



Northumberland

County Council

RECORD OF DECISION TAKEN BY SERVICE DIRECTOR - LOCAL SERVICES

Paul Jones - Service Director - Local Services

**PROPOSED 'NO WAITING at ANY TIME' PARKING RESTRICTIONS, SOUTH ROAD
and THE PETH, WOOLER**

Cabinet Member: Councillor John Riddle

Purpose of Report

To consider a proposal to provide 'No Waiting at Any Time' parking restrictions on South Road and The Peth in Wooler, to prevent indiscriminate parking by visitors to the new 'Ad Gefrin' distillery and museum.

Recommendations

It is recommended that the proposed parking restrictions are implemented.

Link to Corporate Plan

Thriving Places and Culture – Neighbourhoods are safe, clean and well maintained.

Key Issues

- Planning approval for the new Ad Gefrin distillery and museum visitor attraction in Wooler requires parking restrictions to be provided on South Road and The Peth to prevent indiscriminate parking by visitors.
- This requirement has been secured via a Section 106 agreement and will be funded by the developer.

Delegated decisions

Background

1. Planning permission was granted for the 'Ad Gefrin' visitor attraction in September 2019. Located on the corner of South Road and The Peth, it consists of a new distillery, museum, café, gift shop and visitor centre. It opened to the public in March 2023.
2. A 64-space car park has been provided on site for staff and visitors. However, to ensure that the development does not give rise to overspill car parking on the adjacent highway, the Highway Authority recommended the provision of parking restrictions along South Road and The Peth. The applicant agreed to pay a financial contribution to secure these works via a S106 Legal Agreement.
3. Adjacent properties and statutory consultees were therefore consulted on a proposal to provide 'No Waiting at Any Time' parking restrictions, (double yellow lines). A copy of the consultation plan is shown on Appendix A.
4. Ten responses were received, 8 in favour and 2 neither for nor against. A summary of the responses is shown in Appendix B.
5. Following analysis of the responses and discussion of the proposals with the local Ward Member, the proposals were amended as follows.
 - **The Peth:** restrictions extended westwards to prevent all parking on the south side of the road and to prevent parking adjacent to private driveways on the north side. This change was in response to comments received during the consultation from residents who were already finding that their visibility is often impaired by parked cars when exiting their properties and who advocated that the DYLS should be extended further along the Peth.
 - **Brewery Lane:** restrictions extended into the Riverside car park entrance to ensure it is kept clear.
 - **South Road:** restrictions extended northwards on both sides of the road as far as the Church Street and Weetwood Road junctions to ensure that traffic flow on the A697 is not impaired, the footway is not blocked by parked cars and to protect the adjacent grassed area from vehicle damage. This change took into consideration feedback from the adjacent properties, most notably the Fire Service, who stated that roadside parking can have an adverse effect on their ability to respond quickly to emergencies.
6. These amendments were discussed and agreed with the local Ward member and are shown in Appendix C.

Delegated decisions

7. The revised proposals address the issues raised via the planning application and by respondents to the consultation. It is therefore recommended that the proposed revised parking restrictions are implemented.

Implications Arising out of the Report

Policy	The proposal is in accordance with relevant guidance.
Finance and value for money	The proposal will be funded by the developer.
Legal	Motorists will be required to comply with the Traffic Regulation Order.
Procurement	None
Human Resources	None
Property	None
Equalities (Impact Assessment attached) Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	None
Risk Assessment	None
Crime & Disorder	None
Customer Consideration	Statutory consultees have been consulted.
Carbon reduction	None
Wards	Wooler

Background papers:

File ref: RT220017

Delegated decisions

Report sign off.

