

SITE PLAN ATTACHED

**AMENITY LAND WHITTINGTON ROAD HUTTON ESSEX
PARKING AND LANDSCAPING PROPOSAL (PHASE 1).**

APPLICATION NO: 18/01851/BBC

WARD	Hutton North	8/13 WEEK DATE	07.01.2019
PARISH		POLICIES	
CASE OFFICER	Mr Nick Howard	01277 312500	
Drawing no(s) relevant to this decision:	P100/B; P101/C; E001;		

1. Proposals

The proposal is part of a wider neighbourhood renewal project led by the Council's Strategic Housing Team, the aims of which are to deliver new affordable housing, public realm improvements, improved wayfinding and landscape enhancements.

This proposal is the Phase 1 approach to address the urgent need to provide additional parking at key locations within the site context of Coram Green, whilst preserving quality green open space.

The site comprises three areas and are as follows:

- Area A south of Whittington Road between Coram Green and Carpenter Path - Provision of 25 car parking spaces (a group of 7 spaces and a group of 18 spaces)
- Area B North of Whittington Road - provision of 19 spaces.
- Area C a separate parcel of land southwest of areas A & B along Whittington Road - provision of 7 spaces.

A total of 51 car parking spaces are to be provided, an increase of 34 spaces.

2. Policy Context

Brentwood Replacement Local Plan 2005:

- Policy CP1 General Development Criteria
- Policy T2 New Development and Highway Considerations
- Policy LT2 Development of Existing Urban Open spaces

Local Development Plan:

The emerging Local Development Plan (LDP) is currently at the Pre-Submission (Publication Draft) Stage (Regulation 19) and there are outstanding objections to be resolved. The Brentwood Replacement Local Plan 2005 remains the development plan and its policies should not be considered out-of-date simply because they were adopted or made prior to the publication of this Framework. Due weight should be given to them, according to their degree of consistency with this Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given). As the emerging plan advances and objections become resolved, more weight can be applied to the policies within it. Nevertheless, the Local Plan Pre-Submission (Publication Draft) provides a good indication of the direction of travel in terms of aspirations for growth in the Borough and where development is likely to come forward through draft housing and employment allocations. The Local Plan Pre-Submission (Publication Draft) (Regulation 19) was published for consultation on 5 February for a period of 6 weeks ending on 19 March 2019. Following this, the LDP will be submitted to the Secretary of State for an Examination in Public later in 2019. Provided the Inspector finds the plan to be sound, it is estimated that it could be adopted by the Council in late 2019/2020.

National Planning Policy Framework (NPPF) 2018

National Planning Practice Guidance (NPPG)

3. Relevant History

- 12/00979/FUL: Provision of 16 no. residents car parking bays -Application Permitted

4. Neighbour Responses

None received

5. Consultation Responses

- **Arborculturalist:**

The principle of the proposed works is considered appropriate as it will formalise parking provision by providing marked bays.

Little detail has been provided with regards to the proposed landscaping; however, the DAS suggests that the detailed proposal will be developed with the arborcultural officer. The plans show low hedging being provided around the perimeter of most of the greens. There is evidence of people driving across the greens and it is clear that the works aim to stop this.

In order to determine what planting is to be provided the following factors will need to be considered

- Where do those parking around the greens live? Currently the plans show solid belts of planting around the perimeter; however, if people walk across the greens to their properties it is likely to result in 'desire lines' being created with shrubs being damaged. There will need to be breaks in the planting to allow people to walk across the green. Similarly, in areas B and C the new hedging should be planted behind the path not between the path and car parking.
- Short term protection of new planting. There will need to be some form of low fence or bollards to prevent vehicles driving across the new plants while they are establishing.
- What services are present within these areas? This could affect species choice and access.
- What level of maintenance will be available to ensure the successful establishment and ongoing care for the plants?

There is no objection to the principle of the proposed works and the detailed scheme can be approved via condition.

- **Open Space Strategy Coordinator:**

No response

- **Highway Authority:**

A site visit has been carried out and all information submitted with the application has been duly considered. From a highway and transportation perspective, the impact of the proposal is acceptable to the Highway Authority subject to the following requirement;

1. The vehicle parking areas as indicated in Drawing nos P100 Revision B and P101 Revision C shall be provided with dropped kerb crossings of the footway, be hard surfaced, sealed and marked out. The parking areas shall be retained in this form in perpetuity and shall not be used for any purpose other than the parking of vehicles unless otherwise agreed with the Local Planning Authority.

Reason: To ensure that that appropriate parking is provided in accordance with Policy DM8 of the Development Management Policies as adopted as County Council Supplementary Guidance in February 2011.

Informative:

Arrangement shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway.

All work within or affecting the highway is to be laid out and constructed by prior arrangement with, and to the requirements and satisfaction of, the Highway Authority, details to be agreed before the commencement of works.

