
PARKING RESTRICTIONS

This report recommends further parking restrictions (double yellow lines) at key locations along the Main Local Route (MLR) following the resolution at Council on 22 July 2024 when it was resolved to:

- a) support an application for yellow lines along Crannaford Lane and to request that the County Councillors representing Cranbrook take a report to the next available parking restrictions review at the East Devon Highways and Traffic Orders Committee to install parking restrictions along both sides of Crannaford Lane north of Stone Barton thus extending the current parking restrictions which had already been established in that area.
- b) consider which areas across the town, if any, the Town Council would like to recommend to the local highway authority Devon County Council for the installation of additional double yellow line requests.

(ref. minute 24/107)

Background

Councillors will be aware that the highway authority has adopted a “minimal lining and signing” approach to the development of Cranbrook. However in August 2021 the Town Council considered a report proposing a number of sites within the Town and as a result resolved to write to the highway authority, the county councillors representing Cranbrook and the developer consortium East Devon New Community Partners requesting parking restrictions at the locations identified in the plans attached to the report with a request that these matters be included in the Local Waiting Restrictions Programme referred to the East Devon Highways and Traffic Orders Committee (ref. minute 21/161).

It was some time later in 2023 when the East Devon Highways and Traffic Orders Committee (HATOC) at Devon County Council considered the request for parking restrictions at five sites within the town. These were all at junctions along the MLR where visibility issues had raised highway safety concerns. HATOC consulted the public about the proposals in May 2023 and on 22 May 2023 the Town Council Planning Committee resolved to support the proposed parking restrictions (Minute P/23/37).

On 17 July 2023 East Devon HATOC considered the annual Local Waiting Restriction Programme and agreed the proposals for Cranbrook (DCC East Devon HATOC minute 57) as originally proposed in 2021.

The 2021 proposals were put forward in light of specific complaints from the community about highway safety concerns from poor visibility at junctions, particularly those crossed by foot / cycle ways. The parking restrictions which were eventually installed were seen in the town as a trial to see whether they would be observed and whether they had any significant impact.

Some of the parking restrictions (3 sites along Younghayes Road) were on adopted highway whilst two (Yonder Acre Way j/w Crabtree Close and Crannaford Lane outside the Education Campus) were on unadopted highway. In the case of the unadopted highway sites the consent of the developer consortium was required and given and the Town Council was required by DCC to give an undertaking that should the yellow lines on unadopted highway require future reinstatement, the costs would be covered by the Town Council. In the case of Crannaford Lane a different parking restriction regime will come forward with the uplift of the Town Centre MLR which will include two pedestrian crossings, restrictions on the approaches to these and realigned yellow lines as the current yellow lines encroach on to the location of at least one of the pedestrian crossing points. (Planning Application 21/2509/MRES - approved 24th March 2023).

Review of the Current Restrictions

As indicated above the principal objective of the restrictions was to improve highway safety by creating better visibility at junctions. With regard to the three sites along Younghayes Road (adopted highway) and at Yonder Acre Way / Crabtree Close (unadopted highway) this objective has been largely achieved with a much reduced level of complaint from the community. Barn Orchard (opposite Copse Close Lane) does still experience some obstruction with some footway parking but the level is much reduced. The parking restrictions at the other two locations in Younghayes Road and at Yonder Acre Way are generally well observed.

The Crannaford Lane location still experiences lack of observance of the yellow lines at school pick up and drop off but the situation has improved with some parents observing the restrictions. The partial success of these restrictions is evidenced by the displacement towards the north along Crannaford Lane and Council agreed at minute 24/107 to ask the highway authority to address that and extend the yellow lines.

Additional Parking Restrictions

Councillors will be aware that Devon County Council reviews its parking restrictions once annually. East Devon HATOC did not agenda the annual parking restrictions review at its July 24 meeting and it next meets in December 2024.

Council has already resolved to seek extended parking restrictions north along both sides of Crannaford Lane in conjunction with a desire to provide a tarmac surface to the footway alongside the west side of the carriageway. At the time of reporting ownership of the path is disputed between DCC and Consortium.

A review has been carried out along the length of the existing MLR and it is recommended that parking restrictions are imposed at the following:

- Younghayes Road j/w Barn Orchard (*N.B. There are two Barn Orchard junctions with Younghayes Road; one opposite Copse Close Lane which has parking restrictions in place and a second adjacent to the Cranbrook Medical Centre which does not. It is the latter which is proposed here*)
- Younghayes Road j/w Burrough Fields
- Younghayes Road j/w Mead Cross
- Younghayes Road – both sides between Barn Orchard (Cranbrook Medical Centre) and Burrough Fields

The rationale for requesting parking restrictions at the above locations is essentially highway safety linked to poor visibility. Parking at the junctions of Younghayes Road (Barn Orchard and Burrough Fields) causes limited visibility for vehicles emerging into Younghayes Road and also restricts ability to see pedestrians and cyclists using the foot / cycle way alongside Younghayes Road.

Restrictions at Burrough Fields could cause displacement on to the junction opposite and therefore balancing restrictions at Mead Cross are also proposed.

Restrictions along both side of Younghayes Road between Barn Orchard (GP Surgery) and Burrough Fields are proposed to deter vehicle parking around the sharp bend in Younghayes Road at this location. Parking on the west side of Younghayes Road causes traffic heading east to cross to the opposite carriageway and is forced into the path of traffic from the opposite direction which is not visible. Both sides are proposed to prevent parking displacement from one side of the road to the opposite.

Whilst there are a number of other junctions along the adopted MLR (Younghayes Road) and the yet to be adopted Tillhouse Road, Yonder Acre Way and the northern spur at Rush Meadow Road, none of the junctions have come forward with the level of visibility concerns which prompt requests for parking restrictions elsewhere. Given the reluctance of the highway authority to use any level of lines and signs in Cranbrook, it is felt that the requests at this stage should be restricted just to those areas which give rise to real concern.

A plan of the proposals made in this report is attached. This is in addition to the previously made resolution for parking restrictions along both sides of Crannaford Lane north of Stone Barton to include the Education Campus crossing point from the Country Park.

Recommendations

To request that East Devon Highways and Traffic Orders Committee agree to the introduction of parking restrictions (double yellow lines) at the following locations:

- **Younghayes Road j/w Barn Orchard (*N.B. There are two Barn Orchard junctions with Younghayes Road, one opposite Copse Close Lane which has parking restrictions in place and a second adjacent to the Cranbrook Medical Centre which does not. It is the latter which is proposed here*)**
- **Younghayes Road j/w Burrough Fields**
- **Younghayes Road j/w Mead Cross**
- **Younghayes Road – both sides between Barn Orchard (Cranbrook Medical Centre) and Burrough Fields**

This is in addition to the site previously requested at Crannaford Lane, Cranbrook (ref. minute 24/107).

Plans for the above sites are provided.