



## Democratic Services

**Location:** Phase II

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**CMD No:** 1560

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

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

c.c. Dan Kennedy – Corporate Director of Residents  
Services

c.c. Caroline Haywood – Residents Services  
Directorate

**Date:** 11 November 2025

## Non-Key Decision request

## Form D

### MINET DRIVE, HAYES – OBJECTIONS TO PROPOSED WAITING RESTRICTIONS

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 Wednesday 19 November 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.

Naveed Ali  
Democratic Services

**Title of Report:** MINET DRIVE, HAYES – OBJECTIONS 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 Planning, Housing & Growth

# MINET DRIVE, HAYES – OBJECTIONS TO PROPOSED WAITING RESTRICTIONS

<b>Cabinet Member &amp; Portfolio</b>	Councillor Steve Tuckwell Cabinet Member for Planning, Housing & Growth
<b>Responsible Officer</b>	Dan Kennedy - Corporate Director, Residents Services
<b>Report Author &amp; Directorate</b>	Caroline Haywood - Resident Services Directorate
<b>Papers with report</b>	Appendix A - Location Plan Appendix B - Plan of Proposal

## HEADLINES

<b>Summary</b>	To inform the Cabinet Member that an objection has been received to the proposed 'at any time' waiting restrictions on Minet Drive, Hayes.
<b>Putting our Residents First</b>  <b>Delivering on the Council Strategy 2022-2026</b>	<p>This report supports our ambition for residents / the Council of: Stay living independently for as long as they are able</p> <p>This report supports our commitments to residents of: Safe and Strong Communities</p> <p>The request can be considered as part of the Council's annual programme of road safety initiatives.</p>
<b>Financial Cost</b>	The estimated cost associated with the recommendations in this report is £984, to be managed within existing Transportation Service revenue budgets.
<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:

1. **Considers the comments received from the statutory consultation for the proposed 'at any time' waiting restrictions on Minet Drive, Hayes.**
2. **Approves the introduction of the proposed 'At Any Time' waiting restrictions on Minet Drive, Hayes, as shown at Appendix B to this report.**

### Reasons for recommendation(s)

To improve access on Minet Drive yet still maintain 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. Minet Drive is a residential road within Hayes Town Ward. The road is split in two with one half a dead end. The road leads on to Coldharbour Lane and is close to Hayes Town shops. A plan of the area is shown on Appendix A to this report.
2. The Council received a request from a resident for measures to deter vehicles from parking both sides of the road and blocking access in the dead-end section of the road. As a consequence, a detailed site investigation was undertaken by Council officers.
3. Officers observed that vehicles can only park on one side of the road, however they are parking in a chicane, which restricts access as they are parking too close together. The houses are only on one side of the road, which is the side most are parking.
4. As a result of the site observations, a proposal was developed to install double yellow lines on one side of the eastern end of the road in order to keep this area clear of parked cars to improve forward visibility and promote road safety at all times. The proposed 'at any time' waiting restrictions are shown on the plan attached as Appendix B of 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 one objection and three emails of support.
6. The **objector** stated "*I am writing to express my concern about the proposal to install double yellow lines on one side of Minet Drive. The complaints have arisen from people parking irresponsibly and dangerously on the turning from Minet Drive to Glenister Gardens. This not only affects the residents in this area but more worryingly to the Nursing Home on Glenister Gardens where emergency vehicles sometimes have to pass.*"

*There are several cars who park at the end of Minet Drive every day, if double yellow lines are installed the length of the road it will only push the parking problem elsewhere, probably on Glenister Gardens which as you know is a private road and not regularly monitored. Residents who also consistently have visitors will not be able to park (not even on the nearby roads which are currently permit holders only) so this is a huge concern for all residents if double yellows are installed the entire length of the road. I do hope you can come to a satisfactory resolution for the benefit of all residents on Minet Drive/Glenister Gardens."*

7. The **first supporter** stated *"We believe this is a necessary measure as inconsiderate parking on that side of the road frequently obstructs residents from accessing their own vehicles and has also caused difficulties for rubbish collection vehicles. We do have a few points we would like to clarify. We hope that single yellow lines will not be installed on the opposite side of the proposed double yellow lines. Additionally, we hope that residents will not be required to obtain parking permits."*

*Due to the existing parking issues, we sometimes have to park our vehicle in a way that slightly blocks our own driveway. We would like to be able to continue this, after the new parking restrictions have been implemented. The footpath on the side where the double yellow lines are proposed is quite wide. If feasible, we would appreciate it if some parking could be provided on the footpath, provided the bushes are cleared. Given the current parking challenges, this additional provision could be very helpful."*

