

**TONBRIDGE & MALLING BOROUGH COUNCIL**

**JOINT TRANSPORTATION BOARD**

**2 December 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 with a focus on the current initiatives, Phase 7 and a review of Snodland Local Parking Plan.**

**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. Phase 6b was introduced earlier this year, and we have been carrying out informal consultation on proposals that form Phase 7, and a review of the Snodland Local Parking Plan introduced several years ago.

1.1.2 We have received comments on most of the proposals in Phase 7 and in Snodland, some in favour, some against and others suggesting changes and alterations. The Board is invited to consider these responses, and to accept (or otherwise amend) the recommendations so that these proposals can proceed to formal consultation.

**1.2 Phase 7**

1.2.1 This phase consists of a number of new or potential changes to parking restrictions across the borough following requests from residents, local Members, Town and Parish Councils and observations from our own Parking Team.

1.2.2 There were 53 locations where changes were proposed (detailed in the plans shown in **Annex 1**).

1.2.3 We have carried out informal consultation on potential changes to the parking restrictions with the residents and businesses of the areas affected, and the responses are also summarised in **Annex 1**, along with discussion of the responses, suggested amendments (if any) and recommendations to the Board.

1.2.4 A summary of the recommendations are as follows;

Ref	Parish or ward	Location	Issue	Officer recommendation
Phase 7-01	Aylesford	Elm Walk, the Oaks & The Avenue	Preventing access obstruction	Proceed to formal consultation as amended.
Phase 7-02	Aylesford (Blue Bell Hill)	Barling Close	Commuter parking	Proceed to formal consultation as amended.
Phase 7-03	Aylesford (Blue Bell Hill)	Laurie Grey Avenue	This has been deleted previously	
Phase 7-04	Aylesford (Blue Bell Hill)	Robin Hood Lane	Long stay parking on the bridge and near the crematorium	Proceed to formal consultation as amended.
Phase 7-05	Aylesford (Blue Bell Hill)	Maidstone Road	Commuter parking	Proceed to formal consultation.
Phase 7-06	Aylesford (Bridgewood)	Laker Road	Long-stay parking management	Abandon proposals.
Phase 7-07	Ditton	New Road	New disabled parking bay	Proceed to formal consultation.
Phase 7-08	Ditton	Scott Close	Restrictions to prevent obstruction	Abandon proposals.
Phase 7-09	Aylesford (Eccles)	Bull Lane	Parking on pavements during football matches	Proceed to formal consultation as amended.
Phase 7-10	Aylesford (Walderslade)	Hallsfield Road	This has been deleted previously	
Phase 7-11	Aylesford (Walderslade)	Hurst Hill	Commuter parking and junction protection	Proceed to formal consultation as amended.
Phase 7-12	Aylesford (Walderslade)	Tunbury Avenue & Walderslade Woods	Parking on the bend opposite Sarsen Heights	Proceed to formal consultation.
Phase 7-13	Aylesford (Walderslade)	Woodbury Road (Near 68 & 70)	Parking opposite accesses causes problems	Proceed to formal consultation as amended.
Phase 7-14	Burham	Rochester Road	Restrictions to create passing places	Proceed to formal consultation as amended.

Ref	Parish or ward	Location	Issue	Officer recommendation
Phase 7-15	East Malling & Larkfield	Kingfisher Road	Parking near the entrance to the garage block	Proceed to formal consultation.
Phase 7-16	East Malling & Larkfield	Lunsford Lane (Near The Lakes)	Obstructive parking near the entrance	Proceed to formal consultation as amended.
Phase 7-17	East Malling & Larkfield	New Hythe Lane (Near The Bricklayers)	Restrictions to manage evening parking	Abandon proposals.
Phase 7-18	East Malling & Larkfield	New Hythe Lane	Restrictions for new development	Proceed to formal consultation.
Phase 7-18a	East Malling & Larkfield	Bondfield Road	Obstructive parking and junction protection	Proceed to formal consultation as amended.
Phase 7-19	Leybourne	Bridgewater Place	Obstructive parking and junction protection	Proceed to formal consultation as amended.
Phase 7-20	Leybourne	Castle Way (Near The Church)	Long-stay parking management	Proceed to formal consultation as amended.
Phase 7-20-1	Leybourne	Castle Way	Long-stay parking management	Abandon proposals.
Phase 7-20-2	Leybourne	Lillieburn	Long-stay parking management	Proceed to formal consultation as amended.
Phase 7-21	Leybourne	Rectory Lane North	Provision of limited on-street parking	Abandon proposals.
Phase 7-21-1	Leybourne	Park Road	Restrictions to prevent parking around priority working	Proceed to formal consultation.
Phase 7-21-2	Leybourne	Oxley Shaw Lane	Restrictions to prevent parking on both sides of the Road	Proceed to formal consultation.
Phase 7-22	Tonbridge (Cage Green)	Cage Green Road	Long stay parking deterrent	Proceed to formal consultation as amended.
Phase 7-22-1	Tonbridge (Cage Green)	Rutherford Way	Junction protection and verge protection	Abandon proposals.
Phase	Tonbridge	Dry Hill Park	Changes to parking bays to	Proceed to formal

