

Item No. 13

SCHEDULE C

APPLICATION NUMBER	CB/10/03730/FULL
LOCATION	Land Fronting 18 To 22, Ivel Road, Shefford
PROPOSAL	Full: 9 No Parking Bays.
PARISH	Shefford
WARD	Shefford
WARD COUNCILLORS	Cllr Lewis Birt & Cllr Tony Brown
CASE OFFICER	Clare Golden
DATE REGISTERED	04 October 2010
EXPIRY DATE	29 November 2010
APPLICANT	Aragon Housing Association
AGENT	Aragon Housing Assoc
REASON FOR COMMITTEE TO DETERMINE	Central Bedfordshire Council own part of the land within the application site and Shefford Town Council objet to the proposal on the grounds of highway safety.
RECOMMENDED DECISION	Full Application - Granted

Site Location:

The application site is located within the town of Shefford, in a central location to the South of Southbridge Street and to the east of the River Hit. The site comprises a grass verge which is located to the front of No.s 14-24 Ivel Road, a terrace of bungalows constructed in the 1970s. The bungalows are owned and managed by Aragon Housing Association and form a group of residential closes of similar dwellings owned by Aragon. Two groups of semi-mature trees lie at either end of the grass verge but are not proposed to be removed.

The site is located within the settlement envelope for Shefford. Ivel Road is a classified road and links the northern part of the town with the southern end which leads to the main A507 road.

The Application:

This application seeks permission for a dropped kerb and the construction of 9 new parking bays to be created on the land presently used as a grass verge. The spaces would be 4.8metres in depth by 2.5metres in width which meets the Council's standard dimensions for parking spaces.

The spaces are designed to alleviate on-street parking to the front of the grass verge along Ivel Road which leads to congestion along this road.

RELEVANT POLICIES:

National Policies (PPG & PPS)

PPS 1 Delivering Sustainable Development

Core Strategy/Development Management Policies that supersede the Saved Local Plan Policies

DM3: Protection of Amenity

CS4: Linking Communities – Accessibility and transport

Supplementary Planning Guidance

'Design in Central Bedfordshire'. Adopted SPD Design Guide, 2010 : DS7: Movements, Streets and Places

Planning History

None relevant.

Representations: (Parish & Neighbours)

Shefford Town Council

Objects to the application on the following grounds:

Entrance to and exit from the parking bays would be both hazardous and precarious. Concerns over safety as a very busy road. Will cause problems to other road users on Ivel Road.

Neighbours

One letter of support has been received from the occupier of 1 Oakwood Road (residential close opposite), Shefford on the grounds of highway safety and parking.

Consultations/Publicity responses

Site notice posted on 25.10.10 No representations received.

Highways

No objections subject to conditions in respect of allowing public use of the parking spaces, and details of the construction.

Disability

No comments.

Discrimination Officer

Determining Issues

The main considerations of the application are;

- 1. Impact on the visual amenity of the surrounding area**
- 2. Impact on the residential amenity of surrounding properties**
- 3. Highway Matters**

Considerations

1. Impact on the visual amenity of the surrounding area

The existing grass verge was designed to be a prominent feature within the streetscene providing a green buffer between the single storey terrace of bungalows to the west and the relatively busy Ivel Road to the east. Cars

presently park parallel to, and against the grass verge which disrupts the flow of traffic along this road, and it also acts as a screen against the original green, open character of this strip of amenity land.

The proposal would displace the existing on-street parking into 9 new car parking spaces which would cut into part of the grass verge, between two groups of semi-mature trees and light columns. The majority of the verge would still be retained however. The proposal would not detract from the overall character and appearance of the site or surrounding area, and is likely to create an improvement to the quality of the streetscene by reducing the on-street parking which dominates this part of Ivel Road. This is a purposeful use for this space, making efficient use of the land available in accordance with PPS1. The proposal also fully accords with the aims of Policy DM3 of the Adopted Core Strategy in this respect therefore.

2. Impact on the residential amenity of surrounding properties

The proposal seeks to improve the current parking arrangements on the site to provide formal parking spaces, thereby avoiding on-street parking along the grass verge. This will help reduce the amount of traffic congestion along this part of Ivel Road to the benefit of users of the highway and occupiers and visitors to neighbouring properties using the spaces. The proposal will have no impact on surrounding properties in terms of privacy, daylight or outlook.

The proposal is considered to preserve the residential amenity of surrounding properties in accordance with Policy DM3 of the Adopted Core Strategy.

3. Highway Matters

The grassed verge, the subject of this application is highway land. Development would not normally be acceptable within the highway verge however, it is considered that on this occasion, it would be beneficial for the on-street parking to be alleviated to allow for a free flow of traffic along Ivel Road. Central Bedfordshire Highways Development Management have no objection to the proposal but have advised that the spaces will need to be available to be used for public use.

Presently, there is very limited parking available to the adjacent Aragon dwellings. The proposal will result in the new parking spaces being used in a first come first served basis which is similar to the present arrangement, however these will be properly constructed off-street spaces.

The proposal will not cause harm to the safety of the highway in accordance with Policies DM3 and CS4 of the Adopted Core Strategy.

Recommendation

That Planning Permission be **Granted** subject to the following:

The proposal is in conformity with Policies DM3 and CS4 of the Core Strategy and Development Management Policies, Central Bedfordshire (North), November 2009 and the Adopted Design Guide SPD, 'Design in Central Bedfordshire, Supplement 7: Movement, Streets and Places' as the proposal is appropriate in terms of siting, use

and scale, does not seriously harm the amenities of neighbours and there is no unacceptable impact upon the character and appearance of the street scene or general locality or on highway safety.

- 1 The development hereby approved shall be commenced within three years of the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 which is designed to ensure that a planning permission does not continue in existence indefinitely if the development to which it relates is not carried out.

- 2 There shall be no restriction on the use of the car parking spaces shown on the approved plans by members of the public using the highway.

Reason: To minimise the potential for on-street parking and thereby safeguard the interest of the safety and convenience of road users and for the avoidance of doubt.

- 3 **Before the development is brought into use, details of the construction and layout of the access and parking bays shall be submitted to and approved by the Local Planning Authority.**

Reason: In the interest of road safety and traffic movement.

Reasons for Granting

The proposal is in conformity with Policies DM3 and CS4 of the Core Strategy and Development Management Policies, Central Bedfordshire (North), November 2009 and the Adopted Design Guide SPD, 'Design in Central Bedfordshire, Supplement 7: Movement, Streets and Places' as the proposal is appropriate in terms of siting, use and scale, does not seriously harm the amenities of neighbours and there is no unacceptable impact upon the character and appearance of the street scene or general locality or on highway safety.

Notes to Applicant

1. The applicant is advised that in order to comply with Condition 2 of this permission it will be necessary for the developer of the site to enter into an agreement with Central Bedfordshire Council as Highway Authority under Section 278 of the Highways Act 1980 to ensure the satisfactory completion of the access and associated parking bays. Further details can be obtained from the Development Control Group, Development Management Division, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ.