

REPORT TO THE HEAD OF HIGHWAY MANAGEMENT
REPRESENTATIONS TO AN ADVERTISED TRAFFIC REGULATION ORDER
The Metropolitan Borough of Solihull
(Tanhouse Farm Road, Farmstead Road and Farm Close, Solihull) (Total Prohibition of Waiting) Order 2023

09/01/24

LEAD OFFICER LUKE TERRY

- 1.1 To consider representations received to a permanent Traffic Regulation Order (TRO) to introduce new parking restrictions on Tanhouse Farm Road and interconnecting roads, Elmdon.

2 Background

- 2.1 Through the Council's established Traffic Regulation Order Framework process, Tanhouse Farm Road was identified as a priority location in the 2023/24 works programme to be considered for the introduction of new or amended parking restrictions.

It had been noted that some motorists were parking on the junction of Tanhouse Farm Road primarily for the purpose of accessing the public house on this road. This parking was causing an obstruction at the junction with Farmstead Road, local councillors and residents raised concerns about this practice. In addition, we received complaints from residents of the nearby Farm Close of obstructive parking along the narrow carriageway, due to its proximity to Tanhouse Farm Road and to prevent further displacement to Farm Close because of new restrictions, this location has also been included as part of this order.

Recognising that obstructive parking was taking place on the above-named roads, it was proposed to install double yellow lines to protect the junction of Tanhouse Farm Road and Farmstead Road.

Additionally, double yellow lines were proposed on Farm Close to prevent displacement of parking from the junction to this cul-de-sac. Due to the narrow carriageway on this road the entirety of the close was proposed for this waiting restriction.

The proposals as advertised are detailed on plan 9306 in Appendix A.

3 Matters for Consideration

- 3.1 The proposals were formally advertised on 1 December 2023 and the closing date for receipt of representations was 22 December 2023. 10 Representations received and can be broadly broken down as 2 Fully supportive of all proposals, 6 Objections and 2 'others' that were partially supportive or had additional requests. The objections, comments and suggestions received have been fully considered. The tables overleaf summarise these representations.

Table 3.1.1 Objections to Proposed Parking Restrictions.

Representation	Supporting Commentary	Officers Comments/ Response
<p>Objection 6 No.</p>	<ul style="list-style-type: none"> I live at 1 Farm Close B92 9ES alongside 6 other family members. I have received your letter regarding the yellow lines on farm close and tanhouse farm rd, etc.This was an absolute shock and this is totally unacceptable. I've spoken to most residents and we are furious about these proposals as they cause more hindrances than solutions. Firstly there's only one gentleman and his two supporters that always have nothing better to do but complain about cars...I can rest assure you as a resident of 1 Farm Close for the last 17+years there has never been any issues with traffic movement or free flow of movement of any persons on the pavement, the odd cars that do park slightly on the pavement just to make it easy for any large skip lorries etc to pass with ease, the problem is the over grown hedges from the corner house on farm close that restricts the path. It is perfectly normal for many cul de sac roads such as ours to allow parking on the pavement.The cars are just slightly on the pavement, even though they only park on one side of the pavement and never on the other so it's always clear to walk along that part, also there's only 2 residents who actually walk out of farm close all others drive out!! Meaning, majority of the people who live around this area are drivers not all of whom can park all cars in the drive and require a extra spot alongside the road. The hedges can be manageable with a request to cut back these overgrown trees and bushes or just simply get rid of and add fences instead for privacy. I think it's highly inappropriate and genuinely inconsiderate for all the other residents who have lived her for number of years and have parked beside the pavement with ease and no issue or hindrances caused to other residents in the area.1. We have always encouraged parents to park on tanhouse farm rd / farm close and walk to the local school as parking is horrendous outside or by the school , they only park here for a short period Of time , and it doesn't cause any obstructions. It's in the publics safety that there is less cars dropping off outside the school on old lode lane, you'll just add to the existing problem outside the school, and cause a child to lose his/her life due to more traffic and obstructions outside the school. 2. There are a few people who visit the dingle pub who park on tanhouse farm rd and farmstead rd, again none of which cause any traffic issues or a nuisance, they should be able to park there as they are only there for a short time in the day and then in the evening it's no problem as traffic flow is very low and yes theres more customers parking there however the solution here is to ask customers to park in the very large car park they have, you can help them by putting new lighting and filling the large pot holes up, so please help the community instead of making things far more difficult for the majority of residents based off couple peoples complain. I want to again add there is ample space for pedestrians to walk on the pavement especially on these quiet roads where there is hardly anyone colliding with anybody else or shoulder to shoulder to move over to the other side of the road. 3. On a typical day like today, there wasn't a single car parked on farm close or tanhouse farm rd or farmstead rd up until 3pm. I counted 2 cars !!! There is CCTV footage of the day for you to view if necessary.Is there any proof where cars parked on these roads are causing major obstruction to individuals around or other cars? If so, we would like to see this please. As residents who have lived here for many years we have not had any problems or anyone addressing us personally due to how the cars are parked on these particular roads. Hence, why the frustration of this letter. 4. The majority of the residents are very annoyed and upset about the yellow lines and will protest against it...We are going to gather a petition and 	<p>Refer to paragraphs 3.5</p>

