

KINGSTON ROAD CAR PARK (STONELEIGH PARADE)

Head of Service:	Rod Brown, Head of Housing & Community
Wards affected:	Auriol Ward;
Urgent Decision?(yes/no)	No
If yes, reason urgent decision required:	N/A
Appendices (attached):	None

Summary

This report proposes changes to the Kingston Road Car Park in Stoneleigh Parade to include annual permit parking options for residents, non-residents and businesses as well as the availability of daily parking using cashless alternatives.

Recommendation (s)

The Committee is asked to:

- 1 Authorise the Director of Environment, Housing and Regeneration to publish such notice and/or make such order as is considered necessary to propose the amendment of the Off Street Parking Places Traffic Order in respect of the car park in Kingston Road (Stoneleigh Parade) to include the following:**

Annual parking permits for residents and non-residents/businesses;

and

Daily, evening and Sunday parking fees for visitors parking for over 3 hours, payable via cashless parking methods.

1 Reason for Recommendation

- 1.1** The Kingston Road car park in Stoneleigh is currently free to use with no charges levied and no time limit on the length of stay.
- 1.2** As it is free to use (and therefore limited parking enforcement required) and as the location of the car park is concealed, it has attracted anti-social behaviour such as flytipping, abandoned vehicles and overnight refuge.

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- 1.3 The car park requires upkeep and maintenance including the cutting back of trees and bushes, repairs to boundary markers and surface repairs and markings. There are no funds being generated by the car park currently to fund these requirements.
- 1.4 The Car Park Working Group have discussed this location and have recommended the introduction of some parking regulations as outlined in this report.
- 1.5 The introduction of permits would generate income for the Council to improve the upkeep of the car park and provide a greater enforcement service. Residents, commuters or businesses would be able to purchase an annual permit to park their vehicles.
- 1.6 The cost and issuance of permits would be consistent with the residential and season permit rates in Hook Road car park, currently £380 for residents and £690 for non-residents or businesses (subject to a possible 3% increase for 2022-23).
- 1.7 It is proposed that a resident permit could be purchased by anyone residing within 300metres of the car park.
- 1.8 Visitors would be able to purchase parking on a daily rate, via our cashless parking provider, to park in the car park for over 3 hours. Short stay visits of up to 3 hours to the local shops would remain free of charge. Longer stays would be charged in line with the charges in Hook Road car park (currently £4 for up to 5 hours or £6 all day) between 8:30am and 6:30pm Monday – Saturday.
- 1.9 An overnight fee (from 6:30pm – 8:30am) and a Sunday fee, both of £1 will also be proposed.
- 1.10 Due to its concealed location, it is not recommended to have a cash machine within the car park.
- 1.11 The introductions of regulations and appropriate signage will also enable other parking regulations such as parking outside of a marked bay or parking in a blue badge bay to be enforced.

2 Background

- 2.1 In January of 2017, in a report to this Committee, the Car Park Working Group requested a review into the existing arrangements within the Kingston Road car park.
- 2.2 The car park is accessed via Stoneleigh Parade under the gateway of Pizza Go-Go. Whilst the Council does not own this access it does have right of way for use of the car park. The car park itself is owned by Epsom & Ewell Borough Council.

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- 2.3 The car park must also maintain access for a smaller private car park for Topo Gigio customers.
- 2.4 The car park currently has 50 spaces, including two blue badge spaces.
- 2.5 The car park contains 8 garages which are leased to a local business.
- 2.6 The car park requires ongoing maintenance to cut back overhanging tree branches, shrubs and bushes which grow within the car park grounds, and repairs to barrier walls and boundaries. A protective crash barrier was installed against the far wall in recent years to stop vehicles hitting the back fences of properties in Walsingham Gardens. The car park also has two lighting columns.
- 2.7 The car park is sometimes used by trade vehicles which are longer than the standard parking bay. There is a central raised 'island' within the car park and enquiries have been made as to the possibility of cutting in to this island to create some larger bays. The cost of this work however is in excess of £16k and therefore is not cost effective in the short term. Alternative options such as using one or two of the 'end bays' will be considered should the proposal go ahead and permits are requested for larger vehicles.
- 2.8 In order to make the necessary changes to the Off Street Parking Places Traffic Order it is necessary to consult publicly. This can be done via an advertisement in local media, signage within the car park and by writing to local residents to inform them of the proposal. A report summarising any representations received will be brought back to a future Environment & Safe Communities Committee to determine whether they wish to proceed with, alter or reject the proposal.

