

NEATH PORT TALBOT COUNTY BOROUGH COUNCIL

Streetscene & Engineering Cabinet Board

25 May 2018

Joint Report of:

Head of Engineering & Transport – D. W. Griffiths

And

Head of Property & Regeneration – S. Brennan

Matter for Decision

Wards Affected: Ystalyfera

Proposed Prohibition of Waiting, Loading and Unloading at Any Time and Traffic Calming Measures Traffic Regulation Order at Glan Yr Afon and St. David's Road, Ystalyfera

Purpose of Report

1. To consider the objections received following the advertisement of the above scheme as indicated in Appendix A.

Executive Summary

2. Two letters of objections were received to the scheme.
3. The report outlines the objections and the recommendations for the scheme.
4. The objection letters are contained in Appendix B.

Background

5. Following a Planning Application, it has been conditioned that Traffic Regulation Orders be implemented on Glan Yr Afon and St. David's Road, Ystalyfera. The scheme is necessary in order to reduce traffic speed and to keep the turning area free from parked vehicles in the interest of road safety.
6. Previously a One Way and No Entry Traffic Regulation Order on Glan Yr Afon has been approved by this Cabinet Board.

Financial Impact

7. The work will be funded by the Council's Capital Programme as part of the Strategic Schools Improvement programme (SSIP).

Equality Impact Assessment

8. A Screening Assessment has been undertaken to assist the Council in discharging its Public Sector Equality Duty under the Equality Act 2010. After completing the assessment, it has been determined that this function does not require an Equality Impact Assessment.

Workforce Impacts

9. There are no workforce impacts associated with this report.

Legal Impacts

10. The scheme was advertised for a 21-day period.

Risk Management

11. There are no risk management issues associated with this scheme.

Consultation

12. A consultation exercise was carried out when the scheme was advertised.
13. Two letters of objection were received.
14. The objection letters are contained in Appendix B.
15. Letter No. 1 – The letter does not object to the traffic calming measures. The main objection is to the creation of the turning area as annotated on the plan in Appendix A. This is based on the premise that the Council has not produced documentary evidence of the registration of the land with the Land Registry.

However, the Council has paper Title to the land in question as it is included in the Conveyance dated 3rd February 1892 to the Council; this is indicated in Appendix C. This plan is Land Registry compliant which depicts the extent of the land demised by the Conveyance and is within the Council's ownership. The land coloured green

reflects the land currently registered to the Council at the Land Registry under Title Number CYM264840. The land coloured red reflects the land transferred by the Conveyance and owned by the Council which was mistakenly omitted from the Council's Title at first registration by the Land Registry.

On 28th March 2018 an application was submitted to the Land Registry for the land coloured red to be registered to the Council. The Land Registry acknowledged this application on 29th March 2018 and will shortly review and process the same.

The registration of the lane is now a matter for the Land Registry to adjudicate upon. However, as the Council retain paper Title to the land we reserve the right to deal with the lane as required for the School development.

16. Letter 2 – The letter acknowledges that the traffic calming measures will reduce traffic speed but not the volume. The letter objects to the creation of the turning area adjacent to the property shown on the plan in Appendix A, again with reference to registration of the land with the Land Registry.
17. The Local Member has been consulted, but having taken advice on a conflict of interest and is unable to formally participate in any decision.

Recommendations

18. It is recommended that:-

The objectors are over ruled, that the proposed scheme is implemented as advertised and that the objectors are informed accordingly.

Reasons for Proposed Decision

19. To reduce traffic speed and keep the turning head area shown on the plan in Appendix A free from parked vehicles in the interest of road safety.

Implementation of Decision

20. The decision is proposed for implementation after the three-day call-in period.

Appendices

21. Appendix A - Plan of the proposed scheme.
22. Appendix B - Letters of objection.
23. Appendix C - Land Registry compliant plan which depicts the extent of the land demised by the Conveyance which is within the Council's ownership.

