

Preston Road – Traders and Residents Petition

This briefing note considers a petition received from Preston Road Traders and Residents, submitted and organised by Mr. Robert Dunwell, Chairman of the Barn Hill Residents Association (July 2004) and the QARA Group of Association.

The Petition

Representations in the form of a petition have been received from businesses in Preston Road, supported by their customers and local residents, requesting the following (quote):

- “Free Parking Bays” in front of shops / businesses, for example free parking for 1 hour, with no return for 2 hours, to operate 8 am to 6.30 pm, Monday to Saturday;
- Reinstate car parking in front of shops - nos. 237 to 251 Preston Road;
- Reduce to a minimum the length of the Zebra Crossing ‘zig zags’ in front of nos. 199 to 207 Preston Road, and opposite.
- Move the Zebra Crossing further down the road to the “circle” junction of Carlton Avenue East and Preston Road.

The petition rejects the option of ‘pay & display’ parking.

The petition also identifies the streets affected and authorises Mr Robert Dunwell (QARA Group of Associations / Barn Hill Residents Association (July 2004)) to act as the signatories’ representative. A copy of the wording of the petition is appended to this note.

Response to the Petition

Free Parking

The petition refers to the existing free parking provision at the “top” of Preston Road and states that the view of the traders and shoppers is that it provides flexible parking, and stops all day parking. The petitioners’ request is therefore to extend the free parking facility to other sections of Preston Road, as well as to Carlton Parade and Carlton Avenue East, where there are existing 9 am to 10 am waiting restrictions, and to change the operational times of the existing free parking bays in Elmstead Avenue. The suggested locations are shown at the map appended to this note.

The existing free parking scheme was introduced as part of a minor local traffic management scheme, which included sections of waiting and loading restrictions. The proposals also included short term ‘pay & display’ parking but this was not supported by the local traders. As this was a minor scheme officers agreed to the option of free short term parking, but to be reviewed after a period of operation. The review has not been carried out to date and Officers are therefore unable to comment on the parking activity as this would require extensive parking surveys to determine parking patterns, including duration of stay.

Currently the enforcement of the free parking areas of Preston Road receives a low priority; a rigid enforcement of this type of parking will require more visits, virtually every hour and double logging of vehicles to be effective. This will clearly have cost and staffing implications, and consideration will need to be given to whether enforcement can be

sustained without income, such as from 'pay & display' parking. Free parking places are generally very difficult to enforce and where an increased level of enforcement is provided it often identifies a high level of non-compliance, particularly by local traders.

Members are reminded of Brent's Parking Strategy (2002) in which the financial considerations of introducing, enforcing and maintaining parking control schemes would exclude the option of free parking schemes. The Strategy adopted a charging structure for on and off-street parking to ensure that the implementation, administration, maintenance and enforcement of parking control schemes would be self funding. The Strategy is currently being reviewed and the request in the petition before Committee for the free parking option will be considered as part of the review.

Officers do not recommend at this stage that the free parking scheme be extended to the areas requested in the petition for the reasons stated at Officer Recommendations below. It is however proposed to introduce parking control measures in Preston Road and adjacent streets as part of the Wembley Stadium Protective Parking Scheme (PPS) and these will operate as free one-hour parking with no return for 2 hours, between 8 am and midnight during major events at the stadium. Implementation of this scheme will be funded from the Section 106 contribution and enforcement will be provided as part of the area wide enforcement of the PPS.

Reinstate parking opposite nos. 231 to 251 Preston Road

'At any time' waiting restrictions were introduced in this section as part of the temporary traffic management works associated with the structural repairs to the bridge at Preston Station. The original 'single yellow line' restrictions of no waiting between 9 am and 10 am have now been reinstated.

Reduce the Zebra crossing zig-zags

In general, controlled crossings are located where there is high demand of pedestrians crossing the road. Such crossings help to make it safer for all the road users and therefore reduce the accident conflicts. Zig-Zag markings are implemented along the approach and exits of the crossings to improve visibility for pedestrians wishing to cross the road as well as making it easier for motorists to see pedestrians crossing. They can be reduced in length only where shortening this visibility will not compromise safety. Officers' views are that by providing additional parking through reducing the lengths of zig-zag markings pedestrian safety will be compromised.

Relocate the Zebra Crossing

The existing location of the crossing is the optimum location as it represents the desired crossing point for pedestrians wishing to cross Preston Road. Relocating the crossing towards 'The Circle Junction' as suggested will take the crossing away from the desire line and may therefore result in some pedestrians choosing to cross away from the crossing, which may then have pedestrian safety implications. Additionally there are bus stops at 'The Circle Junction' which will need to be relocated, again away from where the demand for the bus stop occurs.

