

**SITE PLAN ATTACHED**

**9. POPLAR HALL POPLAR DRIVE HUTTON ESSEX CM13 1YU**

**VARIATION OF CONDITION 25 (PROVISION OF PARKING SPACES AS PER STANDARDS (LISTED BUILDING 80, BOWLING GREEN/LODGE HOUSE 25, PAVILION & PITCHES 40) OF APPLICATION 85/00888/FUL (CHANGING ACCOMMODATION AND CAR PARKING AREAS AND USE OF LISTED BUILDING FOR COMMUNITY PURPOSES) ADDITIONAL PARKING FOR LONG-STAY PARKING, TO INCLUDE PARKING BETWEEN 08.00 AND 19.00, MONDAY TO FRIDAY FOR SEASON TICKET HOLDERS, AND SCHOOL DROP OFF AND COLLECTION.**

**APPLICATION NO: 15/00456/FUL**

<b>WARD</b>	Hutton North	<b>8/13 WEEK DATE</b>	16.07.2015
<b>PARISH</b>		<b>POLICIES</b>	NPPF NPPG T2 CP1 C16
<b>CASE OFFICER</b>	Mrs Charlotte White	01277 312536	
<b>Drawing no(s) relevant to this decision:</b>	SITE LOCATION PLAN; BLOCK PLAN; OSPP13;		

**1. Proposals**

This application seeks to vary condition 25 of planning permission ref. BRW/888/85 for 'residential development to provide retirement, sheltered and family housing details of site access road and alignment of emergency access, use and development of land for recreational purposes, provision of pavilions, changing accommodation and car parking areas and use of Listed Building for community purposes' which states:

The details and layout submitted in accordance with condition no.1 above shall show the provision of spaces, to the following standard, for the parking of vehicles in connection with the provision of the recreation and community facilities.

Listed Building - 80 spaces

Bowling green/Lodge house - 25 spaces

Pavilion/football/cricket pitches - 40 spaces

Such spaces shall be laid out to the satisfaction of the Local Planning Authority and be ready for use prior to the occupation of the building or use of the land to which they relate.

No permanent development, notwithstanding the Town and Country Planning General Development Order 1977/81, shall be carried out on the land comprising the spaces or in such a position as to preclude vehicular access to these reserved spaces unless the prior written consent of the Local Planning Authority is obtained.

Reason: To provide for the parking of vehicles off the highway in there interest of road safety.

Development without the provision of adequate accommodation for the parking or garaging of private motor cars is likely to lead to car parking inconvenient to other road users and detrimental to the amenity.

This proposal seeks to vary this condition to allow the car park that serves Poplar Hall to be used between 08:00 - 19:00 by season ticket holders. This requirement is due to the Crossrail project which has resulted in additional long-stay parking being required. It is also proposed to allow school drop off and pick up within the car park.

This application is presented to Committee as the application relates to Council owned land and has been submitted by Brentwood Borough Council.

## **2. Policy Context**

The National Planning Policy Framework (NPPF) came into effect on 27 March 2012 and is now a material consideration in planning decisions. The weight to be given to it will be a matter for the decision makers planning judgement in each particular case. This Framework replaces all the national planning guidance documents as stated in the NPPF, including Planning Policy Guidance Notes and Planning Policy Statements. Notwithstanding this, the NPPF granted a one year period of grace for existing adopted Local Plan policies which has now ended, but, the NPPF advises that following this 12 month period, due weight should be given to relevant policies in existing plans according to their degree of consistency with the Framework, (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given). The National Planning Practice Guidance (NPPG) is a material consideration in the determination of this application.

T2 - New development and highway considerations

CP1 - General development criteria

C16 -Development within the vicinity of a Listed Building

### 3. Relevant History

- 06/00003/BBC: Variation Of Condition 25 Of Planning Permission Ref: Brw/888/85 To Allow Use Of The Car Park At Hutton Poplars Hall Between The Hours Of 0800-1000 And 1400-1600 Each Day During School Term Time As A Drop Off And Collection Point For Children Attending Long Ridings Primary School - Approved.

### 4. Neighbour Responses

35 neighbour letters were sent out and a site notice was displayed. No responses have been received to date.

### 5. Consultation Responses

- **Highway Authority:**

From a highway and transportation perspective the Highway Authority has no comments to make on this proposal, given the current and ongoing use of the site.

12.8.15 - From a highway and transportation perspective the impact of the proposal is acceptable to the Highway Authority given that the site is already being used as a temporary car park to manage displaced vehicles whilst Crossrail improvements are made at Shenfield Station. The local authority, which is also the parking authority, is working with Poplar Hall to manage the process appropriately.

InformativeAll 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

The applicants should be advised to contact the Development Management Team by email at [development.management@essexhighways.org](mailto:development.management@essexhighways.org) or by post to: SMO3 - Essex Highways, Childerditch Highways

- **Environmental Health & Enforcement Manager:**

No objections.

- **Historic Buildings And Conservation Officer:**

No objections.

### 6. Summary of Issues

The application site is located on the western side of Poplar Drive and is currently occupied by a car park. The car park serves the community building at Poplar Hall which is a Grade II Listed Building. The site is located in a residential area with dwellings to the north and south of the site. There is an open playing field opposite the site. There are on-street parking restrictions on the road in front of the

application site (Poplar Drive). Given the nature of the proposal, the main consideration in the determination of this proposal is parking and highway considerations:

## History

Planning permission was granted (ref. 06/00003/BBC) in 2006 to vary condition 25 of planning permission ref. BRW/888/85 to allow the use of the car park at Hutton Poplars Hall between 08.00 - 10.00 and 14.00 - 16.00 each day during school term as a drop off and collection point for children attending Long Ridings Primary School. This permission was granted subject to a condition restricting the use of the car park as a drop off and collection point for children attending Long Riding Primary School and only permitted this use from 1st September 2006 to 28th February 2007 and restricting the hours to 08.00 - 10.00 and 14.00 - 16.00 on term time school days.

## Parking and Highway Considerations:

The Highway Authority originally raised some queries with regard to the proposal, such as how many spaces will be used at the site by rail season ticket holders. Clarification in this regard has been provided by the applicant; the site will accommodate approximately 55 season ticket holders. The reason for this car park being used by season ticket holders is due to Crossrail and this car park is replacing the spaces displaced due to Crossrail using the Friars Avenue car park. Following this information, the Highway Authority confirmed that the Highway Authority have no comments to make on this proposal and subsequently commented that from a highway and transportation perspective the impact of the proposal is acceptable given that the site is already being used as a temporary car park to manage displaced vehicles whilst Crossrail improvements are made at Shenfield Station. The local authority is working with Poplar Hall to manage the process appropriately. As such, it is not considered that the proposal would result in any adverse harm to highway safety and no objection is therefore raised on this basis.

## Impact on heritage assets:

Poplars Hall is a Listed Building; therefore it is necessary to determine whether the proposal would have any adverse impact on the Listed Building or its setting:

S66(1) of the Planning and Listed Building and Conservation Areas Act 1990 makes it clear that a Local Planning Authority (LPA) should have special regard to the desirability of preserving the Listed Building and its setting or any features of special architectural or historic interest which it possess.

Chapter 12 of the NPPF aims to conserve and enhance the historic environment, with paragraph 132 stating that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should

be given to the asset's conservation...Significance can be harmed or lost through alterations or destruction of the heritage asset or development within its setting.

In this regard, the Council's Historic Buildings Consultant has raised no objection to the proposal. Given the nature of the proposal and the fact that no alterations are proposed to the Listed Building or its curtilage, it is not considered that the proposal would adversely impact the setting of the Listed Building. No objection is therefore raised in terms of Chapter 12 of the NPPF or Policies C16 and CP1 of the Local Plan.

#### Other Matters

The proposal does not seek to make any external alterations to the car park and as such it is considered that the proposed variation will not adversely impact the character or appearance of the area or the existing trees or vegetation on the site.

The site is located in a residential area, however, given the current use and size of the car park, it is not considered that its extended use will adversely impact the residential amenity of the adjoining residents. The Environmental Health Officer has also raised no objection to the proposal.

#### Conclusion

The proposal complies with National and Local Planning Policy and is therefore recommended for approval, subject to conditions.

### **7. Recommendation**

The Application be APPROVED subject to the following conditions:-

1 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.

#### Informative(s)

1 INF04  
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.

## 2 INF05

The following development plan policies contained in the Brentwood Replacement Local Plan 2005 are relevant to this decision: T2, CP1, C16 the National Planning Policy Framework 2012 and NPPG 2014.

## 3 INF21

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

## 4 U02516

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## *BACKGROUND DOCUMENTS*

## **DECIDED:**