

APPLICATION NO PA/2014/0771

APPLICANT Mr R Sykes, North Lincolnshire Homes

DEVELOPMENT Planning permission to provide parking bays and drop crossings

LOCATION Communal land, Vicarage Avenue, Wrawby

PARISH **WRAWBY**

WARD Brigg and Wolds

CASE OFFICER Andrew Willerton

SUMMARY **Grant permission subject to conditions**

RECOMMENDATION

REASONS FOR REFERENCE TO COMMITTEE Third party request to address the committee

POLICIES

National Planning Policy Framework: Paragraph 14 (Presumption in Favour of Sustainable Development).

North Lincolnshire Local Plan: Policies T19 (Car Parking Provision and Standards), DS1 (General Requirements) and DS13 (Groundwater Protection and Land Drainage).

North Lincolnshire Core Strategy: Policies CS2 (Delivering More Sustainable Development) and CS5 (Delivering Quality Design in North Lincolnshire).

CONSULTATIONS

Highways: No objection subject to a condition relating to parking bays not being used until the access is completed.

Archaeology: No comments received at the time of writing.

Drainage Team: Queries who will pick up the maintenance cost for the parking bay surfaces.

Environmental Health: No objections subject to a condition regarding construction hours.

PARISH COUNCIL

No objection but makes comments as to whether the scheme would improve the school parking problem. Suggests the problem could be worsened by reversing vehicles and comments that extending the parking bay may be better.

PUBLICITY

Neighbouring properties have been notified. One letter of objection has been received raising the following concerns/comments:

- The objector's property is directly opposite the proposed bays.
- She has lived there 37 years and considers the street 'quiet'.
- All car owners keep their vehicles in their drives and garages.
- It is questioned who the parking bays are for.
- The pensioners who live opposite are not car owners.

ASSESSMENT

The application site is communal land adjacent to North Lincolnshire Homes' properties on Vicarage Avenue, Wrawby. The site is within the development limit for Wrawby. Planning permission is sought to provide parking bays and a dropped crossing.

The main issues for consideration are whether the use of the communal land for parking is acceptable and whether the provision of the parking bays would pose a threat to highway safety.

At present the site is a communal green space to the north of Vicarage Avenue in Wrawby. Residents of the North Lincolnshire Homes' properties currently do not have allocated parking and must park vehicles on the public highway. It is noted from that there are two lay-by style parking areas to the north of Vicarage Avenue which do not result in vehicle parking obstructing traffic flow on the highway itself. Upon visiting the site, it was noted that these parking lay-bys were full, resulting in vehicles parking on the highway itself causing obstruction to traffic flow.

The parish council has no objections to the application but does comment that it does not feel that this will help solve the school traffic issue that exists on Vicarage Avenue at present. It suggests an extension of the lay-by as a preferred option as this would omit the need for vehicles to reverse into/out of the proposed parking bays.

Whilst it is acknowledged that the movement of vehicles in and out of the proposed parking bays may impact on traffic flows, it is considered that the impact would only be the same as vehicles entering and leaving private driveways on the other side of the road and as such is not a reason for refusal. It is also important to highlight that the parking issue generated by the school only occurs at two specific timeframes in the day and it is unlikely that the residents using the proposed parking bays would be travelling during these periods.

The proposal consists of 17 parking bays which would allow for a single space per dwelling to the North Lincolnshire Homes owned properties. As the scheme allows for the present lay-bys to remain and the North Lincolnshire Homes properties to have their own spaces, these will be available for additional vehicle parking. It is therefore considered that a parking option that does not obstruct traffic flow on Vicarage Avenue will exist for parents of school children.

It is therefore thought that the proposed scheme will remove a number of vehicles from Vicarage Avenue that obstruct the traffic flow and free up the existing lay-bys, allowing for some non-obstructive parking to become available for parents of school children.

