



**Democratic Services**

**Location:** Phase II  
**Ext:** 0692  
**DDI:** 01895 250692  
**CMD No:** 1601

**To: COUNCILLOR STEVE TUCKWELL  
CABINET MEMBER FOR PLANNING, HOUSING &  
GROWTH**

c.c. All Members of the Corporate Resources & Infrastructure Select Committee  
c.c. Kevin Urquhart – Residents Services  
c.c. Ward Councillors for Pinkwell

**Date:** 13 January 2026

**Non-Key Decision request**

**Form D**

**Objection to the proposed removal of the Zone HY2 permit holder parking place outside No. 150 Nestles Avenue, Hayes to accommodate a new vehicle crossover**

Dear Cabinet Members,

Attached is a report requesting that a decision be made by you as an individual Cabinet Member. Democratic Services confirm that this is not a key decision, as such, the Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012 notice period does not apply.

You should take a decision **on or after Wednesday 21 January 2026** in order to meet Constitutional requirements about publication of decisions that are to be made. You may wish to discuss the report with the Corporate Director before it is made. Please indicate your decision on the duplicate memo supplied and return it to me when you have made your decision. I will then arrange for the formal notice of decision to be published.

Naveed Ali  
Democratic Services

**Title of Report:** Objection to the proposed removal of the Zone HY2 permit holder parking place outside No. 150 Nestles Avenue, Hayes to accommodate a new vehicle crossover

**Decision made:**

**Reasons for your decision:** (e.g. as stated in report)

**Alternatives considered and rejected:** (e.g. as stated in report)

Signed ..... Date.....

*Cabinet Member for Planning, Housing & Growth*

# Objection to the proposed removal of the Zone HY2 permit holder parking place outside No. 150 Nestles Avenue, Hayes to accommodate a new vehicle crossover

<b>Cabinet Member &amp; Portfolio</b>	Councillor Steve Tuckwell, Cabinet Member for Planning, Housing & Economic Growth
<b>Responsible Officer</b>	Dan Kennedy - Corporate Director of Residents Services
<b>Report Author &amp; Directorate</b>	Kevin Urquhart – Residents Services
<b>Papers with report</b>	Appendix A

## HEADLINES

<b>Summary</b>	To inform the Cabinet Member that an objection has been received to proposed amendments outside No. 150 Nestles Avenue, Hayes to accommodate a new vehicle crossing.
<b>Putting our Residents First</b>  <b>Delivering on the Council Strategy 2022-2026</b>	This report supports our ambition for residents / the Council of: Live in good quality, affordable homes in connected communities  This report supports our commitments to residents of: Safe and Strong Communities
<b>Financial Cost</b>	The estimated cost associated with the recommendations to this report is £1,000, to be funded from existing Transportation Services revenue budgets.
<b>Select Committee</b>	Corporate Resources & Infrastructure Select Committee
<b>Ward(s)</b>	Pinkwell

## RECOMMENDATIONS

That the Cabinet Member for Planning, Housing & Growth:

- 1) **Notes the objection received during the statutory consultation for the proposed removal of the permit holder parking place outside No. 150 Nestles Avenue, Hayes.**
- 2) **Following advice from the Council's Highways Team, approves that the parking place outside No. 150 Nestles Avenue, Hayes be removed and replaced with a section of 'Monday to Friday 9am to 5pm' waiting restrictions as proposed and indicated on Appendix A.**

## Reasons for recommendations

To allow clear vehicular access to planned individual vehicle crossing being constructed outside No. 150 Nestles Avenue, Hayes.

## Alternative options considered / risk management

None at this stage.

## Select Committee comments

None at this stage.

## SUPPORTING INFORMATION

1. The Council's Highways Team received a request for a new vehicle crossing to be constructed outside No. 150 Nestles Avenue, Hayes. Prior to work commencing on the construction of this new vehicle crossing, a Zone HY2 permit holder parking place will need to be removed from directly outside where the new vehicle crossing is planned in order to ensure unimpeded access and egress to the off-street parking facility that is being created at this property.
2. Following the above, formal consultation was carried out on these amendments to facilitate the installation of this and other new vehicle crossings within Parking Management Schemes. The consultation was carried out between 17<sup>th</sup> September to 8<sup>th</sup> October 2025. Adjacent residents were delivered a letter and plan of the proposed amendments as well as a public notice placed on the adjacent signpost for the affected parking place. A plan of the proposals is attached as Appendix A to this report.
3. It was proposed that a section of the parking place outside No. 150 Nestles Avenue be completely removed and replaced with a 'Monday to Friday 9am to 5pm' waiting restriction in order to prevent other drivers from causing an obstruction once the dropped kerb has been constructed. Attached as Appendix A to this report is a plan of the proposals.
4. During the consultation period, the Council received an objection from a resident who lives near to where the amendments have been proposed. The comments made in response are quoted below, with a minor redaction to protect their identity:

*Regarding the proposal to remove a parking bay and give 150 Nestles Avenue a pavement crossover I wish to object on two grounds*

*1 - Loss of parking space to those who pay for street parking*

*2- 150 has a double garage with double pavement crossover in Gordon Crescent.*

*I live in a nearby and have a parking permit where spaces are getting more difficult to find with more residents in the new apartment blocks with very limited parking.*

It would appear that the main concern of this resident is in relation to the loss of on-street parking as a result of the proposed changes which will result in the loss of a single parking

place. They are also objecting to the changes on the basis that No. 150 Nestles Avenue already has an existing vehicle crossover in the adjacent road, Gordon Crescent.

