

Transport and Environment Committee

10.00am, Tuesday, 28 October 2014

Objections to TRO/13/22B at the Junction of Buckstone Terrace and Waterfield Road

Item number	8.5
Report number	
Executive/routine	
Wards	8 - Colinton/Fairmilehead

Executive summary

Traffic Regulation Order (TRO/13/22B) to introduce double yellow lines at the junction of Buckstone Terrace and Waterfield Road, was promoted by the Council in accordance with a planning obligation placed on the developer of the housing site, situated to the rear of the Scottish Water Offices on Buckstone Terrace. One objection was received to the proposals. This report proposes that this objection is set aside and the order made as advertised.

Links

Coalition pledges	P44
Council outcomes	CO21
Single Outcome Agreement	SO4

Objections to TRO/13/22B at the Junction of Buckstone Terrace and Waterfield Road

Recommendations

- 1.1 It is recommended that the Committee:
 - 1.1.1 sets aside the objection received; and
 - 1.1.2 makes the Traffic Regulation Order as advertised.

Background

- 2.1 In February 2014, a Traffic Regulation Order (TRO) to implement 24 hour waiting restrictions at the junction of Waterfield Road and Buckstone Terrace was advertised. The requirement for this TRO was identified as part of the considerations of the planning application (12/03027/AMC), for the redevelopment of Scottish Water's treatment works, to the south of Scottish Water's offices, on Buckstone Terrace.

Main report

- 3.1 Cala Management Limited and David Wilson Homes East Scotland were granted planning consent on 20 December 2012, to construct 275 residential units on land owned by Scottish Water, at its former treatment works.
- 3.2 The junction at Buckstone Terrace and Waterfield Road was to be improved and widened, to accommodate the anticipated increase in traffic resulting from this development.
- 3.3 To improve road safety at the junction, waiting restrictions were to be placed on Waterfield Road and Buckstone Terrace, to assist drivers exiting the new development.
- 3.4 It was observed during the site visits to the scheme, that the staff at the remaining Scottish Water's office, park their vehicles on Waterfield Road and Buckstone Terrace and obscure the junction.
- 3.5 There has been one objection to the Order by e-mail, from the Secretary of the Fairmilehead Community Council, stating that the waiting restrictions are too severe. The e-mails are attached to this report as Appendix 2.

- 3.6 A member of the Council's Transport team met the Secretary of the Fairmilehead Community Council on site to discuss further the proposed layout. The Secretary intimated that he did not wish to withdraw his objection if the waiting restrictions to the north were to remain.
- 3.7 The restrictions are required to improve the sightlines exiting the development. At present, vehicles park either side of the junction and obstruct the sightlines, making the manoeuvre exiting the junction hazardous. The introduction of the waiting restrictions will improve the sightlines to the north and south of the junction and improve safety when exiting the residential development. The extent and level of restriction is appropriate to achieve this.
- 3.8 The Council has received a number of complaints concerning the sightlines from residents who have already occupied the Cala/Barratt development.

Measures of success

- 4.1 It is considered that the introduction of the waiting restrictions will improve the sightlines on Buckstone Terrace.

Financial impact

- 5.1 All costs for advertising the TROs and installing the restrictions have and will be met by the two developers of the residential scheme.

Risk, policy, compliance and governance impact

- 6.1 The Traffic Regulation Orders will allow the safe use of the junction and prevent indiscriminate parking in and around the junction.

Equalities impact

- 7.1 Consideration has been given to the relevance of the Equalities Act 2010 and there is no infringement of rights or impact on duties under this Act.

Sustainability impact

- 8.1 The recommendations within this report do not have any adverse impact on carbon impacts, adaptation to climate change or sustainable development.

Consultation and engagement

- 9.1 The TRO was advertised in the Scotsman on 13 February 2014, and street bills were attached to lamp columns/fences around the junction.
- 9.2 The local Councillors have also been consulted. No comments were received.

Background reading/external references

Appendix 1 – Proposed Junction Improvement Works Plan (attached).

