

APPLICATION NUMBER:	LW/07/1007	ITEM NUMBER:	10
APPLICANTS NAME(S):	Medlock Build Ltd	PARISH / WARD:	Lewes / Lewes Bridge
PROPOSAL:	Planning Application for Change of use of land to provide 55 car parking spaces and modified entrance gate		
SITE ADDRESS:	Hanover House, Timberyard Lane, Lewes, East Sussex, BN7 2AU		
GRID REF:	TQ 4210		

✘

1. SITE DESCRIPTION / PROPOSAL

1.1 The site is the former Chandlers Builders Supplies Yard. It is located on the north east side of the River Ouse. Access is from South Street and Timberyard Lane. The site is now occupied by Medlock Build Ltd who use the site for the storage and distribution of building materials.

1.2 The proposal is seeking permission to use a large part of the site to provide 55 private car parking spaces, with 30 spaces offered for rent to local residents and businesses. Vehicular access will be from Timberyard Lane, with an existing pedestrian access from Morris Road utilised as a more direct route to the town centre. This is proposed to be a short term use whilst the longer term redevelopment of the site to provide a mixed use scheme is worked up.

1.3 Two further applications have been submitted for the demolition of some of the existing buildings, and for the alteration to the building fronting onto Timberyard Lane (approved).

2. RELEVANT POLICIES

LDLP: – ST03 – Design, Form and Setting of Development

3. PLANNING HISTORY

LW/07/1006 - Demolition of shop, showroom and storage buildings – **Pending Decision**

LW/07/1009 - Replacement of external walls and roofing materials; demolition of section of building; new disabled ramp - **Approved**

4. REPRESENTATIONS FROM STANDARD CONSULTEES

Main Town Or Parish Council – Members concurred with the concerns expressed, and, although they recognised the commercial imperative of some use of the site prior to its redevelopment, exhorted the applicants to act as neighbourly and sensitively as possible in their dealings with the neighbouring community.

Design & Conservation Officer – The site is a builders yard directly adjacent to the River Ouse. It is currently used for the storage of materials and associated vehicle parking and delivery. The change of use to use of the yard solely for car parking is considered to preserve the Conservation Area. However, it is not considered to significantly enhance it.

The site is identified within Area 1.1 of the Draft Lewes Conservation Area Appraisal (August 2005) as an Area for Enhancement and an area of

Important Views. This is a material consideration when considering any application on this site.

While it is claimed in the Design and Access Statement for this application that there are future plans for a more cohesive redevelopment of the site it should not be assumed that this will take place (amongst other things, there are significant flood risk issues to be addressed) and that any consent given for the proposed car park may be a permanent use.

Given that the site is identified in the Draft Lewes Conservation Area Appraisal as an Area for Enhancement, some form of enhancement could be negotiated under this application, or a temporary consent be considered to allow the Council the opportunity to negotiate an enhancement at a future date if the car park proves to be a permanent feature.

A condition needs to be attached to any approval requiring further details of the modified entrance gate.

ESCC Highways – No objection.

Sussex Police - C.P.D.A. – Understands the concerns of residents with regard to the vulnerability of the pedestrian route off Morris Road. However, the applicant's agent has offered a compromise to secure the route by way of gating to close off access overnight between 5pm and 8.30am. I believe that this is a generous compromise which I believe will resolve residents fears.

The modified entrance gate will also reduce opportunities for crime and enhance the security of the site.

5. REPRESENTATIONS FROM LOCAL RESIDENTS

5.1 Fifteen neighbour letters have been received, objecting to the proposal on the following grounds - impact on the established home zone of Morris Road in terms of privacy and security, ill conceived short term solution, noise and light pollution, impact on local environment.

6. PLANNING CONSIDERATIONS

6.1 This proposal offers potential benefits in adding to the supply of parking places in and around Lewes town centre and will help the commercial life of the town. However, the principal concerns in the consideration of the application are security and residential amenity with regard to the adjacent properties in Morris Road.

