

Land South Of 128 And Northwest Of 61-88 Joyners Field

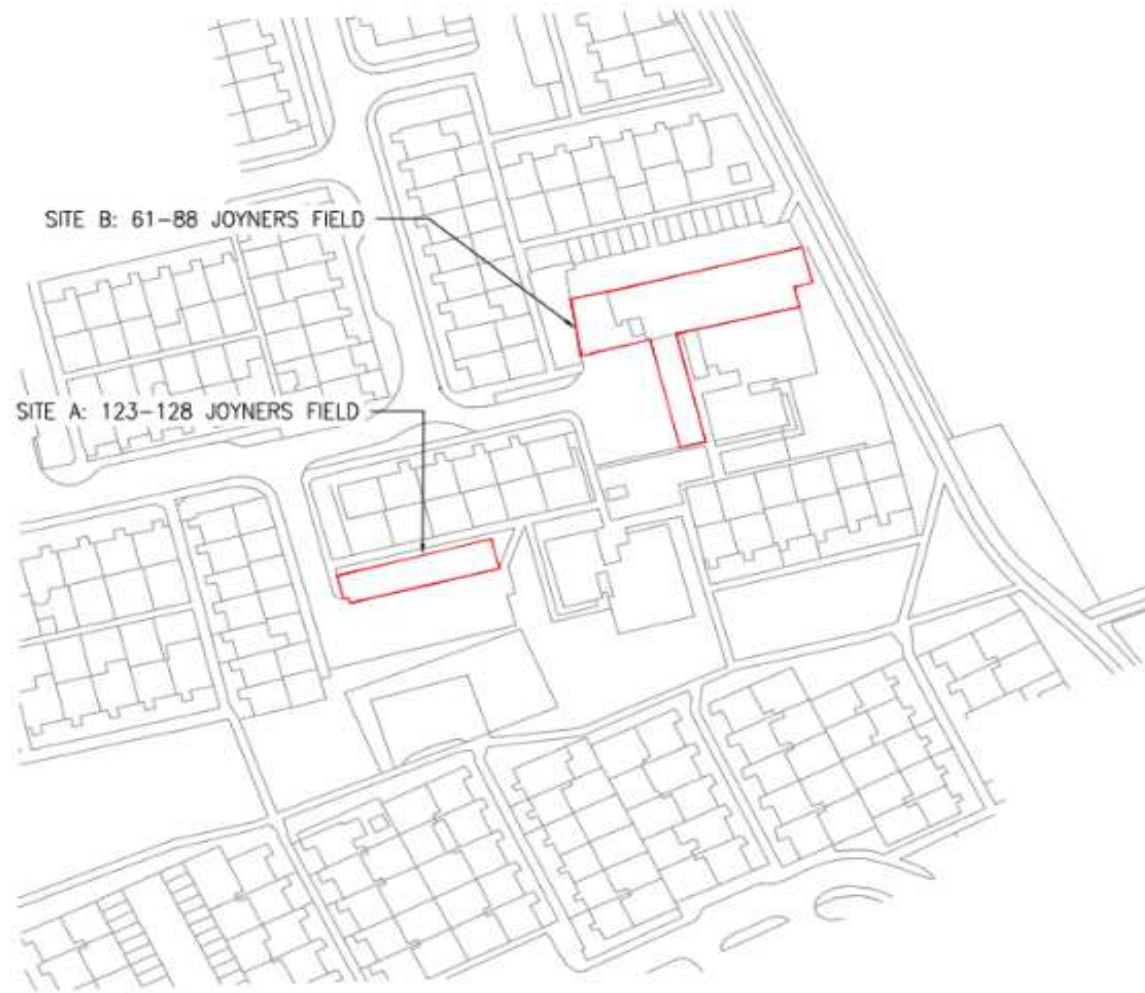
Application Reference HW/FUL/23/00375

Proposed car parking area for 21 parking spaces.