3 Risk Assessment

Legal or other duties

3.1 Impact Assessment

- 3.1.1 There is unlikely to be any great impact on the protected characteristics by this change of use.

3.2 Crime & Disorder

- 3.2.1 Improvement in the upkeep of the car park coupled with closer monitoring and enforcement should facilitate a reduction in some of the anti-social behaviour which has historically occurred.

3.3 Safeguarding

- 3.3.1 N/A

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3.4 Dependencies

3.4.1 N/A

3.5 Other

- 3.5.1 There is a risk that some current users of the car park will seek to park elsewhere, including in neighbouring residential roads. However due to its relatively close proximity to Stoneleigh Station there are already sufficient parking restrictions in place to prevent this during daytime hours.

4 Financial Implications

- 4.1 Currently this car park does not generate any income. The proposals will allow for some revenue to be generated which will contribute to the costs of the upkeep of this car park. It is difficult to assess the expected revenue generated at this stage as there are no indicators as to how many of the existing vehicles will remain however as an indicative figure at the low end of estimations if five resident and five commercial permits were sold this would generate almost £4.5k.
- 4.2 In addition as an indicative figure if three commuters were to park all day during the week this would generate another £4k per year.
- 4.3 There will be some initial costs for signage and markings which will be met from existing car park budgets. More substantial repair works can be considered when income figures are known.
- 4.4 Civil Enforcement Officers regularly patrol the roads surrounding the car park so it will not significantly stretch resources by introducing more regular visits to this location. In order to issue a Penalty Charge Notice to a non-permit holder an officer would have to visit the location twice to record that the vehicle has been present for over 3 hours.
- 4.5 When considering fee levels for 2022/23 Car Park Working Group has considered income from charging in this car park to help meet the proposed income budget. Should the amendment not proceed, alternative income options will need to be considered, such as higher charges in other Council car parks.
- 4.6 **Section 151 Officer's comments:** The financial implications are included within the body of the report.

5 Legal Implications

- 5.1 Off street parking is regulated by Orders made under Part IV of the Road Traffic Regulation Act 1984. There is a statutory process to be followed if an order is to be made or amended.
- 5.2 In summary the process is as follows:

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5.2.1 Prior to making an order there is a requirement to consult with certain organisations, to publish a notice of proposals in a local newspaper, and to display/deliver notices in places affected by the proposals.

5.2.2 If any objections are made to the proposals, the Council must consider these and may make modifications to the proposals. If the modifications are significant and may affect certain persons, they should be given further opportunity to make representations about the modifications.

5.2.3 The Council may then make the order.

5.3 The Council must then publish and where relevant give notice that it has made the order, setting out details such as a brief statement of the general nature of the order and description of the key provisions.

5.4 After this has all been done the order can come into effect.

5.5 Where an order makes provision as to the charges to be paid in connection with the use of an off-street parking place, and there is a proposal only to vary the charges to be paid, it is not necessary to make a full new order; a shorter process is available under section 35C of the 1984 Act.

5.6 A notice of variation of parking charges must be published in a local newspaper at least 21 days before the new charges are to come into force. Notice must also be displayed in the parking place. There is no provision for representations to be made or considered.

5.7 **Legal Officer's comments:** None arising from the content of this report

6 Policies, Plans & Partnerships

6.1 **Council's Key Priorities:** The following Key Priorities are engaged:

Managing our resources

6.2 **Service Plans:** The matter is not included within the current Service Delivery Plan.

6.3 **Climate & Environmental Impact of recommendations:** Anticipated reduction in environmental crimes such as flytipping and littering.

6.4 **Sustainability Policy & Community Safety Implications:** N/A

6.5 **Partnerships:** The Council will consult with local residents and businesses in regards to the proposal. It is suggested that in the first instance the Council write to the residents and businesses of:

161 – 219 Kingston Road (odds)

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172 – 204 Kingston Road (evens)

1 – 19 Stoneleigh Park Road (odds)

2 – 22 Stoneleigh Park Road (evens)

1 – 21 Walsingham Gardens (odds)

2 – 20 Walsingham Gardens (evens)

7 Background papers

7.1 The documents referred to in compiling this report are as follows:

Previous reports:

- None

Other papers:

- None