



Democratic Services

Location: Phase II
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CMD No: 720

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

c.c. All Members of the Property, Highways and
Transport Select Committee
c.c. Caroline Haywood – Place Directorate
c.c. Perry Scott – Corporate Director of Place
c.c. Ward Councillors for Wood End

Date: 03 March 2023

Non-Key Decision request

Form D

HEMMEN LANE, HAYES - OBJECTION TO PROPOSED WAITING RESTRICTIONS

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 Monday 13 March 2023** 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: Hemmen Lane, Hayes - Objection to Proposed Waiting Restrictions

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 and Transport

HEMMEN LANE, HAYES - OBJECTION TO PROPOSED WAITING RESTRICTIONS

Cabinet Member(s)	Cllr Jonathan Bianco
Cabinet Portfolio(s)	Property, Highway and Transport
Officer Contact(s)	Caroline Haywood, Transport & Projects
Papers with report	Appendices A & B

HEADLINES

Summary	To inform the Cabinet Member that objections have been received to the proposed 'At Any Time' waiting restrictions on Hemmen Lane, Hayes
Putting our Residents First	The request can be considered as part of the Council's annual programme of road safety initiatives.
Financial Cost	The cost associated with the recommendations to this report is estimated at £426 and will be managed within existing revenue budgets for the Transportation Service
Relevant Select Committee	Property, Highways and Transport
Relevant Ward(s)	Wood End

RECOMMENDATIONS

That the Cabinet Member:

1. Considers the objections received from the statutory consultation for the proposed 'At Any Time' waiting restrictions on Hemmen Lane, Hayes;
2. Approves the introduction of the proposed 'At Any Time' waiting restrictions on Hemmen Lane, as shown on Appendix B;

Reasons for recommendations

To improve access on Hemmen Lane yet still maintaining parking for residents.

Alternative options considered / risk management

The Council could decide not to proceed with the installation of the 'At Any Time' waiting restrictions as advertised.

Democratic compliance / previous authority

None at this stage.

Select Committee comments

None at this stage.

SUPPORTING INFORMATION

1. Hemmen Lane is a residential road within Wood End Ward. Hemmen Lane has a one-way entry into it at its junction with Church Road and there is no footpath in this section of Hemmen Lane. Dr. Triplett's Church of England Primary School is located on Hemmen Lane, and a high number of pedestrians walk to the school via Church Road, as a number of parents choose to park in the church car park opposite Hemmen Lane. On the corner with Church Road is a church hall which has a side access on to Hemmen Lane. A plan of the area is shown on Appendix A to this report.
2. The Council received a request from a local resident asking for measures to remove obstructive parking on the entrance part of Hemmen Lane. As a consequence, a detailed site investigation was undertaken by Council officers.
3. Officers observed that there were existing double yellow lines on both sides of Hemmen Lane at its junction with Church Road. However, there was a small gap for two vehicles between the existing yellow lines. Any vehicles parking here could reduce the available carriageway for vehicles to pass and compromise pedestrian safety.
4. As a result of the site observations a proposal was developed to join the two sections of double yellow lines on Hemmen Lane. This will still maintain parking in the rest of the road but improve access and visibility. The proposed waiting restrictions are shown on the plan attached as Appendix B to this report.
5. The Cabinet Member agreed to take the proposal through the statutory 21-day consultation process, which involved the placing of advertisements in the local press and the display of public notices on site. During this period the Council received three objections and two emails of support to the proposal.
6. The first objector stated:

"I am writing to you as a parish member of St Mary The Virgin Parish Church Hayes, and a parent of a child who attends Dr Triplett's school on Hemmen Lane. I have recently seen the public notice on a lamppost on Hemmen Lane proposing plans to increase and link the two double yellow lines together that are directly outside the doors to St Mary's Church Hall which would not enable 2 to 3 cars to park there. This will have a detrimental adverse effect for all who use those spaces irrespective of whether they are a parent dropping children off to school, or people that come to unload donations for the church jumble sales, and the private hirers that use the hall like our karate club and musicians.

Not to mention in future when the restoration work on the hall is finally completed, these key spaces then have potentially gone for good and not make the hall as prospective to potential community users as it could be. Note the church hall has been in existence since circa 1914 and in those 110 years this has never been an issue before? I have tried to look under the "statement of reasons" given for this proposed extension in the 191-page document but there is no information. It is also written in a way that while it makes sense for those doing the planning and proposals, for members of the public it is not as clear and concise.