5. The Cabinet Member will be aware that the public have a legal right to gain access to their property from the highway. When determining an application for a new vehicle crossing, Section 184 of the Highways Act gives guidance to Highway Authorities in so much as they are only able to ensure that, so far as is practicable, there is safe access to and egress from the premises and there is a need to facilitate so far as practicable the passage of vehicular traffic in highways. The Highways Authority should also take into consideration any physical obstruction preventing the installation. In this case the Council's Highways officers have assessed the points above and have identified no legal basis to reject the application and therefore propose to proceed with the installation of the new vehicle crossing.
6. Although there is a rear access crossover on the side road Gordon Crescent, Section 4.10 of the Council's Highways policy for new crossover applications states that "If the applicant has a rear access and requires a crossover in the front of the property, the crossover will be considered if it complies with relevant requirements of the policy". In this case, the proposed crossover does comply with the policy.
7. Following investigation, officers have been unable to identify another location nearby that is within the extent of the Parking Management Scheme where it would be possible to consider the installation of an additional permit holder parking place to offset the loss of parking as a result of these changes.
8. The removal of the parking place outside No. 150 Nestles Avenue will result in the loss of a single permit holder parking space. Highways colleagues have advised that the new driveway that has been constructed will off-set the loss of on-street parking. It is therefore recommended to proceed with the changes to the parking outside No. 150 Nestles Avenue as proposed and indicated on Appendix A.

### **Financial Implications**

The estimated cost to implement the notice of making for the proposed changes for vehicle crossover amendments is approximately £1,000 and will be funded from existing Transportation Services revenue budgets.

As is usual practice this notice will consist of other vehicle crossover amendments which have passed consultation and will be funded by the applicants of these new or extended vehicle crossings.

## **RESIDENT BENEFIT & CONSULTATION**

### **The benefit or impact upon Hillingdon residents, service users and communities**

The recommendation will provide clear access to a new vehicle crossing being constructed outside No. 150 Nestles Avenue, Hayes. Although this will result in the loss of an on-street parking place, the off-street parking area being created could potentially accommodate more than one vehicle.

## Consultation & engagement carried out (or required)

Statutory consultation was carried out between 17<sup>th</sup> September to 8th October 2025 by the insertion of public notices in a local newspaper, the London Gazette and displayed on site. Additionally, the Council wrote to the residential properties abutting the section of road where the changes are proposed.

No further consultation is required, however a final notice of making will be required if the Cabinet Member decides to approve the recommendations of this report.

## CORPORATE CONSIDERATIONS

### Corporate Finance

Corporate Finance has reviewed the recommendations to this report and concurs with the financial implications as set out above.

### Legal

The Council has received an application under section 184 of the Highways Act 1980 for the construction of a vehicle crossover (also known as a 'dropped kerb') at 150 Nestles Avenue, Hayes. This report states that there is no legal basis on which to reject the application.

In order to ensure unimpeded access and egress to the off-street parking facility that is being created at 150 Nestles Avenue by preventing other drivers from causing an obstruction once the dropped kerb has been constructed, it is being recommended that a Zone HY2 permit holder parking place be removed from directly outside the property and replaced with a 'Monday to Friday, 9am to 5pm' waiting restriction. The powers to do this are contained in the Road Traffic Regulation Act 1984. The consultation and order-making statutory procedures to be followed are set out in Schedule 9 of the Road Traffic Regulation Act 1984 and the Local Authorities' Traffic Orders (Procedures) (England and Wales) Regulations 1996. Consultation must also meet the standard set by established common law principles in public law, namely fairness and adequacy.

In exercising any of the powers under the Road Traffic Regulation Act 1984, section 122 of the 1984 Act requires the Council to consider its statutory duty to secure the expeditious, convenient and safe movement of vehicular and other traffic (including pedestrians), and the provision of suitable and adequate parking facilities on and off the highway. These powers must be exercised so far as practicable having regard to the following matters:

- (a) the desirability of securing and maintaining reasonable access to premises;
- (b) the effect on the amenities of any locality affected and the importance of regulating and restricting the use of roads by heavy commercial vehicles, so as to preserve or improve amenities of the areas through which the roads run;
- (c) the national air quality strategy;

- (d) the importance of facilitating the passage of public service vehicles and of securing the safety and convenience of persons using or desiring to use such vehicles; and
- (e) any other matters appearing to the Council to be relevant.

Availability of off-street parking and safe access to the driveway, identified in this report, are relevant considerations in deciding whether to make the recommended form of order.

Moreover, the Council has various statutory duties in relation to road safety, such as under the Road Traffic Act 1988 and the Traffic Management Act 2004, which are relevant when deciding on road traffic measures.

Pursuant to established public law principles on consultation, the decision maker, when deciding whether to approve the recommendation to remove the Zone HY2 permit holder parking place outside 150 Nestles Avenue, Hayes must be satisfied that all consultation responses, including those that do not accord with the officer's recommendation, were conscientiously taken into account. Regulation 13 of the Local Authorities' Traffic Orders (Procedures) (England and Wales) Regulations 1996 also requires the Council to consider all objections made. The Council must also be mindful of its public sector equality duty under section 149 of the Equality Act 2010.

#### **Comments from other relevant service areas**

None at this stage.

## **BACKGROUND PAPERS**

NIL.

## **TITLE OF ANY APPENDICES**

Appendix A – Plan – Proposed amendments outside No. 150 Nestles Avenue, Hayes to accommodate a new vehicle crossover.

# 150 Nestles Avenue, Hayes

## Amendments to accommodate a new vehicle crossing

