

MIDDLESBROUGH COUNCIL	
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Report of:	Head of Transport and Infrastructure, Craig Cowley
Relevant Executive Member:	Environment and Sustainability, Cllr Peter Gavigan
Submitted to:	Officer Delegated Decision
Date:	1 September 2025
Title:	Windemere Road – Proposed extension of waiting restrictions
Report for:	Decision
Status:	Public
Council Plan priority:	Safe and resilient communities
Key decision:	No
Why:	Decision does not reach the threshold to be a key decision
Subject to call in?	Yes
Why:	Non-Urgent Report

Proposed decision(s)
That the Head of Transport and Infrastructure approves the removal of extending the waiting restrictions on Windemere Road, as originally proposed.

Executive summary
<p>The report outlines the proposal, the reasons for the proposal and the objections received at the informal consultation stage and during the advertising period. During the statutorily required informal consultation and advertising period objections were raised to the proposal.</p> <p>The delegated decision seeks the removal of the extension of the restrictions, as originally planned after considering the reasons for the proposal and the objections submitted.</p> <p>The initial proposal was formed in response to complaints from a resident of Dresser Lane, about restricted access to Windemere Road from Rockcliffe Road due to parked vehicles. Site visits were made to assess the level of parked vehicles, access and available space.</p>

The initial proposal included extending the existing restrictions at the junction between Rockcliffe Road and Windemere Road and the introduction of a new section of no waiting restrictions on the south-east side as the road bends between Windemere Road and Dresser Lane.

During the informal consultation on the proposal, comments were received, and the proposal was revised to remove the proposal to introduce a new section of waiting restrictions and just proceed with the extension of the existing no waiting restrictions on Windemere Road north of the junction with Rockcliffe Road. The proposed order does not prohibit loading and unloading from vehicles in the roads on any day of the week at all times.

The revised proposal was formally advertised and an objection to the proposal was submitted by a resident of Rockcliffe Road a petition against the proposal was also submitted.

1. Purpose of this report and its contribution to the achievement of the Council Plan ambitions

- 1.1 Approval to remove the extension of the waiting restrictions on Windemere Road, as originally proposed.

2. Points for Consideration

- 2.1 That the HoS uses his delegated powers to approve removal of the proposal after considering the reasons for the proposal, objection & petition.
- 2.2 Comments from the Executive Member for Environment and Sustainability have also been included for consideration

3. Rationale for the Proposal/ Background

- 3.1 Concerns were raised by a resident of Dresser Lane about restricted access, obstructive parking and safety concerns due to vehicles parked on the carriageway on Windemere Road.
- 3.2 Visits were made to assess the level of parking, access and available space.
- 3.3 During visits vehicles were observed parked at the junction between Rockcliffe Road and Windemere Road restricting access for larger vehicles. Also parked vehicles reduced the width of the carriageway where the road bends from Windemere Road to Dresser Lane. The situation was found to be worse at evenings and early morning when residents were home, showing the issues were caused by vehicles belonging to residents rather than non-resident parking, i.e. parking associated with the residential home off Windemere Road.
- 3.4 Appendix 1 – Photographs taken during visits

4. Original and Revised Proposals

4.1 To address the issues both at the junction between Rockliffe Road and Windemere Road and at the bend where Windemere Road changes to Dresser Lane, the original proposal included restrictions in both areas. To extend the existing minimum length (5 metres) no waiting at any time restrictions on Windemere Road north of the junction with Rockliffe Road to 10 metres, in line with the highway code that states vehicles should not be parked within 10 metres of a junction. Also, no waiting at any time restrictions were proposed to be introduced on the North-Eastern side of Windemere Road / Dresser Lane to deter motorists from parking vehicles on both sides of the road, where it bends – see appendix 2 – initial consultation letter including plan of initial proposal.

