

Report of the Corporate Director of Economy and Place

**Turner Close & Huntington Road: Proposed Amendment to the Traffic
Regulation Order - Consideration of objections received**

Summary

1. Consideration of the representations received to the recently advertised waiting restrictions on Turner Close and Huntington Road

Recommendation

2. The Executive Member is asked to agree Option One.

Advertise a proposal to amend the York Parking, Stopping and Waiting Traffic Regulation Order to:

- I. Implement as advertised with a reduced length of waiting restrictions on the west side of Turner Close as outlined in Annex B
- II. Implement a shorter length of waiting restrictions on Huntington Road as outlined in Annex B

Reason: To remove obstructive parking and improve sight lines whilst taking into consideration the objections received during the consultation process

Background

3. Turner Close consists of 32 properties, vets, SPAR/Post Office and an emergency Ambulance Station. The area was developed by Linden Homes and the highway was adopted by City of York Council in August 2017
4. The planning process, 11/03269/FULM, negotiated a section 106 agreement with the developer which included a £2k contribution for an

amendment to the Traffic Regulation Order for restrictions in the area as required due to the impact of the development.

5. Following complaints from residents of Turner Close about inconsiderate parking obstructing the footpaths and sight lines the Executive Member for Transport and Planning authorised officers to advertise a proposal to introduce waiting restrictions as outlined in Annex A.
6. In addition to residents concerns the NHS ambulance service requested we address the following issues to ensure safe access/egress at all times:
 - we have had a number of near miss incidents with people just driving out of the cul-de-sac's but more often just driving out of the Spar car-park without looking so maybe a stop line or give way would help at all junctions (give way entrance markings will be placed on street in the near future)
 - We have issues with people parking on Huntington Rd prior the hatched area especially in rush hour periods where we are negotiating very heavy traffic and often turning into on-coming vehicles; this comment led to the proposals for Huntington Road
7. This is a mixed use street and most residential properties will require some nearby on-street parking amenity for visitors. Consequently, we left two areas for on-street parking on the western side of the carriageway on Turner Close. These areas are sufficient for 6-7 vehicles to park. This will ensure sight visibility splays are maintained and keep the eastern footway unobstructed; most pedestrian use is on the eastern side.
8. The proposed area on Huntington Road is at a section of carriageway where it narrows. Parked vehicles are creating a situation where to pass them vehicles are encroaching onto the other side of carriageway. We have previously received requests for action at this location from residents but have resisted as the parked cars can act as a natural traffic calming measure. The additional request by the ambulance service suggested the benefits of removing the parked vehicles now outweighed any speed reduction benefits they may have provided.

Representations Received (with officer comments)

9. We have received
 - two representations in support

- two objections to the proposal for Huntington Road
- two objections to the proposal on Turner Close

Support

10a Yorkshire Ambulance Service NHS

We support the proposals. Parking for our staff is extremely tight and we often have to park on the roadside....happy that there will be limited parking on Turner Close.

We pleased with the proposed parking restrictions on Huntington Road – if we exit to the left we can often face oncoming vehicles on the wrong carriageway as they navigate parked vehicles, it will also ease our progress when navigating heavy traffic.

Resident of Turner Close

I offer my support for the proposals and am confident that my neighbours also welcome them. ... become increasingly dangerous for my children due to careless and inconsiderate parking as well as causing issues for ambulances leaving the station. ... unable to use the public footpaths because of cars parked partially on the footway – this has also caused my five year old daughter to cross the road between parked cars. I have been unable to exit my own driveway due to parked cars obstructing access.

Officer Comments

Both representations of support highlight the issues reported to us which resulted in the advertised proposal for waiting restrictions (Annex A).

Objections

10b Resident of Turner Close

I have lived here for 4 years and have no problems with the ambulance staff parking their vehicles. There is no provision for alternative parking should the restrictions be implemented.

The proposal leaves no visitor parking and nearest unrestricted parking is about 6 minutes walk. This will compromise the safety of my visitors (especially at night time).

Alternative parking needs to be provided before any restrictions are placed on Turner Close.

Pets at Home Group PLC

We strongly object to the proposal. We do not perceive to be an issue

with safety; it is a dead end with very little traffic flow beyond the vets and SPAR. We do not believe these measures are necessary. Our premises have 25 team members, 12 of which may be present at any time. Our car park has 7 spaces and a disabled space. There is no park and ride that serves this location and no other parking options in the vicinity. We operate a 24 hour service and staff need to park close by to ensure their safety. This is effectively an animal hospital and we receive emergencies, clients need to park directly outside.

Clients: If parking becomes unavailable we will lose clients and struggle to attract new ones. Proximity of parking is crucial to our business (clients carrying sick animals etc). These restrictions would be damaging to the viability of the business.

The vets practice was there before the residential properties. Residents have taken occupancy in full knowledge of vets practice and its parking requirements. It is unfair for residents to request waiting restrictions that are of detriment to the pre-existing business.