contact our local MP and councillors, as we are stunned at the council going by a few individuals who don't even drive, causing the area such hardship. These cars will simply park further away and the road further down is narrower and will end up being blocked. Would the solution again be to add more double yellow lines? This would in fact make things so much more difficult for residents, parents, children - the whole community!!! There's no problems here but you will create problems and then generate income by issuing tickets. 5. The proposal is absurd, as mentioned previously we have lived here for 17+ years and have never had any issues about other people parking on the road or them causing any obstructions. It would be completely unreasonable to put double yellow lines. It is very common for one household to have multiple cars and these may not all fit in the drive so where are these residents supposed to park? Roads away to get to their house? It just doesn't make any sense. It's far worse for the general public who you have made into villains, clearly it's out of order, and central government have already pointed out councils have gone to far by waging war on motorists, this is a clear sign of abuse of power and totally unacceptable. We are all going to complain and not allow any printing of lines anywhere around our homes. Please do not make the roads more unsafe. (**This objection was submitted by 5 members of the same household verbatim. Each letter received was treated as an individual objection but for the purposes of this report it has been presented once**)

- I am a resident of farm close the proposal of double yellow line is ridiculous! around the roundabout as we have no problems in the grove with parking. We have 3 cars in our household and we don't have a drive where do you expect us to park as yellow lines are Infront of our house. Will other parking be provided? Roundabout be converted to parking Do I park Infront of someone else's house. And Tan house farm has also been double yellow line where do they park in our grove causing the grove having loads of cars and zero parking ourselves Will we be given permit for Farm close residence only. I can't afford a drive . Would I get a grant for my drive? What are the options? There is limited parking as it is. We have not had a problem with parking on our grove. I just do not understand why there is any need for the proposed parking restrictions it seems so unnecessary and I have never seen any double yellow lines around a circle it will look ridiculous!! Many thanks Mohammad 5 Farm close

Refer to paragraphs 3.4 and 3.5

Table 3.1.2 Support/Other to Proposed Parking Restrictions.

Representation	Supporting Commentary	Officers Comments/ Response
Support/Other 4 No.	<ul style="list-style-type: none"> • Fully agree with parking restrictions, pavements continually blocked in farm close causing push chairs and wheelchairs to use the road . During pub hours tanhouse farm Rd is a single lane Rd , there is ample parking at the rear of the pub. • Hi, I do agree to the new parking restrictions proposal, but wish to suggest that the double yellow line be extended further down Tanhouse Farm Road There is a Landflight bus service A10 that go through Fellowsfield Road and Tanhouse Farm Road The bus would make a turn right at this junction. Sometimes some drivers who parked right in front of my property 24 Tanhouse Farm Road and some cars opposite too would completely block off the bus route. If the proposed parking restriction is to go ahead, I would imagine most drivers will park on both sides of Tanhouse Farm Road just after the double yellow lines and hence blocking the bus route by doing so. I have attached a bus route turning sketch herewith Please kindly consider this suggestion. Many thanks. • I am writing to confirm that we totally endorse proposed parking restrictions in Farm Close, Tanhouse Farm Road and Farmstead Road. Inconsiderate parking is getting worse and is a problem for local residents with mobility problems • I am writing regarding the proposed plans for double yellow lines along certain parts of tanhouse Road, farmstead Road and farm close. Obviously no proper thought was given to these plans!!Why the yellow lines around the circle on farm close? Have they got a parking on the grass circle problem? I've never seen a car parked there Never! It will be also be an eyesore to a nice Grove!! Why are there yellow lines going past the drives of number 3 and number 2 farm close??There is no traffic flow problems in these particular Roads. Why not yellow lines along the other road off tanhouse farm Road? There are cars parked on them roads aswell, if not more!!Where are the residents who use the road going to park? it will simply push them to park further down the roads.In my humble opinion and a resident may I suggest some yellow lines on the corners of Farm Grove, corner of Farmstead Road and the corners of tanhouse Road where it meets old lode Lane, parking on corners can be quite dangerous I feel this will be a sensible option. 	<p>Noted</p> <p>Refer to Paragraph 3.2</p> <p>Noted</p> <p>Refer to paragraph 3.3 & 3.5</p>