However, in response to the informal consultation comments were received, this included concerns about both areas and how any restrictions would reduce the limited kerbside space for residents to use to park their vehicles. Taking the comments of residents into consideration, the proposal was revised to just the extension of the existing no waiting restrictions to 10 metres north of Rockliffe Road – see Appendix 3 – Letter confirming outcome of consultation, responses to comments received from residents and revised plan.

Objections

4.1 The main points of objection raised during the informal consultation were responded to in the letter outlining the outcome of the consultation and the revised proposal was included (see Appendix 3).

4.2 The objection raised during the formal advertising period is included below and responses to each point have been inserted in red text;

Hello

I am objecting to the extension of the double yellow "restriction of parking lines" both sides of non-residential Windemere Rd. which is used as an overflow parking area by the residents of Rockliffe Rd due to insufficient parking spaces available in Rockliffe Rd.

Access Problems

Are only created when large lorries enter and cars are illegally parked on the yellow lines restricting the access. One of the largest lorries to enter is MBC refuse lorry which is able to enter or exit in one continuous manouvre when the yellow lines are clear of cars.

Some cars are left from the night before till middle of the next day without any action, at times, by the Neighbourhood Warden Team, thereby encouraging them to "chance it."

Although I know the wardens start at 8am. they do not arrive till later in the day (if at all), too late for the lorries. The few residents that do habitually park on the yellow lines do tend to steer-clear ,for a while after being fined.

The more often and earlier the traffic wardens attend would be effective in keeping the access clear without depriving Rockliffe Rd of direly-needed overfill parking spaces on Windemere Rd.

Minimum 5 metre restrictions were introduced but when vehicles are parked immediately behind the existing waiting restrictions, this still restricts access for larger delivery vehicles

Notification

The first notification that was sent out by Sara Harrington was only sent to 8 properties nearest this junction, the next notification was the legal notice tied to ONE lamppost in Windermere and Rockliffe Rd.

This deprived ALL of the residents of Rockliffe Rd from being made aware and given the opportunity to make comment considering any of them may have to use Windermere Rd especially if they come home late. I hope you can appreciate your notification was inadequate to serve all of them and is poor governance.

The initial consultation letter and letter outlining the outcome of the consultation were sent to 9 properties on Rockliffe Road (No.s 70 – 79), 7 properties on Dresser Lane (No.s 1-3 & 19-22), Windemere Grange Care Home and Ward Councillors. Two notices of intention (and plans) were posted on the available lighting columns one at the junction with Rockliffe Road/ Windemere Road (Ref. SJH10) and one on Windemere Road (Ref. TGG001). The notice of intention was advertised in the Evening Gazette, placed on deposit for public inspection at Newport Community Hub, on the Council's statutory notice webpage and on site.

Legality of Notice

The notice on the lampposts by Charlotte Benjamin does not have a submit-by date and this then invalidates the legality of notice and the extreme difficulty of accessing the hard copies of the order on the internet and the fact it took the staff at Newport Community Hub over half an hour to find them makes me ask the question, "does MBC not want to easily share this information with all the residents of every road on these notices." ?

There was an administrative error which meant the date for objections to be submitted by was not included on the first notice of intention, however this was confirmed, and after the initial advertising period ended, the advertising period was re-started and the notice of intention was advertised again in the Evening Gazette, placed on deposit for public inspection at Newport Community Hub, on the Council's statutory notice webpage and on-site for a second time for the required 21 days.

4.3 A petition signed by residents of Rockliffe Road was also submitted against the proposal. The petition hasn't been included in the report for data protection reasons, however 86 signatures were collected.

5. Ward Members and Executive Member Engagement

5.1 Ward members were included in the consultation

5.2 The Executive Member for Environment and Sustainability was invited to provide comments on the proposal and objections received, the comments have been included below for consideration.

5.3 *"I have considered both the original proposal and the objection that was received.*

Having done so, I believe that the original proposal, to extend the existing minimum length (5 metres) no waiting at any time restrictions on both sides of Windemere Road north of Rockliffe Road to 10 metres to reflect the Highway Code which states vehicles should not be parked within 10 metres of a junction, should proceed. I understand the

concerns of the resident who objected, but I consider that trying to ensure easier access for vehicles carrying out statutory services and emergency service vehicles, carries greater weight.”

6. Options

6.1 Proceed with the proposal to extend the no waiting restrictions on Windemere Road

6.2 Accept reasons for objection and decide not to proceed with the proposal

7. Impact(s) of **not proceeding** and **proceeding** with proposal

Topic	Impact
Financial (including procurement and Social Value)	N/A
Legal	Statutory process to introduce or change restrictions on the public highway has been followed. This report is to allow consideration of the objections, as part of this process
Risk	Existing access and safety issues are not resolved if the proposal is not implemented The unrestricted kerbside space is reduced for residents' vehicles to be parked
Human Rights, Public Sector Equality Duty and Community Cohesion	Reduction of unrestricted kerbside space for residents vehicles, which will increase demand for the kerbside space Improved vehicular access and safety at the junction between Rockliffe Road and Windemere Road if the proposal is implemented
Reducing Poverty	N/A
Climate Change / Environmental	No incentive to change to more sustainable transport modes if the proposal is not implemented Reduced kerbside space for vehicles may encourage residents to consider alternative sustainable transport modes, if the proposal is implemented
Children and Young People Cared for by the Authority and Care Leavers	N/A
Data Protection	N/A

Actions to be taken to implement the recommended decision(s)

Action	Responsible Officer	Deadline
The proposed item to extend the restrictions on Windemere Road will be removed from the amendment order before the order is made	Sara Harrington	30/09/2025

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Appendices

1	Photographs taken during site visits after complaints were received
2	Copy of consultation letter to residents to outline original proposal
3	Copy of letter to residents outlining the outcome of the consultation, responses to points raised and revised plan showing revised proposal

Background papers

Body	Report title	Date

Contact: Sara Harrington

Email: sara_harrington@middlesbrough.gov.uk

Appendix 1 – Photographs

13.15 on 29/08/2024





06.50 on 30/08/2024







16:05 on 02/09/2024





Appendix 2 – Original consultation letter



Parking Services

Economic Development

October 2024

Residents
70 – 79 Rockliffe Road
1-3 & 19-22 Dresser Lane
Middlesbrough
TS5 5DL

Direct Line: (01642) 728511
Switchboard: (01642) 245432
Fax: (01642) 728953
When telephoning please ask for:
Sara Harrington

Dear Sir/ Madam,

Windermere Road and Windermere Road/ Dresser Lane junction – Proposed extension and introduction of No Waiting Restrictions

I am writing to inform you of a proposal to extend the double yellow line, no waiting at any time, restrictions on Windermere Road and introduce a section of double yellow line, no waiting at any time, restrictions at the junction between Windermere Road & Dresser Lane.

In response to safety and access concerns at these junctions, the proposed restrictions are intended to discourage vehicles being parked, to improve safety and access at these locations.

The proposal is to extend the existing restrictions on Windermere Road to the standard 10 metre length, that should be kept clear around junctions and to introduce a section of double yellow line, no waiting at any time restrictions on the south-eastern junction between Windermere Road and Dresser Lane. The restrictions would apply to all motorists. A plan showing the proposed restrictions has been attached.

To introduce restrictions on the public highway, an amendment to the Traffic Regulation Order is required, this will be advertised both on site and in the local press within the next three months. If no formal objections are received, it is intended that the restrictions will be introduced within the next six months.

