

CABINET MEMBER FOR ENVIRONMENT –13 SEPTEMBER 2018

CARTERTON: ROCK ROAD - PROPOSED WAITING RESTRICTIONS

Report by Director for Infrastructure Delivery

Introduction

1. This report presents responses received to a statutory consultation to introduce waiting restrictions on Rock Road, Carterton.

Background

2. The above proposals have been put forward as part of a proposed residential development off Rock Road. A plan showing the proposal is provided at Annex 1.

Consultation

3. Formal consultation on the proposals was carried out between 25 July and 24 August 2018. A public notice was placed in the Witney Gazette newspaper, and sent to statutory consultees, including Thames Valley Police, the Fire & Rescue Service, Ambulance service, West Oxfordshire District Council, Carterton Town Council and the local County Councillor. Street notices were also placed near the proposed waiting restrictions and letters were sent directly to approximately 100 properties in the vicinity.
4. Thirteen individual responses were received in total. Four in support (although in one case, qualified support being expressed), eight objections and one raising concerns.
5. A petition was also received containing signatures from 27 local residents, objecting to the proposals on the basis that they would be inconvenienced by the parking restrictions.
6. The responses are summarised at Annex 2. Copies of the full responses are available for inspection by County Councillors.

Response to objections and other comments

7. Thames Valley Police did not respond to the consultation.
8. The local member expressed an objection on the grounds that the proposals were not warranted taking account of the character and usage of the road.

9. The local ward councillor expressed similar concerns over the need for the proposals and their likely affect in exacerbating parking pressures on adjacent roads.
10. The eight individual objections and the petition with 27 signatures similarly cited concerns over the need for the restrictions and the inconvenience they would cause for residents and their visitors, together with concerns that parking displaced from the road would adversely affect neighbouring streets.
11. While four responses expressed support for the proposals, citing that current on-street parking did result in considerable inconvenience to residents, in particular during school term time, the overall balance of local opinion is clearly against the proposals. Taking account of the fact that the road is a minor residential road and not a significant traffic route within the town, it is considered that the inconvenience to residents arising from the loss of parking outweighs the likely benefits and, in view of this, it is recommended not to proceed with the proposals.

How the Project supports LTP4 Objectives

12. While waiting restrictions would help facilitate the safe movement of traffic, as a minor residential road within the town, this is not considered to be a major issue.

Financial and Staff Implications (including Revenue)

