

RECORD OF DECISION TAKEN BY CORPORATE DIRECTOR

ACTING DIRECTOR OF LOCAL SERVICES AND HOUSING

PROPOSED PARKING RESTRICTIONS TYNE MILLS INDUSTRIAL ESTATE, HEXHAM

Purpose of Report

To consider the results of the public consultation exercise, regarding the introduction of "No Waiting At Any Time" and "Limited Waiting Parking Places" to the Tyne Mills Industrial Estate in Hexham.

Recommendations

It is recommended that:

- 1) "No Waiting at Any Time" and "Limited Waiting Parking Places, Monday - Saturday 9am - 6pm, 3 hours, No return within 4 hours" restrictions are introduced.

Key Issues

- 1) Scheme being funded by LTP.
- 2) The scheme will improve quality of life for local residents and business who deal with varying issues of indiscriminate parking on a daily basis.
- 3) The scheme is supported by County Councillor Cath Homer.
- 4) Additional 3 hour, on-street parking bays are to be introduced to accommodate visitors to Tyne Mills Industrial Estate.

Report Author

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BACKGROUND

1. Concerns were raised by Cllr Cath Homer, local business and visitors to Tyne Mills Industrial Estate, regarding inconsiderate parking in the area. It was reported that the access to various business premises are continually being obstructed by parked vehicles from both other businesses and visitors to Tyne Mills Industrial Estate. It was requested that officers consult business and residents of Tyne Mills Industrial Estates on the introduction of further "No Waiting at Any Time" parking restrictions and additional "Limited Waiting Parking Places" (3 hours, No return within 4 hours). The introduction of the proposed restrictions will improve traffic flow and alleviate issues with inconsiderate parking in key areas.

CONSULTATION

2. These proposals were the subject of a consultation exercise that involved the delivery of a consultation letter to 20 businesses/residents and approximately 30 statutory consultees, including the emergency services and various disabled and transport associations/organisations. A plan showing the proposals is attached together with a copy of the consultation letter (see Appendix A).
3. The consultation exercise ended on 22nd March 2016 and responses were received from 17 consultees with 13 in favour, 2 against and 2 neither for nor against the proposals. A summary of consultee responses is attached as appendix B
4. The North East Ambulance Service was the only statutory consultee to respond to the consultation and did not express a preference.

COMMENTS

5. The following comment were received during the consultation process;
 - A 20mph speed limit should be introduced due to the lack of pavements.
 - Proposed yellow lines will move build-up of parked vehicles up to our lane.
 - We do object to the proposed double yellow lines on the road junction adjacent to our premises.
6. Responses to comments received;
 - Once the proposed parking restrictions are introduced a speed survey will be carried out to determine if vehicles are speeding within Tyne Mills Industrial Estate. A request for a 20 mph speed limit will also be added to our Directory of Requests database for consideration in future Local Transport Plan programmes.
 - In response to concerns that the proposed parking restrictions will move the problem elsewhere in the industrial estate, a site meeting took place with a Council Officer, Cllr Homer and businesses that may be affected by additional restrictions. It was agreed an additional double yellow line will

be introduced on the west side of the northbound section of highway on Tyne Mills Industrial Estate as shown in Appendix C.

- The Highway Code states in part 243 “Do not stop or park opposite or within 10 metres of a junction, except in an authorised parking space”. The introduction of the new parking restrictions further reinforces that parking should not occur in these circumstances and gives the Civil Enforcement Officers the power to issue a Penalty Charge Notice when they witness an offence occurring.

RECOMMENDATIONS

7. From the outset, the County Council has endeavoured to respond positively to local concerns raised in this area and it is inevitable that some sections of the community will be dissatisfied with whichever decision is reached. The result of the consultation exercise shows that the majority of residents who responded support the proposals. It is therefore recommended that the parking restrictions be introduced as shown in Appendix C.
8. The Council has the power to hold a public inquiry before making any traffic regulation order. Such an inquiry might enable disputed evidence to be tested under cross-examination and the need for an order to be critically examined by an independent inspector. In this particular case, officers believe that the extensive consultation process and involvement with interested parties, means that such an inquiry is unlikely to bring any fresh information to light and it is therefore recommended that an inquiry is not held.

