



HIGHWAYS ADVISORY COMMITTEE

21 February 2012

REPORT

Subject Heading:

**395 – 405 Brentwood Road
Lay-by Parking Controls**

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 provides the outcome of a public consultation on parking controls within a new lay-by outside 395-405 Brentwood Road and recommends that the scheme proceeds.

This scheme is within **Romford Town** ward.

RECOMMENDATIONS

1. That the Committee having considered the representations made recommends to the Cabinet Member for Community Empowerment that the lay-by parking controls outside 395-405 Brentwood Road be implemented as detailed in this report and shown on Drawing QJ090-01-03.
2. That it be noted that the estimated cost of the proposals set out within this report is £2,000 and can be funded by the developer under the Section 278/38 Agreement (Highways Act 1980) for the scheme.

REPORT DETAIL

1.0 Background

- 1.1 As part of the redevelopment of a new Tesco store at 395-405 Brentwood Road, a lay-by has been provided for the servicing of the store and for customer parking. Planning reference P0018.11 applies.
- 1.2 In order to ensure that the facility is available for use during the day and with a turnover of loading and parking space, parking controls are required.
- 1.3 The Highways Advisory Committee agreed that the Head of StreetCare should proceed with the design and advertisement of a suitable scheme. (HAC, 16th August 2011, Item H1).
- 1.4 The lay-by layout is shown on Drawing QJ090-01-03. The proposed controls for the lay-by are as follows;
 - 8:00am to 11:00am, Monday to Saturday – Loading for 20 minutes, no return within 2 hours;
 - 11:00am to 6:30pm, Monday to Saturday – Parking for 1 hour no return within 2 hours.
 - No controls outside of these hours.
- 1.5 The proposals were advertised on 28th October 2011, with a closing date of 18th November 2011 for comments being received.

2.0 Outcome of Public Consultation

- 2.1 By the closing date for comments, Tesco's agent requested that the length of stay for parking be reduced to 20 minutes to further enhance a turnover of parking space for customers.

3.0 Staff Comments

- 3.1 Following comments received from Tesco's agent, Staff are content that the change to 20 minutes stay is appropriate and recommend that this scheme be implemented with this change.

IMPLICATIONS AND RISKS

Financial implications and risks:

The estimated cost of the proposals set out within this report is £2,000 and can be funded by the developer under the Section 278/38 Agreement (Highways Act 1980) for the scheme.

Legal implications and risks:

Parking controls require public advertisement and consultation before a decision on implementation can be taken.

S278/ S38 agreements are between the Highway Authority and developers in order for changes to be made to the existing highway and for new highway to be adopted respectively.

Human Resources implications and risks:

None.

Equalities Implications and Risks:

None.

BACKGROUND PAPERS

Project Scheme File Ref: QJ090 395-405 Brentwood Road

Planning Application Ref: P0018.11