



# HIGHWAYS ADVISORY COMMITTEE

12 July 2011

**Subject Heading:**

**RAVENSBOURNE CRESCENT &  
COOMBE RD PARKING BAYS  
Outcome of Public Consultation**

**Report Author and contact details:**

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**The subject matter of this report deals with the following Council Objectives**

Clean, safe and green borough	<input checked="" type="checkbox"/>
Excellence in education and learning	<input type="checkbox"/>
Opportunities for all through economic, social and cultural activity	<input type="checkbox"/>
Value and enhance the life of every individual	<input checked="" type="checkbox"/>
High customer satisfaction and a stable council tax	<input type="checkbox"/>

## SUMMARY

This report sets out the responses to a public consultation for proposed additional parking bays in Ravensbourne Crescent and Coombe Road. This report recommends options for implementation or rejection of aspects of the scheme.

The scheme is within the **Emerson Park** ward.

## RECOMMENDATIONS

1. That the Committee having considered the representations made either;
  - (i) Recommends to the Cabinet Member for Community Empowerment that some of the parking bays on Ravensbourne Crescent and Coombe Road be implemented as shown on Drawings QJ076-OF-201 to 204-A; or
  - (ii) The scheme be rejected.
2. That it be noted that the estimated cost of £3,500 for implementation will be met from the Council's 2011/12 revenue budget for Minor Parking Schemes.

<b>REPORT DETAIL</b>
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## **1.0 Background**

- 1.1 At its meeting of 17<sup>th</sup> August 2010, the Committee considered a Highways Scheme Application (Item 29) from residents for additional residents' parking bays in Ravensbourne Crescent and Coombe Road (already being within the Harold Wood CPZ)
- 1.2 The Highways Advisory Committee agreed that the Head of StreetCare should proceed with the design and consultation of suitable measures.
- 1.3 Proposals were drafted as shown on Drawings QJ076-CON-201 to 204-A.
- 1.4 Approximately 130 letters were hand-delivered to residents potentially affected by the scheme on or just after 1<sup>st</sup> December 2010, with a closing date of 7<sup>th</sup> January 2011. In addition, the proposals were advertised. The emergency services and London Buses were also consulted.

## **2.0 Outcome of Public Consultation**

- 2.1 By the close of the consultation, 6 responses were received. The responses are summarised in Appendix I of this report.
- 2.2 Of these responses, 3 residents were in objection to part of the scheme (within the vicinity of their properties), 1 resident had some concerns with the scheme, 1 resident was in favour of the scheme and 1 resident felt that more should be done.
- 2.3 London Buses made no comment to the scheme as no bus routes operate within the vicinity.

2.4 The Metropolitan Police Traffic Unit and the London Fire Brigade had no objections to the scheme. No response was received by the London Ambulance Service.

### **3.0 Staff Comments**

3.1 Staff suggest that the proposed scheme will provide an increase in parking facilities within the area and ease the current parking problems for residents caused by lack of spaces.

3.2 Where residents have objected to the scheme, Staff are of the view that some bays can be removed near those residents (at locations on Coombe Road), whilst retaining other bays as shown on Drawings QJ076-OF-201 to 204-A.

3.3 The Committee could decide that the low response rate and objections mean that the whole scheme should be rejected.

## **IMPLICATIONS AND RISKS**

### **Financial implications and risks:**

The estimated cost of £3,500 can be met from the Council's 2011/12 revenue budget for Minor Parking Schemes.

### **Legal implications and risks:**

Parking management schemes (including restrictions and bays) require consultation and the advertisement of proposals before a decision can be taken on their introduction.

### **Human Resources implications and risks:**

None.

### **Equalities implications and risks:**

Parking management schemes in residential areas are often installed to improve road safety and accessibility for residents who may be affected by long-term non-residential parking.

Parking restrictions have the potential to displace parking to adjacent areas, which may be detrimental to others.

Blue-badge holders are able to park with an unlimited time in resident permit bays and up to three hours on restricted areas (unless a loading ban is in force).

**BACKGROUND PAPERS**

Project file: QJ 076 Ravensbourne Crescent & Coombe Road Parking Bays

**APPENDIX I  
LETTER AND QUESTIONNAIRE**



**Havering**  
LONDON BOROUGH

**Bob Wenman**  
**Head of StreetCare**

**Culture & Community**

London Borough of Havering  
Mercury House  
Mercury Gardens  
Romford, RM1 3DW

**The residents of**  
**Ravensbourne Crescent**  
**Coombe Road**

**Please call: Raj Padam**  
**Telephone: 01708 432501**  
Fax: 01708 433721  
Email: [highways@havering.gov.uk](mailto:highways@havering.gov.uk)

My Ref: QJ076-CON-201 to 204  
Your Ref:

Date: 29 November 2010

Dear Sir or Madam;

**PROPOSED ADDITIONAL PARKING BAY**  
**RAVENSBOURNE CRESCENT & COOMBE ROAD AREA**

After several requests from local residents the Council has proposals to provide additional parking bays around the Ravensbourne Crescent and Coombe Road area, for details please see attached drawings.

