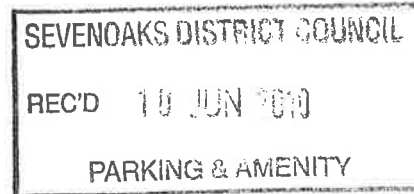


email: 

10th June 2010

Andy Bracey
Community and Planning Services
Sevenoaks District Council
Argyle Road
Sevenoaks
Kent TN13 1GN



Dear Mr Bracey

Proposed parking changes in Plymouth Drive: Your ref T/2009-Amend12-Inf

This letter is in response to yours of 19th May regarding proposed changes to the parking bays in Plymouth Drive.

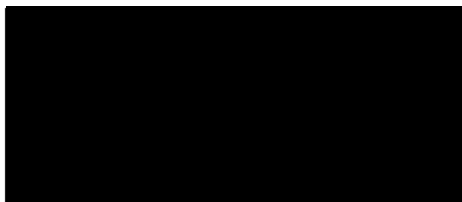
We find it difficult to understand the logic of compensating for the loss of two parking spaces outside 1 Plymouth Drive with four new spaces, leaving only a short gap in the bays opposite Warren Court.

- If this latter area has always been considered suitable for parking, why was it not so designated when the Plymouth Drive parking scheme was introduced some years ago? This would have been beneficial to both public amenity and Sevenoaks District Council parking income.
- If it was not considered suitable for parking (for example, on safety grounds) why has its suitability changed?

In our opinion, you cannot safely reduce the passing space in this upper section of Plymouth Drive, given that there is a junction with Warren Court and traffic going both up the hill and swinging round the corner from Seal Hollow Road. This is also a popular turning space for motorists, and to make matters worse there is significant pedestrian traffic generated by the school, playgroup, nursery and sports facilities at the bottom of Plymouth Drive.

Both traffic flow and safety would be seriously compromised by this proposal and we would urge that it be rejected.

Yours faithfully



*Acknowledged by phone 10/6/10
AES*

Bracey, Andy

From: Hawkins, Janet
Sent: 14 June 2010 07:38
To: Bracey, Andy
Subject: FW: Plymouth Drive parking

From: [REDACTED]
Posted At: 11 June 2010 11:52
Posted To: Parking & Amenity (parkingandamenity@sevenoaks.gov.uk)
Conversation: Plymouth Drive parking
Subject: Fw: Plymouth Drive parking

----- Original Message -----

From: [REDACTED]
To: transportation@sevenoaks.gov.uk
Sent: Thursday, June 10, 2010 10:28 PM
Subject: Plymouth Drive parking

Dear Sir,

There was much consultation on the present system of parking in this area and the present parking places are heavily used. The requested change would cause unnecessary inconvenience and the old problem would recur. Presumably, this change has been requested by the developer who wanted to build there but these plans have already been turned down and will be again now that Gardens are no longer considered as brown sites for developers.

As house owners in this area, we are grateful that this new plan has been brought to our notice but it is surprising how little time has been allotted on each occasion for responses before the closing date!

Yours faithfully,

[REDACTED]

Bracey, Andy

From: Hawkins, Janet
Sent: 14 June 2010 07:38
To: Bracey, Andy
Subject: FW: Proposed parking / Plymouth Drive Sevenoaks

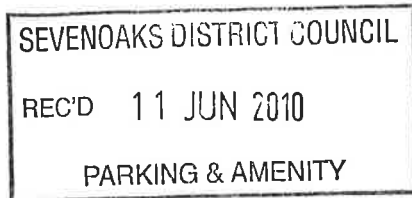
From: [REDACTED]
Posted At: 11 June 2010 14:28
Posted To: Parking & Amenity (parkingandamenity@sevenoaks.gov.uk)
Conversation: Proposed parking / Plymouth Drive Sevenoaks
Subject: Proposed parking / Plymouth Drive Sevenoaks

The present arrangements allow traffic flow in this road, offering vehicles the opportunity to slip into spaces created by double yellow lines when passing in opposite directions. This is favourable when lorries are delivering and when the traffic is particularly busy at school times. It is also vital on Sundays in the rugby season.

I can see no reason to reduce the road width opposite number 3 Plymouth Drive, especially as it is proposed to make access easier to the drive of the neighbouring property by adding double yellow lines opposite on the north side of the road.

It does seem reasonable to increase the number of parking bays opposite "Bydand" by one space as this would not impair access to Warren Court.

[REDACTED]



11th June 2010

Dear Mr Bracey

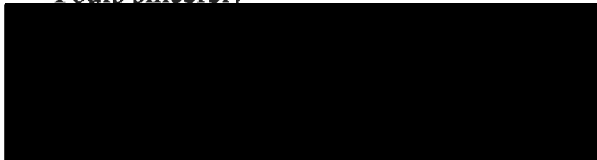
Proposed parking changes in Plymouth Drive: Your ref T/2009-Amend12-Inf

Thank you for your letter detailing your proposed changes to the parking in Plymouth Drive.

We feel that the planned replacement of the two lost car parking spaces with four spaces opposite the Warren Court exit may well cause problems. At present we are able to use the space as a pull-in to let large vehicles (of which there seems to be an increasing number) coming up the hill at peak exit times ie school leaving, office and shop workers leaving, rugby club busy times, etc. You cannot see clearly when you turn into Plymouth Drive at the top and there is not much room there anyway without blocking Seal Hollow Road and the current double yellow lines opposite Warren Court have proved useful to eastbound traffic on more than one occasion. Traffic coming up does not always hug the kerb on the left hand side and has a right of way in any event.

We ask that you do not approve these changes without a site visit at a peak exit time to see the potential hazards.

Yours sincerely



PS We are also of the opinion that the change in weight distribution of vehicles using Plymouth Drive have contributed to the serious deterioration in the condition of the road surface and would appreciate your comments on this. Cars and bicycles frequently swerve to avoid the potholes.

Mr A Bracey
Community and Planning Services
Sevenoaks District Council
Argyle Road
Sevenoaks
Kent TN13 1GN

If you wish to comment on the proposals, please return this completed form by 12th June 2010.

To:
 TRO 2009 Amendment 12 - informal
 The Parking & Amenity Team
 Sevenoaks District Council
 Argyle Road
 Sevenoaks
 Kent
 TN13 1HG

Informal consultation response

| | |
|---------------|--|
| Name: | |
| Address | |
| Phone number: | |
| Email: | |

I am / am not (delete where applicable) in favour of the proposed changes to the parking restrictions on Plymouth Drive, Sevenoaks.

*It should be noted that this informal consultation relates **only** to the proposed parking change and is independent from any planning application. Any comments relating to the proposed development should be made via the District Council's Planning Department.*

| Comments |
|---|
| <p>We are not in favour of these proposed changes to the parking for the following reasons:</p> <p>a) This proposal will no longer provide a passing place for all vehicles.</p> <p>b) Two passing entrances seem to be quite excessive.</p> |

| | |
|--|------------------------|
| Signed: [Redacted] | Dated: 17th June, 2010 |
|--|------------------------|

If you wish to comment on the proposals, please return this completed form by 12th June 2010.

To:
 TRO 2009 Amendment 12 - informal
 The Parking & Amenity Team
 Sevenoaks District Council
 Argyle Road
 Sevenoaks
 Kent
 TN13 1HG

Informal consultation response

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|---------------|--|
| Name: | |
| Address | |
| Phone number: | |
| Email: | |

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| Comments |
|--|
| <p>Presently, when cars come down Plymouth Drive, they tend to be on the right of the road, to avoid the risk of hitting an opened door of one of the cars parked uphill from Warren Court. The gap between the current parking bays allows them space and time to pull back over to their left hand side if a car is emerging from Warren Court, or coming uphill. To avoid potential collisions the residents of Warren Court consider that retention of the gap is a useful contribution to road safety..</p> |

| | | | |
|---------|--|--------|-------------|
| Signed: | | Dated: | 6 JUNE 2010 |
|---------|--|--------|-------------|

ACK 7/6/10

If you wish to comment on the proposals, please return this completed form by 12th June 2010.

To:
 TRO 2009 Amendment 12 - informal
 The Parking & Amenity Team
 Sevenoaks District Council
 Argyle Road
 Sevenoaks
 Kent
 TN13 1HG

Informal consultation response

| | |
|---------------|------------|
| Name: | [Redacted] |
| Address | [Redacted] |
| Phone number: | |
| Email: | |

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| | | | |
|---------|------------|--------|---------|
| Signed: | [Redacted] | Dated: | 5.6.10. |
|---------|------------|--------|---------|

ACK 7/6/10

If you wish to comment on the proposals, please return this completed form by 12th June 2010.

