

## Planning Committee

Wednesday 18 April 2018

### Late Observations Schedule

#### Agenda Items

- 7 It has come to the Council's attention that some of the paperwork submitted in regard to the local listings appeals was not circulated to the Appeals Panel. As this information may have had a bearing on the outcome of the appeals process, Members are requested to defer the item pending a full consideration of all relevant information.

<u>Item</u>	<u>App No</u>	<u>Observations</u>
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| 1 | 16/0621 | <u>LCC Highways Comments</u><br>The agenda report advises that further comments have been sought from LCC Highways on the latest version of the Car Parking Management Plan which is under consideration. These have been received and are reported here: |
|---|---------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

*"Following our telephone discussion this morning I can provide the following update in regards to the discharge condition application 16/0621 and the latest version of the CPMS 3.6 (as sent 7 April 2018).*

*I have not had time to fully review the latest version or provide detailed comments, however, even with a quick skim through there remains many issues with the document (as before approach presented in regard to reference to LCC parking standards and misrepresentation of what LCC agreed to at the outline planning consent) in addition I cannot agree to STR 6 Paragraph 50. The LHA cannot agree to paragraph 50. c) as presented. Therefore, CPMS 3.6 does not allow me to change my position which remains that I cannot recommend discharge of the condition as I consider that the CPMS does not ensure that a safe and reliable highway network can be maintained.*

*In regard to the Hotel application 17/0690, my latest position remains that the current Car Parking Management Strategy for Mill Farm is not acceptable to LCC and the hotel application will exacerbate current issues. Therefore, I also continue to recommend that the hotel application is not supported until an acceptable CPMS is agreed."*

#### Officer Comments

The recommendation from LCC Highways is clear in that they do not believe that the Plan as submitted satisfies them that a safe and reliable highway network can be maintained.

Your officers take a different view to this, and believe that the Car Parking Management Plan provides an appropriate level of parking on site in appropriate locations and with appropriate management arrangements. The Plan includes regular reviews and further reviews when there are changes in circumstances at the site that could impact on parking levels and availability.

As such officers believe that the latest revision of the Plan is acceptable to allow that aspect of the condition to be discharged notwithstanding the reservations to it as

expressed by LCC. Accordingly the recommendation is unchanged.

2      17/0690      LCC Highways Comments

The agenda report advises that further comments have been sought from LCC Highways on the latest version of the Car Parking Management Plan and this application which are both under consideration. These have been received and are reported here:

*“Following our telephone discussion this morning I can provide the following update in regards to the discharge condition application 16/0621 and the latest version of the CPMS 3.6 (as sent 7 April 2018).*

*I have not had time to fully review the latest version or provide detailed comments, however, even with a quick skim through there remains many issues with the document (as before approach presented in regard to reference to LCC parking standards and misrepresentation of what LCC agreed to at the outline planning consent) in addition I cannot agree to STR 6 Paragraph 50. The LHA cannot agree to paragraph 50. c) as presented. Therefore, CPMS 3.6 does not allow me to change my position which remains that I cannot recommend discharge of the condition as I consider that the CPMS does not ensure that a safe and reliable highway network can be maintained.*

*In regard to the Hotel application 17/0690, my latest position remains that the current Car Parking Management Strategy for Mill Farm is not acceptable to LCC and the hotel application will exacerbate current issues. Therefore, I also continue to recommend that the hotel application is not supported until an acceptable CPMS is agreed.”*

Officer opinion

With regard to the Car Park Management Plan it is your officer's view that the plan is now acceptable. LCC state that the hotel application will exacerbate current issues, however given that officers have found the level of parking provided for the stadium on match days to be acceptable, and that this plan does not include the 20 car parking spaces proposed to be used by the hotel it is considered that the proposed use of the hotel with 20 dedicated parking spaces will not lead to an unacceptable or severe highways impact. As such the recommendation is unchanged.