

PLANNING COMMITTEE - 13 FEBRUARY 2018

APPLICATION NO DC/18/0004/RG3

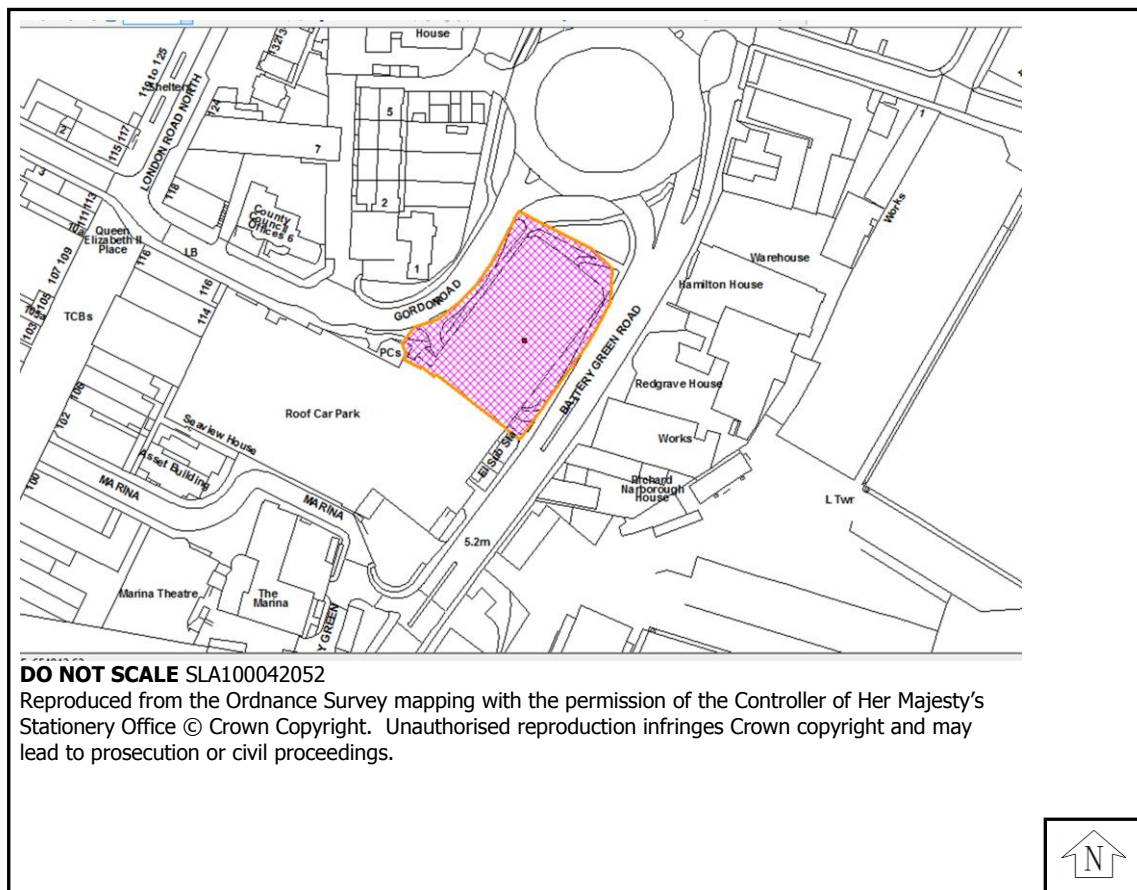
LOCATION

Former Part Of Multi-Storey Car Park
 Battery Green Road
 Lowestoft
 NR32 1HA

EXPIRY DATE 27 February 2018
APPLICATION TYPE Deemed Council Development
APPLICANT Waveney District Council

PARISH Lowestoft

PROPOSAL Remodelling of recently demolished northern-most area of multi-storey car park to provide surface level car park, involving erection of 3no. 6m high lighting columns; installation of new guard railings; installation of new flat roof over existing electricity sub-station

**1. SUMMARY**

- 1.1 The submitted application seeks approval for a number of works encompassing the remodelling of the recently demolished northern-most area of the multi-storey car park to provide a surface level car park. This also involves the erection of 3no. 6m high lighting columns; installation of new guard railings; and installation of a new flat roof over the existing electricity sub-station

1.2 The submitted application is for full planning permission for the works noted above at the former Battery Green Car Park. The applicant is the District Council and as such a committee determination is required.

2. SITE DESCRIPTION

2.1 The site is located to the western side of Battery Green Road with vehicular access gained off Gordon Road, with the northern end facing the roundabout that joins Old Nelson Street, Whapload Road, Battery Green Road and Gordon Road and was a well known feature in the town.

2.2 The former multi-storey car park is currently in the process of being demolished.

3. CONSULTATIONS/COMMENTS

3.1 **Neighbour consultation/representations:** No comments have been received

3.2 **Town Council Comments** Lowestoft Town Council Planning Committee considered this application at a meeting on 23 January 2018. It was unanimously agreed to recommend that the application is approved.

