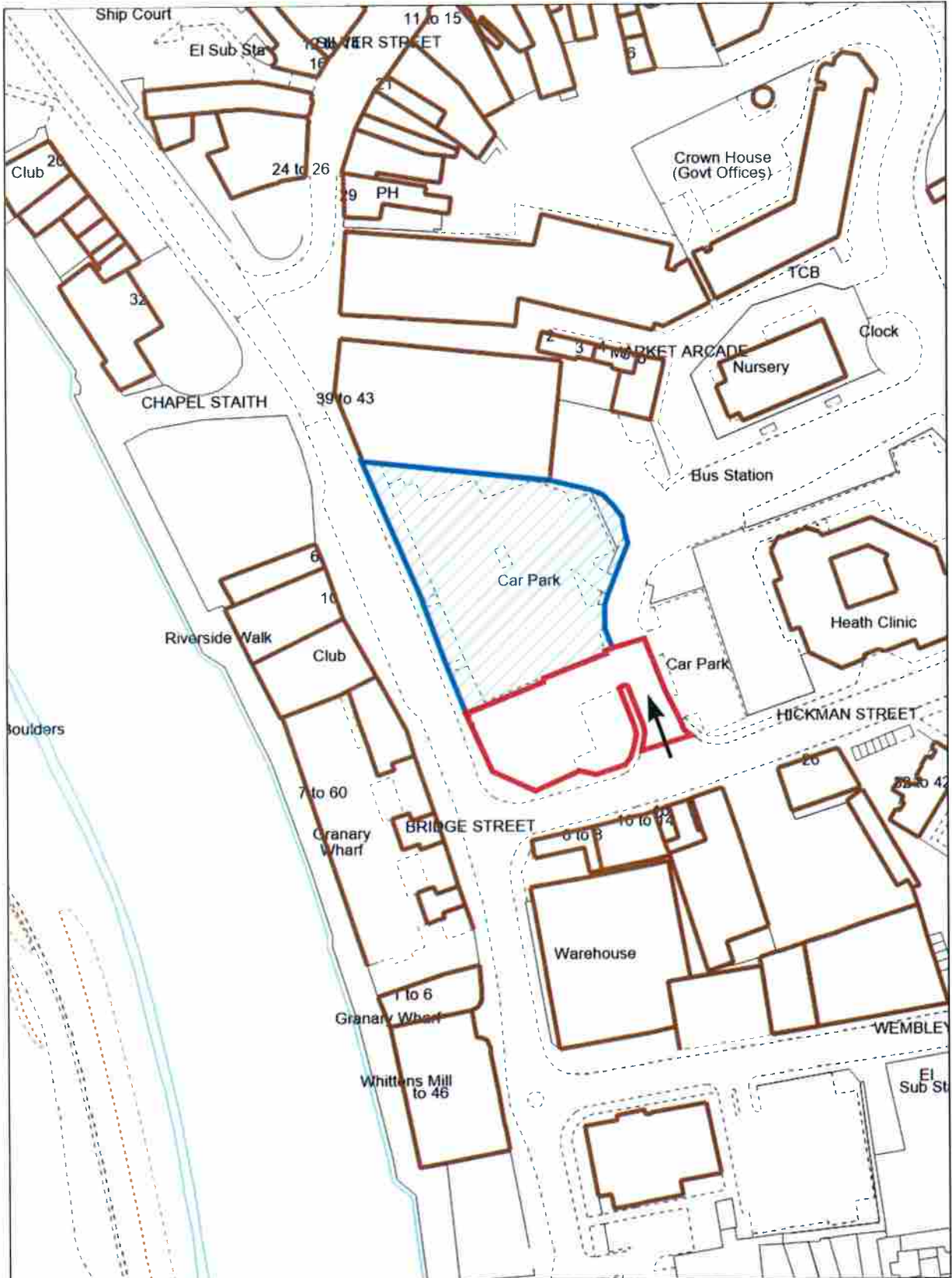




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Committee Report

Planning Application No: 134622

PROPOSAL: Planning application for change of use of waste ground to car parking

LOCATION: Car Park Hickman Street Gainsborough Lincolnshire
WARD: Gainsborough South West

APPLICANT: West Lindsey District Council
WARD MEMBERS: Cllr. Mrs Judy Rainsforth, Cllr. Trevor Young

TARGET DECISION DATE: 25/08/2016
DEVELOPMENT TYPE: Change of Use
CASE OFFICER: Fran Bell

RECOMMENDED DECISION: Grant Planning Consent

Description:

The site is a vacant corner plot on the northern corner of the junction with Bridge Street and Hickman Street. It is within Flood Zone 3. To the north is Bridge Street car park, to the north east beyond the car park, is the bus station, to the east is more of the car park and the health centre. There are retail and office units to the south and Granary Wharf, a block of flats to the west.