Authors must ensure that relevant officers and members have agreed the content of the report:

	initials
Finance Officer	n/a
Monitoring Officer/Legal	n/a
Human Resources	n/a
Procurement	n/a
I.T.	n/a
Director	PJ
Portfolio Holder(s)	

Author and Contact Details

Report Author ***Richard McKenzie – Senior Programmes Officer***

Delegated decisions

Appendix A

Consultation Plan



Delegated decisions

Appendix B

Consultation Responses

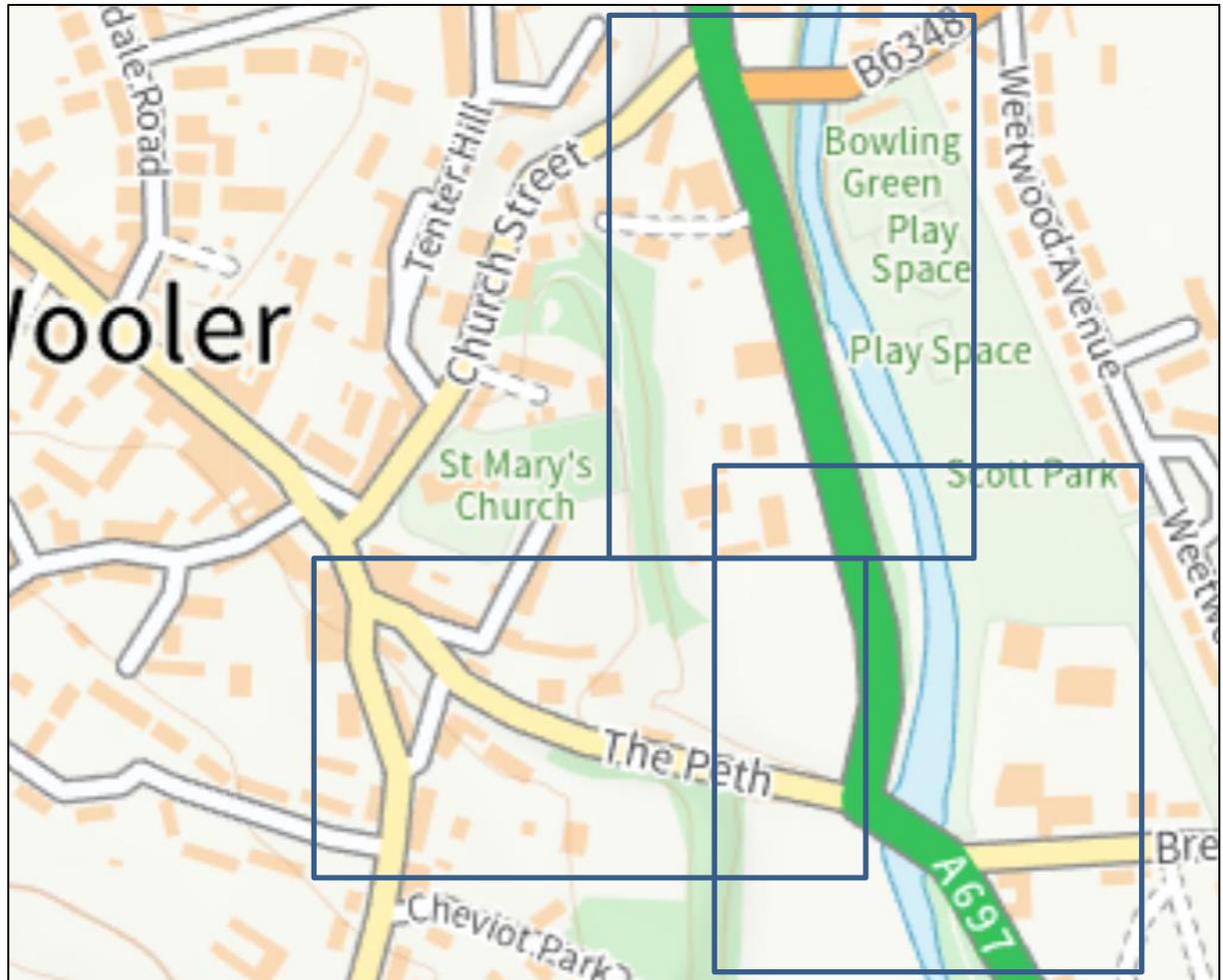
FOR	AGAINST	NEITHER	COMMENTS
1			Totally support the proposed double yellow lines
1			The proposal for double yellow lines looks to be perfectly sensible and appropriate to me
1			Regarding the above DYs as part of the planning permission for Ad Gefrin, it would be better if they continued all the way up the South side of The Peth to meet the existing DYs. The North side should be as the plan for the benefit of the residents. The Peth is the main route in and out of the town to the South and parking both sides would create problems.
1			I would like any parking restrictions on The Peth to extend to join the existing yellow lines at the top of the bank.
1			I have looked at the proposal and would like the double yellow lines all through south road. Wooler Fire station is adjacent to Ad Gefrin and we already have massive amounts of problems with people parking to get to businesses. As the road is a route which is used when the A1 is closed and also an alternative route to Scotland, we get lots of large vehicles and general traffic travelling through and any vehicle that parked anywhere along that road would cause us a hindrance getting to the fire station and getting out to respond to emergencies, there is also lots of pedestrians walking and crossing the A697 all along and with the increase footfall of Ad Gefrin there will be more. I don't want any changes to be detrimental to local businesses but I feel safety of other road users and pedestrians are paramount.
1			Amongst all the negative feedback you will probably get, I'd like to add my support to the proposed position of the double yellow lines. It's just common sense. It never fails to amaze me about the laziness of others- there's a car park outside the Riverside/Carrs and whilst it's been overflowing during the day with construction workers from Ad Gefrin, after they go home people still insist on parking on the A697 to get their fish and chips. And as for the lollypop lady - her parking at the bottom of the Peth causes more of a danger than she's saving people from!
		1	Thank you for your correspondence dated 2nd February 2023 in which you invite us to offer our comments on the above proposal. I would inform you that as an Emergency Service we may be required to use the above road(s) for access and egress in the event of being activated to attend an emergency call, or to convey patients to hospital for out-patient appointments. I would thank you for your consultation on this matter and offer our support for the on-going road safety programme.
		1	In some ways I would be in agreement to bringing the parking restrictions all the way up the Peth as I think it would alleviate some of the parking problems we sometimes see including reduced visibility due to the curve on the westerly side. Cars speeding around the curve coming down the Peth are at times difficult to see approaching. This is even more apparent when cars are parked on the curve. Stopping the parking restrictions at the easterly end of 'The Croft' I perceive will bring about parking and the associated problems. Increased