

Planning Reference No:	09/4176C
Application Address:	Public Car Park, Market Street, Congleton.
Proposal:	Change of Use of Part of the Fairground Car Park for Temporary Market and Car Boot Sales Uses.
Agent	HOW Planning Ltd, 40 Peter Street, Manchester.
Application Type:	Change of Use
Ward:	Congleton Town West
Registration Date:	21 st January 2010
Earliest Determination Date:	12 th March 2010
Expiry Date:	18 th March 2010
Date report Prepared	4 th July 2010
Constraints:	Town Centre

SUMMARY RECOMMENDATION

Approve permission for change of use subject to conditions.

MAIN ISSUES

Principle of Development and Impact on Congleton Market
Transport, Accessibility and Parking Provision
Long-term regeneration of the site
Environmental Health Related Issues

REASON FOR REPORT

The application is directly related to 09/1018C Bridestone Centre, Congleton.

DESCRIPTION OF SITE AND CONTEXT

The application site comprises Fairground Car Park located within Congleton Town Centre. The site contains a 79-space surface level car park with access gained in the northwestern corner directly from Market Street.

The site is enclosed by Mountbatten Way to the north, Congleton Police Station to the east, Council offices to the south and Market Street/Congleton library to the east.

DETAILS OF PROPOSAL

The applicants seek permission for change of use on of part of the site in order to provide a temporary location for Congleton Market and a car boot sale during construction of the proposed extension to the Bridestones Centre.

The scheme would involve realignment of the existing car park in order to retain 63 of the 79-spaces, erection of six interconnected portakabins to provide 12-indoor market stalls, provision of 36 outdoor stalls and a small portakabin toilet block facility.

RELEVANT HISTORY

There are no historic applications relevant to determination of this application.

POLICIES

National Policy

PPS1 'Delivering Sustainable Development' and supporting documents

PPS4 'Planning for Sustainable Economic Growth'

PPG13 'Transport'

Regional Spatial Strategy

DP1 'Spatial Principles'

DP2 'Promote Sustainable Communities'

DP3 'Promote Sustainable Economic Development'

DP4 'Make the Best Use of Existing Resources and Infrastructure'

DP5 'Manage Travel Demand; Reduce the Need to Travel, and increase accessibility'

DP6 'Marry Opportunity and Need'

DP7 'Promote Environmental Quality'

RDF1 'Spatial Priorities'

Local Plan Policy

PS4 'Towns'

GR1 'New Development'

GR6 'Amenity and Health'

GR7 'Amenity and Health'

GR9 'Accessibility, Servicing and Parking Provision'

GR10 'Accessibility, Servicing and Parking Provision'

GR17 'Car Parking'

GR18 'Traffic Measures'

Other Material Considerations

- Development Brief for Congleton Princess Street Area 25th March 2009
- Volume 2: Cheshire Town Centre Study 2006 to 2021
- Report to Congleton Partnership on the Potential Relocation of Congleton Market by New Market Solutions (July 2008)
- Congleton Town Centre Plan (Final Report, March 2008)

CONSIDERATIONS (External to Planning)

Strategic Highways Manager:

No objection to the proposed development.

Environmental Health:

No comments and no objection.

Head of Car Parks:

Has been involved in the pre-application discussions and has no objection to the proposed change of use although he noted a number of legal processes would have to be put in place nearer the time to amend the Car Parking Order.

VIEWS OF CONGLETON TOWN COUNCIL

Approve.

OTHER REPRESENTATIONS

One representation was received confirming that he, as a market trader, had no objection to being relocated to the Fairground site during redevelopment of the site but reiterated that the reserve option underneath the Morrisons Supermarket was totally unacceptable.

APPLICANT'S SUPPORTING INFORMATION

Design and Access Statement

Transport Statement

Site Layout Plan and Portakabin Elevations

OFFICER APPRAISAL

Principle of Development and Impact on Congleton Market

The applicant's seek planning permission for change of use of the land to facilitate provision of a temporary venue for Congleton Market whilst the existing site, which forms part of the wider Princess Street site allocation DP4, is redeveloped under proposals contained within application 09/1018C.

The application has been submitted to address the specific concerns of the Market Traders and the Market Management Team in relation to the inadequacies of the proposed temporary venue beneath the existing Bridestone Centre in terms of size, low ceiling height, location away from passing trade and in the centre of a building site, the general environment within the unit and because it lacked a service lift.

On that basis, and based given that the site was recommended as a suitable temporary venue within the NMS Market study, both the case officer and Market Management team are satisfied that site offers a far more appropriate solution and would largely address the concerns of traders in terms of passing trade, quality of the physical environment and ability to service the units.

On that basis, your officers consider that the site is appropriate as a temporary venue for Congleton Market and complies with requirements of PPS4, the Princess Street Development Brief and recommendations contained within the NMS Market Study.

Transport, Accessibility and Parking Provision

Car Parking Provision

Whilst the proposed development would require the existing car park to be realigned, leading to a net loss of 16-spaces, the Strategic Highways Manager has not raised any objection to the proposed development and is satisfied that highway safety would be preserved. Similarly the Head of Car Parks, whilst noting that the proposals has a number of legal implications for the Council to

undertake, has no objection to relocation of the market and the resultant loss of loss of spaces.

