

Subject:	Portland Road Traffic Regulation Order		
Date of Meeting:	26 June 2018		
Report of:	Executive Director – Economy, Environment & Culture		
Contact Officer:	Name:	Andrew Renaut	Tel: 01273 292477
	Email:	andrew.renaut@brighton-hove.gov.uk	
Ward(s) affected:	Wish		

FOR GENERAL RELEASE**1. PURPOSE OF REPORT AND POLICY CONTEXT**

- 1.1 The redevelopment of the former Gala Bingo site on Portland Road into a mixed-use development (now known as Friese-Greene House) of housing, a doctor's surgery, a pharmacy and a D1/D2 (non-residential institution use) was granted planning permission in 2010, following a planning appeal. It was completed and became occupied during 2016.
- 1.2 The planning permission included revisions to the parking arrangements in Portland Road immediately outside the site, and further revisions to parking controls in the area have since been requested. Proposed changes were advertised within a Traffic Regulation Order [TRO] in April 2018 and a letter of objection has been received which needs to be considered by this committee. New instances of pavement parking have also occurred since the development was completed.

2. RECOMMENDATIONS:

That, having taken into account of all the duly made representations and objections, the Committee is recommended to:-

- 2.1 Approve the Brighton & Hove (Various Roads) (Prohibition of Stopping and Waiting on Verges or Footways) Order 2013 Amendment Order No.* 201* (reference number:TRO-9a-2018) for an exclusive paid parking bay and a loading bay in Portland Road, just east of School Road;
- 2.2 Approve the Brighton & Hove (Various Roads) (Prohibition of Stopping and Waiting on Verges or Footways) Order 2013 Amendment Order No.* 201* (reference number:TRO-9b-2018) for a no stopping or waiting on footway or verge restriction on the north side Portland Road between School Road to Shelley Road; and
- 2.3 Request that City Transport officers review the use of the parking and loading bays and, if required, propose any further amendments in consultation with ward councillors as part of the citywide Traffic Regulation Order.

3. CONTEXT/ BACKGROUND INFORMATION

- 3.1 Following the completion and occupation of Friese-Greene House, officers have received correspondence from ward councillors and the Secretary of the Wish Park Surgery Patient Participation Group [PPG] requesting changes to the revised parking arrangements outside the new development. A TRO was advertised in mid-2017 proposing changes to the revised parking arrangements to address those concerns. It included proposals which had the support of a wide range of interests, including the surgery, the pharmacy and Hove Business Association. However, this TRO was withdrawn following the receipt of objections to the proposals which included concerns it was not addressing the pavement parking issue.
- 3.2 Further correspondence on this matter has resulted in a new, two-part TRO which was advertised for consultation on 30 March 2018. The first part (TRO-9a-2018) proposed changes to the existing, on-street allocation of spaces which involve the replacement of three doctor's parking bays (leaving three remaining in School Road) with a two-vehicle length loading bay and a paid parking bay. The other part of the TRO (TRO-9b-2018) included a no stopping or waiting on footway or verge restriction to prevent pavement parking. These arrangements are shown in Appendix 1.
- 3.3 The TRO consultation period finished on 27 April. A letter of objection has been received to the proposed changes to the parking arrangements (TRO-9a-2018) citing:-
- the needs of blue badge holders close to the surgery;
 - the needs of people who are temporarily disabled, ill, frail or elderly who do not have a blue badge and may need to be escorted;
 - obstruction to the parking bays by kerbside, communal recycling bins.
- 3.4 The letter of objection also refers to alternative parking arrangements, citing examples of parking arrangements in other parts of Hove and Portslade, such as short-term, limited waiting and single yellow lines; and suggests the removal and relocation of the two-bay taxi rank to another location/rank in Portland Road. This matter has been the subject of correspondence between the PPG and the GMB Brighton & Hove Taxi section which has indicated that each rank is required 24 hours a day and within a separate 'zone' for taxi operation. Therefore, the GMB would not be able to support the removal or relocation of the rank.
- 3.5 Three representations of support for the verge (pavement) parking part of the TRO (TRO-9b-2018) have been received and therefore this proposal is recommended to be approved.

4. ANALYSIS & CONSIDERATION OF ANY ALTERNATIVE OPTIONS

- 4.1 A number of suggestions have been made within the correspondence, representations and objections received by officers. The proposed TRO has taken into account the concerns of the PPG and ward councillors; the wider needs and views of road users (including taxi operators) and businesses within the area; and the existing parking/loading/taxi arrangements in the street.

