

**MINUTES OF A MEETING OF THE
HIGHWAYS ADVISORY COMMITTEE
Town Hall, Main Road, Romford
14 May 2013 (7.30 - 8.50 pm)**

Present:

COUNCILLORS

Conservative Group Garry Pain (Chairman), Steven Kelly, Barry Oddy,
Frederick Thompson and +Melvin Wallace

Residents' Group +Ron Ower and +Linda Van den Hende

Labour Group Denis Breading

**Independent Residents
Group** David Durant

Apologies were received for the absence of Councillors Billy Taylor, Brian Eagling and John Wood. Councillors Melvin Wallace, Ron Ower and Linda van den Hende substituted in place respectively.

Councillors Clarence Barrett and Linda Hawthorn were also present for part of the meeting.

Councillors Garry Pain, Steven Kelly, Ron Ower, Denis Breading and David Durant declared an interest in agenda item 5 – Revised Parking and Loading Arrangements at 69-79 Butts Green Road.

The Councillors advised that they had been members of the Regulatory Services Committee that considered planning application P1495.11 out of which this highways application arose. The Councillors advised that their interest was not prejudicial to their ability to consider the application on highways grounds and that there were no issues of predetermination.

Councillor Barry Oddy also declared an interest in agenda item 5 as he had been the Chairman of the Regulatory Services Committee that considered planning application P1495.11. Councillor Oddy regarded his interest to be prejudicial to his ability to consider the application. Councillor Oddy advised that he would leave the Chamber during the presentation of the item and would not take part in the vote.

All votes were unanimous with no votes against unless stated otherwise.

The Chairman reminded Members of the action to be taken in an emergency.

102 **MINUTES**

The minutes of the meeting of the Committee held on 16 April 2013 was approved as a correct record and signed by the Chairman.

103 **MATTERS ARISING**

Councillor Van den Hende whilst not challenging the accuracy of the minutes sought clarification on the decision to reject the scheme to make the pair of bus stops at Upminster Cemetery accessible in support of the cemetery extension planning condition. Members were informed that there were plans to return the proposal to a future meeting of the Highways Advisory Committee.

104 **REVISED PARKING & LOADING ARRANGEMENTS AT 69-79 BUTTS GREEN ROAD. OUTCOME OF PUBLIC CONSULTATION**

The report before the Committee detailed responses to a public consultation on the revised proposals to provide a loading bay and a bus stop clearway with a kerb build-out outside 69/79 Butts Green Road in support of the implementation of a development at 77/79 Butts Green Road. Tesco Stores Ltd had planning consent for the erection of a single storey rear extension to the retail unit at 77/79 Butts Green Road.

At its meeting in January 2013, the committee considered a scheme that proposed the bus stop being relocated outside 69/75 with a clearway restriction and a single yellow line restriction in from of 77/79 which would permit loading. After discussion with staff, the layout was revised to replace the single yellow line restriction with a multi-use bay for loading and parking. This was rejected by the committee.

Staff put forward an alternative scheme and had the committee's approval to consult on it. The proposed scheme left the bus stop in its current position outside 77 to 79 Butts Green Road but set into the carriageway with a footway build-out and with the area outside 69 to 75 Butts Green Road being left available for parking/ loading. Staff also reviewed previous correspondence and it was confirmed that the existing business were against a pay-and-display parking but were contented with a loading bay (operating 10am to 2pm). Therefore, a proposal for a loading bay operational 10am to 2pm throughout the week was taken forward with the area being unrestricted outside of those times.

A proposal for at any time waiting restrictions (double yellow lines) was included opposite the loading bay/ bus stop to ensure that traffic flow through the area was not unduly impeded. The proposal also included a footway build out with a clearway as shown on drawing QH051/OF/101A.

The report detailed that given that Tesco Stores Ltd had a planning consent in place and there was also an agreement to fund and implement a review of the parking, loading and bus stop arrangements. The Council could not be seen to be using its highways/ traffic management powers to with-hold the development which had planning consent. The committee's attention was also drawn to the legal implications in the report.

The report detailed that the latest proposal had not attracted any further responses from those affected and therefore staff were recommending the scheme for implementation.

During the debate, Members of the Committee made the following comments:

A Member was of the opinion that the committee had not agreed to proceed with a consultation that included providing a kerb build out at the bus stop, stating that the road was too narrow and that they were unaware of complaints from people who had difficulties accessing busses from this stop.

The Principal Engineer explained that the committee had agreed to proceed with the consultation which included the build out and that it was needed as part of the scheme to ensure that the stop is made accessible.

A Member stated that he agreed with officers' proposals as he was aware that bus stop build-outs worked well in other London boroughs.

A Member enquired if the Equality Act had a bearing on this scheme if the committee decided to approve only the loading bay element and not proceed with the bus stop build-out.

Officers explained that in their opinion the implementation of the full scheme as designed would be required for the Council to fulfill its obligations under Equalities legislation.

Officers explained that they considered the loading bay and bus stop to be were intrinsically linked as implementing the loading bay would render the kerbside too short for buses to meet the kerb and reasonable adjustments would be required to the road layout which would require the build out.

