



LPRA committee meeting – 2nd October 2024.

Present: Rupert Keppel-Palmer, Lewis Howard, Gary Slinn, Emma Found, Reiss Braniff, Marie & Ian Whale

Apologies: Christine Belton-Brown

Agenda

• Parking update

Following the introduction of a wholesale ban on any commercial vehicle or van being permitted to park on the estate, and the corresponding number of complaints raised by 16 residents, many to the RA; and through direct and high-level intervention by the LPRA Co-Chairs to RMG, a more moderate position has been agreed by the estate management company as follows:

Commercial vehicles / Vans

Commercial vehicles / vans will be permitted to park only in demised (personal / private) bays. In addition, they are only allowed to be parked there if they do not overhang the bay or cause obstruction onto the communal land i.e. hanging out onto the footpath or roadways. Commercial vehicles are not permitted to park in visitor bays or on any part of the managed land, including outside of double yellow line marked areas. If you have a contractor that needs to attend to carry out works to your property and they require the use of a visitor bay, please let us know in advance so we can arrange for an exemption with CPM. For any emergency or unplanned works, again please let us know as soon as possible so we can arrange for an exemption on any commercial vehicle that parked onsite.

Visitor bays

Commercial vehicles are not permitted to park in visitor bays or on any part of the communal land. Vans found parking in visitor bays and on the roadways, without a prior exemption, will be ticketed. Regular parking restrictions for visitor bay parking will apply, i.e. '...park one fully taxed and licensed private motor vehicle temporarily on a "first come first served" basis subject to availability but not in excess of twenty-four (24) hours in any period of forty-eight (48) hours'. RMG are aware of the hard work that the Resident Association has put in to offer additional parking spaces onsite therefore they will look to support this and offer leniency with the visitor bays however RMG must reiterate that these

bays are not to be 'claimed' and are for the use of all residents and their visitors onsite, on a first come first served basis, as intended by your leases and transfers.

Roadways

RMG will maintain a strict, no parking on double yellow lines approach. CPM will also be patrolling for any vehicles causing obstructions i.e. parking on bends whereby it prevents ease of access for other vehicles, emergency services etc.

The committee noted that has had a positive impact on the availability of parking across the estate, has improved the ambiance of the neighbourhood and has received broad acceptance as a sensible and moderate level of enforcement. The committee has noted that some commercial vehicle owners continue to violate this restriction however. The Co-Chairs reported that RMG have confirmed that ad-hoc patrols by CPM are continuing and any such violations will receive PCNs.

- **Panattoni roads update**

A meeting with KCC's head of highways alongside KCC's Development team was convened with represents from the LPRA and the Parish Council (David Thornewell and Val Severn) present to discuss the ongoing concerns around pedestrian safety on the roads that border our estate. A number of proposals were discussed with agreement that they should be included in this year's Highway Improvement Plan. These include but are not limited to –

- a) Speed control measures on the northern end of New Hythe Lane
- b) A risk assessment of pedestrian safety for those utilising a walking route along New Hythe Lane to and from the station / Leybourne Lakes Country Park
- c) Improved road signage directing HGV traffic to Panattoni via the approved route (Bellingham Way) with additional measures to ensure HGVs do not utilise Papyrus Way / College Road in contravention of the planning consent conditions.

Simon Willgress confirmed to the LPRA that installation of ANPR cameras on College Road is due to go ahead in the near future to enforce this condition. The proposal for improved road signage is currently with KCC's roads department awaiting approving.

The head of HCC Highways has agreed to a follow-up meeting with the LPRA at the end of October.

- **Pedestrian crossing / bus stop locations**

The LPRA continues to push for relocation of the bus stops located on NHL given that they are not utilised (there has not been a bus service to our community for close to 5 years now) and the

installation of a pedestrian crossing in their place. We have finally received feedback from the borough councillor after many attempts to get her support. We continue to push both the Parish Council and Borough Council around this safety aspect, given a clear lack of energy and appetite by those organisations to support our concerns. We will be raising this with the local MP and press given the risks that continue to exist to our community and the lack of any action by the local councils.

- **Landscaping**

We have requested to RMG that the current contract for landscaping on the estate is reviewed as there is a general level of unhappiness with the works that are undertaken to maintain our estate. A number of examples were discussed and raised. We understand that a number of service provision contracts are due for renewal in the 1st / 2nd quarter of 2025 and will be pushing RMG to ensure our views are including in any tender process.

- **Christmas lighting competition**

Agreement that we should repeat the successful Christmas lighting competition this year. RB and EF agreed to lead on this. RKP agreed to design a poster and get leaflets printed to drop to every resident to ensure participation. We will be approaching RMG to gain their support financially and will additionally be asking for them to support temporary festive lighting installations across parts of the communal areas of the estate.

- **AOB**

Direct debit. Whilst there was feedback around the charge (£35) imposed to set up a DD for all invoices, the facility to allow residents to pay in instalments was a positive development previously not made available to all residents.

There was broad agreement that more residents need to get involved in the Residents Association, as a small number of residents continue to carry the broadest weight. We will push through a social media campaign to drum up support otherwise it is likely that if the current members retire or resign, that the RA will cease to exist and therefore the voice of the residents to all the organisations that maintain our estate will stop.