Appendix 2 – Copies of correspondence

John Bury


Acting Director of Services for Communities

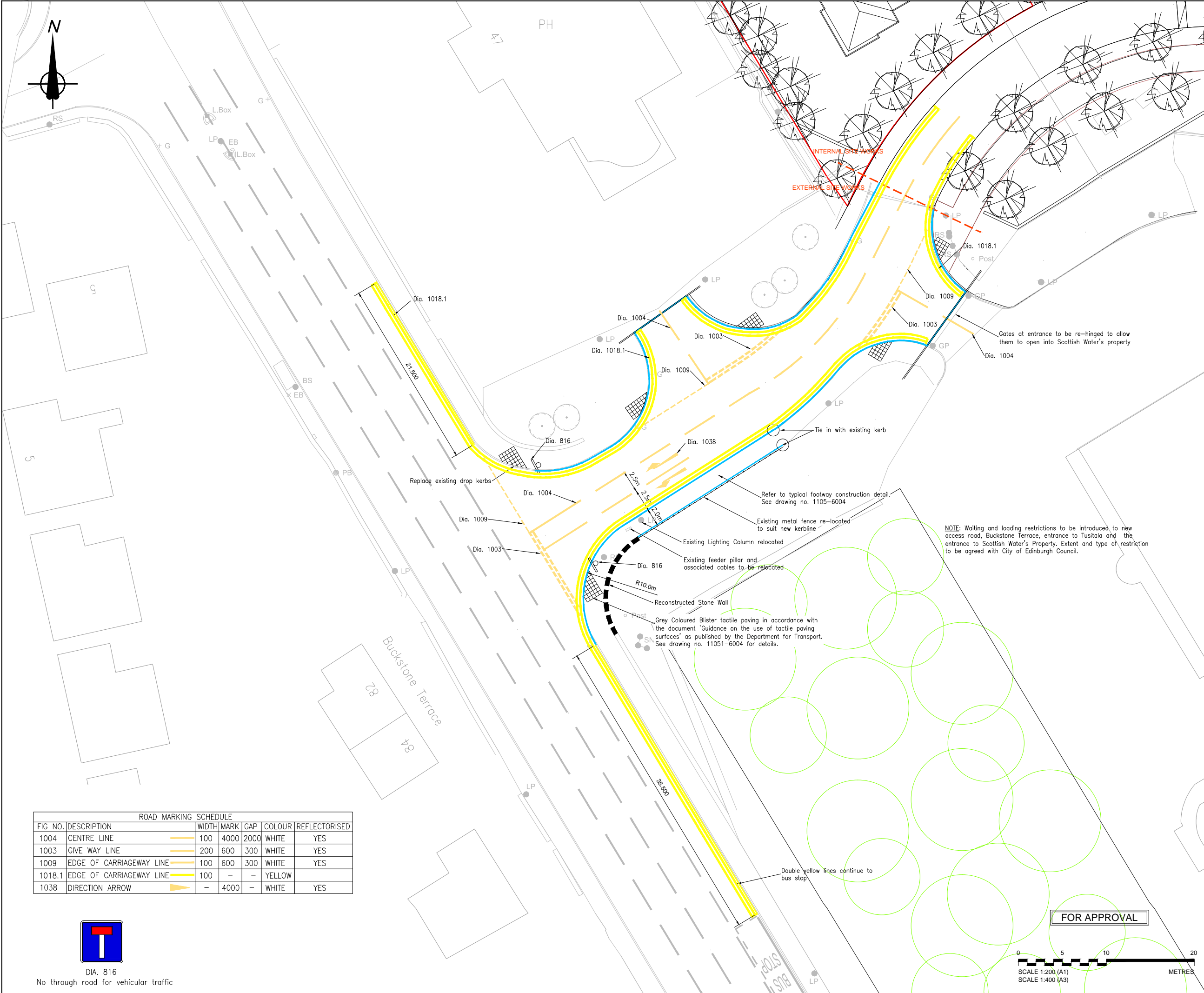
Contact: Andy Bogle, Project Officer, Transport Policy and Planning/Development Control