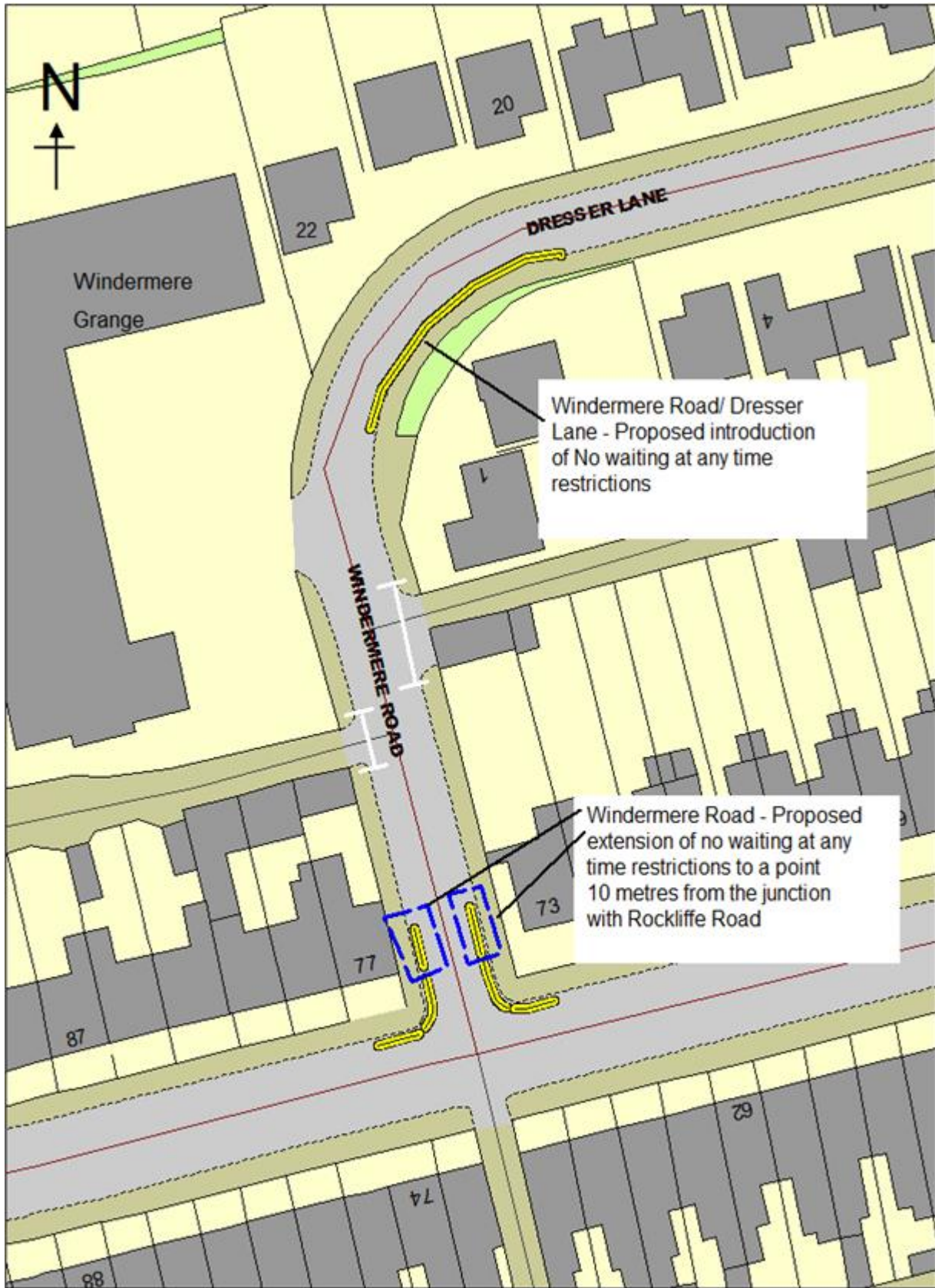
Please send any comments on the proposal to the below email address by Friday 15th November 2024, with Windermere Road & Dresser Lane proposed restrictions as the subject.

trafficmanagement@middlesbrough.gov.uk

Yours Sincerely

A handwritten signature in black ink, appearing to read 'S. Harrington'.

SARA HARRINGTON
Engineer
Parking Services



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	Windermere Road & Dresser Lane - Proposed no waiting at any time restrictions		DATE	27/09/2024
			DRAWING No.	
			DRAWN BY	

Appendix 3 – Letter outlining outcome of consultation and revised plan



Parking Services

Economic Development

November 2024

Residents
70 – 79 Rockliffe Road
1-3 & 19-22 Dresser Lane
Middlesbrough
TS5 5DL

Direct Line: (01642) 728511
Switchboard: (01642) 245432
Fax: (01642) 728953
When telephoning please ask for:
Sara Harrington

Dear Sir/ Madam,

Windermere Road and Windermere Road/ Dresser Lane junction – Outcome of consultation on proposed extension and introduction of No Waiting Restrictions

Following the recent consultation on the proposal to extend the no waiting, yellow line restrictions at the junction between Rockliffe Road & Windermere Road and to introduce waiting restrictions on the south -eastern side of Dresser Lane, I am writing to outline the responses received to the proposals and next steps.

Fifteen responses were received, fourteen of those were opposing the proposals with one response in support. Most of the replies opposing the proposal were based on the already high demand for the limited kerbside space and concern that extension & introduction of additional restrictions will reduce the available unrestricted space, increasing the demand further.

The issues raised by residents that prompted the consultation on the proposals were regular issues with access specifically at the Rockliffe Road/ Windermere Road junction. This has meant that larger vehicles such as refuse and delivery vehicles have been unable to access Windermere Road, due to obstructive parking close to the junction.

As well as the inconvenience this causes for deliveries and refuse collection, it could delay access for emergency vehicles. Therefore, the proposal was designed to deter vehicles being parked close to the junction that impedes access and creates safety issues. Although, we recognise that additional restrictions will reduce the limited kerbside space, for safety and access reasons the decision has been taken to progress the proposal to extend the existing yellow line restrictions on Windermere Road. Extending the restrictions to 10 metres north of Rockliffe Road, is in line with the highway code (rule 243 DO NOT stop or park within 10 meters (32 feet) of a junction).

However, having taken the responses into consideration the proposal to introduce restrictions on the south-eastern side of Dresser Lane won't be progressed. Please see the enclosed plan showing the amended proposal.

The next step is to formally advertise the notice of intention on site and in the Evening Gazette, it's anticipated this will be advertised by the end of the year.

Other points raised as part of the responses include;

Lack of enforcement of existing restrictions

The Council's enforcement teams have recently introduced neighbourhood area working, which should improve the enforcement of parking and waiting restrictions outside the Town Centre

Commercial vans being parked in residential streets

There are no restrictions on works vehicles/ commercial vans being parked in residential streets.

Non-resident parking associated with residential home, shops and schools

Although it's recognised that there may be some vehicles that do not belong to residents that are parked on Rockliffe Road, Windermere Road and Dresser Lane, during visits the levels of parking were noticeably higher on evenings and early mornings, which is in line with high levels of vehicle ownership of residents rather than parking by non-residents being the main cause of parking issues.

This is especially the case around Windermere Road and the junctions with Dresser Lane and Rockliffe Road, where any non-resident parking is likely only to be associated with the residential home.

Parking associated with the shops and schools is concentrated to the section of Rockliffe Road closest to Roman Road.

Suggested introduction of resident parking restrictions

The reason these restrictions weren't proposed is because most vehicles parked, especially on an evening/ early morning belong to residents. Residents would be entitled to apply for permits to park their vehicle, so this wouldn't be a solution to the level of parked vehicles.

Resident parking restrictions are not generally introduced for single streets but in zones, therefore residents within the zone would be able to use their permit to park their vehicle on other streets within the same zone. This is the case as resident parking restrictions are usually introduced in streets where there is little off-street parking and kerbside space is often oversubscribed, so relies on residents using nearby streets as well as the kerbside space on the road they live.

