

**RECORD OF DECISION TAKEN BY
EXECUTIVE DIRECTOR OF LOCAL SERVICES
12th May 2015**

PROPOSED NO WAITING RESTRICTIONS – HIGH STANNERS MORPETH

Purpose of report:

To consider the results of a recent consultation, for the introduction of additional “No Waiting at any time” restrictions in the High Stanners area of Morpeth.

Recommendations:

- 1) It is recommended to introduce additional No Waiting at any time Restrictions in the High Stanners area of Morpeth.**

Key issues

- 1) Indiscriminate parking in High Stanners area of Morpeth
- 2) There were two specific objections received with regard to the implementation of a section of restriction adjacent to the cottages at the entrance of High Stanners.
- 3) This has been an ongoing issue for some time and has been requested by Councillor Bawn

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PROPOSED NO WAITING RESTRICTIONS – HIGH STANNERS MORPETH

Background

- 1) This is the third consultation carried out in the High Stanners area of Morpeth, within the past 20 months.
- 2) First Consultation - Proposed Resident Parking Zone Consultation September 2013 – did not proceed because the majority were against the proposal
- 3) Second Consultation - Proposed No Waiting Restrictions Consultation – February 2014 – did not proceed, although the majority were in favour of the proposal. However, due to the varied number of responses, which could not all be accommodated. A re-consultation was the preferred way forward.
- 4) Third Consultation – Proposed No Waiting Restrictions Consultation January 2015 - As with the second consultation, residents are on the whole supportive of the proposed measures as a method of controlling indiscriminate parking in the area. However, it has been difficult to agree on the most appropriate position of the restriction to produce maximum effect, without causing a detrimental impact on either local residents or businesses. This process has been fully supported by Councillor Bawn. A recommendation has been proposed and is detailed in this report.

Consultation

- 5) A scheme was prepared and was the subject of a consultation which concluded on Friday 20th February 2015.
- 6) The consultation exercise involved the delivery of the consultation letter and plan outlining details of the scheme to; local residents, businesses, statutory consultees, Councillor Bawn, Morpeth Town Council, road user organisations and other interested parties. The proposal was available to view via the Northumberland County Council website. The consultation letter and plan is attached in Appendix A.
- 7) A total of 53 responses were returned. 38 were in favour of the proposal, 14 against and 1 not stating a preference. A summary of the responses is attached as Appendix B
- 8) Many of those who responded in favour of the proposals were very supportive.

- 9) Councillor Bawn arranged a meeting in April 2015 with the two households who specifically objected to the proposals i.e. regarding a specific section of the proposed restriction. Councillor Bawn was accompanied by a member of the Programme and Production Team at the meeting. As with the previous consultation, the discussions revolved around the most appropriate position of the restrictions for maximum benefit.
- 10) Following the meeting it was recommended not to implement a small section of restriction adjacent to the cottages at the entrance of High Stanners. (As detailed in Appendix C). It is envisaged this would be beneficial to both residents and local business in the area, without being detrimental to the original proposal. Councillor Bawn fully supports this amendment.
- 11) For reference, a one way system, the removal of the central island at the junction with Oldgate Bridge and additional road markings are additional measures under consideration, to alleviate parking problems and improve traffic flows in this area.
- 12) The FCERM Manager is developing a flood alleviation scheme for the area i.e. to alleviate surface water issues. However, these proposed restrictions will not impact on any future scheme; in fact these restrictions will ease access for maintenance at the site.

Conclusion

- 13) It is recommended that, in view of the results of the consultation exercise, the protracted consultation process and subsequent meeting with residents, the introduction of No Waiting At Any Time restriction should proceed as amended.