noise of people passing and auto noise such as doors slamming and starting on this hill as well as the inevitable problem of people disregarding the dropped curbs. If these parking restrictions are to be brought forth to include the total length of the Peth, I would support this measure only if a "residents only" measures would be included. Quite a few cars parking on the Peth belong to holidaymakers renting the holiday homes behind and when there are 3 or 4 of them it restricts the traffic flow. I now foresee with the opening of the distillery that we will have even more cars parking along the Peth. The double yellow lines are only being planned up to the lower edge of 'The Croft' so I foresee cars parking either side of the driveway restricting the view as people back out of the drive forcing them to back out to the far lane. Some cars drive up and down the Peth quite fast and as we already have to watch out for the many pedestrians (which will increase) due to having the pavement only on one side it will make it more difficult if vision of the road is restricted if cars are parked there. We limit our parking on the Peth so as not to obstruct the flow of traffic. We are very much in favour of the distillery and think it will be wonderful for Wooler and understand the need to limit parking on the surrounding roads. I think it would be safer to extend the double yellow lines all the way along the Peth but have resident only parking and include markings to restrict parking across but allow access to driveways and dropped kerbs. I look forward to hearing from you.
1			I have spent some time to think this over. I am very concerned about the A697 being reduced to one lane especially when the location of the fire station is next to the new development. But I also need to consider the business that are already on south road. Another concern is cars crossing the footpath and parking on the grass this includes camper vans. So my proposal would be as you had on your plan with but yellow lines on the east side of the A697 to go right to the Chatton Road. On the west side they would stretch to the fire station. I would like the area directly in front of the fire station to be yellow crossed to stop any stopping in that area leaving the access to the station at all times this is top priority. On the Peth I am happy with the drawing but would suggest that one side should be solid yellow lines to stop parking on both sides. We are starting to have a bigger parking problem in front of the milk bar with cars parking on the kerb blocking sight line from Brewery lane.
1			Your plan shows the yellow lines only go as far as the fire station on South Road. We have had an ongoing issue with the catering van with customers parking in front of our access and also on the path and side of A697. Which in turn makes it very difficult for us to get our HGVs and vans in and out and also blocks our vision of the main road when pulling out. I feel that the double yellows should be made to go up to our access as I feel this problem will only worsen with more traffic along the road due to the distillery. The catering business is in breach of their planning conditions as no one parks in their site only on the road. I think it's unfair that one new business has to pay to provide double yellows whilst the catering business is allowed to get away with it and had done for years. Please can you take my consideration of extending the double yellows I have also proved pictures of what it's like during when they are open and parking on roadside.

