

<b>DECISION-MAKER:</b>	CABINET		
<b>SUBJECT:</b>	PROPOSALS FOR PERMIT PARKING IN VINERY GARDENS, ST JAMES'S PARK ROAD, VINERY ROAD AND ST WINIFRED'S ROAD (TRO)		
<b>DATE OF DECISION:</b>	15 MARCH 2010		
<b>REPORT OF:</b>	HEAD OF HIGHWAYS AND PARKING		
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**STATEMENT OF CONFIDENTIALITY**

N/A

**SUMMARY**

A Traffic Regulation Order was proposed on 2<sup>nd</sup> October 2009 to introduce a permit parking scheme in St James's Park Road, Vinery Gardens, Vinery Road and St Winifred's Road following the development of 152 Winchester Road and to address previous concerns over commuter parking. These proposals were then revised to include restrictions with limited waiting provision in short sections of Vinery Gardens and St James's Park Road. Following a period of extended public consultation there are objections to this permit parking scheme and to the scheme design. The matter is therefore now being brought to Cabinet for decision.

**RECOMMENDATIONS:**

- (i) That the Cabinet consider and determine the objections to a permit parking scheme being introduced in this area.
- (ii) If a permit parking scheme is approved the Cabinet consider and determine whether an existing scheme design is approved for Vinery Gardens or whether the design is further amended subject to any due consultation

**REASONS FOR REPORT RECOMMENDATIONS**

1. To fulfil the Council's obligation to consult upon proposals and consider objections
2. To enable a permit parking scheme to be introduced if the objections are not upheld. The officers' view is that a permit scheme should be approved to restrict non-resident parking in the area. If a scheme is approved further submissions to the Department for Transport for signing authorisation may be required (pending a planned amendment to the Traffic Signs Manual).
3. With objections to the initial signing only scheme design (see Appendix 1) in Vinery Gardens, the design was revised (see Appendix 2). In response to a continued objection over the adequacy of limited waiting provision, a further standard permit scheme design was drafted (see Appendix 3). All three designs were then included in a survey of property occupiers in the immediate vicinity of Vinery Gardens to understand their views (see Appendix 6).

## CONSULTATION

6. The permit parking scheme was advertised in the Daily Echo and on street notices on 2<sup>nd</sup> October with a 21 day public consultation period
7. The period for consultation was further extended until 18<sup>th</sup> December 2009 in correspondence to residents and objectors dated 25<sup>th</sup> November 2009
9. An additional survey was carried out for property owners in the immediate vicinity of Vinery Gardens in January/February to obtain their views on three scheme designs to assist the Cabinet in deciding objections.

## ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

10. The sections of *permit parking only* with approved signing from the Department for Transport (DfT) cannot be amended to include a period of limited waiting. This is because the Traffic Signs Manual specifically states that this signing (without road markings) may only be used where parking is *solely for permit holders*.
11. Although a standard permit scheme with limited waiting (and marked parking bays) could be applied in Vinery Gardens, this would require no waiting at any time parking restrictions at the end of Vinery Road. As a number of residents expressed concerns over this in a survey undertaken in 2007, this option was not formally proposed by the Traffic Management team. It was however included in a survey undertaken for this report (see Appendix 6) which highlighted continued opposition.

## DETAIL

12. As part of the Section 106 agreement for the development of 152 Winchester Road (08/00758/FUL) for 63 dwellings, provision was made for a traffic regulation order for parking restrictions. As St James Park Road, Vinery Road and St Winifred's Road have been subject to a relatively high level of long stay commuter parking related to the General Hospital and Vinery Gardens was adjacent to the development the Traffic Management team proposed a permit parking scheme for the vicinity (see Appendix 1).
13. Given previous concerns from a number of residents over the loss of on-street parking with a standard residents' parking scheme (with marked parking bays), a *signing only* permit scheme was proposed.
14. In response to the public notice objections / concerns were received from the St James Chiropractic Clinic, St James Park Nursery and a resident over the absence of short stay parking. The residents were then consulted over a revised proposal (see Appendix 2) with short sections of limited waiting at the top of St James Park Road and Vinery Gardens. It is the objections to these revised proposals that are to be decided upon (see Appendix 3).
15. A resident of St James Close who objected to the original design sustained their objection for the following reasons:
  - the displacement of parking to other areas south of Winchester Road
  - that double yellow lines on the corners of St James Park Road / Vinery Road and St Winifreds Road would be a cheaper option
  - that the residents were aware of the parking situation when they bought the properties

