

**TONBRIDGE & MALLING BOROUGH COUNCIL**

**JOINT TRANSPORTATION BOARD**

**10 June 2013**

**Report of the Director of Planning, Housing and Environmental Health**

**Part 1- Public**

**Matter for Recommendation to Borough Cabinet - Non-Key Decision (Decision may be taken by the Cabinet Member)**

**1 PARKING ACTION PLAN**

**Summary**

**This report updates Members on the phased approach to on-street parking management within the Borough.**

**1.1 Introduction**

1.1.1 The Borough Council's approach to on-street parking management has been divided into phases so economies of scale can be applied and work is delivered in a timely manner. Proposals forming the wide range of measures included in Phase 6b, the first stage of parking amendments in West Malling and proposals arising from our work in Aylesford village, were approved at the last meeting of this Board and we have been making progress on the implementation of those changes, with the restrictions programmed to start on 30 June 2013.

**1.2 West Malling**

1.2.1 Following the initial review of the Local Parking Plan, during the coming months we will give consideration to:

- the introduction of permit parking in Offham Road and Norman Road to address concerns about displacement and obstructive parking
- the introduction of Residents' Preferential Parking (RPP) on the footway in front of 267 and 283 London Road (A20)

1.2.2 KCC has now introduced some limited waiting restrictions on the A20 in the vicinity of Town Hill designed to combat the problems caused by commuter cars parked on the public highway. Hopefully this will address the highway safety concerns but this will be monitored over the next few months.

1.2.3 The new structured long-stay parking opportunities in Nevill Court, Water Lane and St Leonard's Street will be implemented in June. The Parish Council and Chamber of Commerce agreed at the Steering Group meeting to contact local businesses to encourage the use of such areas and discourage the use of the short stay car park for employees. Following the Board meeting, I am intending to write to the Parish Council and Chamber to remind them that this is now the appropriate time for them to take this forward.

### 1.3 Snodland Parking Review

1.3.1 We have met with the Town Council and have identified the following list of issues to be considered in a review of the Snodland Local Parking Plan. We will also check with local Members to ensure that all issues have been captured.

1.3.2 The following locations and issues have been identified in Snodland to date.

Location	Issue
Malling Road & Bramley Close junction	Parking near to the Cafe in Bramley Road causes an obstruction
Cantium Place	Parking near the junction and through the traffic calming causes congestion
Charles Close	Parking on both sides of the entrance to the cul-de-sac causes an obstruction
Holborough Road (Clocktower to Willowside)	Parking in bays causes conflict and congestion
Holborough Road (the Triangle)	Parking near the junction affects visibility
Kent Road	Parking on both sides of Kent Road and at the junction causes problems
Lee Road	Existing restrictions in Lee Road could be reduced to allow more parking and to take pressure off other roads
Oxford Street	Parking in the turning head causes problems, and parking near to the junction causes difficulties for residents
Queens Avenue	Parking arrangements could be rationalised to provide more parking, better enforcement and traffic flow
Recreation Avenue	Parking at the dropped kerbs (southern end) causes obstruction
Roberts Road & Godden Road (near the school)	Parent parking causes obstruction – new restrictions near the school and reduced restrictions in Godden Road
Rocfort Road	More parking can be created, and new restrictions to prevent parking on bridge and bend
Saltings Road	Restrictions to prevent parking on the junctions and on both sides of the road, to discourage local office parking
Sortmill Road	Relaxed existing restrictions to allow overnight lorry parking on the industrial estate
St Katherines Lane (near the bend)	Reduced parking bays to prevent obstructive parking near the bend
St Katherines Lane	New restrictions to prevent school staff parking, to free up space for parent pick-up and drop off parking

## 1.4 Other areas for review

- 1.4.1 We also have commitments for a parking review in Borough Green as well as a re-assessment of the parking restrictions that were introduced in East Malling approximately two years ago.
- 1.4.2 Depending on the scale of any issues that arise from the assessments of the Borough Green and East Malling areas, it may be possible that the proposals be combined with the proposed changes in Phase 7 so that significant economies of scale can apply, but this is dependent on the complexities of the issues involved, and as yet have not been quantified.
- 1.4.3 As yet, a list of locations for consideration for Borough Green and East Malling (other than those already detailed as part of Phase 7) has not been compiled. Members for East Malling and Borough Green are invited to submit locations or issues that they feel ought to be considered as part of those reviews and we will be in contact with the Parish Councils in due course.
- 1.4.4 There is also a longer term commitment to look at parking issues in the Hadlow area, to follow the work in Phase 7, Snodland, East Malling and Borough Green.

## 1.5 Phase 7

- 1.5.1 The content of Phase 7 of the Parking Action Plan has been discussed in prior reports and we have recently added a few new locations/concerns as set out below.

