

## ***HOUGHTON REGIS TOWN COUNCIL***

### **Planning Committee**

#### **Minutes of the meeting held on**

**12<sup>th</sup> July 2021 at 7.00pm**

Present:	Councillors:	D Jones J Carroll Y Farrell R Morgan C Slough	Chairman
	Officers:	Debbie Marsh Louise Senior	Corporate Services Manager Head of Democratic Services
	Public:	7	
Apologies:	Councillor:	M S Kennedy	
Also present:	CBC Councillor: HRTC Councillor:	S Goodchild K Wattingham	
	CBC Officer CBC Officer	Paul Salmon Gurminder Singh	Traffic Manager Housing Innovations Manager
Absent:		D Dixon- Wilkinson	

#### **11706 APOLOGIES AND SUBSTITUTIONS**

None.

#### **11707 QUESTIONS FROM THE PUBLIC**

Gurminder Singh, Housing Innovations Manager and Paul Salmon, Senior Highways Manager from Central Bedfordshire Council were in attendance to update members and answer questions relating to the proposed traffic orders at various locations (Whitehouse Close, Clarkes Way, Redhouse Court, Park Avenue, Drury Lane and Sapphire Place (All Saints View)).

An overview of the All Saints View predicted usage and parking arrangements for residents and visitors to the building was presented. Members were advised that there would be 60 spaces in total for visitors on completion of All Saints View. It was suggested that visitors could utilise local parking facilities, Peel Street carpark and Morrisons carpark, in addition to the spaces available at All Saints View. The spaces at All Saints View would be subjected to an element of free parking, 20 minutes for standard spaces and 40 minutes for disabled spaces, these would then be subjected to parking fees.

A member of the public asked whether Red House Court had yellow lines proposed, this road is used frequently by residents and volunteers to visit the local facilities, and queried why this was subjected to the same traffic restrictions as the residential parking. Yellow lines in this road would restrict the use of the play area, volunteers at Houghton Hall Park and Volunteers clearing the Brook and other users.

A member of the public advised members and Central Bedfordshire Council representatives, of the impact of the proposed parking restrictions had had on the neighbourhood, it had affected goodwill and caused rifts amongst residents. Some homes in Park Avenue had no place to park, they had neither a garage or driveway, the timings of the restrictions of 8am – 6pm Monday – Friday was unworkable for residents as this was part of the day when parking was not an issue. It was stated that residents had been informed that All Saints View would not impact parking locally, so it was queried why residents of Park Avenue should have to pay for a parking permit, citing the impact of All Saints View, when they had been advised that there should be no impact on their road. The yellow lines currently in place were already not managed efficiently due to lack of funding.

Another resident of Park Avenue suggested that parking provision would decline over time and would impact Park Avenue, the proposed hours of 8am – 6pm was felt that this would be insufficient, and had felt it should be at least 6am – 9pm if not 24 hours.

Members were advised of an email received in relation to the proposed Traffic provisions, stating that the sender lived on The Green, and felt strongly that they should be included in the parking permit scheme of Park Avenue should the scheme be approved.

Paul Salmon, Senior Highways Manager assured members and members of the public that this was a consultation had not been agreed at this stage. The decision would be made on 27<sup>th</sup> July 2021.

Members were advised that the times of the RPZ was to protect parking during the day weekdays only, to enable the visiting of residents at the weekend without restrictions.

The double yellow lines proposed for Red House Court had been proposed due to access concerns raised by the emergency services.

The comments made regarding the 8 houses along The Green, had been noted.

Paul Salmon, Senior Highways Manager reiterated that this was a consultation, and advised that the parking orders would be brought before the TMC where residents can register to speak, the overwhelming objections would be noted in the report prepared by Paul Salmon.

A member of the public highlighted the contradiction of being told by Tony Keaveney, Assistant Director Housing, Central Bedfordshire Council that All Saints View would not affect resident parking in Clarkes Way, therefore yellow lines would not aid parking. Also highlighted was the need to encourage visitors to the town centre rather than discourage footfall, additional concerns were raised regarding the monopolisation of local carparks by a single owner and that fees could be set at a higher rate.

**11708 SPECIFIC DECLARATIONS OF INTEREST**

None.

**11709 TRAFFIC REGULATIONS ORDER (TRO'S) PROPOSALS - VARIOUS LOCATIONS**

Central Bedfordshire Council had undergone a consultation on Waiting Restrictions, an RPZ and an Off-Street Parking Order at Various Locations within Houghton Regis to support the All Saints View Development.

This committee considered this consultation at their meeting held on the 14<sup>th</sup> June 2021. At this meeting, members felt that they could not support all of the proposals as they wished to better understand the background and justification for raising them.

Central Bedfordshire Council had approached the town council and suggested they attend a meeting with members of the planning committee, to provide information and to also listen to the town councils and residents' views.

Members received the notices and plans for these proposals.

A00107 – Whitehouse Close, Clarkes Way, Redhouse Court, Park Avenue and Drury Lane

A00108 – Park Lane – RPZ

A00114 – All Saints View, Sapphire Place, Off Street Parking

Members raised concerns regarding the impact on residents who lack mobility and felt this could affect their mental health by an increase in social isolation.

Members were advised Central Bedfordshire Council work closely with an advisor regarding mobility issues with a proactive approach to mitigate any issues that could arise.

Members discussed the traffic management orders individually.

***TRAFFIC REGULATION ORDER A107***

**Whitehouse Close;** extension of yellow lines

Members agreed that there had been no justification to extend the yellow lines in Whitehouse Close. Members advised that the construction of All Saints View had impacted local street parking despite provision being provided for site workers.

**Members objected to this proposed Traffic Order.**

**Clarkes Way;** Junction of Red House Court, extension of yellow lines

Members confirmed that yellow lines were in place but had been un-enforceable.

**Members objected to this proposed Traffic Order.**

**Red House Court;** double yellow lines the length of the road

Members raised concerns that yellow lines along this road would restrict the Town Council parking and managing their own events.

Members highlighted that parking patrons already self-restricted along this stretch of the road by parking on just one side to enable vehicular access.

**Members objected to this proposed Traffic Order.**

**Park Avenue;** double yellow lines from junction to footpath

Members acknowledged that parking availability is eclectic along this road with some houses having a driveway and some not. It was suggested that there would be insufficient parking spaces to meet the demand for parking permits. It was suggested that this was limited to the 10m suggested by the Highway Code.

**Members objected to this proposed Traffic Regulation Order, however, suggested that consideration be given to the yellow lines being limited to 10m from The Green.**

**Drury Lane;** yellow lines at the entrance of the road for 31m

Members suggested that as Drury Lane was a narrow road, the restriction of parking at the entrance of the road was a sensible solution.

**Houghton Regis Town Council had no objections to this Traffic Regulation Order**

#### ***TRAFFIC REGULATION ORDER A108***

**Park Avenue permit Zone**

Residents' comments were acknowledged and noted regarding the timings of the TRO and the requirement of the houses along The Green to be included in the permit scheme. Members agreed in principle to this proposal however, requested further and more detailed information before full consideration could be given to this TRO.

#### ***TRAFFIC REGULATION ORDER A114***

Members were advised by Gurminder Singh that there would be the encouragement and promotion of car-free living for residents at All Saints View.

**Houghton Regis Town Council had no objections to this Traffic Regulation Order**

**Resolved: To respond, as above, to various Traffic Regulation Orders (TRO's) at various locations in Houghton Regis**

**The Chairman declared the meeting closed at 8.45pm**

**Dated this 16<sup>th</sup> day of August 2021**

**Chairman**