Ref	Parish or ward	Location	Issue	Officer recommendation
7-23	(Castle)	Road	ease access	consultation.
Phase 7-24	Tonbridge (Castle)	Dry Hill Road	Changes to parking bays associated with new development	Proceed to formal consultation as amended.
Phase 7-25	Tonbridge (Medway)	Lyons Crescent	Formalise disabled parking bay	Proceed to formal consultation.
Phase 7-26	Tonbridge (Medway)	Mortley Close	Extend junction restrictions in to cul-de-sac to prevent obstruction	Proceed to formal consultation as amended.
Phase 7-27	Tonbridge (Higham)	Gainsborough Gardens (North)	Parking in the turning head causes problems	Proceed to formal consultation.
Phase 7-28	Tonbridge (Higham)	Gainsborough Gardens (South)	Access problems for large vehicles	Proceed to formal consultation.
Phase 7-29	Tonbridge (Higham)	Pen Way & Higham Lane	Junction protection	Proceed to formal consultation.
Phase 7-30	Tonbridge (Judd)	Albert Road	Changes to parking bays	Proceed to formal consultation.
Phase 7-31	Tonbridge (Judd)	College Avenue	Restrictions to prevent parking on the bend and the junction	Proceed to formal consultation.
Phase 7-32	Tonbridge (Judd)	Waterloo Road	Parking near the steps causes access problems	Proceed to formal consultation as amended.
Phase 7-33	Tonbridge (Medway)	Goldsmid Road	Survey of residents' parking issues	Further analysis – potential inclusion in phase 8
Phase 7-34	Tonbridge (Medway)	Lodge Oak Lane	Commuter and school parking	Proceed to formal consultation.
Phase 7-35	Tonbridge (Medway)	Dowgate Close	Parking near to a new access causes problems	Proceed to formal consultation.
Phase 7-36	Tonbridge (Medway)	Royal Avenue	Obstructive parking by non-residents	Proceed to formal consultation as amended.
Phase 7-37	Tonbridge (Trench)	Bishops Oak Ride	Access problems and residential parking	Proceed to formal consultation as amended.
Phase	Tonbridge	Weald View	New restrictions and changes	Proceed to formal

Ref	Parish or ward	Location	Issue	Officer recommendation
7-46	(Vauxhall)	Road	to parking bays for new development	consultation.
Phase 7-44	Tonbridge (Medway)	Church Street	Alterations to parking bays and new disabled bay	Proceed to formal consultation.
Phase 7-43	Tonbridge (Castle)	Lodge Road	Restrictions to prevent obstruction	Proceed to formal consultation.
Phase 7-45	Tonbridge (Vauxhall)	St Marys Road	New restrictions and changes to parking bays for new development	Proceed to formal consultation.
Phase 7-38	Tonbridge (Vauxhall)	George Street & Waterloo Place	Restrictions to prevent obstruction	Proceed to formal consultation.
Phase 7-39	Tonbridge (Vauxhall)	Hilltop & Silver Close	New yellow lines to prevent obstructive parking	Proceed to formal consultation.
Phase 7-40	Wrotham	A20 (Near Tower Industrial Estate)	Obstructive parking around the entrance to the estate	Proceed to formal consultation.
Phase 7-41	Aylesford	Rowan Close & The Avenue	New yellow lines to prevent obstructive parking	Proceed to formal consultation.
Phase 7-42	Aylesford	The Beeches & The Avenue	New yellow lines to prevent obstructive parking	Abandon proposals.

1.2.5 Some proposals have been amended as a result of feedback during this informal consultation and these are shown in **Annex 2**.

1.2.6 It worth noting that whilst some of these proposals were not supported by the public, most of them were and some just needed some minor tweaking to address a particular local issue.

1.2.7 All of the consultation responses are available to be viewed at the meeting and redacted copies will be available on line with the minutes.

### 1.3 Snodland Parking Review

1.3.1 The Snodland Local Parking Plan was introduced a number of years ago and we are now undertaking a review of the scheme following requests received from local Members, the Town Council, residents and our Parking Team. We have compiled a list of 17 locations for potential changes to parking restrictions and the details of these are shown in **Annex 3**.

