



Democratic Services

Location: Phase II
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**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, Transport & Projects
c.c. Perry Scott – Corporate Director of Place
c.c. Ward Councillors for Pinkwell

Date: 16 May 2023

Non-Key Decision request

Form D

CLEMENT GARDENS / STATION ROAD, 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 Wednesday 24 May 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.

Amy Helps
Senior Technical Support Officer

Title of Report: Clement Gardens / Station Road, 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

CLEMENT GARDENS / STATION ROAD, 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 - C

HEADLINES

Summary	To inform the Cabinet Member that objections have been received to the proposed 'At Any Time' waiting restrictions on Clement Gardens and Station Road, 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 £517 and will be managed within existing revenue budgets for the Transportation Service
Relevant Select Committee	Property, Highway and Transport Select Committee
Relevant Ward(s)	Pinkwell

RECOMMENDATIONS

That the Cabinet Member for Property, Highways and Transport:

- 1. Considers the objections received from the statutory consultation for the proposed 'At Any Time' waiting restrictions on Clement Gardens and Station Road, Hayes.**
- 2. Does not approve the introduction of the proposed 'At Any Time' waiting restrictions on Clement Gardens and Station Road, as shown on Appendix B;**

3. Approves an amended proposal for 'At Any Time' waiting restrictions on Clement Gardens and Station Road, as shown on Appendix C to this report;

Reasons for recommendation

To improve access on Clement Gardens yet still maintaining parking for residents.

Alternative options considered / risk management

The Council could decide 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. Clement Gardens is a residential road of 37 properties within Pinkwell Ward. Clement Gardens is a 'no through road' that leads onto Station Road. Station Road in turn is a main route to Hayes Town, Harlington and towards the M4 motorway. A plan of the area is shown on Appendix A to this report.
2. The Council received ten Road Safety Suggestion forms, all from residents of Clement Gardens, asking for measures to remove obstructive parking at the start of Clement Gardens. As a consequence, a detailed site investigation was undertaken by Council officers.
3. Officers observed that vehicles were parking with two wheels on the footway on both sides of the start of the road. These vehicles were restricting pedestrian access and forcing them to walk in the road. If vehicles park fully in the road then they restrict vehicle access even further. The road is not wide enough for vehicles to park both sides of the road and maintain two-way traffic. Some properties on this section of Station Road do not have access to off street parking.
4. As a result of the site observations a proposal was developed to install double yellow lines on both sides of the start of the road. The majority of residents of Clement Gardens appear to benefit from off street parking. The proposed waiting restrictions are shown on the plan attached as Appendix B to this report.

5. The Council undertook an informal consultation with residents of Clement Gardens and the two corner properties on Station Road. on the proposal and the results showed the majority of responses supported the proposal.
6. 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 eight objections and two items of correspondence in support to the proposal.
7. The first objector stated *"We only have space for three vehicles at the front of our house. I had applied for permission to install a driveway which was refused due to the size of our garden. Hence, we park in Clement Gardens. I am completely against placing double yellow lines on Clement Gardens. As far as I am concerned, there have been no problems at all with the parking there. Has the Council considered where all these vehicles that park there, park afterwards. The only nearest place is Bushey Road & that is already quite busy. It would create a lot of congestion in all the other neighbouring roads too.....If I don't get a space to park opposite my house, where would I be able to park? My Grandmother lives on Station Road too & two carers visit her every day. These carers use Clement Gardens to park their vehicles..... never have I experienced any large vehicle such as a waste collection vehicle, having difficulty in accessing the road. Even fire engines & ambulances. Parking by everyone is done considerately. I don't know who proposed this idea, but it doesn't feel logical at all. These double yellow lines will have a major impact on all the surrounding roads. If anything, a better idea would be to have a residential parking scheme. This would reduce the number of vehicles parked on that road & still would benefit the local residents to be able to park closer to their homes."*
8. The second objector stated *"I don't want a yellow line because I do not have a driveway in front of my house. I park my car in Clement Gardens, so if there is a yellow line, I cannot park my car anywhere as that is a problem for my lane because nobody has driveways on my side of the road. So please understand."*
9. The third objector stated *"I strongly and totally oppose this proposal. I am also speaking on behalf of my adjoining neighbours, who have already voiced their objection. I, already have major concerns with a bus stop outside my property which has been nothing but a nuisance, not only with litter, members of the public waiting within my private property, the noise the litter, just to name a few examples of the inconvenience the bus lane is causing me. This bus lane could be two metres shorter and this was not actioned. Thus, as a result resulted in me using Clement Garden to park my car. Should the proposal be accepted, this will lead to me having nowhere to park and I do not understand why I am being singled out for this unfair treatment along adjoining neighbours."*
10. The fourth objector stated *"I am writing to object to the proposed plans to extend the double yellow lines on the junction of Station Road and Clement Garden, Hayes,*

extending into Clement Gardens up Nos.1 and 2 Clement Gardens. There are a number of reasons as to why I am objecting:

1. There will be fewer parking spaces available for use by local residents and visitors than there already is; the space where the double yellow lines are to be installed are parking spaces for 10-12 cars- if the lines are installed, I am wondering where they will park. Station Road (classified road) has double yellow lines and no space, as well as Redmead Road and Dawley Road to the nearby Bushey Road is full of cars. The need for car space has increased and therefore we need more car parking.