APPENDIX INDEX

Appendix A – Consultation Letter and Plan
Appendix B – Summary of Consultation Responses
Appendix C – Revised Plan

Implications Arising Out of the Report

Policy	Consistent with existing policies
Finance and value for money	Funded by LTP
Human Resources	None
Property	None
Equalities	None
Risk Assessment	Inconsiderate parking issues
Crime & Disorder	Scheme will remove inconsiderate parking promote a safer environment.
Customer Considerations	None
Sustainability	None

Consultation

Hexham Town Council, the emergency services, all affected residents and interested road user organisations were consulted together with the County Councillor for the area.

Wards

Hexham East

DECISION TAKEN

Title of Cabinet Member or Officer(s):

Acting Director of Local Services and Housing

Subject:

Proposed parking restrictions on Tyne Mills Industrial Estate in Hexham

Consultation

17 Responses
13 For
2 Against
2 Neither

Decision Taken:

To approve the introduction of a "No Waiting at Any Time" and "Limited Waiting Parking Places, Monday - Saturday 9am - 6pm, 3 hours, No return within 4 hours".

Signature of Director



Date

25/5/16



Northumberland County Council

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The Occupier

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Tuesday 9th February 2016

Proposed Parking Restrictions – Tyne Mills Industrial Estate

Concerns have been raised by local businesses and Cllr Cath Homer regarding inconsiderate parking on Tyne Mills Industrial Estate. It has been reported that inconsiderate parking is causing obstructions to larger vehicles using the roads and is putting road users at risk due to poor visibility. "No Waiting at Any Time" parking restrictions (double yellow lines) are therefore proposed with the addition of Time Limited Parking Bays. It is anticipated that the introduction of these parking restrictions will improve road safety by offering reduced congestion and improved visibility throughout the day.

I am therefore writing in accordance with Regulation 5 of the Local Authorities Traffic Orders (Procedure) (England and Wales) Regulations 1996 (as amended) to formally ask for your comments on the proposed introduction of "No Waiting at Any Time" (double yellow line) parking restrictions and "Time Limited Parking Bays" at Tyne Mills Industrial Estate as shown the attached plan.

The County Council is seeking your views on the proposals and a freepost response form is attached to facilitate the consultation process. It should be stressed that this is a genuine consultation and that comments received will be carefully considered.

Regrettably, it is not possible to reply to individual comments, but you may wish to note that comments may be included in a Decision Report, to the Executive Director of Local Services and may be available for public inspection. The closing date for any comments you may wish to make is Wednesday 22nd March 2016. If you wish to respond to this consultation online, please visit the web address <http://trafficconsult.northumberland.gov.uk/>.

