car park*
- *Commercial business operating in the area are using Wraysbury Drive to store their vehicles*
- *COMAG (Tavistock Road, West Drayton, Middlesex, UB7 7QE) staff use Wraysbury Drive as their office car park.*
- *Accident Repairs Heathrow (Trout Road) & other car repair /salvage business along Trout Road are abandoning excessively damaged and un-driveable vehicles, commercial low loaders, tow trucks, damaged customer vehicles and courtesy cars along Wraysbury Drive. This makes the development look like a Council estate and has a direct impact on the property prices and creates problems for homeowners that would like to sell/rent their properties.*
- *Travellers using Wraysbury Drive as an alternative car park for Heathrow Airport. Vehicles being abandoned weeks/months on end. This also includes businesses that offer airport "meet and greet" parking services that park their customer vehicles along Wraysbury Drive."*

Problems being created

- i. Wraysbury Drive is very narrow in width and it currently cannot fully accommodate two-way traffic. This in itself makes manoeuvrability around the development very difficult.*
- ii. Residents of Waterside with multiple cars can no longer use this additional parking space as it has been taken over by non-residents.*
- iii. It also restricts access to wider/oversized vehicles such as delivery vehicles thus leading to scrapes/dents to cars parking along the drive.*
- iv. Cars parked along the S-bends make it impossible to navigate around - especially when you cannot see on-coming vehicles thus leading to near misses.*
- v. Vehicles are being parked on raised kerb crossings, causing further access issues for those with wheelchairs and pushchairs*

- vi. *Residents have found their private driveway access partially/fully blocked and are therefore unable to enter/exit their drives. This leads to heated exchanges between residents and non-residents.*
- vii. *Residents at Waterside Park pay for the upkeep of the development by paying high service charges whereby the non-residents that use the facilities do not contribute in any form of way."*

3. Waterside Park is a modern residential development situated just a short walk from West Drayton Station, the shops on High Street, and the various other local amenities. As the petition correctly states, many of the surrounding residential roads to the south of the development already benefit from a Parking Management Scheme. A location plan is attached as Appendix A.

4. The only access road into the Waterside Park development is Wraysbury Drive and has been adopted as highway by the Council. From a helpful plan supplied by the lead petitioner, this appears to be the main area of concern. The properties on the development benefit from off-street private parking areas.

5. The petitioners have put forward the following suggestions that they would like to see for their road:

- *Double yellow lines at the entrance of the development (both sides of the road & from the mini roundabout)*
- *Double yellow lines on all S-bends along Wraysbury Drive (both sides of the road)*
- *Double yellow lines on raised kerbs*
- *PMS to be applied along Wraysbury Drive: Permit Holders Only (Option 2A) as described in the PMS information leaflet.*

6. It is therefore recommended that the Cabinet Member listens to the petitioners' concerns and if appropriate, adds this request to the Council's extensive parking scheme programme for further consultation when resources permit.

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 this report and concurs with the financial implications noted above.

Legal

There are no special legal implications for the proposal to discuss with petitioners their request for a parking scheme in Waterside Park, 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. 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 at that time.

Corporate Property and Construction

None at this stage.

Relevant Service Groups

None at this stage.

6. BACKGROUND PAPERS

Petition received.