

John Morris

Subject: FW: P/20/0530/FUL

From: Grahame Crawford
Sent: 30 June 2021 11:35
To: David Paterson
Subject: RE: P/20/0530/FUL

David,

Falkirk Council as the roads authority can authorise road markings where there is a need to restrict parking to help increase traffic flow and prevent obstructions on the road. To do this, we must create a Traffic Regulation Order (TRO), following a statutory legal process that can take over 6 months to complete. We can regulate and control traffic on the road network by promoting a Traffic Regulation Order. Traffic regulation orders can be used to impose many restrictions including yellow lines. Traffic Regulation Orders are created under the Road Traffic Regulation Act 1984.

As you will be aware the bottom line for Roads Development is road safety. We are responsible for ensuring that all new development roads comply with the current legislation and guidance, to provide the safest environment for all that will use the roads. To that end we have to look to the whole community use, yellow lines are one of many tools available to us for that purpose, however, if roads are designed properly they are not required and for that reasons, they would only be used as a last resort, generally on existing roads where there are no other alternatives.

We do not use traffic regulation orders to ease the burden of any road safety requirement for developers, should they be unable to make proper provision on any development they may be proposing, the development should fit in and support the existing community, including the public adopted road network. The information being used in the Parking Statement to justify a reduction in parking is out of date, we know we have an oversubscription of on street parking in this area and to that end the use of yellow line parking restrictions would exacerbate the situation.

Developer needs are a very small part of the consultation process under the Road Traffic Regulation Act 1984 and would have little or no influence on the process. Roads Development are of the opinion that the parking provision on the development is insufficient for the proposed use and would not support the use of unnecessary on street parking restrictions to support the development.

Grahame Crawford
Roads Development Officer
Falkirk Council Engineering Design.

From: David Paterson
Sent: 29 June 2021 14:54
To: Grahame Crawford
Subject: FW: P/20/0530/FUL

Hello Grahame

I hope you are well.

I do not need you to provide comments non this document again other than clarifying the Council's position regarding the proposed painting of double yellow lines at the public road. Can you advise in what circumstances such road markings would be carried out and what influence, if any, a developer would have in this regard.

Thanks Grahame. Take care

Dave P

David Paterson
Planning Officer
Development Management
Falkirk Council
Development Services

From: claire.perperidis
Sent: 25 June 2021 10:23
To: David Paterson
Cc: Donald Campbell ; hector black
Subject: RE: P/20/0530/FUL

Hello David & Donald,

Have you had a chance to review my queries below before issuing your decision on the planning application today?

In addition to my queries below I attach our parking statement again to reinforce our opinion that the proposal complies with Falkirk Council policy as far as car parking and request your opinions on how it can possibly be refused on this basis?

Kind Regards
Claire Perperidis
Associate

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From: claire.perperidis
Sent: 23 June 2021 08:38
To: David Paterson
Subject: RE: P/20/0530/FUL

Hi David

Thank you for your email however I'm still not clear on a few points if you could please clarify further:

- The standard you refer to has a category "Private Sheltered Housing and Housing Associations". Surely our development, proposed as affordable housing to be rented by a Housing Association would fall into this category?

- I cannot find any mention of a local variation from the National Roads Development guidance in relation to Housing Associations in the Falkirk Local Development Plan 2 published August 2020.

Kind Regards
Claire

From: David Paterson
Sent: 22 June 2021 16:50
To: claire.perperidis
Subject: P/20/0530/FUL

Sorry Claire

Correction below:-

I can advise that social rent housing does not fall into any category of the National Roads Development guidance (adopted by Falkirk Council) Class 3 where it relates to standards for Use Class 9 "Houses" reducing standards.

Take care

David Paterson
Planning Officer
Development Management
Falkirk Council
Development Services

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