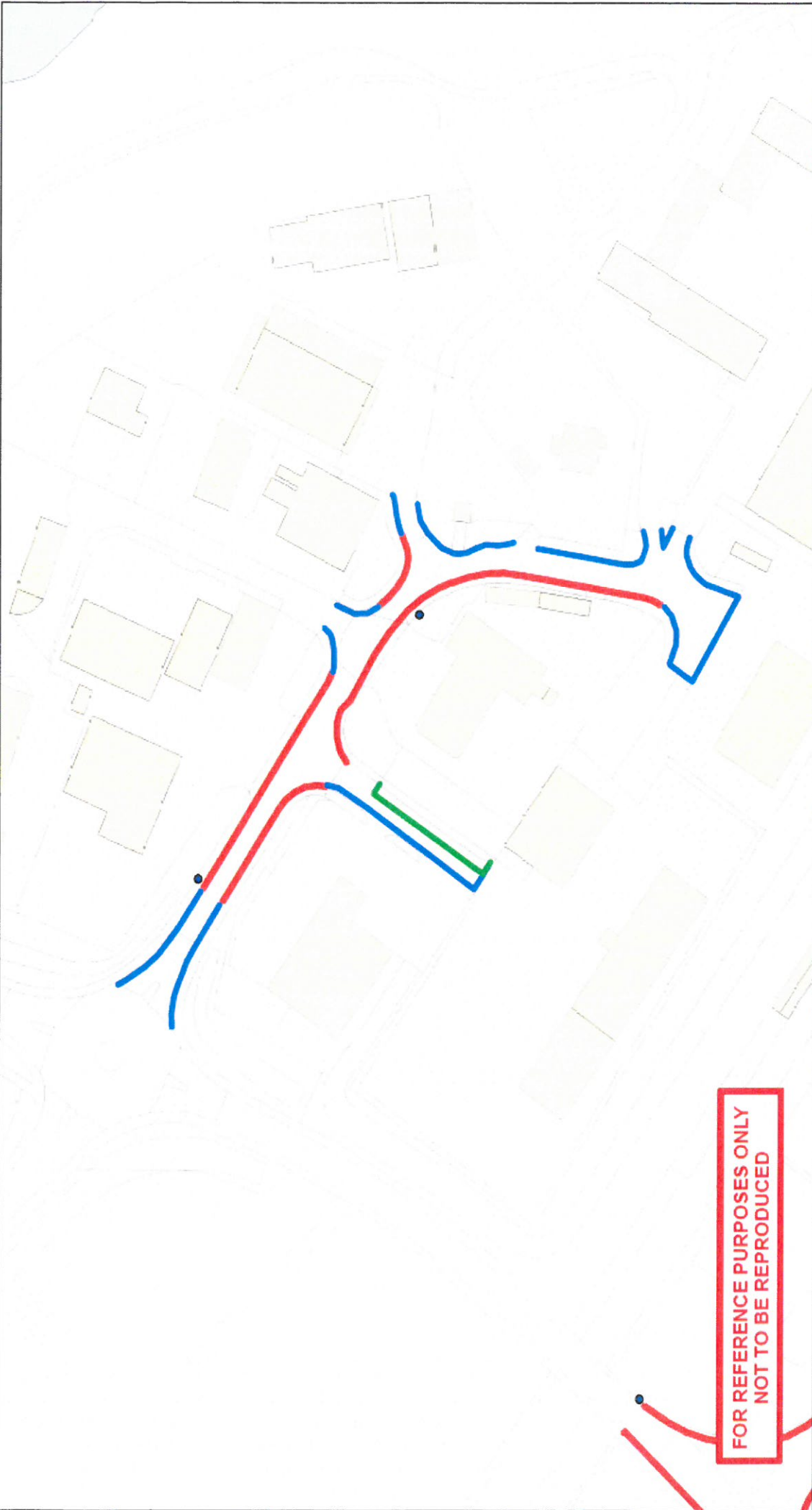
I would urge you to take the opportunity to comment on this important matter as any decision taken will be based upon the responses received from residents who take time to return the consultation form.

I thank you for your assistance in this matter.

Yours faithfully

A handwritten signature in blue ink, appearing to read "Dan Fraser".

Dan Fraser
Programmes Officer (Highway Safety)



<div><div><div>Northumberland</div><div>Northumberland County Council</div></div><div><div>Northumberland County Council</div><div>County Hall</div><div>Morpeth</div><div>Northumberland NE61 2EF Tel: 01670 533000</div></div></div>		<div>Network Management Information System</div> <div><div><div>This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. License no. 100049048 (2009).</div></div></div>	<div>Title: Tyne Mills Proposed Parking Restrictions</div> <div><div>Drm:</div><div>Date:</div><div>Scale:</div></div>
<div>Key</div> <div><div><div></div>Existing Double Yellow Line</div><div><div></div>Proposed Double Yellow Line</div><div><div></div>Proposed Time Limited Parking 3 hours, No return within 4 hours</div></div>			

