

**5 January 2022****Agenda Item:10****REPORT OF THE CORPORATE DIRECTOR, PLACE****THE NOTTINGHAMSHIRE COUNTY COUNCIL (DOVECOTE LANE AREA,  
BEESTON) (PROHIBITION OF WAITING AND PARKING PLACES) TRAFFIC  
REGULATION ORDER 2021 (5303)****Purpose of the Report**

1. To consider the objections received in respect of the above Traffic Regulation Order and whether it should be made as advertised.

**Information**

2. Dovecote Lane is narrow residential cul-de-sac street that provides pedestrian access, via a footbridge across the railway line. It is located approximately one kilometre south-east of Beeston town centre. A popular public house and restaurant is located at the southern end of the cul-de-sac. This section of Dovecote Lane is subject to waiting restrictions. These comprise of double and single yellow lines and a two-hour parking bay located outside the public house, which accommodates up to six vehicles.
3. Planning permission to build 62 new dwellings on the disused Maltings site, south-east of Dovecote Lane was granted by Broxtowe Borough Council in 2021. A new access road running parallel to and on the north side of the railway line, will be created to serve the development and the southern section of Dovecote Lane realigned to reflect the new layout. This will ensure that larger vehicles, such as refuse lorries, are able to access the development. New waiting restrictions are also proposed to ensure the safe and efficient operation of the new access road.
4. It is proposed to introduce No Waiting At Any Time restrictions (Double Yellow Lines) at the new junctions within the development and on the new access road. It is also proposed to reduce the extents of the existing two-hour parking bay (in operation Mon-Sat 8am-6pm) located outside the Victoria Hotel on the north-east side of Dovecote Lane to allow an extension of the existing Double Yellow Lines to provide unobstructed access to the new development which will enable larger vehicles to manoeuvre through the realigned road layout.
5. These proposals were publicly advertised between 30<sup>th</sup> July and 27<sup>th</sup> August 2021, as detailed on the attached drawing H/SLW/3741/01.

**Objections Received**

6. During the consultation period four responses were received. Two responses, including Nottinghamshire Police, supported the proposals. The remaining two responses, including one from County Councillor Foale are considered to be outstanding objections to the proposals.

7. Objection – reduction in capacity of two-hour parking bay

County Councillor Foale and another respondent both objected on the grounds that reducing the extent of the two-hour parking bay outside the public house would have a detrimental effect on the adjacent public house. They stated that parking was already limited in the area and that further reducing the opportunity to park would negatively affect trade. One respondent stated that their disability meant that they relied on these parking bays to access the pub and considered that the reduced parking bay and highway alterations would make this almost impossible.

8. Response – reduction in capacity of two-hour parking bay

There are many competing demands for free, convenient on-street parking in urban areas, particularly those close to local amenities and destinations. When dealing with this finite supply it is not possible to meet all demands for parking. The importance of parking availability in these areas is acknowledged however the provision of this must always be secondary to the safe and efficient operation of the highway. The realignment of Dovecote Lane for the new access road means that the existing parking bay must be reduced in length as larger vehicles would be unable to pass with the existing parking arrangement. The reduced length bay will still provide parking for up to four vehicles. The public house has an off-street carpark which remains available to customers of the premises and is free of charge.

9. The proposals have been kept to the extents necessary to ensure the effective and safe movement of pedestrians and vehicles to the new development. Unrestricted on-street parking remains available to all users on the highway network further away from these locations, providing additional free on-street parking opportunities, and existing waiting restrictions on Dovecote Lane near to its junction with Barton Street (Single Yellow Lines), approximately 70m north of the public house, can also be utilised for parking by disabled badge holders for periods of up to three hours.

10. At the 17th November 2021 Transport and Environment Committee meeting Members deferred the report to enable further consideration be given to whether the reduction in parking could be mitigated by the provision of new on-street parking bays adjacent to the southern bend of the new access road near the railway line.

11. The matter was re-examined and it was confirmed that parking bays on the bend, either on the carriageway or parallel to it could not be supported by the Safer Highways Team. They cited concerns with vehicles manoeuvring into and out of parking spaces on a sharp bend with limited forward visibility. They also noted that there was insufficient space to enable off-carriageway parking spaces to be provided in such a configuration that would enable drivers to enter and leave the parking area in a forward gear.

### **Other Options Considered**

12. The highway alterations are required to comply with conditions associated with an approved planning application. Consideration was given to whether the parking bay could be extended to the south, but this was not achievable due to the new alignment.

### **Comments from Local Members**

13. County Councillor Foale objected to the proposals as she was concerned about the reduction in car parking spaces which Cllr. Foale considers are important for the continued success of the business. Cllr. Foale has stated that there is already limited parking in the vicinity and reducing it further could have a negative impact on the public house's continuing trade.

## **Reasons for Recommendation**

14. The proposed scheme offers a balanced solution to mitigate road safety concerns and facilitate the safe operation of the new access road with minimum loss of parking availability. The measures contained in the proposals meet the requirements of the developments planning conditions and are considered appropriate taking into account a balanced view of the needs of all sectors of the community, including non-drivers.

## **Statutory and Policy Implications**

15. This report has been compiled after consideration of implications in respect of crime and disorder, data protection and information governance finance, human resources, human rights, the NHS Constitution (public health services), the public sector equality duty, safeguarding of children and adults at risk, service users, smarter working, sustainability and the environment and where such implications are material they are described below. Appropriate consultation has been undertaken and advice sought on these issues as required.

## **Crime and Disorder Implications**

16. Nottinghamshire Police raised no objections to the proposals.

## **Financial Implications**

17. The estimated cost to implement the works and traffic order detailed in the report is £5,000. This cost will be funded entirely by the developer.

## **Human Rights Implications**

18. The implementation of the proposals within this report might be considered to have a minimal impact on human rights (such as the right to respect for private and family life and the right to peaceful enjoyment of property, for example). However, the Authority is entitled to affect these rights where it is in accordance with the law and is both necessary and proportionate to do so, in the interests of public safety, to prevent disorder and crime, to protect health, and to protect the rights and freedoms of others. The proposals within this report are considered to be within the scope of such legitimate aims.

## **Public Sector Equality Duty implications**

19. As part of the process of making decisions and changing policy, the Council has a duty 'to advance equality of opportunity between people who share a protected characteristic and those who do not' by thinking about the need to:

- Eliminate unlawful discrimination, harassment and victimisation.
- Advance equality of opportunity between people who share protected characteristics (as defined by equalities legislation) and those who don't.
- Foster good relations between people who share protected characteristics and those who don't.

20. Disability is a protected characteristic and the Council therefore has a duty to make reasonable adjustments to proposals to ensure that disabled people are not treated unfairly.

21. An Equality Impact Assessment has been undertaken to assess the potential impact of the proposal, the results of the consultation and any appropriate mitigation. This equality impact assessment is included as a background paper to this committee report.

### **Implications for Sustainability and the Environment**

22. The proposed waiting restrictions are designed to facilitate the safe operation of the highway for drivers, cyclists and pedestrians. Improving the environment for vulnerable highway users, such as pedestrians and cyclists, may encourage modal shift to sustainable modes of transport.

## **RECOMMENDATION**

It is **recommended** that:

- 1) The Nottinghamshire County Council (Dovecote Lane Area, Beeston) (Prohibition of waiting and parking places) Traffic Regulation Order 2021 (5303) is made as advertised and the objectors informed accordingly.

**Adrian Smith**  
**Corporate Director, Place**

**For any enquiries about this report please contact:** Helen North – Improvements Manager (0115 9772087) / Sonya Hurt – Head of Major Projects and Improvements

### **Constitutional Comments (SJE – 20/10/2021)**

23. This decision falls within the Terms of Reference of the Transport & Environment Committee to whom responsibility for the exercise of the Authority's functions relating to the planning and management of highways, to traffic management and traffic regulation orders, and of parking provision, has been delegated.

### **Financial Comments (SES 13/10/2021)**

24. The financial implications are set out in paragraph 17 of the report.

25. The estimated cost to implement the works and traffic order detailed in the report is £5,000. This cost will be funded entirely by the developer.

### **Background Papers and Published Documents**

Except for previously published documents, which will be available elsewhere, the documents listed here will be available for inspection in accordance with Section 100D of the Local Government Act 1972.

All relevant documents for the proposed scheme are contained within the scheme file which can be found in the Major Projects and Improvements section at Trent Bridge House, Fox Road, West Bridgford, and Nottingham.

- Equality Impact Assessment: Dovecote Lane, Beeston (TRO 5303)

## **Electoral Division(s) and Member(s) Affected**

- Beeston Central and Rylands      Councillor Kate Foale