

APPLICATION REPORT – 18/00459/CB3

Validation Date: 4 May 2018

Ward: Chorley East

Type of Application: Chorley Regulation 3

Proposal: Construction of decked car park

Location: Corner Of Brunswick Street And Friday Street Chorley PR6 0AA

Case Officer: Mr Iain Crossland

Applicant: Chorley Borough Council

Agent: Mr Bernard Lam

Consultation expiry: 25 May 2018

Decision due by: 29 June 2018

RECOMMENDATION

1. It is recommended that the application is approved, subject to conditions.

SITE DESCRIPTION

2. The application site comprises an existing surface level car park situated between the railway to the west and Friday Street to the east. It is located within the core settlement area of Chorley to the east of the town centre. The immediate area is predominantly commercial and industrial. There is a landscaped boundary to the car park and access is currently taken from Friday Street in two locations.

DESCRIPTION OF PROPOSED DEVELOPMENT

3. This application seeks planning permission for the construction of a decked car park over the existing Friday Street car park. The existing access points to Friday Street would be retained with an additional entrance from Brunswick Street provided. The proposed development would result in the reconfiguration of the surface level car parking spaces.

REPRESENTATIONS

4. Representations in support of the proposed development have been received from the occupiers of two addresses.

CONSULTATIONS

5. Lancashire Highway Services: Comments to follow on the addendum.
6. Network Rail: Have confirmed that they have no objection subject to advice provided and the developer engaging with Network Rail as necessary.

PLANNING CONSIDERATIONS

Principle of development

7. The principle of the use of the land as a car park is long established and would not change. The proposed extension would effectively increase car parking capacity at the site to better serve the nearby town centre.
8. This contributes directly towards the town centre first approach of supporting the vitality and viability of town centres as set out in paragraph 23 of the National Planning Policy Framework, and more specifically policy 1(b) ii and policy 11(c) of the Central Lancashire Core Strategy, which direct growth and investment to Chorley Town Centre to improve and maintain vitality and viability.
9. Policy V1 of the Chorley Local Plan 2012 - 2026 is the model policy which states, among other things, that planning applications which accord with the policies of the Local Plan will be approved without delay, unless material considerations indicate otherwise. This is in line with the National Planning Policy Framework at paragraph 14.
10. Policy V2 provides a presumption in favour of appropriate sustainable development, subject to material planning considerations and other policies and proposals in the Local Plan.
11. The key issues for consideration in the determination of this application are the impact of the proposed parking deck on the character of the area and the impact on highway safety covered by policy BNE1 of the Chorley Local Plan.

Impact on character and appearance of the locality

12. The proposed parking deck would cover an area of approximately 31m by 83m over the southern portion of the existing car park. The parking deck would have a maximum height of approximately 4.2m and would have a utilitarian appearance typical of such developments. Although the parking deck would be visible from a number of vantage points it would not be positioned in a prominent location being separated from the town centre and main highway by the railway.
13. The immediate area is of a mixed industrial character with warehouse buildings and storage yards common. There are also large stanchions along the railway line adding to the industrial character. The site is already in use as a car park and does not contribute positively to the character of the area at present. The proposed parking deck would impact on the open nature of the existing car park, however, it would not detract from the character of the area.
14. The landscaping to the periphery of the site would be largely retained with the exception of a tree adjacent to Brunswick Street, which would need to be removed to facilitate the development. The retention of the landscaped buffer would help to retain the existing frame for the site, which softens the overall appearance from the surrounding streets.
15. Overall it is considered that the development would have no detrimental impact on the character of the area and accords with the provisions of policy BNE1 of the Chorley Local Plan 2012 -2026.

Impact on neighbour amenity

16. The proposed parking deck would be located over 25m from the nearest buildings, which are in commercial and industrial uses. The nearest dwellings at Primrose Street are located some 40m from the proposed position of the deck. Given the height of the deck and degree of separation from nearby dwellings it is not considered that there would be any impact on residential amenity. As the site is already used for the parking of a large number of cars, any impact from noise and disturbance on nearby properties would be similar. In addition, given that the site is already lit, the proposed lighting would also have no greater impact on neighbouring occupiers.

17. The development would accord with the provisions of policy BNE1 of the Chorley Local Plan 2012 -2026 having regard to criteria (b) and (g) which seek to protect residential amenity and avoid unacceptable impacts of disturbance from noise.

Highway safety

18. At the time of report preparation, no comments have been received from Lancashire County Council (LCC) Highways Authority. The Highways Authority consultation response will be reported to Members by way of update on the Addendum.

CONCLUSION

19. The proposed development would support the vitality and viability of Chorley Town Centre by providing increased car parking capacity. The proposed parking deck would have no detrimental impact on the character of the area or neighbour amenity and it is considered that there would be no severe cumulative impact on highway safety. It is, therefore, recommended that planning permission be granted.

RELEVANT HISTORY OF THE SITE

Ref: 13/00868/TEL **Decision:** PERTEL **Decision Date:** 24 September 2013
Description: Notice of intention to install 1no. BT Openreach High Speed Broadband cabinet.

RELEVANT POLICIES: In accordance with s.38 (6) Planning and Compulsory Purchase Act (2004), the application is to be determined in accordance with the development plan (the Central Lancashire Core Strategy, the Adopted Chorley Local Plan 2012-2026 and adopted Supplementary Planning Guidance), unless material considerations indicate otherwise. Consideration of the proposal has had regard to guidance contained within the National Planning Policy Framework (the Framework) and the development plan. The specific policies/ guidance considerations are contained within the body of the report.

Suggested conditions

To follow