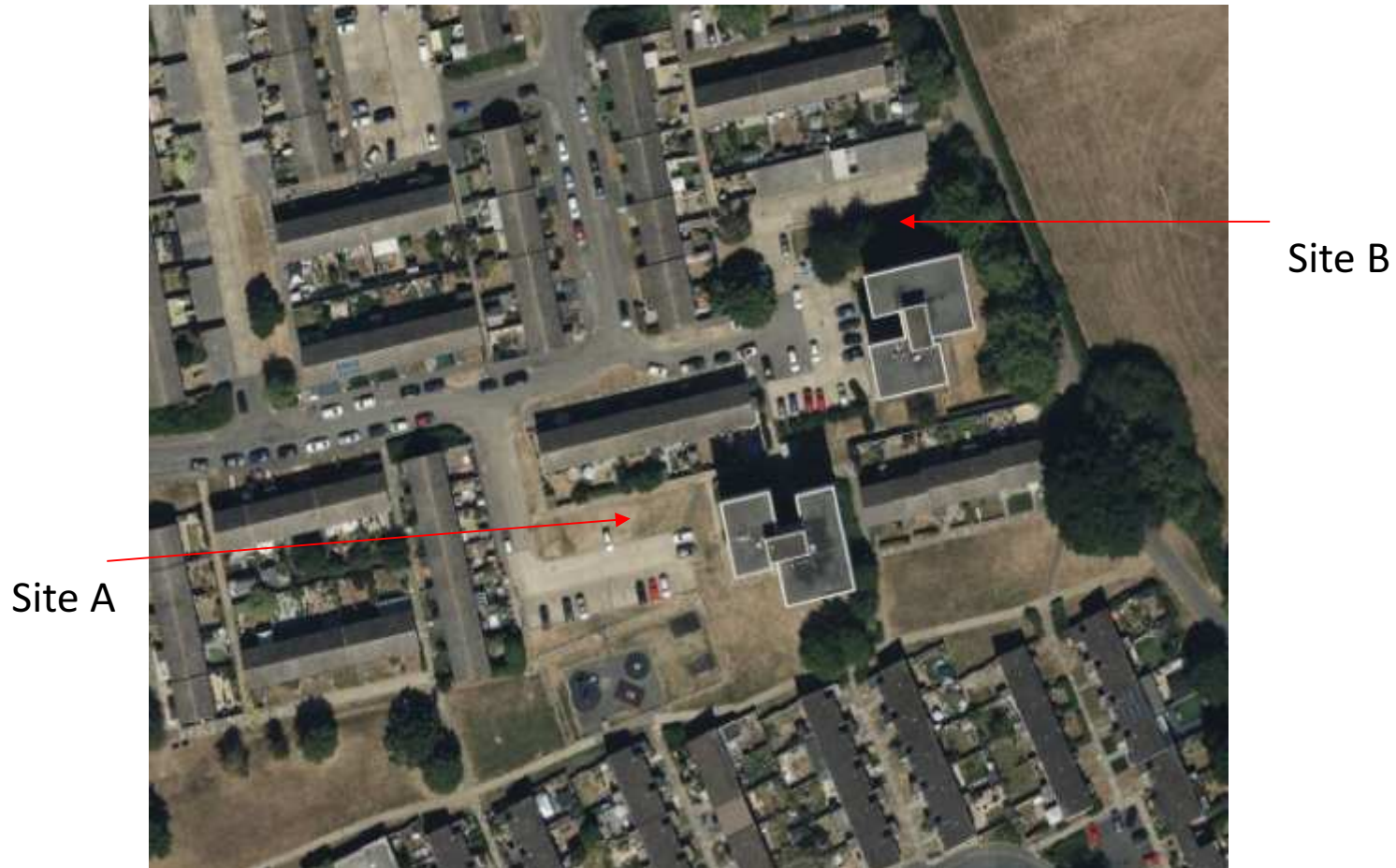
Site A: parking area for 12 bay parking spaces.

Site B: parking area for 7 bay parking spaces, 2 parallel parking spaces, crown lifting of surrounding trees, and construction of 2 planters.

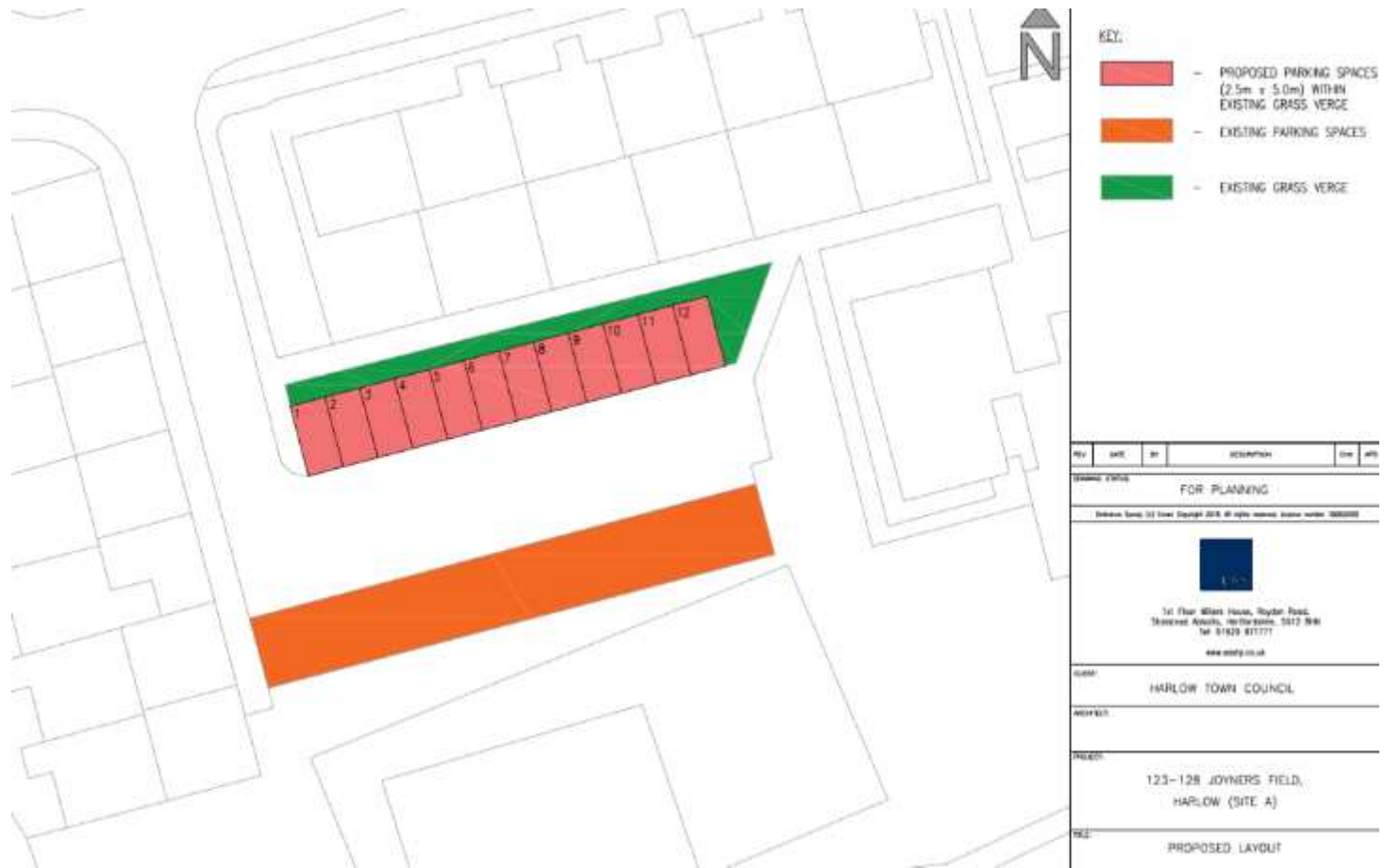
Site Plan



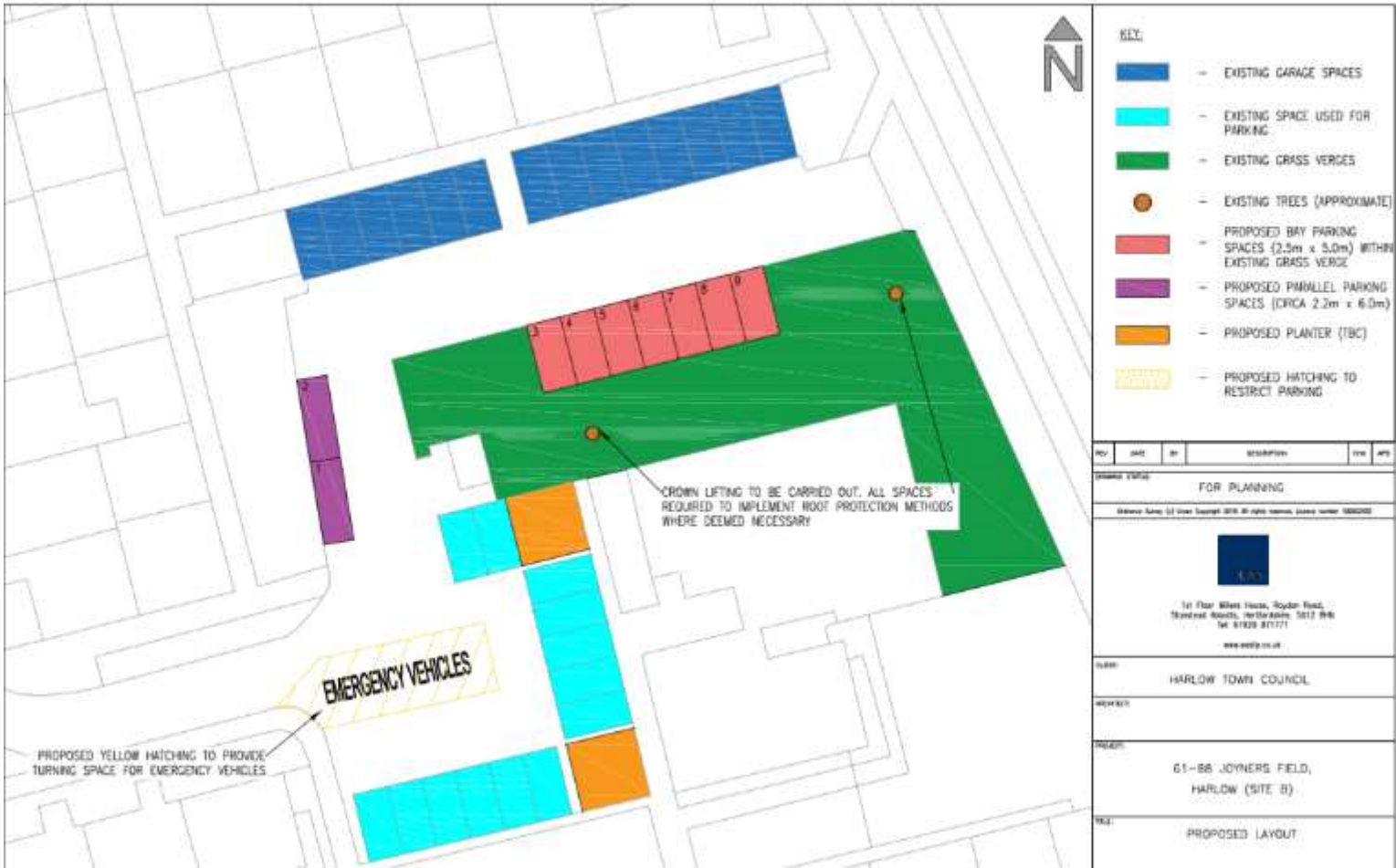
Aerial Image



Site A



Site B



Existing Site Photographs – Site A



Existing Site Photographs – Site B



Principle of Development

- Policy PL6 – Other Open Spaces
- Sites are within the urban area of the town and additional parking necessary to address on-street parking congestion.
- Considered compliant with Policy PL6 and principle of development therefore supported.

Design and appearance

- Policy PL1
- Areas are modest in size and screened from wider area
- No material impact on the wider character and openness of area
- Proposal compliant with Policy PL1

Trees and biodiversity

- Policies PL7, PL8 and PL9
- Three trees near development at Site B
- Arboricultural Impact Assessment (AIA) including Tree Protection Plan to be secured by condition
- Subject to condition the proposal is acceptable.

Highways

- Policy IN3
- Parking space dimensions are 2.5m by 5.0m - Essex Parking Standards 2009 required size of 2.9m by 5.5m
- Given spaces match existing parking spaces and fire service vehicle access the dimensions are considered acceptable
- A condition is proposed to secure provision of one disabled bay at each site
- Subject to condition proposal is supported

Residential amenity

- Policy PL2
- The sites are adjacent to existing parking areas and any additional impact on neighbours would be not be significant
- Compliant with Policy PL2

Recommendation

Grant planning permission subject to recommended conditions.