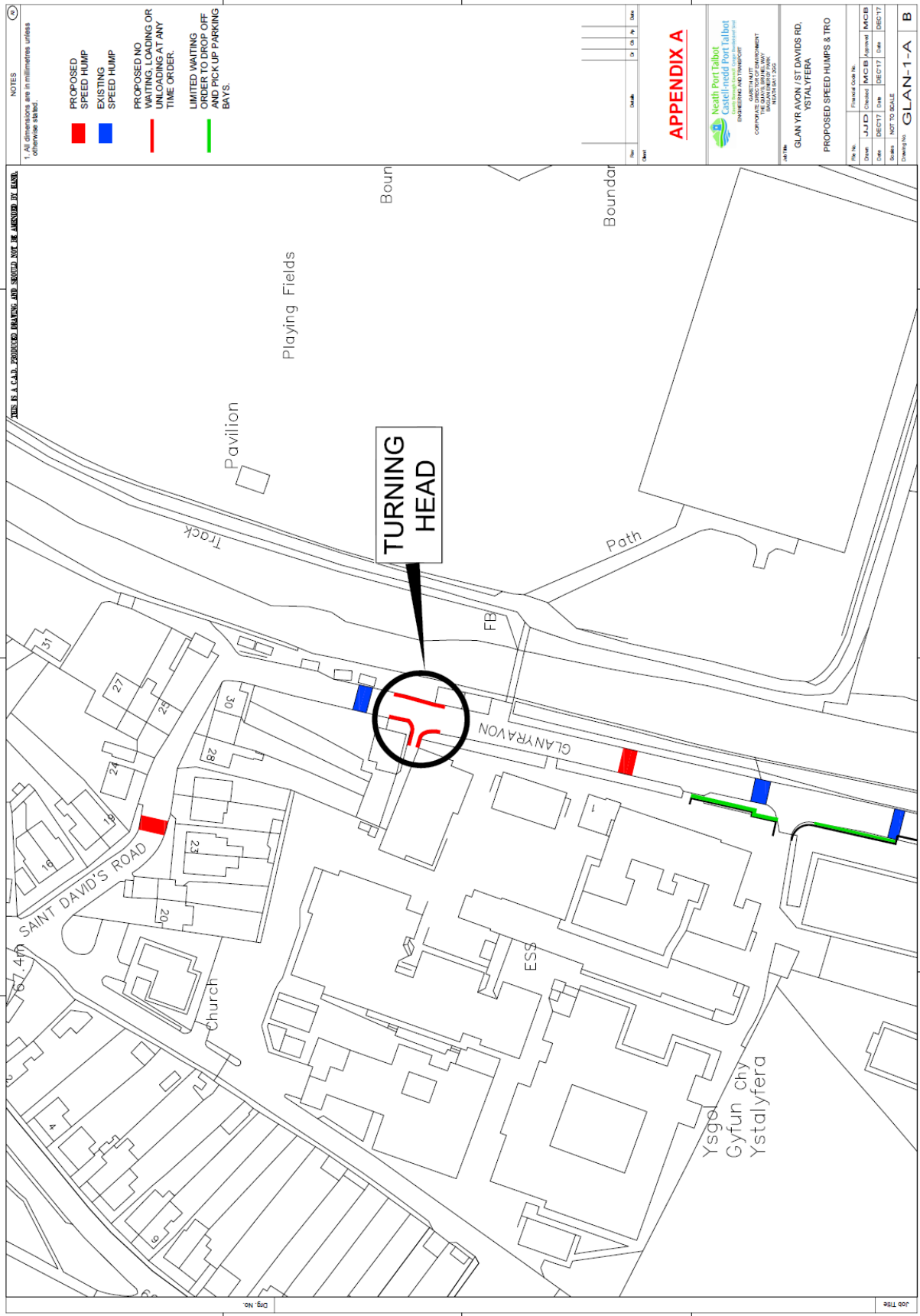
List of Background Papers

24. None

Officer Contact

25. Mr Martin Brumby, Engineering & Transport
Tel. No. 01639 686013
Email m.brumby@npt.gov.uk
26. Mr David Phillips, Property and Valuation Manager
Tel. No. 01639 686980
Email d.phillips@npt.gov.uk

Appendix A



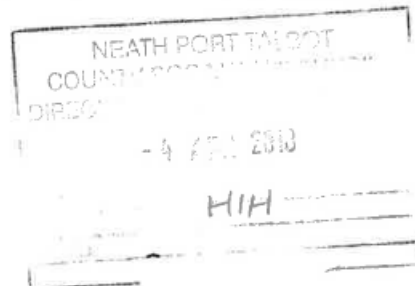
Appendix B

Environment

From:
Sent:
To: Environment
Subject: Objection to: Prohibition of waiting, loading and unloading at any time and Traffic calming measures - Glanyrafon and St. David's Road, Ystalyfera

As residents Glanyrafon, Ystalyfera, we object to the above for the reasons as follows:

- In a letter, dated 23/3/18, Mr. D. Griffiths stated that 'The Council has paper title to the land in question as it is included in the conveyance dated 3rd February 1892'. The area, where the yellow lines are proposed, and the prohibition of waiting, loading and unloading, as well as a No Stopping sign attached to the existing telegraph pole, is an unadopted lane, which NPTCBC have refused to maintain until the conveyancing documents were found.
- The boundary between the adopted highway, and unadopted lane, is clear on the NPTCBC online map 'Adopted Highway'. This lane is not shown on the NPTCBC online map 'Rights of Way'. The visual boundary is evident.
- In a phone call to the Land Registry, on Thursday 29th March 2018, the owner of ' - enquired about the change in registration of this lane. The Land Registry informed that nothing has changed, and that this lane remains unregistered. Therefore, yellow lines cannot be placed in this area until the necessary documentary evidence of registration to NPTCBC is produced.
- The proposed 'No loading at any time', and 'No stopping' signs, to be mounted on the existing telegraph pole would require permission from the owner of as the telegraph pole is mounted on land, as shown on the Title Plan.



Sent from Mail for Windows 10

Click [here](#) to report this email as spam.

Dear Mr Griffiths

Thank you for your letter dated 13th March 2018.

I wish to object to the proposed:

Prohibition of waiting, loading and unloading at any time and Traffic Calming measures

An application by N.P.T.C. to the freehold of the lane was declined by the Land Registry in June 2017. This is still as is.

Evidence to support maintenance and access of property via the lane was submitted to the Land Registry.

Access and maintenance has always been that of the bungalow owner.

Road calming measures will not ease the flow of traffic, just slow it down.

Proposed 2-way traffic to the bungalow will cause grid-lock, congestion, again

I suggest one way traffic from either direction.

Resident, pedestrian and motorist safety is the issue, and unless you see the impact on a daily basis, you would appreciate the views of the residents.

Appendix C



NOTES NODIADAU



**Property & Regeneration
Eiddo ac Adfywio**
 Gareth Nutt B.Sc (hons)
 M.Sc., DHS, FRICS
 Director of Environment
 The Quay, Seaside Way
 Seaside Park
 Neath SA11 2GG
 www.npt.gov.uk

Project **Proiect**

Drawing Title **Tertî Lluniadu**
 Land at
 Ysgol Gyfun Ystalyfera
 Ynysdarren Road
 Ystalyfera

Scales **Dafod**
 A4 @ 1:1250
 Drawing No. **Rhif gan Dynnu**
 18-0210



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