



**OFFICER REPORT TO LOCAL COMMITTEE  
(SPELTHORNE)**

**APPROVAL TO PROGRESS WITH PUBLIC NOTICES FOR  
A RAISED TABLE ACROSS COMMERCIAL  
ROAD AT ITS JUNCTION WITH LALEHAM ROAD**

**16 January 2012**

**KEY ISSUE**

Whether to progress with the public notices to enable a raised table to be constructed on Commercial Road at its junction with Laleham Road to enable the scheme, funded by Section 106 money (development related funding).

**SUMMARY**

There are currently Section 106 monies still remaining related to the former depot on Commercial Road. The Section 106 monies can only be used to further improve the junction of Commercial Road and Laleham Road. It is felt the best use of the money is to provide a raised table across Commercial Road and providing a crossing point across Laleham Road.

If the committee do not approve the public notice then the remaining Section 106 monies will have to be returned to the developer.

## OFFICER RECOMMENDATIONS

The Local Committee (Spelthorne) is asked to agree that:

1. The proposed raised table (shown in annex A) on the D3292, Commercial Road, Staines is advertised by public notice;
2. If an objection to the notice is received before the end of the objection period, it is determined by the Local Highway Manager in consultation with the Chairman and the Local Electoral Divisional Member.

### 1 INTRODUCTION AND BACKGROUND

- 1.1 On the 4 October 2001, Spelthorne Borough Council granted outline planning permission for 72 residential dwellings at the site of the former Council Depot on Commercial Road (now Parkside Place).
- 1.2 As part of the planning permission a Section 106 (S106) Agreement for the application was signed on the 4 October 2001. Under this agreement £90,000 was paid to Spelthorne BC (as agents of SCC at that time) for the “provision of appropriate traffic signals or other junction improvements and associated highway works at the junction of Commercial Road and Laleham Road, Staines.”
- 1.3 When the agency agreement in ended in 2002 the £90,000 was passed to SCC.
- 1.4 The junction was subsequently amended to resolve the traffic accident problem by providing the kerb build out at the junction leaving approximately £51,000 remaining (rising to approximately £53,000 in April 2010 due to interest payments).
- 1.5 No further amendments have been made to the junction since the kerb build out was completed.
- 1.6 As a result of a recent desire by the Council Leadership to spend any existing S106 monies currently held by the Council, the offer to use the contractor appointed by Transport Development Planning for S106 works (in Horley) was accepted by the then Local Highways Manager (Annette Williamson). The Local Highways Office and the Transport Development Planning Team (then Transportation Development Control) have since been working together to bring about further improvements to the junction of Commercial Road and Laleham Road.
- 1.7 Commercial Road is already traffic calmed along its entire length apart from the junction with Commercial Road and the junction with Worple Road.

### 2 ANALYSIS

- 2.1 Under the terms of the S106 agreement the monies must be spent at the junction of Commercial Road and Laleham Road. They cannot be spent anywhere else.
- 2.2 The accident record at this junction shows only 4 accidents over the last 5 years. This does show that the initial works (the kerb build out) improved the original poor accident record, and on its own, does not justify any further improvements. However

## ITEM 12

the planning obligations under the S106 does allow for additional improvements to the junction.

- 2.3 In 2010 the then Local Highway's Manager, officers from Transport Development Planning and the contractor (Conway's) discussed several ideas. It was felt by all that the introduction of a raised table across Commercial Road at the junction of Laleham Road to aid pedestrians, particularly the mobility impaired, and parents with pushchairs etc, when crossing at the junction would be of benefit.
- 2.4 Commercial Road is already traffic calmed,
- 2.5 As part of the scheme a further crossing point is to be provided across Laleham Road to aid pedestrians in crossing the road, especially for those wishing using the bus stops.
- 2.6 The scheme is attached in annex 1 to this report. It should be noted that the scheme has undergone a safety audit, and the design has been amended to take into account the safety auditors comments. At present the design has been completed and is ready for construction.
- 2.7 To date there is now approximately £43,000 remaining. The expenditure so far has encompassed the design work and safety audit, with an allowance set aside for site inspections etc.
- 2.8 It should be noted that if the committee do not approve the advertisement of the notice, then the scheme couldn't progress.

### **3 CONSULTATIONS**

- 3.1 The police have been consulted and have raised no objections.

The local member, Councillor Denise Saliagopoulos has been consulted and gave her support of the works in November of 2010.

No further consultation other than the statutory notices are required because this is only the addition of one raised table on Commercial Road, which is already traffic calmed.

### **4 FINANCIAL AND VALUE FOR MONEY IMPLICATIONS**

- 4.1 This scheme is funded from a development related S106 agreement.
- 4.2 If the scheme is not approved by the local committee then the Principal Infrastructure and Agreement Officer has indicated that it is highly likely that the remaining monies will have to be returned to the developer. This is due to the length of time that has lapsed since the agreement was signed and the development completed, and the committee's decision not to approve the works.
- 4.3 If the publication of the notice is approved and the works constructed any remaining monies may still have to be returned to the developer unless even further improvements are identified.

**5 EQUALITIES AND DIVERSITY IMPLICATIONS**

5.1 There are no equalities and diversity implications.

**6 CRIME AND DISORDER IMPLICATIONS**

6.1 There are crime and disorder implications.

**7 CONCLUSION**

7.1 The remaining S106 monies for the former Commercial Road Depot can only be spent at the junction of Commercial Road and Laleham Road.

7.2 The raised table (and crossing over Laleham Road) will benefit pedestrians, particularly and the mobility impaired and parents with children and pushchairs etc when crossing at this junction.

7.3 It is recommended that the local committee approve the advertising of the public notices for the raised table to enable the works to proceed.

7.4 Should the committee decide not to approve the item the S106 monies will be returned to the developer, unless an alternative scheme can be identified, which may be unlikely given previous officer discussions.

**Reported by Matthew Scriven, Area Highways Manager (North East)**

---

<b>LEAD / CONTACT OFFICER:</b>	Edward Josey
<b>TELEPHONE NUMBER:</b>	020 8541 7417
<b>E-MAIL:</b>	edward.josey@surreycc.gov.uk
<b>BACKGROUND PAPERS:</b>	None

---