

SOUTHERN PLANNING COMMITTEE – 26TH APRIL 2017

UPDATE TO AGENDA

APPLICATION NO.

17/0283N

LOCATION

Car Park, Browning Street, Crewe, CW1 3BB.

UPDATE PREPARED

24th April 2017

Highways & Parking

The proposal is for 8 residential units within the Browning Street car park and a re-modelling of the remaining car park.

Since publication of the original report an amended parking layout has been submitted with an additional 4 spaces provided (65).

Browning Street car park currently has 76 spaces and this would be reduced to 65, a loss of 11 spaces. On Browning Street itself, there is space for around 22 vehicles and the proposed Traffic Regulation order would provide around an additional 10 spaces on Richard Moon Street.

Policy TRAN.8 states that:

“Proposals for new development involving the loss of existing car parks, as shown on the proposals map, will not be permitted unless the developer provides:

- *Improvements to public transport systems in order to serve the development; or*
- *As part of the scheme, a direct replacement for the number of car parking spaces lost.”*

Firstly, the proposal would not lead to the loss of the car park itself, just spaces within it. The proposed amendment to the Traffic Regulation Order would create additional day time parking capacity for approximately 10 cars which is considered to be satisfactory mitigation for the loss of parking spaces, by the Head of Strategic Infrastructure.

In addition many of the objections relate to the loss of parking for local residents, however free car parks such as this are in place to support the

functions of the town centre and not to provide parking for residential dwellings that currently do not have any provision.

In the Local Plan Strategy, Central Crewe is identified as a Strategic Location where the Council is looking to maximise opportunities for improvement and regeneration. This includes the delivery of new homes and the proposal is considered to be compliant with this.

Given this, and due to the sustainable town centre location, where there are a number of near-by car parks within a short walking distance this proposal is considered acceptable in highway safety and parking terms.

No objection is raised by the Head of Strategic Infrastructure subject to conditions and informatives set out at the end of this report.

RECOMMENDATIONS

APPROVE subject to the completion of a Section 111 Agreement to secure a Section 106 Agreement for a contribution of £4,000 for an amendment of the Traffic Regulation Order on Richard Moon Street and the following conditions:

And the following conditions:

- 1. Standard time 3 years**
- 2. Approved Plans**
- 3. Pile driving limited to 08:30 to 17:30 Monday to Friday, 09:00 – 13:00 Saturday and not at all on Sundays**
- 4. Submission and approval of details of materials**
- 5. Landscaping details including boundary treatments**
- 6. Implementation of landscaping**
- 7. Standard Contaminated Land Condition**
- 8. Construction Management Plan**
- 9. Submission and approval of details of foul and surface water drainage**
- 10. Submission and approval of existing and proposed levels**
- 11. Parking spaces shall be provided prior to first occupation of the dwellings and retained thereafter**
- 12. Provision of electric vehicle charging points to the dwellings**
- 13. Protection of breeding birds**
- 14. Provision of features suitable for breeding Swifts**

In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions/informatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Head of Planning (Regulation) has delegated authority to do so in consultation with the Chairman of the Southern Planning Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.