

SITE PLAN ATTACHED

10. BRIGADE HEAD QUARTERS RAYLEIGH CLOSE HUTTON ESSEX CM13 1AL

CHANGE OF USE OF FIRE DEPOT TO TEMPORARY COMMUTER CAR PARK BETWEEN THE HOURS OF 07:00 TO 19:00 HOURS MONDAY TO FRIDAY DURING THE CONSTRUCTION PHASE OF CROSSRAIL

APPLICATION NO: 15/00881/FUL

WARD	Hutton Central	8/13 WEEK DATE	31.08.2015
PARISH		POLICIES	NPPF NPPG T2 CP1
CASE OFFICER	Mrs Charlotte White	01277 312536	
Drawing no(s) relevant to this decision:	T/AJT/4041; T/AJT/4046; PHOTOS;		

1. Proposals

Planning permission is sought to change the use of the ancillary car park that serves the now disused Fire Station as a temporary commuter car park during the construction phase of Crossrail. The site would provide 45 parking spaces and would be used between 07.00 and 19.00 Monday to Friday. The parking would be restricted to pass holders only, issued by Brentwood Borough Council and the site would be managed by the Council.

This application is presented to Committee as the application has been submitted by the Council's Street Scene Department.

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.

CP1 - General Development Criteria

T2 - New development and Highway Considerations

3. **Relevant History**

- None relevant.

4. **Neighbour Responses**

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

5. **Consultation Responses**

- **Highway Authority:**

Given the existing use of the site and that Brentwood Borough Council is the parking authority, the highway authority would not seek to object to this proposal.

- **Environmental Health & Enforcement Manager:**

This service would have no objection to the grant of planning permission.

The proposal would provide 45 parking spaces for cars during the construction phase of Crossrail between 7am and 7pm. As there is existing provision for vehicle parking on the site which is currently unrestricted there would appear to be no adverse environmental impacts resulting from this application.

- **Arboriculturalist:**

The application appears to be for change of use and has no details of any engineering works nor detail of how the new use may affect the trees. As it is specified for a commuter car park it is implied it is not for high sided HG, therefore the chance of physical contact is minimal. On the provided facts it is not envisaged there will be any conflict with the trees on the site.

6. Summary of Issues

The application site is located to the west of Rayleigh Close and to the south of Rayleigh Road. The wider surrounding site constitutes a disused fire station, brigade head quarters. The application site constitutes a disused car park area within the wider brigade headquarters site. The site is currently vacant and is fenced off from Rayleigh Close. The site is allocated for Community purposes in the Local Plan. The main consideration in the determination of this proposal is parking and highway considerations.

Principle

In terms of the principle of the development, the proposal is allocated for community purposes. Policy LT8 of the Local Plan states that permission for the change of use or redevelopment of institutional buildings/community facilities shall only be granted where the proposed use addresses local community needs. This proposal does not seek to alter the use of the entire community site and the change of use is for a temporary period during the construction of Crossrail only. It is proposed to reuse an existing car park, but the car park will be used as a station car park rather than an ancillary car park to the fire station. Given the nature and scale of the proposal and its temporary nature, no objection is therefore raised to the principle of the development.

Parking and Highway Considerations

The Highway Authority have commented that given the existing use of the site and that Brentwood Borough Council is the parking authority, the Highway Authority do not object to the proposal. The existing Brigade Headquarters have closed down and the application form indicates that the 45 spaces would be used for a temporary period, during the construction of Crossrail. As such, it is considered that the proposal is acceptable in terms of parking and highway considerations.

Other Matters

The proposal does not seek to make any external alterations to the car park and as such it is considered that the proposal would not adversely impact the character or appearance of the existing area.

In relation to trees, the Tree Officer has commented that it is not envisaged that there will be any conflict with the trees on the site as a result of this development. No objection is therefore raised on this basis.

The area surrounding the site is residential in nature. However, given the previous use of the site and the size of the parking area to be used; some 45 parking space, it is not considered that the proposed 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 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.

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 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.

BACKGROUND DOCUMENTS

DECIDED: