

The information, recommendations and advice contained in this report are correct as at the date of preparation, which is more than two weeks in advance of the Committee meeting. Because of these time constraints some reports may have been prepared in advance of the final date given for consultee responses or neighbour comment. Any changes or necessary updates to the report will be made orally at the Committee meeting.

Case Officer	David Stevens
Application No.	23/00186/FULPP
Date Valid	5th April 2023
Expiry date of consultations	26th April 2023
Proposal	Continued use of leisure land as a hard surface pay and display carpark. Operational 24 hours per day, 7 days per week
Address	Kings Moat Car Park Westmead Farnborough
Ward	Empress
Applicant	Rushmoor Borough Council
Agent	-
Recommendation	Grant

Description

The Council-owned Kings Moat pay-and-display car park is located within Farnborough Town Centre. It contains 58 parking spaces including 3 disabled bays and operates 24 hours a day, 7 days a week. The vehicular entrance and exit is off the public highway at Westmead, opposite the Asda Supermarket service yard. The car park is situated adjacent to the Dukes Court flats to the north-west, the site of the former (now demolished) Farnborough Leisure Centre to the west, Farnborough Library to the south, and the Iceland Food Store to the east.

A succession of temporary permissions have been granted for the use of the site as a car park between 2007 (07/00737/RBC3PP) and 2020 (20/00213/FULPP). The 2020 permission allowed the use of the car park for a further 3 years, terminating on the 5 June 2023.

The current proposal seeks permission for the continued use of the pay and display car park on a 24-hour basis for a further temporary period of 3 years or until such time as the land is re-developed as part of the Farnborough Civic Quarter re-development.

Consultee Responses

RBC Regeneration Team

Neighbours notified

In addition to posting a site notice and press advertisement, 28 individual letters of notification were sent to all flats in Dukes Court, Farnborough Library and 98 & 98a Queensmead, being the adjoining properties to the site.

Neighbour comments

At the time of writing this report no comments have been received.

Policy and determining issues

The site is located within Farnborough Town Centre just outside the shopping core; and situated within an area allocated in the Local Plan for redevelopment. As such policies SS1 (The Spatial Strategy), SP2 (Farnborough town centre), SP2.3 (Farnborough Civic Quarter), IN2 (Transport), DE1 (Design in the Built Environment), DE6 (Open Space, Recreation and Leisure) of the adopted Local Plan 2014-2032 are relevant. The Council's Car and Cycle Parking Standards SPD, Farnborough Town Centre SPD, Civic Quarter SPD, and National Planning Policy Framework and Planning Practice Guidance are also relevant in the determination of this application.

The main determining issues are considered to be:-

1. Principle;
2. Visual Impact;
3. Impact on neighbours; and
4. Highway considerations.

Commentary

1. Principle -

The application site is land allocated by Local Plan Policy SP2.3 for the development of the 'Farnborough Civic Quarter', for which the Council's Development Management Committee resolved to grant outline planning permission subject to a s106 agreement and conditions at their 22 February 2023 meeting; 22/00193/OUTPP refers. In this respect, along with the Iceland building, the car park is identified as being Plot C within the proposed re-development.

The Kings Moat Car Park continues to be very popular with town centre shoppers and visitors to the library, and is particularly popular for customers that have mobility issues, as they do not need to cross busy highways to gain access to the town centre. Even though the land forms part of the proposed Civic Quarter re-development it therefore makes no sense to cease the car parking use until the land is needed for the implementation of the relevant part of the proposed Civic Quarter re-development. Accordingly, it is currently proposed to continue the use of the application site as a car park for an additional 3 years.

It is considered that the continued use of temporary permissions remains a reasonable approach to take so as to continue to make the best use of the land without prejudicing the delivery of the wider Civic Quarter scheme and future redevelopment of the site when required. On this basis it is considered that the proposed temporary use is compatible with the objectives of, and accords with, Local Plan Policy SP2.3 and the Farnborough Civic Quarter SPD. The proposal is therefore considered acceptable in principle.

2. Visual Impact -

The application land was previously used as public amenity land, albeit largely comprising a hard-surfaced concrete slab paved thoroughfare. The car parking use of this land necessitated the replacement of the concrete slabs with tarmac and the formation of the vehicular access, provision of signage and ticket machines etc. Nevertheless, this and the use of the land for parking purposes, is not considered to have resulted in material harm to the visual character and appearance of the town centre area. Indeed, use of land in the vicinity of the town centre for parking is not considered to be at all unusual or unexpected. Whilst it is usual for temporary consents to be subject to a condition to require the land to be returned to its former condition and use once the car parking use ceases it is not considered necessary to require the reinstatement of the land to its former condition in the circumstances of this particular case.

3. Impact on neighbours -

The closest residents are on the upper floors of Dukes Court, located some 5 metres to the north of the site at the nearest point. The proposal seeks to continue the use of the car park on a 24 hour basis, 7 days a week. The car park has operated in such way since 2014 without complaint. As a result, it is considered that the continued use of the car park in such way for a further 3 years would not result in undue harm to the adjoining residential occupiers, in accordance with Policy DE1 of the Local Plan.

4. Highway considerations -

The access and egress arrangements for the car park remain as previously approved and have not given rise to any undue impacts on the safety and convenience of highway users. As a result, the proposal is considered acceptable in highways terms.

Conclusions -

The Kings Moat car park continues to be is an acceptable temporary use of the land serving visitors to the town centre in advance of the re-development as part of the Civic Quarter scheme. The further continuation of the temporary planning permission is not considered to conflict with the Council's long-term objectives for this part of Farnborough town centre, and does not have a harmful visual impact upon the character of the area, upon residential amenity, or highway safety. Therefore, the proposals are considered acceptable having regard to Policies SP2, SP2.3, IN2 and DE1 of the Rushmoor Local Plan (2014-2032) and the Council's adopted Car and Cycle Parking Standards SPD.

Full Recommendation

It is recommended that planning permission be **GRANTED** subject to the following conditions and informatives:-

1. The use hereby permitted shall be discontinued on or before 3 years from the date of this permission unless the Local Planning Authority shall have previously permitted the use for a further period.

Reason - To ensure that the long-term objectives for the redevelopment of Farnborough town centre are not prejudiced.

2. The permission hereby granted shall be continued in accordance with the following approved drawing – PARKING LAYOUT DWG KMoatCP_17.

Reason - To ensure the development continues in accordance with the permission granted.

Informatives:

1. **INFORMATIVE - REASONS FOR APPROVAL** - The Council has granted permission because the development is considered to be an acceptable short-term measure to provide car parking to serve the town centre in advance of the redevelopment of the site and is not considered to conflict with the Council's long term objectives for this part of Farnborough town centre. It is therefore considered that subject to compliance with the attached conditions, and taking into account all other material planning considerations, including the provisions of the development plan, the proposal would be acceptable. Therefore, the proposals are considered acceptable having regard to Policies SP2, SP2.3, IN2 and DE1 of the adopted Rushmoor Local Plan (2014-2032) and the Council's adopted Car and Cycle Parking Standards SPD.

It is therefore considered that subject to compliance with the attached conditions, and taking into account all other material planning considerations, including the provisions of the development plan, that the proposal would be acceptable. This also includes a consideration of whether the decision to grant permission is compatible with the Human Rights Act 1998.

2. **INFORMATIVE** – The Local Planning Authority's commitment to working with the applicants in a positive and proactive way is demonstrated by its offer of pre-application discussion to all, and assistance in the validation and determination of applications through the provision of clear guidance regarding necessary supporting information or amendments both before and after submission, in line with the National Planning Policy Framework.



