



REGULATORY SERVICES COMMITTEE

REPORT

Subject Heading:

P0732.13: Car park at former Romford Ice Rink, Rom Valley Way, Romford

Change of use of existing ice rink car park to a public 'pay & display' car park (application received 18 June 2013)

Report Author and contact details:

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Policy context:

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	[X]
Valuing and enhancing the lives of our residents	[]
Delivering high customer satisfaction and a stable council tax	[X]

SUMMARY

The application has been submitted on behalf of the Council and concerns the proposed use of the car park associated with the former Romford Ice Rink as a

public 'pay & display' car park. The proposal is considered to raise no material adverse impacts and it is recommended that planning permission be granted.

RECOMMENDATIONS

Subject to there being no direction to the contrary on referral to the Mayor for London (under the Town and Country Planning (Mayor of London) Order 2008) that planning permission be granted subject to the following conditions:

1. Temporary Use – The use of the site as a public car park shall be for a temporary period, expiring 31st December 2015, before which the use shall cease and any structures brought onto the land shall be removed.

Reason: A permanent or longer term temporary car park would require more considered design, landscaping, security and sustainability measures to be incorporated.

2. Accordance with plans - The development hereby permitted shall not be carried out otherwise than in complete accordance with the plans and documents set out on page 1 of the decision notice.

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

INFORMATIVE:

1. 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 6.1, 6.3, 6.12, 6.13 and 7.4 of the London Plan and Policies CP10, DC32, DC33 and DC61 of the Core Strategy and Development Control Policies Development Plan Document.

REPORT DETAIL

1. Site Description

- 1.1 The application site comprises the car park of the former Romford Ice Rink, which is located to the western side of Rom Valley Way, south of the junction with Oldchurch Road.
- 1.2 The car park was constructed with the ice rink building and has been used as parking for the ice rink facility, together with some use of the facilities as paid for parking by the NHS Trust, who are responsible for the operation of the adjacent Queens Hospital. The ice rink is no longer in use and ceased to operate in mid-April. In the interim the car park is being used by Queens Hospital staff for parking. The car park is accessed from Rom Valley Way, from an existing signal controlled access.
- 1.3 The Council has recently resolved to grant planning permission for the redevelopment of the ice rink site to create a new foodstore with petrol filling station and residential development. This is however subject to statutory referral procedures to the Mayor for London and the Secretary of State, which are currently ongoing and a formal decision on the proposals has not yet been issued. If planning permission for this site is granted it is not envisaged that the developers would take full occupation of the site for a number of months.

2. Description of Proposal

- 2.1 The application seeks a change of use of the existing car park to enable it to be used as a public 'pay & display' facility. Permission is needed as the car park is presently required to be used in connection with the former ice rink building and no permission exists for it to be used independently of the ice rink.
- 2.2 No changes to the layout or surfacing of the car park are proposed through the application. The site currently provides around 250 parking spaces: approximately 102 on a grasscrete area within the site and 148 marked out spaces on a tarmac hardstanding, which include 8 coach parking bays and 10 blue badge parking bays. There will be no change to existing access/egress arrangements. The only physical changes to the site are the installation of pay and display machines and necessary signage. These are not subject of this planning application and do not need planning permission in their own right.

3. Relevant History

- 3.1 The site has been used for a number of years in connection with the Rom Valley Ice Rink. Other applications of relevance to the current proposals are as follows:

F0002.12 Prior approval request for the proposed demolition of Rom Valley Ice Rink – granted.

Z0010.12 Screening opinion for mixed use development – EIA not required.

Z0011.12 Screening opinion for Environmental Impact Assessment for demolition of Rom Valley Ice Rink – EIA not required.

P1468.12 Proposed foodstore within Class A1(retail) use, petrol filling station, associated parking and landscaping, alterations to existing access to Rom Valley Way and formation of new access/egress on to Rom Valley Way; and outline planning application for a residential scheme of up to 71 units comprising a mix of 3 bedroom town houses and two blocks of 1 and 2 bed flats(access only to be considered) – resolved to approve subject to no contrary direction.