The applicants should be advised to contact the Development Management Team by email at development.management@essexhighways.org or by post to: SMO3 - Essex Highways, Childerditch Highways Depot, Hall Drive, Brentwood, Essex CM13 3HD.

6. Summary of Issues

The starting point for determining a planning application is the development plan, in this case the Brentwood Replacement Local Plan 2005. Planning legislation states that applications must be determined in accordance with the development plan unless material considerations indicate otherwise. Relevant material considerations for determining this application are the National Planning Policy Framework 2018 (NPPF) and National Planning Practice Guidance (NPPG). Although individual policies in the Local Plan should not be read in isolation, the plan contains policies of particular relevance to this proposal which are listed in section 2 above.

The Council carried out a visual audit in Summer 2018 and collected evidence of unlawful parking on pavements and on the greens themselves. The design and access statement includes photographs of the parking and associated disfigurement of the greens. In addition to the visual harm, the current inappropriate parking gives rise to potential safety issues and inconvenience to highway users including to the movement of pedestrians, particularly those with children or who have mobility issues. Therefore, the Council is proposing to formally lay out additional parking spaces, whilst protecting the remaining open space areas.

The sites are designated in the Brentwood Replacement Local Plan as Protected Urban Open Spaces under Policy LT2. Policy LT2 states that the following:-

Within the built-up areas of the Brentwood borough, permission will not be granted for development of land allocated on the proposals map as protected urban open space or other previously undeveloped land.

The proposal is strictly contrary to Policy LT2; however, it recognises the reality of current unauthorised car parking, would provide proper facilities rather than adhoc opportunist parking with its associated safety and amenity benefits and involves a limited erosion of the open space. Furthermore, the proposal would retain the majority of the open spaces intact, secure it from indiscriminate car parking, protecting and enhancing its quality. On balance the provision of additional car parking spaces on the three sites is considered acceptable.

The plans have been slightly amended so that the car parking spaces about the highway, the path will then be routed around the parking spaces with a hedge adjacent to the path on the open space side. On site B there are two trees which are not protected but are proposed to be relocated within the same green space to enable the provision of a new footpath. The amended plans have overcome highways concerns and the comments from the arboriculture officer.

Overall the amended proposal is considered acceptable.

7. Recommendation

The Application be APPROVED subject to the following conditions:-

1 TIM01 Standard Time - Full

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2 DRA01A Development in accordance with drawings

The development hereby permitted shall not be carried out except in complete accordance with the approved drawing(s) listed above and specifications.

Reason: To ensure that the development is as permitted by the local planning authority and for the avoidance of doubt.

3 U28916

The vehicle parking areas as indicated in Drawing nos P100 Revision B and P101 Revision C shall be provided with dropped kerb crossings of the footway, be hard surfaced, sealed and marked out. The parking areas shall be retained in this form in perpetuity and shall not be used for any purpose other than the parking of vehicles unless otherwise agreed with the Local Planning Authority.

Reason: To ensure that that appropriate parking is provided in accordance with Policy T1 of the Brentwood Replacement Local Plan.

4 Landscaping, full, details not submitted

Prior to the first use of any of the parking areas hereby permitted a scheme of hard and soft landscaping shall be submitted to and approved in writing by the local planning authority. The submitted scheme shall indicate the existing trees shrubs and hedgerows to be retained, the location, species and size of all new trees, shrubs and hedgerows to be planted or transplanted, those areas to be grassed and/or paved. The landscaping scheme shall include details of all surfacing materials and existing and proposed ground levels. The landscaping scheme shall be completed during the first planting season after the date on which any part of the development is commenced or in accordance with a programme to be agreed in writing by the local planning authority. Any newly planted tree, shrub or hedgerow or any existing tree, shrub or hedgerow to be retained, that dies, or is uprooted, severely damaged or seriously diseased, within five years of the completion of the development, shall be replaced within the next planting season with another of the same species and of a similar size, unless the local planning authority gives prior written consent to any variation.

Reason: In order to safeguard and enhance the character and appearance of the area.

Informative(s)

1 INF01 Reason for approval (no objections)

Reason for approval: The proposal would accord with the relevant policies of the development plan as set out below.

2 INF04 Amendments to approved scheme

The permitted development must be carried out in accordance with the approved drawings and specification. If you wish to amend your proposal you will need formal permission from the Council. The method of obtaining permission depends on the nature of the amendment and you are advised to refer to the Council's web site or take professional advice before making your application.

3 INF05 Policies

The following development plan policies contained in the Brentwood Replacement Local Plan 2005 are relevant to this decision: CP1, T2, LT2, National Planning Policy Framework (NPPF) 2018 and NPPG 2014.

4 INF22 Approved Following Revisions

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

5 U06120

Arrangement shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway.

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BACKGROUND DOCUMENTS

DECIDED:

