

**TONBRIDGE & MALLING BOROUGH COUNCIL**

**JOINT TRANSPORTATION BOARD**

**23 September 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 provides an update for Members on the phased approach undertaken to on-street parking management across the Borough.**

**1.1 Introduction**

1.1.1 The Borough Council's approach to on-street parking management has been divided into phases so that economies of scale can be applied and work is delivered in a timely manner. Phase 6b was successfully introduced in June and since then we have been working on other parking measures as set out in the report.

**1.2 Snodland Parking Review**

1.2.1 Following discussions with the Town Council we are currently working on some potential parking measures at the following locations.

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
Brook Lane	New restrictions to prevent obstructive parking
Bus stops	New bus stop clearways to prevent parking in bus stop areas to assist bus services

### **1.3 East Malling Parking Review**

- 1.3.1 The East Malling Local Plan was implemented in the summer of 2011 and is currently under review.
- 1.3.2 Requests raised since then for minor adjustments to the scheme are currently being examined and the options will be shared with local Members and the Parish Council shortly.

### **1.4 West Malling**

- 1.4.1 The West Malling Steering Group is scheduled to meet again in October to consider the next stage in the review of the West Malling Local Parking Plan introduced several years ago. We are currently examining the need for permit parking in Offham Road and Norman Road and will shortly be in contact with residents about interest in the introduction of a Residents' Preferential Parking scheme on the footway in front of 267 and 283 London Road (A20).
- 1.4.2 We are also looking at the boundaries of the existing permit parking areas, with a view to adjusting the size and scope of each respective area to offer a better service to residents.

- 1.4.3 New on-street long-stay spaces have been provided in recent months, primarily designed to cater for employees in the town who have previously parked in the short-stay car park. The Parish Council and Chamber of Commerce were asked by the Steering Group to promote this “shift”.
- 1.4.4 Along with the on-street changes there will be adjustments to the maximum stay allowed in the High Street short stay car park from 4hours to 3 hours.
- 1.4.5 Following these initiatives the Steering Group will need to consider what further management and enforcement is required to optimise the use of the High Street short-stay car park.

## 1.5 Borough Green

- 1.5.1 We still have a commitment to undertake a review of parking in Borough Green but this has not commenced yet. We will be contact with local Members and the Parish Council following the review work currently underway in Snodland and East Malling.

## 1.6 Phase 7

- 1.6.1 Phase 7 of the Parking Action Plan has been discussed in earlier reports and is reproduced again for reference. Design work is underway and we will consult with local Members and residents in the normal way.

Parish or Ward	Location	Issue
Aylesford	The Greenacres estate	Parking around junctions
Aylesford (Blue Bell Hill)	Laurie Grey Avenue	Removal of restrictions
Aylesford (Blue Bell Hill)	Robin Hood Lane	Parking issues on the over bridge
Aylesford (Blue Bell Hill)	Maidstone Road	Parking issues near accesses and junctions
Aylesford (Bridgewood)	Laker Road	Commercial vehicles and obstruction
Aylesford (Ditton)	New Road	New disabled parking bay outside the Post Office
Aylesford (Ditton)	Scott Close	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)	Hallsfield Road	Reduce restrictions around residential access

Aylesford (Walderslade)	Hurst Hill	Commuter parking issues
Aylesford (Blue Bell Hill)	Barling Close	Commuter parking issues
Burham	Rochester Road	Lack of passing places
East Malling & Larkfield	Kingfisher Road – opposite no 63	Request for DYs at entrance to garage area
East Malling & Larkfield	Lunsford Lane (access to Leybourne Lakes)	Request for DYs 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	Long-stay parking
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 (Castle)	Dry Hill Road	Changes to parking bays for new development
Tonbridge (Castle)	Lyons Crescent	Alterations to parking bays
Tonbridge (Castle)	Mortley Close	Junction protection
Tonbridge (Higham)	Penn 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)	Dowgate Close	Access problems and residential parking
Tonbridge (Medway)	Goldsmid Road	Commuter parking
Tonbridge (Trench)	Bishops Oak Ride	Access problems and residential parking
Tonbridge (Vauxhall)	Hilltop & Silver Close area	Commuter / school parking
Tonbridge (Vauxhall)	George Street & Waterloo Place	Access obstruction problems

Tonbridge (Judd)	Albert Road	Alterations to parking bay following new access development
Tonbridge (Judd)	Waterloo Road	Obstruction of steps forming crossing point
Tonbridge (Judd)	College Avenue	Obstructive parking on the bend
Wrotham	A20 (near Tower Ind. Est.)	Parking around the entrance to the industrial estate

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

1.7.1 Any new requests for parking interventions will be held in a running list for inclusion in Phase 8 of the Parking Action Plan.

## **1.8 Legal Implications**

1.8.1 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

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

1.9.1 Funding to implement the parking action plan is provided within existing approved Borough Council Budgets.

1.9.2 Clearly rolling our more parking restrictions will place a greater burden on our parking enforcement services. As Members will appreciate, there is a balance to be struck between maintaining and enforcing in our car parks and undertaking an appropriate patrol of on-street parking restrictions across the Borough. This is one of the matters reviewed recently by the Overview and Security Committee and operationally is a balance that is under continuous review by officers.

## **1.10 Risk Assessment**

1.10.1 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.

1.10.2 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.

## 1.11 Equality Impact Assessment

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

## 1.12 Recommendations

1.12.1 The contents of Phase 7 of the Parking Action Plan and the parking reviews 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:

contact: Mike O'Brien

Nil

Steve Humphrey

Director of Planning, Housing and Environmental Health

Screening for equality impacts:		
Question	Answer	Explanation of impacts
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	All of the proposals are in line with national guidelines and re-iterates advice set out within the Highway Code. Any such parking that is affected by these changes is already contrary to that advice. There is no established right to park on the public highway, and the proposals all assist the maintenance of the right of access along the highway and to properties.
b. Does the decision being made or recommended through this paper make a positive contribution to promoting equality?	Yes	The proposals should ease traffic movements and improve access to properties for all road users.
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.*