



Democratic Services

Location: Phase II
DDI: 01895 250636
CMD No: 2026/1689

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

c.c. All Members of the Corporate Resources & Infrastructure Select Committee
c.c. Daniel Kennedy – Corporate Director, Residents Services
c.c. Caroline Haywood – Residents Services
c.c. Ward Councillors for Wood End

Date: 16 April 2026

Non-Key Decision request

Form D

MORGANS LANE, HAYES – OBJECTIONS RECEIVED 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 Friday 24 April 2026** 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: Morgans Lane, Hayes – Objections Received 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

MORGANS LANE, HAYES – OBJECTIONS RECEIVED TO PROPOSED WAITING RESTRICTIONS

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

HEADLINES

Summary	To inform the Cabinet Member that objections have been received to the proposed 'at any time' waiting restrictions on Morgans Lane, Hayes.
Putting our Residents First Delivering on the Council Strategy 2022-2026	This report supports our ambition for residents / the Council of: Stay living independently for as long as they are able This report supports our commitments to residents of: Safe and Strong Communities The request can be considered as part of the Council's annual programme of road safety initiatives.
Financial Cost	The estimated cost associated with the recommendations in this report is £434, to be managed within existing Transportation Service revenue budgets.
Select Committee	Corporate Resources & Infrastructure Select Committee
Ward(s)	Wood End

RECOMMENDATIONS

That the Cabinet Member for Planning, Housing and Growth:

- 1. Considers the objections received from the statutory consultation for the proposed 'at any time' waiting restrictions on Morgans Lane, Hayes; and**

2. **Approves the introduction of the proposed ‘At Any Time’ waiting restrictions on Morgans Lane, Hayes, as shown at Appendix B to this report.**

Reasons for recommendation(s)

To improve access on Morgans Lane 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.

Select Committee comments

None at this stage.

SUPPORTING INFORMATION

1. Morgans Lane is a residential road within Wood End Ward. The road is one-way and has vehicle access to the Police Station and rear access to the shops. A plan of the area is shown on Appendix A to this report.
2. The Council received a request from a contact within the Police Station for yellow lines by their vehicle entrance in order to improve access and egress to their car park which can be restricted due to parked vehicles. As a consequence, a detailed site investigation was undertaken by Council officers.
3. Officers observed that vehicles were parking on both sides of the road and either side of the vehicular entrance to the Police Station. These vehicles could restrict access and egress for the large police vehicles accessing the site which collects vehicles seized by the police.
4. As a result of the site observations, a proposal was developed to install double yellow lines on Morgans Lane in order to keep this area clear of parked cars. The initial proposed ‘at any time’ waiting restrictions are shown on the plan attached as Appendix C 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 nine objections. The objections were then considered in a separate Cabinet Member report, and the subsequent decision was made to take a revised proposal through a 21-day statutory consultation.
6. This revised proposal attached as Appendix B to this report, has also been taken 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 two objections.
7. The **first objector** stated *“It seems the council is missing the point. The parking because of the police station and the nearby shops is too much and a hindrance EG it restricts parking*

for residents and their visitors. But the proposal will not help and indeed will restrict residents and their visitors ability where they have every right to park The house's drives are not big enough and of course large families will have more than 2 cars. Put simply the proposal is just daft and will not help at all - indeed worsen matters. Sorry but think again."

8. The **second objector** stated *"As requested I have generated an appeal to the newly proposed parking restrictions on Morgans Lane (UB3 2UB). As a resident for over 30 years I can honestly say that this road is the busiest it's ever been. There are cars owned by residents, homeowners and tenants which occupy spaces, and then there are also those that work in the shops and stores nearby on Uxbridge Road. In addition to this I have witnessed police officers that have parked on the road and then started their shift. What is the point of their car park if they choose to park outside? That is not fair on those that live here. These yellow lines only benefit the police not the residents. From my experience of the officers, they aren't as respectful as they should be. Below are a series of examples where the police have not been respectful and considerate to the residents:*
- 1) As aforementioned, parking on Morgans Lane for their shift at work.*
 - 2) Making noise after hours when I believe they are change shifts.*
 - 3) An officer and his loud motorbike which has woken up my wife and children on numerous occasions. There are elderly personnel on the street, and I am certain they too have been affected.*
 - 4) Hit and Run. Yes you have read correctly that police officers in a marked car hit my son's car and did not own up to it. It took months for the Met Police to accept it was an officer. They committed a crime.*
- As I said these parking restrictions only benefit the police and not the residents. When will the residents of the council be looked after?"*
9. The local Ward Councillors have been consulted, and one has responded supporting the recommendations.
10. After careful consideration of all the comments received from the statutory consultation and the views expressed from Ward Councillors, it is recommended that the Cabinet Member agrees to proceed with the amended proposed 'at any time' waiting restrictions on Morgans Lane, Hayes which are greatly reduced from the original scheme and are shown in Appendix B to this report. This recommendation is seen as a reasonable compromise to improve access yet maintain as much parking for residents and their guests as possible.