Appendix B – Summary of Consultation Responses

FOR	AGAINST	NEITHER	Other Relevant Comments
		1	<p>Thank you for your letter dated 3rd February 2016 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.</p>
1			
	1		<p>The parking area you describe only has space for 4 cars while still allowing the two sides at the bottom to be used these spaces are always full day and night by local people and also those on Newgate Street when the zone is full. The one your restrictions is 6 houses where they have 11 cars, the spaces are not equal to the proposed available. What will happen is that people will simply park on the opposite side of the street to the proposed restricted zone during these times or more pinnately. The top and bottom of the problems, Dogger Bank to narrow for the busses/courier especially peak times. Could the restrictions be term time only?</p>
1			<p>Further to our recent meeting held at our premises on Wednesday 6th January at 3pm, please find below our concerns/suggestions as discussed with yourself.</p> <p>Concerns: Depreciation in house value. Our neighbour will forward you a letter from the estate agent detailing that in going ahead with your proposal the values of our homes will be reduced by approx. £15,000.00 - £20,000.00 and will also limit the person who will be able to purchase the house. The report seems to point out that it is residents of Mitford Road and parents of children at the nearby schools that is creating the bottleneck effect outside of our home, as we demonstrated on Wednesday the cars outside our home belong to residents from Bullers Green and Newgate Street and we feel that it is unfair for residents to be financially penalised due to other peoples careless parking. In section 3 of your key issue statement you state that your scheme will improve the quality of life for local residents who deal with various issues of indiscriminate parking on a daily basis, at the current time we are the only residents that are discriminated against as our neighbours in Wansbeck Place have adequate parking to the rear of their properties, your proposal would not improve our quality of life infact it would make it worse as we would be financially disadvantaged and still face the same problems of indiscriminate parking.</p> <p>Recommendations: The land between 1 Mitford Road and Wansbeck House should be set aside for residents only parking for 1,3,5,7 Mitford Road, Dyers Cottage and Wansbeck House, this would allow the residents that are to be disadvantaged within your proposal a place to park and thus not effecting values on homes. The restricted hours that you propose we feel should be increased in the evenings from 1430 - 1600hrs to 1430 - 1700hrs as we do not feel you have taken into consideration the out of school clubs / junior running clubs that take place after school hours. We would like to take this opportunity to thank you for meeting with ourselves and look forward to your positive response.</p>
1			<p>I understand that new parking restrictions may be introduced on Mitford Road Morpeth. No off street or private parking, limits property buyers and with the added disadvantage of no on street parking I am of the opinion that this will be further detrimental. It is common knowledge there are a number of factors which reduce house value, i.e., nuisance neighbours, high levels of crime, electric pylons, wind farms (ect) and no parking facility (all these are in the top 12 factors that determine your homes market value). Factors that determine your home's market value at any given time are complex and many of them are subject to change on a regular basis. Being aware of some of those factors, you and the agent selling/valuing your home/estate agent, can plan a sale and assess the value accordingly. I appreciate you only recently purchased this property, at a time when it was assumed street parking was accepted. Unfortunately, if this is to be removed, we must advise that your property value will certainly depreciate.</p>

		1	<p>I own and live in xxxxx adjacent to the proposed restrictions on the U6110 and own and rent out xxxxx next door to us. Our tenants past and present have enjoyed unrestricted parking in the U6110 so the proposal will have a direct negative effect on them in that they will have to pay for something which is currently free and also may find it harder to find a place to park under the proposed scheme. We ourselves have plenty of room to park in our garden (which is accessed via the U6110) so we don't need parking space in the lane although future owners may feel the need for an extra space so the proposal would have a negative effect on them too. However, if parking bays are to be drawn on the road, then I would note that there should be enough room for cars to pass in the lane in order for us to drive in and out of our garden.</p> <p>Finally, I notice that nos. 9 and 11 Mitford road have space to park 2 cars on their drives so the only houses in need of permits would be nos. 1,3,5 and 7 Mitford Road, ourselves, Wansbeck Cottage (our tenants) and possibly Dyers Cottage - they have room to park one car on their drive. There seems to be only enough room for 4 parking bays at most on the U6110 so that will probably be a problem - more permits needed than spaces available!</p> <p>I hope these comments are helpful.</p>

FOR	AGAINST	NEITHER	Other Relevant Comments
1			The introduction of the Double Yellow Lines will vastly improve the safety of road users and the general public in and around the busy junctions especially near to Down to Earth and the Tyne Mills Car Park. I have witnessed many near misses whilst walking and would also recommend a 20mph speed limit to be introduced to further the safety aspect of the area and to protect walkers who exit from the train station and car park who have to walk on the road due to the lack of pavements etc.
1			Today we have received the proposed parking restrictions for Tyne Mills Industrial Estate, where you have proposed the "limited parking 3 hours, No return within 4 hours" this has raised concerns within the company. This area can cause restricted access due to the high volume of large haulage vehicles especially on mart days which are Tuesdays and Fridays. We feel strongly that double yellow lines would be more beneficial and safer, reducing the risk of damage to vehicles etc.
		1	Thank you for your letter dated 9th February 2016 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			Restrictions should extend to include the new access road to the rear of the train station.
1			It is fine imposing these restrictions but someone needs to enforce them. Traffic approaching 'Down to Earth' can back right up the estate. Signage / directions should be considered to alleviate this. Access by our delivery vehicle and customers is restricted by the inconsiderate parking. I hope the sandwich van can stay put.
1			I support the proposal, however if it is possible could there also be the addition of road marking to entrance of my property to prevent cars from parking there such as "KEEP CLEAR AT ALL TIME"? This is due to the frequent number of cars parking in front of my drive way, blocking me either getting in or out. I have notice cars regularly parking on the grass verge in front of my house causing a mess. The volume of cars has been steadily increasing over time. I believe in part that this is due to the change of business use around the area and people wishing to avoid paying to park at the station car park.
1			
1			Best thing I have heard of for months it should of been done years ago. When it does happen make sure it is monitored. I have marked in black pen where it defiantly need double yellows on several occasions each week we get stuck trying to get in and out because of parked cars.