Before a final decision is made, you have the opportunity to comment on the proposals. Comments should be made **in writing to the above address or by email at [highways@havering.gov.uk](mailto:highways@havering.gov.uk)** and should reach us by **07 January 2011**. If you have any questions, please do not hesitate in contacting us on 01708 432501 or 01708 433704.

Please note that all comments we receive are open to public inspection.

Yours sincerely,

**Raj Padam MCIHT**  
StreetCare - Traffic & Engineering

**APPENDIX II  
CONSULTATION RESPONSES**

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<p>29.11.10 88 Ravensbourne Crescent</p>	<p>Resident was delighted to see that the issue of parking in this area is being addressed, but disappointed that no changes have been proposed to the banjo/turning area.</p> <p>It is appreciated in these times of recession and cuts to local authority spending that to paint a few lines is likely to be the most economical way to extend the parking in an effort to satisfy the residents, but I do not believe that this addresses the route cause of the problems experienced on a daily basis</p> <p>The resident has stated that they are applying for planning permission for off street parking as they find it difficult to park during the evening</p>
<p>07.12.10 4 Coombe Road</p>	<p>Resident is strongly against the proposal for the following reasons;</p> <p>All houses opposite this stretch of road (4 to 8 Coombe Rd) have ample off street parking and therefore no residents of 2 - 8 Coombe Road have a requirement to park in this area.</p> <p>The parking will be utilised by residents of the surrounding roads or commuters parking to walk to Harold Wood Station.</p> <p>The current parking arrangements are more than adequate to deter commuters from parking in this road and should therefore be maintained. Indeed the current arrangements were introduced to deter this exact situation that you currently propose to encourage.</p> <p>Current available parking spaces are high-jacked by local businesses or residents operating unlicensed businesses from their premises. All of these businesses are car based businesses. My expectation is this situation will only be exasperated if more all day parking becomes available for these entities to use.</p> <p>This section of road is a well known cut through for drivers who leave Squirrels Heath Road and cut through to the A127. This means this section of road is HIGHLY DANGEROUS.</p> <p>The placing of vehicles in this area directly reduces access to our own driveway forcing us to illegally mount the pavement to be able to access our property. It will also restricting our ability to exit our driveway safely and will cause risk to vehicles parked in this area as it is very difficult to avoid collisions when vehicles are parked here.</p>
<p>07.12.10 62 Ravensbourne Crescent</p>	<p>Resident would like to objects to the proposal for the following reasons:</p> <p>There are sufficient bays for residents who require them, including ourselves. Most residents have dropped kerbs with own driveways/parking spaces.</p> <p>It will make parking for visitors to our homes extremely difficult, requiring residents to pay for many visitor permits. Visitors who would normally park legally on yellow lines outside of the restricted times would be forced to use a bay at the expense of the resident. As there is 'not a minute allowed' for visitors to leave their vehicles and</p>



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	<p>collect a permit from the resident, we believe this would lead to more of our friends, family and indeed those working in our properties (plumbers, electricians, etc) to be fined.</p> <p>Whilst we appreciate that resident bays may be required, we believe the current mix of bays and yellow lines to be reasonable. Increasing the amount of bays would not address the main issue of illegal parking in them during the 'school run.' Parents continually park in these bays, especially in the afternoon, but there is never any parking enforcement at this time Requests for this have been promised but not fulfilled.</p>
09.01.11 38 Coombe Road	<p>The resident is concerned with the proposed parking bay which is to be situated between No 38/36/34 Coombe Road. The resident already has difficulty being able to exit and pull-in on the road during school times and when there are activities at the park which incurs everyone parking in every available spot, this is mostly due to Coombe Road being a very narrow road, additionally there are wooden bollards lining both sides of the road. The small stretch where the parking bay is proposed between 34-38 Coombe does not seem big enough as ,when I spoke to a member of staff in the office they said the bay would start at least 2 metres from our driveway, and 2 metres from 34's driveway.The resident greatly concern on this matter, and would request that the proposed bay be reviewed</p>
11.12.10 48 Coombe Road	<p>The resident strongly object to the proposal as they have room to park 3 cars in their front garden and don't need more restrictions on their visitors and would encourage more cars to park in front of their property at all times.</p> <p>Coombe Road is very narrow with only enough room for 2 cars to pass, making it quite difficult to manoeuvre in and out of driveways, as people will tend to park outside the edge of the bay, blocking drive access.</p> <p>Coombe Road is a very busy at rush hour and school times and also used by coaches attending Harold Wood Primary and cars being parked all the time in a bay will mean less access.</p> <p>Perhaps the council should consider giving resident's a permit to park on yellow lines between 10.30 and 11.30 and saved funds on setting up parking bays. The yellow lines had been put in place to benefit residents but seem to be penalising them as per your proposal.</p>
21.12.10 65 Ravensbourne Crescent	<p>Resident is in favour of additional parking bays</p>