It is also important to assess the impact of the proposed parking upon the visual amenity to Vicarage Avenue and loss of public garden space to the front of the North Lincolnshire Homes properties. The proposed parking would result in a loss of part of the public open space to the front of the properties. It is not felt that a detrimental impact will be caused and an acceptable amount of public open space will remain.

There are no concerns with regard to surface water drainage discharge as it has been proposed that the parking bays will be constructed of a permeable tarmac. Therefore, rainwater should soak through the tarmac and into the ground rather than discharge into drainage infrastructure on the public highway. The drainage team has highlighted the maintenance costs of the parking bays; this is not a material consideration and cannot be considered in the determination of this application as the applicants would be expected to maintain these bays and other powers exist if they fall into disrepair.

The Highways department has advised no objections to the proposed parking bays subject to a condition requiring that the proposed vehicle parking facility shall not be brought into use until the vehicle access serving it has been completed, to ensure highway safety. This condition is recommended subject to the granting of planning permission.

Environmental Health has no objections to the proposal subject to a condition recommending that construction hours be limited to ensure that the amenity of surrounding residential properties is protected. This condition is recommended subject to the granting of planning permission.

One letter of objection has been received with regard to this application. The objector considers Vicarage Avenue to be a 'quiet' street and whilst it is noted that Vicarage Avenue is an attractive residential street, it does suffer from congestion owing to a lack of off-road vehicular parking for residents of the North Lincolnshire Homes properties. This is further exacerbated at school leaving time. It is considered that the aim of this exercise is to reduce on-highway parking, ease congestion and improve traffic flow which would present a more attractive street scene and a safer street than at present.

The objector further queries who the parking bays are for. The applicant has stated in the Design and Access Statement it is for North Lincolnshire Homes residents who do not at present have sufficient off-road or private parking. The objector disputes that there is a need for the proposal as it is stated that the 'pensioners' who have lived in the North Lincolnshire Homes properties have not been car owners. From a planning perspective, it is appropriate that all dwellings, whether for specific ages or not, be designed with off-road vehicular parking to ensure that highway safety is not compromised by the need for on-road parking.

On balance, it is felt that the proposed parking bays would enhance the locality by removing the need for North Lincolnshire Homes' residents to park their vehicles on the street, which affects highway safety. It is felt that the benefits of this outweigh that of the partial loss of public open space. It is therefore the recommendation of this report to grant permission subject to conditions.

RECOMMENDATION Grant permission subject to the following conditions:

1.

The development must 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.

2.

The development hereby permitted shall be carried out in accordance with the following approved plans: PA/2014/0771/01, PA/2014/0771/02, NLH-79880-04 and NLH-79880-03.

Reason

For the avoidance of doubt and in the interests of proper planning.

3.

The proposed new vehicle parking facility shall not be brought into use until the vehicular access serving it has been completed within highway limits.

Reason

In the interests of highway safety and to comply with policy T19 of the North Lincolnshire Local Plan.

4.

Construction operations shall be limited to the following hours:

7am to 7pm Monday to Friday

7am to 1pm on Saturdays.

No construction operations shall take place on Sundays or public/bank holidays.

HGV movements shall not be permitted outside these hours during the construction phase without prior written approval from the local planning authority.

Installation of equipment on site shall not be permitted outside these hours without prior written approval from the local planning authority.

Reason

For the protection of the residential amenity of neighbouring properties.