		<p>All the suggested proposals are only against two businesses on this estate. Both are car body repair shops not even consulted during any visits. Where are staff to park while at work? Garden centre park on double yellows when having deliveries. This is a restriction of normal day to day business. On the subject of road safety, come and visit in spring when the garden centre is busy. Tyne mills industrial estate!</p> <p>I am writing to you today with regards to your letter dated Tuesday 9th February 2016 about the concerns raised around inconsiderate parking on the Tyne Mills Industrial Estate. My Colleague Mr Colin Milton has already input his comment by email however I wanted to write a more formal comment regarding the proposals, which in part we do not agree with. Particularly note that there are already quite extensive existing double yellow lines shown opposite the proposed time limited parking shown in Green on your diagram, or indeed to that time limited parking, as this does not appear to impact on the businesses in that area. We do object to the proposed double yellow lines on the road junction adjacent to our premises Motorbodies Hexham, and those on the rest of the road and junctions further into the estate, and suggest that this should at the very least be discussed further with the individual businesses involved before any decision is made. We view the proposed double yellow lines here as a restriction to our right to trade and which would significantly damage our business and reputation. Traffic using these junctions already is moving very slow and there is no risk to road users because of poor visibility. We also not that no restriction has been proposed next to the Northumberland County Council depot in this area which would suggest that the concerns raised are not applicable on this road or junction. I trust my comments will be considered and would welcome further discussion before any final decision is made.</p>
1		
1		<p>I would like to take this opportunity to show you some of the 'inconsiderate parking' that I continue to see on a daily basis. Parking of this type is causing great concern on the estate as it is putting other road users and also pedestrians at risk. I have witnessed on numerous occasion the ciaos that these 'inconsiderate parking' obstructions are causing. it is leaving junctions blind to other users and preventing full use of the pavement for wheel chair users or buggies.</p>
1		<p>We support the proposed parking restrictions on the Tyne Mills Industrial Estate. You access not our 3 sites on the estate are consistently being blocked on a daily basis by certain companies operating our of small premises with little parking who seem to think it is right to park cars around the industrial estate thus resulting in undue congestion, some of these vehicles are parked over the pavement restricting access to pedestrians which at times for old and disabled people is very dangerous Several minor crashes have been caused by the restricted visibility on the corners we also struggle everyday to take in delivered from larger lorries who cannot get close to our property to unload. The estate has become a lot busier since the council has moved onto the estate from Burns lane depot also the railway has built a new car park accessed through Tyne Mills without any consideration by the parking of cars on the side of the road at times there is grid lock with vehicles having to reverse considerable distances to clear the congestion. Your plan showing the proposed parking restrictions should go a long way in making the estate a lot safer if it is approved.</p>
1		
	1	<p>If you put yellow lines as proposed then there will be a build up of parked vehicles moved up to our lane and around the top lane. It is bad at the moment and will get worse. We have to get lorries up that lane to load and unload with heavy equipment.</p>
1		<p>We have had no problems regarding access/egress to the station, though inconsiderate parking mean any pedestrians have to walk on the road creating a hazard.</p>
1		<p>Whereas I agree with the proposal for the new restricted parking it would also b beneficial to traders if there were to be a communal parking area.</p>
1		<p>We support the proposal due to the increased nature of inconsiderate parking in the last few years creating a single access in and out of our busy business during working hours.We receive artic loads of fuel daily into our depot and redeliver back out also. Farmers customers also struggle with access with tractor and trailers as do suppliers withArtics with machinery on. To compound the issue the burger van if that is what it is(dubious)which has licence to park at the road end causes further disruption by its permanent siting. We can only hope the introduction of restrictions will also prevent other local garage business leaving their customer vehicles and staff vehicles parked around tyne mills.We have at a cost provided an area for our staff to park to prevent this however feel aggrieved other haven't.</p>

		1	I refer to your consultation on this matter and appreciate the date for responding has just closed but in any event I can advise the Town Council has no comments to make on the proposals.
13	2	2	

Appendix C – Revised Plan