E-mail: andy.bogle@edinburgh.gov.uk | Tel: 0131 529 3926

Links

Coalition pledges	P44 – Prioritise keeping our streets clean and attractive
Council outcomes	CO21 - Safe – Residents, visitors and businesses feel that Edinburgh is a safe city.
Single Outcome Agreement	SO4 - Edinburgh’s communities are safer and have improved physical and social fabric.
Appendices	Appendix 1 – Plan of double yellow line markings Appendix 2 – Objections and responses

Notes:
 This drawing is to read in conjunction with relevant specification and all other relevant drawings issued by the engineer and architect.
 All dimensions and levels to be checked on site and the engineer notified of any discrepancies prior to commencement of work.
 Do Not Scale if in doubt ask.
 DRAWING FORMERLY NO. 11051-6002
KEY:
 Denotes Proposed Kerblines




THIS IS THE DRAWING REFERRED TO IN OUR APPLICATION ON BEHALF OF HALCROW VOLLES.
 SIGNED.....(agent).
 DATE.....

Rev	By	Chkd	Appvd	Date	Description
F	BST	AB	AB	11/03/14	AMENDED TO CLARIFY PROPOSED ROAD MARKINGS.
E	LB	ST	ST	20-0-10	Tactile layout revised at Scottish Water Entrance
D	LB	ST	ST	30-5-10	Tactile added at Scottish Water Entrance
C	LB	ST	ST	13-12-12	Amendments made following comments from Edinburgh City Council
B	LB	ST	ST	15-11-12	Note added regarding re-location of existing feeder pillar (Drawing No: P10004 11051-6002)
A	LB	ST	ST	16/10/12	Final file updated at back of footway

Client
CALA HOMES (EAST) LTD.
 David Wilson Homes

16 Abercromby Place, Edinburgh EH3 6LB
 Tel +44 (0)131 272 3307 Fax +44 (0)131 272 3301
 www.halcrow.com

A CH2M HILL COMPANY 

Project
FAIRMILEHEAD RESIDENTIAL

Drawing
Appendix 1

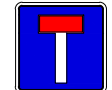
PROPOSED JUNCTION IMPROVEMENT WORKS

Drawn by: LB Date: 24.09.12
 Checked by: ST Date: 24.09.12
 Approved by: ST Date: 24.09.12

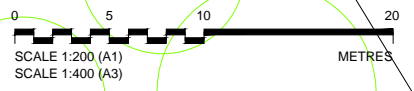
Drawing No. **12-4828-6002** Revision **F**

Drawing Scale: 1:200 @ A1

ROAD MARKING SCHEDULE						
FIG NO.	DESCRIPTION	WIDTH	MARK	GAP	COLOUR	REFLECTORISED
1004	CENTRE LINE	100	4000	2000	WHITE	YES
1003	GIVE WAY LINE	200	600	300	WHITE	YES
1009	EDGE OF CARRIAGEWAY LINE	100	600	300	WHITE	YES
1018.1	EDGE OF CARRIAGEWAY LINE	100	-	-	YELLOW	-
1038	DIRECTION ARROW	-	4000	-	WHITE	YES



DIA. 816
 No through road for vehicular traffic



DRAWING NAME & LOCATION: VISUAL AND 3D FAIRMILEHEAD RESIDENTIAL VISUALS ALONG BUCKSTONE TERRACE AND VISUALS ALONG BUCKSTONE TERRACE
 DATE: 11/03/14
 USER NAME: FAL

APPENDIX 2

13 February 2014	E-mail to Councillors
6 March 2014	Objection from Secretary, Fairmilehead Community Council
31 March 2014	Response to Secretary, Fairmilehead Community Council from Andrew Bogle with additional drawing
31 March 2014	Response from Secretary, Fairmilehead Community Council to Andrew Bogle's e-mail

Andy Bogle

From: Sharon Lansdowne on behalf of Traffic Orders
Sent: 16 September 2014 09:13
To: Andy Bogle
Subject: FW: Traffic Order TRO/13/22B - Notice of Advert
Attachments: 13_22B Plans.pdf

Hi Andy

As discussed, here is a copy of the email which also had a copy of the plans for the TRO attached, that was sent to Councillors the day before the public consultation began.