6.2 The current layout of the site has buildings abutting the rear of the Morris Road properties with an open yard area fronting onto the river. This layout will remain largely unchanged. The open yard fronting onto the river will be used for the laying out of the 55 temporary car parking spaces. Vehicle access to the site will remain unaltered and will be via Timberyard Lane. The existing gate will be altered into a sliding gate and access will be controlled. The

applicants are proposing to utilise an existing pedestrian access onto Morris Road, restricted in terms of hours of use.

6.3 In terms of traffic generation, a Traffic Impact Assessment had been submitted with the application and which concludes that there will be no increase in traffic generated compared to the previous use of the site by Chandlers. ESCC Highways have raised no objection to the proposal.

6.4 In terms of impact on the Conservation Area it is not considered that the proposed development would have any detrimental impact on the Conservation Area.

6.5 Pedestrian access to the site is proposed via an existing access between 44 and 46 Morris Road. This has caused concern amongst local residents with regard to future security and amenity. The applicants have stated that they would 'be happy to compromise by locking this access whilst the site is used for car parking between 5.00pm and 8.30am during the week and restricting access completely over the weekend'. This has been considered by the Sussex Police Crime Prevention Design Adviser, who is of the opinion that this will resolve residents fears and therefore raises no objection to the proposal.

6.6 It is therefore considered that providing vehicle access to the site is controlled, and the pedestrian access is gated as suggested, issues of amenity and security would be safeguarded. It is proposed that temporary permission should be granted for one year in order to monitor the use and any impact on security/amenity, and to allow for consideration of enhancement measures, should the use extend into the longer term.

7. RECOMMENDATION

It is therefore recommended that temporary permission is granted.

The application is subject to the following conditions:

1. The use hereby permitted shall be discontinued and the land restored to its former condition on or before 31 October 2008.

Reason: To enable the Local Planning Authority to review the situation in the light of the circumstances then pertaining having regard to Policy ST3 of the Lewes District Local Plan.

2. The pedestrian access shown on the approved plan, providing access to Morris Road, shall not be used between the hours of 1700 hrs to 0830hrs Monday to Friday and not at all on Saturdays, Sundays or public or bank holidays, and shall not be brought into use until the means of restricting access to the pedestrian route have been submitted to and approved in writing by the Local Planning Authority and implemented in accordance with that approval.

Reason: To protect the security and amenities of the occupiers of residential accommodation in the vicinity having regard to Policy ST3 of the Lewes District Local Plan.

3. The uses hereby permitted shall not be brought into use until the details of the means of restricting/controlling vehicular access to the site has been submitted to and approved in writing by the Local Planning Authority and implemented in accordance with that approval.

Reason: To protect the amenities and security of the occupiers of residential accommodation in the vicinity having regard to Policy ST3 of the Lewes District Local Plan.

4. No external lighting shall be erected/installed on the site without the prior written approval of the Local Planning Authority.

Reason: To protect residential amenity and any impact on the surrounding area having regard to Policy ST3 of the Lewes District Local Plan.

INFORMATIVE(S)

1. Notwithstanding the approval for the use of the site as a car park and the creation of the pedestrian link, the partial demolition of the building shown on the approved plan is the subject of a separate application for Conservation Area Consent and is not approved by this permission nor does this permission imply that Conservation Area Consent would be forthcoming for its demolition.

This decision is based on the following submitted plans/documents:

<u>PLAN TYPE</u>	<u>DATE RECEIVED</u>	<u>REFERENCE</u>
Photographs	15 August 2007	1
Photographs	15 August 2007	2
Design & Access Statement	30 July 2007	
Location Plan	30 July 2007	1:1250
Block Plans	30 July 2007	550/01
Survey	30 July 2007	04-129/S/2A

Summary of reasons for decision and any relevant development plan policies/proposal:

It is considered that the proposal meets the aims and objectives of Local Plan Policy and respects the character of the location, complying with Policy ST3 of the Lewes District Local Plan.