

REPORT TO DEVELOPMENT MANAGEMENT COMMITTEE

REFERENCE: HW/FUL/19/00387

OFFICER: Sangeeta Ratna

APPLICANT: Mrs W Makepeace

LOCATION: Land North-east Of 66A Shawbridge
Shawbridge
Harlow
Essex

PROPOSAL: Installation of 12 car parking spaces including 1 disabled car parking space

LOCATION PLAN:



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REASON FOR COMMITTEE:

The application has been made by Harlow Council and 6 representations have been received from neighbours.

APPLICATION SITE AND SURROUNDINGS:

The site is an open piece of land located in a residential area. It is located at the north end of Shawbridge and benefits from an additional access from Holly Field.

Its south-east boundary abuts the rear boundaries of dwellings at No 63 and 64 Shawbridge and its south west boundary abuts the side (north-east) boundary of No 66a Shawbridge.

A site visit revealed that the site is used for parking of vehicles on the central concrete paved area

The site is not in a conservation area and there are no listed buildings in the surroundings.

Details of the Proposal:

The proposal seeks planning permission for the provision of twelve parking spaces on the site, one of which would be a disabled parking space.

Each parking bay would be 2.8m wide by 5.5m deep except for the disabled bay which would be 3.9 m wide by 5.5m deep.

The existing tree to the west of the vehicular access into the site will be retained and a new tree would be planted on the eastern side of the access.

RELEVANT PLANNING HISTORY:

There is no relevant planning history.

CONSULTATIONS:

Internal and external Consultees

Essex County Council - Highways
No objection.

Neighbours and Additional Publicity

Number of Letters Sent: 32
Total Number of Representations Received: 6
Date Site Notice Expired: 4 November 2019
Date Press Notice Expired:

Summary of Representations Received

One of the six representations is in objection to the proposal on grounds of noise and fume nuisance from vehicles being parked in close proximity of a dwelling, loss of privacy and security. This objection includes a suggestion to re-locate the parking provision onto a lay-by in the near vicinity.

Five comments have been received in support of the proposal but raising concerns as follows:

- The proposed lay-out does not make use of the site to its full potential due to the disused space towards the south boundary of the site. Widening each space could avoid the disused space at the same time providing advantage of wider bays.
- The lack of information in relation to the existing tree on site, and whether the proposed new tree to be planted would intrude sight lines at the junction of Shawbridge and Holly Fields.
- Whether the proposal would be managed so that it is not misused to store broken down or untaxed vehicles as has been experienced by local residents.
- One concern also requests provision of adequate parking bays for use by larger vehicles that take up more than one space if parked on street.

Officer comment: An amended plan has been submitted which provides bigger parking bays changing the dimensions of each from 2.5m by 5m to 2.8m by 5.5m and the disabled parking to be 3.9m wide addressing the first bullet point above. Residents have been re-consulted on the amended proposal.

PLANNING POLICY:

Adopted Replacement Harlow Local Plan 2006

BE1:"Character and Identity" new and extended buildings should relate to their setting to strengthen, enhance, protect or create local character. Permission will be granted for new development providing: it is well connected to and integrated with the wider settlement; the height massing, layout, appearance and landscape makes an appropriate visual relationship with that of the form, grain, scale, materials and details of the surrounding area; building design is specific to the site and its context; it enhances the character, image and perception of the area when highly visible.

T9:"Vehicle Parking" parking shall be provided in accordance with the adopted vehicle parking standards. Justification is required for the amount of car parking proposed on an operational need and, if applicable, a Green Commuter Plan.

NE7:"Internal Open Spaces" proposed development on internal open spaces will only be permitted for: leisure and recreation; community uses, including associated facilities.

Harlow Local Development Plan – Pre-Submission Publication (2018)

Harlow Council is in the process of its new local plan being examined by an Inspector appointed by the Secretary of State.

Paragraph 216 of the NPPF sets out that weight may be given to relevant policies in emerging local plans according to the stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given); the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight may be given); and the degree of consistency of the relevant policies in the emerging plan to the policies in the NPPF (the closer the policies in the emerging plan to the policies in the NPPF, the greater the weight that may be given). The 'Harlow Local Development Plan Pre-submission Publication' (the 'emerging Local Plan') is the final version of the plan for consultation before it is submitted for examination. The consultation closed on 6th July 2018, the Examination started on 28th March 2019.

It is considered that the policies within the emerging Local Plan are consistent with the policies in the NPPF and that limited weight should be given to relevant emerging local plan

policies at this stage. Relevant policies are discussed within the Planning Assessment section.

PLANNING STANDARDS:

National Planning Policy Framework (NPPF) (2019) - sets out the Government's key economic, social and environmental objectives and the planning policies to deliver them. These policies will provide local communities with the tools they need to energise their local economies, meet housing needs, plan for a low-carbon future and protect the environmental and cultural landscapes that they value. It seeks to free communities from unnecessarily prescriptive central government policies, empowering local councils to deliver innovative solutions that work for their local area.

