

## **CABINET MEMBER FOR ENVIRONMENT – 19 DECEMBER 2019**

### **BURFORD – PRIORY LANE: PROPOSED AMENDED WAITING RESTRICTIONS AND PARKING PLACES**

**Report by Interim Director for Community Operations**

#### **Recommendation**

1. The Cabinet Member for Environment is RECOMMENDED to approve proposed amended no waiting at any time restrictions and parking places at Priory Lane as advertised.

#### **Executive summary**

2. Waiting restrictions are reviewed when there are changes to the road layout or usage as a result of development and when requested by the local member or local councils due to concerns over parking obstructing traffic and/or being detrimental to road safety.

#### **Introduction**

3. This report presents responses received to a statutory consultation to introduce amended waiting restrictions and parking places at Priory Lane, Burford.

#### **Background**

4. The above proposals as shown at Annex 1 have been put forward as a result of approved changes to vehicle access to adjacent land and comprise the removal of two car parking places adjacent to the existing coach parking and the removal of a length of double yellow line to provide an additional car parking space to the east of the access to the primary school.

#### **Consultation**

5. Formal consultation on the proposal was carried out between 16 October and 15 November 2019. A public notice was placed in the Witney & West Oxfordshire Gazette newspaper and sent to statutory consultees, including Thames Valley Police, the Fire & Rescue Service, Ambulance service, West Oxfordshire District Council, Burford Town Council and the local County Councillor. Street notices were placed on site and letters sent to 30 properties in the immediate vicinity adjacent to the proposals.

6. Twelve responses were received. 8 objections, 2 neither supporting nor objecting and 2 in support.
7. The responses are recorded at Annex 2 with copies of the full responses available for inspection by County Councillors.

### **Response to objections and other comments**

8. Thames Valley Police did not object to the proposals.
9. Burford Town Council and Burford Chamber of Trade both objected to the proposal with the latter objection also including a petition signed by 53 businesses within the town (Annex 3). The grounds for objection were the loss of parking in an area already subject to significant parking demand by residents and customers of businesses in the town centre.
10. Objections were also received from six members of the public, all local residents, who were concerned about the loss of parking and citing concerns that although the proposals comprise the net loss of just one parking space, the newly created space is smaller than those being removed and would not be usable by larger cars. Concerns were also expressed that a vehicle parked in the new space could potentially - if drivers did not park here considerately and in compliance with the waiting restrictions - obstruct access to adjacent garages and also that the vehicles turning to and from the new vehicle access to The Old Rectory would present a hazard to pedestrians - including the many school children – using the footway. Wider concerns were also expressed about the current significant pressures on the street taking account of the demand for parking in the town centre, coach parking and also a local bus service stopping in the street.
11. In response to the above, it is accepted that the proposal does result in the loss of one car parking space but it should also be noted that the revised provision - at 5.3 metres in length - should be adequate for most cars and that vehicles parking here in accordance with the Highway Code would not present a difficulty for users of the adjacent garages.
12. The proposed new vehicle access for The Old Rectory is not considered to present a significant risk to pedestrians, noting that there are other vehicle accesses in the road which are not the source of any concern.
13. Two members of the public, including a local resident, expressed support
14. In summary, the proposal, if approved, while resulting in the loss of one car parking space will not very materially impact on parking availability in the vicinity or be to the detriment of road safety, noting the proposed new vehicle access for The Old Rectory has been granted planning consent by West Oxfordshire District Council.

## **How the Project supports LTP4 Objectives**

15. The proposals would help facilitate the safe movement of traffic.

## **Financial and Staff Implications (including Revenue)**

16. Funding for the proposed measures has been provided by the developers of adjacent land.

JASON RUSSELL

Interim Director for Community Operations

Background papers:           Plans of proposed waiting restrictions and parking places  
  Consultation responses