16. A resident of Vinery Gardens objected to the proposed scheme on the following grounds:
- that the agreed parking provision for the development of 152 Winchester Road was insufficient and did not take into account numerous objections from residents
  - that in practice parking from the development will be displaced into Vinery Gardens outside of the hours the scheme operates causing significant issues for residents.
  - that while not wishing to cause the closure of St James Chiropractic Clinic most residents experience more problems with customers of the clinic than employees of the General Hospital
  - that the provision of two permits per household does not take into account that young adults are more now more likely to staying longer in the family home. Such family members should not be deterred from owning a car or risk theft or damage to their vehicle by being forced to park away from the neighbourhood.
17. The St James Chiropractic Clinic sustained an objection to the scheme on the basis that it would not provide anything like enough parking for patients, even if it were a dedicated provision, which it would not be. The Clinic requested that provision be made for 1 or 2 hour limited waiting parking on both sides of Vinery Gardens from the border of the clinic to the end of the road. In their view this would not produce any increased risk to road users or pedestrians and would sort out a difficult situation for all. This extended the requirement from the initial objection. The clinic has also provided two petitions with 400 signatures supporting the following statement:
- “We the undersigned object to the planned residents’ only parking restrictions in Vinery Gardens and request that the Council modify the plans to allow 1 ½ hour limited parking between Winchester Road and the first Houses in Vinery Gardens. We are patients of St James Chiropractic Clinic, some of whom travel long distances to receive this specialist care. Many of us experience health issues which affect our Mobility (otherwise we would not be coming to consult a chiropractic clinic). There are no other parking facilities available nearby, and by implementing these parking restrictions as they stand the Council would effectively be preventing many of us from accessing treatment that we consider significantly enhances our health and well-being”
- If this is interpreted as the first houses in Vinery Gardens from Winchester Road then the area is the similar to the restrictions in the revised proposals (see Appendix 2). The main point of difference being the provision of 10m of No Waiting at Any Time restrictions from the junction.
18. We have also included a letter from a resident from Vinery Gardens related to the points raised above making the follows views:
- That there is inadequate off-street parking provision at the St James Chiropractic Clinic and increasing number of their clients are parking in the evenings and on Saturdays in Vinery Gardens. The can cause problems coming home from work.
  - There is inadequate parking provision within the development of 152 Winchester Road

- That Vinery Gardens is also affected by commuter parking for the General Hospital
- That the Chiropractor is seeking to move premises so any specific provision for its clients would be money wasted.

19. **Officers Comments**

Any prospective permit parking scheme has to have a boundary and the risk of displacement is unavoidable. The scale and location of such displacement is more difficult to gauge and the scope of this proposed scheme remains in our view appropriate. The provision of permit parking to address significant levels of non-resident parking aligns with parking policy. Introducing only no waiting at any time restrictions would not reduce the level of non-resident parking. As the design and consultation is being funded from a section 106 agreement, the only variation in ongoing costs will be the permit administration which would not be significant in the context of the overall Coxford Area scheme. Otherwise whilst any requests for restrictions outside of the proposed scheme can be considered separately they would be outside the scope of this Cabinet decision, as they have not been subject to due public consultation.

