



HIGHWAYS ADVISORY COMMITTEE

7 July 2015

Subject Heading:

Brentwood Road, The Drill Public House –
Proposed 'At Any Time' waiting restrictions
- comments to advertised proposals

CMT Lead:

Andrew Blake-Herbert

Report Author and contact details:

Iain Hardy
Technical Officer
01708 432440
iain.hardy@havering.gov.uk

Policy context:

Traffic & Parking Control

Financial summary:

**The estimated cost of £1,500 for
implementation will be met by 2015/16
revenue budget for Minor Traffic and
Parking.**

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

Havering will be clean and its environment will be cared for	<input checked="" type="checkbox"/>
People will be safe, in their homes and in the community	<input checked="" type="checkbox"/>
Residents will be proud to live in Havering	<input type="checkbox"/>

SUMMARY

This report outlines the responses received to the advertised proposals to introduce 'At any time' waiting restrictions in Brentwood Road, in the vicinity of the The Drill public house and recommends a further course of action.

The scheme is within Squirrels Heath and Emerson Park Wards.

RECOMMENDATIONS

1. That the Highways Advisory Committee having considered this report and the representations made, recommends to the **Cabinet Member for Environment** that:
 - a. the proposed 'At Any Time' waiting restrictions in Brentwood Road, around The Drill Public House, as shown on the drawing (Ref: Brentwood Road – The Drill) appended as Appendix A, be implemented as advertised;
 - b. further proposals be advertised to extend the proposed 'At Any Time' waiting restrictions on the north-western side of Brentwood Road, from the north-eastern boundary of No.393 to the common boundary of Nos.369 and 371;
 - c. further proposals be advertised to make the layby a loading bay operational 8:00am to 5:00pm Monday to Saturday;
 - d. That further proposals be designed and advertised to implement short term parking facilities for the shops on the south-western side of Brentwood Road;
 - e. The effect of any agreed proposals be monitored.
2. Members note that the estimated cost for the current proposals in Brentwood Road, as set out in this report is £1,500, will be met from the 2015/16 Minor Parking Schemes budget.

REPORT DETAIL

1.0 Background

- 1.1 Following reports of obstructive parking taking place in Brentwood Road around The Drill Public House, Tesco and Ginger Spice, at its meeting in April 2015, this Committee agreed in principle to introduce 'At Any Time' waiting restrictions in the area to prevent obstructive parking and improve traffic flow.
- 1.2 The proposals were subsequently designed and publicly advertised on 24th April 2015. A copy of the plan outlining the proposals is appended to this report as Appendix A. All those perceived to be affected by the proposals

were advised of them by a letter and copy of the plan. Eighteen statutory bodies were also consulted and site notices were placed at the location.

- 1.3 At the close of the consultation on Friday 15th May 2015, 17 responses were received. Out of these responses, 15 were from residents or businesses of Brentwood Road, with 2 responses coming from the same residential property. One response was from a resident of Slewins Lane and 1 response from a resident of Hazelmere Gardens. All the responses are summarised in the table appended to this report as Appendix B.
- 1.4 The one response from Slewins Lane is concerned about parking being displaced to outside their property or further down Brentwood Road. They suggest double yellow lines in Slewins Lane from the roundabout to the bus stop outside No. 11.
- 1.5 The 1 response from Hazelmere Gardens is concerned about enforcing the longer duration restrictions, making the layby area into individual spaces and make it into a short term parking bay. They also suggest bollards to prevent vehicle parking on the footway, reduce the width of the layby to prevent echelon style parking in the bay, or take out the layby and install bike racks.
- 1.6 The 1 response from a businesses, which is situated in the immediate area of the proposals, who have suggested a number of changes to the proposals, which are outlined on their amended plan that is appended to this report as Appendix C.
- 1.7 The remaining 14 responses (2 from 1 address) are all from residents of Brentwood Road. These responses, except for 1, outline that they are in favour of the proposals, but are concerned about displacement, enforcement of any new restrictions, and suggest further extensions of the double yellow lines, that vary from up to the Squirrels Heath School entrance, on the odd numbered side, to Salisbury Road on one side and from the I response that was not in favour, up to Cavenham Gardens on both sides. There were also requests for the layby outside Tesco to be made into short term parking facility. There are also parking issues related to the parade of shops between Nos. 364 and 376 Brentwood Road.