- 4.2 The representations raised regarding the difficulties that the relocation of the communal recycling bins present for users of the proposed parking and loading bays have been acknowledged, and it is recommended that the location of the bins be reviewed by City Transport and CityClean officers in consultation with ward councillors.

5. COMMUNITY ENGAGEMENT & CONSULTATION

- 5.1 In addition to the correspondence with the PPG and ward councillors, and prior to the consultation period for the advertised TRO, officers have also attended a site meeting with ward councillors to observe the pavement parking problem first-hand and discuss the options related to the amendments to the parking and loading arrangements outside the surgery building.

6. CONCLUSION

- 6.1 Following consideration of the letter of objection and other representations/correspondence, it is recommended that both parts of the TRO should be approved. It is also proposed to install an additional parking meter in Portland Road adjacent to the new, paid parking bay outside the development to make its use more convenient to users. The parking and loading arrangement will then be monitored via feedback from the regular enforcement patrols that operate within the street and the receipt of any further representations or correspondence that is received. This will help assess if any further changes may be required.
- 6.2 In addition, although it is not part of the advertised TRO, officers will consider alternative sites for, or rationalisation of, the kerbside, communal recycling bins that are currently located adjacent to the surgery and the parking area that is the subject of TRO-9a-18, in consultation with ward councillors.

7. FINANCIAL & OTHER IMPLICATIONS:

Financial Implications:

- 7.1 The costs associated with the proposed changes will be carried out within the City Transport Division's approved revenue budget. A new parking meter will be installed from existing stock with an estimated installation cost of £500. This is below the de-minimus amount for capitalisation and will therefore be funded from existing revenue budgets.
- 7.2 The overall impact of the report recommendations on parking income is estimated to be an increase of £0.003m per annum. The associated budgets will be monitored and reviewed as part of the Targeted Budget Monitoring (TBM) and budget setting processes.

Finance Officer Consulted: Gemma Jackson

Date: 29/05/18

Legal Implications:

- 7.3 Before making Traffic Regulation Orders [TROs] the Council must consider all duly made, unwithdrawn objections. Where there are unresolved objections to a TRO then the matter is referred to the Environment, Transport & Sustainability Committee for a decision. The Council's powers and duties under the Road Traffic Regulation Act 1984 must be exercised to secure the expeditious, convenient and safe movement of traffic including pedestrians.

Lawyer Consulted: Elizabeth Culbert

Date: 29.05.18

Equalities Implications:

- 7.4 An Equality Impact Assessment has not been carried out on the advertised TRO, but the consultation process allows for representations to be made by, or on behalf of, people or groups who are defined as having 'protected characteristics' by existing equality legislation.
- 7.5 Pavement/verge parking can cause considerable danger and inconvenience to pedestrians and wheelchair users in the city and is occurring more frequently.
- 7.6 The objection to the TRO refers to a lack of dedicated, blue badge holder parking bays in the vicinity of the doctor's surgery and a lack of parking for people who are ill, frail, elderly who do not have a blue badge. The transport and parking requirements related to the development site were considered as part of the Planning process. The applicant did forecast the likely number of patient vehicle trips associated with the doctors' surgery and undertook an on-street parking survey. This forecast demonstrated that there should be adequate on-street parking capacity within the local area to accommodate the estimated demand, in terms of patients arriving by car.
- 7.7 Patients attending the doctors' surgery would have been expected to use Pay & Display and shared use bays in the vicinity of the site and therefore no formal pick off/drop off was provided within the site, or on-street. Patients would therefore could therefore briefly (and legitimately) use double yellow lines for such activities. Blue badge holders are entitled to park on double yellow lines for up to three hours and any vehicle may also wait or load on double yellow lines for up to five minutes.

Sustainability Implications:

- 7.8 There are no immediate sustainability implications arising from this report.

Any Other Significant Implications:

- 7.9 There are no other significant implications arising from this report.

SUPPORTING DOCUMENTATION

Appendices:

1. Plan showing TRO-9-2018
2. Summary of representations received.

Documents in Members' Rooms

None.

Background Documents

1. Planning application BH2009/03154 and Planning Appeal APP/Q1445/A/10/2126978.
2. Traffic Regulation Order TRO-9-2018 (Parts 9a and 9b)
3. E:mails from local residents/PPG, including TRO representations (16 and 19 April 2018)
4. Letter of objection to TRO-9-2018 from Wish Park Surgery Patient Participation Group (26 April 2018).