Financial Implications

The cost associated with the recommendations to this report is estimated at £434 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 revised waiting restrictions on Morgans Lane 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 Morgans Lane, 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 order introducing the proposed 'at any time' waiting restrictions, 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, which are relevant when deciding on road traffic measures. To this end, the report states that the proposed waiting restrictions will keep this area clear of parked cars to promote road safety at all times.

Pursuant to established public law principles on consultation, the decision maker, when deciding whether to approve the recommendation to introduce the proposed waiting restrictions, 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. To this end, this report explains how the proposals have evolved throughout the consultation process.

The Council must also be continuously 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

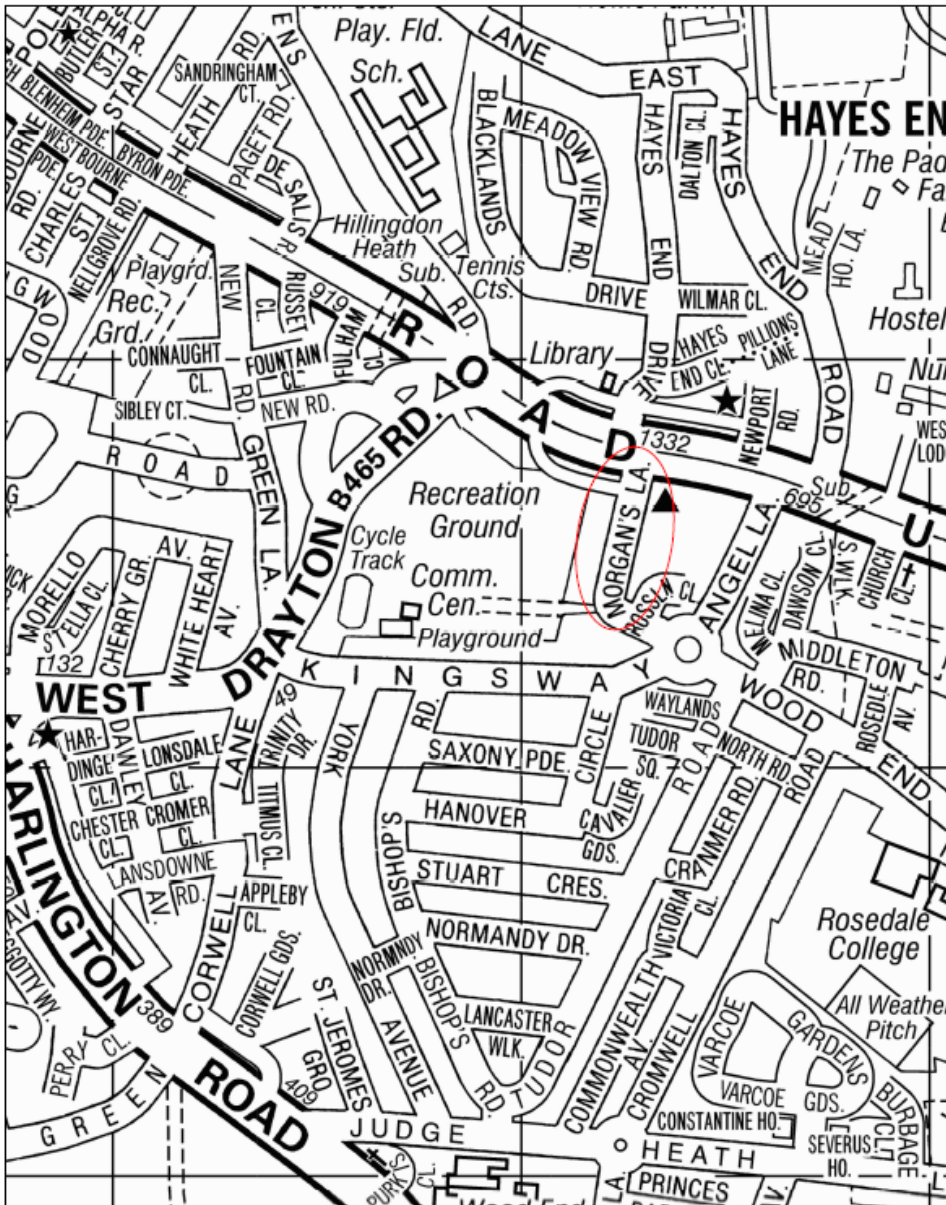
- Traffic order
- Objection emails

TITLE OF ANY APPENDICES


Appendix A - Location Plan
Appendix B – Plan of proposal
Appendix C - Plan of Initial Proposal

