

Item No. 18

APPLICATION NUMBER	CB/19/00182/REG3
LOCATION	Central Bedfordshire Council Car Park, Station Approach, Steppingley Road, Flitwick, MK45 1AJ
PROPOSAL	Planning Permission sought to continue the use of the land for a car park for 293 car park spaces.
PARISH	Flitwick
WARD	Flitwick
WARD COUNCILLORS	Cllrs Mrs Chapman, Gomm & Turner
CASE OFFICER	Annabel Robinson
DATE REGISTERED	21 January 2019
EXPIRY DATE	18 March 2019
APPLICANT	Central Bedfordshire Council
AGENT	
REASON FOR COMMITTEE TO DETERMINE	The application has been made by Central Bedfordshire Council
RECOMMENDED DECISION	Regulation 3 - Recommended for Approval

Summary of Recommendation:

The proposal would retain the current parking provision for a further period of 5 years, with no proposed alterations to the existing layout or access arrangements. The application site has previously been identified within the Town Centre Masterplan (2008) as a site for parking/multi storey car park. It is therefore considered to be consistent with the adopted masterplan. The principle of development is therefore considered acceptable.

Given the existing use of the car park, it is not considered that there would be a detrimental impact on the character of the area, nor the residential amenities of the surrounding properties.

Site Location:

The site is currently being used as a car park, with a temporary planning permission. The site is located within Flitwick Town Centre, adjacent to the existing station car park.

An existing access road located off Steppingley Road, currently provides vehicular access to the site and the existing station car park.

The site is predominately flat and built on the same level as the adjacent railway. The surrounding properties on Steppingley Road are on a higher level than the application site.

The site has previously been granted planning permission for car parking on a temporary basis.

The Application:

Permission is sought for a renewal of temporary planning permission, to use the site for car parking for a further 5 years.

No changes are proposed to the access arrangements, number of spaces, surfacing or layout.

RELEVANT POLICIES:

National Planning Policy Framework (NPPF) (March 2012)

Core Strategy and Development Management Policies - North 2009

Policy DM3 High Quality Development
Policy CS12 Town Centres and Retailing

Central Bedfordshire Local Plan - Emerging

The Central Bedfordshire Local Plan has reached submission stage and was submitted to the Secretary of State on 30 April 2018.

The National Planning Policy Framework (paragraph 48) stipulates that from the day of publication, decision-takers may also give weight to relevant policies in emerging plans unless material considerations indicate otherwise.

The apportionment of this weight is subject to:

- the stage of preparation of the emerging plan;
- the extent to which there are unresolved objections to relevant policies;
- the degree of consistency of the relevant policies in the emerging plan to the policies in the Framework.

Reference should be made to the Central Bedfordshire Submission Local Plan which should be given limited weight having regard to the above. The following policies are relevant to the consideration of this application: R1, 2,3 and HQ1.

Supplementary Planning Guidance/Other Documents

Central Bedfordshire Design Guide (March 2014)

Central Bedfordshire Local Transport Plan: Appendix F : Parking Strategy (Adopted in October 2012 by the Executive for Development Management Purposes)

Flitwick Town Centre Masterplan (2008)

Relevant Planning History:

Application:	Planning	Number:	CB/17/00301/REG3
Validated:	19/01/2017	Type:	Regulation 3
Status:	Decided	Date:	30/03/2017
Summary:		Decision:	Regulation 3 - Granted
Description:	This application is to increase the amount of temporary parking capacity on site as more space has been created from the demolition of the Shed B and C, the latter which is currently being demolished now.		

Application:	Planning	Number:	CB/16/00739/REG3
Validated:	14/03/2016	Type:	Regulation 3
Status:	Decided	Date:	30/06/2016
Summary:		Decision:	Regulation 3 - Granted
Description:	Change of use from B8 storage and distribution (currently vacant) to 'sui generis' car park facility		
Application:	Planning	Number:	CB/15/03309/PADM
Validated:	28/08/2015	Type:	Prior Approval Proposed Demolition
Status:	Decided	Date:	25/09/2015
Summary:		Decision:	Prior Approval - Approved Change Of Use
Description:	Prior Notification of Proposed Demolition: Demolition of 3 Units and 1 Bungalow.		
Application:	Planning	Number:	CB/15/00536/REG3
Validated:	10/02/2015	Type:	Regulation 3
Status:	Decided	Date:	07/04/2015
Summary:		Decision:	Regulation 3 - Granted
Description:	Continued use as car park, including resurfacing, ancillary surface works and lighting.		

Consultees:

Parish/Town Council	No comment received.
Highways Development Management	No objections.
Public Protection	No comment to make.
Network Rail	No comment received.