3.3 **SCC Lighting Engineer** makes the following comments:

1. The lighting design shows the lighting levels to have around 1 Lux on the opposite side of the road from the car park.

The value of illumination, at ground level, must be no greater than 1 lux at the highway boundary. Therefore, this will require either re-designing or the angle of the lanterns adjusted to reduce light spill or front louvres will be required.

2. The Highway Authority should also be advised of this application as this development is adjacent to Battery Green Road which is classified as the A47 Trunk Road, which is owned and maintained by Highway England.

3.4 **Suffolk County Highways**

3.5 **Highways England**

PUBLICITY

None

SITE NOTICES

The following site notices have been displayed:

| | |
|---------------------|--|
| General Site Notice | Reason for site notice: General Site Notice, Date posted 10.01.2018 Expiry date 30.01.2018 |
|---------------------|--|

RELATED APPLICATIONS

| Reference No | Proposal | Decision | Date |
|----------------|---|----------------------------|------------|
| DC/17/4201/DEM | Prior Notification (Demolition) - Part public multi-storey car park comprising 8 levels | Prior Notification granted | 11.10.2017 |

4. PLANNING POLICY

- 4.1 DM02 Design Principles (Adopted Development Management Policies, January 2011)

5. PLANNING CONSIDERATIONS

Planning Considerations – Principle.

- 5.1 The former car park demolition is well under way and this is the next stage in the short-term proposals for the site, which will be used for surface car parking and as such the principle of remodelling of the car park and the erection of 3no. 6m high lighting columns along with guard railings and a new flat roof over the existing electricity sub-station are considered acceptable.

Planning Considerations – Lighting

- 5.2 As can be seen in paragraph 3.3 the highways Lighting Engineer has some concerns regarding lux levels and angles. The agent has agreed to address their concerns however amended plans and details are awaited. Nevertheless if these are not received it is not unreasonable to attach a condition requiring lighting details to be agreed should members feel it necessary.

Planning Considerations – Visual Amenity, street scene and landscape

- 5.3 Consideration needs to be given to the visual amenity of the area and the overall street scene and landscape impacts.
- 5.4 A surface level car park will have a much lesser visual impact than the former multi-storey feature insofar as there is less 'bulk' and the car park will be on the street level. The proposed lights and fencing will not be so significant, in terms of visual intrusion, as to warrant a refusal of the scheme and it could be argued that the impact on the street scene and urban landscape is not inappropriate in a position such as this and is of a form typically found in urban locations. As such the proposed development is considered acceptable in terms of general amenities and street scene impacts.

Planning Considerations – Residential Amenity

- 5.5 There are a number of dwellings (Coastguard Cottages) to the north west of the site, however these have quite large front gardens and existing screening and as such there will be minimal visual intrusion generated by the lights (which are to be pointed downwards and have a maximum level of illumination). The remainder of the dwellings within Nelson Court, however the levels of light are no more substantial than existing street lights and any impact will be negligible.

Planning Considerations – Heritage Considerations

- 5.6 With regards to heritage considerations, the site is not located within a designated conservation area. The nearest listed building is that of St Margaret's House (Grade II) which is situated approximately 50 metres to the west of the car park on Gordon Road. As such it is considered that the impact of the proposed development on the designated heritage asset is, in officer opinion, less than substantial.

Planning Considerations – Highway Safety and Parking Provision

- 5.7 With regards to highways safety and parking provision, the multi-storey car park has been closed for some time and as such the surface car parking can be considered to add to current parking levels within the town and it is unlikely there will be any significant highway safety issues given the previous use of the site.

Planning Considerations – Flood Risk / SUDS/ Protected Aquifers

- 5.8 This proposal is in Flood Zone 1, the low risk zone and as such the proposed resurfacing will have no greater impact on flood risk or surface water drainage than the form multi-storey car park.

Planning Considerations – Biodiversity and Geodiversity

- 5.9 There are no biodiversity or geodiversity issues that require consideration due to the nature of the proposal.

Planning Considerations – Trees and hedgerows

- 5.10 There are no trees or hedgerows that would be affected by the proposed development.

6. CONCLUSION

- 6.1 Therefore for the reasons outlined within the report the proposed development is considered acceptable and accords with the provisions of policy DM02 of the adopted Waveney District Local Plan (Development Management Policies).

7. RECOMMENDATION

- 7.1 Approve subject to the following conditions:

1. The development hereby permitted shall be begun within a period of three years beginning with the date of this permission.

Reason: In accordance 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 plans numbered D32219/PY/A and 15-12-35 05.

Reason: To ensure the development is carried out in the manner considered by the local planning authority.

3. Before the first use of the car park full details of lighting, including angles of lights and levels of lux shall be submitted for approval in consultation with the Highways Lighting Engineer.

Reason: to ensure the lighting scheme is of an appropriate form

BACKGROUND INFORMATION:

See application ref: DC/18/0004/RG3 at www.eastsuffolk.gov.uk/public-access

CONTACT

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