If restrictions are to be introduced – we would request they are introduced only on one side of Turner Close. Would the council consider lowering the kerb in front of the Vets4Pets property to allow colleague parking on what is a grassed area to the front of our premises and turning it into a car park with parking permits allocated?

We would hope the viability of small businesses would be a priority to the Council, particularly in situations where proposed changes that the business has no control over may cause us to close.

Officer Comments

Before the development (Vets/SPAR/Residential) the land was occupied by the Yearsley Bridge Centres and the ambulance service. As far as we are aware the Vets was not in existence at this location before the residential development. The parking allocation of 8 spaces in total was consistent with maximum parking standards (City of York Local Plan). The Transport Statement supporting the application refers to the location being sustainable with convenient access to facilities by modes of transport other than the private car. The planning process identified the possible need for waiting restrictions from the outset, which is why the section 106 agreement was put in place. A business cannot rely on the availability of nearby on street parking on adopted highway in order to survive.

Request for an additional car park to the front of the car park and dropped kerb: this would be a matter for the land owner to investigate, apply and fund.

Parking: the proposal leaves unrestricted carriageway for parking for approximately 7-8 vehicles on the western side of Turner Close. It is proposed to shorten the proposed length of waiting restrictions at the vehicle access points on the western side of the carriageway. This would provide an additional parking amenity of three spaces (see Recommended Option, Annex B).

10c **Residents of Huntington Road**

Objections:

A resident of this section of the road is an elderly lady who is confined to her bed 24/7 for medical reasons. There are 2 carers four times a day, district nurses three times a week and family, visitors, hairdressers, gardeners etc who all require to park outside the property. The property has no off-street parking availability.

Homes on this stretch of road have little or no driveway
There is no other means of accessing these properties by road
Maintenance vehicles are required to be parked on the road
The wideness of the road would encourage vehicle speeds to increase should all parking be removed.

Officer Comments

We have received complaints about parking at this location previously but resisted taking action because parked vehicles do act as a natural traffic calming measure. Recent site visits have indicated this is an intermittent parking issue. The road narrows the closer it gets to the Turner Close junctions. Consequently to consider the needs of the residents at this location, we recommend we implement a reduced length of restrictions as outlined in Annex B. This will allow vehicles to approach the junction on the correct side of the carriageway and alleviate some of the issues highlighted by the ambulance service.

Options

11. **Option One (Recommended Option)**

Advertise a proposal to amend the York Parking, Stopping and Waiting

Traffic Regulation Order to:

- I. Implement as advertised with a reduced length of waiting restrictions on the west side of Turner Close as outlined in Annex B
- II. Implement a shorter length of waiting restrictions on Huntington Road as outlined in Annex B

Reason: This is the recommended option because it will remove obstructive parking and improve sight lines for residents of Turner Close, business outlets and provide safer access for the ambulance service whilst taking into account the objections received during the consultation process

12. **Option Two:**

- I. To uphold the objections and take no further action on this matter at this time.

This is not the recommended option because the safety issues for the ambulance service and residents would remain unchecked.

Consultation

13. We consulted residents affected on Huntington Road, all Residents in Turner Close and the Vets and SPAR. Notices were placed on street and in The Press. Details of the proposal were sent to emergency services and haulier organisations as required to meet Highway regulations.

Council Plan

14. The above proposal contributes to the City Council's Council Plan:
- A focus on frontline services – to ensure all residents, particularly the least advantaged, can access reliable services and community facilities
 - A council that works in partnership with local communities

Implications

15. This report has the following implications:

Financial – Funding is being provided through a section 106 agreement

Human Resources – None

Equalities – The consultation period concluded the proposal, if implemented, would be detrimental to the needs of an elderly and disabled resident. To mitigate this effect we are recommending a shorter length of restrictions on Huntington Road and leaving the carriageway outside the residential properties (151-159 Huntington Road) unrestricted.

Legal – The proposals require amendments to the York Parking, Stopping and Waiting Traffic Regulation Order 2014: Road Traffic Regulation Act 1984 & the Local Authorities Traffic Orders (procedure) (England & Wales) Regulations 1996 apply

Crime and Disorder – None

Information Technology – None

Land – None

Other – None

Risk Management - There is an acceptable level of risk associated with the recommended option.

Contact Details

Authors:

Sue Gill
Traffic Project Officer
Transport
Tel: (01904) 551497

Chief Officer Responsible for the report:

James Gilchrist
Assistant Director: Transport, Highways
and Environment (Economy and Place)

Neil Ferris
Corporate Director Economy and Place

Report Approved ✓

Date: 19.06.18

Wards Affected: Heworth

For further information please contact the author of the report.

Annexes

Annex A, Plan of the proposed waiting restrictions

Annex B, Recommended (amended) proposal for implementation