- 3.2 Prior to proposing these restrictions we highlighted the possibility that the bus stops on Tanhouse Farm Road and Farmstead Road be protected by the proposed lining. However given that we can introduce a bus stop clearway without an order, it is my recommendation that this is dealt with outside of the scope of this scheme is the restrictions do cause any knock on effect for the bus services
- 3.3 The reason for the inclusion of Farm Close in the scheme was complaints received from some residents as well as the prevention of displacement of parking as a consequence of the proposed restrictions on Tanhouse Farm Road. Due to the small size of Farm Close it was recommended that the entirety of the close be subject to the restriction to prevent further displacement. Specifically this was the reason for lining around the green, while motorists are not currently using this, it is likely this would be used if the rest of the close was subject to a restriction.
- 3.4 We have received numerous comments from residents over an extended period of time highlighting obstructive parking in the grove and this has been evidenced by photographs and site visits. Due to the restriction being a total prohibition of waiting and for the purposes of preventing obstruction of the highway it would not be appropriate in this location to have a residents parking permit scheme.
- 3.5 It is noted that the objections have been received from households who have a number of vehicles parked on Farm Close at any given time and therefore have a vested interest in the continued ability to park outside of their homes. There are documented examples of obstructive parking, including parking partially over the pavement in Farm Close whereby sufficient space has not been left should a pushchair or wheelchair user attempt to use the public footway and the presence of hedges has not been a factor in the inability to use the footway in these cases. It would be unwise to comment on use of the close for school traffic as this has not been the reason for proposed implementation and it is proposed to be always a total prohibition in force. It is noted that the documented obstructions have been recorded at the junction with Tanhouse Farm Road / entrance to the close only.

4 Ward Members' Views

- 4.1 The Ward Members for Elmdon were informed of the proposals prior to the advertising of the Order and did not submit any objections. Following the advertisement and my recommendations in this report we again received no objections to the proposals.

5 Officer Recommendation

- 5.1 The representations received in respect of the proposed Traffic Regulation Order have been considered and responded to accordingly in section 3 and 5 of the report. It is a constant challenge to deliver schemes that do meet the needs of all stakeholders, particularly when those needs can often be contradictory to one another; however, delivering a fair and balanced scheme is important for the council.

The proposed double yellow lines on Tanhouse Farm Road attracted no objections and it is recommended that Tanhouse Farm Road and Farmstead Road restrictions are implemented as proposed.

Given the objections to parking restrictions on Farm Close it is recommended that the extents be amended to allow for parking for residents. This would include the removal of proposed restrictions around outside of the roundabout/green. However, the straight section and junction with Tanhouse Farm Road as well as lining on the inside of the roundabout/green should be implemented as advertised to protect the junction and prevent obstructive parking which has affected motorists and pedestrians.

It is recommended that Farm Close be monitored for obstructive parking and additional displacement of parking due to the wider scheme and if difficulties do arise then the original proposal could be revisited. This review would provide an opportunity to undertake additional engagement with residents, offering them a chance to feedback on the day-to-day operation of the street with the new double yellow lines in place and after new parking behaviours and habits have been formed.

The recommendation for Farm Close should reduce obstructive parking which will be welcome to supporters of the scheme whilst still retaining parking for the residents and those who have objected to the initial proposal.

6 Democratic Services

- 6.1 Democratic Services have confirmed that the proposed order was subject to statutory advertisement on the dates reported and that representations were received as noted above.

7 Risk Implications

- 7.1 The Corporate Risk Management Approach has been complied with to identify and assess the significant risks associated with this decision / project. This includes (but is not limited to) political, legislation and reputation risks.
- 7.2 The Approach is not intended to eliminate all risks and not all the risks identified can be managed all of the time. Also, risks will still exist that have not been identified.

8 For Decision

- 8.1 The Head of Highway Management is asked to approve that:

The Metropolitan Borough of Solihull (Northbrook Road, Nebsworth Close, Streetsbrook Road and Olton Road, Shirley) (Total Prohibition and Restriction of Waiting) Order 2023 is implemented in part as described in 5.1 and shown on Plan 9306 Rev A in Appendix B.

The recommendation as set out above is hereby approved:

P.S.Tovey

16th February 2024

Signature:Date:.....

**Paul Tovey
Head of Highway Management**