



Report to Chesham and Villages Community Board

Date: 21 October 2021

Title: Petition regarding Portobello Place

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Ward(s) affected: Chesham

Recommendations: To note the report

Executive summary

- 1.1 A petition was submitted with regard to parking around Portobello Place and this report provides a response to that petition.

Content of report

Information on the petition

- 1.2 A petition was submitted which referred to concerns around parking particularly employees of Portobello Place parking on adjacent roads such as Chartridge Lane, the Warren and Berkeley Avenue. Portobello Place is a residential care home which opened at the end of 2019.
- 1.3 In addition the petition refers to a private road nearby (Saxeway Site Road) where the owner allowed some parking. The site has now been developed into a number of dwellings which originally did not have planning permission and there was no room on site to accommodate additional parking. If subsequent planning permission was given without any additional parking provision than the nearest overflow parking would be the Saxeway Site access road. However, if the private owner does not allow this the cars would probably park on the adjacent length of Chartridge Lane which was already occupied by vehicles from Portobello Place. This reduced Chartridge Lane to a single carriageway which was a busy road and also unlit. This was exacerbated by the school run and by people parking their car on the pavement.
- 1.4 The Manager of Portobello Place then requested staff not to park in the car park so it could be used by visitors. The car park was also being used for a mini bus and a large skip.

Therefore, there was only 15 parking spaces for a 61 bed residential home with up to 80 staff.

1.5 Reference was also made to commercial vehicle movements as follows:

There is also two further problems :

- 1) The very large vehicle which regularly delivers food to Portobello Place often parks outside No.346A Chartridge Lane, restricting access to same and completely blocking the vision splay and reducing Chartridge Lane to one vehicle width. The Driver then unloads the vehicle onto a trolley and makes several visits to the Home.
- 2) The Grundon refuse vehicle calls on a regular basis between 5.45a.m. to 6.15a.m. reverses into the Home's service road with its beeper going and then the crashing of bins as their contents are automatically tipped into the vehicle.

1.6

A

public meeting has taken place but the residents still remain unhappy as no action was being taken. They have asked that the problem of parking from Portobello Place to be resolved by using the mini bus to reduce parking, using a person to manage the parking and to provide additional parking for Portobello Place. Land to the South of Portobello Place could also be used for additional parking.

Response to the petition

1.7 The Planning Enforcement Case Reference No was EN/21/0296 and has been closed with the following information:

- A travel plan has been submitted by the developers so they are not in breach of the planning conditions. A comment was also made that there were other developments in the vicinity which could exacerbate parking problems.
- The planning conditions do not prevent persons employed at, living in or visiting the premises from parking in areas outside of the application site (e.g. on Chartridge Lane, other roads or other private space). The spaces must be laid out and made available for those residents, employees and visitors. As long as the space was available, there was no breach.
- The conditions cannot enforce any Highway Code breaches with regard to the private road as this was a civil issue between the land owners.

1.8 With regard to the commercial points raised above point (1) the Council cannot stop the driver parking on Chartridge Lane as there was no breach of planning conditions. A polite request can be made to the site manager to monitor this.

Re. point (2) this would breach planning conditions and at this stage the Council can again make request to the site manager to ensure compliance with the conditions and ask residents to monitor compliance.

1.9 A Member of staff from Portobello Homes has confirmed that the skip had been removed and had included photographs of the car park and the skip was not evident. The mini-bus still remained in the car park which was used to transport residents/staff so this would not

breach the conditions. They have also advised that they were not aware of any refuse collection vehicle having visited before 7.30am. No further complaints have been made with reference to the skip. The case has now been closed on the basis that there was no evidence of any condition breaches.