This proposal will not ease the traffic and congestion on this road, in actual fact it would potentially make the situation worse as it will then mean that those cars that use those spaces currently will then start to park outside the adjacent resident's houses which would cause more complaints.

Furthermore, there are so many single or double lines on Hemmen Lane and St Mary's Road, the council are making it practically impossible for parents dropping off their children to Dr Triplett's School, to find somewhere to park without the fear and risk of getting a penalty ticket. There are traffic wardens on patrol outside the school every morning waiting to issue a ticket for something which at the maximum takes 10 minutes to do, and then the road is clear the rest of the day until collection time in the afternoon.

Parents should not be penalised for simply trying to get take their children to school to get an education, and if you are a parent yourself you will know the challenges that doing the school run can involve. Therefore, please can this request to increase the double line outside the Church Hall be withdrawn as it is also a waste of public money for 12.6 metres and relook at the practicality of the single yellow line that runs directly opposite the school where the ticket wardens wait."

7. The second objector stated *"I feel this would be detrimental for the hall. There are a lot of groups that use the hall. Also, when the church holds an event, parking is needed both for transport of goods into the hall, also there are disabled people who park there, as they can't walk across from the car park."*

8. The third objector stated *"I am writing as The Chairman of The Parochial Church Council of St Mary the Virgin Church Hayes. As a council, we have considered the proposals for extra double yellow lines which would be painted outside the entrance to St Mary's Church Hall on Hemmen Lane. We write in the strongest terms to object to this proposal. The hall is in constant use, and this is the only place for temporary vehicle parking to enable loading and unloading for the premises. There is no other access point for these operations. All users of the hall and the Church Community would be hindered in their activities. We maintain a careful and considerate parking practice and no vehicle is there for any length of time."*
9. The first supporter stated *"I wanted to express my strong support for the council's proposals to extend the double yellow lines in Hemmen Lane. For those of us that live near, the double parking causes many issues. It is very difficult to manoeuvre in and out of our parking spaces especially because we have to go in one direction only due to the one-way section."*

Also, from a safety point of view there have been times when fire engines and ambulances have not been able to drive down Hemmen Lane due to the double parking and it forces small children from the nearby primary school to walk in the middle of the road on their way to and from the school. The sooner this scheme is implemented the better."

10. The second supporter stated *"As a resident on the street I wholeheartedly endorse this proposal as when vehicles park there it causes congestion on the street and an obstacle that increases the likelihood of cars parked outside the cottages on Hemmen Lane to be hit by cars trying to drive around them. This has already happened to my car twice."*

I would also welcome a wider consultation on traffic on the street. Hemmen Lane takes a great deal of traffic cutting across to get to Central Avenue, in addition to the school run at Dr Triplett's, and it appears that a great many trucks, ambulances and fire engines regularly take this route as well. I have lived on the street for 14 years and despite being one way, the through traffic, at speed despite the 20MPH zone, is getting worse, as is the number of parents parking up with engines running and fighting residents for space up to 45 minutes before pick up. Perhaps they could park at Barra Hall car park and walk across to collect their children. Hemmen Lane, despite being one way, feels like a B-road. Regardless of all that; extending the double yellow on this part of the street is an important first step to making Hemmen Lane safer and I welcome this measure."

11. Vehicles can park on the double yellow lines to load and unload for as long as needed before 11am and 20mins in every hour thereafter. As a result, the Church can use this area for the purposes of loading and unloading when required. The restrictions will also ensure that this area is kept clear so they will have more chance to use it for servicing the hall. Blue badge holders can also park on them for three hours when displaying a valid badge

and time clock. Vehicles parking here could also restrict the fire access out of the church hall if needed.

12. The church has a car park on Church Green opposite Hemmen Lane so, visitors to the church hall have a place to park.
13. The local Ward Councillors have been consulted and no concerns have been raised by them.
14. After careful consideration of comments received from the statutory consultation and the views of the local Ward Councillors, it is recommended on balance that the Cabinet Member agrees to proceed with the proposed 'At Any Time' waiting restrictions on Hemmen Lane in Appendix B to this report.

Financial Implications

The cost associated with the recommendations to this report is estimated at £426 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 effect of introducing the proposed waiting restrictions on Hemmen Lane will be that access and safety is maintained whilst maintaining parking for residents.

