

Annex N Rawcliffe & Clifton Without Ward

N1

Location Landalewood Road

Nature of problem and plan of Advertised Proposal

Residents raised an issue via local ward Councillor regarding extensive parking on the footpaths of Landalewood Road leading to pedestrians being unable to access the footpaths and having to walk in the carriageway. Councillor has also advised of a child who lives on the road who requires a walking aid for mobility who is having to walk on the carriageway due to the parked vehicles.



Recommendation advertised:

Implement no waiting at any time restrictions to north and east side of the play area, southern turning head and eastern carriageway section adjacent to the property boundary of 32 Landalewood Road.

Representations Received

We received five representations in support and three in objection to the proposal.

In support:

- I am in receipt of the Proposed Amendment to the TRO and totally support its approval. Since the increase in Houses of Multiple Occupancy in the three storey Townhouses parking is a problem.
- I am writing to fully support the proposal as the parking situation in the street is terrible. The measures set out in the plan will vastly improve safety for pedestrians and cyclists as the parking on pavements and corners has become very dangerous. Also people

parking on the road opposite my house makes it difficult to leave or gain access to my driveway.

- I fully agree that additional road markings should be added to help with the parking issues. It is a regular occurrence that cars are parked on pavements, often with insufficient room for pedestrians to pass without using the road. There are many families with young children living on the road, including at least one with reduced mobility. My primary concern about the proposals is that the proposed locations of the markings will simply move the problem elsewhere on the road. The mandatory restriction of not parking within 10 m of a junction is routinely ignored at present, despite comprising a significant area of Landalewood Road; the roadsides outside Nos 15, 17 and 18 do not appear to be subject to the new markings, but are already frequently used for parking despite being on junctions. It seems likely that the proposed plans will make the situations in these areas worse. Additional markings in these areas would seem an obvious measure. I would add that every property on the road has sufficient land at the front for 2 cars to park off-road, and furthermore many houses also have garages. There are already a few designated parking areas as well as a largely unused (overnight) free car park at the Clifton Moor Church & Community Centre.
- Regarding the proposed new double yellow lines, it appears from my review of the planning documents that the area around the junctions are not going to get any new double yellow lines. The main safety issue has always been with these two junctions. At present the parking of vehicles on these junctions is in contravention of the Highway Code (for parking within 10m of the centre of a junction) and has created a real safety hazard for vehicles manoeuvring around parked vehicles that straddle the paths and block pedestrian access. Because of this we have cars struggling to pass through these parked vehicles safely with pedestrians also walking in the middle of road because the paths are blocked. There is a family with a disabled child whose mother has to transport her child using the middle of the road which is totally unacceptable. The white vans as illustrated in the attached photographs are parked in such a way as to obstruct the access of emergency vehicles to the occupants of the cul-de-sac at the far end, should there ever be a need for them to be called. The proposed new double yellow lines are welcomed but do not go far enough as the problems with white vans obstructing the junctions will persist because double yellow lines are not going to be put in these areas. Without hindering the current plans, I would be

grateful if you could consider further plans for more double yellow lines on the T junctions.

- Rawcliffe Parish Council would like to comment that they are in support of these Orders.

In objection:

- I object to various elements of the recent notice sent to householders in Landalewood Road. I understand the need for restrictions to parking on corners of roads and indeed the occupier of number 32 has parked a very large van across the corner of their front entrance for quite a long time, blocking visibility to traffic in several directions.

Whilst in favour of some restriction on that corner I cannot see the need for it to stretch right down the boundary of number 32, as it would appear to do on your plan, effectively stopping at the visitor parking bay. Most occupants of this road own 2 cars, sometimes more, and that stretch of road is needed for additional parking that cannot be accommodated by the householders' driveways.

- The issue with this is where do you expect everyone to park?? The problem is the council allowed these houses to be converted into flats, which in turn by the very nature of the conversion made for more cars looking for parking places down our street. A lot of the residents objected to the planning saying that parking was already at a premium but this was dismissed by the council. Now you are telling us that we won't be able to park in certain area of the street!!