Appendix Index

Appendix A – Consultation Letter and Plan

Appendix B – Summary of Consultation Responses

Appendix C – Plan Amendment to Restrictions

Background Papers

Road Traffic Act 2004

Local Government Act 2000

File Ref: S:\Highways\PROJECT\14\HO14 Members

Schemes\HO135570_MORPETH_High Stanners_BAWN

Implications Arising Out of the Report

Policy:	Consistent with existing policies
Finance and value for money	Scheme will cost approximately £3,000 and will be financed from Councillor Bawns's Local Members Small Schemes Budget (LTP)
Human Resources:	None
Property	None
Equalities	Restrictions will help with improved enforcement
Risk Assessment	None
Crime & Disorder	None
Customer Considerations	None.
Sustainability	None
Consultation	All relevant local residents, businesses and statutory organisations were consulted
Wards	Morpeth North

DECISION TAKEN

Title of Executive Member or Officer(s)

Executive Director of Local Services, Barry Rowland

Subject:

Proposed No Waiting restrictions in the High Stanners Area of Morpeth

Canvass Exercise:

53 Responses
38 For
14 Against
1 Neither

Decision Taken:

To introduce No Waiting At Any Time restriction as amended in the High Stanners area of Morpeth.

Signature of Executive Director



Date

27/5/15

Northumberland County Council

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The Occupier

Our Ref: M/D/1/107/2A
Your Ref:
Contact: Mr Neil Snowdon
Direct Line: 01670 624128
Fax: 01670 626136
E-mail: HighwaysProgramme@northumberland.gov.uk
Friday 9th January 2015

Dear Sir/Madam

Proposed 'No Waiting' Restrictions **High Stanners – Morpeth – Third Consultation**

In February 2014, you were consulted on a proposal to introduce 'No Waiting At Any Time' Restrictions in the High Stanners. Following the consultation and further discussions with Councillor Bawn, it was felt that the proposed restrictions should be extended to include areas where indiscriminate parking is still likely to occur.

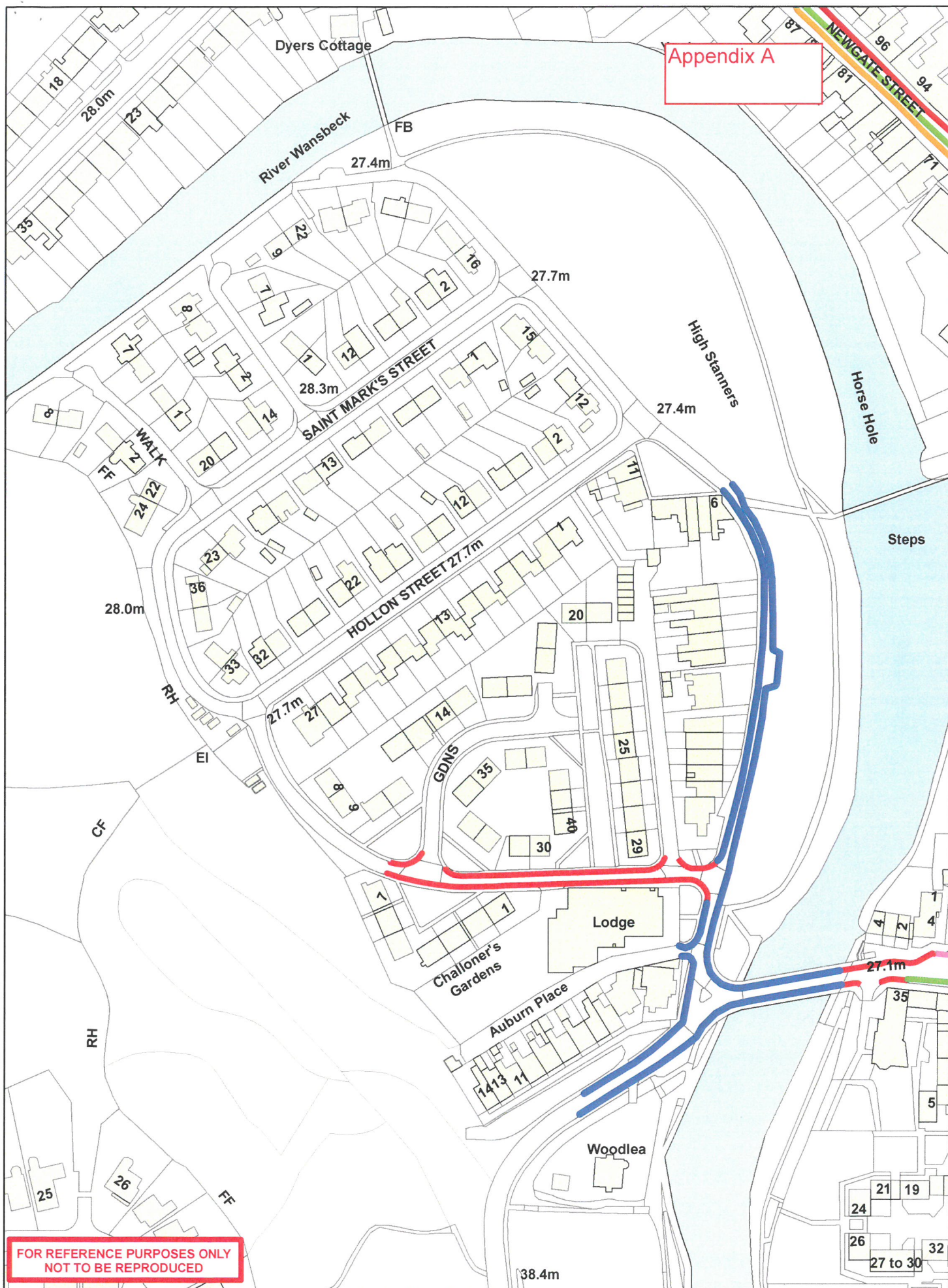
I am therefore writing formally in accordance with Regulation 5 of the Local Authorities Traffic Orders (Procedure)(England and Wales) Regulations 1996 (as amended) to ask for your comments on the proposals as above and shown on the enclosed plan. The proposal is being considered for preventing the use of the road by vehicular traffic in a manner which is unsuitable having regard to the existing character of the road.

