

TO: SWALE JOINT TRANSPORTATION BOARD
DATE: 5th September 2011
SUBJECT: Proposed Waiting Restrictions - Sonora Way & Jacinth Drive, Sittingbourne
BY: Development Control Manager
Classification: Unrestricted

Summary: A report for Members to consider an objection received following the advertisement of a Traffic Regulation Order to prevent parking on Sonora Way and Jacinth Drive by residents and visitors associated with the new housing development currently under construction.

Decision Required: That Members note the report and recommend that officers implement the waiting restrictions

Introduction

The house builder constructing the latest phase of residential development at The Meads housing estate has applied to Kent Highway Services to introduce waiting restrictions on the two roads fronting their development, in accordance with a condition imposed on their planning approval.

Discussion

1. In December 2010, Members of the Planning Committee granted approval to application SW/11/0953. This was in respect of the latest parcel of residential development on the Meads estate, for 81 dwellings on land adjacent to Staplehurst Road, Sonora Way, Jacinth Drive and the local centre. This followed a deferral of the application from the October 2011 Planning Committee meeting, where Members discussed parking concerns; feeling that the quantum of parking was insufficient on the development, and that parking was a problem in the area generally, particularly Jacinth Drive and Sonora Way.
2. The amended scheme was subsequently approved, as this had reduced the number of dwellings by 4, and had increased the amount of parking within the site itself by 14. However, it was felt that residents from the new houses fronting onto Jacinth Drive and Sonora Way would still park their vehicles there, rather than in their own allocated spaces at the rear. This is evident by the current situation outside the existing properties on the northern side of Jacinth Drive, east of this site, particularly of an evening, when residents park on both sides of the road.
3. As Sonora Way and Jacinth Drive serve as the internal distribution roads for the whole Meads development, and in particular provide vehicular access to the local centre shops for their delivery needs, it is important that parked vehicles are kept clear of this route. Without waiting restrictions, it is likely that vehicles will park on these roads, further restricting the passage of vehicles, and even obstructing the footways with pavement parking. Consequently, a condition was imposed to implement waiting restrictions adjacent to the approved housing.
4. Condition (14) of the decision notice for SW/10/0953 states:

"No dwelling hereby approved shall be occupied until a Traffic Regulation Order has been implemented to prevent vehicles parking on either side of Sonora Way, from its junction with Staplehurst Road, up to and including the roundabout with Jacinth Drive, and on either side of Jacinth Drive, from its junction with Sonora

Way, to a point level with the eastern boundary of the application site, unless otherwise agreed in writing by the District Planning Authority.

Grounds: To ensure the development does not prejudice the free flow of the highway and in accordance with Policy T2 of the Swale Borough Local Plan 2008."

5. As the housing development is now under construction, the developer has applied to Kent Highway Services to progress the implementation of these waiting restrictions, in order to comply with the planning condition required before any occupations take place. It is considered vital to introduce waiting restrictions before occupations take place, so that residents do not become accustomed to parking on these roads, and can take the restrictions into account when considering their house purchase.
6. The required public notice to propose the introduction of waiting restrictions was advertised in the press and displayed on site, prompting one objection during the response period. The objector was concerned that the introduction of waiting restrictions would displace commuter parking from Jacinth Drive onto nearby roads, causing obstruction to existing residents.
7. It is acknowledged that commuters have increasingly begun to park in Jacinth Drive to catch the London bus services that stop on Sonora Way. Typically, a line of around 8 or 9 vehicles park on the northern side, opposite where the new development is being constructed. This has become increasingly popular due to the absence of any residential parking currently taking place, as the road has until recently been left undeveloped on the southern side, and is remote from the houses that back onto its the northern side. However, I consider that these 8 or 9 commuters cars can be absorbed within the rest of the Meads development. It is likely that without waiting restrictions, these cars would eventually be displaced by residents vehicles anyway, as development continues around the local centre.