We have already our converted drive because of this issue and now it's going to be compounded. All that is then going to happen is folk will park in the church car park and that has already been an issue with the church talking about putting a gate so it can actually be used for the hall not for the residents to park in.

Planning should not have been granted on the flats to begin with these are family homes and as such parking was adequate. Please re think these plans or make the houses turn back into houses not flats!!!

- Firstly, I would like to know why the letter regarding the changes at Landalewood Road wasn't addressed to us, although the changes directly affect us.

I have looked at our drive and even if we were to attempt to extend it, we still would not be able to park two vehicles on there. Unlike other households we only have two vehicles, one we park on the drive and the other outside our house. I don't feel it fair that you intend to put double yellow lines all around the outside of our

house, preventing us from parking there. Nowhere else on our street has been affected apart from us.

Officer analysis and Recommendation

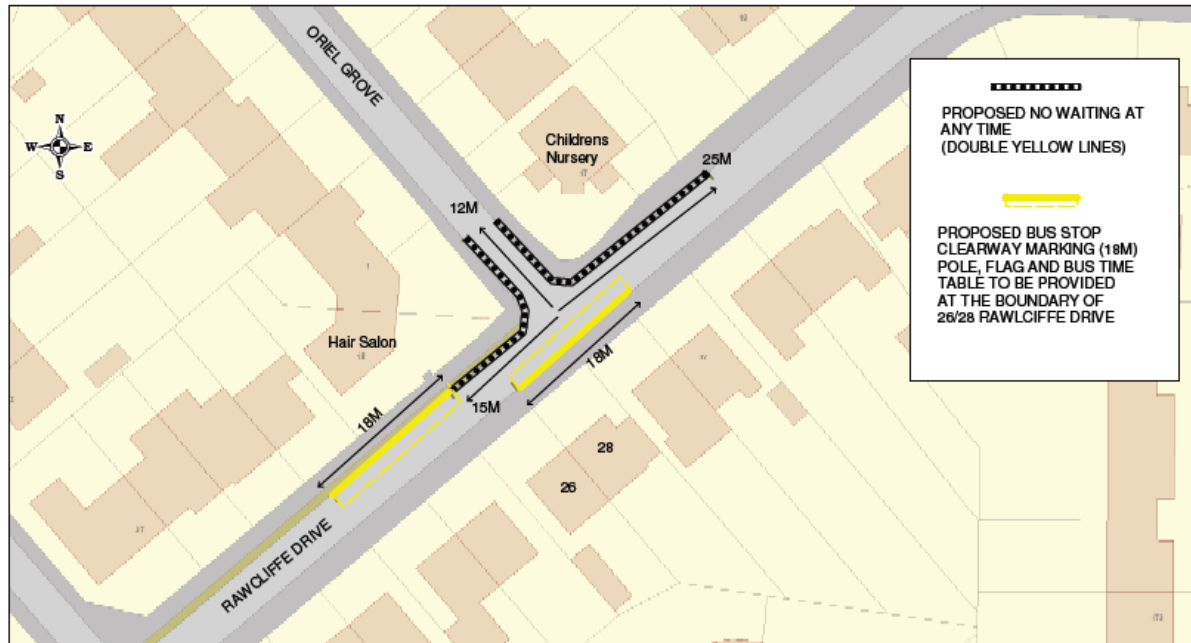
The proposed restrictions would remove some of the obstructive parking causing issues for pedestrians. The junction areas could be added to the next annual review for further consideration. Therefore, the recommendation is to implement as advertised.

Options

1. Implement as Advertised(recommended)
2. Take no further action.
3. Implement a lesser restriction than advertised

N2**Location** Oriel Grove/Rawcliffe Drive**Nature of problem and plan of Advertised Proposal**

Reports of parking close to junction, including creating difficulties with access and pedestrian crossing. Issues compounded with a nursery day care provision and a hairdresser on the corners of the junction.



Recommendation advertised: No Waiting at any time to protect junction area from inconsiderate parking.

Representations Received

We received three representations in objection to the proposal.