4. Consultations/Representations

- 4.1 Neighbour notification letters have been sent to 85 local addresses. At the time of writing this report no letters of representation have been received. The neighbour notification period expired on 9 July 2013 and Members will be updated orally at the meeting if any representations are received.
- 4.2 Streetcare have raised no objections on highways grounds.
- 4.3 The Police Borough Crime Prevention Design Advisor has raised no issues.
- 4.4 As the proposal includes the provision of more than 200 parking spaces, the application has been notified to the Mayor of London. A response from the Mayor is not expected until the end of the month. It is proposed that should members resolve to grant planning permission, that this is subject to no contrary direction from the Mayor of London.

5. Relevant Policies

- 5.1 The National Planning Policy Framework is a material planning consideration, as are Policies 6.1, 6.3, 6.12, 6.13 and 7.4 of the London Plan. Policies CP10, DC32, DC33 and DC61 of the Core Strategy and Development Control Policies Development Plan Document are material considerations.

6. Staff Comments

- 6.1 The issues arising from this application are the principle of the proposed change of use and the impact of the development, including on users of the car park, local amenity and the public highway.

6.2 Principle of Use

- 6.2.1 The existing car park has traditionally been operated in conjunction with the Romford Ice Rink, although even during this time there has been an agreement for Queens Hospital Trust to utilise some of the spaces and the ice rink has operated the car park on a pay and display basis for visitors not using the ice rink. More recently, during the winding down and closure of the ice rink, there has been agreement with the adjacent Queens Hospital that the car park can be used for the parking of staff and visitors to the hospital as an interim arrangement.
- 6.2.2 The current proposals would see the use of the car park changing from an incidental facility to the ice rink to a separate use as a public 'pay & display' car park. Given that the ice rink is no longer operational it is judged that there is no in principle objection to the change of use of the land. It is likely, in any event, that the use of the land as a 'pay & display' car park would not be permanent if the anticipated redevelopment of the site to form a new foodstore and residential development goes ahead.

6.3 Impact of the Development

- 6.3.1 The proposal will maintain parking facilities in this part of Romford. The car park is conveniently located for visitors to Queens Hospital as well as for pedestrian access to the town centre and it is considered that introduction of a public car park would be to the benefit of people wishing to access either the hospital or the town, particularly in view of existing parking constraints within the hospital grounds. It is likely that the opening up of the car park as a public parking facility could also reduce demand for on-street parking in other nearby residential roads, which would benefit the local highway network generally.
- 6.3.2 The proposal involves no material changes to the layout of the car park and no significant new development. It is considered that if a permanent car park was to be sought, then there should be improvements to security, landscaping and boundary treatment. It is therefore recommended that the permission only be temporary at this stage. It is considered that the amenity of nearby occupiers would not be harmed as a result of the proposal. The car park would be operational 24 hours a day, seven days a week but this is no different to the existing situation. As a local authority owned car-park, the Council would retain responsibility for any ongoing maintenance of the facility as it does for other car parks in its ownership.
- 6.3.3 There is no material change to the public highway or the ingress/egress routes of the car park, or change to the capacity of the car park. Staff do not therefore consider any material highway impacts would arise from the proposed change of use.
- 6.3.4 London Plan policies seek sustainable transport measures including electric charging points. As the use is temporary, it is not considered reasonable to require such installation through conditions.

7. Conclusion

- 7.1 The proposed change of use to a public 'pay & display' car park is acceptable in principle. It is considered that a temporary use as a public car park would not materially impact on the character of the locality, or on neighbouring amenity and the functioning of the public highway.
- 7.2 The proposal is acceptable in all material respects and it is therefore recommended that planning permission be granted, subject to no contrary direction from the Mayor for London.

IMPLICATIONS AND RISKS

Financial implications and risks:

None directly resulting from this planning application.

Legal implications and risks:

None.

Human Resources implications and risks:

None.

Equalities implications and risks:

The site is a publicly accessible car park, which is suitable for a wide range of users, including blue badge holders and the proposed change of use raises no specific equalities implications or risks.

BACKGROUND PAPERS

Application P0732.13 received on 18 June 2013.