Cheers

Sharon

From: Sharon Lansdowne **On Behalf Of** Traffic Orders

Sent: 13 February 2014 15:59

To: Catherine Fullerton; Denis Dixon; Donald Wilson (Lord Provost); Eric Milligan; Elaine Aitken; Jason Rust; Richard Lewis; Andrew Burns; David Key; Gavin Corbett; Alex Lunn; Joan Griffiths; Stefan Tymkewycz

Subject: Traffic Order TRO/13/22B - Notice of Advert

Dear Councillor

Information on the above Proposed Traffic Order, which affects roads within the Ward you represent, can be found on our website from **14 February 2014 until 7 March 2014** under reference **TRO/13/22B**.

www.edinburgh.gov.uk/trafficorders

Regards

Sharon Lansdowne
Traffic Orders Administration Officer.
City Chambers, Room 10.19, Transport, Services for Communities, Edinburgh, EH1 1YJ
Tel 0131 469 3290 or trafficorders@edinburgh.gov.uk

Introduce 24 hour waiting restrictions:- Baronscourt Road, Buckstone Terrace, Frogston Road West, Lilyhill Terrace, Longstone Gardens/Road/Terrace, Meadowbank Avenue/Crescent, Moat Terrace, Oxgangs Brae/Path/Road, Oxgangs Road North, Parsons Green Terrace, Pentland Terrace, Queen Margaret Close, Scone Gardens, Slateford Road, St. Triduana's Rest and Waterfield Road

From: Secretary [mailto:Secretary@FairmileheadCC.org.uk]
Sent: 06 March 2014 22:21
To: Traffic Orders
Subject: Objection to TRO/13/22B

Dear Sirs

On behalf of Fairmilehead Community Council I wish to object to TRO/13/22B as far as it relates to Buckstone Terrace/Waterfield Road. This matter was discussed at our meeting on Tuesday 4 March 2014.

We object on the following grounds:

- 1 The plan provided by developer is indistinct and does not appear to comply with the necessary standards.
- 2 The double yellow lines are already installed and have been since before April last year. On 22 April 2014 I contacted Clarence to report the fact that illegal DYs were in place. Subsequently a member of the local roads team contacted me and assured me that as they had been installed by the developer in error they would be removed or painted over.

As the lines were still in place in July last year I contacted Clarence again. Mr Andrew McBride, Development Control Manager, SFC Transport responded and said "I am reluctant to instruct the developers contractor to burn off the ones in place in view of the damage this is likely to cause to the road surface."

I did inform him that there were proposals for a light controlled crossing, possibly pedestrian, at the locus a fact that he was aware of because I was able to convince the Development Management Committee to impose this as one of the conditions when the planning permission was granted. Both myself and Mr McBride were present at this meeting. These proposals would have the effect on any restrictions at the junction but there was a refusal to remove the lines.

Since then the lines have been in place but obviously unenforceable as they are illegal.

- 3 As mentioned above there are discussions ongoing about the installation of a light controlled pedestrian crossing at or near the junction. The developer has submitted a planning application 13/04998/OBL to allow variation of the conditions of the planning permission to allow for the diversion of funding for the crossing.

This crossing will require restrictions to traffic control such as zig zag lines and perhaps yellow lines. These restrictions will be required on both sides of Buckstone Terrace. It is suggested that the present proposals are premature and that the proposals for DYs on Buckstone Terrace at Waterfield Road be removed from the order until such time as a decision is made regarding the location of the pedestrian crossing and its associated restrictions.

