

Item 3k **14/01185/CB3**

Case Officer **David Stirzaker**

Ward **Adlington & Anderton**

Proposal **Extension to existing car park**

Location **Car Park 15M North-West Of 171A Chorley Road, Harding Street, Adlington**

Applicant **Chorley Council**

Consultation expiry: **15th December 2014**

Decision due by: **19th January 2015 (Extension of time agreed to 23rd January 2015)**

Recommendation
Permit Planning Permission

Executive Summary

The main issues to consider are whether the car park extension is acceptable in terms of its impact on the amenities of neighbours, the character and appearance of the locality, parking provision and highway safety. For the reasons set out below, it is considered that the proposed extension is consistent with the aims of the Framework and in accordance with the provisions of the development plan.

Representations

Adlington Town Council welcomes the proposal and hopes that the additional parking can be made available as soon as possible.

Consultees

Consultee	Summary of Comments received
Tree Officer	In relation to the original plans, advise that the trees on the car park would be within the Root Protection Area (RPA) of three trees. Amended plans have addressed this issue by moving the edge of the car park away from the RPA of these trees. In relation to the Sycamore tree adjacent to the northern corner of the car park extension, the car park extension is within the RPA of this tree so it is recommended that a replacement tree is proposed.
LCC (Highways)	No objections subject to confirmation that the car park spaces are 4.8m by 2.4m with a 6m wide isle between, that 2 no. spaces will be provided for disabled drivers, and that pedestrian safety is checked in relation to the path from 171a Chorley Road which leads onto the existing car park.
Planning Policy	No objections are raised as the land in question is within the defined settlement of Adlington and is not allocated. The site will not impact on the adjacent existing sport and recreational facilities protected by Local plan Policy HW2 (Protection of existing Open Space , Sport and Recreational Facilities)

Background information

1. This Council application has arisen following concerns from Ward and Parish Councillors regarding the increasing congestion and parking problems in the area around the shops on Chorley Road, Adlington. Inadequate parking capacity on the Council owned Harding street car park has led to vehicles parking on the pavement and on double yellow lines. The proposed extension to the current car parking will result in a car park with 27 no. spaces (including 2 no. spaces for disabled drivers) and go some way to alleviating current parking issues on Chorley Road.
2. The application site is in the settlement of Adlington and located off Harding Street which is accessed from Chorley Road between 151 and 153 Chorley Road.

Proposed development

3. This application seeks planning permission to extend an existing Council owned car park on Harding Street in the settlement of Adlington. The existing car park can accommodate approximately 12 no. cars and the extended car park will increase this by 15 no. spaces resulting in 27 no. parking spaces in total. The extension will encompass an area of existing grassed amenity land situated between the existing car park and the main playing fields to the north. The car park layout will include 2 no. spaces for disabled drivers.
4. Access to the site is from Chorley Road to the southwest and the car park surface will be formed using ground reinforcement tiles filled with decorative gravel thus providing a porous surface.

Principle of the Development

5. The application site is not specifically allocated in the emerging Chorley Local Plan and the application site currently serves as an area of amenity greenspace adjacent to King George's Playing Field. Local Plan Policy HW2 seeks to protect all existing open space, sport and recreational facilities. This includes sites allocated on the Policies Map as well as sites not allocated but currently in use as, or last in use as open space sport or recreational facilities. Planning Policy have advised that there is no objection to the proposal to extend the existing car park as the land in question is within the defined settlement of Adlington and is not allocated. The site will not impact on the adjacent existing sport and recreational facilities protected by Local plan Policy HW2 (Protection of existing Open Space, Sport and Recreational Facilities).
6. On the basis of the above, it is considered that the car park extension is not contrary to Policy HW2 so the 'principle' of the development is considered to be an acceptable one. The extra spaces resulting from the enlarged car park will also provide greater opportunities for people to visit the King Georges Playing Field.

Impact on character and appearance of locality

7. The replacement of the grassed part of the site with a hard surface will have some impact on the visual amenity of the locality. However, given there is a large open space just north of the site beyond a set of railings which demarcate the start of the playing fields, it is not considered this change in ground surfacing material will cause detrimental harm to character and appearance of the locality. The existing trees are also being retained and decorative gravel is proposed.

Impact on neighbours

8. The site of the car park is flat and comprises a grassed area between the existing car park and the main playing fields to the north. The playing fields are separated from the site by existing railings. Replacement of the grassed part of the site with the hard surface will have some effect on the visual amenity of the site but given there is a large open space just north of the site beyond the said railings, it is not considered this change to the ground surface will cause detrimental harm to the living conditions of any of the occupiers of the neighbouring properties, which have views of the site.

