



## Democratic Services

**Location:** Phase II

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**To: COUNCILLOR EDDIE LAVERY  
CABINET MEMBER FOR COMMUNITY &  
ENVIRONMENT**

**COUNCILLOR STEVE TUCKWELL  
CABINET MEMBER FOR PLANNING, HOUSING &  
GROWTH**

c.c. All Members of the Corporate Resources &  
Infrastructure Select Committee

c.c. Steven Austin - Place Directorate

c.c. Karrie Whelan – Corporate Director, Place

c.c. Ward Councillors for Hayes Town

**Date:** 20 May 2025

## Non-Key Decision request

## Form D

### CIVIC HALL CAR PARK, PUMP LANE, HAYES - OBJECTIONS TO THE REMOVAL OF THE CAR PARK FROM THE HILLINGDON (OFF STREET PARKING PLACE ORDER) 1985

Dear Cabinet Members,

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 29 May 2025** 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.

Anisha Teji  
Democratic Services

**Title of Report:** CIVIC HALL CAR PARK, PUMP LANE, HAYES - OBJECTIONS TO THE  
REMOVAL OF THE CAR PARK FROM THE HILLINGDON (OFF STREET PARKING  
PLACE ORDER) 1985

**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 Community & Environment / Cabinet Member for Planning, Housing &  
Growth*



# CIVIC HALL CAR PARK, PUMP LANE, HAYES - OBJECTIONS TO THE REMOVAL OF THE CAR PARK FROM THE HILLINGDON (OFF STREET PARKING PLACE ORDER) 1985

<b>Cabinet Member &amp; Portfolio</b>	Cllr Steve Tuckwell, Cabinet Member for Planning Housing and Growth Cllr Eddie Lavery, Cabinet Member for Community and Environment
<b>Responsible Officer</b>	Karrie Whelan, Corporate Director of Place
<b>Report Author &amp; Directorate</b>	Steven Austin - Place Directorate
<b>Papers with report</b>	Appendix A - Location Plan

## HEADLINES

<b>Summary</b>	To inform the Cabinet Member that objections have been received to the removal of the Civic Hall Car Park, Pump Lane, Hayes from the Hillingdon (Off Street Parking Places Order) 1985.
<b>Putting our Residents First</b>  <b>Delivering on the Council Strategy 2022-2026</b>	This report supports our ambition for residents / the Council of: Live in a sustainable borough that is carbon neutral  This report supports our commitments to residents of: A Green and Sustainable Borough
<b>Financial Cost</b>	The estimated cost associated with the recommendations to this report is £400 and will be managed within existing revenue budgets for the Transportation Service.
<b>Select Committee</b>	Corporate Resources & Infrastructure Select Committee
<b>Ward(s)</b>	Hayes Town

## RECOMMENDATIONS

**That the Cabinet Member for Planning, Housing and Growth, in consultation with the Cabinet Member for Community and Environment:**

- 1. Note the decision made by Cabinet on 13<sup>th</sup> February 2025 set out in this report;**



2. Consider the objections to the removal of the Civic Hall Car Park from the Hillingdon (Off Street Parking Places Order) 1985; and
3. Approve the removal of this car park from the above-mentioned Traffic Order.

#### Reasons for recommendation(s)

The recommendation progress the decision made by Cabinet on 13<sup>th</sup> February 2025 on the disposal of the Site at Pump Lane, Hayes.

#### Alternative options considered / risk management

None at this stage.

#### Democratic compliance / previous authority

The Cabinet Member is authorised to make decisions on such matters.

#### Select Committee comments

None at this stage.

### SUPPORTING INFORMATION

1. On Thursday 13<sup>th</sup> February 2025, as part of the Council's Corporate Disposals Programme 2024/25 – Disposal of Site at Pump Lane, Hayes, the Cabinet resolved the following:  
  
*“Declares that the property at Pump Lane is now surplus to requirements; that the property is shown in red on the Land Registry title plan NGL411074.*  
  
*Authorises the disposal of the freehold interest of the land and buildings at Pump Lane, Hayes, UB3 3NB, on the terms and conditions detailed in this Cabinet report.*  
  
*Delegates all necessary future decisions regarding this disposal and the sale to the Corporate Director of Place in Consultation with the Cabinet Member for Corporate Services and Property.”*
2. This report cannot comment on any previous decisions made by Cabinet but is solely prepared so the Cabinet Member is aware of and can consider the objections to the formal consultation on the removal of the Civic Hall Car Park from the Hillingdon (Off Street Parking Places Order) 1985.
3. Approval was granted, as a result of the decision made by Cabinet on 13<sup>th</sup> February 2025 (which set out the disposal of the freehold interest of the land and buildings at Pump Lane, Hayes), to commence statutory consultation on the removal of the Civic Hall Car Park from the Hillingdon (Off Street Parking Places Order) 1985. Formal notice was given of the Council's intentions for statutory consultation on the proposal, and a 21-day notice of intent was duly published between 9<sup>th</sup> and 30<sup>th</sup> April 2025.