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December 2019



RESPONDENT	SUMMARISED COMMENTS
(1) Traffic Management Officer, (Thames Valley Police)	<b>No objection</b> - I am familiar with the location which is very busy at material school times and with town visitors. The amendments may serve specific users although from our experience will require close supervision by WODC contractors in due course. Nothing on our history file re recent complaints or concern.
(2) Burford Town Council	<b>Object</b> – We strongly object to your proposal regarding the above. The loss of two car parking spaces when we are fighting to increase the Town's car parking capacity is not acceptable.  The addition of one parallel, small car space in substitution for two 'nose in' spaces both capable of taking 4 x 4s is too high a price to pay.
(3) Burford Chamber of Trade	<b>Object</b> – wish to lodge our strong opposition to this scheme, in line with our previous objection to this change. Please also see attached a petition signed by 53 Burford businesses objecting to these changes (Annex 3).
(4) Local Resident, (Burford)	<b>Object</b> – Priory lane has suffered over the years with coach parking bays that do not reflect current guidelines. The lane has a total of four bays that do not cater for the manoeuvring of the current generation of coaches which results in coaches either being left on the school zig zag lines, double and even triple parked on occasions.  Burford is a popular tourist destination and this results in more coaches than bays available, we have seen up to 13 coaches in the lane. You may say that this should be controlled by traffic wardens, but Burford does not have the benefit of a full time warden service and even when they are available they seem to turn a blind eye to the coach situation.  The lane has over the last couple of years been designated a terminus and bus stop for the 233 Stagecoach bus. The bus stop is behind the coach bays so the bus has no alternative on occasions when the bays are in use but to double park in the road or most times on the school zig zags lines as long as this is not being used by coaches.

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	<p>As a result traffic movements have on many occasions either restricted the lane or equally blocked it completely. Add to this the primary school movements on drop of and collection times and the situation becomes very dangerous and is waiting for an accident to happen.</p> <p>The proposal from Oxfordshire county council appears to have only considered the removal of the two bays not the overall issues that are long overdue a review.</p>
<p>(5) Local Resident, (Burford)</p>	<p><b>Object</b> – As residents of Priory Lane we find parking difficult enough and with these proposed changes I can only see the problem getting worse. Whereas we understand the owners of The Old Rectory wish to make changes to the entrance of their property to facilitate private parking for themselves, this cannot come as a detriment to the rest of the residents on the street. The objections we have are as follows:</p> <p>The removal of the two parking spaces to the east of the coach park will take away two permanent spaces that are badly needed. Simply by removing a portion of DYLS outside no. 12 will only free up enough room for one more car, not two, and this is only if motorists use all the appropriate space in an orderly fashion, which they rarely do.</p> <p>By removal of the current DYLS outside no. 12, this will allow cars to park extremely close to our garage next to it (the easterly of the two garages). Even with the current situation we find it extremely frustrating to be continually faced with cars partially blocking the entrance to our garage despite the efforts of the traffic wardens. Often blue badge holders will unwittingly park thinking we have enough room to get our car out of the garage when we do not, this I can see only getting worse with the proposed situation of removing the DYLS.</p> <p>What we happen with the current bus stop? Where will it be placed?</p> <p>I'm sure you know that at school start and finish times the area is very busy with children coming and going. I imagine this would cause more difficulties with pedestrians using the street if vehicular access is needed right next to the school, in addition to the tight spaces needed by the coaches in the coach park.</p>
<p>(6) Local Resident, (Burford)</p>	<p><b>Object</b> – Parking for residents in Priory Lane is already appalling, usually non-existent during daytime, so to lose the two bays near the Priory would be devastating. There is no reason to do so. Extra parking outside of number twelve would be horrendous for those of us living on this side of Priory Lane- the standard of parking here is already terrible, people attempt to squeeze into spaces too small for their cars and parking abilities, there is no way I would now leave my car there just to have it damaged yet again. Also, van owners seem to think it is acceptable to park on Priory Lane,</p>