Decision Required

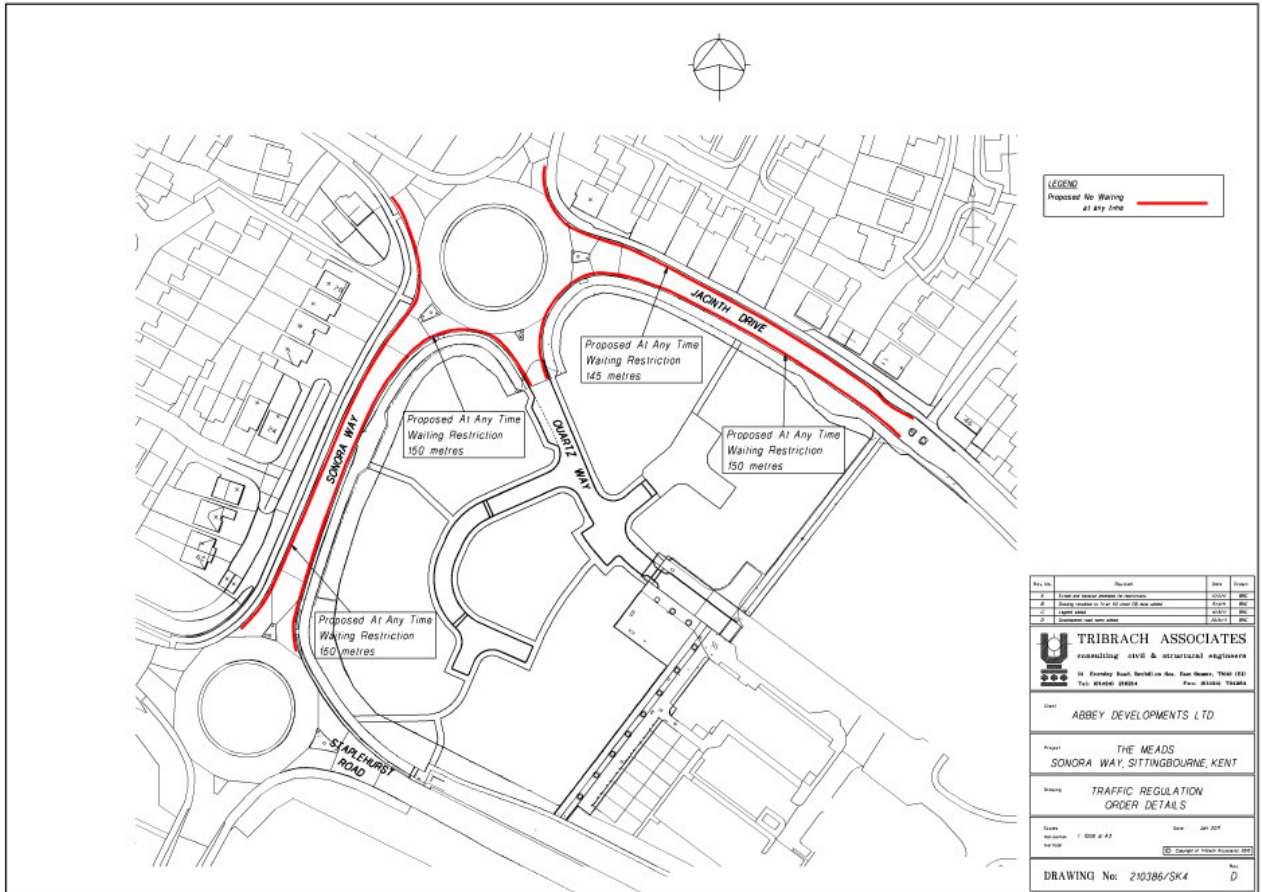
To note the report and recommend that officers implement the waiting restrictions.

Contact Officer: Mr A. Millard

Background documents:

Annexe A – Proposals plan

Annexe B – Photos



Proposals plan

Annexe B



Commuter parking on Jacinth Drive, opposite development site.



Parking outside existing houses on Jacinth Drive, with commuter parking in background