The County Council is seeking your views and a free post response form is attached to facilitate the consultation process. I would welcome a reply by Friday 20th February 2015. If no comments are received by that date it will be assumed that you do not wish to make any representations regarding the above proposal.

You may wish to note that any comments received may be included in a Decision Report and may be available for public inspection. Please visit the following address <http://trafficconsult.northumberland.gov.uk/> if you wish to respond to this consultation online.

Yours faithfully

Neil Snowdon
Senior Programmes Officer



			High Stanners Morpeth 20th February 2015	Appendix B
FOR	AGAINST	NEITHER	Other Relevant Comments	
1			I believe the new restrictions should extend all the way along Challoners Gardens to the junction of Hollon Street. After all, it was exclusively the residents of this area who kicked off the original proposal.	
1			I 100% support the new proposed No Waiting At Any Time proposals. The area needs this, as an accident waiting to happen daily. I would extend the blue line to the centre at No 11 Abbey View as this will become the place to park if everything else is no waiting. The area at the bottom of Curly Kews and roundabout is urgent as someone will get hit here sooner rather than later. Once in place I suggest its policed to enforce as people park in the red zones today with minimal punishment.	
1			About time - next step is to make Abbey Terrace / Abbey View, one way.	
	1		The propose restrictions would almost certainly have an adverse effect on residents in Hollon street because people would park deeper into the area. Unless a residents only restriction was applied to Hollon street and St Mark's street the proposed no waiting arrangements would have a detrimental effect on residents in these streets.	
1			Although any restriction will improve the indiscriminate parking problem we encounter. As residents I feel that the use of more and larger signs would also help	
1			I fully support the proposal 'No waiting' restrictions as I believe that the majority of indiscriminate parking is by casual visitors.	
1			We totally support the proposals and thank councillor Bawn for his cooperation in pushing this matter to a sensible conclusion. We have had several near-miss accidents particularly at school times around the riverside lodge and many times had difficulty getting to our home due to parked cars. In snow, we have been totally unable to get to Ladys walk and informed councillor Tebbutt of this fact , due to cars parked on both sides of the road between Nos. 29 and 9 Challoners Gardens. We trust the 'No Waiting at any Time' restrictions will be policed and implemented.	
1			1. Opposite Wansbeck Villa you show the restrictions within the parking layby. This was originally provided for visitors parking and should remain a parking layby (not a passing bay) although parking there could be restricted to residents cars only. 2. The restrictions should continue along the west side of the service road for the rear of abbey terrace, Wansbeck Villa and Abbey View and around the turning head at the north end - to deter indiscriminate parking. Parking should be restricted to the east side of this service road only with added restrictions wherever there are vehicle entrance gates. 3. It would be advisable, also to continue the restrictions on Curly Kews on both sides right up to the junction at the top of the hill.	
	1			
1				
1			As residents we do experience difficulties getting out of the estate onto the main road. At busy times (school drop off / pick up) people park in the entrance and block the view of cars coming down the bank. We support the decision of no waiting , fully.	
1			Fully supported by this household. Glad to see the 'passing place; along Abbey Terrace is included as well. Whilst fully supporting the proposal it is my concern that the restrictions will not be patrolled effectively - the current ones are not they need more warden patrols - day and night.	
1				
1			Fully support - but wil it be enforced? As a new resident (March 14) to High Stanners I was dismayed at the random parking at the junction of Old Gate bridge and Curly Kews Bank. It was often a one way system and very difficult to negotiate, so I welcome the propasal. I realise it will impact on the businesses especially the bed and breakfast - but that cannot override safety - and that road is the only way in and out of High Stanners. Howvere the existing double yellow lines are often ignored next to the lodge - half on pavement half on yellow lines - as if that makes it ok. So I hope this will be enforced (infront of Lodge especially).	
1			We strongly believe that this estate should be a one way system too.	
1			I welcome these proposals. May I add any restrictions NEED TO BE ENFORCED present double yellow lines are frequently ignored, mainly by parents delivering / collecting children from schools and by customers of the Mulau and riverside restaurants. Unless there is regular enforcement, these drivers will continue to ignore the restriction lines. The most dangerous point is at the junction with Curly Kews car park opposite the B&B, obscuring the view of cars trying to turn up the hill. The problem is further compounded by a tall hedge at the bottom of Auburn Place. I have pointed these problems out before on previous county circulars but there appeared to be no response. I do hope you will take note of my concerns. Thank you	

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1			I am fully in favour of the proposed 'No Waiting' restrictions set out in your letter ref: M/D/1/197/2A and the accompanying map. I would only like to point out, that the existing 'No Waiting' restrictions along Challoners Gardens are rarely enforced ny NCC, so is widely ignored by 'vehicular traffic' as you put it. If you extend the 'No Waiting' to the proposed areas on your plan, - especially 'Curly Kews' bank corner - will you enforce these areas with the same lack of commitment that goes into the enforcement of the Challoners Gardens 'No Waiting' area? It's all well and good painting yellow lines on the side of the road, but if they are not enforced it's a bit pointless exercise. I look forward to next consultation in 2016 and again in 2017!! P.S. Your on-line Eform is not working so there's not much point in telling people to use it!!	
1			The road area at the bottom of Curly Kews and the Oldgate bridge has become over the years one of the most hazardous routes in Morpeth. Cars are constantly park either side of the Curly Kews and restrict sight lines from the bridge and higher up Curly Kews, in both cases where there is a bend. I am surprised and very disappointed that this traffic hazard has not already been treated with , no parking lines. NCC have been advised of this many times already. Please consider my problem entering or leaving 'Wood lea' drive way - this is an accident waiting to happen spot.	
1				
1			I applaud your effort for the proposed 'no waiting at any time' restrictions along the High Stanners. This 'no waiting' proposal I am sure will be ignored by many who regularly use the 'Mulan' restaurant and the 'riverside club' as each and every evening cars are parked from the bottom of Curly Kews along the front of the Riverside then in along the entrance to Challoners Gardens, as well as along Abbey Terrace. The parking of cars at the bottom of Curly Kews is an accident awaiting to happen. Good Luck.	
1			Yes, no waiting at any time, plus from the vclub along the front to the steps (ONE WAY). Because its to narrow for two cars.	
	1		Yes my family come to see me and they have to park at the other side of road they just stop a few hours.	
		1	Its far as I can see, nothing is proposed to alleviate the indiscriminate parking on both sides of the road from no 10 Challoners Gardens up to the Cul-De-Sac. Whenever there are functions at either of the two restaurants at the entrances to Challoners Gardens life is impossible here. Disabled elderly residents with health problems would find it impossible to get an ambulance through in time should it be needed. No restrictions are being enforced, if the proposals on the map are carried out things would get worse here, cars are not only left over-night but are not retrieved till late the following day to add insult to injury. Why is this going to be allowed again?	
1				
		1	I have written to the planning officer at County hall also to Councillor bawn some time ago on this subject, from your letter and a copy of the plan sets our blood boiling, as explained in previous conversations putting double yellow lines in front of our cottage is regarded as totally ignoring our letters. We are pensioners living in Ford Cottage next door to Newsagents B&B, we have no rear parking such as Auburn Place residents. We totally rely on a parking space or a residence parking for Ford Cottage. Can you therefore please consider a parking space for Ford Cottage:- otherwise my wife and I are totally snookered as our mobility ids deteriorating.	
		1	Thank you for your correspondence dated 9th January 2015 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 do appreciate however the need for restrictions to improve road safety.I would thank you for your consultation on this matter and offer our support for the on-going road safety programme.	
1				
