



## Democratic Services

**Location:** Phase II  
**Ext:** 0833  
**DDI:** 01895 250833  
**CMD No:** 281

**To: COUNCILLOR JOHN RILEY  
CABINET MEMBER FOR PUBLIC SAFETY AND  
TRANSPORT**

c.c. All Members of the Public Safety & Transport  
Select Committee  
c.c. Ward Councillors for Cavendish  
c.c. Perry Scott – Infrastructure, Transport & Building  
Services  
c.c. Kevin Urquhart – Infrastructure, Transport &  
Building Services  
c.c. Conservative and Labour Group Offices  
(inspection copy)

**Date:** 21 September 2021

### Non-Key Decision request

### Form D

**Objections to the proposed amendments to the Parking Management Scheme on Woodlands Avenue, Eastcote for access to the new development situated adjacent to Telcote Way**

Dear Cabinet Member

Attached is a report requesting that a decision be made by you as an individual Cabinet Member. Democratic Services confirm that this is not a key decision, as such the Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012 notice period does not apply.

You should take a decision **on or after Wednesday, 29 September 2021** in order to meet Constitutional requirements about publication of decisions that are to be made. You may wish to discuss the report with the Corporate Director before it is made. Please indicate your decision on the duplicate memo supplied and return it to me when you have made your decision. I will then arrange for the formal notice of decision to be published.

Jack Roberts  
Democratic Services Apprentice

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**Title of Report: Objections to the proposed amendments to the Parking Management Scheme on Woodlands Avenue, Eastcote for access to the new development situated adjacent to Telcote Way**

**Decision made:**

**Reasons for your decision:** (e.g. as stated in report)

**Alternatives considered and rejected:** (e.g. as stated in report)

Signed .....Date.....  
*Cabinet Member for Public Safety and Transport*

## Objections to the proposed amendments to the Parking Management Scheme on Woodlands Avenue, Eastcote for access to the new development situated adjacent to Telcote Way

<b>Cabinet Member(s)</b>	Councillor John Riley
<b>Cabinet Portfolio(s)</b>	Cabinet Member for Public Safety and Transport
<b>Officer Contact(s)</b>	Kevin Urquhart, Infrastructure, Transport & Building Services
<b>Papers with report</b>	Appendix A – Plan showing the proposed amendments on Woodlands Avenue, Eastcote near Telcote Way.

### HEADLINES

<b>Summary</b>	To inform the Cabinet Member that an objection has been received to proposed amendments on Woodlands Avenue, Eastcote to accommodate the relocation of a vehicle crossing for a new development adjacent to Telcote Way.
<b>Putting our Residents First</b>	This report supports the Council objective of Our People. The objection to the consultation will be considered in relation to the Council's strategy for parking in residential areas.
<b>Financial Cost</b>	The estimated cost associated with the recommendation to this report is £1,000 and will fully funded by the developer.
<b>Relevant Committee</b>	<b>Select</b> Public Safety and Transport Select Committee
<b>Relevant Ward</b>	Cavendish

### RECOMMENDATIONS

**That the Cabinet Member for Public Safety and Transport:**

1. Notes the objections received during the statutory consultation for the proposed removal of a section of permit holder parking place opposite Nos. 171 and 173 Woodland Avenue, Eastcote.
2. Approves for the section of parking place opposite Nos. 171 and 173 Woodland Avenue, Eastcote to be removed and replaced with sections of 'Monday to Saturday 9am to 5pm' waiting restrictions as proposed and indicated on Appendix A.

## Reasons for recommendations

To allow clear vehicular access in front of the new vehicle crossing being constructed on Woodlands Avenue for the new development near the junction with Telcote Way. Following investigation no further parking could be created to offset the loss of parking as a result of the changes.

## Alternative options considered / risk management

None at this stage.

## Select Committee comments

None at this stage.

