

TONBRIDGE & MALLING BOROUGH COUNCIL

PLANNING and TRANSPORTATION ADVISORY BOARD

24 July 2006

Report of the Director of Planning & Transportation

Part 1- Public

Matters for Recommendation to Cabinet - Non-Key Decision

1 TONBRIDGE LOCAL PARKING PLAN

Summary

Since September 2005 there has been a phased implementation of the new and revised permit parking Zones approved by the Board through the Tonbridge Local Parking Plan. Zone P in the Hectorage Road Area was formally advertised on 21 April 2006 and it generated a number of objections. Subsequently Zone L in the Mill Lane area was advertised and it too prompted some local objections. To accord with Kent County Council traffic regulation order protocols, the Joint Transportation Board will consider how to respond to the objections at its next meeting. In parallel, the Planning and Transportation Advisory Board is invited to review the proposals for Zones P and L, assess the objections, consider a number of requests for amendments and to endorse the schemes, as adjusted, for implementation.

1.1 Introduction

- 1.1.1 As the Board will appreciate the implementation of the various phases of the Tonbridge Local Parking Plan is complex and includes a wide variety of measures designed to bring fair management and safety to the local parking patterns. Throughout this project the Council has sought to respond positively and in detail to representations made and this report is the latest stage in that process.
- 1.1.2 Protocols agreed with the highway authority after the end of the Kent Highways Partnership last year require proposals for Traffic Regulations Orders (TRO) to which objections have been received to be considered by the relevant Joint Transportation Board (JTB). The Board will recommend to the relevant Executive how the objections should be responded to. For the business reported in this paper, the relevant Executive is the Borough Council's Cabinet.
- 1.1.3 At the formal order stage for two of the proposed permit parking schemes in the Tonbridge Local Parking Plan objections have been received and these will be reported to the next meeting of the JTB. This paper provides an opportunity for

the Planning and Transportation Advisory Board to offer its advice to Cabinet in parallel with the views from the JTB.

1.2 Zone K – Dry Hill Area

1.2.1 On 21 June 2006 Cabinet endorsed the JTB's recommendation to amend the scheme as reported to and agreed by this Board on 22 May. All properties in the area have received a further newsletter and plan to show the revisions. All Objectors have been advised of the decision.

1.2.2 The revision of the Draft Order will be advertised as soon as amended documentation is complete and will be implemented unless there are objections raising new matters that have not already been considered.

1.3 Zone P – Hectorage Road Area

1.3.1 The Tonbridge Local Parking Plan revealed the particular problems for Zone P as being:

- Parking pressures generated by all-day parking by pupils of Weald of Kent Grammar School
- Unnecessary lengths of existing parking control where off-street parking was at a premium
- Parking pressures generated by office workers
- Maintaining access for the school bus at each end of the school day

1.3.2 To address these problems the following measures were adopted in the Parking Plan for Zone P:

- The introduction of a resident's preferential parking zone in Hectorage Road, Kings Road, Lodge Oak Lane, Mann Square and Tudeley Lane with waiting restricted Monday to Friday for non-permit holders between 10-11am and 3-5 pm.
- The introduction of double yellow lines to improve sight lines, access and junction protection including additional measures to protect the junction of Royal Rise with Royal Avenue.
- A reduction in the existing daytime restrictions on Saturdays to cover Monday to Friday only and convert this restriction to residents' bays where kerb line and road width permit
- The extension of the restriction at the school bus drop off point to cover afternoon pick up times

- 1.3.3 The proposals for this Zone were advertised on 21 April and the Notices were displayed in each road for a period of 21 days. All properties in the area received a hand delivered explanatory letter with an A4 plan of the proposals. Out of 534 registered properties in the area 57 letters and emails were received in response. At **Annex 1** is a table summarising the final objections together with letters of support from across Zone P. No objections have been received from the Emergency services or other Statutory Consultees.

1.4 Kings Road

- 1.4.1 A petition containing 86 signatures representing 58 properties in Kings Road and 3 in Mountfield Park was received objecting to the proposal for Kings Road. A further 12 separate letters of objection were received from residents of Kings Road. Residents have made it quite clear they do not want to be included in the zone for a number of individual reasons. The main message was that there has not been a problem created by all day parking in the road therefore the proposal is unnecessary.

1.5 Miscellaneous Concerns

- 1.5.1 Objections were received from St Stephen's Primary School and Hillview School relating to concerns as to how the afternoon time restriction would affect the few parents who pick up their children by car.
- 1.5.2 Weald of Kent School would like the proposals postponed until such time as their travel plan and planned extension to the school car park are completed to accommodate displaced parking in Tudeley Lane
- 1.5.3 Happy Faces Nursery School have no allocated off-street parking and are concerned about the cost of business permits and the effect the scheme would have on staff and parent parking.

