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**Decision Session – Executive Member for  
Transport and Planning**

20 December 2018

Report of the Corporate Director of Economy and Place

**R33 Residents’ Priority Parking: Proposed Amendment to the Traffic Regulation Order, consideration of objections received**

**Summary**

1. Consideration of the representations received to a recently advertised proposal to change the parking amenity within the R33 Respark zone on Sycamore Place, Sycamore Terrace, Bootham Terrace and Longfield Terrace.

**Recommendation (Option Three)**

2. The Executive Member is asked to approve Option Three:
  - a) Implement as advertised the Removal of the Bert Keech Bowling Green development from the R33 Residents’ Priority Parking Zone
  - b) Implement the revocation of Guest House Parking and Household Parking to be replaced with No Waiting at any Time on Sycamore Place to provide vehicle access to new property.
  - c) Uphold the objections and take no further action on the rest of the proposal as advertised.
  - d) To advertise an alternative proposal for the revocation of 6m of no waiting at any times restrictions on Longwood Terrace and replace with an R33 GM space for the use of Guest House parking only (see Annex D)

This is the recommended option because it maintains the current status quo of parking provision for both Household and Guest Houses.

Reason: To progress the majority views of the resident.

## Background

3. The development of the Bert Keech Bowling Club on Sycamore Place for 5 residential properties requires the removal of 6-7m of a dedicated Guest House parking bay and approximately 3m of Household parking bay to facilitate a new vehicle access to one property. Planning application 13/03727/FUL refers. As a result of the planning process a section 106 agreement has secured funding of up to £5k to review the parking zone in this area and make the necessary amendments to the Traffic Regulation Order.
4. In August 2017, the Executive Member for Transport and Planning considered objections to an earlier proposal to change the Guest House dedicated spaces on Bootham Terrace to a Community Parking Space to improve the parking amenity for nearby residents. A Community space allows all classes of R33 permit holders to park. The Executive Member decided to split the dedicated Guest House Parking Bay whereby parking for 3 to 4 vehicles were allocated to community parking and space for two vehicles to be retained as dedicated parking for Guest House use.
5. The Executive Member decided the acceptable level of dedicated Guest House Parking in this zone was to be space for 7- 8 vehicles. The development of the Bowling Club will reduce this amenity to 6-7 spaces and the current proposal, detailed as Annex A, was designed to ensure the Guest House amenity was retained in line with the decision made in 2017.
6. The proposal also sought to rebalance the household provision to provide additional space in Bootham Terrace where the number of permits issued exceeds available parking space.
7. When we estimate space allocation, we would allow 5m for an end bay and 6m for others. The proposal reduces a household space on Sycamore Terrace, by 3m; 30m to 27m. We would estimate a 30m bay can park 5 cars comfortably (one 5m bay and 4 x 6m bays). When amended the 27m bay should still accommodate 5 cars, especially as two of the bays will be placed adjacent next to double yellow lines for easier manoeuvrability into the parking area.
8. The advertised proposal overall:
  - Retains the Guest House parking amenity at the same level
  - Retains the Household Parking amenity and increases the number

- of spaces for Household parking by one.
- Removes the development from the Zone boundary

Clarification of the proposal is provided within the plan at Annex A & A1.

### **Representations Received** (full details at Annex C and C(1))

9. We have received
  - one representation in partial support
  - four objections one of which is reproduced as Annex C(1)

### **Objections**

10. The main objections to the proposal centre around:
  - the removal of household parking amenity on Sycamore Terrace  
The objectors claim these spaces are used continually and there are other areas more suitable to provide Guest House Parking.
  - Over supply of Guest House Parking amenity – many photographs have been provided showing Guest House Parking is underused on a regular basis.

### **Officer Comments**

11. The level of Guest House Parking was raised in August 2017 and the Executive Member, with the support of the Ward Councillors, decided an acceptable level for GM parking which the proposal has sought to maintain.
12. There are other areas where we could propose removal of Household Parking and replace with GM parking – but it is likely that we would receive the same objections from other household permit holders who want to protect their amenity as now.

### **Analysis of parking permits issued to spaces available**

13. R33: Bootham South Residents' Priority Parking Zone is subject to pressure for space for permit holders. Over the years we have received complaints from Residents about lack of parking space, referring to the Guest House Spaces which often appear to be empty. The objections received to this proposal raise the same issues. The level of Guest House Parking amenity was discussed and agreed in 2017 and took into account the needs for Guest House parking for the zone as a whole,

including Queen Anne's Road and North Parade.

14. We have undertaken an analysis of permits issued against estimated space availability which is recorded below. The permit totals refer to full-time permits issued to households. The level of visitor permits on any given day cannot be determined.

15.

