

**REPORT:** Environment & Urban Renewal Policy & Performance Board

**DATE:** 19<sup>th</sup> November 2014

**REPORTING OFFICER:** Strategic Director, Policy & Resources

**PORTFOLIO:** Transportation

**SUBJECT:** Objection Relating to Proposed 'At Any Time' Waiting Restrictions, Parklands and Ash Priors, Widnes and Petition about Parklands Club and Associated Issues

**WARDS:** Hough Green

## **1.0 PURPOSE OF REPORT**

- 1.1 To report on an objection that has been received following public consultation on a proposed Traffic Regulation Order to introduce 'At Any Time' waiting restrictions on parts of Parklands and Ash Priors, Widnes near to the Parklands Club and to address concerns and suggestions put forward by nearby residents as amendments to the original proposal. A plan of the original recommendation is supplied in Appendix 'B'.
- 1.2 To report receipt of a 27 signature petition with covering letter citing noise, disturbance and parking problems associated with the Parklands Club. The petition is not an objection to the parking restriction proposal.

## **2.0 RECOMMENDATIONS**

### **2.1 It is recommended that:**

- 1. Officers should carry out a wider consultation exercise for the introduction of waiting restrictions in Parklands & Ash Priors, over an area to be agreed with ward Councillors, and a further report be brought back to the Board.**
- 2. The objector, lead petitioner and correspondents be notified accordingly.**

## **3.0 SUPPORTING INFORMATION**

- 3.1 Through the middle of 2014, this Council received a series of telephone calls and emails from residents living adjacent to the Parklands, which is situated immediately north and beyond the borough boundary but accessed via Parklands in Widnes, they requested that action be taken to control parking in the adjacent residential streets by users of the Parklands Club. The Club is owned by this Council but leased to a private company. The main issue initially was that of congestion and obstruction of the highway due to visitors to the club parking on Parklands and Ash Priors though later concerns over noise and disturbance were also raised. Cheshire Police attended the area in response to complaints from the public about inconsiderate parking.
- 3.2 On 18<sup>th</sup>. August Cheshire Police wrote to request the introduction of waiting

restrictions adjacent to the Club at the Parklands/Ash Priors junction and on 22 August 2014 a resident submitted a copy of a letter dated 9<sup>th</sup>. March 1981, the time when adjacent properties were being constructed, in which the Council assures a resident-to-be that Club users would not be permitted to park on the highway near the premises. This letter is reproduced in Appendix 'A'.

- 3.3 Using delegated powers and after consultation with the ward councillors, the Executive Board member – Transportation and Cheshire Police, the Operational Director (Policy, Planning and Transportation) issued approval to advertise a proposal to implement 'At Any Time' waiting restrictions on parts of Ash Priors and Parklands as in Appendix 'B'. The proposals were in line with those put forward by Cheshire Police.
- 3.4 As reproduced in Appendix 'C', two letters were received from/on behalf of the occupiers of properties immediately outside the range of the proposed waiting restrictions, requesting the proposals be extended to cover the frontages of further properties amid concerns that if introduced as originally planned, the waiting restrictions would see displacement of the congestion to outside other nearby homes. This view was shared by ward councillors. With the exception of one objector, it would appear that there is general acceptance of the need for waiting restrictions, the only issue being the extent to which they cover.
- 3.5 One letter of objection was received, on behalf of the Parklands Club, which is reproduced as Appendix 'D'. The Club believes waiting restrictions would serve only to displace parking elsewhere and restrict sporting activities at the site, with the following specific objections:
  - The welfare of children using the club, with visiting coaches needing to park remotely requiring visiting youngsters to cross busy roads to reach the premises.
  - Fears for the safety of Club visitors/spectators who have made use of the bar facilities, also the Widnes Vikings RLFC team, crossing busy roads to reach remotely parked coaches.The Club also claims that parking congestion is only an issue at weekends and suggests instead the introduction of limited-stay parking for coaches to drop off/pick up visitors, the vehicles waiting remotely in between times.
- 3.6 Given that stopping to load and unload on waiting restrictions is permitted, the objections from the Club are not seen as valid as coaches can stop to drop off their passengers and then be called down to collect when necessary.
- 3.7 The petition, which is reproduced in Appendix 'E' is signed by 27 residents, all except 2 are from Parklands or Ash Priors although the clear majority are from the latter. The petition relates to licensing, planning, noise and disturbance issues which are outside the scope of this report, but also raises concerns over the use of Ash Priors for 'over spill' parking from the Club, questioning use of the Club for functions and events whilst possessing limited parking facilities. Discussions are taking place between the operators of the club and relevant officers within Halton and Knowsley Councils to address the comments about licensing, planning, noise and disturbance issues. The club has already taken action to deal with some of the concerns including installing equipment to prevent noise exceeding the agreed limits and air conditioning to reduce the need to open doors during hot weather.
- 3.8 The Parklands Club has applied for permission to extend on-site parking, but they

have been told by Knowsley MBC planning section it is likely that Sport England will object on the grounds of loss of part of the playing fields area.

