

TONBRIDGE & MALLING BOROUGH COUNCIL

JOINT TRANSPORTATION BOARD

28 September 2015

Report of the Director of Street Scene, Leisure and Technical Services

Part 1- Public

**Matters For Decision 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 work in progress in relation to Phase 8 of the Parking Action Plan.

1.1 Background

- 1.1.1 The Borough Council has adopted a phased approach to the introduction and modification of parking management within the Borough. Areas within the Borough that have been highlighted by residents, Parish Councils, businesses and local Members as having parking issues are added throughout the year to a parking action plan which allows a systematic and measured approach to the investigation and delivery of any parking restrictions.
- 1.1.2 In considering the review of parking restrictions careful consideration is given to highway legislation, statutory requirements for consultation and the views of residents. The process follows a standardised approach which has served us well in recent years:-
- initial proposals circulated to local Members
 - informal consultation with residents
 - report to Joint Transportation Board on responses
 - formal consultation
 - report to Joint Transportation Board on unresolved issues
- 1.1.3 The Parking Team has recently undergone significant reorganisation following the retirement of the Parking Manager and Chief Engineer. The Parking Team is now located in Technical Services working within the Leisure, Street Scene and Technical Services directorate.
- 1.1.4 Andy Bracey has joined us as the new Parking Manager reporting to Andy Edwards the Head of Technical Services.

1.1.5 In addition the Parking Team has been moved from Tonbridge Castle to the offices at Kings Hill. This has allowed us to more flexibly manage the deployment of staff used to carry out effective enforcement.

1.2 Introduction

1.2.1 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.

1.2.2 In some locations where the parking issues are more complex, we will need to adopt a more in-depth and focussed review of parking. Experience shows that these areas do take longer to progress than those sites with the more straight forward issues.

1.2.3 In the Parking Action Plan report to the March 2015 meeting of this Board a number of locations were identified for inclusion within Phase 8 of the Parking Action Plan. Some of these areas were identified as being better suited for a more in-depth review of the parking.

1.2.4 Since that report we have had the opportunity to look at the issues arising at each of the locations previously identified and where appropriate we have drawn up initial proposals to take forward for informal consultation.

1.2.5 From an initial list of over 90 locations, the following list of 72 locations were considered appropriate to progress and take forward proposals;

Ref	Town	Ward	Location
1	Addington	Downs & Mereworth	Mill House Lane
2	Aylesford	Aylesford North & Walderslade	Rochester Road (o/s No.29)
3	Aylesford	Aylesford South	Hall Road and The Avenue
4	Aylesford		The Hawthorns and The Avenue
5	Aylesford (Blue Bell Hill)	Aylesford North & Walderslade	Maidstone Road
6	Aylesford (Blue Bell Hill)		Old Chatham Road (access to industrial estate)
7	Aylesford (Blue Bell Hill)		Robin Hood Lane
8	Aylesford (Walderslade)		Tunbury Avenue
9	Borough Green	Borough Green & Long Mill	A227 Western Road
10	Borough Green		Fairfield Road
11	Borough Green		Fairfield Road 2
12	Borough Green		Griggs Way
13	Borough Green		High Street
14	Borough Green		Quarry Hill Road