It is intended to extend the existing car park onto this land forming an additional 26 spaces including 2 disabled spaces. This will include digging out the existing concrete in order to replace the surface with tarmacadam. Drainage will continue to be into the existing connection to the mains sewer.

The only reason the matter is being determined by the Planning Committee is that West Lindsey District Council are the applicants.

Relevant history:

122064 Planning Application for the erection of 40 residential flats with parking and associated works. Granted consent 4.7.08

121111 Planning permission to erect a 40 unit apartment building. Refused. 31.3.08
Appeal withdrawn

M05/P/0224 Planning Application to erect 20no. two bedroom apartments and associated integral car parking. Granted consent 1.6.05

M03/P/1108 Outline planning application for retail units with residential accommodation above. Withdrawn by applicant 6.1.03

M00/P/0315 Planning application to use land for car sales (renewal of application no. 98/P/0010 - granted 14/04/98). Refused 27.7.00

98/P/0010 Planning application to use land for car sales (resubmission of previously refused application, number 97/P/0612 on 15/10/97). Granted consent 14.4.98

97/P/0612 Planning application to use land for car sales/garage parking. Refused 15.10.97

Representations:

Chairman/Ward member(s): None received to date

Gainsborough Town Council: We support fully this application.

Local residents: None received to date

LCC Highways: Having given due regard to the appropriate local and national planning policy guidance (in particular the National Planning Policy Framework), Lincolnshire County Council (as Highway Authority and Lead Local Flood Authority) has concluded that the proposed development is acceptable. Accordingly, Lincolnshire County Council (as Highway Authority and Lead Local Flood Authority) does not wish to object to this planning application.

Archaeology: No archaeological input required

IDOX: Checked 8th August 2016 – see above

Relevant Planning Policies:

National guidance

National Planning Policy Framework

<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

Planning Practice Guidance

<http://planningguidance.communities.gov.uk/>

West Lindsey Local Plan First Review 2006 (saved policies - 2009).

This plan remains the development plan for the District although the weight afforded to it is dependent on whether the specific policies accord with the principles contained within the National Planning Policy Framework. In terms of the proposed development, the named policies are considered to still be relevant:

STRAT1 Development Requiring Planning Permission

<https://planning.west-lindsey.gov.uk/planning/localplan/written/cpt3a.htm#strat1>

STRAT3 Settlement Hierarchy

<https://planning.west-lindsey.gov.uk/planning/localplan/written/cpt3a.htm#strat3>

MT1 Market Towns

<https://planning.west-lindsey.gov.uk/planning/localplan/written/cpt5.htm#mt1>

CORE4 Public Car Parking

<https://planning.west-lindsey.gov.uk/planning/localplan/written/cpt8.htm#core4>

RTC1 Town Centre Development

<https://planning.west-lindsey.gov.uk/planning/localplan/written/cpt10.htm#rtc1>

RTC5 Miscellaneous Town Centre Uses

<https://planning.west-lindsey.gov.uk/planning/localplan/written/cpt10.htm#rtc5>

NBE14 Waste Water Disposal

<https://planning.west-lindsey.gov.uk/planning/localplan/written/cpt11.htm#nbe14>

Central Lincolnshire Local Plan 2016-2036

<https://www.n-kesteven.gov.uk/central-lincolnshire/local-plan/>

The Central Lincolnshire Local Plan has now been submitted for examination. The Submitted Local Plan will carry more significant weight in determining planning applications than the earlier draft versions. The following policies are considered relevant:

LP1: A Presumption in Favour of Sustainable Development

LP2: The Spatial Strategy and Settlement Hierarchy

LP6: Retail and Town Centres in Central Lincolnshire

LP14: Managing Water Resources and Flood Risk

LP17: Landscape, Townscape and Views

LP26: Design and Amenity

LP38: Protecting Gainsborough's Setting and Character

LP41: Regeneration of Gainsborough

LP42: Gainsborough Town Centre and Primary Shopping Area

Main issues

- Principle
- Appearance and impact on the locality

Assessment:

Principle

The site is a vacant plot in a mixed use area on the edge of the town centre. The planning history shows that various uses have been granted consent over the years but have not come forward. Being on the edge of the town centre, it is not considered that this land is essential to be brought forward for a retail (A1) or financial and professional services (A2) use, when there are already premises to let closer to the Market Place or for any other associated use such as restaurant, assembly and leisure or non-residential institution. It will provide more car parking in a key location, close to one of the town's health centres and within easy walking distance of Silver Street, Market Place and Marshall's Yard. The Highways Authority has no objection. The case officer discussed the layout with the Highways Officer and he was content with the proposal. It should also be noted that permission has been granted to demolish the multi-storey car park at Beaumont Street which will increase usage of remaining car parks in the area.