1.6 General Objections

- 1.6.1 Some residents felt that there are currently more parking spaces available for use by residents than needed and there is no need to regulate with a scheme. Other objections relate to:
- Not enough spaces
 - Bays in wrong place
 - Objections to paying for a permit
 - Want to park across driveway/in turning area
 - Detrimental to school travel arrangements
 - Lack of consultation

1.7 Amendments Proposed for Zone P

1.7.1 Having carefully considered these representations it is considered that many of the objections can be satisfied by the following amendments to the scheme:

- A review of the position of proposed bays in Tudeley Lane, Hectorage Road and Lodge Oak Lane
- Amended bays to include limited waiting outside Post Office and Shop
- The exclusion of Kings Road from the scheme except for the extended restrictions to assist the school buses at the end of the school day.
- A reduction in the permit exemption parking restrictions to one hour in the morning only

Residents have been advised that Zone P is on hold pending decision in September.

1.8 Zone L – Mill Crescent Area

1.8.1 Following the advertisement of the agreed scheme 3 Objections were received from residents of Mill Crescent. Their objections relate to:

- loss of parking spaces
- inconvenience of not being able to park close to property
- lack of consistency of scheme
- number of vehicles more than parking spaces
- lack of consultation
- Mill Crescent (off road area) not included and should be

1.8.2 The majority of residents from Kendal Drive would like to withdraw from the scheme as they no longer consider they have a parking problem. This can be readily accommodated without adversely affecting the overall aims of the parking plan.

1.8.3 This Zone can proceed and work without introducing changes in Mill Crescent and Kendal Drive. The contractor has programmed to commence work at the end of July and the Objections can be considered by the Joint Transportation Board and Cabinet in September.

1.8.4 Only 3 objections have been received from the 65 properties in Mill Lane and Mill Crescent. It is important that we have a clear and concise understanding of the current scale of the problem in these roads and we will be writing to each

resident to establish this. The results of this further detailed consultation will be reported to Cabinet and the JTB in September for members' consideration.

- 1.8.5 The objectors have been advised that Mill Lane and Mill Crescent have been postponed until Members have had the opportunity to consider the matter further in the light of additional consultation with all the residents.

1.9 Zone M – Baltic Road Area, Update

- 1.9.1 This Zone was advertised on 7 July and we are currently awaiting responses to these proposals.

- 1.9.2 Any unresolved objections will be referred for the consideration by the JTB and Cabinet in September.

1.10 Next Steps

- 1.10.1 Procedurally the recommendations from this report would normally go to Cabinet via the JTB in September. However in September Cabinet falls in the week prior to the JTB. Rather than wait until the following meeting of Cabinet in November the recommendations from this Advisory Board will go to the September Cabinet meeting with a decision sought based on the views of this Board subject to any further recommendations from the JTB the following week.

1.11 Legal Implications

- 1.11.1 None directly since this is a matter for decision by the Cabinet based on recommendation from the JTB.

1.12 Financial and Value for Money Considerations

- 1.12.1 There is a requirement to re-advertise details of any roads where additions to the original amendments are approved. The cost of re-advertising the amendments to each scheme is estimated at £600 for which there is current budget provision within the Capital Plan.

1.13 Risk Assessment

- 1.13.1 The proposals represent good highway safety practice and should be implemented but with the amendments that have arisen following consideration of representations made. The option to defer any permit scheme represents the lower risk approach, continuing with what currently takes place.
- 1.13.2 A significant number of local people did lend support to the proposed RPP and will be surprised if it does not proceed at this time. However the objections made are of a nature that need to be considered particularly bearing in mind the efforts made to date to secure local support and understanding for the various and wide ranging elements of the Parking Plan.

1.14 Recommendations

1.14.1 With the inclusion of the amendments to the draft Orders described in this report the Cabinet is **RECOMMENDED TO APPROVE** implementation of the proposals for Zones L and P of the Tonbridge Local Parking Plan.

1.14.2 Any additional recommended amendments arising from the Joint Transportation Board **BE AGREED** by the Cabinet Member for Planning & Transportation in consultation with local Members.

1.14.3 That objectors **BE ADVISED** accordingly.

Background papers:

File - Zone P Objections and Comments

File - Zone L Objections and Comments

contact: Karole Reynolds

File ref: P3/Zone K

P3/Zone L

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