Informative1

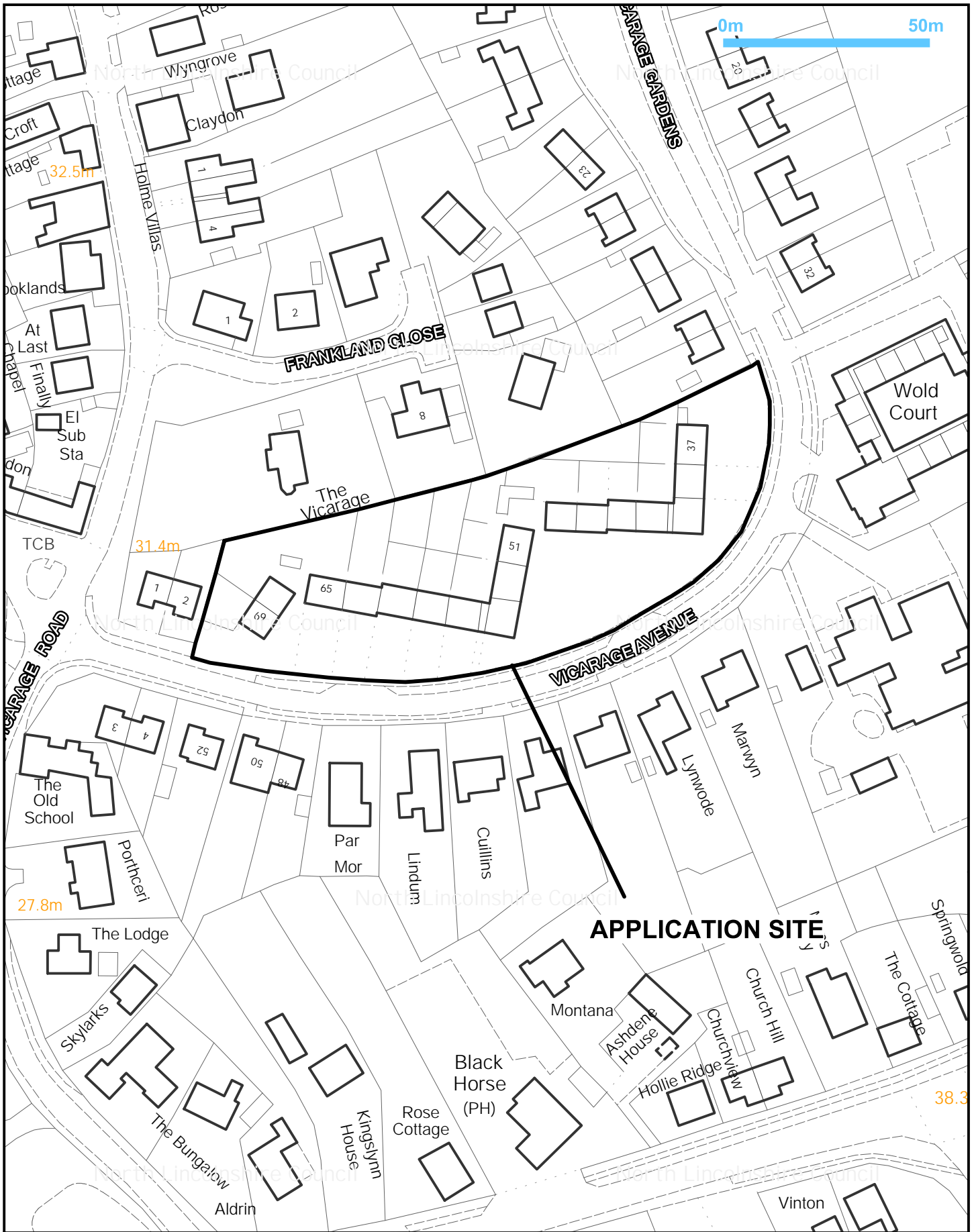
The development hereby granted planning permission requires works to be carried out within the limits of the adopted (public) highway. Therefore:

- before ANY construction works take place within the limits of the highway you MUST contact the highway authority on telephone number 01724 297000 to arrange for the relevant permissions/licenses to be issued;

- before ANY service (utility) connections take place within the limits of the highway you MUST contact the highway authority on telephone number 01724 297319 to arrange for the relevant permissions/licenses to be issued.

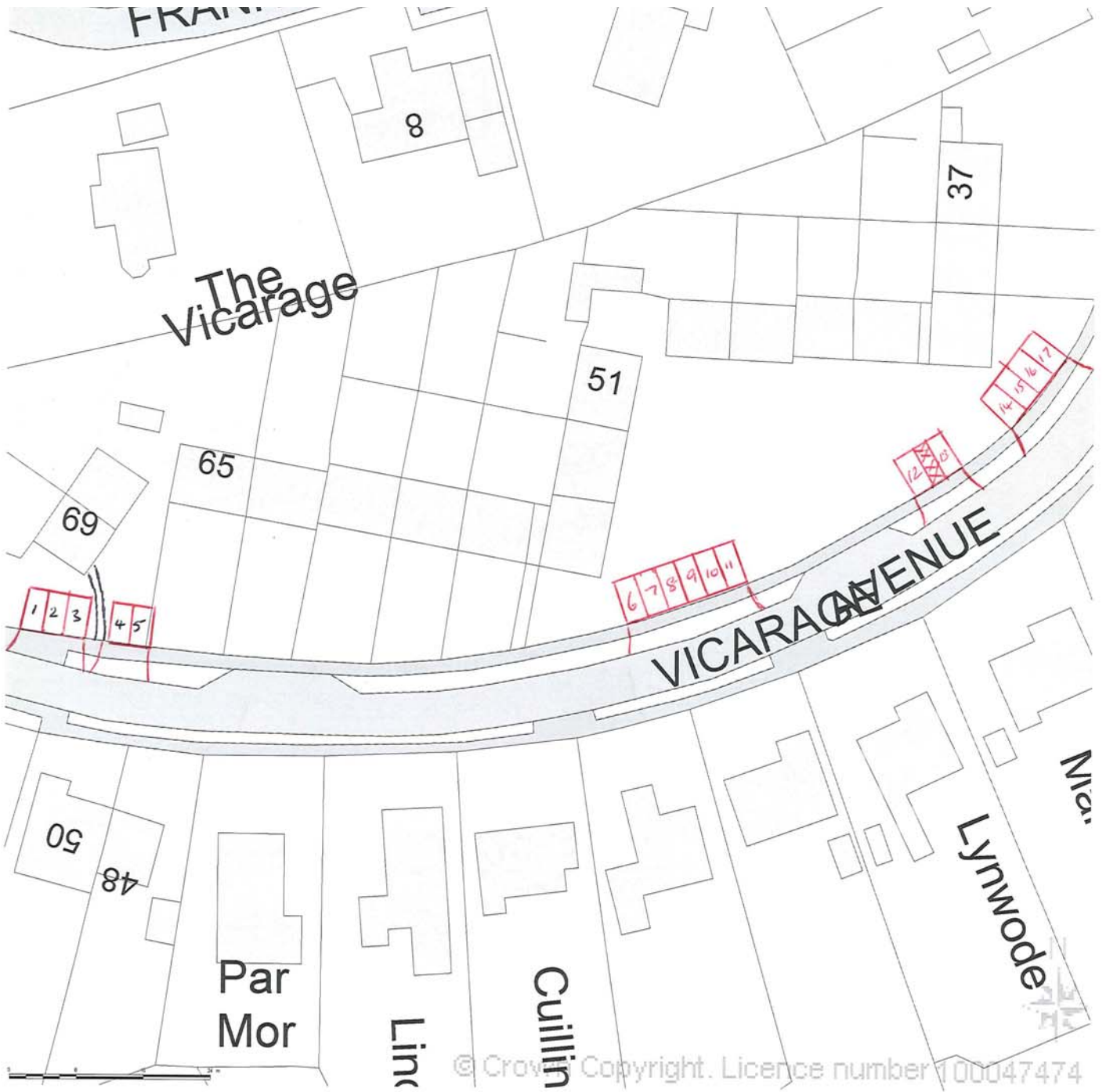
Informative 2

In determining this application, the council, as local planning authority, has taken account of the guidance in paragraphs 186 and 187 of the National Planning Policy Framework in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the area.



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