13. Funding for the proposed waiting restrictions has been provided from the developers of land off Rock Road.

RECOMMENDATION

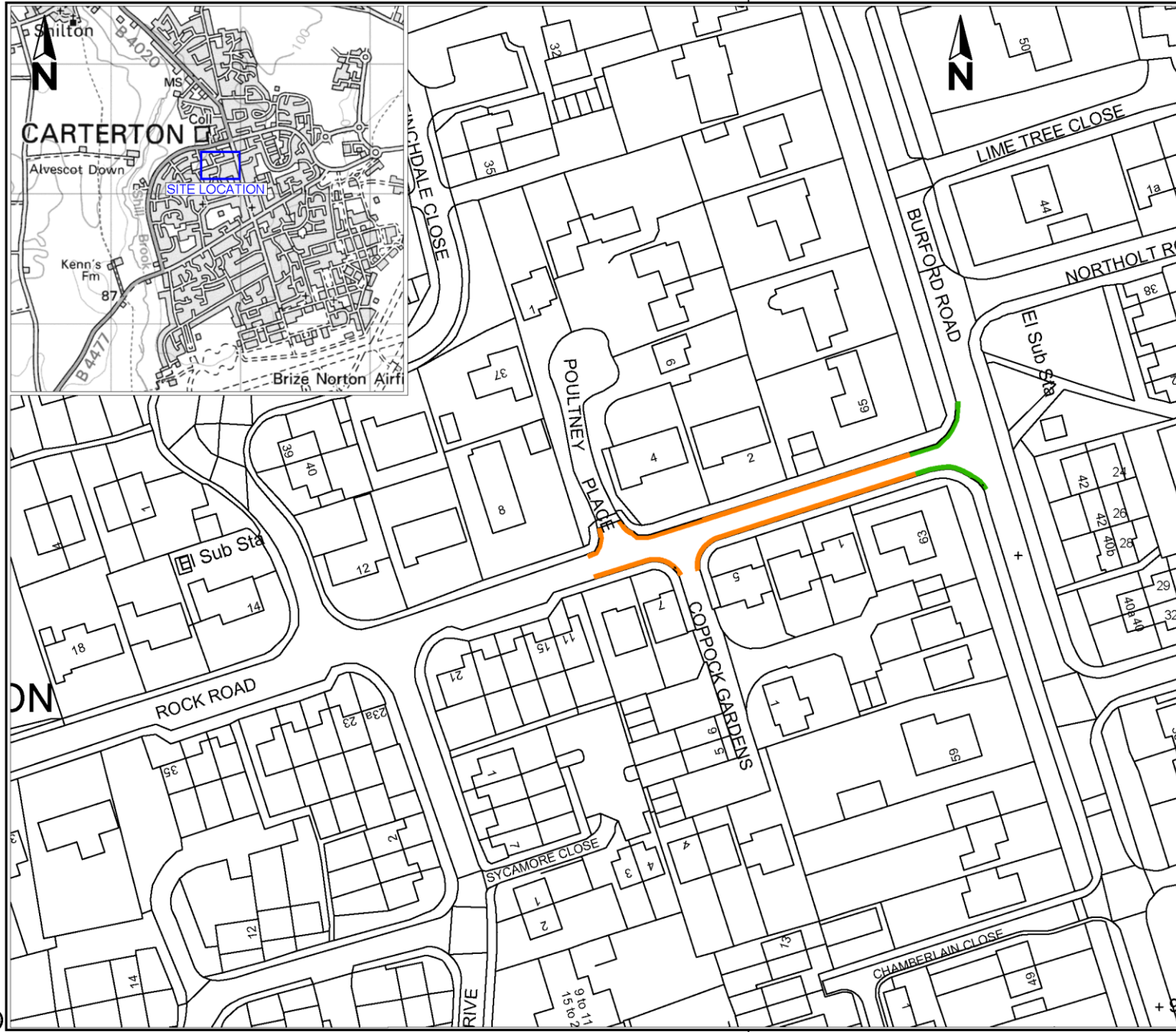
14. **The Cabinet Member for the Environment is RECOMMENDED not to approve proposals to introduce waiting restrictions on Rock Road, Carterton as advertised.**

OWEN JENKINS
Director for Infrastructure Delivery

Background papers: Plan of proposed waiting restrictions
 Consultation responses including a petition

Contact Officers: Hugh Potter 07766 998704

September 2018



Drawing No.		Revision 0	
Key			
Proposed 'No Waiting at Any Time'			
Existing 'No Waiting at Any Time'			
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Rev.	Date	Purpose of revision	Drawn
Owen Jenkins Director for Infrastructure Delivery Communities Oxfordshire County Council County Hall Oxford OX1 1ND Tel: 0345 310 11 11 Fax: (01865) 241577			
Project title			
PROPOSED 'NO WAITING AT ANYTIME'			
Drawing title			
CARTERTON ROCK ROAD			
Drawing Status			
Scale @ A3	Drawn by JaC	Checked by	Approved by
N.T.S.	Date drawn 06/18	Date checked	Date approved
Oxfordshire Project No. & File Ref			
Drawing No.		Revision 0	

RESPONDENT	SUMMARISED COMMENTS
(1) Local member (Cllr Peter Handley)	Object – does not consider the proposals to be warranted.
(2) Local Ward Councillor, (Upavon)	<p>Concerns - I have been contacted by a few residents of Rock Road who are not in favour of these proposed changes. Mainly as this will restrict any visitor parking and there seems to be no real reason for the changes (in their opinion). Can you please tell me the reasoning behind this proposal?</p> <p>We already have some parking issues in other roads when it is school pick up & drop off times (Sellwood Drive & St John's drive) and if restrictions are placed on Rock Road I feel this will only exacerbate those ongoing issues and will then have those residents complaining!</p> <p>The residents that I & Councillor Melvin spoke to seem to think it was to stop people parking for Carterton Primary school? If this is the case then I think we will need to look at other surrounding roads also before this becomes an ongoing issue.</p>
(3) Local Resident, (Carterton)	<p>Object – 1. Minimal parking spaces for school pick ups 2. May push parking for school and waiting parents to park in the private land of Coppock Gardens. 3. Reduces parking for residents on Rock Road.</p>
(4) Local Resident, (Carterton)	<p>Object – cannot see/understand the need for this action and believe it would actually be detrimental and cause potential issues for residents going forward. From various correspondence I have had with Jane Clark and Christian Mauz the reason behind the proposal was to mitigate the potential problem of excessive unregulated parking in the area linked with the new development. When I have requested documentation to back this claim up this has not been forthcoming. I have been advised this has not come from any planning documentation and it had in fact come from an e-mail via a colleague of Christian's (presumably within OCC) and that this had been discussed or suggested as a means of using these funds for the double yellow lines. I would request that under the freedom of information act that I am furnished with a copy of the minutes of the meeting of where and when this was documented.</p>

