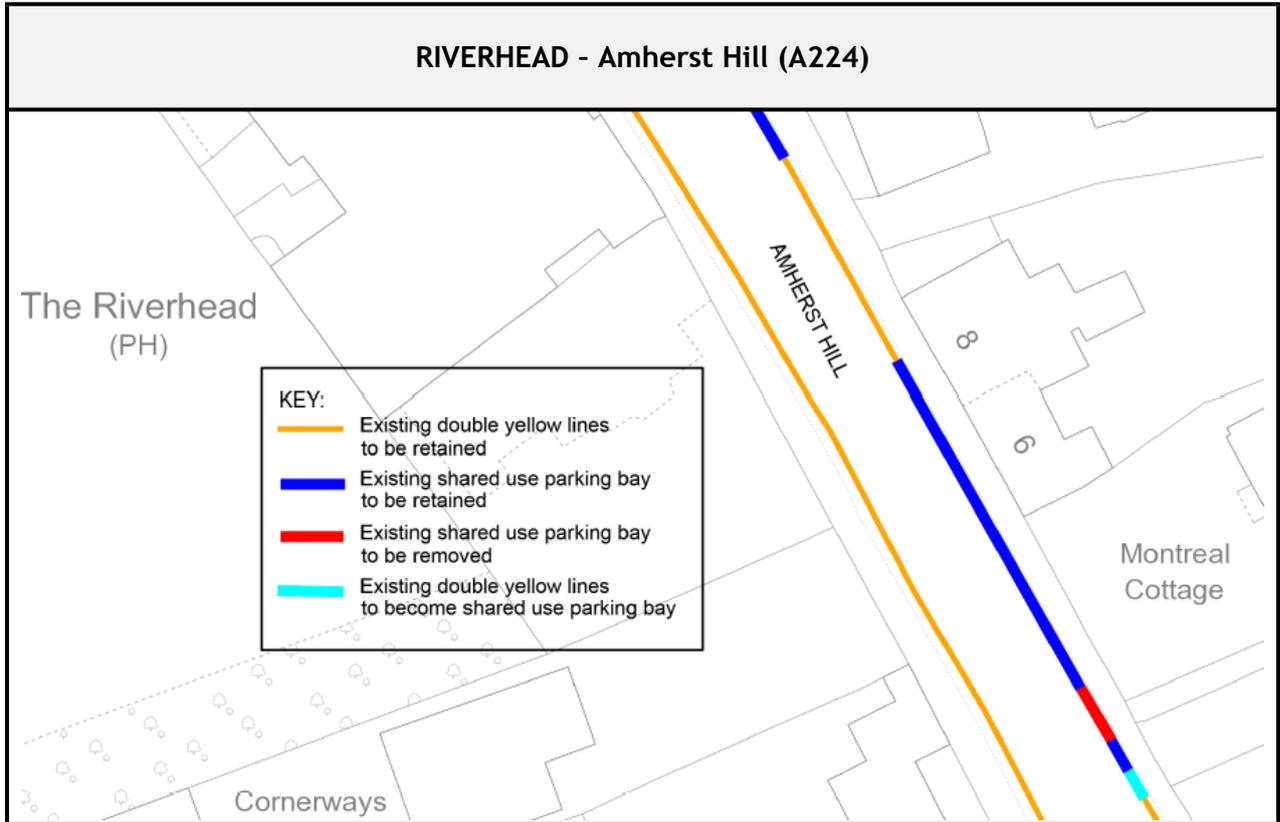


APPENDIX 8 - FOR DECISION
RIVERHEAD - AMHERST HILL (A224) - PARKING PROPOSAL
 Description and plan of parking proposal, and Officers' comments



LOCATION	PROPOSED CHANGES
Northeast side, outside Montreal Cottage	Minor changes to double yellow lines and parking bay for new vehicle access.

OBJECTIONS/COMMENTS RECEIVED	
1	<p>Sevenoaks Day Nursery and Pre- School is located on Amherst Hill which comprises a mix of double yellow lines and controlled parking bays. The limited on- site parking at the nursery is for staff use only. The parking bays on Amherst Hill are crucial for the continued operation of the nursery as they enable parents to drop off and pick up their children safely. In addition the quick turnaround of parents doing this avoids congestion on Amherst Hill.</p> <p>The application to remove a short section of shared use parking bay to accommodate a new vehicle access on to the highway and the replacement of a short section of double yellow line restrictions with shared use parking bay would appear to lead to an overall loss of parking in the area. This will compromise the safety of both parents and children in an area where on street parking is already in short supply.</p> <p>The use of the public car park on the opposite side of the road and closer to the busy junction with the A25 London Road, is not appropriate for use by parents and children. It is therefore our wish for the council to replace, as a minimum, the same number of shared use parking bays which are lost (as a result of the new vehicle access) on the same side of the road as the nursery, so the latter are in no worse position than they currently are.</p>

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2	I support the application for the following reasons: - The existing bay to be removed in the Order is set directly outside a lawful access, which has been used historically and is used currently for vehicular access; - Outside the Cottage entrance, the Order proposes removing a bay, retaining another and providing a replacement for that which would be lost. In effect, parking would be improved under the proposal as the total space for parking would be maintained and the residents at Montreal Cottage would no longer use the parking bay as they will be able to park off-road - Consideration should be given to the north end of the retained bay immediately to the south of the entrance to the drive. When exiting Montreal Cottage by car, the maintained bay will need to be far enough south of the entrance to ensure visibility is not harmed
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OFFICERS' COMMENTS/RECOMMENDATION

COMMENTS:

Montreal Cottage has planning permission and Kent County Council approval in principle for a new vehicular access on to the public highway. The proposed changes are required to create a small break in the shared use parking bay that crosses the point where this new access joins the public highway.

Generally speaking, there should be little or no overall loss of parking capacity, as much of kerbside space lost for the crossover will be recovered by extending the bay and reducing the adjacent double yellow line at the south eastern end. The new access will also enable the occupiers of the property to park their vehicle(s) off-street, rather than taking up parking spaces in the parking bay.

RECOMMENDATION:

It is recommended that the objection be set aside, and the proposal be implemented, as drawn.