Ref	Town	Ward	Location
15	Borough Green		Quarry Hill Road and Rock Road
16	Borough Green		Station Road
17	Borough Green		The Close
18	Borough Green		Borough Green Road
19	East Malling	East Malling	Twisden Road
20	East Peckham	Hadlow & East Peckham	Chidley Cross Road, Pound Lane and Church Lane
21	Larkfield	Larkfield North	Lunsford Lane (south of Leybourne Way)
22	Larkfield	Larkfield South	Briar Close
23	Larkfield		Kingfisher Road and Heron Road
24	Larkfield		Kingfisher Road, Swallow Road and Woodpecker Road
39	Larkfield		Lunsford Lane (verge)
25	Larkfield		Martin Square
26	Larkfield		Willow Road and Lunsford Lane
27	Leybourne	West Malling & Leybourne	Baywell
28	Mereworth	Downs & Mereworth	Butcher's Lane (Herne Pound)
29	Platt	Borough Green & Long Mill	A25 Maidstone Road and Grange Road
30	Platt		Grange Road and Long Mill Lane
31	Platt		Wrotham Heath
32	Ryarsh	Downs & Mereworth	A20 London Road South side
33	Snodland	Snodland East & Ham Hill	Cantium Place
34	Snodland		High Street and May Street
35	Snodland	Snodland West & Holborough Lakes	Birling Road (between Roberts Road and Recreation Avenue)
36	Snodland		Charles Close
37	Tonbridge	Cage Green	Howard Drive and Norwich Avenue
38	Tonbridge		Salisbury Close and Salisbury Road
39	Tonbridge	Castle	Ashburnham Road
40	Tonbridge		Chiltern Way & Yardley Park Road
41	Tonbridge		The Haydens & Haydens Mews
42	Tonbridge		Welland Road
43	Tonbridge	Higham	Hunt Road
44	Tonbridge		Martin Hardie Way
45	Tonbridge	Judd	Area D permit re-zoning
46	Tonbridge		Avebury Avenue (western end)
47	Tonbridge		Avebury Avenue and River Lawn Road
48	Tonbridge		Barden Park Road and Nelson Avenue
49	Tonbridge		Barden Road - near Norfolk Road
50	Tonbridge		Barden Road - near Northcote Road
51	Tonbridge		Cromer Street
52	Tonbridge		Holford Street and Danvers Road
53	Tonbridge		Lower Hayesden Lane (Country Park entrance)
54	Tonbridge		Nelson Avenue

Ref	Town	Ward	Location	
55	Tonbridge	Medway	Angel Lane	
56	Tonbridge		Church Street	
57	Tonbridge		East Street	
58	Tonbridge		Lodge Oak Lane	
59	Tonbridge		Medway Wharf Road	
60	Tonbridge		Mill Lane and Mill Crescent	
61	Tonbridge		Mitre Court	
62	Tonbridge		Royal Avenue	
63	Tonbridge		Vale Rise	
64	Tonbridge		Whitefriars Wharf	
65	Tonbridge		Trench	Medina Road
66	Tonbridge		Vauxhall	Deakin Leas
67	Tonbridge			Hilltop and Treetops
68	Tonbridge			The Drive
69	West Malling	West Malling & Leybourne	Offham Road (Parking Review area)	
70	Wrotham	Wrotham, Ightham & Stansted	High Street	
71	Wrotham		Kemsing Road and Randall Hill Road	
72	Wrotham		St Marys Road	

1.2.6. Proposals for each of the areas, along with a summary which includes the origin of the request and the issues involved are attached in Annex 1.

1.3 Areas and locations not included

1.3.1 During the analysis of the areas, there were several locations where we have recommended that no further action is taken, or where the proposals should be delayed or form part of a separate review. A summary of those locations follows;

Town	Location	Action
East Malling	Reeves Court and Garner Drive	No further action as no problem observed and no further reports.
Hadlow	Twyford Road	No action, as new restrictions would make the parking situation worse and the resident was advised they could consider creating their own off-street facility.
Hildenborough	B245 Parking opposite café and relocation of bus stop	Undertake to a separate review of
Hildenborough	Church Lane / Riding Lane junction	
Hildenborough	Church Road	
Hildenborough	Lower Street	

Hildenborough	Lower Street and Rings Hill	
Hildenborough	Mount Pleasant / Riding Lane junction	
Hildenborough	Noble Tree Road	
Hildenborough	Philpots Lane	
Hildenborough	Woodview Crescent / Brookmead	
Kings Hill	Discovery Drive (School Keep Clear)	Undertake to a separate review of Kings Hill
Kings Hill	Francis Lane	
Kings Hill	Hazen Road & Woodford Grove	
Tonbridge	Turner Road	Disabled bay removal was requested, but is still required.
Tonbridge	College Avenue	Already progressed in Phase 7
Tonbridge	Scott Road	No longer required due to redevelopment
Tonbridge	Botany	Deferred, pending outcome of Tonbridge High Street scheme
Tonbridge	Priory Road (disabled bay)	Disabled bay removal was requested, but is still required.
West Malling	Norman Road (Parking Review area)	Informal consultation on proposals already undertaken

- 1.3.2 It was apparent that the parking issues in Hildenborough and Kings Hill would be better managed as part of discrete parking reviews which would follow a separate timescale. These areas are discussed later in this report.
- 1.3.3 For one location, The Botany, Tonbridge the proposal is to delay a review of the site until the High Street works are complete. This area is going to be subject to significant changes and the issues raised may well be covered or resolved by the improvements.

