

YEADING LANE/WILLOW TREE LANE SERVICE ROAD, HAYES – REQUEST FOR PARKING/LOADING RESTRICTONS

Cabinet Member	Cllr Keith Burrows
Cabinet Portfolio	Planning, Transportation & Recycling
Report Author	Hayley Thomas, Planning, Environment & Community Services
Papers with report	Appendix A

HEADLINE INFORMATION

Purpose of report	To inform the Cabinet Member that a petition has been submitted by the Yeading Safer Neighbourhood Team, residents and businesses requesting parking/loading restrictions in the service road fronting Nos. 234 – 264 Yeading Lane.
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 is none associated with the recommendations to this report.
Relevant Policy Overview Committee	Residents' and Environmental Services
Ward(s) affected	Yeading

RECOMMENDATION

That the Cabinet Member for Planning, Transportation & Recycling:

- 1. Meets and discusses with the petitioners their concerns with parking in the service road fronting Nos. 234 – 264 Yeading Lane.**
- 2. Subject to No.1 above asks officers to add the request to the Council's overall parking programme for subsequent investigation and consultation.**

INFORMATION

Reasons for recommendation

To give the Cabinet Member an opportunity to discuss the petitioners' concerns and if appropriate asks officers to consult businesses and residents in the area.

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Alternative options considered

None at this stage

Comments of Policy Overview Committee(s)

None at this stage

Supporting Information

1. A petition with 41 signatures has been received from residents and businesses requesting parking/loading restrictions in the service road fronting Nos. 234 – 264 Yeading Lane. The location is indicated on the plan attached as Appendix A. 76% of the signatures received were from residents in nearby roads and the remaining 24% were from businesses on the parade. The petition also included a letter from the Metropolitan Police Service supporting the introduction of parking restrictions in the service road to improve access for emergency vehicles.
2. The service road is located on the southeast side of Yeading Lane at the junction with Willow Tree Lane. There are approximately 26 businesses and 23 residential properties. It is also located close to Barnhill Community High School and Brookside Primary School. There is currently a footway parking exemption in the service road and at present vehicles park on both sides, with parking taking place on the footway adjacent to businesses.
3. The petitioners indicate that the current parking arrangement prevents access for emergency vehicles and restricts movement for pedestrians using the footway. They also highlight the damage that has been caused to the footway and the risk of injury it poses for pedestrians. The petitioners indicate that a 'Stop & Shop' parking scheme, which would allow 30 minutes free parking for customers, would be a suitable arrangement for the service road. As the Cabinet Member will be aware numerous requests are received from across the borough for this type of scheme which reflects the clear benefits that both shopkeepers and customers derive from this form of controlled parking.
4. Following receipt of the petition, a meeting was organised between Council officers and a local Ward Councillor to discuss the issues raised in the service road and possible options. It was suggested that an echelon parking layout was introduced to increase the number of on-street parking places. Unfortunately due to the layout of the service road the Councillor was informed that it would not be viable to implement this method of parking.
5. The Cabinet Member will recall hearing a previous petition in March 2010 which was submitted by local businesses in direct response to a previous consultation on proposals to address parking issues. Businesses and residents were informally consulted on proposals to remove the existing footway parking exemption and to implement "at any time" restrictions on one side of the service road. The Cabinet Member asked officers to investigate alternative options that would address the shopkeepers' concerns.

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6. In light of the range of views that the Council has already heard regarding the issues in Yeading Lane, it is suggested that the Cabinet Member meets petitioners and discusses with them their concerns and if possible determine acceptable options.

7. The Cabinet Member will be aware of the numerous requests received for these schemes and it is recommended that this request be included on the parking programme so that detailed investigation can be carried out and shopkeepers and residents consulted as resources permit.

Financial Implications

There are none associated with recommendations in this report. However, if the Cabinet Member approves the inclusion of the request in the Council's parking programme a subsequent bid would be required.

EFFECT ON RESIDENTS, SERVICE USERS & COMMUNITIES

What will be the effect of the recommendation?

To allow the Cabinet Member to consider the petitioners request and discuss the available options the Council have to address these concerns.

Consultation Carried Out or Required

When the Council is in the position to consider the introduction of parking restrictions in the area all residents and businesses affected will be consulted to determine the level of support.

CORPORATE IMPLICATIONS

Corporate Finance

N/A

Corporate Procurement

None at this stage

Legal

The Council's power to make orders imposing waiting restrictions are set out in Part 1 of the Road Traffic Regulation Act 1984. The consultation and order making statutory procedures to be followed in this case are set out in The Local Authorities' Traffic Orders (Procedures) (England and Wales) Regulations 1996 (SI 1996/2489). The consultation and order making statutory procedures to be followed in this case are set out in The Local Authorities' Traffic Orders (Procedures) (England and Wales) Regulations 1996 (SI 1996/2489). 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.

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The decision maker must be satisfied that responses from the public are conscientiously taken into account.

There are no special legal implications for the proposal, 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.

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 Landlord

The report has no property implications and the Corporate Landlord has no comments.

Relevant Service Groups

None at this stage

BACKGROUND PAPERS

Petition dated 27th July 2010

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