8. The **second supporter** stated *"I am writing to express my strong support for the proposal to extend the no stopping/parking restrictions along the rest of Minet Drive in Hayes. Since restrictions were implemented on the upper part of the road earlier this year, we have unfortunately seen a significant increase in obstructive and irresponsible parking further down Minet Drive."*

*...I frequently experience considerable difficulty getting in and out of my road due to the numerous vehicles parking on both sides of Minet Drive, opposite the Glenister turning obstructing that corner and the flow of traffic. This has created a very dangerous situation that requires urgent attention, as it prevents ambulances and delivery vehicles from accessing Glenister Gardens. I am sure you are aware that Glenister Gardens is a privately managed road by PCM Parking, contracted by Guinness Housing Association. To address this issue in the round encompassing both Glenister/Minet effectively, I would like to suggest that the Safer Roads Team collaborates with Guinness Housing and PCM Parking to discuss the control of vehicles in the area."*

*I believe it would be beneficial to work together to find a parking solution for the care staff of the nursing home in Glenister Gardens who work shifts and need convenient parking nearby, some of them may currently park on Minet Drive - Glenister does not provide enough bays for staff and visitor parking. There is an easy solution to this -there is a completely empty area on Glenister to the right of number 19 Glenister . This area is not used at all and could easily accommodate 4 car park bays for any issues Glenister care home staff or residents raise about guest parking. Please look at working in partnership with PCM and Guinness, best solutions are often found working collaboratively. The current parking regulations on this estate were established over 20 years ago and need to be reviewed and reorganised to better utilise the available space for nursing home staff. It is also important to consider that if Minet Drive becomes entirely double yellow lines, guests visiting Glenister*

*Gardens will require parking provisions within our road and that I know will worry some other residents.”*

9. The **third supporter** stated *“As a resident of the Glenister Gardens estate, I have raised concerns about the parking situation in front of our street entry on multiple occasions. We often find ourselves parked extremely closely together, leaving just a 5 cm gap on either side. This long-standing problem needs immediate attention, and double line markings must be implemented without delay, rather than waiting for the conclusion of the consultation process. In emergencies, such as fires, emergency services could struggle to access Glenister Gardens due to the inadequate space left by parked vehicles. I urge you to see the urgency of this issue.”*
10. It is not feasible to allow parking on the footway behind the yellow lines; legally, the yellow lines encompass the area to the back of the footway. Also, the footway is not wide enough to allow parking even with the bushes cut back.
11. The Cabinet Member will be aware that there is no provision for residents to park on yellow lines; such restrictions apply to most users and the only way to achieve selective parking restrictions in a case like this would be through a permit system, which is outside the remit of this case.
12. The Council have no jurisdiction over the private road and parking areas. It is up to the landowner to decide what happens there. The Council cannot force the management company to review or change the existing parking arrangements in Glenister Gardens.
13. The local Ward Councillors have been consulted, and two have responded supporting the proposal.
14. After careful consideration of the comments received from the statutory consultation and from the local Ward Councillors, it is recommended that the Cabinet Member agrees to proceed with the proposed ‘at any time’ waiting restrictions on Minet Drive, Hayes in Appendix B to this report.

## **Financial Implications**

The cost associated with the recommendations to this report is estimated at £984 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 Minet Drive will be that access and safety is maintained whilst maintaining parking for residents.

### **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

The Council's power to implement the proposed 'at any time' waiting restrictions on Minet Drive, Hayes is set out in section 6 of the Road Traffic Regulation Act 1984. 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. Consultation must also meet the standard set by established common law principles in public law, namely fairness and adequacy.

If the decision is taken to make the proposed order, Part 5 of the Road Traffic Regulation Act 1984 and the Traffic Signs Regulations and General Directions 2016 set out the signage requirements, which must be observed.

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.

Moreover, the Council has various statutory duties in relation to road safety, such as under section 39 of the Road Traffic Act 1988 and section 16 of the Traffic Management Act 2004. This report states that the proposed waiting restrictions will help to promote road safety by improving visibility.

Pursuant to established public law principles on consultation, the decision maker, when deciding whether to approve the recommendation to introduce the proposed waiting restrictions on Minet Drive, Hayes, must be satisfied that all consultation responses, which are set out within this report, including those that do not accord with the officer's recommendation, were conscientiously taken into account. Regulation 13 of the Local Authorities' Traffic Orders (Procedures) (England and Wales) Regulations 1996 also requires the Council to consider all objections made.