Suggested introduction of speed humps

Traffic calming measures would only be proposed where increased vehicle speeds have been evidenced. Accident records for Rockliffe Road show there has been one injury recorded accident in the past five years, which was further west along the road close to the junction with Aysgarth Road. In response to concerns raised a speed survey will be arranged in the coming months and depending on the outcome of the survey appropriate measures may be introduced, such as additional signs and markings or if the results support physical measures, such as speed humps, these will be proposed.

Suggested introduction of one-way restrictions on Rockliffe Road

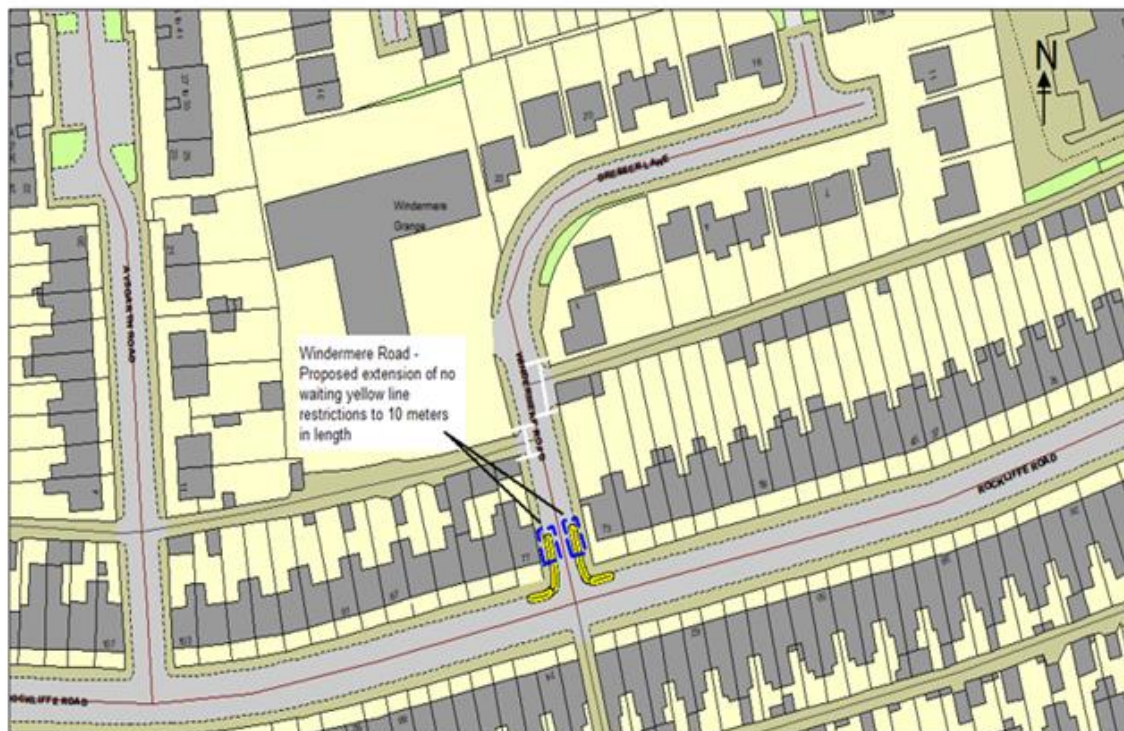
Although one-way restrictions may resolve some traffic flow issues, this is not a solution for the parking issues that have been highlighted. However, in response to concerns raised, Rockliffe Road will be added to the potential future scheme list to be considered for one-way restrictions when capital funding is available.

I would like to thank those who responded to the consultation.

Yours Sincerely



SARA HARRINGTON
Engineer
Parking Services



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	Windermere Road - Revised proposed restrictions Nov 24		DATE	19/11/2024
			DRAWING No.	
			DRAWN BY	