The costs of relocating the Pelican crossing and the resultant relocation of the bus stops are likely to be in excess of £25,000.

Officer recommendations:

1 Free Parking

That whilst the traders in Preston Road and their customers are of the view that the existing free parking scheme works well, Committee defers a decision on the petition pending the following:

- Outcome of a detailed survey to establish parking activity in the free bays. This will establish the level of compliance and therefore the effectiveness of a short term free parking scheme.
- Outcome of the review of Brent's Parking Policy. Members are reminded that the option of free parking was not supported in the previous policy.
- A report to be brought to a future meeting of this Committee detailing the staffing resources required, and the cost implications, of enforcing free parking areas.
- Officers investigate and report on the potential impact on the income generation from the Preston Road car parks if the free parking areas are extended.

2 Parking opposite nos. 231 to 251 Preston Road

Committee notes that parking has been reinstated as requested.

3. Zig-zags

That the lengths of zig-zag markings at the Zebra Crossing remain unchanged.

4. Relocation of Zebra Crossing

That no changes be made to the location of the Zebra crossing.

PRESTON ROAD: TRADERS & RESIDENTS PETITION

Barn Hill Residents Asstn. (July 2004) + QARA Group of Associations

Chairman: Robert Dunwell
Asstns' Offices: 84 Barn Hill, Wembley Park HA9 9LQ; Tel: 020 8904 9094

23 Sept 2005

The Manager of Legal and Democratic Services
Attn. Mr Toby Howes
London Borough of Brent
Brent Town
Wembley HA9 9HD

Dear Sir,

Please find attached the following 39 pages (over 300 signatures) that comprises the **"PRESTON ROAD: TRADERS AND RESIDENTS PETITION. (15 July 2005)**
This petition is submitted and organised by the **Barn Hill Residents Association (July 2004) & QARA Group of Associations, Chairman Robert Dunwell.**
This petition is signed by most of the traders and their local customers.

This petition is aimed at the alteration of street parking at the bottom end of Preston Road (the same as that at the top end of Preston road); enabling the local shopping area to continue to prosper for the benefit of residents and local traders alike.

The scheme also has a dual purpose of providing full "protection" during Wembley Stadium Event Days. (I.E. No need to introduce anything else special for Event Days!)

Please note that we do not want any "pay and display" schemes!

The wording of the petition is: -

We, the undersigned, require that Brent Council, it's Council Members and Departments, provide the following road parking scheme within the "bottom" of Preston Road Area in the streets mentioned below: -

- 1. "FREE PARKING BAYS" in front of shops / businesses.** (E.g. Stay 1 hour, no return within 2 hrs).
(E.g. Mon. - Sat 8am - 6:30 p.m)
I.e. No parking "CPZ zone", No permit required, now or in the future: No paying for Pay & Display.
Provides flexible car parking in retail shopping and small business areas. Stops the all day Parker. Of benefit to traders and their customers / local residents alike. Just like the successful Free parking Bays at the "top" of Preston Road; 8 months old!
- 2. Reinstate car parking in front of shops 237 to 251 Preston Road.** (Bridge has now been repaired!)
- 3. Reduce to a minimum the length of Zebra crossing Zig Zags** in front 199 - 207 Preston Rd and opposite.
- 4. Move the above Zebra Crossing further down the road to the "circle" junction of Carlton Avenue East and Preston Road.**
- 5. Streets (both sides) to be affected: -**
Preston Road 197 - 251 and opposite incl. 230 - 174
Carlton Parade 4, 4a and 5 and the "island" opposite
Carlton avenue East & Carlton Parade (1,2,3,4 and premise before no 1Car. Parade) and opposite in front of Telephone exchange to corner of Carlton Avenue East / Preston road.
Elmstead Avenue (existing free parking bays retained and time changed)
- 6. "We also authorise Mr Robert Dunwell (QARA Group of Associations / Barn Hill Residents Association (July 2004)) to represent us as spokesman for this petition and related matters.** (Both internal and external to Brent Council and other bodies)