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	<p>Had this been in the planning documents then we would have been made aware of this via our solicitor and had doubts about purchasing the property. I feel if the proposal goes ahead this could be detrimental to both the value of our house and the sale of the property in the future.</p> <p>Lastly, the area of Rock Road in which the proposal has been put forward does not in my eye and both a good cross section of the residents for that matter, carry a problem of excessive unregulated parking which makes the proposal confusing and infuriating. Given the reasons I just cannot fathom out how this was even considered.</p> <p>I hope the council will look reflectively and favourably on the above and with the vast majority of the residents (on the petition) against the proposals not proceed with the proposal.</p>
<p>(5) Local Resident, (Carterton)</p>	<p>Object – I and others in my household robustly object to the proposal. This end of the road has no problems, The majority of weekday parking comes from parents dropping children off at the local primary school (CPS) twice a day for approximately fifteen minutes and even then not many. Consequently any cars which do park there will move into Poultney Place, Coppock Gardens, which is an un-adopted road, both of which have even less space, and also further down Rock Road and into other roads off the Burford Road.</p> <p>When these properties were in the process of construction the developer had no regard for local residents who were already residing in Rock Road. We now have lived in one of these new properties and have built up a great relationship with the residing neighbours. Your proposal will cause issues in what has developed into a nice neighbourhood with a good community spirit.</p> <p>The original planning application for the development 13/0249/P/FP was passed and I would like to draw your attention to the following -:</p> <p>PAGE 4 of 4 - REASONS FOR GRANTING PLANNING PERMISSION. Para 2. The development pays proper regard to the safety of users of the public highway and does not give rise to unacceptable highway danger. As such, this proposal accords with Policy BE3 of the West Oxfordshire District Plan 2011. In light of this the proposal is considered acceptable on its planning merits.</p> <p>My Wife and I would not under any circumstances have purchased this property if this issue had come to light in our legal searches prior to purchase, which I am told on advice it should have done. So the question has to be asked, where is the paper trail which supports this? Whilst this mention in section 9.0 of the BHD Design and Access</p>

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	<p>Statement regarding Section 106 Contributions it shows a contribution of £3000.00 towards Traffic Regulation Orders. Again, there is no mention of 88mtrs of double yellow lines on both sides of the road. I would also be interested to know how, to who and when the other Section 106 contributions were distributed.</p> <p>Councillor Crossland told me in a recent conversation that ""she distinctly remembers this being discussed"" when I asked her for supportive evidence of these discussions her reply was that she thinks she may have deleted the records of these discussions. That is not good enough, this is an important issue for us and our neighbours.</p> <p>There is no reason for this proposal to proceed.</p> <p>I will, in the event of this preposterous action going ahead be asking for a re-evaluation for local authority tax and encouraging other local residents to do likewise.</p>
<p>(6) Local Resident, (Carterton)</p>	<p>Support – I was very pleased to see that finally the yellow lines were being proposed years after the development opposite my bungalow was built, I live at 65 Burford road and have a drive access out onto Rock Road as using the entrance out onto Burford Road can be dangerous at times. Quite often we will have cars parked across our side entrance with several cars parked up Rock Road which forces cars to proceed down the wrong side of Rock Road to approach Burford Road and forcing cars entering Rock Road to break/stop causing problems, the neighbour behind me also has problems entering and leaving their property because of the parking.</p>
<p>(7) Oxfordshire Resident, (South Leigh)</p>	<p>Object - Apparently there was a complaint that people delivering and collecting children from the nearby school park in the road for short periods during the school day. I think this is using a sledgehammer to crack a nut, as the "problem" will simply occur elsewhere.</p> <p>It really is only for 10 or 15 minutes twice a day, hardly a great inconvenience, as many residents are out at work during those times, so do not even notice this. Far more inconvenience will occur for the residents if double yellow lines are put down, as they and their visitors will have no option but to park in front of someone else's house.</p> <p>I would ask you to please reconsider the matter, perhaps the school itself can offer a solution?</p>
<p>(8) Local Resident, (Carterton)</p>	<p>Support – My wife and I unanimously agree to the double yellow lines being placed on both sides of Rock Road</p>

