



HIGHWAYS ADVISORY COMMITTEE

Tuesday 29 March 2016

Subject Heading:	Court Gardens and Hall Terrace – Inclusion into the Harold Wood CPZ - comments to advertised proposals
CMT Lead:	Andrew Blake-Herbert
Report Author and contact details:	Iain Hardy Technical Officer iain.Hardy@Havering.gov.uk
Policy context:	Traffic & Parking Control
Financial summary:	The estimated cost of £500 for implementation will be met by 2016/17 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.	[x]
People will be safe, in their homes and in the community	[x]
Residents will be proud to live in Havering	[x]

SUMMARY

This report outlines the responses received to the advertised proposals to include the residents of Court Gardens and Hall Terrace in to the Harold Wood Controlled Parking Zone (Sector HWE) and recommends a further course of action.

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 proposals to include all residents of Court Gardens and Hall Terrace in the Harold Wood Controlled Parking Zone (Sector HWE) (as shown on the plan contained in Appendix A), be implemented as advertised;
 - b. the effect of any agreed proposals be monitored.
2. Members note that the advertised proposals for the installation of a Disabled Parking Bay along the flank wall of No. 21 Hall Terrace will be dealt with under the Head of StreetCare's delegated powers of authority in the event that agreement cannot be reached with Transport for London on the installation of a vehicle crossover in Colchester Road.
3. Members note that the estimated cost for the current proposals in Court Gardens and Hall Terrace, as set out in this report is £500, will be met from the 2016/17 Minor Parking Schemes budget.

REPORT DETAIL

1.0 Background

- 1.1 Following the extension of the Harold Wood Controlled Parking Zone in February 2015 residents of Court Gardens submitted representations to also be included in the residents parking scheme.
- 1.2 The proposals to include Court Gardens in the residents parking scheme were agreed in principle by this Committee in May 2015 and were subsequently publicly advertised on 16th October 2015, with the closing date for responses being 6th November 2015. All of the properties within the HWE residents parking area, some 197 address were advised of these proposals. Eighteen statutory bodies were also consulted and site notices were placed at the location.
- 1.3 At the same time as the proposals were advertised for Court Gardens to be included in the HWE Residents Parking Scheme, a proposal to introduce a disabled parking bay at the Colchester Road end of Court Avenue was also advertised and will be progressed under the Head of Service delegated powers should approval for the installation of a vehicle crossover in Colchester Road be refused by Transport For London.

- 1.4 As the signing and lining work to introduce the residents parking scheme in Court Avenue was being undertaken, residents of Hall Terrace also submitted representations to be included in the residents parking scheme.
- 1.5 The proposals to include Hall Terrace in the residents parking scheme were agreed in principle by this Committee at its meeting on 1st October 2015 and were subsequently publicly advertised on 19th November 2015, with the closing date for responses being 11th December 2015. All residents of Court Avenue, Court Gardens, and Hall Terrace, some 84 address were advised of these proposals. Eighteen statutory bodies were also consulted and site notices were placed at the location. A plan of the area is appended to this report as Appendix A.
- 1.6 The agreed residents parking scheme for Court Avenue was scheduled to start on 2nd November 2015, but due to the outstanding consultations for Court Gardens and Hall Terrace, the start date was deferred until this Committee has decided a further course of action in each case.
- 1.7 This report outlines all the responses to the two consultations that are summarised in the table and appended to this report as Appendix A and recommends a further course of action.

2.0 Responses received

- 2.1 From the two consultations to include first Court Gardens and then Hall Terrace into the HWE residents parking scheme, 38 responses were received. All of these responses received are summarised and along with staff comments are tabled and appended to this report as Appendix B. From all the responses it would seem that the majority of residents that responded from Court Gardens were in favour of the proposals, as were those that responded from Hall Terrace. The residents that responded from Court Avenue were not in favour of residents from adjoining roads being able to park in Court Avenue. This is mainly due to fears over parking capacity and vans from any other roads.