- 3.9 With reference to the drawing in Appendix 'B', it should be noted that the waiting restrictions originally proposed extended beyond the Halton boundary into Knowsley, and that authority has been requested to implement these sections.

#### **4.0 FINANCIAL IMPLICATIONS**

- 4.1 There are no direct financial implications associated with this report.

#### **5.0 OTHER IMPLICATIONS**

- 5.1 There are no other direct social inclusion, sustainability, value for money, legal or crime and disorder implications resulting from this report.

#### **6.0 IMPLICATIONS FOR THE COUNCIL'S PRIORITIES.**

##### **6.1 Children & Young People in Halton**

There are no direct implications on the Council's 'Children & Young People in Halton' priority.

##### **6.2 Employment, Learning & Skills in Halton**

There are no direct implications on the Council's 'Employment, Learning & Skills in Halton' priority.

##### **6.3 A Healthy Halton**

There are no direct implications on the Council's 'Healthy Halton' priority.

##### **6.4 A Safer Halton**

There are no direct implications on the Council's 'Safer Halton' priority.

##### **6.5 Halton's Urban Renewal**

There are no direct implications on the Council's 'Halton's Urban Renewal'.

#### **7.0 RISK ANALYSIS**

- 7.1 There is a variable and uncertain road safety risk associated with not introducing measures to prevent vehicles waiting for long periods adjacent to the Parklands Club, the degree of risk depending on the degree of traffic congestion and need for drivers to travel on the wrong side of the road to pass parked vehicles.

- 7.2 Traffic displaced from parking at the location to receive any future restrictions will inevitably place an extra parking demand on adjacent areas and this is largely unavoidable as there are no immediate areas available for parking.

#### **8.0 EQUALITY & DIVERSITY ISSUES**

- 8.1 There are no direct equality and diversity issues associated with this report.

#### **9.0 BACKGROUND PAPERS**

- 9.1 There are no background papers under section 100D of the Local Government Act 1972.





# HALTON BOROUGH COUNCIL

Municipal Building,  
Kingway,  
Widnes,  
WAB 7QF

Chief Technical Officer: F.X. Brennan, B.Eng., C.Eng., F.I.Mun.E.

Phone 051 424 2061

Our Ref:	If you telephone please ask for	Your Ref:	Date
PGW/DC/E.260/23	Mr Walker ..... Extn. 300		9th March 1981.

Dear Mr Farrell

PLOT 23 ASH PRIORS, PARKLANDS, WIDNES AND  
WIDNES TIGERS LAND ADJOINING PARKLANDS.

I refer to your letter dated the 3rd March 1981 the contents of which I have noted.

I enclose a copy of a plan showing the site of the Rugby League Club in relation to your purchased plot. As you can see from the plan access to the Club is from Parklands and adequate car parking spaces are to be provided. Nevertheless as a double precaution there is a clause in the lease preventing Club users from parking outside the Club boundary.

I would point out that the original intention for this development originated before the plot development. However, it is a quirk of Local Government re-organisation in 1974 that this land which is owned by this Council is situated in Merseyside County and administered by Knowsley Borough. This Council were unable to obtain planning permission for residential development and at the time of the issue of the sale document for the plots the application for planning permission had not been determined by Knowsley Borough Council for the rugby club use. Consequently, no reference was made to the club as the land use had not been established.

Every effort has been made in conjunction with the Widnes Tigers Club to ensure that the club use will not cause nuisance to surrounding residential development. Landscaping and screening to the site is extensive and the overall development of the club will be to a very high standard. This Council has granted the Club a conditional lease and from my experience of meeting the organisers of the Club I have no doubt in my own mind that they will endeavour to keep the very good name that the Club has in the area, beyond reproach.