In summary our objections are:

- 1 No proper drawing of the proposals has been published. The one provided by the developer does not appear to comply with the necessary requirements.
- 2 The proposed restrictions are already in place and have been since at least April last year. These lines are illegal.
- 3 The proposed restrictions are premature and will require amendment when the final placing of the light controlled pedestrian crossing at the locus is decided.

Yours faithfully

Secretary
Fairmilehead Community Council

e-mail: secretary@fairmileheadcc.org.uk
web: www.fairmileheadcc.org.uk

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Andy Bogle

From: Andy Bogle
Sent: 31 March 2014 12:33
To: 'Secretary'
Cc: Andrew McBride; Sharon Lansdowne; 'Martin Findlay'
Subject: RE: Objection to TRO/13/22B
Attachments: TRO Drawing Buckstone.pdf

Mr

I attach a further drawing showing the TRO proposals for the junction, which is more distinct.

In regard to the yellow lines which have already been laid I agree that the developer was a bit premature in laying them but they were having enormous problems with indiscriminate parking by the employees of Scottish Water and these lines have cleared this problem.

The pedestrian crossing is a separate issue and will take quite some time to install as the Council will have to go through a consultation process with the local residents, who may object to the proposals. The pedestrian crossing location is still to be determined but if it was to proceed then the new waiting restrictions with regard to the pedestrian crossing would have to be revisited and any amendments to the Traffic Regulation Order made at that time.

The waiting restrictions are being put in place to ensure that the new junction operates safely and that the sightlines onto Buckstone Terrace are not obstructed.

The new development is progressing very quickly with quite a number of units already occupied.

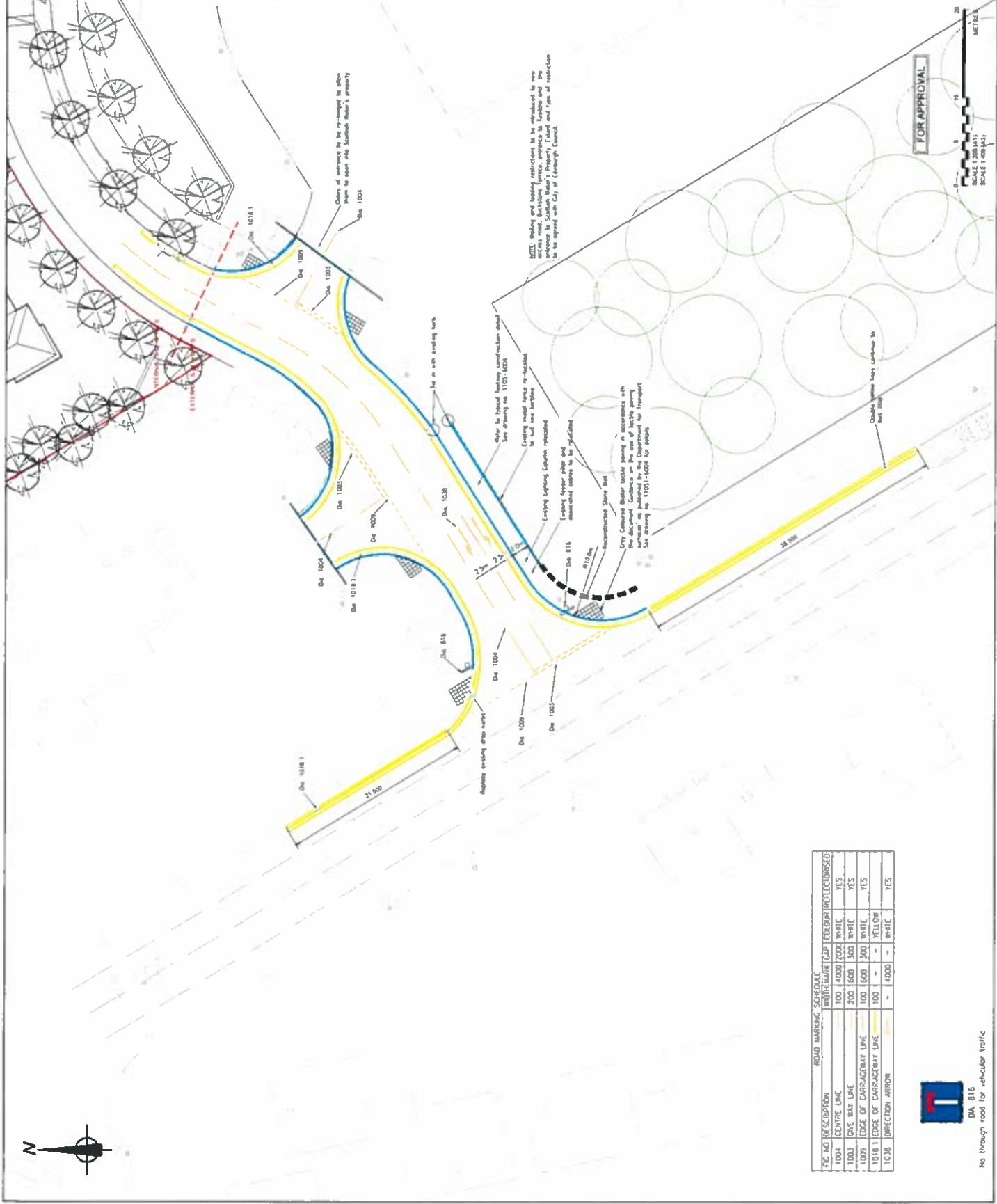
In this regard I would appreciate it if you could withdraw your objection so that the Council can proceed with the Order.