## SUPPORTING INFORMATION

1. A new development is being constructed on Woodlands Avenue, Eastcote adjacent to Telcote Way (Hillingdon planning reference 72176/APP/2018/367, 72176/APP/2020/1561, 72176/APP/2020/2063, 72176/APP/2020/2788 & 72176/APP/2020/2899). To provide access to the off-street parking area being created within the development, the current vehicle crossing for the site needs to be relocated further north-eastwards. The proposed works have been approved in principle by the Council's Highways Team but prior to work commencing, a section of Zone E2 (Eastcote) permit holder parking place would need to be removed from directly outside where the vehicle crossing would be relocated to, ensuring unimpeded access and egress to off-street parking area being created within the development.

2. Following the above, statutory consultation was carried out on these amendments to facilitate the relocation of the vehicle crossover for the new development. During this period, street notices were erected, and public notices were placed in the London Gazette and a local newspaper. Additionally, the Council wrote to the residential properties abutting the section of road where the changes are proposed.

3. It was proposed that a section of parking place would be removed and replaced with a 'Monday to Saturday 9am to 5pm' waiting restriction to prevent other drivers from causing an obstruction once the new vehicle crossing had been constructed. Attached as Appendix A to this report is a plan of the proposals.

4. During the consultation period, the Council received an objection from a resident living along that part of Woodlands Avenue. The main concern of the resident was the loss of parking space as result of the changes. They explained that residents rely heavily upon the road parking places available. The resident advised that several residents in the area are older and therefore may have mobility issues meaning that they depend on the parking close to where they live. The resident suggested that the loss of parking should be offset by the creation of another parking space nearby within that section of Woodland Avenue.

5. The Council's Highways Policy for new crossover applications states that crossovers will not be permitted where they would result in the loss of more than one space in residents' parking places in a Parking Management Scheme. In this instance the proposed vehicle crossing relocation will result in the overall loss of one parking place and therefore is acceptable under the Council's current policy for new vehicle crossovers.

6. The Cabinet Member will be aware that the public have a legal right to safely gain access to their property from the highway. Section 184 of the Highways Act gives guidance to Highway Authorities on determining an application for a new vehicle crossing extension. Highway Authorities are only able to ensure that, so far as is practicable, there is safe access to and egress from the premises. There is also a need to facilitate the passage of vehicular traffic in highways so far as practicable. Furthermore, the Highways Authority should take into consideration any physical obstruction preventing the installation. In this case the Council's Highways officers have assessed the points above and have identified no legal basis to reject the application and therefore propose to proceed with the installation of the relocated vehicle crossing.

7. Following further investigation, officers have not been able to identify any location nearby where it would be possible to consider the installation of an additional permit holder parking place to off-set the loss of parking as a result of the changes. Although there are some sections of kerbside space on Woodlands Avenue nearby adjacent to the businesses on Field End Road, these areas should be left clear to allow some loading activity to take place for the nearby business premises. The suggestion of relocating the parking place to the location where the existing vehicle crossover was located for the site has also been explored; however it has not been possible to recommend parking here without compromising visibility at the junction with Telcote Way and from the new access being created itself.

8. In summary the removal of part of the permit holder parking place opposite Nos. 171 and 173 Woodlands Avenue will result in loss of an on-street parking space but will ensure clear access is possible to the off-street parking area within the new development. Unfortunately, following investigation it has not been possible to find a location nearby where a new parking place could be created to off-set the overall loss of parking.

### **Financial Implications**

The estimated cost associated with the recommendation to this report is £1,000 and will be fully funded by the developer and so there will be no impact to Council budgets.

## **RESIDENT BENEFIT & CONSULTATION**

### **The benefit or impact upon Hillingdon residents, service users and communities?**

The recommendation will provide clear access to a relocated vehicle crossing for the new development on Woodlands Avenue adjacent to Telcote Way.

### **Consultation carried out or required**

Statutory consultation was carried out between 4<sup>th</sup> August to 25<sup>th</sup> August 2021 by the insertion of

public notices in a local newspaper, the London Gazette and displayed on site. Additionally, the Council wrote to the residential properties abutting the section of road where the changes are proposed.