2. Houses of Station Road have small front garden space and don't have big enough space to access the back garden and so cannot create their own parking space. Because of this, people have to park on the road. When I bought my house, there was plenty of parking space on the road but now it has shrunk because double yellow lines had previously been installed for the bus stop on Station Road and because double yellow lines have also been installed at the junction between Bushey Road and Station Road, Bushey Road and Redmead Road.

3. Clement Gardens is a dead-end road meaning that it is quiet, safe and not busy. Therefore, there has not been a single accident that I know about none of the Health and Safety issues will occur by parking.

4. I believe that the reason for double yellow lines is safety issue, not because of being annoyed by other peoples parked cars. This is not a suitable reason to install double yellow lines.

I have lived in the area for the past 28 years, and in recent years it has become increasingly difficult to park locally. Restricting the parking on Station Road as proposed will make the situation much worse, and will also put more pressure on the parking situation in the surrounding area. Overall, I believe that having cars parked on both sides of Clement Gardens is fine. There has long been a problem with vehicles speeding on Clement Gardens. Having vehicles parked on both sides of the road appears to have provided some degree of traffic calming, which has helped to reduce the average speed of vehicles, and the number of speeding vehicles. This serves to make the road safer and quieter, which can only be a good thing. Restricting parking as proposed will not only reduce parking options for local residents, it will effectively widen the road leading to an increase in average traffic speed, making the road noisier, and less safe for local residents, cyclists and pedestrians. Please do not introduce additional parking restrictions in Clement Gardens., and please also improve the process for future consultations of this sort.

It is an enclosed road with a lot of cars parked. If this space is gone, I am wondering where these cars will park as there is not enough space already for cars to park in nearby roads. There is safe enough space for other cars to pass through. Again, it is a closed road so not a lot of cars will go in."

11. The fifth objector stated "In my opinion, I would be happy to see restriction but not the way it shows in the proposed plan. It would be great if you could do the same as it is done at bushy road junction. 10m at entrance and 5m inside the street. Residents have

rights to park their cars. If you put restrictions at all the residents roads, they would be parking at Shepiston Road and station road before or after bus stops. Parking at main roads restrict the main roads. I can't see bus stops in your proposed plan drawing. Unless Bus stops opposite to each other can also be removed to keep the flow of traffic. If residents start parking at station road, both side traffic on station road get disturbed and it would be a cause of accidents."

12. The sixth objector stated *"I and many residents on my road object the double yellow lines. Clements gardens is a residential area where people park their cars. Double yellow lines is going to cause serious parking problems for everyone. This is directly going to affect me and many of my neighbours, as everyone from Clement Gardens will then be parking in and around our driveways. I can already see this causing my driveway to be blocked by parked cars. There is no need for yellow lines, in a residential area. This is only going to cause more problems for me and my neighbours."*
13. The seventh objector stated *"I am writing this email regarding the proposal of yellow lines at Station Rd/Clement Gardens. I do not think it's necessary to have yellow lines and this it is a bad idea. The roads are absolutely safe and there is no need for yellow lines."*
14. The eighth objector stated *"I have concern/objection to this proposal. There are already limited car parking options available, and I have to struggle to find parking. If you remove this parking, then it will increase the problems of the residents. Therefore, I request to reject this proposal and keep the parking available for the residents."*
15. The first supporter stated *"I am a resident with a car and require safe entry and exit on a daily basis. But unfortunately, due to people unreasonably parking at the top of Clement Gardens this has been very dangerous to do this safely due to people parking recklessly and also has stopped large vehicles access for our collection of refuse and the delivery of large household deliveries. In some instances, delivery vehicles not being able to drive down to deliver goods and residents having to reschedule an alternative delivery date. Also, I would like to take this opportunity to point out that when for some reason there is a diversion of traffic from the M4, the traffic then builds up on our access road at Station Road, which again we cannot gain access or exit."*
16. The second supporter stated *"I have lived at the bottom of Clement Gardens in Aspen Court for 28 Years now and the issue at the top of Clement Gardens has got progressively worse. We seem to have residents from Station Road parking cars and Vans on either side which restricts the width of the road so only 1 car at a time can actually go down or come up the road, this also makes it difficult for emergencies services as well, which for anyone living in this road is not good at all. You cannot walk on the pavement either due to all the cars being parked either side, so you see people with young children, elderly having to walk on the road due to this, this is not acceptable, they will get hurt soon I can see it happening. Also, I myself have experienced having to*