2 INFORMAL CONSULTATION

- 2.1.1 Subject to Member comment at the Board it is proposed that the 72 sites and associated proposals should now be taken forward to informal consultation. This will involve local residents in discussions about the proposals so we are able to shape the design to reflect their comments prior to a statutory consultation process later this year.
- 2.1.2 These proposals will join the parking proposals for West Malling that have already been agreed after informal consultation through the West Malling Parking Review Steering Group.
- 2.1.3 Royal Avenue (Vauxhall Ward, Tonbridge) has already been through informal consultation as part of Phase 7 but due to complications it will be re-included as part of Phase 8.
- 2.1.4 The responses to the informal consultation will be reported to the November 2015 meeting of this Board, prior to formal consultation.

3 AREAS TO BE CONSIDERED FOR SEPARATE PARKING REVIEWS

3.1 Hildenborough

- 3.1.1 Along with the locations that had been suggested for investigation in Hildenborough, the Parish Council has received a petition from residents (see letter from Parish Council at Annex 2), requesting a permit parking scheme be considered for the Mount Pleasant and Half Moon Lane area.
- 3.1.2 The petition was signed by 36 members of the public, representing 23 separate properties across the following roads;
- 18 properties in Mount Pleasant
 - 2 properties in Half Moon Lane
 - 1 property in Riding Lane
 - 1 property in Church Road
 - 1 property in Greenview Crescent
- 3.1.3 Following the receipt of the petition, an initial assessment of the requested area was carried out, and it was evident that a permit parking scheme may not have the desired effect as it was likely to restrict parking further than that already available. The Borough Council's response is included at Annex 3.
- 3.1.4 Taking into account the petition and the requests for other interventions at other locations, it is felt appropriate to take parking in Hildenborough forward as a separate parking review.

3.2 Kings Hill

- 3.2.1 The parking issues to be investigated in Kings Hill are tied-in with the continued development of the Kings Hill estate, and the associated adoption of the roads by Kent County Council.
- 3.2.2 Some of the parking issues relate to the principles of the design, and introducing restrictions to some areas may have knock-on effects to other areas that may remain private, or may be offered for adoption in the future.
- 3.2.3 We have had a number of cases where Kent County Council has adopted roads that have significant parking issues. When this happens the responsibility for resolving the issues falls generally to the Borough Council.
- 3.2.4 With these issues in mind the Borough Council is in liaison with Kent County Council and Liberty Property Trust (who manage the un-adopted roads on the estate) regarding the development of appropriate protocols for existing adopted roads, roads that are to be offered for adoption, roads that remain private and roads that have yet to be constructed.

- 3.2.5 Once the protocols have been developed we can then consider a review of the parking issues on the adopted roads in Kings Hill, and an ongoing process for considering new road designs and areas offered for adoption.

3.3 Hadlow

- 3.3.1 We are continuing to monitor the parking in Hadlow High Street with a view to developing some options to facilitate the turnover of the short-stay parking.
- 3.3.2 We will be meeting with local Members and the Parish Council early in the 2016 to agree the extent of the review and to explore the options available for the areas of concerns that are identified.

4 FUTURE ITERATIONS OF THE PARKING ACTION PLAN

- 4.1.1 The Parking Action Plan has developed over time as part of an iterative process, and will be continuing into Phase 9.
- 4.1.2 A list of locations for Phase 9 has not yet been compiled, but will be presented to the Board at a later date, where the future scope of the Parking Action Plan will also be discussed.

5 OTHER ISSUES

5.1 Legal Implications

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

5.2 Financial and Value for Money Considerations

- 5.2.1 Funding to implement works associated with the parking action plan is provided within existing approved Borough Council Budgets.

5.3 Risk Assessment

- 5.3.1 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 and 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.
- 5.3.2 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 or the Council's commitment to deal appropriately with identified safety concerns.

5.4 Equality Impact Assessment

5.4.1 The decisions recommended through this paper have a remote or low relevance to the substance of the Equality Act. There is no perceived impact on end users.

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

6 RECOMMENDATIONS

6.1.1 It is RECOMMENDED to Cabinet that:-

- i) the way forward outlined in the report with regard to Phase 8 of the Parking Action Plan be agreed
- ii) separate parking reviews for Hildenborough and Kings Hill be progressed

Background papers:

contact: Andy Bracey
Parking Manager

Annex 1 - Summary sheets and plans (for each location for consultation)

Annex 2 - Hildenborough petition

Annex 3 - Response to petition

Robert Styles

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