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	<p>blocking light and visibility from our homes, it is not acceptable for this to happen. Also, engines are left running outside of our homes, why should we have to put up with more of that?</p> <p>I am appalled by this proposition and cannot see any reason for such selfish changes. There is no way that increasing parking outside of number twelve is acceptable, it is an idiotic idea.</p>
<p>(7) Local Resident, (Burford)</p>	<p><b>Object</b> – I have grave concerns over this whole planning application. I fully understand that you are only interested in the double yellow lines in Priory Lane but feel the points below need to be taken in to account.</p> <ol style="list-style-type: none"> <li>1. Where does it say in the local plan that it is acceptable to reduce the number of parking spaces in a town like Burford, that is already struggling for spaces, to allow a property that has an existing (safe) entrance less than 30 meters away, a new entrance?</li> <li>2. I cannot believe Highways have allowed a new entrance across a pavement that is used by school children 4 – 9 years old (twice a day). The elderly need to access vital busses and up to 10 – 15 coach loads of tourists, unfamiliar with Burford, use the pavement to disembark and board their coaches. There will be no clear vision until the vehicle has passed through the new proposed opening over the pavement and entered the highway. There are 8ft walls surrounding the proposed new entrance next to the school.</li> <li>3. The proposed new space is 4.2m whereas the current space is 4.65m - we are losing car parking space as the current spaces allow cars to park at right angles to the pavement. The new proposed space outside number 12 the car will have to park Parallel. There is also concern from the owner of the garage next to number 12 that it will make it very difficult to get in and out of their garage. If there was an application to build a garage next to number 12, with the new space being placed there, I very much doubt it would be allowed to be built so close to the end of a double yellow line.</li> <li>4. The double yellow lines in Priory Lane have allowed loading and unloading in Burford for over 30 years. There is a notice within Burford from Thames Valley Police which advised loading and unloading on the double yellow lines to avoid delivery drivers stopping on the zig zag lines or double parking on the High Street causing an obstruction. This entire application goes against the town policy of parking space removal, safety around a school entrance and the running of businesses within Burford.</li> </ol>
<p>(8) Local Resident, (Burford)</p>	<p><b>Object</b> – oppose the changing of the DYLS in priory on the grounds of the loss of a parking space in the move. It is very clear currently we have two spaces and under the proposal we are going to be left with one actually a smaller</p>

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	<p>than normal parking space.</p> <p>Corresponding length - Whoever has decided that a corresponding length will be provided has failed to see the current spaces work in right angle to the pavement and the proposed is parallel, so we are losing a space. Burford needs all the park spaces it has and more. I cannot see the benefit to Burford in the proposed move.</p>
<p>(9) Local Resident, (Burford)</p>	<p><b>Object</b> – As residents of Priory Lane we find parking difficult enough and with these proposed changes I can only see the problem getting worse. Whereas we understand the owners of The Old Rectory wish to make changes to the entrance of their property to facilitate private parking for themselves, this cannot come as a detriment to the rest of the residents on the street. The objections we have are as follows:</p> <p>The removal of the two parking spaces to the east of the coach park will take away two permanent spaces that are badly needed. Simply by removing a portion of DYLS outside no. 12 will only free up enough room for one more car, not two, and this is only if motorists use all the appropriate space in an orderly fashion, which they rarely do.</p> <p>By removal of the current DYLS outside no. 12, this will allow cars to park extremely close to our garage next to it (the easterly of the two garages). Even with the current situation we find it extremely frustrating to be continually faced with cars partially blocking the entrance to our garage despite the efforts of the traffic wardens. Often blue badge holders will unwittingly park thinking we have enough room to get our car out of the garage when we do not, this we can see only getting worse with the proposed situation of removing the DYLS.</p> <p>What we happen with the current bus stop? Where will it be placed?</p> <p>I'm sure you know that at school start and finish times the area is very busy with children coming and going. I imagine this would cause more difficulties with pedestrians using the street if vehicular access is needed right next to the school, in addition to the tight spaces needed by the coaches in the coach park.</p>
<p>(10) Local Resident, (Burford)</p>	<p><b>Concerns</b> – Living opposite to the intended new access to The Old Rectory we get to experience the considerable congestion, extraordinary manoeuvring and disruption that is already a feature of this part of Priory Lane, being the Town's drop-off point for tourist coaches and the Primary School.</p> <p>With little or no off-street parking available to residents, parking is considerably overheated. What parking provisions there are for residents are often blocked or used by visitors, drop-off's for the school or local businesses. Damage to</p>



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	<p>vehicles on the Priory Lane as a result of tight manoeuvring when fully parked already is commonplace.</p> <p>This pressure on Priory Lane causes the narrow section leading towards Sheep Street to be used for day-time drop-off and visitor parking. This in itself causes blockages and jams as cars or vans travelling in opposing directions can neither pass each other or safely manoeuvre without lengthy reversing.</p> <p>The Priory already has two points of vehicular entrance. It is difficult to understand how a third can be justified particularly in the proposed position. The resultant alterations to DYL's and loss of two demarked parking spaces from their current location to allow for the access is viewed with our most grave concern as it will only worsen these conditions, put more pressure on the parking provisions for tourist coaches, the school and local residents.</p>
(11) Local Resident, (Burford)	<p><b>Support</b> – <i>No comments.</i></p>
(12) Resident, (Abingdon)	<p><b>Support</b> – <i>No comments.</i></p>