Whilst the loss of spaces on this site would constitute a further reduction in town centre car parking provision, your officers consider that this must be viewed in the same context as 09/1018C as unavoidable if regeneration of the Princess Street site is to be delivered.

The scheme is therefore considered to meet the requirements of policies GR1, GR9 and GR18.

Environmental Health Related Issues

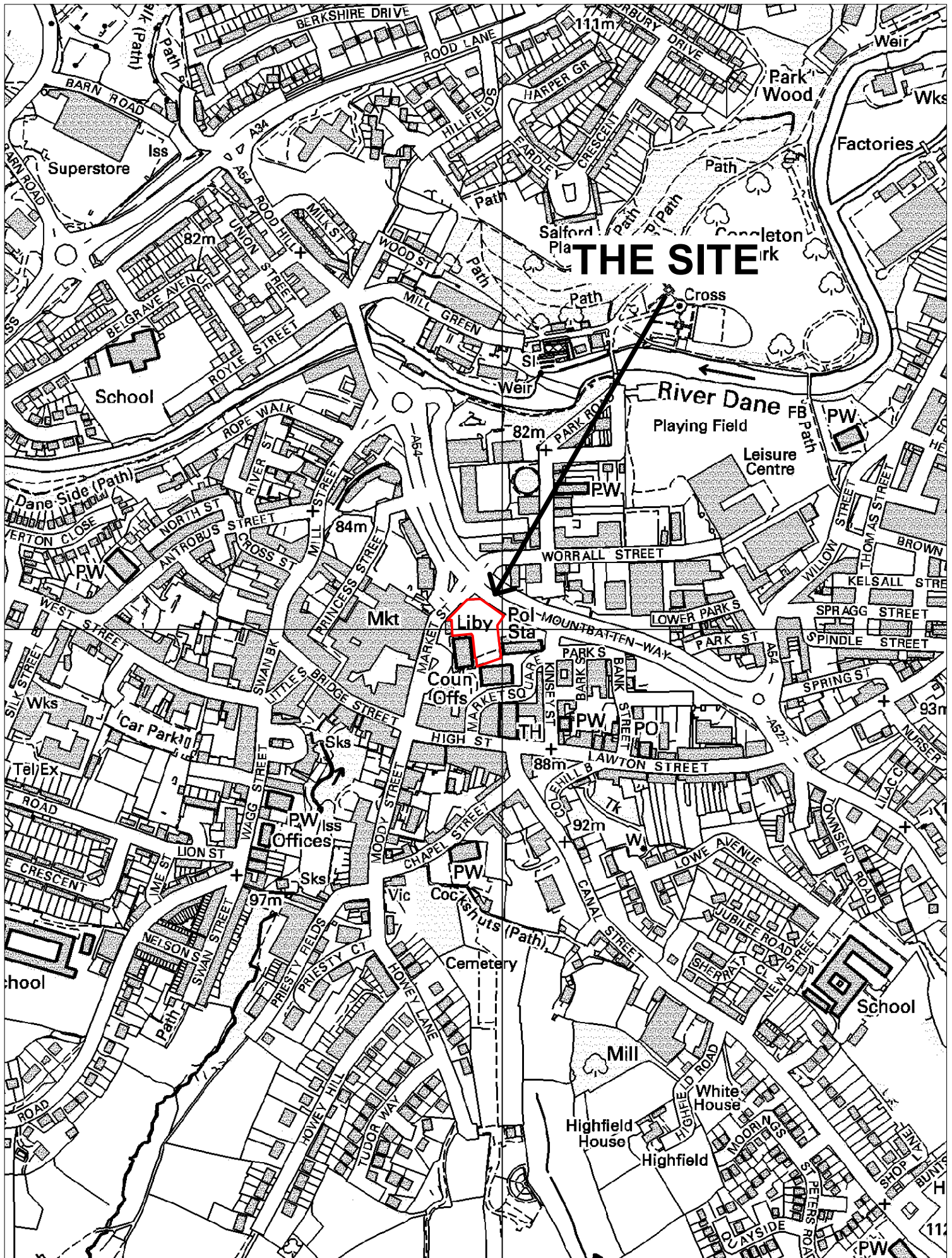
In terms of operational aspects of the market and public health issues, Environmental Health has confirmed that they have no objection to the proposed development.

Following discussions with the Market Management Team it will however be necessary to ensure that both indoor stalls and toilets are plumbed into the main drains and access to hot and cold water is provided. It is therefore recommended that these details be secured by way of condition.

CONCLUSIONS AND REASONS FOR THE DECISION

Grant permission for change of use subject to the following conditions: -

1. 3 Year Time Limit (unless otherwise agreed by Members).
2. Site laid out in accordance with the approved plans.
3. Precise details of the design and external appearance of the temporary stalls and portakabins to be submitted and approved prior to the commencement of development.
4. Details of hot and cold water provision for the indoor and outdoor market units and proposed toilet block to be submitted, approved and fully implemented thereafter.
5. Details as to how the indoor stalls and toilet block are to be connected into the main drain has been submitted, approved and fully implemented thereafter.



09/4176C - PUBLIC CAR PARK, MARKET STREET, CONGLETON, CHESHIRE

N.G.R. - 385,970 - 363,000

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