If you wish to discuss this further then I am quite happy to meet with you to iron out any issues.

Yours sincerely

Andy Bogle

0131 529 3926 (direct dial)



THIS IS THE DRAWING REFERRED TO IN OUR APPLICATION
ON BEHALF OF HALCROW TELLS.

DATE: _____

SIGNED: _____

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E	1	1	1	1	1	1	1	1	1
F	1	1	1	1	1	1	1	1	1

Client
CALA HOMES (EAST) LTD
David Wilson Homes

Project
FAIRLIEHEAD RESIDENTIAL

Drawings
PROPOSED JUNCTION IMPROVEMENT WORKS

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TC	NO	DESCRIPTION	ROAD MARKING	SCHEDULE	WIDTH (MM)	H/W	SPACING (MM)	REFLECTORISED
1004	1004	CENTRE LINE	1000	4000	2000	2000	WHITE	YES
1005	1005	EDGE WAY LINE	200	600	300	300	WHITE	YES
1009	1009	EDGE OF CARRIAGEWAY LINE	100	600	300	WHITE	YES	
1018	1018	EDGE OF CARRIAGEWAY LINE	100	-	-	YELLOW	YES	
1038	1038	DIRECTION ARROW	-	4000	-	-	WHITE	YES



No through road for vehicular traffic.

Andy Bogle

From: Secretary [Secretary@FairmileheadCC.org.uk]
Sent: 31 March 2014 14:54
To: Andy Bogle
Subject: RE: Objection to TRO/13/22B

Andy

Thanks for the clearer drawing. Having seen it there is an additional objection in that the restrictions on the main road seem excessive in length. I also have doubts about the length of those for Waterfield Road.

Regarding the existing lines I disagree that the parking at the entrance, whether by Scottish Water employees or others, was causing problems of access to the site. Whether it was a problem or not the DYs should not have been installed without a TRO or they should have been removed when they were. The lines are illegal and unenforceable and the Council should have ensured that they were removed when they were informed of the illegality. They failed to do so on several occasions and I am still considering whether this warrants a complaint to the Ombudsman.

At this time I am not prepared to withdraw the objection although I am prepared to take up your offer to meet and suggest that this be on site to discuss the issues.

However at present that section of the Comiston Road is being resurfaced and there are restrictions in place in the area so I suggest any meeting waits until the roadworks are finished which according to the timetable is not until 13 April.

Regards

Secretary
Fairmilehead Community Council