2.0 Staff Comment

- 2.1 Due to the amount of obstructive parking in the Brentwood Road Area, it is considered that the proposals should be implemented as advertised. The layby fronting Tesco, was created as part of the planning conditions for the site and was intended for loading. A member of staff from Tesco has advised that deliveries can turn up any time between 8:00am and 5:00pm Monday to Saturday. The entire frontage of the Tesco and Ginger Spice site is covered by the layby and vehicle crossovers, which lead to off-street parking provisions for the flats above Tesco and the forecourt to Ginger Spice. It would not be possible to provide any form of parking provisions on or in front of the vehicle crossovers, as this this would condone obstructive parking. This section of road, including the layby, is currently restricted with

8:00am to 6:30 pm Monday to Saturday inclusive. The crossovers form part of the footway, which is subject to the footway parking ban.

IMPLICATIONS AND RISKS

Financial implications and risks:

This report is asking HAC to recommend to Lead Member the implementation of the above scheme and for further proposals to be considered.

The estimated cost of implementing the proposals, including physical and advertising costs, as described above and shown on the attached plans is £1,500. These costs can be funded from the 2015/16 Minor Parking Schemes budget.

The costs shown are an estimate of the full costs to implement a scheme should it be ultimately implemented. It should be noted that further decisions are to be made following a full report to the Committee and with the Cabinet Member approval process being completed where a scheme is recommended for implementation.

Total costs will need to be contained within the specified budgets.

Legal implications and risks:

Waiting restrictions requires consultation, the advertisement of proposals and consideration of the responses before a decision can be taken on their introduction.

Human Resources implications and risks:

It is anticipated that the enforcement activities required for these proposals can be met from within current staff resources.

Equalities implications and risks:

The proposals are to implement 'At any time' waiting restrictions in the area of Brentwood Road, mainly fronting the Tesco and Ginger spice site

The Council undertook a consultation with residents and businesses in the local area, as well as 18 statutory bodies. Site notices were also placed in the location. The Council received 17 responses to the consultation, which are outlined in Appendix B. However, no negative issues relating to protected characteristics were raised in the objections.

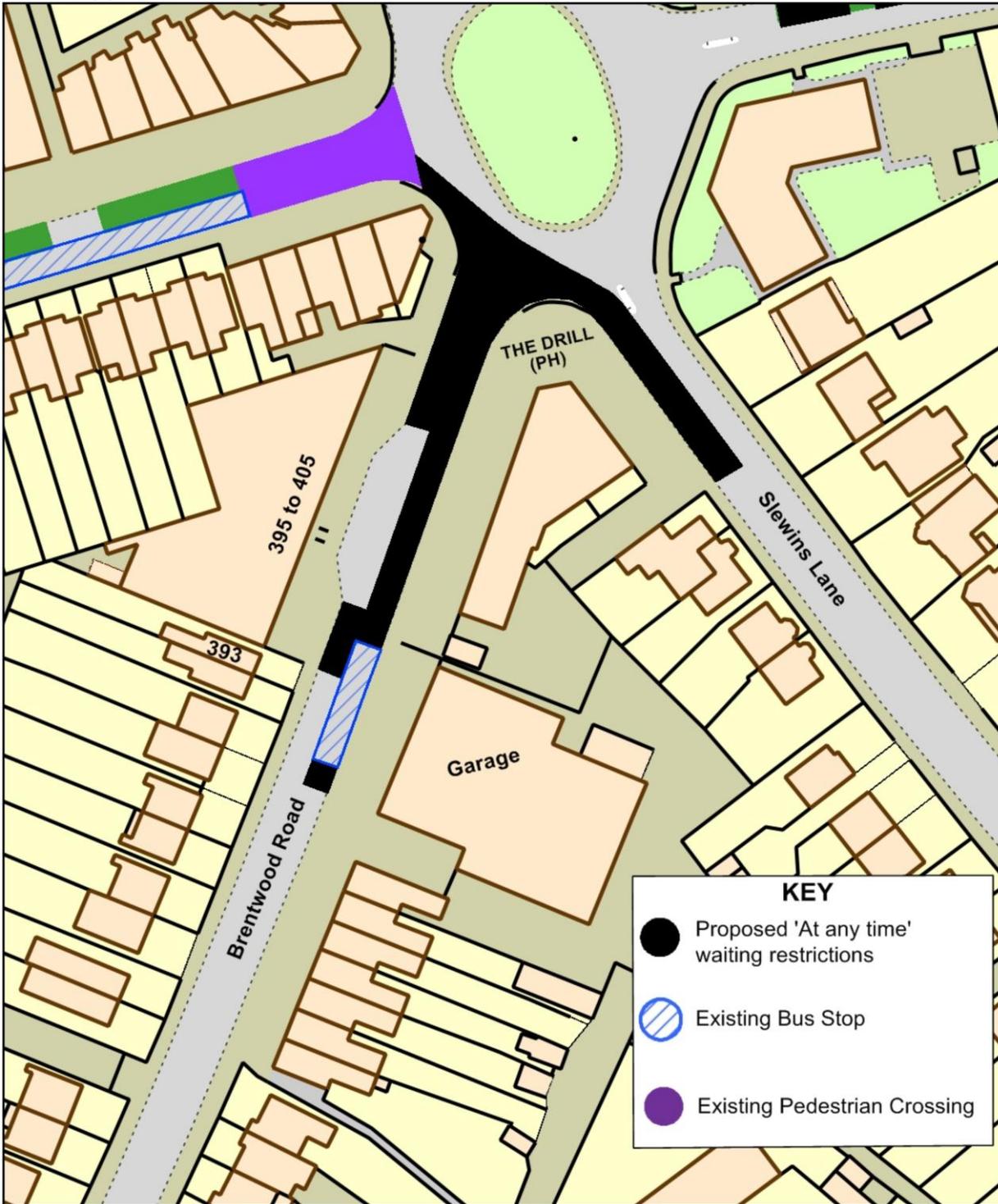
Parking restrictions have the potential to displace parking to adjacent areas, which may be detrimental to others, including older people, children, young people, disabled people and carers. The Council will be monitoring the effects of the scheme to mitigate any negative impact.

There will be some visual impact from the required signing and lining works. Where infrastructure is provided or substantially upgraded, reasonable adjustments should be made to improve access for disabled people, which will assist the Council in meeting its duty under the Equality Act 2010.

BACKGROUND PAPERS

Appendix A
Appendix B
Appendix C

Appendix A



KEY

-  Proposed 'At any time' waiting restrictions
-  Existing Bus Stop
-  Existing Pedestrian Crossing

<p>Brentwood Road - The Drill</p>	<p style="text-align: right;">N </p>
<p>    </p> <p>The National Land & Property Gazetteer Licensed Partner</p>	<p>Scale: 1:750 Date: 22 April 2015</p> <p style="text-align: right;">0 5 10 15 metres </p>
<p>  Havering LONDON BOROUGH </p>	<p> London Borough of Havering Town Hall, Main Road Romford, RM1 3BD Tel: 01708 434343 </p> <p> © Crown copyright and database rights 2015 Ordnance Survey 100024327 </p>

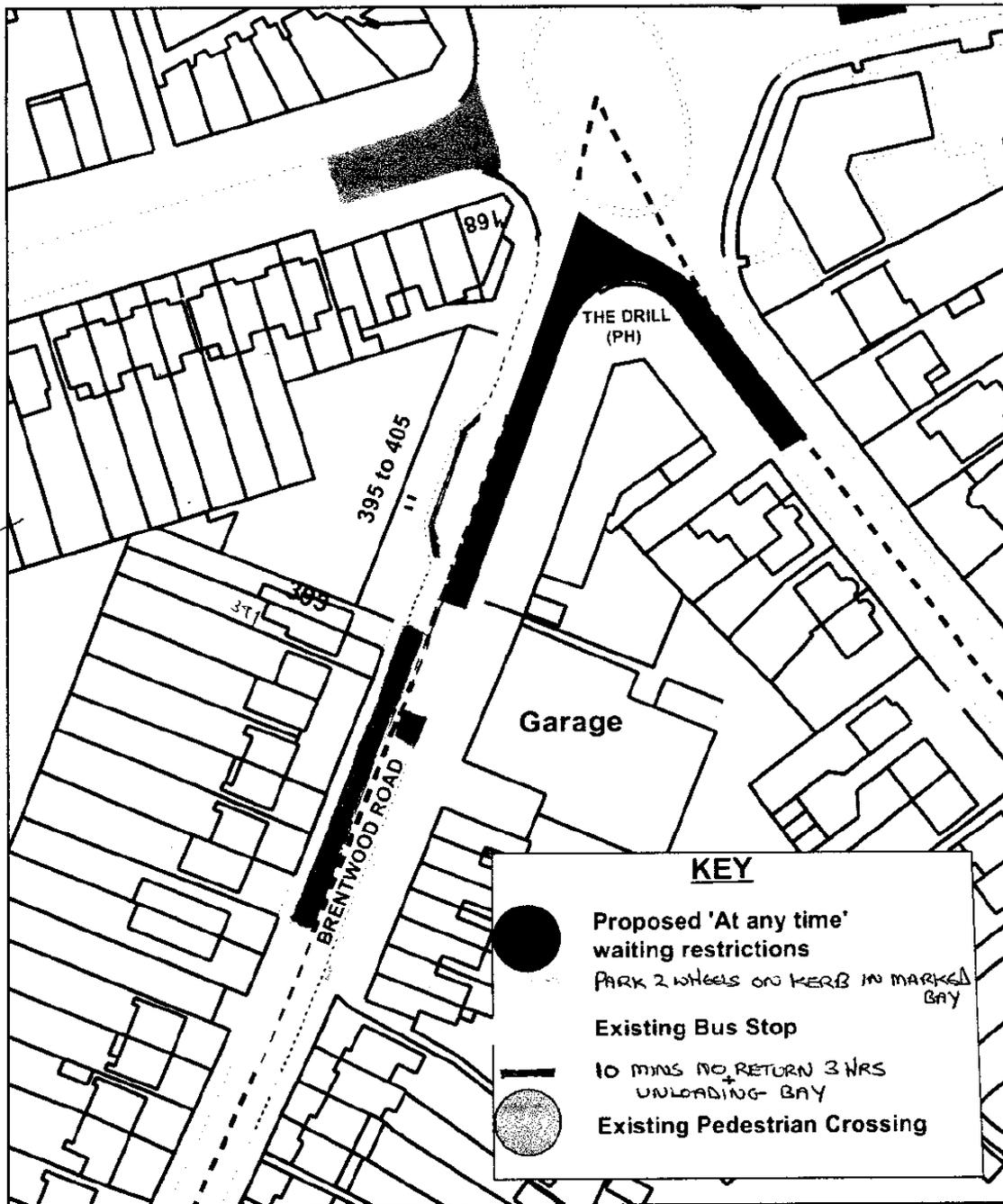
Appendix B

	Respondent	Road	Summary of Comments	Staff Comments
1	Resident	Slewins Lane	The resident is in favour of part of the proposals, but would like to have double yellow lines on the odd numbered side of Slewins Lane, as they are concerned about displaced parking from Brentwood Road.	Further proposals are to be considered by Committee
2	Resident	Brentwood Road	<p>The resident is not in favour of the proposals because people using Tesco & other shops in the vicinity will park over peoples dropped kerbs & block home owners on the odd side of the Brentwood road, who want to get in or out of their drive way. 393 will suffer the worst out of anyone.</p> <p>The proposals will cause problems for the residents who will without a doubt will be arguing with drivers who are blocking their dropped kerbs</p> <p>They suggest extending the proposed double yellow line on both sides of Brentwood Road from 393 down to the Cavenham Gardens before things get out of hand</p>	Further proposals are to be considered by Committee
3	Resident	Brentwood Road	The resident is in favour of the scheme and says that the proposals are a good idea except they will cause residents further congestion outside their houses.	The proposals should go a long way to improve traffic flow in the area and with further proposals to be considered staff will continue to try and improve the current situation
4	Resident	Brentwood Road	The resident is in favour but states that the proposals will only push inconsiderate parkers in front of resident's houses and asks, how will the new restrictions be monitored?	Enforcement action will be targeted that this location
5	Resident	Brentwood Road	The resident is in favour but says will traffic wardens be available at various hours of the day and night to	The Council have considered the issues and have decided to

			patrol the area. This response was identical to another, which was from the same address.	extend hours of enforcement operations where our enforcement officers will undertake specific late evening patrols
6	Resident	Brentwood Road	The resident is in favour, but has concerns about people who ignore the single yellow line at the moment, may park in front of their houses when the restrictions are introduced.	This would be a civil mater
7	Resident	Brentwood Road	The resident is in favour of part of the scheme because the resident suggests that the lay-by in front of Tesco could become a restricted waited area, except for deliveries.	These proposals are to be considered
8	Resident	Brentwood Road	They are in favour of the proposals providing it can be closely monitored.	Enforcement action will be targeted that this location
9	Resident	Brentwood Road	They are in favour of part of the scheme. They say from a safety point of view the proposals are an excellent idea but only they can be monitored closely. From a neighbour's point of view, it is going to make it worse because people will end up parking in front of our houses.	Enforcement action will be targeted that this location Further proposals are to be considered by Committee
10	Resident	Brentwood Road	They are in favour of the scheme but say they are concerned about how the restrictions will be enforced.	The Council have considered the issues and have decided to extend hours of enforcement operations where our enforcement officers will undertake specific late evening patrols
11	Resident	Brentwood Road	They are against the proposals because the resident states that no-one takes any notice of the existing single yellow line and asks if the restrictions could be extended past their address, as people will park right outside.	Further proposals are to be considered by Committee
12	Resident	Brentwood Road	They are in favour of the proposals providing it can be closely monitored by traffic wardens.	Enforcement action will be targeted that this location
13	Resident	Brentwood Road	They are in favour of the scheme as long as it can be enforced effectively.	Enforcement action will be targeted that this

				location
14	Resident	Brentwood Road	They are in favour of the scheme because they have concerns about how it will be enforced. The resident says that the existing restrictions are not monitored during their time of operation and wants to know how the double yellow lines will be different.	The Council have considered the issues and have decided to extend hours of enforcement operations where our enforcement officers will undertake specific late evening patrols
15	Resident	Brentwood Road	They are in favour of part of the scheme because if the restrictions are implemented then it will push the congestion away from Tesco and Ginga Spice and drivers will end up parking outside their houses.	Further proposals are to be considered by Committee
16	Resident	Brentwood Road	The employer at Penenden Health Investments responded to the consultation objecting to the proposals, which he attached a revised plan to demonstrate what he wants. The plan has been attached to this report as Appendix C.	Parking bays cannot be installed on footway crossovers to permit short term parking. The layby was intended for vehicles to load and unload for Tesco.

Appendix C



KEY

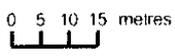
-  Proposed 'At any time' waiting restrictions
PARK 2 WHEELS ON KERB IN MARKED BAY
-  Existing Bus Stop
-  10 MINS NO RETURN 3 HRS UNLOADING BAY
-  Existing Pedestrian Crossing






Scale: 1:800

Date: 14 April 2015





London Borough of Havering
Town Hall, Main Road
Romford, RM1 3BD
Tel: 01708 434343

© Crown copyright and database rights 2015
Ordnance Survey 100024327