



Democratic Services

Location: Phase II
Ext: 0185
DDI: 01895 250185
CMD No: 659

**To: COUNCILLOR JONATHAN BIANCO
CABINET MEMBER FOR PROPERTY, HIGHWAYS
AND TRANSPORT**

c.c. All Members of the Public Safety and Transport
Select Committee
c.c. Asif Shaikh/Alan Tilly, Place Directorate
c.c. Perry Scott – Corporate Director of Place
c.c. Ward Councillors for Northwood

Date: 14 December 2022

Non-Key Decision request

Form D

Objection to the Proposed Relocation of Permit Holder Parking Place from Outside 11 Sandy Lodge Way, Northwood Nearer to the Boundary with 9 Sandy Lodge 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 Thursday 22 December 2022** 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.

Liz Penny
Democratic Services Officer

Title of Report: Objection to the Proposed Relocation of Permit Holder Parking Place From Outside 11 Sandy Lodge Way, Northwood Nearer to the Boundary with 9 Sandy Lodge 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 Property, Highways & Transport

OBJECTION TO THE PROPOSED RELOCATION OF PERMIT HOLDER PARKING PLACE FROM OUTSIDE 11 SANDY LODGE WAY, NORTHWOOD NEARER TO THE BOUNDARY WITH 9 SANDY LODGE WAY

Cabinet Member(s)	Cllr Jonathan Bianco
Cabinet Portfolio(s)	Cabinet Member for Property, Highways and Transport
Officer Contact(s)	Asif Shaikh/Alan Tilly, Place Directorate
Papers with report	Appendix A

HEADLINES

Summary	To inform the Cabinet Member that an objection has been received for the proposed relocation of a permit holder parking place from 11 Sandy Lodge Way, Northwood to nearer the boundary with 9 Sandy Lodge Way.
Putting our Residents First	<p>This report supports our ambition for residents / the Council of: Live in good quality, affordable homes in connected communities</p> <p>This report supports our commitments to residents of: Safe and Strong Communities</p>
Financial Cost	The cost associated with the recommendations to this report is estimated at £1,000 and will be managed within existing revenue budgets for the Transportation Service.
Relevant Select Committee	Public Safety and Transport Select Committee
Relevant Ward(s)	Northwood

RECOMMENDATIONS

That the Cabinet Member for Property, Highways and Transport:

1. Considers the objection received from the statutory consultation for the proposed relocation of a permit holder parking place from 11 Sandy Lodge Way, Northwood nearer to the boundary of 9 Sandy Lodge Way.

2. Approves the proposed relocation of a permit holder parking place towards the boundary of 9 Sandy Lodge Way, Northwood as proposed and shown on Appendix A.

Reasons for recommendations

The proposed amendments will provide access to the new development at 11 Sandy Lodge Way, following investigation the proposals will not compromise road safety.

Alternative options considered / risk management

The Council could decide not to proceed with the proposed relocation of a permit holder parking place.

Democratic compliance / previous authority

None at this stage.

Select Committee comments

None at this stage.

SUPPORTING INFORMATION

1. Sandy Lodge Way is a Borough Secondary Distributor Road in Northwood. The road connects to Dene Road on the southbound and Batchworth Lane on the northbound. The current speed limit on this road is 30mph.
2. The Council has received an application for developing a two-storey building with habitable roof space to create 3no. x two-bed self-contained flats and 1no. x three-bed self-contained flat with forecourt car parking, cycle parking, new vehicular access and amenity space following demolition of the existing dwelling.
3. To provide a domestic vehicle footway crossover for the proposed development, an existing Zone N permit holder parking place outside 11 Sandy Lodge Way has to be relocated; the new location would be just to the side of the driveway serving 9 Sandy Lodge Way.
4. Statutory consultation was carried out to facilitate the proposed relocation of the Zone N permit holder parking place outside 11 Sandy Lodge Way. During this period, street notices were erected and public notices were placed in the London Gazette and a local newspaper.
5. During the 21-day formal consultation, a resident who lives on Sandy Lodge Way objected to the relocation of the parking bay on the basis that it would impair the ability to exit an adjacent driveway, thereby presenting a heightened road safety risk. Attached as Appendix A to this report is a plan of the proposed changes outside 11 Sandy Lodge Way.

6. The objector stated " *I would like to strongly object to the relocation on the basis that it will impair our ability to exit our drive, thereby posing a significant danger to our family and other road users. The proposed new location will make it extremely difficult to exit our drive safely and even more so when reversing out, which my elderly mother and other visitors regularly have to do due to the lack of space to turnaround in our drive. As you may be aware, the proposed development at 11 Sandy Lodge Way is for the construction of flats, thereby offering a high likelihood the parking permit space will be utilised regularly. Being so close to the boundary of our property, with just a narrow gap to the permit space in front of our property, and a single vehicle gap to the permit spaces on the other side of the road, will make it near impossible to exit when they are in use (in fact, I recently wrote to the council to have the space in front of our property reduced/removed due to this very issue). We have two young children and therefore we are utilising the drive at the busiest times of the day.*"
7. Following investigation, officers have carefully reviewed the comments received during the statutory consultation. Sandy Lodge Way is a wide straight road with wide footways that provide good sight lines for drivers. Relocating the existing vehicle crossover would not present a risk to road safety and it is recommended that the Cabinet Member approves the recommendation of this report to proceed with the amendments outside 11 Sandy Lodge Way as proposed.

Financial Implications

The cost associated with the recommendations to this report is estimated at £1,000 and will be managed within existing revenue budgets for the Transportation Service.

RESIDENT BENEFIT & CONSULTATION

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

The relocation of permit holders parking place would retain a car parking space on the street without compromising road safety.

Consultation carried out or required

Statutory consultation was carried out between 4th August to 25th August 2021 by the insertion of public notices in a local newspaper, the London Gazette and displayed on site.

No further consultation is required; however, a final notice of making will be required if the Cabinet Member decides to approve the recommendations of this report.

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 Borough Solicitor confirms that there are no legal impediments to the Cabinet Member agreeing the recommendations set out in the report which are in accordance with the outcome of the statutory consultation.

Infrastructure / Asset Management

There are no property implications resulting from the recommendations set out in this report.

Comments from other relevant service areas

None at this stage.

BACKGROUND PAPERS

None.

TITLE OF ANY APPENDICES

Plan of the proposed changes outside 11 Sandy Lodge Way, Northwood.

Appendix A – Plan of the proposed changes outside 11 Sandy Lodge Way, Northwood

Appendix A