Delegated decisions

Appendix C

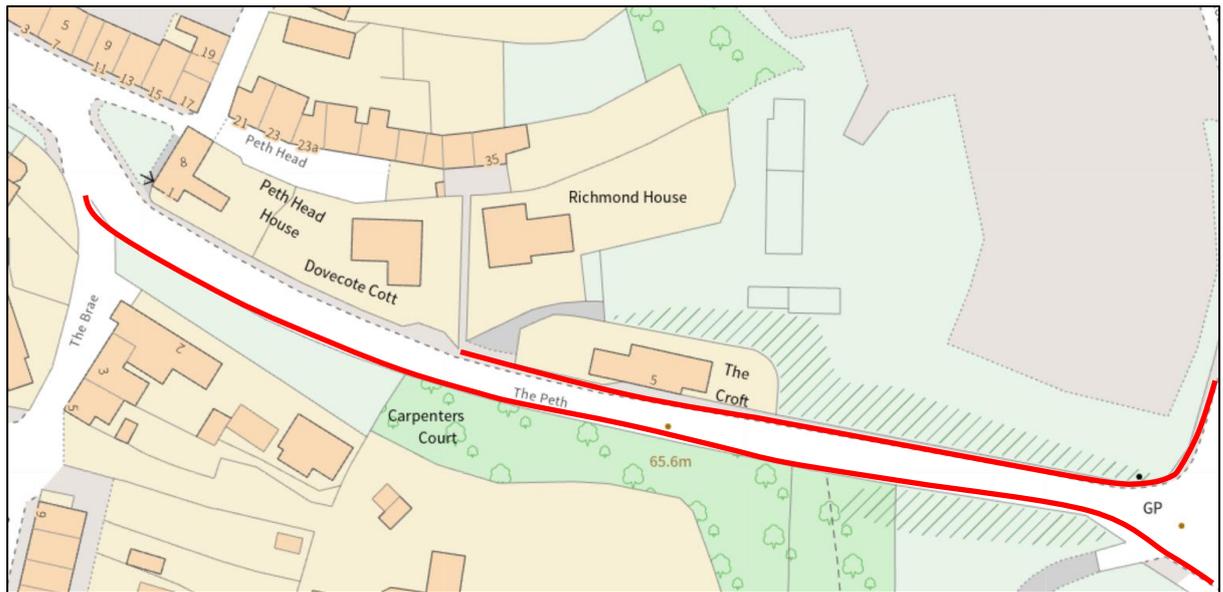
Revised Proposals

Overall Area

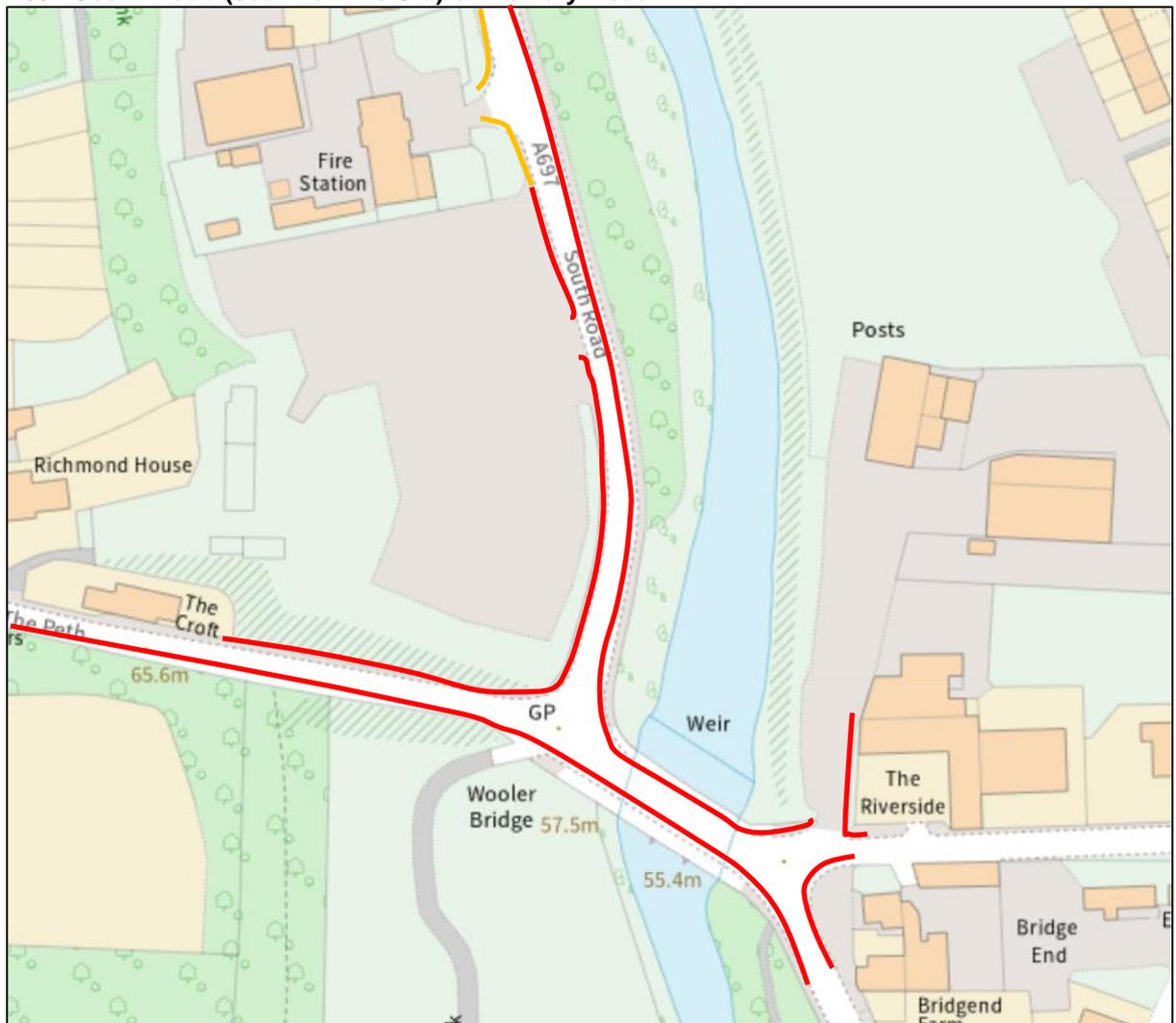


Delegated decisions

The Peth



A697 South Road (south of Fire Sta) & Brewery Road



Delegated decisions

A697 South Road (north of Fire Sta)



Existing 'Keep Clear' markings.

Delegated decisions

DECISION TAKEN

**Title of Officer(s) and
Portfolio Holder (where
appropriate):**

Paul Jones – Director of Environment & Transport

Subject:

**PROPOSED 'NO WAITING at ANY TIME' PARKING
RESTRICTIONS, SOUTH ROAD and THE PETH,
WOOLER**

Consultation

10 responses.

8 in favour

0 against

2 neither

Decision Taken:

The proposed parking restrictions should be implemented.

Signature of Director



Date

28th July 2023
