

Application No: 12/1267C

Location: Land Adj Unit 7, and Land West of Unit 1 VERITY COURT,
MIDDLEWICH, CHESHIRE, CW10 0GW

Proposal: Proposed car park extension to consist of the construction of 26 new car
parking spaces (including 1 accessible) with the loss of 3 existing spaces

Applicant: Tom Loomes, Pochin Developments Ltd

Expiry Date: 29-May-2012

SUMMARY RECOMMENDATION

Approve subject to conditions

MAIN ISSUES

Principle
Design
Amenity
Highways

REASON FOR REFERRAL

As the applicant is related to member of staff within Development Management the application has been referred to Northern Planning Committee.

DESCRIPTION OF SITE AND CONTEXT

The application site relates to Verity Court which is an existing complex of offices forming part of the Midpoint 18 Business Park. Surrounding land use is comprised of the wider employment site to the south and west; residential properties to the northwest and Open Countryside to east. The site is situated within the Middlesbrough Settlement Zone Line, as defined by the Congleton borough Local Plan First Review 2005; and has an employment allocation.

DETAILS OF PROPOSAL

The application seeks planning permission for the provision of 2No additional parking areas at Verity Court to serve the demands of the office units. Due to the realignment of the existing parking area and loss of some spaces, the total number of additional spaces would be 22No. This would increase total provision from 68 standard spaces to 90 spaces; and 1No additional accessible space.

The first parking area would be sited to the south of unit 7 and would form an extension of the existing car park. The second parking area would be to the west of unit 1 and would be set within an existing grassed verge adjacent to the vehicular access.

POLICIES

Congleton Borough Local Plan First Review 2005

GR1 (New Development)
GR2 (Design)
GR6 (Amenity and Health)
GR9 (Access, Servicing and Parking Provision)
GR17 (Car Parking)

Other Material Considerations

National Planning Policy Framework

VIEWS OF MIDDLEWICH TOWN COUNCIL

None received at the time of report preparation.

OTHER REPRESENTATIONS

No representations received at the time of report preparation.

OFFICER APPRAISAL

Principle of Development

The application site is situated within the settlement boundary where the principle of development is accepted provided that it is in accordance with Local Plan policies GR1 (New Development), GR2 (Design), GR6 (Amenity and Health), GR9 (Access, Servicing and Parking Provision) and GR17 (Car Parking). These policies seek to ensure, amongst other things, that proposals are appropriate in design terms; have an acceptable impact on neighbouring amenity; and are not detrimental to highways safety.

Design

The proposed parking areas would be sited adjacent to the existing car parks and buildings and as such would be seen in the context of the office complex. Whilst the second parking area adjacent to unit 1 would occupy part of the grassed verge, it is not considered that this would impact on the integrity of the site landscaping and green areas.

Amenity

The nearest properties are over 100 metres from the application site and given that there are commercial uses in closer proximity it is not considered that the application is of a nature

which would adversely affect residential amenity. The proposal would comply with Local Plan policy GR6 (Amenity and Health).

Highways

Local Plan policy GR17 (Car Parking) provides the parking standards for B1 use which is 1 space per 30 sq metres. These are taken from the former Cheshire County Council interim parking standards (September 2002). Based on floor space calculations the proposal would exceed these standard by 15 spaces. Regard however is given to the nature of the site and the need to review the parking standards contained in the Local Plan which are from 2002. The Strategic Highways Manager also supports the application and considers that the proposal will reduce the associated detrimental impact of on-street parking at this location and therefore improve highways safety. In the interests of highways safety and to accommodate the needs of the office units during the current economic climate it is considered that the proposal for additional parking spaces would be acceptable. This is considered to be in conformity with the more flexible approach in respect of parking standards advocated in the NPPF.

CONCLUSIONS AND REASON(S) FOR THE DECISION

The siting and layout of the proposed parking areas would be acceptable in design terms and would not be harmful to the streetscene having regard to the context of the site and wider business park. There would be no adverse impact on residential amenity given the distance to neighbouring properties. Although the proposal would exceed the parking standards of Local Plan policy GR17 (Car Parking), regard is given to the needs of the businesses during the current economic climate and the improvement to highways safety by reducing on-street parking. The application is therefore recommended for approval accordingly, subject to the following conditions:

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