



meeting	PLANNING COMMITTEE	
date	27 APRIL 2004	
from:	Director of Environment	agenda item number
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**RUSHCLIFFE BOROUGH COUNCIL 8/04/00292/CTY
FORMATION OF CAR PARK, CONSTRUCTION OF TWO RAMPS FOR
DISABLED ACCESS
YOUTH CENTRE, FERN ROAD, CROPWELL BISHOP, NOTTS
APPLICANT: NOTTS COUNTY COUNCIL ENVIRONMENT DEPARTMENT**

Purpose of Report

1. To consider a planning application for the formation of a car park and disabled access at the Youth Centre, Fern Road, Cropwell Bishop. The application has been submitted by Environment Department and procedurally, therefore, has to be determined at Planning Committee. The recommendation is to grant planning permission subject to conditions.

The Site and Surroundings

2. The Cropwell Bishop Youth Centre lies on the eastern side of the village on the northern side of Fern Road between Church Street and Stockwell Lane (see plan). The site lies to the east of St Giles Church within an otherwise residential area.
3. The Youth Centre occupies a central position within the site and comprises a Victorian building of brick and slate construction. Part of the western portion of the site is hard surfaced and provides an unmarked area for vehicular parking accessed directly off Fern Road. The southern portion of the site is also hard surfaced, although part of this is divided off by a low timber fence. Three timber stores occupy the northern part of the site.
4. Established hedges delineate the site's eastern and western boundaries whilst the southern boundary is formed by a 1.2m high vertical bar fence with matching double gates facilitating vehicular access and separate gates for pedestrian access.

Proposed Development

5. The application seeks planning permission for the formation of a car park and provision of disabled access at the Youth Centre. The scheme would provide a

total of four marked out car parking spaces. One of these, to the west of the building, would be designated for use by drivers with disabilities. The remaining three spaces would be laid out towards the south-eastern corner of the site necessitating the removal of the low timber fence. All vehicular access and egress would be via the existing double gates.

6. The scheme also proposes a ramped access with hand rail facilitating access for those with disabilities the double pedestrian gates in the south-eastern corner of the site.

Planning Policies

7. Policy 1/7 of the Nottinghamshire Structure Plan Review (SPR) states that development proposals should make provision for people with special needs including ease of access to built development, services and facilities. Policy 5/5 confirms that measures will be taken to increase safety, convenience and enjoyment for pedestrians and those with limited mobility.
8. Policy ENV1 of the Rushcliffe Borough Local Plan confirms that planning permission will normally be granted for new development provided various criteria are met. These include there being no significant adverse effect upon the amenity of adjoining properties; compliance with car parking standards; sufficient amenity/circulation space; and the scale, height, design and materials of the proposal are neither unsympathetic to the character of its surroundings nor overbearing on neighbouring properties.
9. Policy M7 provides general support for new developments which are open to the public provided reasonable provision is made to allow for the disabled and those with restricted mobility. Similar policies are contained within the Rushcliffe Borough Replacement Local Plan Deposit Draft.

Consultations

10. **Rushcliffe Borough Council** – raise no objection.
11. **Cropwell Bishop Parish Council** – no response as yet received (will be reported orally).

Publicity

12. The application has been publicised by means of a site notice and neighbour notification letters sent to the nearest occupiers. No letters of representation have been received.

Highway Observations

13. No objections have been raised on highway grounds.

Observations

14. The application is principally driven by the need to meet legislative requirements under the Disability Discrimination Act 1995. The hard-surfaced area of the site is currently used to provide some off-street car parking. The proposals would, however, improve current access arrangements, particularly for those with limited mobility. The scheme is therefore supported by planning policy.
15. The proposed layout of car parking spaces would allow for off-street parking and would provide sufficient circulation space to enable vehicles to enter and egress the site in forward gear. The limited number of car parking spaces to be created is unlikely to give to any adverse impact in respect of nearby occupiers and the nearest property, No. 5 Fern Road, benefits from the established hedge. Furthermore the western elevation of that property does not contain any windows.
16. Any impact from noise is likely to be minimal given the fact that some car parking currently takes place on the site, the total number of proposed spaces is low and usage is likely to be linked with the use of the building.

Human Rights Act Implications

17. The relevant issues arising out of consideration of the Human Rights Act have been assessed in accordance with the Council's adopted protocol. Rights under Article 8 and Article 1 of the First Protocol may be affected. The proposals have the potential to generate some disturbance from noise. However, this consideration needs to be balanced against the benefits the proposals would bring for users/visitors with disabilities and the fact that some parking currently takes place on the site.

Statutory and Policy Implications

18. This report has been compiled after consideration of implications in respect of finance, equal opportunities, personnel, Crime and Disorder and users. Where such implications are material, they have been brought to out in the text of the report. Attention is, however, drawn to specifics as follows:-

Crime and Disorder Implications

19. The development would be located within a low crime area and the provision of car parking within the site is considered to further enhance security.

Statement of reasons for approval

20. It is considered that the proposed development would give rise to no material harm, is in accordance with the relevant development Plan policies and that there are no material considerations that indicate that the decision should be made otherwise.

RECOMMENDATION

21. It is RECOMMENDED that planning permission be granted for the purposes of Regulation 3 of the Town and Country Planning General Regulations 1992, subject to the conditions set out in Appendix 1.
22. Members need to consider the issues, including the Human Rights Act issues, set out in the report and resolve accordingly.

PETER WEBSTER
Director of Environment

Head of Legal Services' Comments

Planning Committee has power to decide the recommendation. [SHB 7.4.04]

Director of Resources' Financial Comments

As this proposal considers only the planning application, there are no financial implications arising. [DJK 13.4.04]

Background Papers Available for Inspection

None to report.

Electoral Division(s) Affected

Cotgrave

EPD.JS/EP4513
6 April 2009

SUGGESTED PLANNING CONDITIONS

1. The development hereby permitted shall be begun within five years of the date of this permission.
2. Unless otherwise agreed in writing by the CPA the development hereby permitted shall be carried out in accordance with the details shown on Drawing Nos. SK61 Rev A, SK60, SK62, DALMS/BL(1)03 Rev A and SK38 received by the County Planning Authority on 23 January 2004.

Reasons

1. To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.
2. In the interests of the safe working of the site and to accord with Policy ENV1 of the Rushcliffe Borough Local Plan.

EPD.JS/EP4513
6 April 20094

Please note. Copies of plan(s) referred to in this report may be obtained from: John Sheffield, Environment, Trent Bridge House, Fox Road, West Bridgford, Nottingham NG2 6BJ, tel 0115 977 4499, email john.sheffield@nottsc.gov.uk or from Peter Barker at the same address, tel 0115 977 4416, email peter.barker@nottsc.gov.uk.