4. During this period, the Council received four objections to the matter which this report addresses, which is purely one that seeks to amend the Traffic Order to reflect the intended disposal and closure of the car park. It should therefore be noted that this present exercise cannot alter or materially inform the entirely separate decisions that were made in terms of whether or not to dispose of the car park itself.
5. The **first objector** stated *“I oppose the decision to close the parking spaces above what was Wilkinson's. The lifts should be reopened to give easier access to the shops. Especially for older people who find walking difficult. Not everyone has a Blue Badge, although they may be entitled to one.”*
6. The **second objector** stated *“Given the shortage of parking in the area, the residents living above the park, the Mosque next door, it is shameful and totally wrong to close the car park It is not used at present because it is locked!*

*I do not live in that part of Hayes but have been resident in Hayes for over 60 years*

*The decision is just plainly against residents wishes and unbelievably bad.”*

7. The Hayes Town Partnership and the Hayes Town Business Forum submitted the following objection:

*“We wish to object to this proposal on the following grounds:*

- *The closure of the Civic Hall Car Park and its withdrawal from the Parking Places Order will result in a permanent reduction of 93 spaces in car parking provision in Hayes Town Centre but no alternative location is being proposed and no study has been undertaken of the effects on the parking needs of users of Hayes Town.*
- *The report to the Council's Cabinet on 13 February 2025 stated that the loss of spaces could be compensated for by the fact that the Pump Lane surface car park is nearby but this is almost always totally full and there is inadequate capacity to cater for vehicles displaced from the Civic Hall Car Park. (The information from the Cabinet report was quoted to the Business Forum in response to its petition about the restoration of safe access to the car park)*
- *The Council's longstanding policy of supporting town centres will be compromised by this arbitrary reduction in the number of car parking spaces for shoppers, visitors and those attending places of worship. Town centres are already facing considerable challenges because of rising costs and the negative impact of internet shopping. Reducing car parking provision will make matters more difficult, especially for small independent traders who are already operating on very small profit margins.*

*For all the reasons above, we request the Council not to proceed with this proposal until it has undertaken a study of future parking needs in Hayes Town Centre.”*

8. The Hayes Town Ward Councillors submitted the following objection:



*“This is from all the Hayes Town Ward councillors. Who know the ward better that I expect council officers and cabinet members do.*

*Therefore, we are lodging a formal objection to the Civic Hall car park proposal on the following grounds:*

*No decision should be taken until the Council has considered the petition of nearly 700 signatures from the Hayes Town Business Forum requesting the reopening of pedestrian access to this car park.*

*If the closure goes ahead there will be a permanent reduction of 93 spaces in car parking provision in Hayes and we see that no alternative is proposed.*

*A reduction in parking provision will damage the attractiveness and accessibility of the Town Centre for shoppers which is contrary to the Council’s policy of supporting the Borough’s town centres and shopping parades.*

*The business forum I am sure will be making their own objections known.”*

9. Whilst it is understood there is some local opposition to the disposal of the site, this report is only concerned with the comments made to the formal process to amend the Traffic Order.
10. Therefore, it is recommended that the Cabinet Member for Planning, Housing and Economic Growth considers the objections made during the consultation on the amendment to the traffic order and, following discussions with the Cabinet Member for Community and Environment, officers recommend that it is agreed to remove the redundant Civic Hall Car Park from the Hillingdon (Off Street Parking Places Order) 1985 to reflect the actual situation.

## **Financial Implications**

The cost associated with the recommendations to this report is estimated at £400 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**

To be added

### **Consultation & engagement 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**

This report and these comments are purely concerned with the removal of the Civic Hall car park, Pump Lane, Hayes from the Hillingdon (Off Street Parking Spaces Order) 1985 and not with the disposal of the Council's freehold interest in the site, which was already authorised by Cabinet on 13<sup>th</sup> February 2025.

The Council's power to remove the Civic Hall car park, Pump Lane, Hayes from the Hillingdon (Off Street Parking Spaces Order) 1985 is pursuant to sections 32 and 35 of the Road Traffic Regulation Act 1984 and section 115 of the Highways Act 1980. The consultation and order-making statutory procedures to be followed are set out in Schedule 9 of the Road Traffic Regulation Act 1984 and the Local Authorities' Traffic Orders (Procedures) (England and Wales) Regulations 1996. This report sets out the consultation undertaken.

In exercising any of the powers under the Road Traffic Regulation Act 1984, section 122 of the 1984 Act requires the Council to consider its statutory duty to secure the expeditious, convenient and safe movement of vehicular and other traffic (including pedestrians), and the provision of suitable and adequate parking facilities on and off the highway. These powers must be exercised so far as practicable having regard to the following matters:

- (a) the desirability of securing and maintaining reasonable access to premises;
- (b) the effect on the amenities of any locality affected and the importance of regulating and restricting the use of roads by heavy commercial vehicles, so as to preserve or improve amenities of the areas through which the roads run;
- (c) the national air quality strategy;
- (d) the importance of facilitating the passage of public service vehicles and of securing the safety and convenience of persons using or desiring to use such vehicles; and
- (e) any other matters appearing to the Council to be relevant.

The Council's statutory duty must be balanced with the concerns raised by any objectors. Moreover, pursuant to established public law principles on consultation, namely fairness and adequacy, the decision maker, when deciding whether to approve the recommendation to remove the Civic Hall car park, Pump Lane, Hayes from the Hillingdon (Off Street Parking Spaces Order) 1985, must be satisfied that all consultation responses, including those that do not accord with the officer's recommendation, were conscientiously taken into account. The Council must also be mindful of its public sector equality duty under section 149 of the Equality Act 2010.

## **Property**

The Cabinet decision on 13<sup>th</sup> February 2025 determined the property to be surplus to service requirements and therefore the Property Team will support the disposal of the surplus site, following removal of the roof top car park from the Hillingdon (Off Street Parking Places Order) 1985. This is in line with good asset management practice.

## **Comments from other relevant service areas**

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None at this stage.

## BACKGROUND PAPERS

- Traffic order
- Objection emails
- Cabinet Minutes and Decisions Thursday 17<sup>th</sup> February 2025

## TITLE OF ANY APPENDICES

Appendix A - Location Plan





## Civic Hall Car Park, Hayes Location plan

## Appendix A

April 2025

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