

# HAYES END ROAD, HAYES - PETITION REQUESTING THE REMOVAL OF BOLLARDS

<b>Cabinet Member</b>	Cllr Keith Burrows
<b>Cabinet Portfolio</b>	Planning and Transportation
<b>Officer Contact</b>	Caroline Haywood
<b>Papers with report</b>	Appendices A & B

## HEADLINE INFORMATION

<b>Purpose of report</b>	To inform the Cabinet Member that a petition has been received from residents of Hayes End Road requesting the removal of bollards in Hayes End Road, Hayes
<b>Contribution to our plans and strategies</b>	The request will be considered with in the Council's Road Safety Programme.
<b>Financial Cost</b>	There are none associated with this report.
<b>Relevant Policy Overview Committee</b>	Residents' & Environmental Services
<b>Ward(s) affected</b>	Charville

## RECOMMENDATION

That the Cabinet Member:

1. Notes the petition and the request for the removal of bollards in Hayes End Road and listens to the concerns of the petitioners;
2. Subject to the outcome of 1 decide to ask legal services to explore options for dedicating the land to public highway;
3. Asks officers to continue to liaise with the land owners to confirm if they want the bollards to be retained.

## INFORMATION

Reasons for recommendation

To allow the Cabinet Member to discuss in detail with petitioners their request for the bollards to be removed.

### **Alternative options considered / risk management**

These can be identified from the discussions with the petitioners.

### **Comments of Policy Overview Committee(s)**

### **Supporting Information**

1. The Council has received a petition containing 60 signatures from the residents of Hayes End Road requesting the bollards installed opposite No 57 – 69 Hayes End Road are removed. The petitioners have signed to the following heading '*We the undersigned confirm that we want the bollards erected in error in Hayes End Road, to be removed*'
2. Hayes End Road is situated within Charville Ward and comprises of residential and commercial properties. One side of Hayes End Road is just residential, while, the other side is rural in nature with green fields and commercial properties. A plan of the area is shown on Appendix A.
3. Following a request from local residents concerned with vehicle speeds and damage to grass verges, a scheme was developed that incorporated new signage, slow road markings on red coloured surfacing and bollards. The scheme was agreed by the ward councillors and the Cabinet Member.
4. Subsequently further site visits took place with ward councillors to agree locations for signs and road markings and to clarify no further measures were necessary. During the site visit the grass verge opposite No 57 – 69 Hayes End Road was observed to be very badly damaged and the mud was transferring on to the road, which could contribute to an increase in accident risk for drivers.
5. Following the scheme's implementation a resident contacted the council claiming that the land was not owned by Hillingdon Council and that the bollards should consequently be removed to allow residents to park on the verge. An investigation as to the ownership of the grass verge then commenced.
6. In 2002 as part of the Heinz entrance development a new roundabout and alterations to the land opposite No 57 – 69 Hayes End Road was completed. As part of these alterations the kerbs were realigned and all vegetation within 70 metres of the new roundabout was cleared to improve forward visibility. It would seem clear that their intention was not to clear vegetation to then allow vehicles to park on the verge, as this would conflict with The Greater London Council (general plan) Act 1974 that prohibits



vehicles from parking on a “grass verge”. A plan of the agreed works to be included in the highway agreement is attached as appendix B.

7. The intention of the council at the time was to adopt the land with the agreement from the developer. It appears this adoption was never successfully completed, which in part was due to changes in staff by the developer’s consultants. Extensive enquiries have taken place to verify the owner of the land and that the land has changed ownership on a couple of occasions.

8. Significant dialogue has taken place with the present owners and the council. Various issues have been discussed including residents requests to be able to park on the verge. The land owner’s view is that they do not want vehicles parking here and would prefer the bollards to remain to deter this. They are happy that the condition of the verge has greatly improved and the carriageway appears to be cleaner and free from mud and debris, as shown in this photograph.



9. The council appreciates that parking is a problem in the area, which some residents associate with employees of the businesses on Hayes Park development. Schemes to address non-residential parking have been successfully implement in other areas. These include resident permit parking schemes and / or limited waiting restrictions. Residents may decide that similar schemes may be appropriate for their area, in which case they may wish to raise a petition to that affect.

## **Financial Implications**

There are none associated with the recommendations to this report.

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

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

The recommendations will identify the extent of the petitioners concerns and look at possible solutions to mitigate these concerns.

### **Consultation Carried Out or Required**

No further consultations have been carried out as a result of this petition.

## **CORPORATE IMPLICATIONS**

### **Corporate Finance**

### **Corporate Procurement**

There are no Corporate Procurement implications for this report.

## **Legal**

Legal services have not investigated the ownership of the land on which the bollards are situated and nor have legal services reviewed any highway agreement that may affect the land. It is recommended that officers instruct legal services to review these matters before a decision is made on the steps to be taken to ensure that full consideration may be given to the powers (if any) available to the Council.

If as suggested in this report, the land is owned by a third party the council would have limited powers to bring about the removal of the bollards without the consent of the land owner.

## **Corporate Property**

## **Relevant Service Groups**

## **BACKGROUND PAPERS**

Petition received: 21<sup>st</sup> April 2010