- I was wondering how you can put a bus stop between 2 driveways, not only is this dangerous for people standing at the bus stop but also for the people living at them homes trying to get out of their drives. I live over the road and there is already a bus stop outside my house, a post box on my land and now a bin!!! Think this proposal need looking at again, also what do parents do with children at the nursery? This a busy road having to walk further down the road with small children is not the safest thing either.
- Firstly, we already have one bus stop opposite our house so to have another on our boundry line would be really disruptive and add to the already congested parking issues. If the proposed bus stop clearway markings were to go ahead this would cause significant disruption as we have two cars both used for work, one parked on the drive and one in front of our property. If other cars were forced to park in front of the house this would

cause chaos for us as we have baby on the way and my partner is a painter and decorator so needs to be parked as close to the house as possible for security reasons as he carries power tools etc is his van.

Parking is already difficult on this street and to impose further restrictions would be an absolute nightmare for myself and my neighbours.

We strongly oppose the proposed changes and do not see why another bus stop is needed when we have so many in close proximity.

- We are writing to object to the proposal for double yellow lines around our boundary at Bright Beginnings Day Nursery on Rawcliffe Drive. We have been an established nursery for 23 years and have served our local community well with no complaints from any of the neighbours until now. We have looked after the now grandchildren of some our unhappy neighbours and do everything in our power to ensure that our parents are parking safely and with respect for the neighbours. We have a current planning application in place for a small six place baby unit which has not gone down well with our neighbours. The threat of double yellow lines feels like a personal attack on this business rather than a proactive solution to helping the sustainability and sufficiency of the nursery. It is surely the role of planning to find compromises and solutions rather than sabotage us and our success. We appreciate that our recent planning proposal for a baby unit may have upset our neighbours, but we have plenty of photographic evidence to show that the cars parked on Rawcliffe Drive for most of the day are not actually our parents causing the problem.

There are several reasons we wish to object to this proposal but primarily we want to highlight that implementing double yellow lines around a children's day nursery will not solve the current issue surrounding parking. By preventing our parents from accessing the setting near to the door, you will be forcing them to park further down the street therefore causing more traffic problems. Our parents do use the stretch of footpath near to the junction of Oriel Grove and we do appreciate that it isn't always ideal. However, they drop off or pick up for a noticeably short period of time and very rarely cause an issue for other road users. There is already extremely limited available on street parking on Rawcliffe Drive. We have an appropriate amount of space available for our parents to pull up, hand over their children and

get on their way. We endeavour to remind our parents to park safely and with respect for our neighbours.

The hairdressers' clients across the road are elderly and rely on being able to park near to the door of the salon to enable them to access the business for a haircut. It seems unfair to punish two small businesses who already struggle for appropriate parking by putting in double yellow lines. Both businesses have and do serve the local community. This is important especially when considering we are going through a pandemic where small business growth is limited.

When Bright Beginnings started on Rawcliffe Drive there was no bus route through the street. It is a narrow street and so allowing the bus to pass through does not help matters. The cars down Rawcliffe Drive must park on the path to allow enough room for the buses to pass through safely. This is nobody's fault but the person who decided Rawcliffe Drive was a safe and suitable bus route. Putting a bus stop opposite the Oriel Grove junction seems to be a dangerous decision as you will be removing more on street parking availability to the residents and business users of Bright Beginnings and the hairdressers across the road. It appears double yellow lines are more of a deterrent for our customers using our businesses as they are a measure to control and maintain highways safety. We would like to highlight that it is extremely rare that anyone gets on the bus (number 19 and Hospital Bus) at the bus stop near to the nursery and we very rarely see people on the bus at all on this route. We use our outdoor space for most of the day and confidently suggest that you look into the passengers getting on and off the Rawcliffe Drive route. It may be more beneficial to move the bus route to a street with better access and without a children's day nursery and secondary school.

We have also noticed that a few of our neighbours have had dropped curbs and then extended their driveways to create more parking spaces. This is brilliant for those people but has resulted in a reduction of available on street parking. Double yellow lines will therefore just create more issues further down the street where residents use available space for parking due to not having enough space on their driveways.