To:
 TRO 2009 Amendment 12 - informal
 The Parking & Amenity Team
 Sevenoaks District Council
 Argyle Road
 Sevenoaks
 Kent
 TN13 1HG

Informal consultation response

| | |
|--------------|------------|
| Name: | [Redacted] |
| Address | [Redacted] |
| Phone number | [Redacted] |
| Email: | [Redacted] |

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| | | | |
|---------|------------|--------|----------|
| Signed: | [Redacted] | Dated: | 6/6/2010 |
|---------|------------|--------|----------|

ack 7/6/10

Mr Andy Bracey
Senior Engineer, Traffic and Parking
Sevenoaks District Council
Argyle Road
Sevenoaks
TN13 1GN

9 June 2010

Dear Mr Bracey,

Your reference T/2009-Amend12-Inf – Plymouth Drive

Further to your letter of 19 May, I understand that the proposal relates to a new Planning Application by the owners of 1 Plymouth Drive, and not to SE/09/02880/FUL which was refused.

I further understand from a neighbour that the owners of 1 Plymouth Drive have offered to make SDC whole were their new Planning Application to be successful.

Firstly, you are the experts as regards the legality and safety of having parking so close to the junction with Warren Court, however I hope you are aware how often this junction is used by drivers of cars and lorries to execute 3-point turns and go back up Plymouth Drive. To me, it looks unsafe to have parking this close to the junction.

Secondly, if it is legal and safe to have such parking spaces, then they surely could (and should, to maximise SDC income and provide amenity to users of the town) be provided anyhow – irrespective of whether other spaces are lost due to a new access to 1 Plymouth Drive. The existing spaces in Plymouth Drive are, as your statistics no doubt show and your parking officers will confirm, very well utilised indeed – close to 100%, from my observation, largely by full-day parkers at least Monday to Friday.

Thirdly, if the Planning Application in question is successful, then I believe the owners of 1 Plymouth Drive should not only meet the cost of the works necessary to alter the pavement, road markings etc outside their property, but also compensate SDC for the indefinite loss of income on the two spaces that will be lost. Adrian Rowbotham in your Finance Department told me that he believed you do not, however, normally charge homeowners in respect of this cost? As a ratepayer, I would find that shocking; common sense and a simple calculation show that this cost is **way** higher than the cost of the required roadworks. Taking the conservative assumptions that:

- Monday-Friday these bays would be let at the £2.20 daily rate
- Saturday they would be let just 75% of the time, at the £1.00 2-hourly rate
- growth rate in parking tariff 3% pa
- discount rate 10% (Adrian Rowbotham kindly confirmed that he found this an appropriate discount rate)

then the annual loss of revenue would be £1,850, and the Net Present Value of this loss of income in perpetuity is over £25,000 (see attached calculation).

Please do not hesitate to contact me if you require any clarification of the above.

Yours faithfully,

cc Adrian Rowbotham

Acknowledged 10/6/10

If you wish to comment on the proposals, please return this completed form by 12th June 2010.

To:
TRO 2009 Amendment 12 - informal
The Parking & Amenity Team
Sevenoaks District Council
Argyle Road
Sevenoaks
Kent
TN13 1HG

| |
|----------------------------|
| SEVENOAKS DISTRICT COUNCIL |
| REC'D 11 JUN 2010 |
| PARKING & AMENITY |

Informal consultation response

| | |
|---------------|--|
| Name: | |
| Address | |
| Phone number: | |
| Email: | |