## CORPORATE CONSIDERATIONS

### Corporate Finance

Corporate Finance has reviewed the recommendations to this report and concurs with the financial implications as set out above.

### Legal

The Council's power to make orders relating to parking places is set out in Part IV of the Road Traffic Regulation Act 1984.

If the recommendation is implemented, this report indicates that a section of permit holder parking place will be removed and waiting restrictions will be imposed on that part of the road. The Council's power to make orders imposing waiting restrictions is set out in Part 1 of the Road Traffic Regulation Act 1984. The consultation and order making statutory procedures to be followed in this case are set out in The Local Authorities' Traffic Orders (Procedures) (England and Wales) Regulations 1996 (SI 1996/2489).

Section 122 of the Road Traffic Regulation Act 1984 requires the Council to balance the concerns of the objector with the statutory duty to secure the expeditious, convenient and safe movement of vehicular and other traffic.

Availability of off-street parking and safe access to that area identified in this report are relevant considerations in deciding whether to make this form of order. In considering the consultation responses, decision makers must ensure there is a full consideration of all representations arising including those which do not accord with the officer's recommendation. The decision maker must be satisfied that responses from the public were conscientiously taken into account.

The Traffic Signs Regulations and General Directions 2016 govern road traffic signs and road markings. There are no special circumstances drawn to our attention that would prevent removal of the permit parking place and introduction of waiting restrictions provided that the appropriate statutory procedures are followed.

### Infrastructure / Asset Management

None at this stage.

### Comments from other relevant service areas

Highways Delivery Manager - see paragraphs 5 and 6.

## BACKGROUND PAPERS

Hillingdon planning application reference numbers:

72176/APP/2018/367

72176/APP/2020/1561

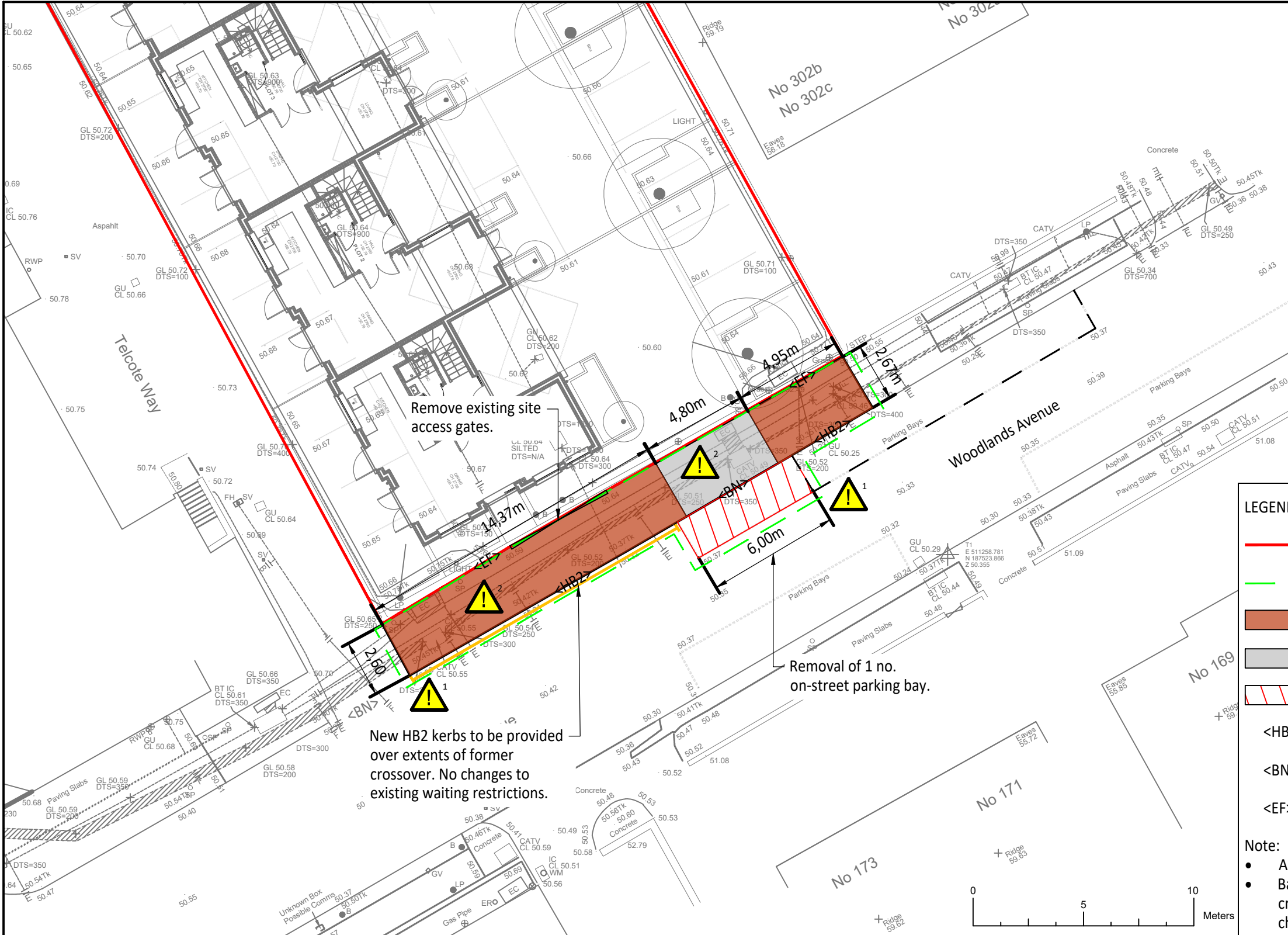
72176/APP/2020/2063

72176/APP/2020/2788

72176/APP/2020/2899

## TITLE OF ANY APPENDICES

Appendix A - Plan showing the proposed amendments outside the new development on Woodlands Avenue, Eastcote near the junction with Telcote Way.








**Health & Safety Note**

The details on this drawing have been prepared on the assumption that a competent contractor will be carrying out the works. If the contractor(s) considers that there is insufficient Health and Safety information on this drawing, this should immediately be brought to the attention of the designer.

HAZARD IDENTIFICATION BOX			
This table is provided to assist the Principal Contractor to fulfil their obligations under the CDM Regulations 2015			
Hazard Ref	Hazard Type (Construction/Maintenance/ Cleaning/Demolition/Adaptation)	Hazard Description	Mitigation Measures/ Residual Risk
1	Construction	Working adjacent to an active road.	Signage to be provided during resurfacing works of footway. PPE to be worn by site workers.
2	Construction	Existing underground services.	Site workers to be made aware of existing underground utility locations and care to be taken during excavation works to ensure they are not damaged.

- LEGEND:**
- Site Boundary
  - Extent of Highway Works
  - Footway to be resurfaced
  - Vehicular crossover construction
  - Reductions in On-street Parking
- <HB2> 255 x 125mm Half Batter (HB2) with 125mm upstand
- <BN> 150 x 125mm Bullnosed Kerb (BN) with 25mm upstand
- <EF> 150 x 50mm Edging Kerb (EF) laid flush at back of footway
- Note:**
- All changes in kerb face are to be accompanied with transition kerbs.
  - Back of footway levels are to be maintained as existing. Footway crossfall to increase over the width of the crossover to meet existing channel and back of footway levels.

					Client:  Simra Estates	
						Job:  Telcote Way, Ruislip
	Rev.	Date	Description	Drn / Chk'd / App'd	Classification:  FI_60_20	
	Suitability:  S2 - Suitable for Information				Scale @ A3:  1:200	
				<div><div>BMTRADA</div><div>UKAS CONSTRUCTION 012</div><div>HAS Accredited Contractor</div><div>Constructionline Part of Capital IQ</div><div>EUSIGMA ACCREDITED Supplier No. 000026</div></div>		

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Project - Originator - Volume/System - Level/Location - Type - Discipline - Number

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Document/Drawing Number

Revision: -