

# HUTTON PARISH COUNCIL

## HUTTON PARISH COUNCIL CLERK'S REPORT (Information only) March 2008

- The new notice board will be erected very shortly on Blackhurst Avenue as agreed
- A reply has been received in response to a resident raising once again during 'public participation' the issue concerning the parking of cars by Auto Range outside the approved area of his planning permission. The following statement has been received setting out SRBC's position on this matter.

Thanks for your email and the photos. I think this is a useful opportunity to spell out the council's position on this matter.

The Autorange site is able to sell cars by virtue of planning permission 07/2004/1257. That was a change of use and relates to the area identified on the approved plan. This is basically the office, the area under the canopy and land to the rear. To address concerns about the location of customer and staff parking at the site a condition was imposed which related back to an agreement that the operator had to utilise spare daytime capacity on the Koh-I-Noor car park. However, the change of use to permit car sales does not relate to this car park and does not include the land at the front of the site where the cars are parked on your photograph.

There were initial problems in early 2005 with the owner parking vehicles for sale in the entrance to the car park as shown on the photograph. He referred to a need to parking cars somewhere whilst rotating stock, whilst retrieving cars from the rear of the site for test drives and for taking photographs for adverts. I explained to him that this would not be acceptable as it was outside the approved area of his planning permission and that it created potential confusion / distraction to drivers and potential obstruction to cyclists/pedestrians.

He accepted the point and we agreed a compromise that he would only use this area when absolutely necessary for the reasons described, he would limit the periods that cars were parked there, he would ensure that they did not obstruct access or the footway/cycleway and that he would remove the price display material from the cars when they were outside his approved sales area. This has been the subject of regular and ongoing monitoring for almost three years and to my mind has worked reasonably successfully.

The actual area where the properties are parked is part of the adopted highway. I have discussed your photograph with Dave Allen of LCC highways this afternoon and he advises me that LCC have no powers to act against such parking.

If the cars are causing an obstruction to vehicles entering the Koh-I-Noor site, blocking the cycleway / footway or are not taxed/insured then this would be a matter for the police to investigate. I understand that they have been involved previously but I am not sure what outcome was reached.

You may be aware that this council's handling of this matter was the subject of an investigation by the Local Government Ombudsman in 2007. They accepted some points made by the complainants but broadly accepted that the council had taken a reasonable and pragmatic approach that appeared to be proportionate to the harm that was being caused.

I trust that this fully explains the background and the council's position on this matter and despite the recent change in my job role at the council I can assure you that I will personally continue to monitor

this issue and ensure that any breaches of the compromise agreement are dealt with. I have also copied Mike Eastham in to this reply as the officer now responsible for that part of the borough so he is aware of the issue and the concerns of the Parish Council.

Finally I would like to answer the question you pose in your email. I do not accept that the Autorange operation is flouting their planning permission as the use of the areas outside the site for car parking is a) in line with our agreement and b) far from being at a scale where a material change of use of that land is occurring. The council will not be taking any action on this matter other than to ensure compliance with the agreement.

- Barrel Planters have now been ordered following the agreement of local shop owners to allow them to be sited in front of their shops on the privately owned pavement. They have also agreed to tend to the planting arrangements by watering them from time to time
- **Members are asked to consider putting forward articles for inclusion in the quarterly newsletter. The next edition is due out by the end of June to comply with Quality Status requirements. Suggested articles will need to be with me by the end of May at the very latest to allow my daughter time to edit and include in the newsletter.**
- Quality Status rules are about to change, full details will be available shortly. My understanding having had a preliminary view of the new criteria is that we are probably on line with any new requirements subject to a commitment by members to undergo 'training'. I will of course publish the new criteria to you as soon as they are available and we can then discuss any actions that we need to take.
- The SPID has been out and about, it is now being managed on our behalf by SRBC who will put it up take it down and extract the information which I will then receive and report to you. I am making arrangements to also copy the data to the police:

**Liverpool Rd Hutton GS – 72 hours – 9202 vehicles - Ave speed 29.3 – 39% over speed limit.  
Lindle Lane - 48 hours – Ave speed 38.84 – 37.5% over speed limit.**

- Comment was received recently regarding the number of HGV's entering TEG and enquiries have been made to establish the planning permission conditions. The only condition seems to be that the number of vehicles leaving the premises is FOUR vehicles carrying waste materials. There is no limit on the number of vehicles going in or any limitation on the number coming out empty. If any resident is able to show evidence that the number of outgoing vehicles laden with materials is exceeding 4 per day then they need to report the matter to Steven Bergus at LCC
- Additional data has now been received in respect of traffic measurements on Lindle Lane, Liverpool rd & Skip Lane. The data has been forwarded to D Parkes for the attention of the working party dealing with this matter.

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