

Application Number 17/00447/FUL

Proposal Creation of car park

Site Grass Verge at Platting Grove, Ashton-Under-Lyne

Applicant New Charter Housing

Recommendation Grant planning permission subject to conditions

REPORT

1. REASON FOR SPEAKERS PANEL DECISION

1.1 A Speakers Panel decision is required because, in accordance with the Council's Statement of Community Involvement, a member of the public has requested the opportunity to address the Panel before a decision is made. Accordingly, the applicant, or their agent, has been given the opportunity to speak also.

2. APPLICATION DESCRIPTION

2.1 The application seeks full planning consent for the development of a car park. The proposed car park would provide 11 spaces for use by local residents.

2.2 The parking area would be cut in to an existing grassed area and be constructed to adoptable standards using traditional methods of construction but utilising a sustainable urban drainage system (SUDS). Landscaping, involving additional tree planting around part of the site also forms part of the scheme.

2.3 To create an entrance to the new car park a length, approximately 19m, of the footway alongside the carriageway in Platting Grove would have to be removed. The existing footway around the southern and eastern boundaries of the site would remain.

3. SITE AND SURROUNDINGS

3.1 Platting Grove runs in a loop from Downing Street. The application site is situated on the northern side of the loop and comprises a roughly triangular area of grassland, approximately 470sqm in area. The site is situated alongside the footway and, acting as a large grass verge, separates houses on its southern side from the highway. The row of houses then returns at right angles, parallel with the site's eastern boundary, to return towards the road. The footway forks at the westernmost part of the site so that one fork continues alongside the carriageway whilst the other runs in front of the gardens of the houses before returning to the road. The site has a slight incline towards the south-east, where the two blocks of houses meet.

3.2 None of the houses that are separated by the site from the road have any off-street parking provision.

4. PLANNING HISTORY

4.1 None relevant.

5. RELEVANT PLANNING POLICIES

Tameside Unitary Development Plan (UDP) Allocation

5.1. Unallocated

Tameside UDP

Part 1 Policies

5.2 1.3: Creating a Cleaner and Greener Environment.

Part 2 Policies

5.3 T1: Highway Improvement and Traffic Management.

T8: Walking.

OL4: Protected Green Space

National Planning Policy Framework (NPPF)

5.4 Achieving sustainable development

Section 8. Promoting healthy communities

Section 10. Meeting the challenge of climate change, flooding and coastal change

Planning Practice Guidance (PPG)

5.5 This is intended to complement the NPPF and to provide a single resource for planning guidance, whilst rationalising and streamlining the material. Almost all previous planning Circulars and advice notes have been cancelled. Specific reference will be made to the PPG or other national advice in the Analysis section of the report, where appropriate.

6. PUBLICITY CARRIED OUT

6.1 As part of the planning application process notification letters were sent out on 9th June 2017 to 20 neighbouring properties in Platting Grove.

7. RESPONSES FROM CONSULTEES

7.1 The Head of Environmental Services – – Highways has raised no objections to the proposal and has requested informative notes be attached to any approval.

8. SUMMARY OF THIRD PARTY RESPONSES RECEIVED

8.1 Objections have been received from three neighbours; two being from the same address in Platting Grove and the other does not provide an address. The reasons given for objecting are:

- loss of the green space that is used as a play area in sight of houses
- the facility would be used by non-local residents
- parking would remain insufficient and competition for available spaces would increase, resulting in increased road hazards
- other, smaller areas in the estate might be considered
- loss of outlook.

8.2 Messages of support have been received from two addresses in Platting Grove. Support is expressed because the proposal would help alleviate problems caused by on-street parking, and assist passage of emergency vehicles, and allow residents to park in the vicinity of their houses.

- 8.3 Another message received from a resident in Platting Grove expresses neither objection nor support but suggests other residual areas around the estate might be considered to provide additional car parking.

9. ANALYSIS

- 9.1 The principal issues in deciding this application are:-

- 1) The principle of the development
- 2) Highway safety and access.
- 3) Drainage

10. THE PRINCIPLE OF THE DEVELOPMENT

- 10.1 The land is open and grassed and so must be considered as Protected Open Space. The principle of the development must therefore be considered against the policies of Section 8 of the NPPF and UDP policy OL4 and whether built development is acceptable on the area of Protected Open Space.
- 10.2 The site has no special significance to the interest of sports and recreation. Its contribution as open space to the community is mainly visual, and providing limited, informal play space, rather than it serving a functional purpose. It does not provide for any sporting use, but only limited recreational use. Part of the justification, as given by policy OL4, for resisting built development on small areas of open space within the urban area is to avoid town cramming. The proposal does not involve built development. The use of the land for car parking would have only marginal impact on openness in the locality. The easternmost and westernmost parts of the site would remain grassed, with new tree planting, appropriate to the location, taking place. Given the proximity of the large area of open space around Taunton Brook immediately to the north of Platting Grove, the site provides only marginal visual amenity or sense of openness in the locality and this would not be lost completely.
- 10.3 The retention of the site solely for the purpose of limited amenity value for residents immediately adjacent would represent the inefficient use of land within the urban area and would not comply with the Core Principles of NPPF.
- 10.4 The proposal is therefore considered compliant with paragraph 77 of the NPPF and policy OL4 of the UDP and therefore acceptable in principle.

11. HIGHWAY SAFETY AND ACCESS

- 11.1 Being less than 5m wide the carriageway in Platting Grove is relatively narrow. If cars were parked on both sides of the carriageway it would be difficult for a car to pass and not possible for a larger vehicle, such as an ambulance or fire engine. None of the houses surrounding the 'green' are provided with any off-street parking facility and other houses opposite have the space to park only one car on a driveway. The provision of the additional parking facilities would therefore lessen the likelihood of parked cars causing congestion or obstruction.
- 11.2 The width of the opening to the proposed parking area is sufficient to allow free passage of cars in and out without one having to wait for the other. In the interests of highway safety, and to avoid conflict between pedestrians and cars, there would be no indication that the length of footway that would be removed to provide the opening would be a pedestrian crossing. A footway would remain in front of the houses and pass around the parking area.

11.3 By improving highway safety and without impinging unduly on pedestrian access the proposal is considered acceptable and in compliance with policies T1 and T8 of the UDP.

12. DRAINAGE

12.1 It is proposed that surface water from the parking area would be drained in to a permeable surface in order to minimise run off water entering the existing sewer system. In this respect the proposal is considered compliant with Section 10 of the NPPF.

13. CONCLUSION

13.1 Without impacting unduly on the sense of openness in the locality but improving highway safety, it is considered that the proposal constitutes a sustainable development that conforms to the relevant requirements of the UDP and the NPPF. The recommendation is therefore for approval.

14. RECOMMENDATION

Grant planning permission subject to the following conditions.

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.
2. During construction no work (including vehicle and plant movements, deliveries, loading and unloading) shall take place outside the hours of 07:30 and 18:00 Mondays to Fridays and 08:00 to 13:00 Saturdays. No work shall take place on Sundays and Bank Holidays.
3. The new trees indicated on the approved Proposed Site Plan shall be planted prior to the development hereby approved being first brought in to use, or in accordance with a programme agreed previously with the Local Planning Authority. Any newly planted trees or plants forming part of the approved planting scheme which, within a period of 5 years from the completion of the planting, are removed, damaged, destroyed or die shall be replaced in the next appropriate planting season with others of similar size and species by the developer unless the Local Planning Authority gives written consent to any variation.
4. The development hereby permitted shall be carried out in accordance with the following approved plans: ref. NCHT001 and NCHT003, received on 31/05/17; and the amended Proposed Site Plan, received on 08/08/17.