9. Enlargement of the car park will lead to additional vehicular movements into and out of the car park and as stated, there are residential properties bounding the site. However, given there is already a car park on the site, it is not considered that the extension to it will significantly exacerbate noise and disturbance to such levels that harm to living conditions occurs. It is not therefore considered that the car park extension will harm the living conditions of local residents.

Traffic & Transport

10. The proposed car park extension will result in a total of 27 no. car parking spaces which will go some way to addressing the issue of on street parking along Chorley Road. Access to the car park will remain as existing. The car parking spaces will be 2.4m by 4.8m and the layout includes 2 no. spaces for disabled drivers. The isles between the spaces will be a minimum of 6m wide. In terms of the pathway from 171a Chorley Road, this leads onto the existing car park and the proposed layout shows the area next to the path as being hatched so a car should not be parked next to the path.
11. In terms of surface water, the surface will be porous so as with the grassed surface, surface water will drain naturally. On this basis, and subject to LCC (Highways) raising no concerns, there are no objections to the application on traffic and transport grounds.

Impact on trees

12. There are several trees adjacent to the proposed site of the car park and the Tree Officer initially advised that the car park would be within the RPA of the trees on the southern boundary. An amended plan has addressed this issue. In terms of the Sycamore tree adjacent to the northern corner of the car park extension, the Tree Officer has recommended a replacement for this tree as the car park will involve excavations within its RPA which will impact on its longevity. An amended plan has been submitted showing this tree replaced with a Silver Birch.

Overall Conclusion

13. The 'principle' of the car park extension is an acceptable one and it is not considered that providing the additional spaces will have a harmful impact on the amenities of local residents.
14. From a design perspective, the car park extension is considered to be acceptable with regards to the choice of surfacing material and given the location of the site, it is not considered that the works will have a harmful impact on the character and appearance of the streetscene either as only one tree will need to be removed and will be replaced with a native species specimen.
15. Providing the extra spaces will obviously relieve the pressure for on street car parking so would be beneficial to the local business and residents. No changes are proposed to the existing access so the scheme is considered to be acceptable from a highways perspective. Also, as already stated, the extra spaces resulting from the enlarged car park will also provide greater opportunities for people to visit the King Georges Playing Field.
16. The composition of the parking surface is porous and limited excavation works will be necessary to form the finished surface given a cellular system is proposed. This will ensure water reaches the roots of the trees adjacent to the car park. Only one tree will need to be removed but the Council's Tree Officer has not raised any objections subject to its replacement with a native species tree.

Planning History

Reference	Description	Decision	Date
80/00691/FUL	Car park extension with footpaths linking Babylon Land and the Playing Fields	Permitted	10.09.1980

Suggested Conditions

No.	Condition									
1.	<p>The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <table border="1" data-bbox="368 376 1353 506"> <thead> <tr> <th data-bbox="368 376 799 439">Title</th> <th data-bbox="799 376 1066 439">Drawing Reference</th> <th data-bbox="1066 376 1353 439">Received date</th> </tr> </thead> <tbody> <tr> <td data-bbox="368 439 799 470">Improvement Scheme</td> <td data-bbox="799 439 1066 470">-----</td> <td data-bbox="1066 439 1353 470">8th January 2015</td> </tr> <tr> <td data-bbox="368 470 799 506">Location Plan</td> <td data-bbox="799 470 1066 506">-----</td> <td data-bbox="1066 470 1353 506">12th November 2014</td> </tr> </tbody> </table> <p><i>Reason: For the avoidance of doubt and in the interests of proper planning</i></p>	Title	Drawing Reference	Received date	Improvement Scheme	-----	8 th January 2015	Location Plan	-----	12 th November 2014
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2.	<p>The existing soil levels around the base of the trees to be retained shall not be altered.</p> <p><i>Reason: To safeguard the trees to be retained</i></p>									
3.	<p>During the construction period, all trees to be retained shall be protected in accordance with British Standard BS 5837:2012 or any subsequent amendment to the British Standards.</p> <p><i>Reason: To safeguard the trees to be retained</i></p>									
4.	<p>The car park surfacing materials, detailed on the approved plans, shall be used and no others substituted.</p> <p><i>Reason: To ensure that the materials used are visually appropriate to the locality.</i></p>									
5.	<p>The parking spaces hereby approved shall be surfaced, drained and marked out in accordance with the approved plans prior to being made available for use by the general public.</p> <p><i>Reason: To ensure provision of adequate off-street parking facilities within the site.</i></p>									
6.	<p>Within the first planting season (October to March inclusive) following commencement of development the Sycamore tree to be removed shall be replaced with a Silver Birch tree which shall be planted in the position shown on the approved site layout plan. If following the completion of the development the tree dies, is removed or becomes seriously damaged or diseased, it shall be replaced in the next planting season with a tree of similar size and species.</p> <p><i>Reason: In order to preserve the visual amenity of the site.</i></p>									