



## OFFICER REPORT TO LOCAL COMMITTEE (REIGATE & BANSTEAD)

### PROPOSED PARKING RESTRICTIONS SALBROOK ROAD, SALFORDS

19 SEPTEMBER 2011

#### KEY ISSUE

To consider the implementation of waiting restrictions on key junctions / bends on Salbrook Road, Salfords in order to maintain suitable access for large vehicles and ensure highway safety is not compromised as a result of the proposed Surrey Police 24 suite Custody Centre recently granted planning permission at appeal.

#### SUMMARY

New parking restrictions along Salbrook Road, Salfords are required in relation to a new development at Unit 1 Salbrook Road Industrial Estate. Planning permission has already been granted at appeal for the proposed change of use of the building to a 24-suite custody centre. As part of this development, it is proposed to implement waiting restrictions on key junctions / bends within the industrial estate to prevent staff from parking in inappropriate locations within Salbrook Road (as no **staff** parking spaces have been provided within the application site). The proposed waiting restrictions will ensure highway safety is not compromised as a result of the proposed development.

#### OFFICER RECOMMENDATIONS

**The Local Committee (Reigate and Banstead) is asked to agree that:**

- (i) Following the necessary legal procedure, a Traffic Regulation Order be advertised by Surrey County Council on Salbrook Road, Salfords for the Prohibition and Restriction of Waiting, Loading and Unloading, as shown in Annex 1.
- (ii) Agree that the consideration and resolution of any representations received as a result of advertising the Traffic Regulation Order be

delegated to the Southeast Surrey Area Group Manager in consultation with Chairman of the Local Committee and the local elected Members.

## **1.0 INTRODUCTION AND BACKGROUND**

- 1.1 A planning application was allowed at appeal (Ref: APP/L3625/A/10/2143062) on 15 July 2011 for the change of use of Unit 1 Salbrook Road Industrial Estate from B1/B2/B8 use to a 24-suite custody centre.
- 1.2 The proposed development is accessed via Salbrook Road, a public highway classified as the D564. Salbrook Road currently has no parking or waiting restrictions.
- 1.3 The proposed development will provide 21 on site car parking spaces, however these will be for operational purposes only and staff of the proposed custody centre will not be permitted to park on site. This raises the potential for staff to park on Salbrook Road, as close to the centre as possible, and thus potentially in inappropriate locations such as bends and bellmouths, that could restrict access and visibility for large vehicles that require access to Salbrook Industrial Estate.
- 1.4 Following the expression of this concern to the applicant, Surrey Police confirmed they would be prepared to commit to fully funding the cost of implementing an appropriate Traffic Regulation Order (TRO) that prohibits on-street car parking on the bends and access bellmouths along Salbrook Road. This was secured via a Unilateral Undertaking that the Planning Inspector considered was necessary to make the development acceptable.
- 1.5 As planning permission has now been granted the applicant has approached the highway authority to pursue the required TRO. It is proposed that the parking restrictions will prohibit parking at the locations outlined in Annex 1 at anytime.

## **2.0 ANALYSIS AND COMMENTARY**

- 2.1 The Unilateral Undertaking requires Surrey Police to pay the County up to £5000 for pursuing the TRO, as well as the full costs of implementing the TRO, including signage and lining.
- 2.2 If the TRO is not implemented the development can still proceed.

## **3.0 CONSULTATIONS**

- 3.1 The proposed parking restrictions were not part of the original application for the custody centre, when it was originally anticipated to contain 30 suites, and thus did not go through the necessary consultations as part of the planning process. However during the course of the appeal the scheme was amended and reduced to 24 suites, in addition to proposing the parking restrictions along Salbrook Road. Reigate & Banstead Borough Council subsequently made the appeal documents available for inspection at its local help shop in Horley and at its Council offices. On 22 December 2010 the Council sent a letter giving formal notification of the appeal to all those who were consulted

on, and those who had made representations concerning, the original application. The notification letter drew attention to the revised proposals. The Inspector at the appeal considered that appropriate consultation had therefore taken place.

#### **4.0 OPTIONS**

- 4.1 The Local Committee could approve the recommendations.
- 4.2 The Local Committee could amend the recommendations, however it is recommended that the proposals be advertised and amendments made if objections are received. Any amendment will have to be made a lesser restriction than that advertised.
- 4.3 No TRO could be pursued, however this would mean that the development could still proceed and staff could park in inappropriate locations along Salbrook Road potentially detrimental to highway safety.

#### **5.0 FINANCIAL IMPLICATIONS**

- 5.1 All costs relating to the TRO will be met by the developer.

#### **6.0 CONCLUSION AND REASONS FOR RECOMMENDATIONS**

- 6.1 Planning permission has already been granted for the change of use of Unit 1 Salbrook Industrial Estate, and these proposals ensure that highway safety will not be compromised as a result of on street parking associated with the development.
- 6.2 The proposed parking restrictions will maintain access for large vehicles within Salbrook Industrial Estate and prevent indiscriminate parking. If the TRO is not supported the development can progress without measures to protect highway safety in place.

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**Annex 1** Location plan showing the proposed locations for parking restrictions

**Annex 2** Appeal Decision Notice for planning application