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<p>(9) Local Resident, (Carterton)</p>	<p>Object – I strongly disagree with the need for the double yellow lines to be extended down the road for many reasons and if it is to stop the school parents from parking there then I do not feel that punishing the residents for their actions is the right thing to do.</p> <p>We have a young and being unable to park outside our own home will be difficult and dangerous for myself and my children, particularly when having to bring in other items such a shopping etc. Yes, we have a driveway, unfortunately that only fits one car however like other modern families we have two cars. If we were to park one after the other on our driveway we would stick out onto the pavement which is obviously unacceptable. If they are going ahead, my question is; where are we supposed to park? Outside someone else’s house?</p> <p>I do not believe parking restrictions in Rock Road will solve the problem of parents parking as they would simply move to a different road in the proximity of the school. I personally, do not have an issue with the parents parking there as its only usually for 10 mins in the morning and 10 mins in the afternoon which is tolerable.</p>
<p>(10) Local Resident, (Carterton)</p>	<p>Object – As a resident I would like to object to this proposal.</p>
<p>(11) Local Resident, (Carterton)</p>	<p>Support– The original planning permission for the development originally known as Orchard Acre on Rock Road now known as Coppock Gardens specified a 90 metre Double Yellow parking restriction on Rock Road but this has never been implemented.</p> <p>We totally support your proposed restrictions as parking has become ridiculous especially during school term times and can restrict access.</p>
<p>(12) Local Resident, (Carterton)</p>	<p>Support (with concerns) - I would like to respond to the proposal of “No Waiting” at the end of Rock Road, in Carterton, while I agree there should be something done regarding parking at the end of the street as this becomes congested making it difficult to travel down to the junction as we then have to negotiate oncoming traffic from Burford Road as well as the bus stop which is directly opposite the junction.</p> <p>I have to point out a lot of it is parents parking for the nearby school but also IMPORTANT to say the residence themselves park beside the road, this annoys me as they have parking at the back of their houses with garage, so I hope this is aimed at those as well. I pointed this issue out many years ago when they were building the new houses, I was not heard so it amazes me when the residents complain something is done.</p>

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	<p>Also I do hope this does not shift the problem further up the street as we will have the same problem.</p> <p>I can also see once the cars have been removed from parking along that bit of road that you propose on your plans we will have cars speeding as this is an issue now. Vehicles come from the top of Rock Road from Rock Close and some drivers are not mindful of parked vehicles and simply put there foot down this will end by someone or something being knocked down, I would like to see speed humps put in place to slow traffic down as they clearly exceed 30mph</p>
<p>(13) Local Resident, (Carterton)</p>	<p>Object – For the following reasons:</p> <ol style="list-style-type: none">1. This is a reasonably quiet road albeit in the morning and afternoon when parents/carers park for a few minutes to take collect their children from Carterton primary school. This does not bother me as long as they park considerately. What will they do?2. It is a reasonably quiet road so why the need.3. I think that at this time of financial difficulties with councils, the money could be best used elsewhere- for instance the potholes in Rock Road and others, repairing damage caused by Matthew Homes construction vehicles.4. This proposal will create a great deal of anxiety and stress to us, our neighbours and the community. Leading to breakdown of community spirit.5. Aware of objections to our properties three years ago understandably because of construction traffic and the problems they caused. But that isn't the case now. <p>I think this is a complete and reasonable action to make - almost feels like bullying, of course also aware of maybe 2-3 of the original properties that are for these yellow lines - I'm not sure that their reasons are wholly fair or just or even valid. Why make community suffer because of their (text missing).</p> <p>I hope the council will consider all the points raised an offer and open meeting with fair ample inform of it taking place - unlike the lack of informative letters going out in the first instance. Also the timing of this - holiday time for practically important people one needs to seek help from. That is unfair! We certainly would not have chosen to buy this property 3 years ago if this was the plan.</p>