APPENDIX A - LOCATION PLAN

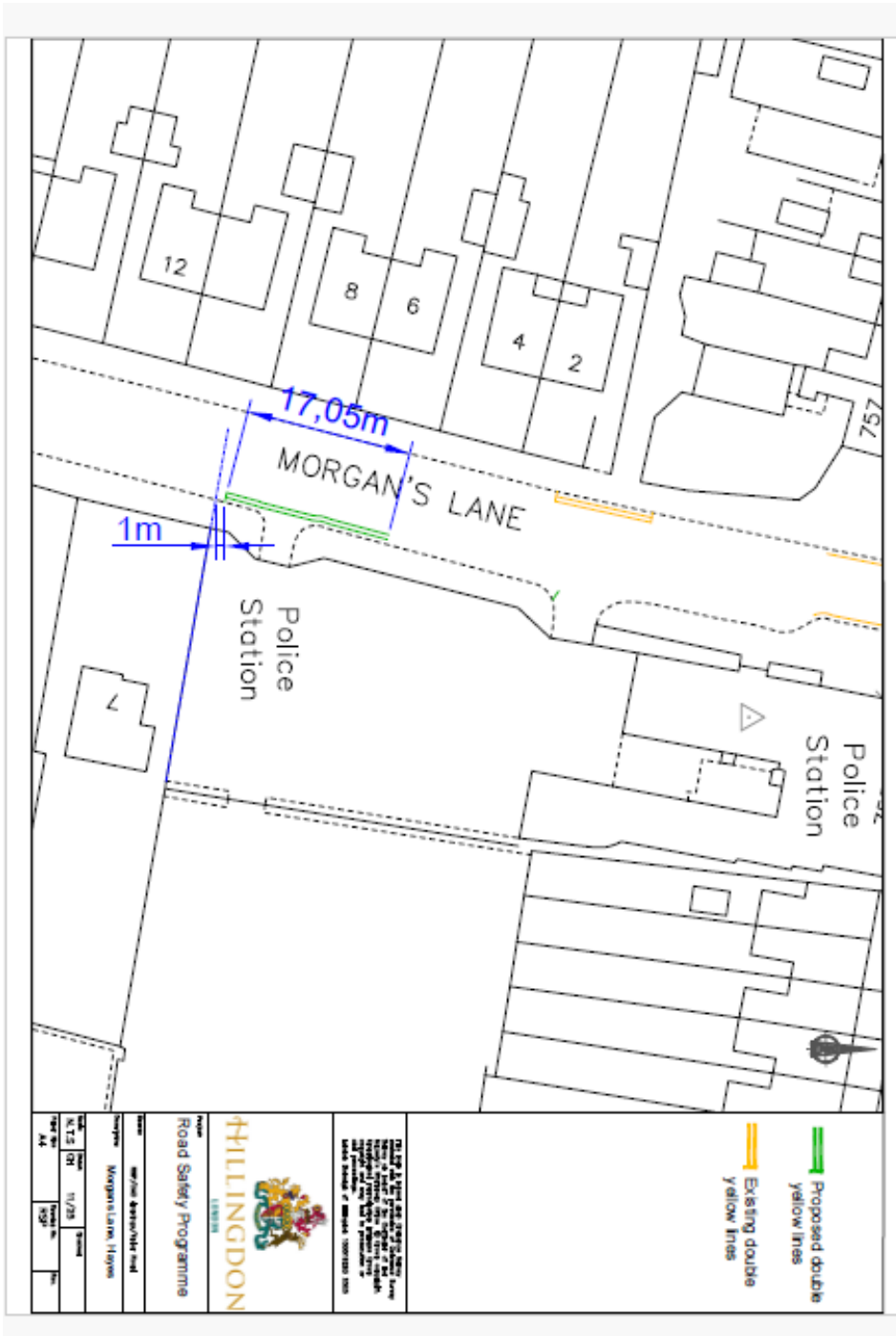
APPENDIX A



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 Morgans Lane, Hayes

APPENDIX B - PLAN OF PROPOSAL



APPENDIX C - PLAN OF INITIAL PROPOSAL