A Member stated that the committee should not need to rely on the law to make bus stop accessible as it was a moral duty.

Following the debate Councillor Ower proposed a motion to install the loading bay element of the scheme only, whilst retaining the bus stop without change. The motion was seconded by Councillor Kelly.

The Committee **RESOLVED:**

1. To recommend to the Cabinet Member for Community Empowerment that subject to Tesco Store Limited bearing the costs of implementation the following measures be implemented as described in the report and shown on Drawing QH051/OF/101A
 - Provision of a loading bay, 19.4 metres in length, outside 69 to 75 Butts Green Road. The bay to be in operation throughout the week, between 10am and 2pm, loading for 20 minutes, no return within 1 hour;
2. That it be noted that the estimated cost of £20,000 for the review will be met by Tesco Stores Limited secured by unilateral undertaking made under Section 106 of the Town & Country Planning Act 1990 (review costs) and that the costs of the implementation of the measures described above can be secured either through an agreement made under Section 278 of the Highways Act 1980 as amended (works) or a Deed of Variation to the Unilateral Undertaking made under Section 106 of the Town and Country Planning Act 1990.

The vote for the proposal was carried by 6 votes to 2. Councillors Breading and Thompson voted against.

As stated at the beginning of the minutes and in accordance with his disclosure of interest, Councillor Barry Oddy left the meeting during the discussion and took no part in the voting.

105 **HIGHWAYS SCHEMES APPLICATIONS**

The report presented Members with all new highway schemes requests in order for a decision to be made on whether the scheme should progress or not before resources were expended on detailed design and consultation.

The Committee would either make recommendations to the Head of Street Care to progress the scheme or the Committee would reject the request.

The Committee considered and agreed in principle the schedule that detailed the applications received by the service en bloc.

The Committee's decisions were noted as follows against each request:

Item	Location	Description	Decision
SECTION A - Highway scheme proposals with funding in place			

H1	Marks Road, Pretoria Road, Mildmay Road and estate	Provision of traffic-calmed 20mph Zone, funded by developer (Ref: P1641.07)	REJECTED 6 to 3
SECTION B - Highway scheme proposals without funding available			
H2	Front Lane, between Brookmans Close and Kings Gardens	Zebra crossing	REJECTED 8 to 1
H3	Kingshill Avenue	Speeding restrictions of some type; Possibly width restriction or speed bumps; A central island at the end of the road where it meets Clockhouse Lane.	REJECTED
H4	Malan Square	Concern that children playing on central green are at risk from speeding and poor driving when crossing from flats and back. Requests speed control and 20mph speed limit.	REJECTED 8 to 1

106 **TRAFFIC AND PARKING SCHEMES WORK PROGRAMME**

The report before the Committee detailed all Minor Traffic and Parking Scheme application requests in order for a decision to be made on whether the scheme should progress or not before resources were expended on detailed design and consultation.

The Committee would either make recommendations to the Head of StreetCare to progress the scheme or the Committee would reject the request.

The Committee considered and agreed in principle the schedule that detailed the applications received by the service.

The Committee's decisions were noted as follows against each scheme:

Item Ref	Location	Description	Decision	
SECTION A - Minor Traffic and Parking Scheme Requests				
TPC319	Wednesbury Road	To review existing parking restrictions such as junction protection marking and seek to move current marked bays to opposite side of road, subject to review.	AGREED	

Highways Advisory Committee, 14 May 2013

<p>TPC320</p>	<p>Lexington Way</p>	<p>Proposal to introduce 'At Any time' waiting restrictions on all four arms of the Macon Way junction with Lexington Way, extending along Lexington Way to cover the entire southern side. The proposals also include the realignment of the kerbline on the western side of Macon Way and southern side of Lexington Way at its junction.</p>	<p>AGREED</p>	
<p>TPC323</p>	<p>Access road between Osborne Road and Towers Infant School and surrounding area</p>	<p>Request to review parking situation in newly adopted road between Osborne Road and Towers Infant School and surrounding area.</p>	<p>DEFERRED For detailed Report to be brought back to Committee in June</p>	
<p>TPC324</p>	<p>Malvern Road, Romford</p>	<p>Request to amend the voucher bays in Malvern Road (outside the school) into Resident Parking bays.</p>	<p>REJECTED 8-1 For further consideration to be given to implementation of pay and display parking bays in vicinity of shops with further consideration then to be given to residents parking provision</p>	

Highways Advisory Committee, 14 May 2013

TPC296	Upminster CPZ Parking Review	Request to review the parking situation in Beech Avenue, Gaynes Park Road, South View Drive, Elm Avenue, Corbets Tey Road, Argyle Gardens, Leasway, Ashleigh Gardens, Roxburgh Avenue and Springfield Gardens.	AGREED	
TPC326	Front Lane Moor Lane	Request for limited wait parking areas for up to 90 minutes outside parades of shops to prevent long term parking	REJECTED 5-4 For further consideration to be given to implementation of pay and display parking	
SECTION B - Minor Traffic and Parking Scheme Requests on hold for future discussion or funding issues				

Chairman