3.0 Staff Comment

- 3.1 Most of the residents of Court Avenue have off-street parking and the residents parking scheme is clearly marked out on the road, therefore there will be no restrictions to existing cross overs. The residents of Court Gardens and Hall Terrace have historically parked in Court Avenue, as they and their visitors have limited parking options.

IMPLICATIONS AND RISKS

Financial implications and risks:

This report is asking HAC to recommend to Lead Member the implementation of the above proposals.

The estimated cost of implementing the proposals, including physical and advertising costs, as described above and shown on the attached plans is £500. These costs can be funded from the 2016/17 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 include all residents of Court Gardens and Hall Terrace into the Harold Wood Controlled Parking Zone (Sector HWE).

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 38 responses to the consultation, which are outlined in Appendix B. However, no negative issues relating to protected characteristics were raised in the objections.

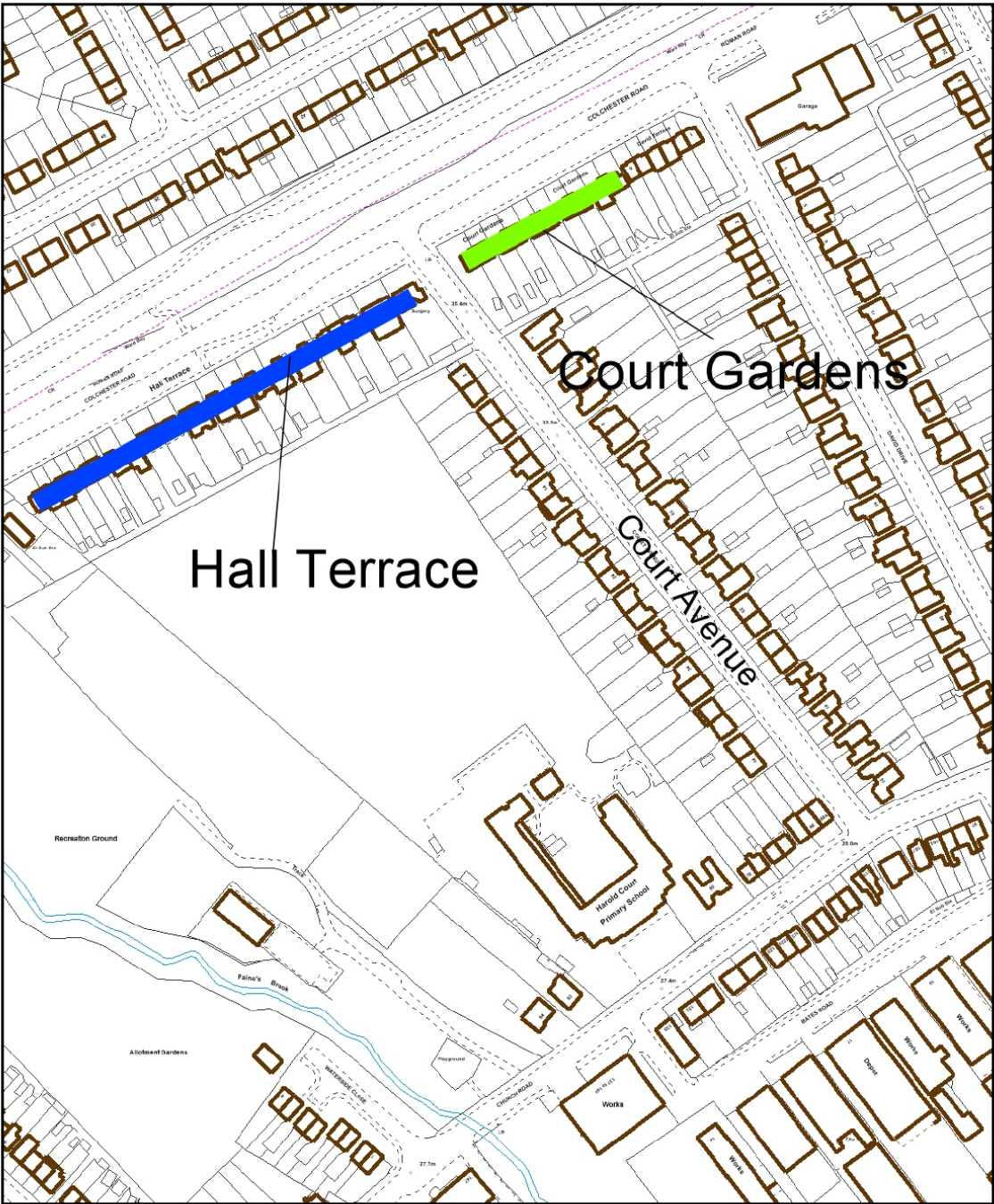
Parking restrictions have the potential to displace parking to adjacent areas, which may be detrimental to others, including older people, children, young people, disabled people and carers. The Council will be monitoring the effects of the scheme to mitigate any negative impact.

