

Planning, Transport & Sustainability Division
Planning and Rights of Way Panel 23 April 2013
Planning Application Report of the Planning and Development Manager

Application address: 20-24 Orchard Place SO14 3BT			
Proposed development: Renewal of planning permission 10/00242/FUL for continued use of land for parking 24 cars for a further 3 years.			
Application number	13/00161/FUL	Application type	FUL
Case officer	Jo Moore	Public speaking time	5 minutes
Last date for determination:	OVER	Ward	Bargate
Reason for Panel Referral:	Departure from the Development Plan	Ward Councillors	Cllr Bogle Cllr Noon Cllr Tucker

Applicant: Mr Howard Barker	Agent: Bryan Jezeph Consultancy
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Recommendation Summary	Conditionally approve for a temporary period expiring 30/04/2016.
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Reason for granting Temporary Permission until 30th April 2016

The proposed use of the land as a car park is a departure from the Development Plan, notwithstanding this the proposal constitutes a temporary use with no associated operational development and as such would not prejudice the future use of the site for its designated purpose for light industrial use. Furthermore there has been no objection to the proposal from members of the public or from our consultees, there is no history of crime on the site and there are no overriding policy reasons to prevent support for the scheme. The scheme is therefore judged to be in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and thus temporary planning permission should be granted until 30th April 2016.

Appendix attached			
1.	Development Plan Policies		

Recommendation in Full

Conditionally approve for a temporary period expiring 30 April 2016

1.0 The site and its context

- 1.1 The application site is located in an area of mixed use, adjacent to, but just outside the Oxford Street Conservation Area. The site forms part of Brunswick Square which contains predominantly light industrial use and is designated for such purposes with a social club adjoining the northern boundary. Opposite the block is a five storey block of residential properties.
- 1.2 The site has been entirely finished by hardstanding with a low wall around the outside to separate the car parking facility with the public highway and pedestrian

footpath. Lighting to the car park is provided predominantly by three street lights located on three of the corners of the site. The lighting columns overhang the public realm.

1.3 There is a ticket machine on site and a number of notices displaying parking charges.

1.4 The proposed development seeks to retain parking on site for a further 3 years with no alterations to the existing circumstances.

2.0 Proposal

2.1 The proposal seeks the renewal of planning permission 10/00242/FUL for the continued use of land for parking for a further 3 years.

3.0 Relevant Planning Policy

3.1 The Development Plan for Southampton currently comprises the “saved” policies of the City of Southampton Local Plan Review (March 2006) and the City of Southampton Core Strategy (January 2010). The most relevant policies to these proposals are set out at **Appendix 1**.

3.2 The National Planning Policy Framework (NPPF) came into force on 27th March 2012 and replaces the previous set of national planning policy guidance notes and statements. The Council has reviewed the Core Strategy to ensure that it is in compliance with the NPPF and are satisfied that the vast majority of policies accord with the aims of the NPPF and therefore retain their full material weight for decision making purposes, unless otherwise indicated.

4.0 Relevant Planning History

4.1 Temporary planning permission was granted at appeal on 11th March 2008 for the use of the site as a temporary car park ref: 06/01681/TEMP, a limiting condition of a maximum of two years was added to the permission. Planning permission was subsequently granted to renew this temporary consent for continued use of land for parking 24 cars for a further 3 years (Until 31.03.2013) ref: 10/00242/FUL.

5.0 Consultation Responses and Notification Responses

5.1 Following the receipt of the planning application a publicity exercise in line with department procedures was also undertaken which included notifying adjoining and nearby landowners, placing a press advertisement (01/03/13) and erecting a site notice (28/02/13). At the time of writing the report no representations have been received from surrounding residents.

5.2 **SCC Planning Policy** - Raise no objections to the proposal.

5.3 **SCC Environmental Health (Pollution & Safety)** - Raise no objections to the proposal.

6.0 Planning Consideration Key Issues

6.1 The key issues for consideration in the determination of this planning application

are:

- The Principle of Development
- Impact on Highway Safety
- Safety and Security
- Impact on Visual Amenity

6.2 Principle of Development

The proposal site is located within an area designated for light industrial, Class B1 (b) and B1 (c) Use. The proposed use of the site as a temporary car park does not constitute a light industrial use however at present the site has not come forward for such development. The use of the site as a temporary car park involves no operational development and the existing hardstanding is already established. Given these reasons it is not considered that the proposal would prejudice the site coming forward for light industrial development in the future and as such the proposal would not be contrary to the long term objectives of policy RE11 (v) of the Southampton Local Plan Review 2006 or policies CS1 and CS7 of the Core Strategy (2010).

6.3 Impact on Highway Safety

- 6.3.1 The car park use on the site is existing and as such there will be no net increase in the number of parking spaces in the City, the development therefore does not contribute to, or create any, additional competition to City Council owed car parking facilities.

6.4 Safety and Security

- 6.4.1 The site is sufficiently overlooked by residential properties located to the east and street lighting adequately provides illumination of the site. It has been determined through the previous planning permissions that the proposal does not result in any adverse safety and security implications for its users.

6.5 Impact on Visual Amenity

No operational development is proposed as part of the application and as such the proposal has no impact on visual amenity.

7.0 Summary

The use of the land as a car park constitutes a departure from the Development Plan however the proposal is a temporary use with no associated operational development which would not prejudice the future use of the site for its designated use for light industrial purposes. Furthermore there has been no objection to the proposal from either members of the public or from our consultees, there is no history of crime on the site and there are no overriding policy reasons to prevent support for the scheme.

8.0 Conclusion

It is recommended that temporary planning permission is granted until 30th April 2016.

Local Government (Access to Information) Act 1985
Documents used in the preparation of this report Background Papers

1 (a) - (c), 2 (b) (d), 3 (a), 6 (c)

JM for 23/04/13 PROW Panel

PLANNING CONDITIONS

1. The use hereby permitted shall be discontinued on or before 30th April 2016.

Reason:

To enable the Local Planning Authority to review the special circumstances under which planning permission is granted for this type of development, given that it is not considered an appropriate use for the site.

POLICY CONTEXT

Core Strategy - (January 2010)

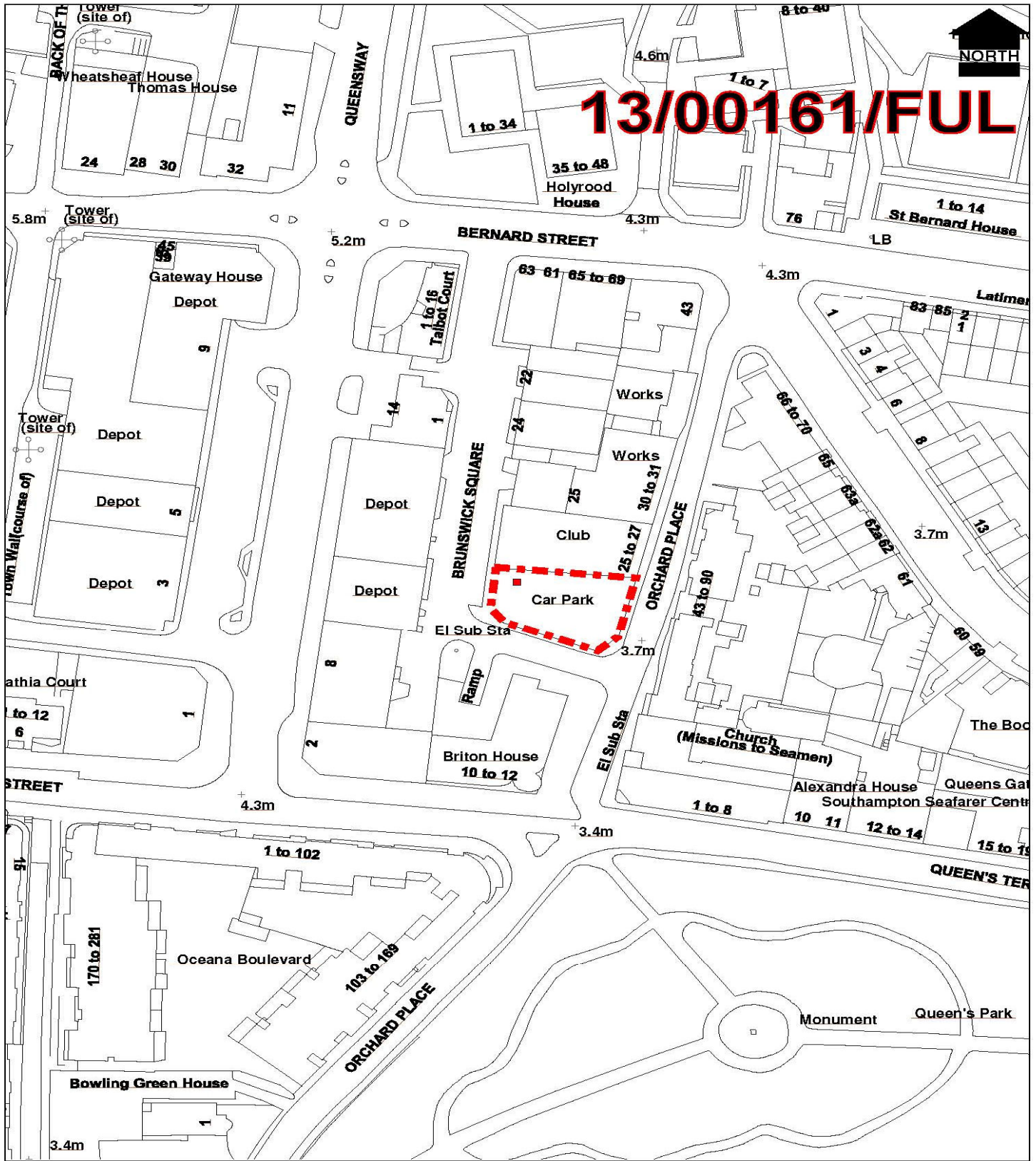
CS1 City Centre Approach
CS7 Safeguarding Employment Sites

City of Southampton Local Plan Review – (March 2006)

REI11 Light Industry

Other Relevant Guidance

The National Planning Policy Framework 2012



Scale : 1:1250

Date : 10 April 2013

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