1			We are totally in favour of the proposed 'No Waiting' restrictions. Living close to the junction of the High Stanners we see numerous 'near -misses' in terms of potential safety issues and injuries. Cars frequently park around the junction - often over the current yellow lines making visibility for drivers around the junction difficult. Cars frequently have to bump up onto the pavements to get past parked cars and it makes it a nightmare for emergency vehicles to get through. We have seen ambulances and fire engines having to bump up onto the green to get past parked vehicles. Additionally the roads on the High Stanners are used by school school children on their way to Newminster and Chantry Middle school, and we have witnessed numerous times where they have narrowly missed being hit by on coming cars. This also applies to wheelchair users and parents with young children in pushchairs. we are fully in favor of the proposed scheme and would welcome it as soon as feasibly possible - hopefully before a serious accident or incident occurs! Thank You.	
	1			
1			The passing area along Abbey View was built as a passing place in the beginning rather than parking spaces. Sometimes if emergency services needed to get along this area, they would not be done to pass some of the cars parked in this area.	
	1			

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	1		Those who park will just move into the Stanners. The problem area (and time) is when there is an event at the Lodge. People park on the kerb along Abbey View / terrace - particularly No 6. The concern being pedestrians are forced onto the road and Fire Engines and ambulances would find it hard to get past. Double yellows mean nothing to those who obstruct the path will continue to park as at 9pm on a Saturday it (parking) is not policed. Solution - bollards to prevent cars mounting kerb. As the shrubbery side of the Fxxx wall has.	
	1		THIS AREA TO BE USED FOR RESIDENT PARKING ONLY (DUE TO INSUFFICIENT PARKING ON OLDGATE FOR PERMIT HOLDERS) NEW FLOOD DEFENCE OVER THE ROAD HAS CONSEQUENTLY REMOVED TWO CAR PARKING SPACES	
1				
1			Has anyone considered making the High Stanners a One Way system., Where traffic coming onto the estate, enter via Abbey Tce and Exit via Challoner Gardens. This would alleviate the problems encountered on the narrow Abbey terrace.	
	1		I would like the lay-by / parking area along Abbey View to remain as it is. This is often used by residents and workmen and is useful as ad hoc parking. I am in support of no waiting in the other areas but would prefer this to be restricted to day time e.g. 08:30 to 19:00 only. However, at the same time I am concerned about any implications this may have on the back lane servicing Abbey View / Abbey Terrace and I'd like your views on this.	
	1		I would only agree to this if a sign was to be erected at the rear of abbey Terrace and Challoners, saying 'Residents Parking Only' The yellow lines proposal is a good idea but will encourage parking at the rear of my bungalow (Challoners Gardens). This is a problem now with shoppers, parking to take children to school at St Roberts, and people parking to take their dog for a walk so more restriction around our streets would make this problem even worse as we have limited parking for the residents as it is. We need 'RESIDENTS PARKING ONLY'.	
1			The existing no waiting signs get ignored - need enforcing. Our front road is narrow and although we need yellow lines, what happens when we need Drs or workmen - like the Gas Board etc.? Parking difficulties are very restricted here.	
1			Although I support your proposal for the above, I am very disappointed that you have not put 'Residents only parking' at Challoners gardens. The proposed 'No Waiting' restrictions at High Stanners is only going to divert public parking to Challoners Gardens, and we already have a huge problem, with public parking from people using Mulan and Riverside. My main concern is that Challoners gardens is for older people, a lot who have mobility problems, and if the needs arise for an ambulance. The ambulance would really struggle for access, due to public parking. I appreciate that you cannot always accommodate everyone's needs, but I do think from a safety point of view, something should have been done for senior citizens of Challoners Gardens.	
1			Absolutely, we agree with the proposals. They are long overdue and hopefully they can be in place before too long. Thank you.	