Where infrastructure is provided or substantially upgraded, reasonable adjustments should be made to improve access. In considering the impacts and making improvements for people with protected characteristics (mainly, but not limited to disabled people, Children and young people, older people), this will assist the Council in meeting its duty under the Equality Act 2010.

There will be some visual impact from the required signing and lining works.

BACKGROUND PAPERS

Appendix A
Appendix B



<p>Court Gardens/ Hall Terrace</p>	
	<p>Scale: 1:2000 Date: 15 March 2016</p>
<p>London Borough of Havering Town Hall, Main Road Romford, RM1 3BD Tel: 01708 434343</p>	<p>© Crown copyright and database rights 2016 Ordnance Survey 100024327</p>

Appendix B

	Respondent	Road	Summary of Comments	Staff Comments
1	Cllr Lawrence J Webb as a Resident	Hall Terrace	<p>As a resident of Hall Terrace, he objects to the introduction of the scheme as a whole.</p> <p>Whilst he welcomes the inclusion of the dwellings in Hall Terrace as being allowed to obtain parking permits, the loss of permit free parking in the roads adjacent to the A12 will result in PCNs being unfairly issued.</p> <p>If someone was to visit him parking at the Church Road end of Court Avenue it would take at least 15 minutes for them to walk to his house and return to their car with a visitor permit. More than enough time to issue a PCN. No doubt the reason given would be parking in a controlled bay without displaying the correct permit. The fact that they were returning to the car with the permit would no doubt fall on deaf ears.</p> <p>This like so many other schemes is ill thought out because it fails to fully take into account the impact on surrounding streets.</p>	<p>The proposals to bring Court Gardens and Hall Terrace into the residents parking scheme will mean that there are no residents excluded in the HWE area</p>
2	Resident	Court Gardens	<p>I am a homeowner on Colchester Road (Court Gardens) you have recently written to us about a proposed new residential parking scheme, which will affect Court Ave and David's Drive.</p> <p>I have to express my disapproval for the scheme in its current format as the parking restrictions you are proposing run from Monday to Saturday both days inclusive and from what I could see down Court Ave the only places you can actually park now are all residence boxes as all other areas, which have yellow lines in front of drop kerbs many of which have just been installed this year.</p> <p>I could maybe understand a Monday to Friday restriction but the additional fact that this restriction also runs from 8.30 till 6.30 again seems extreme.</p> <p>I do understand that you may need some sort of control but as this restriction is greater than those in place around Harold Wood Station. We anyone who lives in Hall Terrace or Court Gardens do not have any road</p>	<p>All the residents parking provision in the HWE apply Monday to Saturday and have done so since the parking restrictions in David Drive were implemented</p>

