

AGENDA ITEM 5

DEVELOPMENT COMMITTEE

22nd JULY 2010

REPORT OF HEAD OF REGULATORY SERVICES

REQUEST TO AMEND NAME OF STREET - WYMONDHAM

1. PURPOSE OF THE REPORT

- 1.1 To consider a request from Wymondham Parish Council to alter the street name assigned to a new development.

2. RECOMMENDATION

- 2.1 **That the Committee resolve that the request is refused because:**
(i) the proposed new name falls outside the Council's policy for street naming and numbering
(ii) the confusion and potential for error for householders and emergency services in amending the street names
(iii) the development has already been named and numbered and therefore will be subject to additional expenses involved in amending the name and notifying the changes to the relevant parties (see 3.3 below)
- 2.2 **That the Committee determine whether they wish to recover the costs associated with renaming the street (see 3.5 below).**

3. BACKGROUND

- 3.1 The above issue was considered by the Committee on 1st July 2010. It was resolved to establish whether there were constraints in law to prevent the Council assigning any street name it saw fit. The original report is included as Appendix A for ease of reference.
- 3.2 The powers for street naming fall under the Town Improvement Clauses Act 1847 coupled with section 93 of the Local Government Act 2003, which allocate the ultimate decision to the Building Control Authority (Melton BC). It creates no limitations as to what names (including suffixes) may, or may not, be assigned – this detail is contained within the Council's own policy.

- 3.3 As context to part (iii) of the recommendation, the name Westwell Close had been notified to the following organisations, all of whom will be required to amend their records should an alternative name now be assigned:
- Royal Mail Address Development Team
 - Royal Mail Sorting Office
 - Income Security – Anglian Water Services Ltd
 - Leicestershire Fire and Rescue Service
 - Newsites, Nottingham
 - Leicestershire Police
 - Nottinghamshire Housing Association
- 3.4 The Council's Street Naming and Numbering Policy outline suffixes that should be used and every development that has taken place in the Borough has been named in accordance with that policy. No other 'Gate' exists in the Borough. Wymondham Parish Council were given the opportunity to suggest an alternative name but declined to do so. The suffix 'Close' is present in numerous villages throughout the Borough. These are listed in Appendix B.
- 3.5 The Local Authority can charge for the numbering of houses and other buildings by virtue of section 64 and 65 of the Town Improvement Clauses Act 1847 coupled with section 93 of the Local Government Act 2003, the costs associated with making amendments to any street once it has been named.

4 CONCLUSIONS

- 4.1 It is considered that the new street name was appropriately selected and is appropriate within the terms of the Council's policy. It meets the objectives of the policy in terms of being clear and easy to distinguish from other names in the area. It is not considered that there are sufficiently strong reasons to depart from the Policy and there would be a significant impact and expense in changing the name at this stage.

Contact Officer:
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APPENDIX A

DEVELOPMENT COMMITTEE

1 JULY 2010

REPORT OF HEAD OF REGULATORY SERVICES

REQUEST TO AMEND NAME OF STREET - WYMONDHAM

1. PURPOSE OF THE REPORT

- 1.1 To consider a request from Wymondham Parish Council to alter the street name assigned to a new development.

2. RECOMMENDATION

- 2.1 **That the Committee resolve that the request is refused because:**
- (i) the proposed new name falls outside the council's policy for street naming**
 - (ii) the new name would conflict with BS7666 (2006) which is shared by the Post Office, Emergency Services and other agencies as the protocol for new street names**
 - (iii) the confusion and potential for error for householders and emergency services in amending the street names**
 - (iv) the development has already been named and numbered and therefore will be subject to additional expenses involved in amending the name and notifying the changes to the relevant parties.**

3. BACKGROUND

- 3.1 The developers of recently completed development at Wymondham suggested a name of 'West Well Gate'. This proposal was the subject of consultation with the developer, future owners and Parish Council and after consideration of the replies; it was rejected in favour of Westwell Close. This was because 'Gate' was an unsatisfactory suffix in terms of the applicable British Standard and Council policy and it was duly accepted by the developer. The spelling of 'Westwell' was also queried but the developer deemed this "not important". Westwell Close was subsequently adopted and notified to the developer, Royal Mail, emergency services and other parties who utilise the information.

3.2 Wymondham Parish Council have responded to the name selected with the following comments;

- there is a strong and historical local connection, as the development is sited at West Well Gate; as shown on copy of map dating from 11th century and hanging in the village hall. A "gate" being Old English definition (loosely) of our road/lane.
- spelling and pronunciation could be easily understood - no word has more than one syllable.
- there could be no confusion with any nearby name in the locality. Glebe Road has one other development, Gretton Gardens, one farm, Matamata Farm, and one partially built property along the entire length of a very long road.

The Parish Council is strongly opposed to the consideration of Westwell Close:

- The prefix "Westwell" has no known local connection
- The noun "Close" is historically defined as an enclosed place, precinct of a cathedral, entry from street to court at back - deemed totally inappropriate in the context of this development in a rural, conservation village environment.
- For the reason given above, the use of the noun "Close" has been objected to in two previous developments within Wymondham.

As a result, the Parish Council is requesting the street name is changed to West Well Gate

4. CONSIDERATION OF REQUEST

4.1 Consideration of new street name is governed by a Council Policy which in turn reflects BS7666. The significance of the British Standard is to achieve some form of consistency of the name and nature of street names to enable ease of understanding for the parties concerned. The BS sets out the following guidance for the assigning of names:

- Road – for any thoroughfare
- Street – for any thoroughfare
- Way – for major roads
- Avenue – for residential roads
- Drive – for residential roads
- Grove – for residential roads
- Lane – for residential roads
- Gardens – subject to there being no confusion with any local open space
- Place – subject to there being no confusion with any local open space
- Crescent – for crescent shaped roads

- Close – for cul-de-sac only
- Square – for a square only
- Hill – for a hill-side road only
- Circus – for a large roundabout
- Mews – provided it does not repeat the name of the road from which access is gained
- Vale – for residential roads. Only for exceptional circumstances
- Rise/Row – for residential roads. Only for exceptional circumstances
- Mead/Wharf – for residential roads. Only for exceptional circumstances

Officers have no authority to allow names that fall outside the scope of this policy

- 4.2 The process has now been completed and the selected name notified to parties concerned. It is understood occupancy is imminent and residents have been informed of their new addresses. Acceptance of a new address would require a further round of consultation and, if accepted, to repeat the notification process.
- 4.3 All new street names in the Village have been named in accordance with the Council's Policy. The Parish Council were invited to consider a preference from within this list and advise of their preference by 18th June 2010 but no response was received.

5 CONCLUSIONS

- 5.1 It is considered that the new street name was appropriately selected and is appropriate within the terms of the Council's policy and BS7666. It meets the objectives of the policy in terms of being clear and easy to distinguish from other names in the area. It is not considered that there are sufficiently strong reasons to depart from the Policy and BS7666 and there would be a significant impact and expense in changing the name at this stage.

Contact Officer:
Mr J Barlow - Principal Building Control Officer
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APPENDIX B

Asfordby Hill
Asfordby Valley
Ab Kettleby
Stathern
Barsby
Eaton
Gaddesby
Eastwell
Burton Lazars
Nether Broughton
Great Dalby
Harby
Hose
Long Clawson
Scalford
Old Dalby
Ragdale
Barkestone
Little Dalby
Plungar
Bottesford
Twyford.