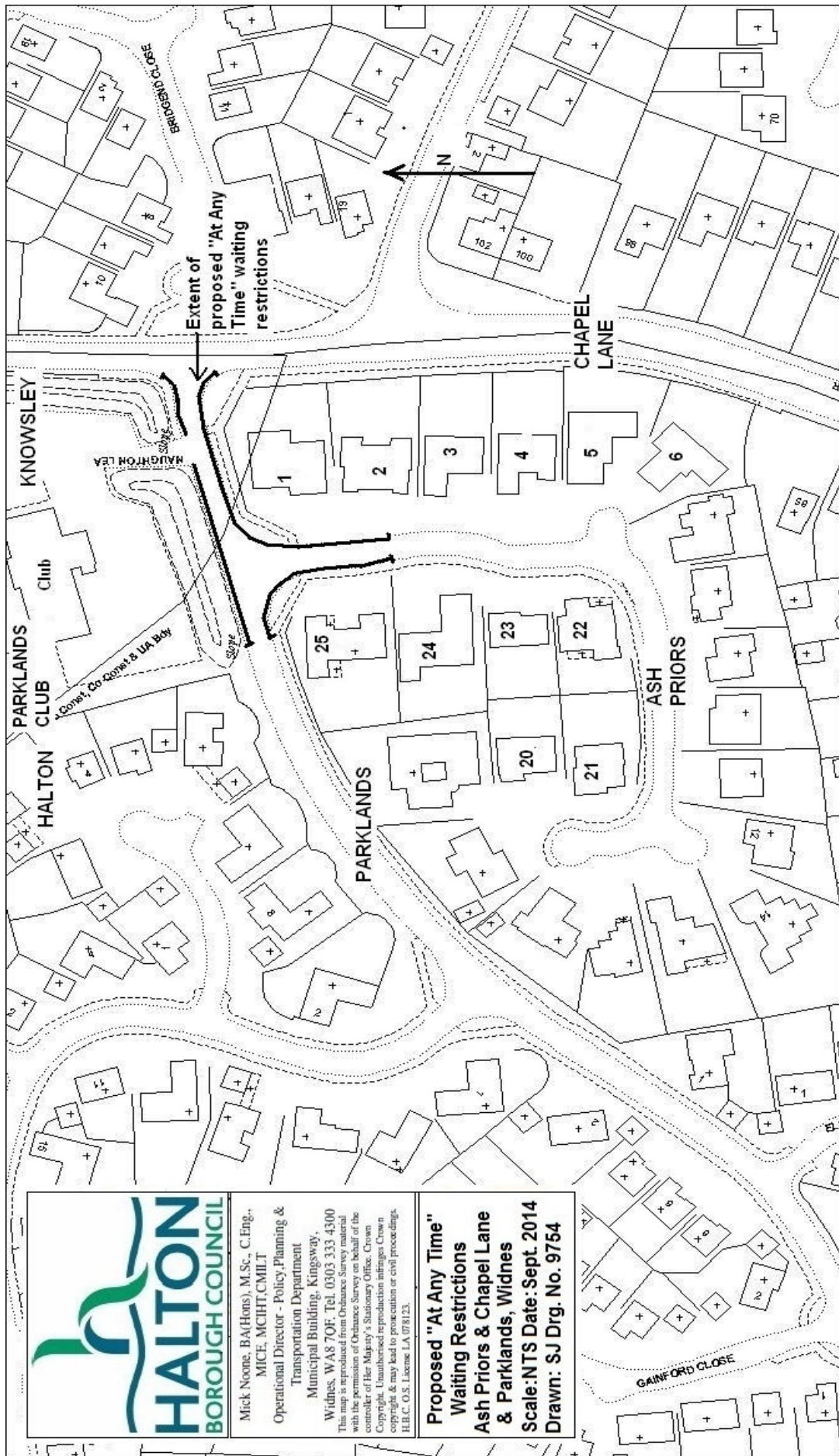
However, if you should feel that you wish to be made aware of further details concerning this matter please do not hesitate to contact me and I will be only too pleased to give you an explanation in my office.

Yours sincerely

*P. Walker*

Senior Officer - Planning Services

F R Farrell Esq.,  
"Altways"  
19 Alt Road  
HUYTON-with-ROBY  
L36 7SB



Mick Noone, BA(Hons), M.Sc., C.Eng.,  
MICE, MCHT, CMILT  
Operational Director - Policy, Planning &  
Transportation Department  
Municipal Building, Kingsway,  
Widnes, WA8 7QF. Tel. 0303 333 4300  
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**Proposed "At Any Time"  
Waiting Restrictions  
Ash Priors & Chapel Lane  
& Parklands, Widnes**  
Scale: NTS Date: Sept. 2014  
Drawn: SJ Drg. No. 9754

HALTON DIRECT LINK  
7 BROOK STREET  
WIDNES WA8 6NB

23 September 2014

23 SEP 2014

To Environment & Development Directorate  
Highways & Transportation  
Grosvenor House  
Halton Lea  
Runcorn  
Cheshire  
WA7 2ED

**REQUEST FOR TRAFFIC ORDER**

Dear Steve Johnson,

I am writing with regards to the proposed yellow lines in the Ash Priors area. My neighbour at 23 Ash Priors has received a letter regarding the proposed yellow lines. I live at 24 Ash Priors and I haven't received a letter however I would like to request the yellow lines be extended outside my property and also numbers 25, 23 and 22. The reason for the request is due to the amount of vehicles parking in the area. These vehicles are from customers that are using the Parklands Club.