			<p>with any form of parking in front of our homes so any visitors or deliveries have to park in either Court Ave or David's Drive.</p> <p>I would ask consideration for a Monday to Friday parking but have a couple of hours in the morning and then again in the evening. I am aware that we do have several older people who live nearby and your scheme could greatly affect them for their visitors and carers.</p> <p>I am attaching a picture of the front of our home as you can see we have the main road in front we would be happy to pay for a parking permit if you want to put parking in front of our house. As it's a clear route no stopping at any time. (it's the main A12)</p> <p>Our further concern is that we have a private road behind our house, which gives residence access to our garden (garage if lucky). However, with this parking restriction in place we are concerned that we will get people parking in the private road and blocking our access.</p> <p>The block after that Colchester Road Have front Parking and private road with no restrictions and the block the other way going towards Brentwood also have another road out front.</p> <p>You need to review the area again. Can you also advise will the scheme make money or cost the residence extra money.</p> <p>Basically I do not think it has been thought through.</p> <p>I hope you reconsider and I will be happy to meet with any of your planners to discuss further.</p>	<p>Provision Can be made for relatives who are acting as cares and health care professionals have or can get exemptions to visit residents</p> <p>This should not happen as the service road runs between Court Avenue and David Drive, so both end would have to be blocked prevent access, also visitors will be able to have visitors permits to park in the Zone</p> <p>There are only admin costs to include Court Gardens and Hall Terrace into the residents parking</p>
3	A resident of Court Gardens		<p>They are not in favour of the proposals as they will take away parking spaces for the residents of Court Avenue. It seems they feel the whole point of the restrictions were to stop those that front the A12 from parking in Court Avenue</p>	<p>The residents parking scheme is not specifically for the residents of Court Avenue, anyone that has a HWE permit can park in the roads</p>
4	Resident of Court Avenue		<p>They are not in favour of the proposals and state that no one in Court Avenue are.</p>	<p>None.</p>
5	Resident of		<p>Yes I am in favour of the proposal.</p>	<p>None.</p>

	Hall Terrace		<p>Yes I am in favour to be part of the scheme.</p> <p>As a resident of Hall Terrace I feel it imperative that we are part of the CPZ on Court Avenue.</p> <p>We do not have a driveway and therefore parking is extremely difficult for both my husband and I.</p>	
6	Resident of Court Avenue		<p><u>I am not in favour of the proposals.</u></p> <p>When we were asked to vote on the proposed resident parking permits for Court Avenue, there was no mention of Court Gardens or Hall Terrace being included in the scheme. I would have thought that, Court Avenue residents parking permits would and should as the name implies be for the residents of Court Avenue only. I'm also concerned that some of the houses in Court Gardens have been converted to flats, which could increase the parking in Court Avenue considerably. If the landlord supplied adequate parking for his tenants they would be no need to park in Court Avenue.</p> <p>Having received the implementation date of 2nd November I purchased 2 parking permits at a cost of £75. Because of the postponement of the parking scheme these permits are not required; therefore I would like to request a full refund and will purchase new ones when there is a new implementation date.</p>	<p>The residents parking scheme is not specifically for the residents of Court Avenue, anyone that has a HWE permit can park in the roads</p> <p>All residents that have paid for permits to park in Court Avenue will get a full year from when the residents parking scheme becomes operational.</p>
7	Resident of Court Avenue		<p>As a resident of Court Avenue they are <u>not in favour of proposals</u></p>	None
8	Resident of Court Avenue		<p>The resident does not object to the proposed Disabled Parking Bay, but is not in favour of permits for Court Gardens and Hall Terrace as they have garages or parking bays to the rear of their properties.</p>	<p>Residents of both Court Gardens and Hall Terrace may want the convenience of parking on the road</p>
9	Resident of Court Avenue		<p>The resident does not object to the proposed Disabled Parking Bay, but is not in favour of permits for Court Gardens and Hall Terrace as they have garages or parking bays to the rear of their properties and they have told the</p>	<p>Residents of both Court Gardens and Hall Terrace may want the convenience of parking on the road</p>