Parish or Ward	Location	Issue
Aylesford	The Beeches	Parking near the Surgery
Aylesford (Ditton)	New Road	New disabled parking bay outside the Post Office
Aylesford (Ditton)	Scott Road	Obstructive parking opposite garages to No's 76 & 77
Aylesford (Eccles)	Bull Lane (opposite No's 271-293)	Parking by weekend footballers' cars
Aylesford (Walderslade)	Woodbury Road (near No's 68 & 70)	Access problems for residents
Aylesford (Walderslade)	Tunbury Avenue & Walderslade Woods	Commuter parking issues
Aylesford (Walderslade)	Laurie Grey Avenue	Removal of restrictions

Parish or Ward	Location	Issue
Aylesford (Walderslade)	Robin Hood Lane	Parking issues on the over bridge
Aylesford (Walderslade)	Barling Close	Commuter parking issues
Burham	Rochester Road	Lack of passing places
East Malling & Larkfield	Mill Lane	Changes to parking bays around access to No.33
East Malling & Larkfield	Kingfisher Road – opposite no 63	Request for DYLS at entrance to garage area
East Malling & Larkfield	Lunsford Lane (access to Leybourne Lakes)	Request for DYLS to prevent obstruction of access
East Malling & Larkfield	New Hythe Lane	New restrictions at development at old Kent Messenger site
East Malling & Larkfield	New Hythe Lane (near Bricklayers Arms)	Request for residents parking to deter evening pub parking
Leybourne	Rectory Lane North	Provision of some limited on-street parking
Leybourne	Castle Way and Oxley Shaw Lane area	Various parking concerns
Tonbridge (Cage Green)	Whistler Road & Rutherford Way	Commercial vehicle parking
Tonbridge (Cage Green)	Cage Green Road	School staff parking problems
Tonbridge (Castle)	Dry Hill Park Road	Changes to parking bays
Tonbridge (Higham)	Pen Way	Junction protection
Tonbridge (Higham)	Gainsborough Gardens	Access problems for large vehicles
Tonbridge (Medway)	Royal Avenue	Commuter/school parking
Tonbridge (Medway)	Lodge Oak Lane	Commuter/school parking
Tonbridge (Medway)	Goldsmid Road	Commuter parking
Tonbridge (Vauxhall)	Hilltop & Silver Close area	Commuter / school parking
Tonbridge (Trench)	Bishops Oak Ride	Access problems and residential parking
Tonbridge (Judd)	Waterloo Road	Obstruction of steps forming crossing point
Tonbridge (Judd)	College Avenue	Obstructive parking on bend
Wouldham	Laker Road	Commercial vehicles and obstruction
Wrotham	A20 (near Tower Ind. Est.)	Parking around the entrance to the industrial estate

## **1.6 Future phases of the Parking Action Plan**

- 1.6.1 I would now like to draw a line under the content for Phase 7 and will start compiling any new requests for parking interventions to be considered as Phase 8 of the Parking Action Plan.
- 1.6.2 The timescale for Phase 8 cannot be set at present as this depends on the resources that are available and the progress of the reviews that have already been discussed.

## **1.7 Legal Implications**

- 1.7.1 The on-street parking service is undertaken by the Borough Council on behalf of the County Council under the terms of the formal legal agreement

## **1.8 Financial and Value for Money Considerations**

- 1.8.1 Funding to implement the parking action plan is provided within existing approved Borough Council Budgets

## **1.9 Risk Assessment**

- 1.9.1 The assessment and consultation process applied to parking management should provide the assurance that the Borough Council has the will and ability to adapt the Parking Plans in the light of comment and circumstances to ensure that it achieves a best balance of local parking needs. A regular review of the schemes is crucial to ensure that we can correctly and effectively manage on street parking in these areas as the proposals are either introduced for safety reasons or to provide a more appropriate balance of parking needs.
- 1.9.2 A major risk is that scheme proposals encounter significant lack of local support. This risk is mitigated by the considerable effort devoted to ensuring there is widespread consultation on proposals through two stages of informal consultation before any formal stage of consultation is reached. There is also care given to ensuring that schemes are adjusted and adapted in the light of comments and observations received from the local community without compromising safety of the Councils commitment to deal appropriately with identified safety concerns.

## **1.10 Equality Impact Assessment**

- 1.10.1 See 'Screening for equality impacts' table at end of report.

## **1.11 Recommendations**

- 1.11.1 The contents of Phase 7 of the Parking Action Plan and the parking review of Snodland be **ENDORSED**.

The Director of Planning, Housing and Environmental Health confirms that the proposals contained in the recommendation(s), if approved, will fall within the Council's Budget and Policy Framework.

Background papers:

Nil

contact: Mike O'Brien  
Andy Bracey

Steve Humphrey  
Director of Planning, Housing and Environmental Health

<b>Screening for equality impacts:</b>		
<b>Question</b>	<b>Answer</b>	<b>Explanation of impacts</b>
a. Does the decision being made or recommended through this paper have potential to cause adverse impact or discriminate against different groups in the community?	No	The decision is to note the current content of Phase 7 and the associated parking reviews and as such makes no physical changes to services or facilities.
b. Does the decision being made or recommended through this paper make a positive contribution to promoting equality?	Yes	The progression of potential improvements to parking arrangements should be of benefit to all in the community.
c. What steps are you taking to mitigate, reduce, avoid or minimise the impacts identified above?		

*In submitting this report, the Chief Officer doing so is confirming that they have given due regard to the equality impacts of the decision being considered, as noted in the table above.*