Other Representations:

Neighbours/Flitwick Residents	One comment received: 23 Wren Close, Flitwick:
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Summary of comments:

Concerns regarding funding use/Section 106 money, the production of the Station Travel Plan, the original permission granted and the lack of a Traffic Assessment with the impact upon Steppingley Road. The sites relationship to the proposed crematorium, the need for TROs on Temple Way, that funding should be sought for additional TROs.

Matters were raised in regard to assessing the application against up to date policies, and the lack of the Station Travel Plan, sustainable modes of transport eg bike parking and the possible need for junction improvements on the access/20mph zone/traffic calming measures. In addition the matter of DDA compliance was highlighted.

Determining Issues:

The main considerations of the application are;

1. Principle
2. Impact on the Character and Appearance of the Area

3. Residential Amenity of Neighbouring Properties
4. Highway Implications
5. Representations
6. Other Considerations

Considerations

1. The Principle of Development

- 1.1 The application site was included within the town centre masterplan which was adopted as technical guidance by Mid Beds District Council in 2008. The masterplan included the creation of significant additional station car parking to be provided at Flitwick Rail Station.
- 1.2 Planning permission was previously granted in 2008 (MB/08/00395/FULL) for the demolition of light industrial units and formation of a surface car park for a temporary period of 5 years. A further application was submitted in 2015 for the continued use of the site for car parking. There was a further extension of the site in 2017 to use previous industrial land for additional car parking.
- 1.3 It is considered that the continued use of this site for car parking would accord with the Flitwick Masterplan document. The site is well used and it is currently considered necessary to facilitate parking at the station and town centre, it is considered that the principle of development is acceptable and will allow access to and use of a sustainable mode of transport for the immediate and wider community.

2. Impact on the character and appearance of the area

- 2.1 The site is not particularly prominent within the town centre, only being visible from the station car park and from the rear of some of the surrounding properties. Notwithstanding this, given the surrounding uses, it is not considered that the continued use of the car park use would detract from the character and appearance of the area.

3. Residential amenity of neighbouring properties

- 3.1 There are residential properties along the western boundary of the site at Cowlgrove Parade, The Willows and Badgers Close. These properties are located in an elevated position looking down into the site. There is some planting along this boundary which helps to screen the railway and surrounding land uses from these properties.
- 3.2 Public Protection have raised no comment to the application.
- 3.3 It is considered that the continued use of the car park would not have a significant impact upon neighbouring properties in terms of residential amenity, or noise disturbance.

4. Highway Implications

- 4.1 The Highways Officer has raised no objection to the continued use of this car park for a period of 5 years. It is considered that it is acceptable in highway terms.

5. Representations

- 5.1 One letter has been received from a resident of Flitwick, it is noted that the letter does raise questions regarding this development, but also raises issues which would not be considered material planning considerations in the determination of this application. All matters of neighbouring amenity have been considered above.
- 5.2 The Highways Department has assessed the development, and raised no objection to a further temporary use of the land as a car park, this has been assessed against all relevant local and national planning policy. It is not considered appropriate to seek Section 106 money to provide additional TROs (Traffic Regulation Orders) in areas of Flitwick, this is an existing development which is required for a temporary period of time. It is not considered that any alterations to the access arrangements are required to ensure highway safety. It is considered that all relevant DDA (Disability Discrimination Act) access requirements are satisfactory for the site to continue use for a temporary period of time. Although the draft Station Travel Plan has not been delivered it is judged that the temporary planning permission would accord with the principles set out.

The matter raised relating to HCA funding for alternative schemes, are not considered to be material planning considerations.

6. Other Considerations

6.1 Human Rights issues

The development has been assessed in the context of human rights and would have no relevant implications.

6.2 Equality Act 2010

The development has been assessed in the context of the Equalities Act 2010 and would have no relevant implications.

Recommendation:

That Planning Permission be approved subject to the following:

- 1 The use of the land as a surface car park shall be carried on for a limited period of 5 years commencing from the date of the granting of permission, at the end of which the use shall cease, unless a further planning permission has been granted.

Reason: The proposal is stated in the application to be for a temporary 5 year period only.

- 2 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, number 4002 A

Reason: To identify the approved plan/s and to avoid doubt.

**Statement required by the Town and Country Planning
(Development Management Procedure) (England) Order 2015 - Part 6, Article 35**

The proposal would not have a negative impact on the character of the area or an adverse impact on the residential amenity of neighbouring properties and is acceptable in terms of highway safety therefore by reason of its size, design and location, is in conformity with Policy DM3 of the Core Strategy and Management Policies, November 2009; and The National Planning Policy Framework. It is further in conformity with the technical guidance Placemaking in Central Bedfordshire, The Central Bedfordshire Design Guide 2014.

DECISION

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