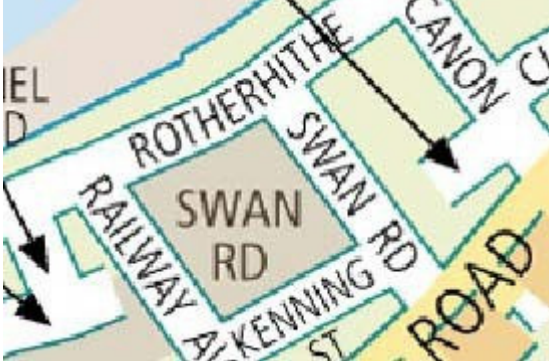


Local parking amendment Determination of statutory objection

Reference	15/16_Q3_004	Location overview
Location	Rotherhithe Street - outside No.135	
Proposal	To install double yellow lines to provide unrestricted access to the entrances of No.135.	
Community council meeting	Bermondsey and Rotherhithe	
Community council date	7 December 2016	
Ward(s) affected	Rotherhithe	

Background

At the meeting held 27 January 2016, the Bermondsey and Rotherhithe community council approved this proposal for statutory consultation.

In August 2015, the parking design team was contacted the owner of No.135 who asked that a length of double yellow line could be installed outside the entrances to No.135 to prevent obstructive parking.

An officer carried out a site visit on the 9 October 2015 to assess the situation and to determine if the request could be met.

There is no footway outside No.135, the access to the building is straight off the highway and the parking at this location is unrestricted. If vehicles park adjacent to the two entrances, this severely reduces access. The current situation would prevent any large items from either entering or leaving the property.

Statutory consultation was carried out between 14 April 2016 and 05 May 2016. During this period, the council received two objections.

Paragraph 16 of Part 3H of the Southwark Constitution sets out that the community council will take decisions on the following local non-strategic matters:

- determination of objections to traffic management orders that do not relate to strategic or borough-wide issues

Summary of objection(s)

The two objections received are attached to this report and can be summarised as:

- No.135 not being used day to day as a commercial property
- Previous owner ran a business and had no access problems
- Objectors believes that resident of No.135 want to restrict parking for themselves
- The proposals will further restrict available parking space in an area where there is high demand

Officers wrote to the objectors acknowledging receipt of their representation. They were also advised that their objection would be sent to the Bermondsey and Rotherhithe community council for determination.

Recommendation and next steps

It is recommended that the two objections made against the proposal to install double yellow lines to provide unrestricted access to the entrances of No.135, be considered and rejected, as the proposed restrictions are for highways safety reasons and to ensure access to No.135 is available at all times. The lack of a footpath along this side of Rotherhithe St means parked cars block access into and out of the building.

We are proposing to consult on a controlled parking zone in this area this year but the time scales for that project mean we are taking this minor change forward separately.

It is recognised that parking stress is high in this area, however preventing obstructive parking and maintaining access should take priority over the loss of what is deemed by officers as a length of unsafe parking.

It is also recommended that officers be instructed to write to the objectors to explain the decision and proceed with making the traffic order and implementing the road markings.

The extent of the proposed restrictions is shown in the plan overleaf.

Objection 1

From:

Sent: Thursday, April 28, 2016 7:33 PM

To: traffic orders

Subject: H/ND/TMO1516-042

Dear Sirs,

We are writing to object to an application within the above reference to place road traffic restrictions/road marking lines outside

(i) Rotherhithe Street on the North West side of 135 Rotherhithe Street.

We are objecting on the following grounds:

- NO 135 Rotherhithe St is not being used as a day to day commercial premises such that the large blue doors to the street are not required to be opened. Indeed, they have been closed up from the inside of the premises and to our knowledge cannot be opened for use in any event. As such, parking outside the blue doors on the street outside is of no consequence to the occupiers of 135 Rotherhithe St. because the access area is not in use and access is not at all hindered by parking outside. This also shows that the occupants are not requiring access to the premises with large items as they have closed up the main door access.

- NO 135 Rotherhithe St is being used as a small work unit and possibly a residential unit as well (outside the scope of the Class of Use, if so).

The nature of the work in the Unit has been advised to be and appears to be small on-site works by one individual inside the unit such as designing and welding small pieces of metal artefacts, not large items. Access is no different to that of a person carrying their shopping bags into properties along Rotherhithe St between parked cars.

- The previous occupier of 135 Rotherhithe St ran a coffee machine business which required access with large coffee machines and equipment. At no time did he have difficulties accessing the premises nor request lines on the road for his convenience outside for loading or otherwise. Rather like the rest of those on Rotherhithe St, we park where we can and walk back to our property and, if needs be, we stop outside in the roadway and unload for a minute before finding a suitable parking space further along the street.

Everyone along Rotherhithe St does the same with home deliveries, carpet deliveries, contractor deliveries, there is no other option but this is accepted.

- There are no more deliveries to No. 135 than there are to our own home of home deliveries (v few!!) and parking along the front of 135 does not prevent any deliveries to the occupants through their premises access doors.

Their front door area access to the Street is of no lesser difficulty than [REDACTED] 133 Rotherhithe Street, where access when vehicles are parked along the Street outside is awkward through the gate straight on to the street, but this is no reason to request lines outside your own home simply because you have to walk in between cars or along a car to reach your door/gate. This is London!

- We believe the occupants want to restrict parking outside 135 so they can have some parking for their own use when they visit the premises (this is not daily and often in the evening). They are no doubt aware that traffic wardens do not patrol this area in the evening/night and thus parking on lines by night is unlikely to result in any traffic violation ticket outside their premises. Having restrictions outside their unit would deter others from parking and thus leave the area free for occupation when they attend

the premises in the evening.

- Parking in the vicinity is busy due to limited off street parking areas in properties; to reduce the availability of on street parking permanently to others in the area for the purpose of the occupants (who have recently purchased 135 Rotherhithe St) having their own parking availability outside their unit is not a reason to impose restrictions outside their front door to the detriment of everyone else along Rotherhithe St. Parking will be dire for others if this is approved. The loss of any space along the street causes major issues for everyone living in the vicinity.

- To restrict parking outside 135 will cause issues with the maintenance and upkeep of Hays Court, a Grade II listed building, because this would prevent contractors parking cherry picker lorries and similar in front of the building to carry out maintenance of brickwork, gutters, TV aerials and windows. It would also prevent contractors being able to park to deliver and/or work in other properties in Hays Court (attached to 135 Rotherhithe ST), which is difficult at the best of times when residents want new bathrooms/kitchens/maintenance and contractors cannot always park nearby with their tools.

- We suspect that the owners/applicants may consider an application for change of use of the unit in due course to residential premises. Thus, to have "no parking" or parking restrictions outside the front of what would be your home front door would be extremely convenient and no doubt add value to the Property. Again, this is not a viable reason to request parking restrictions.

- Having lived at our property for 6.5 years which is part of the same building as 135 Rotherhithe St (Hays Court) and experienced the parking on Rotherhithe St and had access to the store first hand (our meters, windows, TV aerials etc are located behind 135's door - we have never had any difficulty in accessing the store doors with ladders and contractors), we do not consider there are valid occupation/access reasons for the applicants to be granted parking restrictions on the street outside 135 Rotherhithe St.

- The parking situation was present at the time the Applicants viewed the property for purchase and on purchase of the premises by the Applicant ca.

12 - 18 months ago, parking in the area has not altered before, during purchase or since their Occupation and it caused no difficulty to previous occupants of the unit for many years. Indeed the unit was previously occupied not only by a coffee equipment company but by a boat building/repair company which had large sized materials in the unit (huge sails/masts etc) but they did not request parking lines outside the frontage of their doors for access.

We therefore object to this traffic order application outside 135 Rotherhithe St.

Thank you for your consideration.

Yours sincerely

Objection 2

From:

Sent: Thursday, May 05, 2016 6:08 PM

To: Parking

Cc: traffic orders

Subject: local parking issues re: H/ND/TMO1516-042

Dear Mr Herd,

I would like to strongly object to the proposal of introducing double yellow lines in Rotherhithe Street outside 135 Rotherhithe street and on the SE side outside N.218 and Nelson Court.

The cars that are parked in that stretch of road are 99% cars belonging to commuters and by introducing yellow lines you will prevent local residents from parking outside their homes as that stretch of yellow lines will take away at least 10 parking spaces.

The commuters parking their cars even outside people's gates are indeed a nuisance, however, introducing yellow lines is not the solution but will cause more misery to local residents than what they have to face already on a daily basis when dealing with commuter traffic and parking. When commuters did not park all around this area, there was never any problem and it all started when the overground station opened and the introduction of the Congestion Charge

