

DC/21/02564

Submission of Details - Reserved Matters application in part for Outline Planning Permission 1636/16. Appearance, Landscaping, Layout and Scale for construction of a car park to be associated with Woolpit Health Centre.

Land South Of Old Stowmarket Road Woolpit

Following completion of the report, the following responses had been received prior to the Planning Committee meeting.

- **Woolpit Parish Council** has commented as follows:

‘The proposed car park for Woolpit Health Centre is generally supported by the parish council.

However, we have concerns in relation to the use of the car park. Whilst the pressing need is for the Health Centre to have more parking, due both to the current pandemic vaccination programme and to the general expansion of patient numbers in the 23 parishes served by it, it is described in various documents as a public car park and should be so especially as public money is to be used to build it.

The terms of the draft Management Plan which is submitted in support of the application suggests that this is not the case. There are to be gates, probably a height barrier and specific opening hours decided by MSDC as owner but operated by another party probably via a lease or licence agreement with the Health Centre, the terms of which we have not seen and to which we are not a party.

Why is the car park not to be available to the village generally? Does MSDC have reasons for requiring it to be locked? The more cars we can get off congested village roads, both old and new, the better.

We hope village school will use it for dropping off pupils in a much safer environment than Heath Road. Has the school been involved in design and access discussions?

Similar questions arise about the lighting of the car park both as to hours required, control of the circuit and payment for electricity?

We understand that the Health Centre is prepared to designate more of the existing car park for disabled drivers. This will place them closer to the Centre for those who can only walk a short distance. We therefore suggest that the number of disabled spaces on the new car park could be reduced.

When the adjoining housing and roads are ready, access to the car park will be via Old Stowmarket Road and any temporary vehicular access via the existing Health Centre car park will be stopped with bollards, leaving a pedestrian route. It would be good for the village generally if there could be a formal pedestrian/cycle route through the Health Centre from the new car park to Heath Road. Has the Health centre been approached for this?

We are pleased to see the provision of EV points for charging cars. What is proposed for the operation of such points? Do you propose a contact with a commercial operator?’

Officer comment: the comments are fully acknowledged and appreciated. In regard to the draft Management Plan, this has been included with the submission for information at this stage. A condition attached to the outline planning permission (no.15) requires a Plan to be submitted to and agreed with the Local Planning Authority.

In this regard the applicant has confirmed that the Car Park Management Plan is indicative and subject to lease negotiations, and is included for information purposes only as a draft document.

- **SCC Highway Authority** has commented as follows:

‘The transport assessment for the granted planning permission 1636/16 indicates the vehicle trips for this proposal have already been taken into account and the mitigation constructed on the highway are sufficient for the impact for the trips generated for the entire site. Footway links have been provided to the car park from 4 directions giving access to pedestrians.

We consider the proposal would not have an impact on the public highway with regard to congestion, safety or parking therefore, the County Council as Highways Authority, does not wish to restrict the grant of permission. It is our opinion that this development can provide safe and suitable access to the site for all users (NPPF Para 108) and would not have a severe impact on the road network (NPPF para 109) therefore we do not object to the proposal.’

Officer comment: As is made clear in the report to Members, the permanent means of vehicular access to the car park is from the adjacent residential development currently under construction. On this basis, it is recommended a condition be imposed on a grant of reserved matters approval that restricts the vehicular access from the Health Centre to emergency needs only, for the avoidance of doubt as to the use of this particular access.

- **Place Services Ecology** has confirmed no objection to the proposals, subject to conditions being imposed on a grant of approval. These include the development being carried out in accordance with the ecology report submitted with the application and submission of a Construction Environmental Management Plan (CEMP).

Officer comment: Members are advised that the requirement for the submission of a CEMP was imposed as a condition (no.11) attached to the outline planning permission and therefore it would not need to be re-imposed on a reserved matters approval.

Members are also advised that no representations have thus far been received as a result of neighbour notification or site/newspaper notices. **As advised in the Committee report, the overall notification period expires on 9th June.**