

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	Katie Herrington
Application No.	20/00213/FULPP
Date Valid	7th April 2020
Expiry date of consultations	29th April 2020
Proposal	Continued use of leisure land as a hard surfaced pay and display car park. Operation as a car park 24 hours a day, 7 days per week
Address	Kings Moat Car Park Westmead Farnborough
Ward	Empress
Applicant	Mrs Kirsty Hosey C/O Rushmoor Borough Council
Agent	N/A
Recommendation	GRANT

Description

The application site is located within is within Farnborough Town Centre and comprises a surface pay and display car park called 'Kings Moat Car Park'. It contains 58 parking spaces including 3 disabled bays and operates 24 hours a day, 7 days a week. It is accessed off the public highway at Westmead. The Council is the landowner. The car park is located adjacent to Dukes Mead to the north-west, 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 2011 and 2017. The 2017 permission allowed the use of the car park for a further 3 years, terminating on the 25/5/2020.

- In 2017 temporary planning permission for a period of 3 years was granted for a car park comprising 58 spaces, of which 3 were designated as disabled spaces, to operate 24 hours a day, 7 days a week, 17/00351/FUL.
- In 2014 planning permission was granted for the continued use of the pay and display car park on a 24 hour basis for a further period of 3 years, 14/00195/RBC3PP. This permission was implemented.

- In 2011 temporary planning permission for the continued use of the pay and display car park was granted for a further period of three years, to be open to the public between 8am and 6pm daily, 11/00046/TEMPP. This permission was implemented.
- In 2007 temporary planning permission for a period of 3 years was granted for a car park comprising 58 spaces, of which 3 were designated as disabled spaces, to be open to the public between 8am and 6pm daily, 07/00737/RBC3PP. This permission was implemented.

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.

Consultee Response

HCC Highways Development No objection.
Planning

Neighbours notified

In addition to posting a site notice, individual letters of notification were sent to 44 neighbouring properties.

Neighbour comments

No comments have been received as a result of neighbour notifications and other usual planning application publicity.

Policy and determining issues

The site is located within Farnborough Town Centre just outside the shopping core; and located 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, along with The Car and Cycle Parking Standards SPD, The Farnborough Town Centre SPD, Civic Quarter SPD, and National Planning Policy Framework and Planning Practice Guidance are particularly relevant in the determination of this application.

The main determining issues are:

1. Principle;
2. Impact upon visual appearance;
3. impact on neighbours; and
4. highway matters.

Commentary

1. Principle -

The application site falls within the site allocated by Local Plan Policy SP2.3 for the development of the 'Farnborough Civic Quarter'. As set out within point 7.60 of the Local Plan, it presents a significant opportunity for development that integrates with the Town Centre and brings wider strategic benefits whilst improving the existing Green Space.

It is proposed to continue the use of the application site as a car park for an additional 3 years. Whilst the site has had a number of temporary consents for use as parking, it is considered that the continued use of temporary permissions is the reasonable approach as to make best use of the land currently whilst not prejudicing the future redevelopment of the site as set out in the Local Plan and the Farnborough Civic Quarter SPD proposals.

Taking the above into account, the continued use of the site for parking for an additional 3 years is not considered to prejudice the delivery of Policy SP2.3 and the Farnborough Civic Quarter SPD, and as such would accord with the Development Plan in this respect.

2. Impact upon visual appearance -

It is understood that the site had previously been informally used as amenity land, which has been lost as a result of the installation of hardstanding. The provision of hardstanding in this location for an extended period is not considered to result in undue harm to the character and appearance of the area. A condition has been imposed that would require the land to be returned to its former condition.

As such, the proposal is considered to accord with policy DE1 of the Local Plan in this respect.

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. The Highway Authority (Hampshire County Council) is satisfied that the continued use of the car park will not have an unacceptable impact on the safety and convenience of highway users.

As a result, the proposal is acceptable in highways terms and would accord with Policy IN2 of the Local Plan.

Conclusions -

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, and would not have a harmful impact upon the character of the area, upon residential amenity, or highway safety. Therefore, the proposals are considered acceptable having regard to policy SP2, SP2.3, IN2 and DE1 of the Rushmoor Local Plan (2014-2032) and the Car and Cycle Parking 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 and the land restored to its former condition 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 by the permanent use of this land as car parking.

2. The permission hereby granted shall be carried out in accordance with the following approved drawings - KMoatCP_17 1:1250 and 1:500

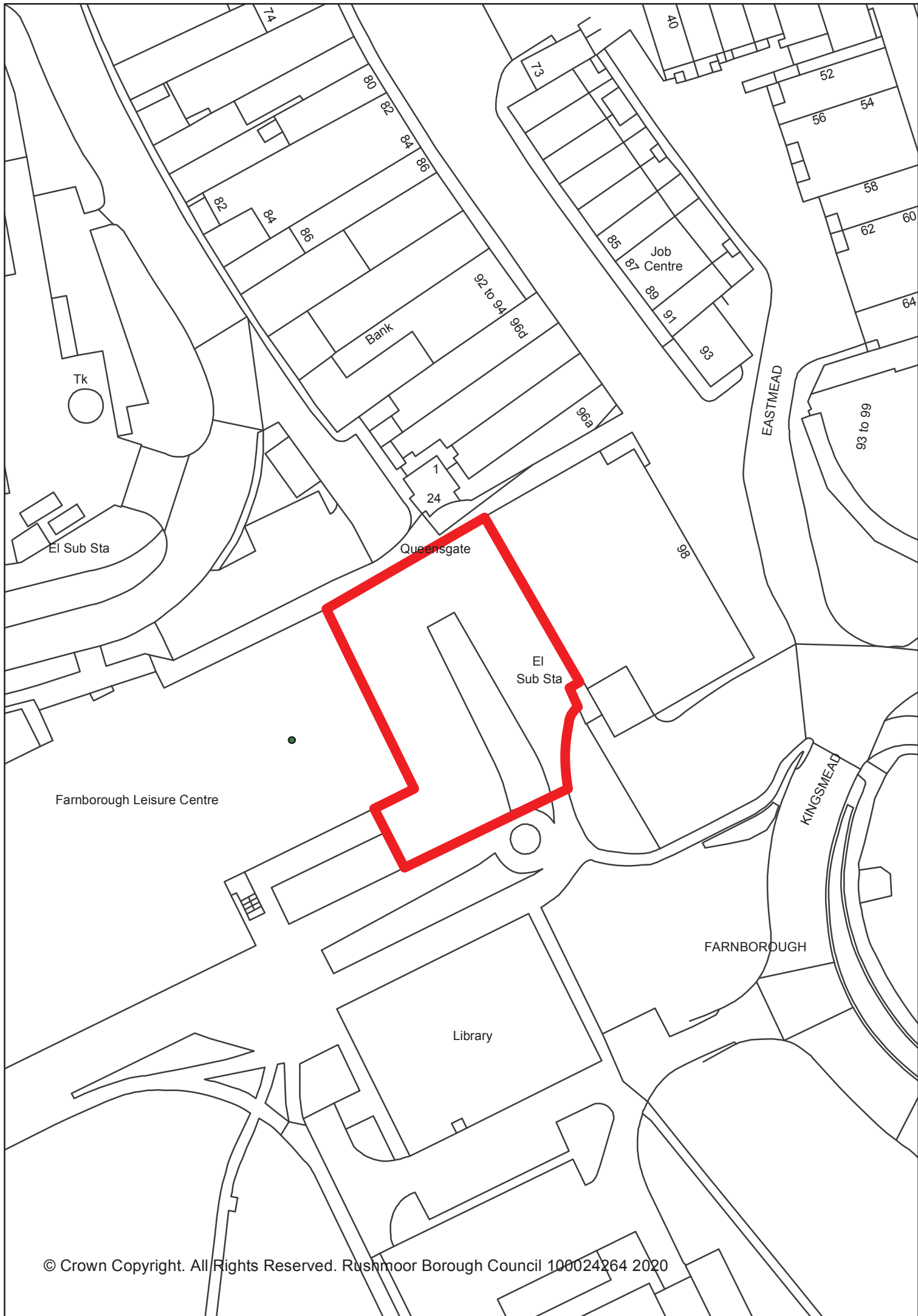
Reason - To ensure the development is implemented in accordance with the permission granted

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 policy SP2, SP2.3, IN2 and DE1 of the Rushmoor Local Plan (2014-2032) and the Car and Cycle Parking 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.





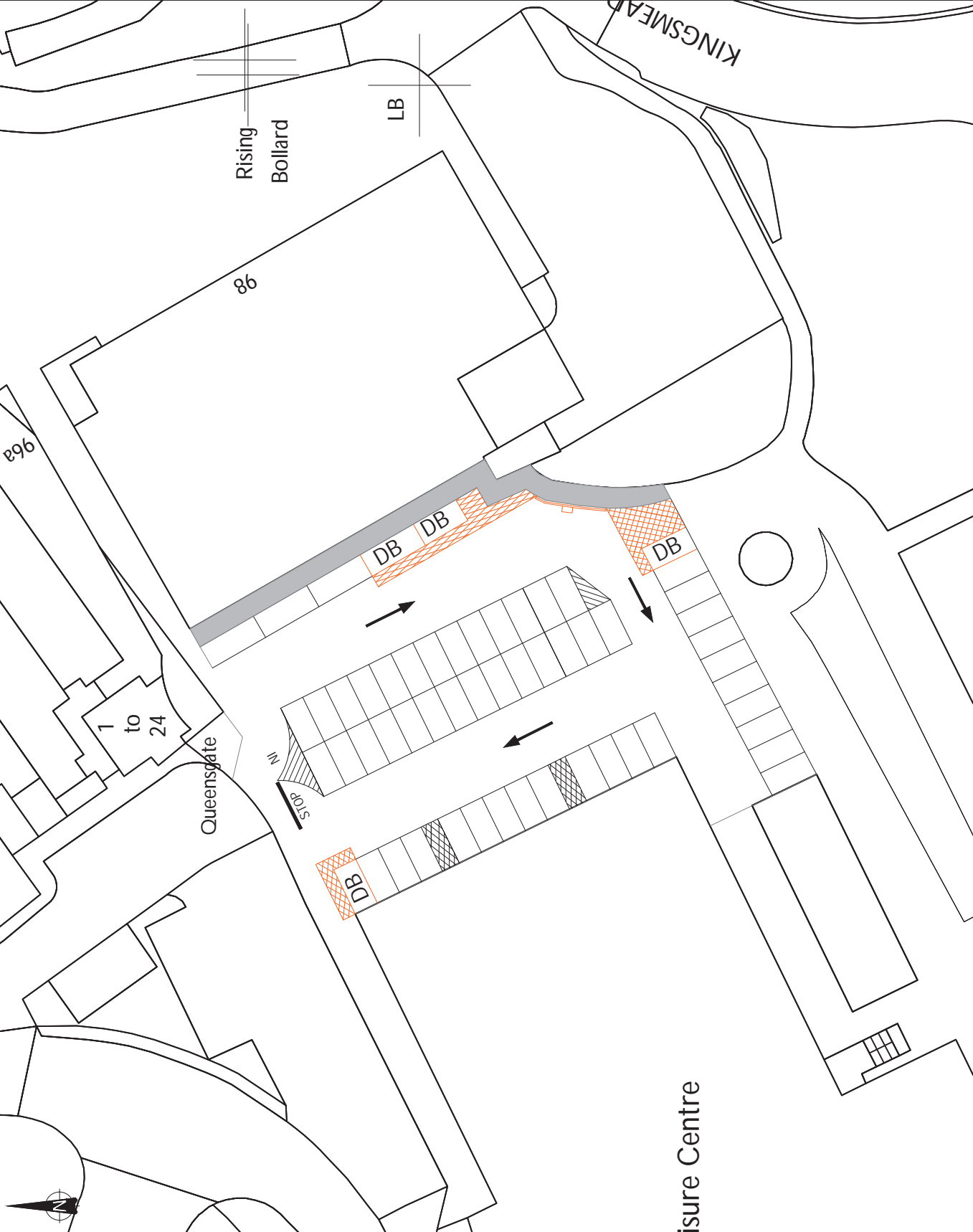
KEY	Disabled Bay
	DB
Hatching	
'At Any Time' waiting restrictions	
Emergency Exit Pedestrian Route	

NOTES	
1)	Do not scale from this drawing.
2)	All dimensions are shown in metres unless shown otherwise.

PROJECT NO.	15000
DATE	Feb-2017
BY	AM
CHECKED BY	KH
SCALE	A4 1:500
TITLE	KMOatCP_17

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DATE	Feb-2017
BY	AM
CHECKED BY	KH
SCALE	A4 1:500
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