Therefore, the use as a car park is considered acceptable and complimentary to the town centre offer in that it will not adversely affect the viability and vitality of the town centre in line with saved policies MT1, CORE4, RTC1 and RTC5 of the adopted West Lindsey Local Plan and emerging policies LP6, LP41 and LP42 of the Central Lincolnshire Local Plan.

Appearance and impact on the locality

The site has varying levels of concrete and is bounded by a short brick wall with the car park visible beyond and is not contributing positively to the overall character and views within the immediate vicinity. Whilst old maps show that there were buildings around this corner in the past, this has not been the case for several years, and none of the recent proposed uses have come forward. The site will also be levelled and property finished with tarmac and lining, increasing the attractiveness of the site. The extension of the neighbouring car park use onto this land will present a more

tidy appearance on this corner. This will be in accordance with saved policies MT1, CORE4, RTC1 and RTC5 and emerging policies LP17, LP26 and LP38.

Other matters

The site is within Flood Zone 3. However, the use will not increase the flood risk on site or elsewhere. The existing ground surface is impermeable as will the proposed surface, so the surface water impact remains the same and will be drained to the main sewer as occurs currently. There is a nearby connection into this sewer and new drainage pipes will be laid under the car park.

The removal of the existing concrete surface and wall will be noisy. However, given the relatively small size of site, this will not be for a lengthy period and so will not have an adverse impact on the neighbouring amenity for a long time.

Conclusion and reasons for decision:

The proposal has been considered against the Development Plan, namely saved policies STRAT1 Development Requiring Planning Permission, STRAT3 Settlement Hierarchy, MT1 Market Towns, CORE4 Public Car Parking, RTC1 Town Centre Development, RTC5 Miscellaneous Town Centre Uses and NBE14 Waste Water Disposal of the West Lindsey Local Plan First Review. Emerging policies LP1: A Presumption in Favour of Sustainable Development, LP2: The Spatial Strategy and Settlement Hierarchy, LP6: Retail and Town Centres in Central Lincolnshire, LP14: Managing Water Resources and Flood Risk, LP17: Landscape, Townscape and Views, LP26: Design and Amenity, LP38: Protecting Gainsborough's Setting and Character, LP41: Regeneration of Gainsborough and LP42: Gainsborough Town Centre and Primary Shopping Area of the Submitted Central Lincolnshire Local Plan have also been considered but have not been given full weight as the Examination in Public is yet to take place. The advice given in the National Planning Policy Framework and the Planning Practice Guidance has also been taken into account along with representations received.

In light of this assessment, the proposal is considered acceptable for this vacant, edge of town centre site as it expands the existing car park provision and improves the appearance of the site, without compromising the viability and vitality of the town centre offer.

Recommendation:

To grant planning permission subject to the following conditions:

Conditions stating the time by which the development must be commenced:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To conform with Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

Conditions which apply or require matters to be agreed before the development commenced:

None

Conditions which apply or are to be observed during the course of the development:

2. With the exception of the detailed matters referred to by the conditions of this consent, the development hereby approved shall be carried out in accordance with the following drawing: General Arrangement 2 received 15th July 2016. The works shall be carried out in accordance with the details shown on the approved plans and in any other approved documents forming part of the application.

Reason: To ensure the development proceeds in accordance with the approved plans and to accord with the National Planning Policy Framework

3. Works on site shall only take place within the hours of 8am to 6pm Monday to Friday, 8am to 1pm Saturday and there shall be no works on Sundays and Bank Holidays.

Reason: To protect neighbouring amenity and to accord with the National Planning Policy Framework and saved policies STRAT1 and CORE4 of the West Lindsey Local Plan First Review.

Conditions which apply or relate to matters which are to be observed following completion of the development:

4. The site shall be surfaced and white lined before being first brought into use and retained as such thereafter.

Reason: To ensure that the car park is suitably laid out and to accord with the National Planning Policy Framework and saved policy STRAT1 of the West Lindsey Local Plan First Review.

Notes to the Applicant

None