			Council this several times before. The don't want Court Avenue turned into a car park	
10	Resident of Court Avenue		The resident does not object to the proposed Disabled Parking Bay, but is not in favour of permits for Court Gardens and Hall Terrace as they have a service road to the rear with garages or parking bays to the rear of their properties. It would also take away parking space from the residents of Court Avenue.	Residents of both Court Gardens and Hall Terrace may want the convenience of parking on the road. The majority of residents of Court Avenue have off-street parking, with some having Garages to the properties
11	A resident of Hall Terrace		The elderly resident states that they are concerned that the friend, visitors, helpers will have to park two streets away and that the residents of Court Gardens are in the same position. They feel that they pay their road tax and council tax and should be allowed permits for the Zone.	It is recommended that both Court Gardens and Hall Terrace are included in the residents parking scheme.
12	Resident of Court Avenue		The resident does not object to the proposed Disabled Parking Bay, but they feel that Court Gardens resident's should not have permits and that the council should enforce as it is their cars and vans that cause the problems. They state that there is no point for having permits if this is allowed.	All the parking spaces in Court Avenue are clearly marked out, so there should not be any problems with obstructive parking.
13	Resident of Court Avenue		The resident states that they are in favour of part of the scheme, but do not state what part of the scheme.	None
14	Resident of Court Avenue		The resident does not object to the proposed Disabled Parking Bay but is not in favour of Court Gardens being included in the Zone.	None
15	Resident of Court Ave		The resident states that they are not in favour of any part of the proposals.	None
16	Resident of Court Avenue		The resident does not object to the proposed Disabled Parking Bay, but is not in favour of Court Gardens and Hall Terrace being included in the Zone, as some of them have large vans, which resident do not want parked outside there bungalows	All the parking spaces in Court Avenue are clearly marked out, so there should not be any problems with obstructive parking
17	A resident of Hall Terrace		The residents at this address are not in favour to the proposed parking scheme, as there are four adults live at this	It is recommended that both Court Gardens and Hall

			<p>address and park in Court Avenue, as Hall Terrace is on a Red Route. Additionally, they are a foster family and many council and social workers visit our home and now have nowhere to park. It is felt that there was never a parking problem at the north end Court Avenue. They felt incredulous to hear what the council was doing based on residents of Court Avenue whom all have own drive ways, without consulting with Hall Terrace residents.</p> <p>They complain that they are only allow us 100 words to respond and full letter is being drafted, setting out in detail the sheer incompetence and waste of council tax payers money already spent on these proposals. The response will also be sent by registered post to Andrew Rosindell and to 10 Downing Street</p> <p>They especially make a point of mentioning that at the latest cabinet meeting of having council on the 4/11/15 detailing of how the council are trying to save money, raise council tax etc.</p>	<p>Terrace are included in the residents parking scheme.</p>
18	A resident of Hall Terrace		<p>I am in favour of part of the scheme. Being a resident in Hall Terrace, a lot of us park on Court Avenue, as there is insufficient or no parking space on Hall Terrace. We are situated on the A12 Colchester Road, some residents have drop kerb parking and are allowed to park outside their homes. Residents on Hall Terrace have applied for drop kerb parking outside their homes and they have all been denied by TFL.</p> <p>They would be happy if residents on Hall Terrace be part of the scheme and permits issued to park in the Sector HWE</p>	<p>It is recommended that both Court Gardens and Hall Terrace are included in the residents parking scheme.</p>
19	Resident of Court Avenue		<p>They are not in favour of the proposals, as there is a potential of an extra 10 vehicles to be added to the already limited number of parking spaces available for Court Avenue residents and due to extra drop kerbs that had been purchased.</p>	<p>There were many new vehicle crossover installed prior to the residents parking scheme being marked out and with the existing off-street parking</p>

