

Bolton Council

Report to: Executive Cabinet Member
Environmental Services

Date: 22 February 2016

Report of: Director of Place

Report No: ECMES/45/16

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Report Title: Seymour Road-Proposed Waiting Restrictions (Traffic Order No: - 303802)-Objection Report

Non-Confidential This report does **not** contain information which warrants its consideration in the absence of the press or members of the public.

Recommendations: Having considered the objections and the views of Ward Members, the Director of Place recommends the Executive Cabinet Member Environmental Services to agree the introduction of the proposed restrictions that were advertised in November/December 2015.

Decision:

Background Doc(s): Copy letters/e-mails of objection held on file in the Highways and Engineering Development Services Section.

Signed:

Leader / Executive Member

Monitoring Officer

Date:

Summary:

The Director of Place agreed the promotion of waiting restrictions on Seymour Road, Crompton in order to facilitate development.

The proposal was advertised in November/December 2015 and 4 representations were received. This report sets out the reasons given for the representation and gives a response to them. Having considered the representations, the Director of Place recommends the Executive Cabinet Member Environmental Services to confirm the proposal as advertised in November/December 2015

Background information

1. It was a recommendation during the consultation on planning application 92362/14- Demolition of former Methodist Theatre Church and erection of 9 No dwellings with associated parking off Seymour Road, that a full review of the traffic regulation orders surrounding the site should be undertaken. Any promotions/revocations required to facilitate safe use of the development shall be funded at the applicant's expense. This report indicates the findings/recommendations in order to allow discharge of the relevant conditions indicated on the planning application.

The proposal was advertised in November/December 2015 and 4 representations were received from the following:-

AB-9 Palm Street, Bolton
SH-13 Palm Street, Bolton
AT-19 Palm Street, Bolton
PK-21 Palm Street, Bolton

Objection/Representation

2. All representations have raised concerns that the restrictions proposed for Seymour Road will force parked cars associated with businesses at that location into Palm Street which already suffers from on-street parking issues.
3. They have raised comment about the implementation of a residents' only parking scheme at that location.

Observations

4. The site layout approved under planning application 92362/14 indicated direct driveway access from Seymour Road for the 7 fronting properties. It was conditioned on the planning consent that the developer should fund the promotion of no-waiting at any time restrictions across the site frontage in order to prevent parked vehicles from blocking access to driveway provision associated with the new development.
5. The short length of no-waiting restrictions proposed for the junction of Palm Street were to be implemented to prevent vehicular obstruction to pedestrians crossing at the junction. There is a high foot-fall at that location at certain times of the day associated with the primary school and it was felt that this proposal would reduce the potential for road safety implications at that location.
6. There will still be an element of un-restricted on-street parking on the northern side of Seymour Road up to the School Keep Clear Markings. This can still be utilised during school pick up times and for the businesses within the vicinity.
7. Seymour Road is a very highly trafficked route that runs between Crompton Way and Blackburn Road. Owing to the residential nature of the route, there is a high incidence of on-street parking which poses traffic management issues. The proposed restrictions will help reduce these issues and also potential road safety implications associated with parking congestion on the adjoining highway.

8. Palm Street is a short section of adopted highway that appears to serve approximately 10 properties and the rear of some of the businesses fronting Blackburn Road via Back Palm Street. There is un-restricted on-road parking along its entire length which is utilised by residents owing to the lack of off-road provision associated with their terraced properties.
9. On site observations revealed that parking at this location is at a premium although there appeared to be availability at this location during the working day, which was the time of greatest concern raised by representation. There appeared to be no vehicles parked on Seymour Road adjacent to the new development owing to construction works being undertaken. This would be the situation when the development was completed and the restrictions are in place.
10. The residents' concerns in terms of overspill parking onto Palm Street are noted; however, acting on the above on site observations there would potentially be ample on-street parking to accommodate both within the working day with the restrictions in place. Another fact is that the new residential scheme will potentially generate less traffic/on-street parking issues than the Theatre Church and associated uses had at that location.
11. The Highways Authority would not support the implementation of a residents' only parking scheme on Palm Street. The highway is quite narrow at this location and in order to introduce a viable scheme with adequate circulation for vehicles through the parking area you would probably have to reduce the number of parking spaces available to residents. Consultation on such a scheme will inevitably raise objections from residents. Coupled with the fact that residents will have to pay an annual fee, will not have a dedicated space directly outside their properties and that visitors will not be accommodated, will make such a proposal un-viable.

Consultation

12. Representatives of the Chief Constable, County Fire and Rescue Service, Greater Manchester Ambulance Service and the Director General of the Passenger Transport Executive have been consulted and have raised no additional comments or observations.
13. Parking Services have been consulted on this report and have raised no additional comments or observations.

Views of Ward Members

14. The views of Ward Members have been requested on this report. Councillor Darvesh has made the following comments indicated below: -

'I think I have already expressed my concerns previously.

At the planning meeting I did actually say that we should see if there will be a future requirement for the double yellow lines. The point being is that these properties actually front Seymour Road and will have driveways so in theory people should not be parking in front of the drives in the first place. The real problem is the fact that the rear entrance to the school exists at this location and many cars are parked here for a small duration at pick up and drop off times. This has become even more congested at these times since the school opened up a nursery arm to it last September. This would mean cars would be forced to overspill into the side streets which is difficult due to the narrow features of Seymour Road and Palm Street being a dead end.

Therefore I wish to object to the TRO's completely and ask highways monitor the situation. If there is a need for any type of lines then some white lines may be more appropriate'.

Recommendation

15. Having considered the objections and the views of Ward Members, the Director of Place recommends the Executive Cabinet Member Environmental Services to agree the introduction of the proposed no waiting at any time restrictions as advertised in November/December 2015.

Financial implications and implementation

16. The estimated cost of traffic order/physical lining works was £3415 plus VAT which has been funded by the developer.