

**SURREY COUNTY COUNCIL  
LOCAL COMMITTEE EPSOM & EWELL  
17 June 2013**

**PUBLIC QUESTIONS AND STATEMENTS**

**Question 1 – Chris Rauch  
Re: Residents Parking Permits**

**Question:**

Please can The Flint House, 39 Ashley Road, Epsom be included in the Residents Parking Scheme for Ladbroke Road. I have parked in Ladbroke Road opposite our house since 2004 when we moved in. Currently, there is no parking provision on Ashley Road and very limited availability on Worple Road. I own two cars as both my wife and I work and I have one off street parking space on my drive. With the new residents parking scheme in Ladbroke Road, I will now be forced to park as far away as Downs Road (10 minute walk).

**Officer Response:**

The current resident permit bays / zones came in to force on 1st June 2013.

We are aware that there are likely to be a number of residents who may wish to be included within these zones, SCC will be continually monitoring the situation.

We may be able to include these residents in the zones at a future date, but this would be subject to committee approval and would have to go through a statutory legal process of advertising before final approval can be made.

The request for inclusion of the two addresses on Ashley Road are very specific, and the Ladbroke Road permit zone is likely to be able to accommodate the inclusion of two more vehicles - although this would still be subject to consultation.

There have been additional requests from residents of Chelsea Court and The Old Court House, to be included within the 'Town Centre' permit zone. These properties were developed with little or no off-street parking in an area where on-street parking is at a premium.

The scheme was mainly developed for those properties that are landlocked and have no vehicular access. The additional addresses may not be able to be accommodated within the zone, so the parking team would have to carry out an informal consultation to find out how many permits would be required and if they could or could not be accommodated within the scheme.

This would then, obviously be subject to the usual legal process for implementing / amending parking restrictions.

**Question 2 – Fred Mowbray**  
**Re: Parking Proposals St Margaret Drive**

**Question:**

In the light of the Deed of Grant of Easement provided to the committee membership. Would the committee consider withdrawing the St Margaret Drive parking relaxation proposal?

**Officer Response:**

The proposals which were put forward by the Local Committee in March have not yet been subject to the formal statutory consultation process. If following the consultation period there remain unresolved objections the Committee will be asked whether to confirm or reject the proposal. Officers will also be looking for a long term solution to the issues, see response below.

**Question 3 – Liz Frost**  
**Re: Traffic Management issues at Abelea Green & St Joseph's Church and School**

**Question:**

There are considerable concerns about the current situation with parents and children accessing St Joseph's Roman Catholic Primary School (the school). As you will be aware, this was a small school built at the end of Rosebank, a cul-de-sac accessed from West Street near the Town Centre.

Some years ago the Abelea Green estate off South Street was built. It is a development unique to the area with the houses set around the green – which is owned by the residents and managed by an estate company. After the estate was built, the school sold part of its playing fields and St Joseph's Church was built there, on the land that is adjacent to Abelea Green. One of the planning conditions was that the Abelea Green residents leased a piece of land to the church to create a private drive way from St Margaret's Drive (one of the estate roads) for access to the church, church halls and church car park. The Church's car park is adjacent to the school. Access between the two is only possible by vehicles via a gate.

Since the church was built, there has been a significant housing development at the top of Rosebank, and the school has started an expansion programme. Rosebank is now very busy at school start and finish times, and many parents access the school through St Margaret's Drive and the small private driveway to the Church.

There is currently some significant disagreement between some of the residents and directors of the land management company for the Abelea Green Estate, the Church and the school about the legality of the access to the school via Abelea Green and the driveway. This disagreement is based upon apparent contradictions or differences in interpretation between the original deed of covenant providing access to the Church and the S106 agreement relating to –

- Who may use the private drive way from St Margaret's Drive – may it only be used for access to the church, church halls and church car park or by others, e.g. those accessing the school?
- The Church's car park is adjacent to the school. Vehicular access between the two is via (locked) gates. May these be unlocked and opened routinely to

permit overflow parking etc or must they be kept locked except for emergency vehicles or exceptional circumstances on giving notice to the borough council?

Interpretation of these agreements is resulting in significant disharmony between some of the residents, the school, and the church.

The school has some large areas of land (playing fields) that could be developed as a car park / pick-up drop off area. This might alleviate congestion in Rosebank, provide a safe drop off and pick up area, and discourage some parents from using the Abelea Green access to the school.

Would the Committee please instruct SCC Highway and Education officers to look at the whole issue of the traffic management and rights of the landowners (leasehold/freehold) and the original requirements of the planning permission given to St Joseph's Roman Catholic Church, the section 106 Agreement, the SCC Travel Policy Adopted for St Joseph's Roman Catholic Primary School and other relevant documents and suggest a solution that is acceptable to all interested parties.

**Officer Response:**

Surrey County Council's Local Committee for Epsom and Ewell is aware of this highly complex situation. There is no easy answer to the problems described as there are numerous different parties involved. Each interested party will have different priorities, which may well be in conflict with each other. It is quite possible there is no available solution that is acceptable to all parties. Notwithstanding their complex nature this Committee considers a resolution of the problems to be a priority. Therefore this Committee requests that officers research the problems fully, identify possible options, together with their advantages and disadvantages, and present these options to a future meeting of the Committee. The research and identification of options will involve several different teams within the Council. Reference will be made to representations already received, but (if not already done so) local residents, organisations and the users of the local facilities will be invited to set out the issues as they see them along with their preferred outcomes so that the differing priorities are considered within the Report. Therefore it may take some time before officers are able to report back to Committee.

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