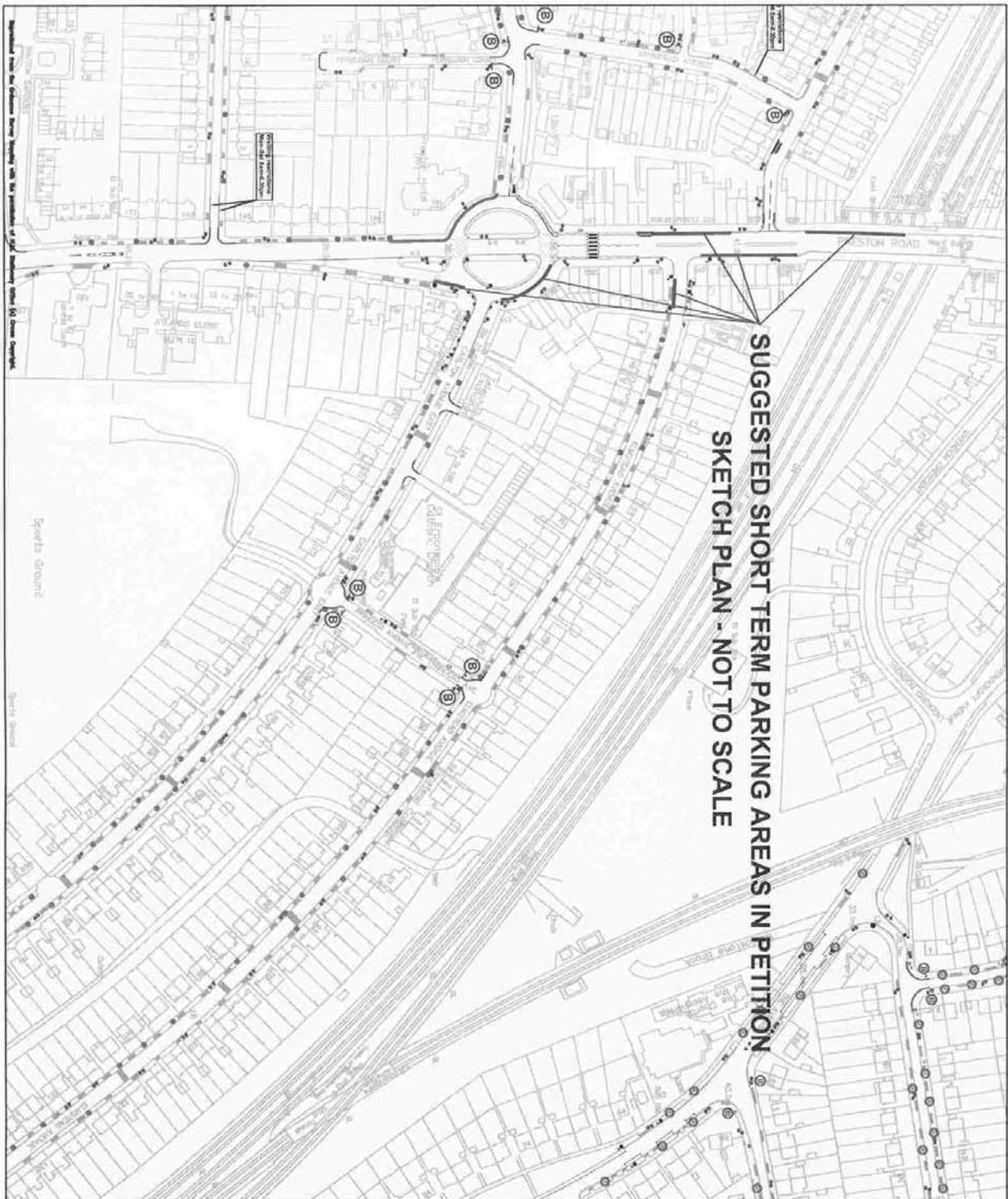
END OF PETITION WORDING

QARA Group of Assns. + Barn Hill Residents Assn (July 2004)
Chairman: R. Dunwell
Asstns' Offices: 84 Barn Hill, Wembley Park HA9 9LQ; Tel: 020 8904 9094

Jul 13 2005

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MAP OF FREE PARKING AREAS REQUESTED IN PETITION



<p>Date Rev. Comments</p>	
<p>Amendments</p>	
<p>London Borough of Brent Strategic Services Transportation Services Unit Brent House, 538-537 High Road Wembley, Middlesex, HA9 6BT</p>	
<p>Job Title WEMBLEY STADIUM PROTECTIVE PARKING SCHEME</p>	
<p>Drawing Title GENERAL LAYOUT SHORT TERM PARKING BAYS</p>	
<p>Scale</p>	
NTS	Designed YGS
	Drawn YGS
<p>Date created</p>	
OCTOBER 2005	Checked AH
<p>Approval</p>	
	Approved SSS
<p>Drawing No. SKETCH PLAN - R&G.</p>	
<p>CAAD No. P22/MAN/R0A/S...PRESTON RD</p>	