reverse back onto a main road (station road) because the person coming up Clement Gardens will not reverse again this is becoming more often a situation and you end up having an argument due to these cars being parked. They also park so far to the top of the road you cannot really see down to turn into Clement Gardens to see if there is going to be an issue & also you cannot see people walking on the pavement wanting to cross the top of the road as sometimes the cars block your view, all in all its very dangerous and stressful. This change needs to happen and very soon it will make life much easier when driving into Clement Gardens, if not then I can see a person being hurt or a nasty car crash happening, which is not what anyone wants.”

17. The local Ward Councillors have been consulted and they support restrictions on one side of the road.
18. After careful consideration of comments received from the statutory consultation and the views of the local Ward Councillors, it is recommended that the Cabinet Member agrees to proceed with the amended proposal for ‘At Any Time’ waiting restrictions on Clement Gardens and Station Road as shown in Appendix C to this report.

Financial Implications

The cost associated with the recommendations to this report is estimated at £517 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 Clement Gardens and Station Road 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

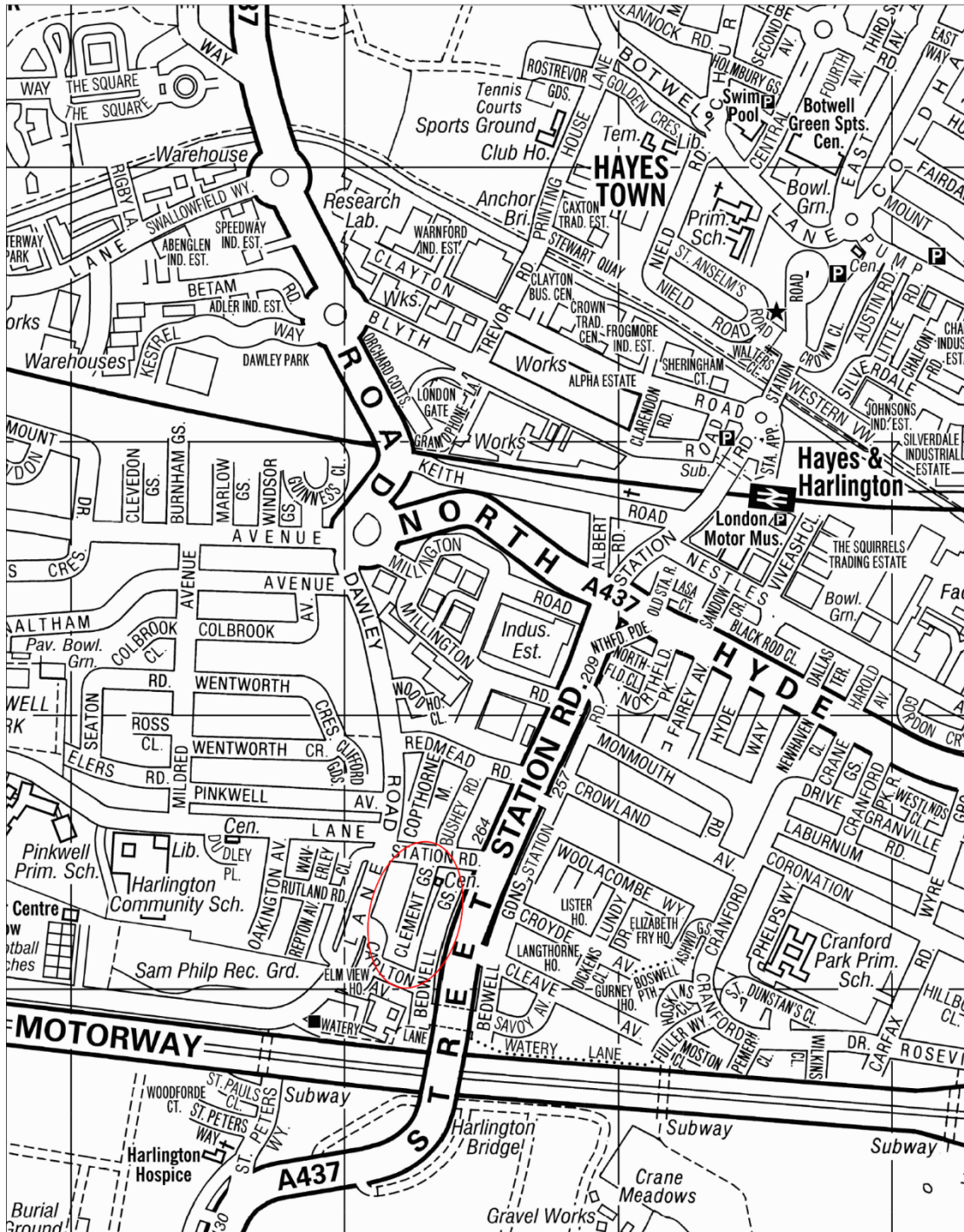
- Traffic order
- Email of support
- Objection emails