			They feel that a new survey is required as there is a great deal of residents dissatisfied with the scheme as they now realise the extent of the parking restrictions on their families, social activities and visitors. Reference the hours of the restrictions and school drop and pick up.	provisions residents already have and the fact that parking spaces in Court Avenue are clearly marked out, there should not be cause for any problems with obstructive parking.
20	Harold Court Primary School		Harold Court School Head Teacher does not state which proposals they are in favour in but does state that with 420 children, parking is already very difficult.	Parking provisions can be looked at in the future after the pilot of the Public Space protection orders around school sites has been undertaken.
21	A resident of Hall Terrace		They are not in favour of parts of the scheme. They live Hall Terrace and have a disabled family member. They are aware the proposed disabled bay is progressed mainly for their use, Hall Terrace residents need to be included in the parking Permits as a family member requires visits from many agencies, They state that they have been fighting for a dropped kerb for years and still no further on with it, even though this would solve all off my problems.	Access to the front of the property is with TFL It is recommended that both Court Gardens and Hall Terrace are included in the residents parking scheme.
22	Resident of Court Avenue		I am in favour of part of the scheme and do not have any objection to the disabled bay. However, I object strongly that the residents of Court Gardens should be included in this scheme.	None.
23	Resident of Court Avenue		The resident states that they are not in favour of the proposals for to allow Hall Terrace into the scheme	None.
24	Resident of Court Avenue		They object to large vans and pickup trucks parking in the road restricting the view of cars exiting the rear access road. They feel that this is an accident waiting to happen.	There are currents no restrictions to prevent vans parking in residential street
25	Resident of Court Avenue		They are not in favour of this scheme. They disagree with issuing parking permits to the residents Hall Terrace allowing them to park in Court Avenue.	There are a small handful of residents that do not have off-street parking

			<p>Most houses in Court Ave do not have a garage as residents have to decide if they want an extension to their house or a garage unlike Hall Terrace where the houses have garages at the end of their gardens, which are accessed by a private road and some houses even have direct access to A12 allowing them to park in their front gardens. This means that they can extend their homes without having to choose between an extension to their home or a garage. This makes a mockery of those residents of Court Avenue who have paid a not inconsiderable sum for a crossovers and forgone their front gardens to provide parking for their cars. If it is deemed too dangerous to have direct access from A12 would it not be better for the council were to allow vehicular access to Hall Terrace via the path that runs parallel with A12 allowing the residents safer access to their gardens and option of parking their cars in front of their houses?</p> <p>If the Council is prepared to offer parking spaces to non-residents of Court Avenue will the council guarantee that there will be enough spaces for the residents Court Avenue to park in their street so they won't have to drive around looking for a parking space?</p> <p>And finally is the council looking at this as another money making enterprise; selling more parking passes than there are spaces to park in a zone whilst forcing residents to buy a crossover so that they can be guaranteed a parking space in the area where they live?</p> <p>I may have exceeded your 100 word limit but I feel that this an important matter and affects our quality of life and thus cannot be limited to 100 words and this letter cover the 4 residents of voting age who live at this address.</p>	<p>provisions to the front of the property, but some of these have garages to the side or rear of the property.</p> <p>Parking on the public highway is on a first come first served basis, even in a residents parking scheme</p> <p>Residents parking schemes are a provision to protect residents from longer term non-residential parking and these are a provision over and above what the majority of residents of the borough have.</p>
26	A Resident of Court Avenue		<p>They are not in favour of this scheme, They disagree with issuing parking permits to the residents Hall Terrace allowing them to park in Court Avenue. Most houses in Court Ave do not have a garage as residents have to decide if they want an extension to their house or</p>	<p>Parking on the public highway is on a first come first served basis, even in a residents parking scheme</p>