- 1.3.2 We have completed the informal consultation on these potential changes with residents and businesses of the areas affected, and the responses are summarised in **Annex 3**, along with discussion of the responses, suggested amendments (if any) and recommendations to the Board.
- 1.3.3 A summary of the recommendations for the Snodland area are as follows;

Ref	Location	Issue	Officer recommendation
Sn-01	Bramley Road & Malling Road	Preventing access obstruction	Proceed to formal consultation.
Sn-02	Bus Stops (For Information Only – No Traffic Order Required)	Preventing parking in bus stops	For information only.
Sn-03	Cantium Place	Preventing obstruction	Proceed to formal consultation.
Sn-04	Charles Close	Preventing obstruction	Proceed to formal consultation.
Sn-05	This had been deleted previously		
Sn-06	Holborough Road	Reducing vehicle conflict	Proceed to formal consultation as amended.
Sn-07	Holborough Road (Near The A228)	Parking near the “triangle”	Proceed to formal consultation as amended.
Sn-08	Kent Road	Reducing restrictions to allow more parking	Proceed to formal consultation.
Sn-09	Lee Road	Reducing restrictions to allow more parking	Proceed to formal consultation.
Sn-10	Oxford Street	Preventing obstruction	Proceed to formal consultation as amended.
Sn-11	Queens Road & Queens Avenue	Increasing parking facilities and preventing access obstruction	Proceed to formal consultation as amended.
Sn-12	Recreation Avenue	Preventing access obstruction	Abandon proposals.
Sn-13	Roberts Road & Godden Road	Improving school time obstruction	Proceed to formal consultation as amended.
Sn-14	Rocfort Road	Establishing new parking area and preventing parking on the bridge	Proceed to formal consultation.
Sn-15	Saltings Road	Non-resident parking	Proceed to formal consultation as amended.
Sn-16	Sortmill Road	Allowing overnight parking	Proceed to formal consultation.



Sn-17 & 18	St Katherine's Lane	Improving school time parking and reducing obstruction for buses	Proceed to formal consultation.
Sn-19	Brook Lane	Preventing access obstruction	Proceed to formal consultation.

1.3.4 Again some proposals have been amended as a result of comments received and these are shown in **Annex 4**.

1.3.5 All of the consultation responses are available to be viewed at the meeting and redacted copies will be available on line with the minutes.

#### **1.4 Next steps**

1.4.1 Those areas that meet with the Board's approval will now be taken through the formal consultation process and objections reported back to a future meeting. In the meantime the focus of our work will turn to the following projects. Our rate of progress on each will, as always, depend on how extensive the solutions are at various locations.

#### **1.5 East Malling Local Parking Plan Review**

1.5.1 Though most of the changes and restrictions introduced in East Malling have settled in well, there are a few locations where there have been reports where parking issues remain, or where the changes associated with the parking review have led to a change in parking habits.

1.5.2 Following discussions with local Members, the locations where changes may be required are currently being assessed and informal consultation is soon to take place. The results of this consultation will be reported to the next appropriate JTB, hopefully in March.

#### **1.6 West Malling Local Parking Plan Review**

1.6.1 The West Malling Local Parking Plan Steering Group has identified the need to consult on the potential for new parking zones (areas) in Offham Road, Norman Road, and London Road (A20).

1.6.2 This is proving to be necessary as we strive to remove the long-stay parking from the short-stay High Street car park. Inevitably the process of discouraging long-stay parking in the High Street car park is going to displace cars into the residential streets in the town. Already some cars are being left all day in Offham Road and Norman Road and consideration needs to be given to restricting parking in these areas in favour of residents whilst acknowledging that some provision will have to be made for long-stay parking but in a managed way. Free structured parking is also now available in Water Lane and St Leonards Street for long-term use.

1.6.3 Some early **draft** options to refine the current residential parking areas were presented to the Steering Group a few weeks ago. The Group welcomed this approach and requested that residents of Offham Road and Norman Road be consulted on the potential for a permit parking scheme to control the balance of parking in favour of residents.

1.6.4 The Steering Group also requested that residents of London Road between 267 and 283 to be consulted about a potential new footway Permit Parking area.

## **1.7 Borough Green – Parking Reviews**

1.7.1 We are scheduled to revisit particular aspects of the Local Parking Plan for Borough Green with local members and consider any alterations to the existing parking regime at specific locations identified.

## **1.8 Hadlow**

1.8.1 Development of the Hadlow Local Parking Plan was put on hold over four years ago pending the Parish Council moving forward with a village redesign project. The Parish Council is now ready to consider options to address parking issues in various areas.

1.8.2 An assessment of the current parking restrictions and an overall review of the requests and aspirations of the Parish Council can be considered, in consultation with local Members, following Phase 7 and the other commitments listed above.

## **1.9 Legal Implications**

1.9.1 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.

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

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

## **1.11 Risk Assessment**

1.11.1 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.

1.11.2 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.

## 1.12 Equality Impact Assessment

1.12.1 See 'Screening for equality impacts' table at end of report

## 1.13 Recommendations

- 1) That the 'Recommendation' stated for each location within Annex 1 and Annex 3 **BE ENDORSED**.
- 2) That the endorsed proposals proceed to formal consultation, with any arising objections reported to the next meeting of this Board for consideration.

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: Andy Bracey  
Mike O'Brien

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>Screening for equality impacts:</b>		
<b>Question</b>	<b>Answer</b>	<b>Explanation of impacts</b>
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?		n/a

*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.*