TITLE OF ANY APPENDICES

Appendix A - location plan
Appendix B - plan of proposal
Appendix C – amended proposal

Appendix A - location plan

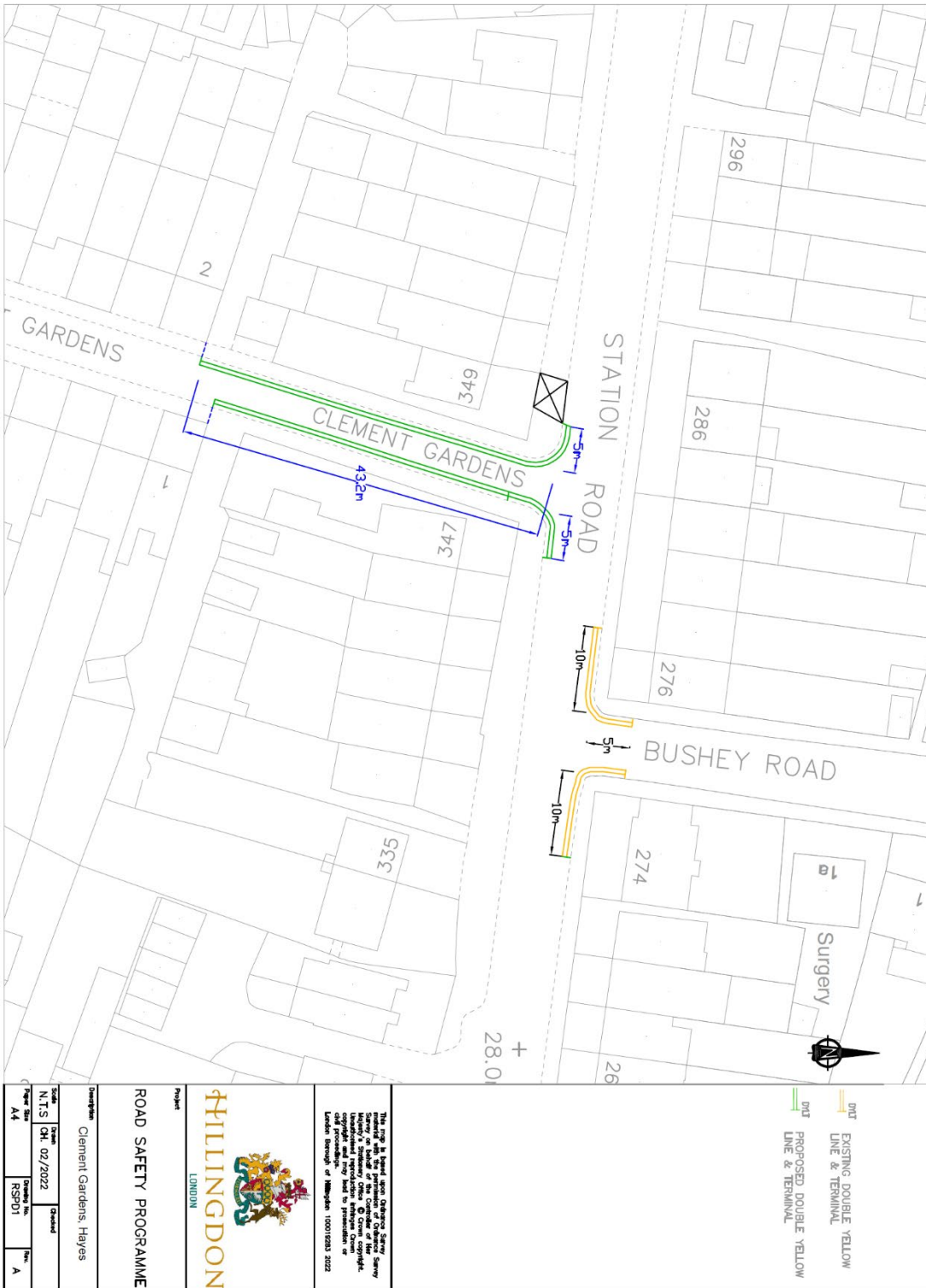
APPENDIX A



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 Clement Gardens, Hayes

Appendix B - plan of proposal



APPENDIX B

Appendix C – amended proposal