Consultation carried out or required

Consultation has been carried out on this proposal through a notice on site and in the local press. Local Ward Councillors have also been consulted.

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

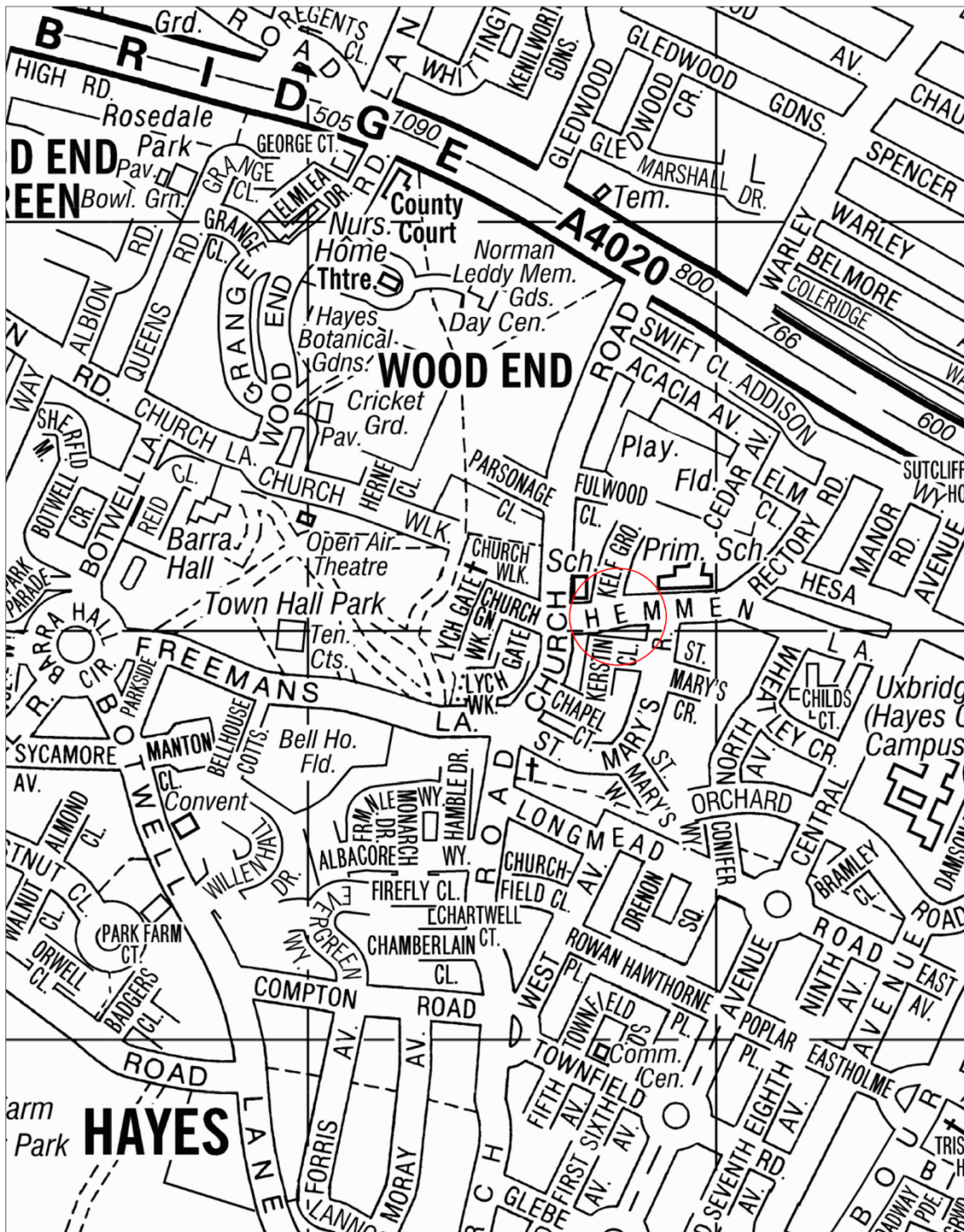
- Traffic order
- Emails of support
- Objection emails

TITLE OF ANY APPENDICES


Appendix A - location plan

Appendix B - plan of proposal

APPENDIX A



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 Hemmen Lane, Hayes

