

Application Number: F/YR13/0580/FDC
Minor Dwellings
Parish/Ward: March Town Council
Date Received: 2 August 2013
Expiry Date: 27 September 2013
Applicant: Mr T Watson, Fenland District Council

Proposal: Change of use of land to temporary car park (renewal of planning permission F/YR10/0641/FDC)

Location: Land south of 3 Darthill Road, March

Site Area: 0.918 ha

Reason before Committee: The proposal is before the Planning Committee as Fenland District Council is the applicant

1. EXECUTIVE SUMMARY/RECOMMENDATION

This application seeks full planning permission for the continued use of land for car parking on land south of 3 Darthill Road, March. The site has been used for car parking for a number years and has received a temporary consent since 2001.

The key issues relate to:

- History of the site
- Principle
- Justification for further temporary consent

Fenland District Council lease the land and therefore it is agreeable to continue with temporary permissions in order to provide car parking facilities in March.

2. HISTORY

F/YR10/0641/FDC	Change of use of land to temporary car park	Granted 30 September 2010
F/YR07/0758/FDC	Change of use of land to temporary car park	Granted 28 August 2007
F/YR04/3647/F	Continued use of car park for a 3 year temporary period	Granted 24 August 2004
F/YR01/0326/F	Formation of car park for a 3 year temporary period	Granted 17 July 2001

3. **PLANNING POLICIES**

3.1 **National Planning Policy Framework:**

Paragraph 2: Planning law requires that applications for planning permission must be determined in accordance with the development plan.

Paragraph 14: Presumption in favour of sustainable development.

3.2 **Draft Fenland Local Plan Core Strategy:**

CS1: Presumption in favour of sustainable development

CS17: Community Safety

3.3 **Fenland District Wide Local Plan:**

IMP1 – Renewal of permissions

E12 – Conservation Areas

TR3 – Car parking standards

4. **CONSULTATIONS**

4.1 ***Parish/Town Council:***

Recommend approval

4.2 ***Local Highway Authority:***

No objections to a further period of consent.

4.3 ***Environmental Health (FDC):***

The Environmental Protection team note and accept the submitted information and have no objections to the proposed development as it is unlikely to have a detrimental effect on local air quality or the noise climate.

From the information provided contaminated land is not considered an issue.

4.6 ***Local Residents:***

No comments received from local residents.

5. **SITE DESCRIPTION**

5.1 The site is that of a former detached dwelling and commercial garage premises which have been demolished. The site lies between Darthill Road and Robingoodfellows Lane and there is a substantial brick wall separating the site from the adjoining residential properties to the north. The site is currently used for car parking for the town centre and is unrestricted.

6. **PLANNING ASSESSMENT**

This application seeks to renew planning permission F/YR10/0641/FDC to continue using the land in question for a car park for a further temporary period of 3 years.

The key considerations are:

- Site history
- Principle
- Justification for further temporary consent

Site History

The site has been used as a car park since 2001 benefiting from temporary consent since that time. The site was previously occupied by a dwelling and commercial garage and the only feature remaining is a high brick wall on the northern boundary which shields the residential properties from the car park.

Principle

The proposal seeks the continued use of this temporary car park. It is heavily used due to its close proximity to March Town Centre. The car park operates with entry/exit off Darthill Road and exit only onto Robingoodfellows Lane.

Justification for further temporary consent

Fenland District Council leases the land and carried out half yearly inspections to ensure that the car park is safe for public use. Repairs to defects such as potholes and general weed spraying are carried out when required.

The land has not, to date, come forward for development and therefore a further temporary consent is considered acceptable to enable the land to continue to contribute to parking provision for the town.

8. **CONCLUSION**

- 8.1 The proposed continued use of the site is considered acceptable given its previous mixed land use history. The car park use on the site is established and all highway considerations have been taken into account. The entry/exit arrangements will remain the same. The proposal does not intend the formal setting out of the parking area.

The site lies within the Commercial Area Boundary for March and whilst a succession of temporary consents is undesirable in land use terms, it is important not to prejudice any future beneficial permanent use of the site and therefore it is recommended that a further 3 year temporary consent is granted.

9. **RECOMMENDATION**

GRANT:

1. **The use hereby permitted shall be discontinued on or before 17 September 2016 unless a further planning for renewal or continued use is submitted prior to that date.**

Reason

To safeguard the future development potential of the site.

2. **Approved plans**



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