			<p>a garage unlike Hall Terrace where the houses have garages at the end of their gardens which are accessed by a private road and some houses even have direct access to A12 allowing them to park in their front gardens. This means that they can extend their homes without having to choose between an extension to their home or a garage. This makes a mockery of those residents of Court Avenue who have paid a not inconsiderable sum for a crossovers and forgone their front gardens to provide parking for their cars. If it is deemed too dangerous to have direct access from A12 would it not be better for the council were to allow vehicular access to Hall Terrace via the path that runs parallel with A12 allowing the residents safer access to their gardens and option of parking their cars in front of their houses?</p> <p>If the Council is prepared to offer parking spaces to non-residents of Court Avenue will the council guarantee that there will be enough spaces for the residents Court Avenue to park in their street so they won't have to drive around looking for a parking space?</p> <p>And finally is the council looking at this as another money making enterprise; selling more parking passes than there are spaces to park in a zone whilst forcing residents to buy a crossover so that they can be guaranteed a parking space in the area where they live?</p> <p>I may have exceeded your 100 word limit but I feel that this an important matter and affects our quality of life and thus cannot be limited to 100 words and this letter cover the 4 residents of voting age who live at this address.</p>	<p>Residents that chose to provide off street parking to the front of their property make their lives easier, add value to their property and limit the parking strain on the public Highway and it is their choice.</p> <p>This option would be cost prohibitive.</p> <p>Parking on the public highway is on a first come first served basis, even in a residents parking scheme</p> <p>Residents parking schemes are a provision to protect residents from longer term non-residential parking and these are a provision over and above what the majority of residents of the borough have.</p>
27	A Resident		The resident is very much in favour of the proposal.	None.
28	Resident of Court Avenue		There are already too many cars from Church Road parking in Court Avenue for long periods of time. They feel the	Parking on the public highway is on a first come first served

			parking situation is a farce.	basis, even in a residents parking scheme
29	A Resident		The resident is concerned how the permit operates and how it works for unexpected visitors. They ask if they have to wait in the road for them and ask what happens in the case of an emergency and relatives having to stay	All parking requirements can be dealt with by visitors permits Visitors on seeing a signed restrictions would telephone the person they are visiting for guidance.
30	Resident of Colchester Road (Court Gardens)		The resident has expressed their disapproval for the scheme as the current parking restrictions that we are proposing run from Monday to Saturdays both days inclusive and from the design, Court Ave is the only places you can actually park now all residence boxes as all other areas which have yellow lines are in front of drop kerbs many of which have just been installed this year. Resident does understand why they we need some parking control in and around Harold Wood station.	The all the residents parking provision in the HWE apply Monday to Saturday and have done so since the parking restrictions in David Drive were implemented Due to existing parking problems and CrossRail
31	Resident of Court Avenue		The resident is not in favour of the proposals. They are not in favour as there is a potential of an extra 10 vehicles to be added to the already limited number of parking spaces available for Court Avenue residents due to drop kerbs that had been purchased.	Parking on the public highway is on a first come first served basis, even in a residents parking scheme
32	Resident of Court Gardens		Resident is in favour of the proposals to include Court Gardens in the parking scheme that will be operational in Court Avenue. Resident is also in favour of the proposed disabled bay.	None
33	Resident of Court Gardens		Resident is not in favour of the resident parking being put in place; however they are in favour of Court Gardens being able to apply for permits for this road.	None
34	Resident of Hall Terrace		The resident is in favour of the proposal for the disabled bay. Resident does not state if they are in favour in the Court Garden extension. Although, resident does say they have nowhere to park other than Court Avenue.	None
35	Resident of Court		The resident is in favour of the proposals. Resident also adds on that	None

	Gardens		due to the red route restrictions in force on the A12 Colchester road, (Court Ave) is the only place available for their guests and themselves to park.	
36	Aardvark Preschool / Nursery		The school state they are not in favour of the proposals for the permits as they say it will make our day to day running very difficult for all those who access they're service. They are in favour of the disabled bay. The school say they have nowhere for their staff nor visitors or parents to park.	Parking provisions can be looked at in the future after the pilot of the Public Space protection orders around school sites has been undertaken.
37	Resident of Court Avenue		Resident is in favour of the disabled parking bay but not the Court Avenue Extension.	None.
38	Resident of Court Avenue		Resident is in favour for the disabled parking bay only, not for the extension of Court Gardens.	None.