

Report to the Executive Member for Transport and Planning 11 February 2016

East Mount Road: Consideration of Objection received to recently advertised proposal to amend the York Parking, Stopping and Waiting Traffic Regulation Order

Summary

1. This proposal concerns a Resident Parking Bay on East Mount Road (plan Annex A)

The objectives of the proposal are:

- a) to provide a legal space for House of Multi Occupancy (HMO) permits to be used.
- b) shorten a bay by 8m to better protect a dropped kerb access to a private off-street amenity
- c) Change the time allowance for non-permit holders from 60 minutes to 10 minutes to reduce the use of the bay by non-permit holders and improve the amenity for permit holders

We have received

- four objections to the proposal to shorten the bay
- one objection to the proposal to convert the bay to allow HMO permits to be used.
- no objections were received to the proposal to change the time allowance for non-permit holders

Details of the objections with officer comments are included as Annex C.

Recommendation

2. The recommended action is Option B (see paragraph 7):
 - a) Implementation as advertised for (a) and (c) above
 - b) Take no further action on (b) above

Reason: To take on board residents concerns whilst still achieving an improvement to the parking amenity for residents of 50 East Mount Road.

Background

3. The property at 50 East Mount Road, situated within the boundary of the R1 zone, has been developed over-time from a retail outlet with flats/bed-sits above to a large HMO with 9 letting rooms and one self-contained flat.

Currently, there is no parking provision within the Residents' Priority Parking Zone, R1 Moss Street, to allow permits to be issued to residents within a HMO. These permits can only be used:

- within a dedicated space provided for Guest House and HMO permits
- in a "Community Bay" that can be used by any class of permit holder.

The proposal seeks to rectify the issue by redefining one parking bay as a community bay. Residents of 50 East Mount Road with a HMO permit will be able to park only within the community bay area; a HMO permit will not enable them to park in any other marked bay within the zone.

4. A few years ago the property at 49a East Mount Road was developed and a dropped kerb access installed within an existing Resident Parking Bay to provide access to an off-street parking area. Following reports of parking obstructing the access, we placed a white bar marking across the dropped kerb area within the Resident Parking Bay. We have these in many of our Residents' Priority Parking zones and find they work well. As we were already proposing an amendment in this area, we sought to improve this arrangement by shortening the bay and replacing with no waiting at any time restrictions across the dropped kerb entrance.
5. This resident parking area is under pressure for space. The bay adjacent to 50 and 49a East Mount Road allows parking for non-permit holders for 60 minutes. A 10 minute parking allowance for non-permit holders, in line with all other bays on East Mount Road, could reduce the pressure for space by reducing the amount of non-permit parking taking place. There are Pay & Display bays on The Crescent which are available for short term parking if required.
6. We proposed the following amendment:

- a) Convert the parking bay adjacent to 49A East Mount Road to R1 C (Community Bay). This would allow HMO residents a limited parking amenity.
- b) Shorten the bay by 8m to prevent obstruction of the dropped crossing area at 49A East Mount Road
- c) Change the 60 minute parking for non-permit holders to 10 minutes to bring it in line with the rest of the zone. This could reduce pressure on parking by reducing the short term use for non-permit holders.

A plan of the proposal is included as Annex A.

A plan of the R1 Boundary is included as Annex B.

Options and Outline Analysis

7. Details of the objection and analysis of the points raised are included as Annex C

Options available

- A. Over-rule the objections and Implement all parts of the proposal as advertised (a, b and c in paragraph 6).
This is not the recommended option because a short length vehicle does park beyond the gates without causing obstruction. If we implement (b), this vehicle will be displaced to another area and increase the pressure for space.
- B. Uphold the objections (in part) and Implement the changes outlined as (a) and (c) in paragraph 6; the white bar marking to remain in situ.
This is the recommended option as residents of 50 East Mount Road will be provided with a limited parking amenity within the zone. No objections were received for item (c).
- C. Implement (b) and (c) in paragraph 6.
This is not the recommended option as residents of 50 East Mount Road would become ineligible to use the R1 parking amenity. If this is the chosen option we would seek to advertise a proposal to remove this property from the legal boundary of the R1 zone to confirm the ineligibility.
- D. Implement only (c) above.

Consultation

8. No concerns have been raised by Ward Councillors or Councillors considering transport issues for the political parties

Council Plan

9. The above proposal confirms the participation of residents in the decision making process and democratic life.

Implications

10. This report has the following implications:

Financial – None

Human Resources – None

Equalities – None identified

Legal – None

Crime and Disorder – None

Information Technology - None

Land – None

Other – None

Risk Management - None

Contact Details

Authors:

Sue Gill
Traffic Technician
Transport
(01904) 551497

Chief Officer Responsible for the report:

Neil Ferris
Acting Director
City and Environmental Services

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Specialist Implications Officer(s)

There are no specialist implications.

Wards Affected:

Micklegate Ward

For further information please contact the author of the report.

Annexes

Annex A: Plan of the proposal

Annex B: Plan of the R1; Moss Street Residents' Priority Parking Boundary

Annex C: Details of Objections received with analysis