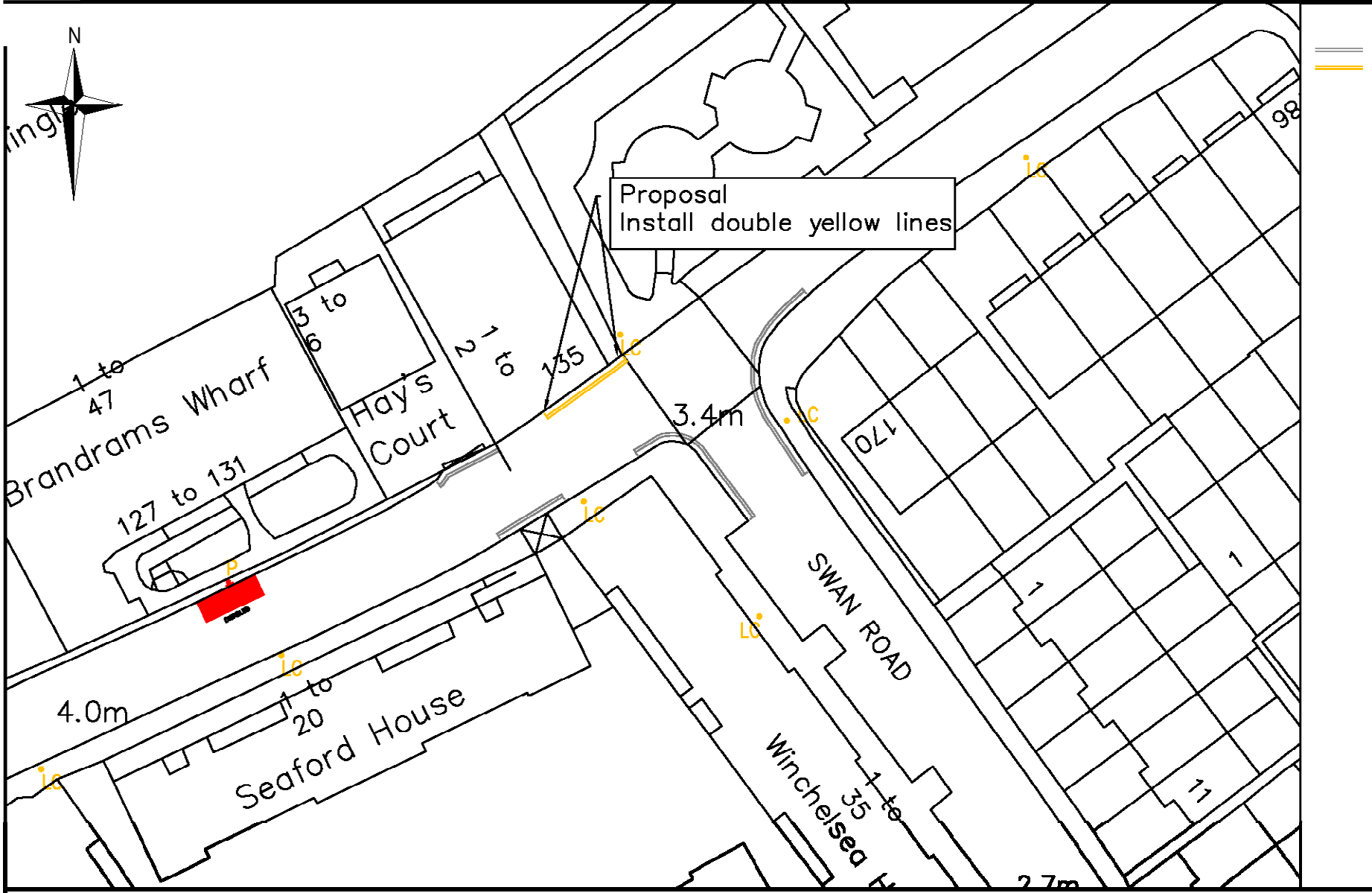
What needs to be done is the introduction of resident's parking controlled zones which will prevent the over parking by those commuters who dumped their cars in the area all day and use the nearby overground.



Many times we have been unable to get out of our property due to commuters cars parked in front of our gates and being disrespectful of local residents.

The fact that a controlled parking zone has now been introduced in Canon Beck Road is making matters worse with commuters still wanting to park their cars in the area and therefore cramming every available space which is still free. - this decision has not been thought through properly and the consequences in terms of over parking on the other free areas have not been taken into considerations - that decision may have made other residents lives better but has certainly made other residents' lives worse than it was already when it comes to commuters parking

Please reconsider this decision and introduce residents parking only - this would solve the commuters problem and not make the lives of many residents a misery more than what it is already

Thanks for your consideration



 EXISTING DOUBLE YELLOW UNES
 PROPOSED DOUBLE YELLOW UNES

Public Realm Projects
Parkins Design

Environment and Leisure
Floor 3, hub 1
Southwark Council
160 Tooley Street
PO9 6AS 29
London, SE1P 6SX

www.southwark.aov.uk/partinSProw



Project
1516Q3 LOCAL PARKING AMENDMENTS

Drawn/Title
 ROTHERHITHE STREET
 PROPOSED DOUBLE YELLOW UNES

Community Council
BERMONDSEY AND ROTHERHITHE

Ward(s)
ROTHERHITHE

Date	Scale	Dm	Chk	App
10/10/15	1:500MM	MH	PG	PG

DwgNo. **1516Q3_004**

Status **DETAILED DESIGN**

Rev	Date	Description	Dm	Chk	App