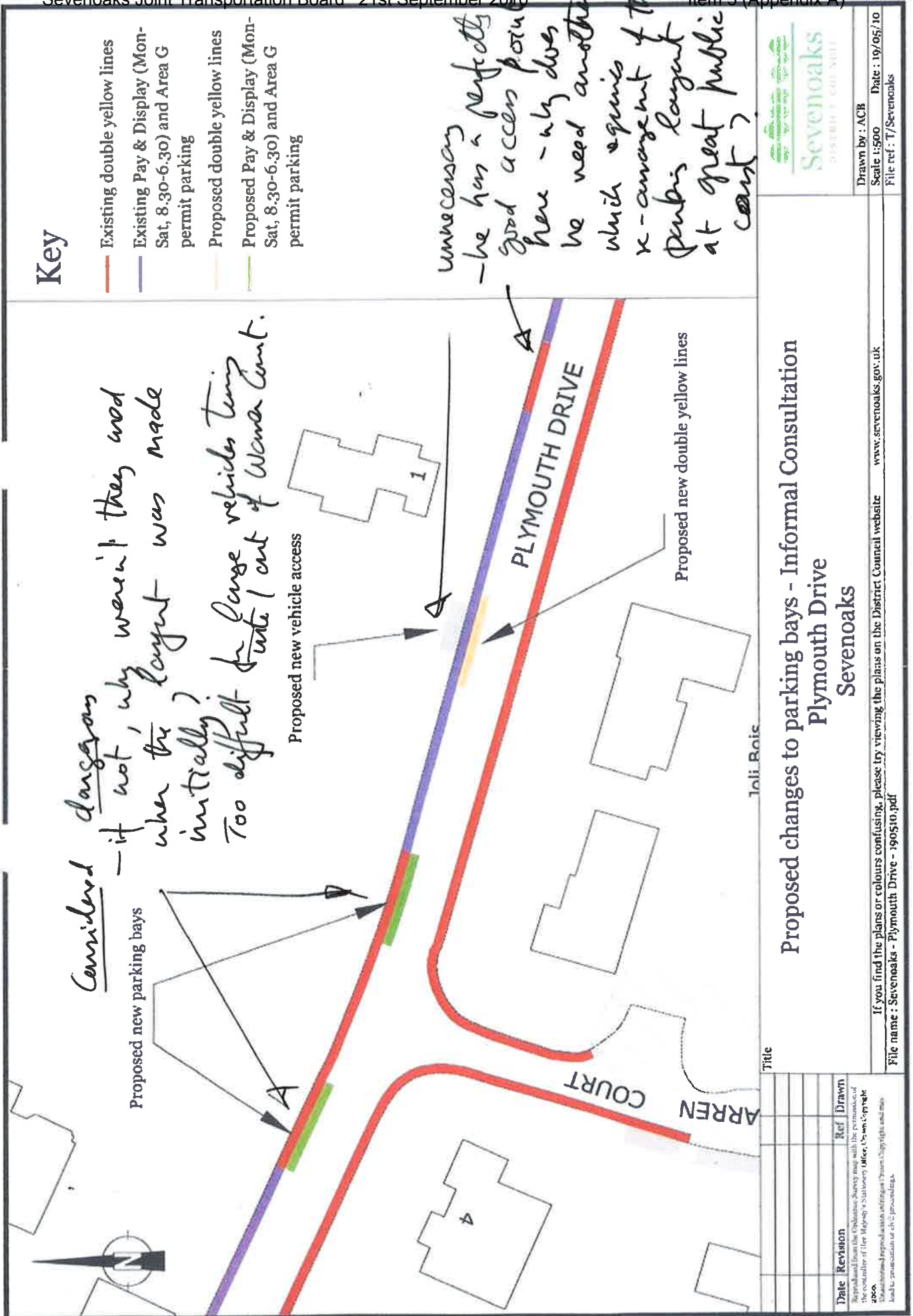
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*It should be noted that this informal consultation relates **only** to the proposed parking change and is independent from any planning application. Any comments relating to the proposed development should be made via the District Council's Planning Department.*

| |
|---|
| Comments |
| <p>I object; this is a most irregular procedure. This <u>IS NOT</u> "independent from any planning application". It revolves around the owner of 1 Plymouth Drive's desire for a new entrance - see your opening paragraph. A previous application for this new entrance was REFUSED. A new application has not yet been made public.</p> |

| | | | |
|---------|--|--------|--------------|
| Signed: | | Dated: | 10 June 2010 |
|---------|--|--------|--------------|

It suggests that you are only undertaking a public consultation on the basis of ~~an~~ a not-yet-published application being granted. There is no other reason to change the parking layout. This is hypothetical and a complete waste of public money.



| | |
|--|----------------------------------|
| | |
| Drawn by : ACB Scale 1:500 Date : 19/05/10 File ref: T/Sevenoaks | |
| Proposed changes to parking bays - Informal Consultation Plymouth Drive Sevenoaks | |
| Title: Proposed changes to parking bays - Informal Consultation Plymouth Drive Sevenoaks | |
| If you find the plans or colours confusing, please try viewing the plans on the District Council website www.sevenoaks.gov.uk | |
| File name : Sevenoaks - Plymouth Drive - 190510.pdf | |
| Date Revision Ref Drawn | Date Revision Ref Drawn |
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