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FOR	AGAINST	NEITHER	Other Relevant Comments	
			<p>evenings and weekends: currently, vehicles park on the no waiting zones outside and around the Riverside Lodge and Mulan Restaurant at all hours of the day and especially in the evenings and later into the night. On nights when there is a function on at the Riverside Lodge the parking problem often extends all the way along to the top of Hollon St.</p> <p>2. Enforcement of the no waiting zones as proposed will force the parking/traffic problem further back on to the High Stanners estate, including the back lane between Abbey Terrace/Abbey View and Challoner's Gardens, Challoner's Gardens, Hollon St. and St. Mark's St. There is already pressure on space in all of these areas, especially the Lane at the back of Abbey Terrace, which will be the obvious place to park for visitors to the Riverside Lodge and Mulan Restaurant as it offers the shortest walking distance. This will have the effect of spreading noise disturbance from people and vehicles along the lane between the houses, especially late at night: residents already experience noise disturbance until well after midnight on most weekends when people leave the Riverside Lodge and go to their vehicles or wait for taxis/lifts in the street outside. We would not be happy if the same problem gets extended along the lane at the back of Abbey Terrace and Abbey View as well. I doubt people living on the other streets nearby will be happy if they have to put up with late night disturbance from vehicles and people leaving well after midnight.</p> <p>3. In 2014 we had a number of discussions with Councillor David Bawn about the need to provide physical barriers (bollards) outside No's 5 & 6 Abbey Terrace. This is because vehicles regularly mount the kerb along the wall of No.6 then travel along past a blind spot directly outside the door of No.6. Our children and others have nearly been hit by vehicles on several occasions as they drive past the blind spot and do not notice people leaving the house. Councillor Bawn agreed that low bollards outside of 5 & 6 Abbey Terrace would be the best way to solve this problem: even if there are yellow lines outside the house this will not always prevent people from driving along the pavement, especially if they think they need to so that they can pass an oncoming vehicle. There are already bollards at the top end of Abbey View for the same reason, to prevent vehicles from mounting the pavement either to pass or to park. This is a simple and relatively inexpensive way to ensure the safety of people living in and visiting No's 5 & 6 Abbey Terrace.</p> <p>4. The proposal shows the parking bay opposite the big house between Abbey Terrace and Abbey View as being covered by the 'no waiting' restriction. I think residents on the street sometimes use this bay if it is not already full and if they cannot get parked in the lane behind the houses.</p> <p>4. The proposal shows the parking bay opposite the big house between Abbey Terrace and Abbey View as being covered by the 'no waiting' restriction. I think residents on the street sometimes use this bay if it is not already full and if they cannot get parked in the lane behind the houses.</p> <p>5. There needs to be an efficient restriction covering the entrance from the the street to the High Stanners</p>	
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1				
			<p>Whilst I support the proposals the following issues need to be resolved prior to work being started- 1. The impact on lane to rear of Abbey tce / Abbey View. 2. Car park capacity to rear of 'Riverside'. 3. Retention of layby for parking. 1) The entire length of lane currently occupied by parked vehicles both on the highway (East side) and within curtilage of 3 bungalows. Residents parking only restrictions? 2) Part walled off as a result of P.P. for 2 dwellings. Consent may. or may not be extant but in interest of Pub & Restaurant to reclaim car parking. 3) Retention of layby for parking essential. Currently occupants with 2 vehicles park one in layby (no space in rear lane(see 1)) and also used by visitors to properties in Abbey View / Terrace use does not impede flow of traffic.</p>	
1			<p>One will it work we have double yellow lines outside on Friday and Saturday nights we can have 10 to 15 cars pack here police don't want to know and traffic warden don't work at night.</p>	
	1		<p>I think the restrictions do not go far enough. The cars park outside my gate all the time. I'm disabled - as are most of the residents - therefore need my road to be close for emergency services.</p>	
			<p>The parking of cars around the Oldgate Bridge area restrictions visability, and parked cars along the road to the stepping stones floodgate causes difficulty in passing. The Bay area should be for passing only. Maybe a one way system would help the traffic flow. No parking signs on Grass area. Resident only signs at the Skinnery Bridge.</p>	
1				
			<p>I think the proposed restrictions will make the customers of the Riverside Lodge park in the streets. I therefore think the restrictions should be extended to cover all of Challoners Gdns. The residents in Challoners Gdns are all oaps many in need of help. with the proposed restrictions I can see carers ahving difficulties parking. You could give each house a parking permit. Thank You.</p>	
1				
1				