The Council must also be mindful of its public sector equality duty under section 149 of the Equality Act 2010.

### **Property**

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
- Objection email
- Emails of support

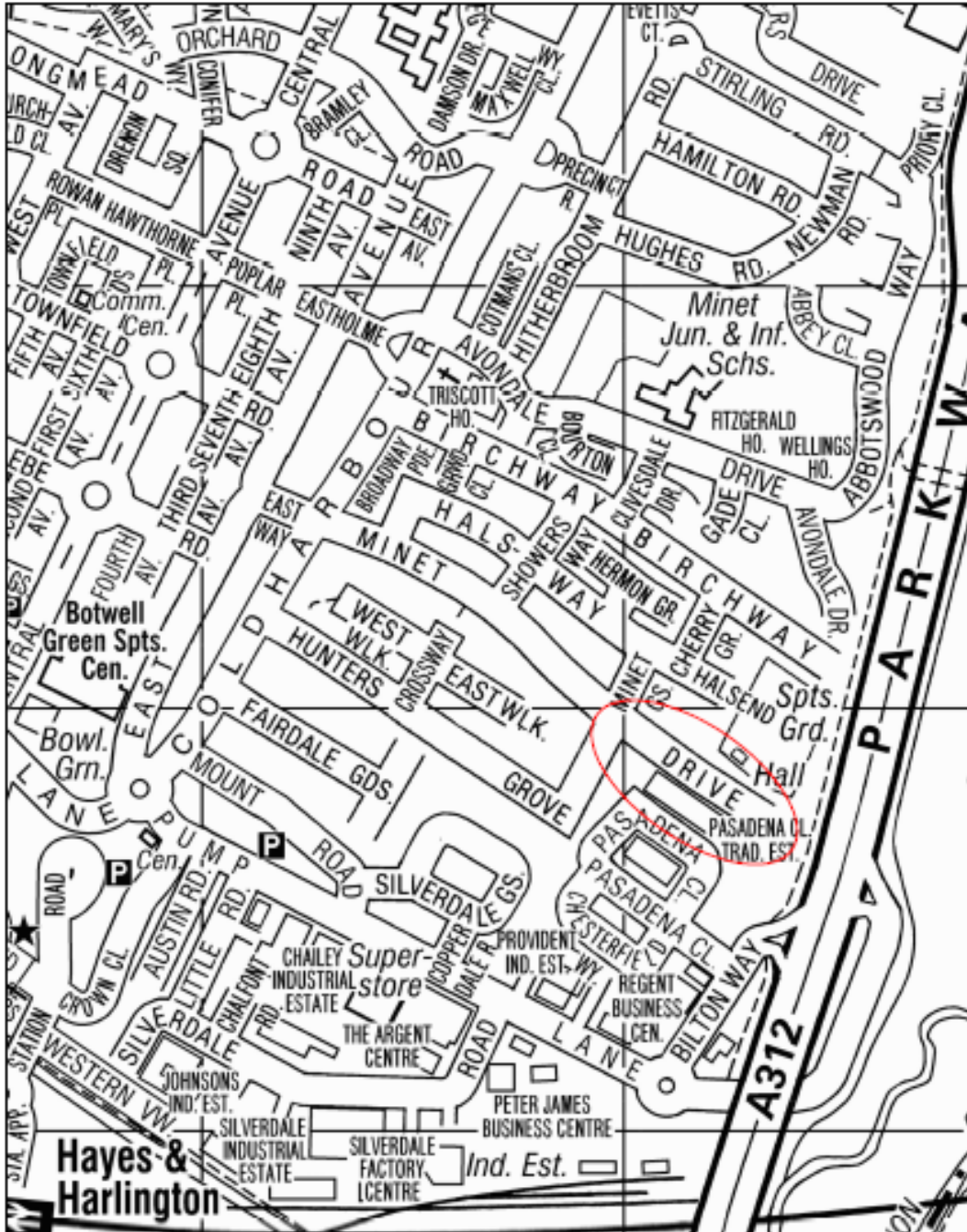
## **TITLE OF ANY APPENDICES**

Appendix A - Location Plan


Appendix B - Plan of Proposal

## APPENDIX A - LOCATION PLAN

### APPENDIX A



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 Minet Drive, Hayes