I feel that if the yellow lines stop at 25 then my property and my neighbour's property will be used for parking and it is a nuisance as they park on kerbs and there has been occasions when I have struggled to get my car out of my drive due to the cars parking outside my property. Also due to the cars parking on the kerbs the block paving is sinking in places.

If you want to contact me regarding any of the issues above you can on

Yours sincerely

**NAME & CONTACT DETAILS WITHHELD**

Committee Services  
Per. 26/9/14

Dear Sir

Regarding Halton Borough Councils proposed prohibition of waiting order 2014 to impose any time waiting on parts of Parklands and Ash Priors.

Can I say I fully support your proposal as over the last couple of months it has become very congested when certain activities are going on at the Parklands club. This has made it difficult to drive in and out of the estate. Apart from the obvious accident that may happen the most worrying to me is people are double parking and not allowing space for an ambulance or fire engine to pass. On a couple of occasions I have personally spoken to the drivers about this with the obvious response \*\*\*\* \*\*.

In my opinion by installing yellow lines at the entrance to Parklands & Ash Priors will just push the problem further into the estate. With this in mind I would like the A.T.W be extended further into Ash Priors to cover the front of Nos 23 & 24 Ash Priors. I have spoken to Mr Farrell of 24 and he is fully supportive of the request and will be contacting you in due course.

Can you please give this request to extend the yellow lines your attention when implementing this order.

Yours sincerely

**NAME & CONTACT DETAILS WITHHELD**



Committed Services

No. 11/10/14



29 September 2014

Dear Mr Parr

I would like to formally object to the proposed Prohibition of Waiting Order 2014 at Parklands & Ash Priors, Widnes.

My reasons for objection are based on the following:-

- The welfare of children using the club for sporting activity. When the children play away from home the coach will be forced to park on the opposite side of Chapel Lane which means the children will have to cross a very busy road which is the main exit road into Cronton and to the M62 from both Ditton and Hough Green.
- Welfare of Club Users. After matches the open age away teams have hospitality at Parklands and it would mean adults who have been drinking alcohol trying to cross a busy road to get onto the coach home.
- Widnes Vikings R.L.F.C. use Parklands to attend some of their away games and this would mean the team crossing a busy road to get access to their coach.
- Spectators enjoy hospitality at Parklands for six Widnes Vikings game per season and it would mean them crossing the busy road following alcohol consumption.

As you can imagine the safety of our customers is paramount. The club is building a strong reputation for sporting events and activity programs and it would seriously damage the progression of sport and activity if people in the community felt that their welfare and the welfare of their children was in any doubt

All the restrictions would do it move the challenge of parking elsewhere and restrict sporting activity operating from the club however I do understand the residents frustration.

Therefore due to the fact that parking is only an issue on Saturday afternoons and sometimes Sunday mornings, would Halton Council kindly reconsider and look instead to impose a parking 'time' restriction in order of say 45 minutes to let the coach drop people and kit bags/equipment off and then head down to Prescott Road for stationary parking until the teams need to be picked up 3-4 hours later. This means people using the club and especially children do not have to cross a busy road to get on and off the coach thus helping to eliminate any serious accidents.

Yours sincerely

Vivienne Freeman

Director

Parklands Sports Limited

Regarding Parklands Club, Chapel Lane, Widnes.

As residents of Ash Priors we demand Peace & Quiet at weekends. We also refuse to have Ash Priors used as over spill car parking from the Parklands Club.

We do not want to hear the noise disturbance of revellers and do not want to listen to disco music into the early hours. We question why a club is so close to a residential area, and how with its recent change in function from a sports club is now offering Weddings with very limited parking facilities.

Following a recent request to the owner to shut the doors and windows in order for us to sleep at Midnight, she told us that we "should be used to the noise by now as we have all lived here long enough" With attitudes like this and a total lack of courtesy for her neighbours, it leaves us exasperated.

**It is our right to live undisturbed as afforded to all other Halton residents.**

Licensing regarding noise and traffic of these premises is essential for our residential area.

Halton & Knowsley Council's Traffic departments, Licensing departments and the Police need to liaise and monitor the Parklands Club in order to bring about successful regulations.

Ash Priors Residents.

12-30-  
Morris

**NAMES WITHHELD**

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**NAMES WITHHELD**