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FOR	AGAINST	NEITHER	Other Relevant Comments	
	1		<p>While we have been asking for many years now for yellow lines and fully support a proposal to have them put at the bottom of Curly Kews as a safety issue, we cannot support the proposal as it stands.</p> <p>As residents of Auburn Place, we are one of the few who do not have access to off street parking and have for the past 16 years parked both cars outside the B&B or the Riverside Lodge. Having the lines put outside both these premises would mean that we have no where to park our cars.</p> <p>We also believe that it would have a detrimental affect on the B&B as guests also park in the same place. On another note, has it ever been considered to redesign the junction itself? As it stands you have a bottle neck & four lanes filtering in and out with only really space for two. Perhaps the removal of the traffic Island would help to ease this as its only use is as a roundabout. Removal of the island may also give way to some resident only parking.</p>	
	1		<p>Thank you for conjuring up this pro-prosperous idea that clearly tells me that you consider my small and modest local business totally irrelevant to Morpeth. It's shops, bars and restaurants and equally irrelevant to the tourist attractions of the wider Northumberland economy!! In the 9years I've run Newminster cottage B&B I have considerably managed my customer parking. Considerate of my neighbours given how little space we have here. Double yellow lines will stop people staying and put the 3 businesses into direct conflict with our neighbours who are equally squashed for parking. change the junction to one way in and one way out an auburn place residents only parking at the front and side of the B&B, a drop off - pick up only outside Riverside Lodge/Mulan and give them the right to use the wasteland behind to extend their current car park. That land is currently up for sale but will never sell!! Let these assets to Morpeth use it.</p>	
1			<p>I have no garage and can only park my car at the front of my house and am unable to do this at times due to other cars parking here are they also park on the grass. I support any plans to stop cars parking outside my property and on the High Stanners.</p>	
1			<p>The proposal is fine but unless effective enforcement is prioritised it will be a waste of paint.</p> <p>As a wheelchair user I'm unable to use the footpath along Abbey View/Terrace most days because of parked vehicles obstructing my way.</p> <p>As far as I'm aware, such parking is an offence but I never see anything being done!</p>	
1			<p>We wholeheartedly support the proposals although strongly recommend that no waiting at any time measures are put in place outside the Riverside/Mulan Restaurant. There are occasions when vehicles parked here would prevent emergency vehicles accessing the High Stanners residential area.</p>	
38	14	1		

