

REGENERATION, COMMUNITY AND CULTURE OVERVIEW & SCRUTINY COMMITTEE

29 SEPTEMBER 2015

LORRY PARKING ON GILLINGHAM BUSINESS PARK

Report from: Richard Hicks – Director, Regeneration, Community & Culture

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Summary

This item has been referred to Regeneration, Community and Culture Overview and Scrutiny from Health and Adult Social Care Overview and Scrutiny (raised by Cllr Price). It concerns a suggestion that a vacant area on Gillingham Business Park be used for parking of lorries that currently park on the highway close to MCH House.

1. Budget and Policy Framework

1.1 Council responsibilities include parking and highway management which are within the council's policy and budget framework including the Council Plan.

2. Background

2.1 The current Medway On Call Care (MedOCC) service operates from premises at Chatham Maritime. Medway Community Healthcare is proposing to relocate this service to MCH House, Gillingham Business Park (GBP) and have approached Medway Council regarding concerns about lorry parking adjacent to their premises.

2.2 GBP (100 acres) is a 1,500,000 sq ft industrial, office, retail and leisure park. The park is close to the M2 junction 4 and has just over 100 businesses including Lloyds Bank, Norish, Post Office, Henry Schein, Hochiki and Fuji Seal. There is also a DOT heavy goods vehicle testing station. The park is owned by Threadneedle Property Investments Ltd and managed by GBR Phoenix Beard who are based on site.

2.3 MCH House is sited on the corner of Bailey Drive and Ambley Road and has on-site car parking. The MEDOC service operates from 6.30pm to 8am including weekends & Bank holidays. Bailey Drive and Ambley Road are the responsibility of Medway Council but minor roads on the estate are privately owned.

- 2.4 MCH have raised concerns regarding lorry parking on the road adjacent to MCH House and the Manager at Hochiki Europe Ltd also raised the subject with Economic Development Officers at a recent visit. GBP also reports constant issues, in particular anti-social behaviour from drivers as there are no toilet facilities on the park. GBP also report that Medway Council Parking Enforcement have been ticketing lorries parked between 9pm and 7am.
- 2.5 There is no lorry park on the estate or in Medway as a whole and this affects other business estates such as Lordswood Industrial Estate, Medway City Estate and Knights Park, Strood. This has been further heightened this year due to Operation Stack on the M20.
- 2.6 It is understood that no suitable site on GBP is available for lorry parking. Officers from the Economic Development team are contacting the owner of the vacant site on Ambley Road. This could only be made available for this use if the owner is supportive and such a use would require planning permission & freeholder agreement.

3. Options

- 3.1 That resources are made available to commission an expert review of commercial parking in Medway generally, with recommendations for future policy.
- 3.2 Continue to monitor the situation via the parking and community wardens.

4. Consultation

- 4.1 No consultation has been carried out at this stage.

5. Financial implications

- 5.1 There are no financial implications for the council, except for the cost of the expert review and unless additional resources are recommended by the expert review, if this is carried out.

6. Legal implications

- 6.1 There are no legal implications for the council at present. However any proposed changes to the parking enforcement regime for heavy goods vehicles will have to be carefully considered in due course to ensure that the Council is acting within its powers and is not subject to legal challenge.

7. Recommendations

- 7.1 Committee is requested to note the report and request that officers continue to monitor the situation via the parking and community wardens in accordance with paragraph 3.2 above.

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Appendices

None

Background papers

None