20. The planning permission for 152 Winchester Road was decided by the Planning and Rights of Way Panel in September 2008 and is outside the scope of Cabinet decision making process.
21. The Coxford Zone 7 scheme operates 8am-6pm Monday to Friday. This is primarily designed to deter commuter parking. Extending the hours or days of operation within permit parking scheme may conflict with residents own visitor requirements (as the allocation of visitor permits is limited). As it is difficult to assess the need and extent of this, any such consideration would be better addressed as part of a 12 months review (if approved).
22. The existing Coxford Traffic Regulation Order allows an exceptional provision of three permits per household and this can be applied for existing occupiers to address this point.
23. The view from St James Chiropractic Clinic and its clients is that the limited waiting provision in Vinery Gardens is inadequate. There would be parking for 4 vehicles in the sections of limited waiting proposed, though this parking would be open to residents or their visitors to use as well. The petition of 400 signatures shows a high level of public support from the community the clinic serves. However this is a large client base to be serving without substantive off-street parking in a residential area and there are some resident views that this is causing some inconvenience. As we understand the practice is considering possible relocation, it is difficult to assess what provision would be appropriate.
24. A standard permit parking scheme (with marked bays) in Vinery Gardens could include a limited waiting provision for use by visitors to the clinic and residents. However given some residents have previously raised concerns over the associated loss of parking in the cul-de-sac from this scheme design, this was included within a survey to better understand the views of property occupiers. The main points from the survey (see Appendix 6) are summarised below:-

- a high level of support for a permit parking scheme in Vinery Gardens
- a preferred option of the initial signing only scheme design
- general support and acceptance for signing only scheme with a small provision for limited waiting.
- a high level of opposition to a standard permit scheme with limited waiting. some concerns over the period of operation for the scheme

In the circumstances the second signing only design (see Appendix 2) may be appropriate allowing some provision for limited waiting. This could then be reviewed after 12 months to take account residents experience of the scheme and any future pattern of non-resident parking that may develop as 152 Winchester is occupied.

## **FINANCIAL/RESOURCE IMPLICATIONS**

### **Capital**

25. N/A

### **Revenue**

26. The cost of the TRO, consultation, road signing and permit issue is estimated to cost around £4.9K. A provision for this amount has been made as part of the Section 106 agreement funded by the developer.

### **Property**

28. N/A

### **Other**

29. N/A

## **LEGAL IMPLICATIONS**

### **Statutory power to undertake proposals in the report:**

30. The Road Traffic Regulation Act 1984 permits the introduction of the parking restrictions as set out in this report in accordance with a statutory consultation procedure set down in the Act and associated secondary legislation

### **Other Legal Implications:**

31. In preparing and determining the proposals set out in this report the Council is required to have regard to the provisions of Equalities legislation, the Human Rights Act 1988 and s.17 Crime and Disorder Act 1998 (the duty to have regard to the need to remove or reduce crime and disorder in the area). It is considered that the proposals set out in this report are proportionate having regard to the wider needs of the area.

## **POLICY FRAMEWORK IMPLICATIONS**

32. The proposals in this report are consistent with the Local Transport Plan 2006-11 policy on promoting sustainable travel and the Strategic Parking Policy

**SUPPORTING DOCUMENTATION**

**Non-confidential appendices are in the Members' Rooms and can be accessed on-line**

**Appendices**

1.	Map showing the initial proposed permit parking scheme (signed only) in St James's Park Road, Vinery Gardens, Vinery Road and St Winifred's Road
2.	Map showing the revised proposed permit parking scheme (signed only) with Limited Waiting at the entrance to Vinery Gardens and St James Park Road, together with a Limited Waiting (except Permit Holder) bay also at the entrance to Vinery Gardens
3.	Map showing a possible permit parking scheme with marked bays with a provision for 2H Limited Waiting in Vinery Gardens, together with a section of 1 H Limited Waiting
4.	Traffic Management letters positioning the Revised Proposals for the Permit Parking Scheme and the planned Vinery Gardens Survey
5.	Correspondence in relation to the objections
6.	Results of survey of Vinery Gardens on scheme design

**Documents In Members' Rooms**

1.	N/A
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**Background Documents**

Title of Background Paper(s)

Relevant Paragraph of the Access to Information Procedure Rules / Schedule 12A allowing document to be Exempt/Confidential (if applicable)

1.	N/A
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**Background documents available for inspection at:**

**KEY DECISION?** NO

<b>WARDS/COMMUNITIES AFFECTED:</b>	Shirley
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