

MID SUFFOLK DISTRICT COUNCIL
DEVELOPMENT CONTROL COMMITTEE - 21 October 2015

AGENDA ITEM NO	3
APPLICATION NO	3075/15
PROPOSAL	Parking Improvements, to create 6 no. parking spaces with access
SITE LOCATION	Land adjacent 25, Acton Close, Bramford IP8 4ER
SITE AREA (Ha)	0.05
APPLICANT	Mr N Jarvis Asset Management
RECEIVED	August 27, 2015
EXPIRY DATE	November 2, 2015

REASONS FOR REFERENCE TO COMMITTEE

The application is referred to committee for the following reason :

- The applicant is Mid Suffolk District Council.

PRE-APPLICATION ADVICE

1. The proposal was discussed with a Development Management Officer prior to its submission. The contribution of the site as an open space was discussed and that this would be balanced against the provision of parking spaces for the adjacent properties.

SITE AND SURROUNDINGS

2. The site is located off The Street, Bramford and is screened from The Street by a 1.3m high red brick wall. The application site lies at a lower level than the highway and is served by an existing dropped kerb which leads to a footpath link to other properties in Acton Close which lie to the rear. The dropped kerb does not lead to a formal vehicular access.

Behind the frontage wall an area of open grass land leads down to two pairs of semi-detached bungalows. They are not currently served by a formal vehicular access, having only a pedestrian path in front of the properties.

The grass is marked by vehicular tracks where access and parking has been informally carried out which damages the grass, particularly during winter.

The access also serves an area of currently vacant land to the rear of 25-31 Acton Close which has planning permission for the erection of two dwellings (3846/14).

There is a bus stop on the highway on the site frontage but no parking restrictions.

HISTORY

3. The planning history relevant to the application site is:

3846/14	Erection of 2 no. 2 bed, semi-detached affordable dwellings, construction of new vehicular access and erection of 2 garden sheds.	Granted 29/06/2015
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PROPOSAL

4. To undertake parking improvements through the provision of six parking spaces to serve the four adjacent bungalows via a 4.5m wide access way.

The proposal includes the use of permeable blocks in a red brindle colour with buff blocks delineating the parking spaces. There would be changes in ground level with the access and spaces at a level with the footway running in front of the bungalows.

POLICY

5. **Planning Policy Guidance**

See Appendix below.

CONSULTATIONS

6. **Bramford Parish Council.** Reply awaited.

Suffolk County Council Highways. Reply received 30/09/15 and 07/10/15
Recommend conditions relating to manoeuvring, parking and access.

LOCAL AND THIRD PARTY REPRESENTATIONS

7. This is a summary of the representations received.

None

ASSESSMENT

8. The proposal needs to be considered against the following matters :

- The principle of development
- Highway safety
- Visual amenity

The principle of development:

The NPPF contains guidance seeking to support local communities and the provision of services whilst also protecting open spaces (section 8).

Local Plan policy H10 relates to Highway considerations in development with the provision of safe access and adequate car parking. This proposal therefore addresses the shortfall in parking provision and is acceptable in principle, subject to compliance with the suggested conditions.

Highway safety

This proposed scheme seeks to address the current problems within Acton Close arising from the lack of parking spaces by providing 6 marked bays served by a new driveway and the formalising of the vehicular access.

The scheme would provide spaces for the adjacent properties, and reduce the likelihood of unauthorised parking on the grass or parking on the highway.

SCC Highways have been consulted on the proposal and have recommended conditions to be attached to any permission.

Visual amenity

The application site is an area of open grass land which has been damaged by the unauthorised vehicular access and parking which has taken place over the years. This has resulted in physical and visual damage to the site.

The proposal would enable the provision of parking spaces and the associated reinstatement of the grass, together with tree planting to improve the appearance of the area.

The frontage of the site is marked by a historic but unprotected red brick wall. Planning permission for two dwellings to the rear of the site has been granted (3846/14) and a condition relating to highway visibility requires a reduction in the length of the wall.

Conclusion

The proposal responds to the needs of local residents for the provision of parking spaces. Subject to appropriate conditions the development can be accommodated without causing unacceptable impacts to the safety of pedestrian and vehicle users of the cul-de-sac or its visual amenity.

RECOMMENDATION

That Full Planning Permission be granted subject to the following conditions:

- **Standard time limit**
- **To be in accordance with submitted application and details**
- **Highways conditions**
- **Landscaping scheme**

Philip Isbell
Corporate Manager - Development Management

Sian Bunbury
Planning Officer

APPENDIX A - PLANNING POLICIES

1. Mid Suffolk Core Strategy Development Plan Document and the Core Strategy Focused Review

CSFR-FC1 - PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT
CSFR-FC1.1 - MID SUFFOLK APPROACH TO DELIVERING SUSTAINABLE DEVELOPMENT
Cor5 - CS5 Mid Suffolks Environment

2. Mid Suffolk Local Plan

GP1 - DESIGN AND LAYOUT OF DEVELOPMENT
T10 - HIGHWAY CONSIDERATIONS IN DEVELOPMENT
H16 - PROTECTING EXISTING RESIDENTIAL AMENITY

3. Planning Policy Statements, Circulars & Other policy

NPPF - National Planning Policy Framework

APPENDIX B - NEIGHBOUR REPRESENTATIONS

Letter(s) of representation(s) have been received from a total of **0** interested party(ies).

The following people **objected** to the application

The following people **supported** the application:

The following people **commented** on the application: