



# REGULATORY SERVICES COMMITTEE

25 April 2013

# REPORT

**Subject Heading:**

**P0173.13: Land South of Harold Hill Health Centre, Gooshays Drive, Harold Hill**

**Creation of a car park containing 21 spaces, landscaping and associated works to adjoining paths (application received 19 February 2013; revised plans received 27 March 2013).**

**Report Author and contact details:**

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**Policy context:**

**National Planning Policy Framework  
The London Plan 2011  
Local Development Framework**

**Financial summary:**

**None**

**The subject matter of this report deals with the following Council Objectives**

Ensuring a clean, safe and green borough	[ ]
Championing education and learning for all	[ ]
Providing economic, social and cultural activity in thriving towns and villages	[ ]
Valuing and enhancing the lives of our residents	[X]
Delivering high customer satisfaction and a stable council tax	[X]

**SUMMARY**

The application is for the creation of a 21 space car park on land to the south of Harold Hill Health Centre, together with associated landscaping and access works. The proposals forms part of the Council's local regeneration initiative, known as the Harold Hill Ambitions Programme. The application is brought before the committee

as it involves land owned by the Council. The proposal will improve parking provision for both the health centre and the nearby community centre and is considered to comply with all material planning policies.

## RECOMMENDATIONS

It is recommended that planning permission be granted subject to the following conditions:

1. Time limit - The development to which this permission relates must be commenced not later than three years from the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. Accordance with plans - The development hereby permitted shall not be carried out otherwise than in complete accordance with the following plans and documents approved by the local planning authority:

E3079/10/A

Reason: To accord with the submitted details and LDF Development Control Policies Development Plan Document Policy DC61.

3. Boundary Treatment – The boundary treatment hereby approved shall be as set out on page 12 of the Design and Access Statement dated February 2013 and received on 19 February 2013 unless otherwise submitted to and approved in writing by the Local Planning Authority and the boundary treatment shall be carried out in accordance with the approved details prior to first use of the approved development and retained thereafter.

Reason: In the interests of visual amenity and to accord with Policy DC61 of the LDF Development Control Policies Development Plan Document.

4. Community Safety NSC (Safer Parking Scheme) - Prior to the commencement of the development hereby permitted, details of the measures to be incorporated into the development demonstrating how the principles and practices of the 'Park Mark – Safer Parking Scheme' scheme have been included shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details, and shall not be occupied or used until written confirmation of compliance with the agreed details has been submitted to and approved in writing by the LPA.

Reason: In the interest of creating safer, sustainable communities, reflecting guidance set out in the National Planning Policy Framework, Policy 7.3 of the London Plan, and Policies CP17 'Design', DC33 'Car Parking' and DC63 'Delivering Safer Places' of the LBH LDF.

5. External lighting - Prior to the commencement of the development a scheme for the lighting of the development shall be submitted to and approved in writing by the local planning authority. The scheme of lighting shall include details of the extent of illumination together with precise details of the height, location and design of the lights. The approved scheme shall then be implemented in strict accordance with the agreed details prior to the first occupation of the development and retained thereafter to the satisfaction of the Local Planning Authority.

Reason: In the interests of highway safety and amenity. Also in order that the development accords with Policies DC32 and DC61 of the LDF Development Control Policies Development Plan Document.

6. Archaeology – A) No demolition or development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved by the local planning authority.  
B) No development or demolition shall take place other than in accordance with the Written Scheme of Investigation approved under Part (A).  
C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under Part (A), and the provision made for analysis, publication and dissemination of the results and archive deposition has been secured.

Reason: Heritage assets of archaeological interest survive on the site. The planning authority wishes to secure the provision of archaeological investigation and historic buildings assessment followed by the subsequent recording of significant remains prior to development (including preservation of important remains), in accordance with recommendations given by the borough and in PPS 5/NPPF.

7. Land Contamination - Before any part of the development is occupied, site derived soils and/or imported soils shall be tested for chemical contamination, and the results of this testing together with an assessment of suitability for their intended use shall be submitted and approved in writing by the Local Planning Authority. Without prejudice to the generality of the foregoing, all topsoil used for landscaping purposes shall in addition satisfy the requirements of BS 3882:2007 "Specification of Topsoil".

Reason: To ensure that the occupants of the development are not subject to any risks from soil contamination in accordance with Development Control Policies Development Plan Document Policy DC53.

8. Keep Clear Markings – Before the car park hereby approved is first brought into use the turning area in the car park shall be hatched and clearly marked as 'No Parking - Turning Area Only' and retained as such permanently thereafter.

Reason: In the interests of highway safety and to accord with Policy DC32 of the Core Strategy and Development Control Policies Development Plan Document.

**INFORMATIVES:**

1. The development of this site is likely to damage heritage assets of archaeological and historical interest. The applicant should therefore submit detailed proposals in the form of an archaeological project design. The design should be in accordance with the appropriate English Heritage guidelines.
2. The Highway Authority requires the Planning Authority to advise the applicant that planning approval does not constitute approval for changes to the public highway. Highway Authority approval will only be given after suitable details have been submitted, considered and agreed. The Highway Authority requests that these comments are passed to the applicant. Any proposals which involve building over the public highway as managed by the London Borough of Havering, will require a licence and the applicant must contact StreetCare, Traffic & Engineering on 01708 433750 to commence the Submission/ Licence Approval process.
3. Should this application be granted planning permission, the developer, their representatives and contractors are advised that this does not discharge the requirements under the New Roads and Street Works Act 1991 and the Traffic Management Act 2004. Formal notifications and approval will be needed for any highway works (including temporary works) required during the construction of the development.
4. The developer is advised that if construction materials are proposed to be kept on the highway during construction works then they will need to apply for a license from the Council.
5. Statement Required by Article 31 (cc) of the Town and Country Planning (Development Management) Order 2010: No significant problems were identified during the consideration of the application, and therefore it has been determined in accordance with paragraphs 186-187 of the National Planning Policy Framework 2012.

**REASON FOR APPROVAL:**

The proposal is considered to be in accordance with the aims and objectives of the National Planning Policy Framework, Policies 5.12, 5.13, 6.13, 7.3, 7.4 and 7.5 of the London Plan and Policies CP8, DC32, DC33, DC51, DC56, DC61 and DC63 of the Core Strategy and Development Control Policies Development Plan Document.

## REPORT DETAIL

### 1. Site Description

- 1.1 The application site is located on the eastern side of Gooshays Drive, to the immediate south of the Harold Hill Health Centre. The site is currently a grassed area, directly overlooked by the health centre. To the south of the site is the Harold Hill Community Centre. The existing vehicular access serving both the health centre and the community centre is directly adjacent to the southern side of the application site.
- 1.2 The character of the surrounding area is mixed, with a predominance of community uses on the eastern side of Gooshays Drive, with mainly residential development on the western side. Further south and to the east of the community centre outline planning permission has been granted, but not yet implemented, for residential development.

### 2. Description of Proposal

- 2.1 The application is for works within the site to create a 21 space car park, together with landscaping and associated works to create access from the adjoining road.
- 2.2 The proposed car park would have a tarmacadam surface with parking bays adjoining both north and south boundaries of the site. A landscaped verge will be retained to the western boundary of the site on to Gooshays Drive but with the addition of a pedestrian footpath. 1m high bollards are proposed to demarcate the western boundary of the car park with timber knee rail fences to the south and eastern boundary of the car park. Two streetlights are proposed to the northern boundary.
- 2.3 The proposals have been revised since original submission in response to highway concerns regarding the location of the exit point from the car park. This has resulted in a change to the layout of the parking bays and the creation of a single point of access/egress at the eastern end of the site.

### 3. Relevant History

- 3.1 There is no relevant planning history directly relating to the application site.
- 3.2 Members will however be aware of the Harold Hill Ambitions Programme, which is a regeneration scheme for this part of the Borough. As part of the Ambitions Programme, outline planning permission has previously been granted for residential development on land south and east of the subject site (planning permission P1451.10), with the income generated from this

earmarked for a range of improvements to playing fields and open space, provision of affordable housing and new community facilities.

- 3.3 The proposals seek to provide improved parking provision for the community centre and health centre and form part of the overall objectives of the Ambitions programme.

#### **4. Consultations/Representations**

- 4.1 Neighbour notification letters have been sent to 10 local addresses. One letter of representation has been received, on behalf of the community centre, commenting that:

- Additional parking would be welcomed, especially as health centre users occupy community centre parking spaces
- Shared accesses and paths to be left in a good condition and adequately lit
- Would like to see detailed plans as centre has a range of users, including children, elderly and disabled, so need to ensure safety.

The proposals have been revised since originally submitted and neighbours notified of the revised proposals. Additional consultation expires on 18 April and Members will be advised if any further representations are received.

- 4.2 The Borough Crime Prevention Design Advisor has no objection in principle to the proposals but is concerned as to whether the lighting complies with required standards. Conditions are requested if permission is granted relating to car park safety standards and lighting.

- 4.3 English Heritage (archaeology) advise the development may affect remains of archaeological significance and a condition is requested for a scheme of investigation.

- 4.4 The Fire Brigade have raised no objection to the proposals.

- 4.5 Highways raised concerns with the initial proposals that the car park exit is too close to the junction with Gooshays Drive and will create congestion at this location, potentially affecting highway safety. The proposals have since been revised to address this concern in accordance with suggestions made by the Highway Engineers.

#### **5. Relevant Policies**

- 5.1 The National Planning Policy Framework is a material consideration, as are Policies 5.12 (flood risk); 5.13 (sustainable drainage), 6.13 (parking), 7.3 (designing out crime), 7.4 (local character) and 7.5 (public realm) of the London Plan.

- 5.2 Policies CP17, DC32, DC33, DC51, DC56, DC61 and DC63 of the Core Strategy and Development Control Policies Development Plan Document are also material to the consideration of this application.

## **6. Staff Comments**

6.1 The issues arising from this application are the principle of the development; the design and layout of the car park in terms of access and highways issues, visual impact, impact on amenity, sustainable drainage and community safety.

### **6.2 Principle of Development**

6.2.1 The application site is located within Harold Hill, which has a relatively low PTAL rating of 2-1, meaning that it is not particularly well served by public transport. In this location it is considered that the principle of providing additional car parking to support the existing local community facilities that are located here, is acceptable.

6.2.2 The proposal is also consider to support some of the wider objectives of the Harold Hill Ambitions Programme and make it easier for residents to access community facilities, such as the health centre and community centre. This accords with the overall vision and core objectives of the LDF.

### **6.3 Layout and Design**

6.3.1 The car park will be accessed directly from the existing road to the south of the site with a single point of access and egress at the eastern end of the site. The proposed layout has been redesigned to take account of Highway concerns regarding the original location of the exit and Highways Engineers consider the revised layout to be acceptable, such that no material highway implications are considered to arise. Visibility is considered to be acceptable and no objections are raised on highway safety grounds.

6.3.2 The revised layout does not enable soft landscaping within the car park but the landscaped verge to the site frontage will be retained, which is considered to provide a suitable visual impact in the wider streetscene. The hard surfacing materials proposed, tarmacadam for the car park and resurfaced footways, with tactile paving across site entrance, is considered acceptable in principle. The combination of bollard and knee rail fencing is also acceptable in principle and will maintain a generally open appearance to the car park.

6.3.3 The surface water run off would be drained away from the site by gullies within the site to a drainage run along the length of the car park. The proposal is therefore considered acceptable in respect of arrangements for surface water drainage.

### **6.4 Impact on Amenity**

6.4.1 The proposed car park does not directly adjoin any residential property. The use or lighting of the car park is not considered to materially affect the functioning of the health centre or the community centre. Comments raised by the community centre in representations are noted. However, the

detailed layout of the proposal is considered acceptable and short term impacts during the construction of the car park are not material planning considerations in this case.

#### **6.4 Other Issues**

6.4.1 In terms of community safety, the Borough Crime Prevention Design Advisor raises no material objections to the proposal, although a condition is suggested requesting it be demonstrated how the car park will comply with the Park Mark Safer Parking Scheme. Concern has however been raised in respect of the suitability of the lighting and a condition is therefore recommended in this respect.

6.4.2 English Heritage (Archaeology) have also identified that the proposal may affect remains of archaeological importance. Further information has been requested to show the extent of works proposed and the applicant has been advised of this but, at this time, further information is not available and therefore a condition has been suggested in respect of archaeological issues. .

#### **6.5 Mayoral CIL**

6.5.1 The application is for a change of use and does not propose new floorspace so is not liable for Mayoral CIL.

#### **7. Conclusion**

7.1 The application is acceptable in principle in this location and will further support the use of existing local community facilities. It is compliant with the objectives of local regeneration initiatives forming part of the Harold Hill Ambitions Programme.

7.2 The proposal is acceptable in terms of detailed design and layout and in respect of parking and highway implications. There is no material harm to amenity arising from the application. Details of lighting can be secured by condition, along with details of archaeological impacts. Subject to these conditions the proposal is considered to be acceptable and it is recommended that planning permission is granted.

### **IMPLICATIONS AND RISKS**

#### **Financial implications and risks:**

None directly arising from this application.

#### **Legal implications and risks:**



None.

**Human Resources implications and risks:**

None.

**Equalities implications and risks:**

The proposal forms part of the wider Harold Hill Ambitions Programme for local regeneration. It will enable easier access to the existing local community facilities, so improving the ability of local residents to use the services they offer.

**BACKGROUND PAPERS**

Application forms and drawings received 19 February 2013.; revised plans received 27 March 2013.