Supplementary Planning Documents/Current Planning Guidance

The Essex Parking Standards: Design and Good Practice (2009)
Planning Practice Guidance (PPG)

PLANNING ASSESSMENT:

The main issues in consideration of this application are the principle of development, its impact on the character and appearance of the area, neighbour amenity and pedestrian and highway safety.

Summary of Main Issues

Principle of development

There exists a concrete paved area in the centre of the site where vehicles are parked randomly. The area in general has been experiencing parking congestion especially because not all dwellings in the near vicinity have parking space within their curtilage. The proposal would provide parking spaces for local residents. It would address the said issues, and this is considered to weigh in favour of the scheme.

The proposal is on land that constitutes Internal Open Space and therefore Policy NE7 of the Adopted Replacement Harlow Local Plan (ARHLP) applies. The aim of Policy NE7 is to ensure that development does not compromise the landscape principles of the town. The proposal would provide a community benefit while retaining the openness of the site. Therefore, on balance, it is considered to accord with Policy NE7 in terms of the use of the land proposed.

The proposal is therefore considered to be acceptable in principle. Planning permission can be granted provided it complies with all relevant plan policies as assessed below.

Impact on character and appearance

Policy BE1 of the ARHLP requires development to enhance the character and appearance of the surrounding area. Policy PL1 of the emerging Local Plan reflects this. In addition, ARHLP policy NE7 requires that the landscape principles of the town are not compromised by development, which is similar to Policy PL5 of the emerging Local Plan.

The proposal would not harm the character of the site. The proposed development would provide hedges and a new tree which would enhance the landscape value of the site and

would appear more prominent in the area and in longer distance views than the existing open space. A planning condition can be used to ensure details of the proposed landscaping and surfacing materials are appropriate. The retention of the existing tree can also be ensured via a planning condition for an Arboriculture Method Statement to be approved.

Amenities of neighbours

The Adopted Vehicle Parking Standards requires 2 parking spaces for the types of houses in this locality. A number of houses within this area do not have parking space within their curtilage. Therefore there is considerable parking congestion in this area which would be eased as a result of the proposal.

With regard to the comments received, it is considered that noise, fumes and head lights from vehicles are prevalent factors within an urban built environment. Furthermore, the changes from the existing arrangement are limited given that the site is already used for parking.

Any vehicle abandoned at this location would be illegal and appropriate action would be taken by relevant services if such a case arises. This matter however falls outside planning remit. The lay-out has been amended so as to avoid any disused space. If granted planning permission, the landscaping condition would ensure that the new tree is acceptable in terms of vehicular visibility splays for the access into the site. Therefore the proposal is not considered to significantly affect the residential amenities of neighbours.

Pedestrian safety and Highways

The proposal would provide twelve parking spaces. Eleven of these would be 2.8m by 5.5m with a 6m wide alley in between. One disabled parking space would be provided which would be 3.9m wide. The proposed parking bays would accord with Policy T9 of the ARHLP (2006). The access would not be amended. ECC Highways have no objection to the proposal. Therefore there would be no impact on highway safety.

CONCLUSION:

The proposal would provide much needed additional parking space within the site by use of a formal lay-out. It would have an acceptable impact in terms of character and appearance. The proposed hedges and a new tree would have a positive effect.

The proposal would not result in significant adverse effects on the residential amenities of neighbours.

Therefore it is recommended for approval subject to conditions.

RECOMMENDATION:

That Committee resolve to GRANT PLANNING PERMISSION subject to the following conditions:

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

REASON: In order to comply with Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 Prior to the commencement of development, details of all hard and soft landscaping and any boundary treatments to be used in the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The details shall have regard to vehicular visibility splays of the access into the site. The development shall be carried out in accordance with the approved details.

REASON: In the interest of visual amenity and to accord with policy BE1 of the Adopted Replacement Harlow Local Plan, July 2006.

- 3 No development shall take place on site, including site clearance, tree works, demolition or any other works, until an Arboricultural Method Statement (AMS) has been submitted to and approved in writing by the Local Planning Authority. The AMS shall include details relevant to the safe retention and protection of trees and accord with current BS5837 recommendations. The AMS shall include a Tree Protection Plan showing the positions of protective fencing to safe guard all retained vegetation. The AMS shall include details such as level changes, demolition and construction techniques, materials and design detail of structures and control of potentially damaging operations such as burning, storage and handling of materials. Details of supervision at key stages of development shall also be included. The development shall be undertaken in accordance with the approved details.

REASON: To ensure that damage to vegetation identified for retention is avoided in accordance with policy NE1 of the Adopted Replacement Harlow Local Plan, July 2006.

- 4 The development hereby permitted shall be carried out in accordance with the approved plans as shown listed in the table below.

REASON: For the avoidance of doubt and in the interests of proper planning.

Plan Reference	Version No.	Plan Type	Date Received
SK02 REV A		PROPOSED PARKING AREA	02/12/2019

Informatics

1. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address these concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.