As a business we have made an agreement with Clifton Hotel and they have allowed the team to park in their car park which was a very kind and neighbourly thing to offer. This has therefore left the space clear in front of our garden. However, since doing this a mysterious blue car, not belonging to the team has parked in front

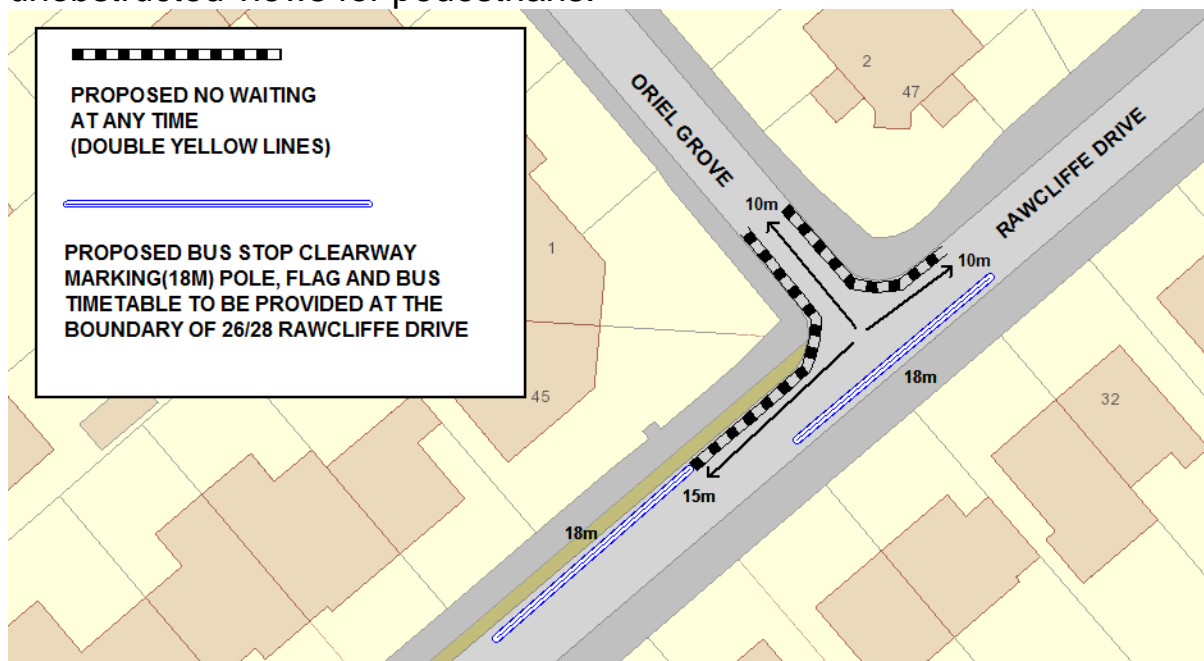
of the garden taking up half of the space we then allocated to help parents drop off and pick up safely. We feel that we are being punished by planning and highways because our neighbours were unhappy about our planning application. We seem to be scapegoat for all the planning issues down Rawcliffe Drive when really, we are an extremely small and insignificant part of the problem.

We also have some concerns of the safety of our families who will be forced to park down the street, sometimes get two small children out the car, walk them to nursery safely and ensure they are not blocking access to anyone's house. We have perfectly good 'setting down' access to the nursery without having to make it more complicated with double yellow lines.

We have done some research and would like to find a compromise where we can ensure that our families can pick up and drop off their children safely, the hairdressers can continue to serve their clientele and our neighbours are happy. Double yellow lines are only appeasing the neighbours of Bright Beginnings and is at the detriment of many more people. We feel a single white line may solve the problem.

Officer analysis and Recommendation

The complaint was regarding pedestrian safety when using the tactile crossing. The recommendation is to reduce the restrictions to junction protection to ensure pedestrian safety, with consideration to the nearby children's nursery and ensuring the crossing facility is available and with unobstructed views for pedestrians.



Options

1. Implement as Advertised
2. Take no further action.
3. Implement a lesser restriction than advertised(recommended)