

MC/14/0314

Date Received: 28 January, 2014

Location: Brasenose Club, 168-170 Nelson Road, Gillingham, ME7 4LU

Proposal: Provision of parking facilities to front of building including vehicular access and crossovers; revised boundary wall and raised planters

Applicant: Mr B Sandhu

Agent: Mr A Millard D.O Facilities 348 Lordswood Lane Chatham Kent ME5 8JT

Ward Gillingham South

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**Recommendation of Officers to the Planning Committee, to be considered and determined by the Planning Committee at a meeting to be held on 23 April, 2014.**

**Recommendation - Approval with Conditions**

- 1 The development hereby permitted shall 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 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: 9408C & 19409A/1 received on 28 January 2014 and 8 April respectively.

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

- 3 No development shall take place until details and samples of all materials to be used on the surfacing of the parking spaces, pedestrian access, raised planters and boundary walls have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the appearance of the development is satisfactory and without prejudice to conditions of visual amenity in the locality, in accordance with Policy BNE1 of the Medway Local Plan 2003.

- 4 Prior to the bringing into use of the parking areas hereby approved, vision splays of 2.0 metres x 2.0 metres shall be provided on both sides of the vehicular access points and no obstruction of sight more than 0.6 metres above carriageway level shall be permitted within the splays thereafter.

Reason: To ensure that the development permitted does not prejudice conditions of highway safety or efficiency and to accord with Policy T2.

- 5 Prior to being brought into use, the area shown on the submitted layout for vehicle parking, shall be provided, surfaced, marked out and drained. Thereafter it shall be kept available for such use and no permanent development, whether or not permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any order amending, revoking or re-enacting that Order) shall be carried out on that area of land or in such a position as to preclude its use.

Reason: Development without provision of adequate accommodation for the parking, loading, off-loading and turning of vehicles is likely to lead to hazardous conditions in the public highway and to accord with Policy T13.

**For the reasons for this recommendation for approval please see Planning Appraisal Section and Conclusions at the end of this report.**

## **Proposal**

This application relates to the Brasenose Club in Nelson Road, Gillingham. The area at the front of the club measures approx 13.7m wide by between 4.6m and 5.9m deep and has a concrete surface. It is used as an informal sitting out area. There is a front wall between 1m and 1.4m high with brick piers and an opening to allow pedestrian access to the building. Decking has been placed across the front of the building with a canopy over. This is the subject of a separate planning application (MC/14/0315).

The proposal is to resurface the area at the front of the club building and use it for vehicle parking. The submitted drawing shows four parking spaces at right angles to the road, with new vehicle crossovers. Three spaces would be to the north of the pedestrian access and one to the south. A small replacement wall would be provided to prevent vehicles parking on the pedestrian access. Three raised planting beds are shown - one on either side of the parking area and the other by the pedestrian access.

## **Relevant Planning History**

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| MC/14/0315 | Part retrospective application for construction of an open side porch with pitched roof to front<br>Approved 4 April 2014 |
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## **Representations**

The application has been advertised on site and by individual neighbour notification to the owners and occupiers of neighbouring properties.

**Four letters** have been received raising objections on the grounds of the loss of on-street parking which will increase pressure on residents.

## **Development Plan**

The Development Plan for the area comprises the Medway Local Plan 2003. The policies referred to within this document and used in the processing of this application have been assessed against the National Planning Policy Framework, 2012 and are considered to conform.

## **Planning Appraisal**

### *Street scene*

The proposal would have an impact on the street scene in so far as it would open up the frontage of the building. In visual terms the frontage would be more prominent and instead of a few tables it would be occupied by parked cars. However, to improve its appearance, raised planting beds, are to be provided. Furthermore, it is recommended that the parking spaces are clearly marked out to prevent indiscriminate parking and protect the non-parking areas. A new surface would be provided which would improve its appearance. Subject to these conditions, no objection is raised under Policy BNE1 of the Medway Local Plan (the Local Plan).

### *Amenity*

The proposal raises no issues in terms of light, outlook or privacy. It would not increase levels of activity, traffic generation noise and disturbance. Accordingly no objection is raised under Policy BNE2 of the Local Plan.

### *Highways*

There are two issues in terms of highways: parking and access.

The Medway Council adopted vehicle parking standards require the provision of one car parking space per 20 sq. m floor area. The building currently has a floorspace of approx. 325 sq. m , which would result in a requirement of 16 spaces. At present there is a shortfall in the parking provision. The proposal would not fully address the shortfall, but would make a contribution towards reducing the amount of on street parking resulting from the club. However, the proposal would result in the loss of up to 3 on street parking spaces, resulting in a net gain of only one space. The on street parking is currently unrestricted and can be used by people visiting the club or by local residents. The proposal would reduce on street parking by club users, but would potentially reduce the amount of on street parking available to residents. However, if the proposed car park is full, it is possible that people using the club could still park on the road in front of the proposed parking spaces if appropriate

arrangements are in place. This would be a matter for the management of the club.

On the east side of Nelson Road, none of the properties to the north (156 - 166) have frontage parking, but every property to the south (172 - 194) has two spaces in the front except for 190 & 194 which have one space, and 176 which has one space and a garage. On the west side, 99 & 101 have garages to the rear, and 105 is a doctor's surgery with rear parking. 123 & 125 have two spaces at the front, 117, 119 & 121 have one space, while 115 & 127 have no parking.

Under the circumstances, it is considered that as there would be a net gain in parking, no objection is raised under Policy T13 of the Local Plan.

The proposal would result in the creation of a new vehicular access onto a classified road and vehicles either reversing onto or off the site. To ensure that these maneuvers are undertaken safely a condition is recommended requiring visibility splays. Subject to this condition, no objection is raised under Policy T2 of the Local Plan.

#### *Other Matters*

A condition is recommended to the effect that there is no surface water run-off onto the public highway.

#### *Local Finance Considerations*

There are no Local Finance Consideration raised by this application.

### **Conclusions and Reasons for Approval**

The application is acceptable in terms of the impact on the street scene, neighbour amenity, access and parking and accordingly no objection is raised under Policies BNE1, BNE2, T1 and T13 of the Local Plan. The application is therefore recommended for approval.

The application would normally be determined under delegated powers but is being referred for Committee determination due to the extent of the representations received expressing a view contrary to the recommendation.

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### **Background Papers**

The relevant background papers relating to the individual applications comprise: the applications and all supporting documentation submitted therewith; and items identified in any Relevant History and Representations section within the report.

Any information referred to is available for inspection in the Planning Offices of Medway Council at Gun Wharf, Dock Road, Chatham ME4 4TR and here <http://planning.medway.gov.uk/dconline/AcolNetCGI.gov>