

MID SUFFOLK DISTRICT COUNCIL
DEVELOPMENT CONTROL COMMITTEE - 31 August 2016

AGENDA ITEM NO 1
APPLICATION NO 2890/16
PROPOSAL Install new block pave parking and track increase on existing tarmac area and install timber bollards.
SITE LOCATION Grove Park, Walsham le Willows
SITE AREA (Ha)
APPLICANT Mid Suffolk District Council
RECEIVED July 5, 2016
EXPIRY DATE

REASONS FOR REFERENCE TO COMMITTEE

The application is referred to committee for the following reason :

The applicant is Mid Suffolk District Council.

The Deputy Monitoring Officer has reviewed the application file and is satisfied that the application has been processed properly and correctly.

PRE-APPLICATION ADVICE

1. Pre application advice was sought with regard as to whether a planning application was required and how to submit an application.

SITE AND SURROUNDINGS

2. The site is located within the settlement boundary of the village of Walsham-le-Willows. The site is outside of the conservation area and there are no listed buildings or buildings of historic or architectural merit within the immediate vicinity.

The site is a small green surrounded by residential properties at the end of Grove Park, a cul-de-sac. The sixteen properties around the green are all small bungalows of a similar style, size and built circa 1970s. Only three bungalows, No. 17 & 19 on the West side and No.26 on the North side of the green have off-road parking with driveways linked to the highway. A further two properties on the North side of the green have informal off road parking in their front gardens which are accessed from the existing gravel track that runs the length of the North side. The other eleven bungalows are wholly dependent upon

on-street parking.

On the day of the site visit cars could be seen parking on the track and the grass around the track. The grass around the track was cut up and showed signs that it is in regular use for the parking and/or turning of vehicles. The tarmac area in the Southwest corner of the green, marked on the existing layout drawing as a turning area, was in use as parking and accommodates five vehicles.

Grove Park cul-de-sac has no parking restrictions. There are four single car garages and a vacant area to the rear of bungalow No.26. The area is in a poor state of repair. The area has no lighting, no properties front the area and it is located to the rear of several gardens.

There is a reasonably sized tarmac area off Grove Park located in in front of No. 14, 16, 18, 20, 22 & 24 Grove Park. The area is not considered sufficient to provide parking for other properties within the cul-de-sac.

HISTORY

3. There is no history relevant to the application.

PROPOSAL

4. The proposal is to replace the existing track constructed of hardcore and gravel with a new track, eight new car parking spaces and a new turning area. The proposal also includes formalising the five parking spaces in the southwest corner and installing timber bollards around the tarmac area.

The new track and parking spaces will have permeable block paving in a herringbone pattern. The track will have a domestic appearance similar to a driveway which is in keeping with character of the area. The timber bollards will prevent drivers continuing to access and park on the green.

POLICY

5. **Planning Policy Guidance**

See Appendix below.

CONSULTATIONS

6. **The Parish Council**

Walsham-le-Willows Parish Council support the application.

Suffolk County Council Highways

No objections subject to the following condition:

P 1P 1 - PARKING

Condition: The use shall not commence until the area(s) within the site shown on drawing number GP03 for the purposes of [LOADING, UNLOADING,]

manoeuvring and parking of vehicles has been provided and thereafter that area(s) shall be retained and used for no other purposes.

Reason: To ensure that sufficient space for the on site parking of vehicles is provided and maintained in order to ensure the provision of adequate on-site space for the parking and manoeuvring of vehicles where on-street parking and manoeuvring would be detrimental to highway safety to users of the highway.

LOCAL AND THIRD PARTY REPRESENTATIONS

7. This is a summary of the representations received.

Mrs Amanda Ellis at 27 Grove Park supports the application and would like posts installed to prevent cars driving and parking on the green.

ASSESSMENT

8. The sixteen bungalows around the green are situated in relatively small plots with only five providing off road parking. As noted above there is clear evidence of a need for additional car parking for the properties surrounding the green and there are no other safe, suitable areas to locate additional parking for the residents. The residents currently park on the green and this is damaging the appearance and character of the space, to the detriment of the visual amenity of the area; an approval of this application would remedy this issue. The green merits protection as an important amenity space for the residents which visually enhances the area and prevents any sense of overdevelopment within the residential area. The timber bollards are considered a reasonable measure to safeguard the amenity of the green.

The proposal is considered to be in keeping the domestic character of the area whilst providing much needed car parking spaces for dwellings around the green and safeguarding the amenity space of the green.

RECOMMENDATION

Grant Planning Permission, subject to conditions including:

- Standard time limit for commencement
- Development shall be in accordance with the approved plan(s)
- As recommended by the Local Highway Authority.

Philip Isbell
Professional Lead - Growth & Sustainable Planning

Ruth Bishop
Development Management
Planning Officer

APPENDIX A - PLANNING POLICIES

1. **Mid Suffolk Local Plan**

GP1 - DESIGN AND LAYOUT OF DEVELOPMENT
T7 - PROVISION OF PUBLIC CAR PARKING

2. Planning Policy Statements, Circulars & Other policy

NPPF - National Planning Policy Framework

APPENDIX B - NEIGHBOUR REPRESENTATIONS

A Letter of representation has been received from a total of 1 interested party.

The following people **objected** to the application

The following people **supported** the application:

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