

## SEVENOAKS JOINT TRANSPORTATION BOARD – 14 SEPTEMBER 2011

### PROPOSED PARKING RESTRICTIONS IN OTFORD (PART 2)

Report of the: Community and Planning Services Director

Status: For decision

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**Executive Summary:** This report requests that Members approve the introduction of a traffic regulation order to introduce new parking restrictions in the Bubblestone Road, The Old Walk and The Butts areas of Otford.

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**This report supports the Key Aim** of safer communities and the effective and efficient use of resources.

**Portfolio Holder** Cllr. Hunter

**Head of Service** Head of Environmental and Operational Services – Mr. Richard Wilson

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**Recommendation:** It be RESOLVED that

The comments and objections to the changes in the on-street parking Traffic Regulation Order 2009 Amendment 22 be noted and the officer recommendations set out within this report be approved for implementation.

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#### History

1. For a number of years the District Council has received comments from residents and local elected members regarding concerns over all-day parking in the Tudor Drive and Well Road areas of Otford.
2. The concerns mainly relate to difficulties associated with parking near to driveways and worries about emergency and large vehicle access along the road.
3. Residents also commented that the situation had worsened since the introduction of charges in the Southeastern car park at Otford Station and that the car park was rarely used to capacity.
4. The District Council promoted new parking restrictions to control commuter parking in these roads and these were approved at the March 2011 meeting of the Sevenoaks Joint Transportation Board and have recently been implemented.

5. As part of the consultations associated with that restriction, there were a number of comments from the residents of Bubblestone Road, The Butts and The Old Walk, requesting that similar restrictions be introduced in to their roads as well to prevent displacement parking from occurring.

**Proposal (Bubblestone Road, The Butts and The Old Walk)**

6. The District Council has subsequently developed similar parking controls for the Bubblestone Road, The Butts and The Old Walk to address these concerns and also to try to reduce the congestion that regularly occurs near the junction of Bubblestone Road and Sevenoaks Road.
7. The detailed plans and draft Traffic Regulation Order form Appendices A & B respectively.
8. The District Council carried out formal consultation on the proposals in accordance with the statutory requirements, with the consultation running from 9<sup>th</sup> June to 3<sup>rd</sup> July 2011.
9. The response to the formal consultation was as follows;

<b>Response summary</b>	
Number of properties directly written to	88
Number of responses received	27
Percentage response	30.6%

10. This is much lower than the rate for The Tudors and Evelyn Road areas, but is still considered a 'good' level of engagement with the consultation as the norm would be a 15-20% reply rate
11. Residents were asked to express their support / objection / no opinion on proposals in Bubblestone Road, The Butts and The Old Walk. Proposals were also made to prevent parking on corners (in line with the advice set out in the Highway Code)

<b>Bubblestone Road</b>		
Responses	24	
In favour of proposal	18	75%
Against proposal	5	20.8%
No opinion	1	4.2%

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<b>The Butts</b>		
Responses	22	
In favour of proposal	17	77.3%
Against proposal	4	18.2%
No opinion	1	4.5%

<b>The Old Walk</b>		
Responses	23	
In favour of proposal	18	78.3%
Against proposal	4	17.4%
No opinion	1	4.3%

<b>Preventing parking on corners</b>		
Responses	24	
In favour of proposal	21	87.5%
Against proposal	2	8.3%
No opinion	1	4.2%

12. Redacted copies of the full responses form Appendix C to this report.

**Objections relating to Bubblestone Road**

13. A resident of Bubblestone Road was against the proposals, commenting that the parking opposite their property often made access difficult, and that more parking at cheaper rates at the station was needed.
- In response, the existing parking opposite the access does not prevent access to and from the highway and whilst not ideal, is a valuable resource for visitors to the local commercial premises.
  - Unfortunately the District Council has no control over the pricing and usage policies of the Station car park operator, but the commuter parking that occurs is due to the charges in that car park and not due to a lack of capacity.

14. A resident of The Parade commented that the proposals will make it hard for families and people using the shops as well as the workers in the shops.
  - In response, the parking area in front of the shops in The Parade is privately owned and managed and could be controlled privately to provide specific facilities for customers and staff.
  - Additionally, the properties also have rear access that can be used for parking, and the proposals also retain an element of on-street parking near to the shops, but with restrictions that prevent the rear access to the commercial premises from becoming obstructed.
15. A resident of The Butts also commented against the proposals in Bubblestone Road, but no specific comments were raised.
16. A resident of Bubblestone Road commented against the proposals in Bubblestone Road, commenting that yellow lines are not a solution, they will just move the parking problem somewhere else, and that Otford badly needs more affordable parking.
  - In response, the existing station car park has spare capacity, but commuters are choosing not to use the car park due to the charges that were introduced. The problems that the commuters cause on-street are resolved by requiring the commuters to use the off-street parking provided for that purpose.

#### **Objections relating to The Butts**

17. A resident of Bubblestone Road also commented against the proposals for The Butts but no specific points were raised.
18. A resident of The Parade also commented against the proposals for The Butts but no specific points were raised.
19. A resident of The Butts commented against the proposals in The Butts, but no specific comments were raised.
20. A resident of Bubblestone Road also commented against the proposals for The Butts, raising the same issues as in point 16.
21. A resident of The Butts commented that there should be additional double yellow lines on Bubblestone Road (opposite the junction with The Butts) as parking occurs at this location, and that heavy foliage also obstructs visibility at this location.
  - In response, the proposed restrictions should prevent any long-stay parking opposite the junction, and any short-term parking is likely to be infrequent, though we will monitor this.

**Item No. 5**

- The issue of foliage affecting visibility has been reported to Kent Highway Services for their attention.
22. The landlord of one of the properties in The Parade commented against the proposals for Bubblestone Road on the basis that this would cause difficulties for those working in the shops or living in the residential properties who either park in Bubblestone Road or use the rear access to the properties. The comments went on to indicate that not all of the 'private forecourt' was in the ownership of the properties and that the Council actually owns part of this area.
- In response, the proposals should improve access to the rear of the properties and reduce conflict along Bubblestone Road. Additionally, according to our records this does not appear to be District Council property, but another Council may have some responsibilities over the area.

**Objections relating to The Old Walk**

23. A resident of Bubblestone Road also commented against the proposals for The Old Walk but no specific points were raised.
24. A resident of The Parade also commented against the proposals for The Old Walk but no specific points were raised.
25. A resident of The Butts also commented against the proposals in The Old Walk, but no specific comments were raised.
26. A resident of Bubblestone Road also commented against the proposals for The Old Walk, raising the same issues as in point 16.

**Objections to restrictions preventing parking on corners**

27. A resident of The Parade also commented against the proposals to prevent parking on corners but no specific points were raised.
28. A resident of Bubblestone Road also commented against the proposals to prevent parking on corners, raising the same issues as in point 16.
- In response, the proposals reinforce the advice set out in the Highway Code that parking should not take place on corners.
29. A letter of 'No objection' to the proposals was received from Kent Police

**Recommendations**

30. It is recommended that the Members consider these objections, but also the expressions of support for the proposals received during the consultation and accordingly set aside the objections and approve the introduction of the restrictions as proposed.

## **Key Implications**

### Financial

31. The costs of the changes are estimated to be approximately £3000, consisting of new signing and road markings.
32. The costs of implementation would be met from the District Council's on-street parking account.

### Community impact and outcomes

33. The proposals should alleviate the concerns of residents about perceived emergency access problems

### Legal, Human Rights, etc

34. The procedures appropriate to the promotion, advertisement and introduction of a traffic regulation order (as set out in the Local Authorities' Traffic Orders (Procedure) (England and Wales) Regulations 1996) have been followed and exceeded.

## **Risk Assessment Statement**

35. The proposals should have no increased level of risk beyond those relating to the management of on-street parking.

### **Sources of Information:**

Existing on and off-street parking traffic regulation orders held by the Parking and Amenity team

Appendix A Plans of proposals

Appendix B Traffic Order Amendment 22

Appendix C Formal consultation responses

### **Contact Officer(s):**

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**KRISTEN PATERSON**

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