



**CHANNELS (CHELMSFORD)  
MANAGEMENT COMPANY**

*For Residents of Bellway at Channels*

## **GENERAL MEETING OF MEMBERS**

**Tuesday 25<sup>th</sup> May 2021, 6.00pm**



### **PROPOSAL FOR ORDINARY RESOLUTION OF MEMBERS REVISED PARKING MANAGEMENT REGULATIONS**

#### **AGENDA ITEM 3**

**WRITTEN/PRESENTED BY:**

**Michael Eve, Director CCMC Ltd**



## **1. Purpose**

The Directors of CCMC Ltd are implementing the following resolution, those resident members who qualify to vote are asked to vote if they disapprove of the resolution.

## **2. Background**

Due to the ongoing issues with parking across the development, over the past year the Directors of CCMC have been working to get a balance between a safe but fair implementation of parking restrictions that we are duly bound to by the way of covenants in the TP1 (Transfer of Part Registered Title) documents. A number of residents have asked for these to be formally enforced and as such the resolution is an attempt to work within the spirit of the covenants to keep everyone happy.

## **3. Key Points to Note**

Recent resident opinions have been considered in regard of the reluctance to have a permit scheme therefore this does not form part of the resolution. Nonetheless there is still persistent dangerous parking across the development, soft landscaping continues to be damaged and pedestrian accessways are being blocked all of which require resolution.

All prospective owners of properties on the development would have known via their transfer agreements the position concerning parking and the restrictive covenants that defined the rules around it. The estate roads have been designed in conjunction with those restrictions and are designed to prevent on-road parking. The revised set of regulations is an attempt at assisting residents in being allowed to reasonably park on the roadway whilst addressing the safety concerns that have been observed and raised by residents.

The implementation of double yellow lines as detailed in Appendix 1 have been discussed and agreed with both Highways and Bellway in that they will not affect any future adoption of roads.

Parking regulations will be managed by a suitably qualified 3<sup>rd</sup> party contractor at no cost to residents for the Service.



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#### 4. **Recommendation**

##### **Approval of the proposed parking regulations as outlined below:**

1. Resident owned or operated commercial vehicles are not permitted to park on the estate in any areas (other than wholly on private driveway space) between the hours of 7.00pm to 7.00am, 7 days a week. Such vehicles at all other times shall be subject to the restrictions as set out in paragraph 5 below.
2. Delivery and contractor vehicles are permitted to park from 7.00am to 7.00pm, 7 days a week. Delivery vehicles such as grocery/parcel delivery are allowed to drop off at any time while adhering to restrictions in Paragraph 5 below.
3. Double yellow lines will be painted on both sides of the Fairway Drive Bend as detailed in Appendix 1.
4. Visitor Bays will be marked, with parking allowed for 4 hours with no return for 12 hours as detailed in Appendix 2.
5. Parking is *not* permitted *at any time* on the following areas, either wholly or partially:
  - i. Double Yellow lines.
  - ii. Raised Pavements.
  - iii. Soft Landscaping.
  - iv. Turning Heads.
  - v. In front of any pedestrian accessway such that pedestrians with prams, pushchairs, wheelchairs walking frames or mobility scooters cannot freely pass including where there may be a need to walk on soft landscaping to get around the vehicle.
  - vi. In front of any official Street Name Sign such that it cannot reasonably be read by oncoming traffic.

#### 5. **Appendices**

1. Location of Double Yellow lines on Fairway Drive Bend
2. Visitor Bay Marking
3. Examples of Parking Issues



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**Appendix 1**  
**Location of Double Yellow Lines on Fairway Drive Bend**



Company Number: 09514880

PRIVATE COMPANY LIMITED BY GUARANTEE AND NOT HAVING A SHARE CAPITAL

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**Appendix 2**  
**Visitor Bay Marking**



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## Appendix 3 Examples of Parking Issues



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