	<b>Total no of Permits issued (Residents)</b>	<b>Estimated level Of space availability</b>
Bootham Terrace	35	29 + 3 to 4 Community (shared)*
Sycamore Terrace	47	52
Sycamore Place	12	10
Almery Terrace	3	3
Longfield Terrace	0	3
North Parade	36	30
Queen Anne's Road	33	31 + 8 shared spaces (P & D)** + 12 Community (shared)***
	<b>Guest Houses</b>	
Guest House Permits Sycamore Place	6	7 to 8 dedicated spaces + 3 to 4 Community*
Guest House Permits (Queen Anne's Road)	8	5 dedicated spaces + 12 Community (shared)***

\*Community spaces allow parking for any R33 Permit Holder. There is space for 3 to 4 vehicles on Bootham Terrace.

\*\*There is space for 8 vehicles on the North of Queen Anne's Road which is shared space for Household permit holders and Pay & Display users.

\*\*\*There is space for 12 vehicles on the south of Queen Anne Road (opposite the school) which is shared Community Parking for any R33 permit holder and Pay and Display users.

16. The advertised proposal removes three household spaces from Sycamore Terrace and potentially one on Sycamore Place. To maintain the household provision we replaced these: two on Bootham Terrace and two on Longfield Terrace.
17. The advertised proposal removes one space of Guest House Parking on Sycamore Place and two on Bootham Terrace and replaces them on Sycamore Terrace (closer to the Guest House's).

18. Theoretically, the pressure for space is greater on Bootham Terrace than Sycamore Terrace when comparing permits issued to space availability. The proposal was an attempt to provide more spaces where they are most needed whilst maintaining the full space allocation as now.
19. The objections are from residents in Sycamore Place and Sycamore Terrace who would like to continue to use the space on Sycamore Terrace.
20. Officers consider the way forward is to remove the one Guest House space required as a result of the development. This to be relocated on Longwood Terrace; (Option 3, Recommended Option).

## **Options**

### **Option One**

21. Implement as advertised:
  - a) Removal of the Bert Keech Bowling Green development from the R33 Residents' Priority Parking Zone
  - b) Implement the advertised changes to the parking bay areas as outlined in Annex A.

This is not the recommended option because all objectors are against the revocation of household parking on Sycamore Terrace to reposition the Guest House parking. By not implementing we are upholding the Council Plan and listening to residents.

### **Option Two:**

22.
  - a. Implement as advertised: Removal of the Bert Keech Bowling Green development from the R33 Residents' Priority Parking Zone
  - b. Implement the revocation of Guest House Parking and Household Parking to be replaced with No Waiting at any Time on Sycamore Place to provide vehicle access to new property. We will revoke as short a length as possible to achieve this aim.
  - c. Take no further action on the rest of the proposal.
23. This is not the recommended option because the dedicated Guest House

Parking spaces would be at a lower level than the Executive Member agreed in 2017.

### **Option Three: (Recommended Option)**

24.
  - a) Implement as advertised, removal of the Bert Keech Bowling Green development from the R33 Residents' Priority Parking Zone
  - b) Implement the revocation of Guest House Parking and Household Parking to be replaced with No Waiting at any Time on Sycamore Place to provide vehicle access to new property. The measurements of revocation can be a lesser length than advertised and this will be achieved on implementation if possible.
  - c) Uphold the objection and take no further action on the rest of the proposal.
  - d) To advertise an alternative proposal for the revocation of 6m of no waiting at any time restriction on Longwood Terrace and replace with an R33 GM space for the use of Guest House parking only (see Annex D). Reducing the proposed 10m of parking space to 6m will improve sight lines at the junction area.
  
25. This is the recommended option because it maintains the current status quo of parking provision for both Household and Guest Houses.

### **Consultation**

26. We consulted residents most affected on Bootham Terrace, Sycamore Place and Sycamore Terrace. A copy of the consultation information is attached as Annex B. 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**

27. The recommendations in this report relate to the Council Plan priority "a council that listens to residents". Objectors to the proposal wish to retain the household parking amenity on Sycamore Terrace. The recommended proposal demonstrates that the Council is listening to and working with residents and the local community.

### **Implications**

28. This report has the following implications:  
**Financial** – Funding is being provided through a section 106 agreement

**Human Resources** – None

**Equalities** – None identified within the consultation process

**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**

**Author:**

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)

**Report Approved:** ✓

**Date:** 28 November 2018

## **Wards Affected: Clifton**

**For further information please contact the author of the report.**

**Annexes:**

Annex A & Annex A1, Details of the advertised Proposal

Annex B: Information provided to residents

Annex C & Annex C1: Details of Representations Received

Annex D: Option 3 (Recommended Option)

**Abbreviations used:**

ResPark: Residents' Priority Parking