

Application Recommended for Approval
Daneshouse with Stoneyholme Ward

APP/2016/0584

Full Planning Application
Retention of existing car park
WILLIAM THOMPSON CAR PARK RED LION STREET BURNLEY



Background:

The proposal is for the formal retention of the car park on the site of the former William Thompson Recreation Centre as a 'Pay and Display', short stay, town centre car park with a limited number of contract parking spaces being made available (as per the existing agreement).

Permission was granted in 2006 for the creation of the car park following the demolition of The William Thompson Recreation Centre. The permission was originally granted on the proviso that its use would be temporary, and was conditioned as such. This was because the land/site was seen as a prime, town centre development site, and was identified as being within the cultural, leisure and office (CLO) quarter within the Burnley Local Plan.

There have been two applications to renew the original permission (in 2010 and 2012), and each time the view taken was that, due to the economic climate, the redevelopment of the site was unlikely at that time so approval was granted on a temporary basis in order to review the situation in the future. Whilst this is an option open, it is not considered good practice to continually approve temporary applications if there are no material considerations to a scheme that indicate that a permanent permission should not be granted.

The site remains designated as being the CLO quarter, within the town centre boundary, and on the edge of the Town Centre Conservation Area.

The access points would remain as existing, off Parker lane and Red Lion Street. No further engineering works are required as the site is in full use as a public pay and display and contract car park, with 223 short stay spaces and 125 contract spaces.

The application is presented to DC Committee as the applicant is the Council. No objections have been received.

Relevant Policies:

Burnley Local Plan Second Review

BTC4 - Office, business, civic and cultural quarter of Burnley Town Centre

E12 - Development in or adjacent to Conservation Areas

TM16 - Management of public and private on and off-street car parking

Burnley Town Centre Strategy 2016

Site History:

APP/2012/0116 – Renewal of the temporary use of land to allow parking (223 spaces) including 125 contract spaces - Granted for period of 5 years until 1 April 2017.

APP/2010/0216 – Renewal of temporary use of land to allow contract parking- granted for period of 2 years until 1 April 2012.

APP/2008/0140 – Variation of Condition 2 on application APP/2006/0933 to allow contract parking – granted

APP/2006/0933 – Demolition of William Thompson Centre, formation of surface level public car park – granted.

Consultation Responses:

Lancashire County Council (Highways)

The proposal raises no highway concerns and I would raise no objection to the proposal in highway grounds.

Planning and Environmental Considerations:

The car park is located on the periphery of the town centre, adjacent to the inner ring road. The intention is to continue to operate a mix of public parking to cater for the various demands in this area of town, namely short stay pay and display alongside permit parking. Whilst there will be a limit of 125 permits issued for the car park in any period it is unlikely that all permits will be in use at the same time, particularly as some of the permit parking will be operational in nature with cars coming and going throughout the day. This flexible use of parking space has worked well in practice over the past 10 years. Parking permits will, as presently, be available to the public with preference given to existing customers at renewal time. It is considered that operating this model will continue to support the local retail and service sectors and town centre commerce.

Permission has previously been granted for the car park in question on a temporary basis for initially two, two year periods, and then a five year period. This has been on the basis of the economic climate and the unlikelihood that the site will be redeveloped in the short to medium term. A car park was considered an acceptable use in principle, albeit in the interim.



The 2016 Burnley Town Centre Strategy (BTCS) addresses parking issues in the town centres by setting out aims to provide easier access into and around the town centre with good car parking to suit a variety of users. It seeks to ensure that parking resources will meet the changing needs arising from developments. This car park is included as a 'Short Stay' Car Park. Generally the provision of long stay car parking or contract car parking within the town centre does not fit with policies as they aim at encouraging a shift to more sustainable forms of travel.

Policy TM16 of the Local Plan, in respect of long stay commuter parking, sets out that public and private car parking in the town centre will be managed to ensure,

- No additional public car parking is developed in Burnley town centre other than replacement provision,
- That there is a reduction in the amount of long stay commuter car parking in Burnley and Padiham town centres, and
- Long stay commuter parking is concentrated on the periphery of town centres.

Together with the BTCS the policy aims to restrict long stay commuter parking in the town centre.

The site has been used as a car park for approximately 10 years now and there has been limited interest in the site for redevelopment. The site is within the CLO Quarter in the current Local Plan and, whilst only limited weight can be given to this, it is also being promoted as an employment site within the emerging Local Plan. Approval of this site permanently as a short stay car park would not be contrary to policy, and it would not prevent the site coming forward in the future for new development as any

proposal would be considered against relevant policies (and policies that would welcome new development within the town centre).

Summary of Reason for Decision:

Approval of this site permanently as a car park would not prevent the site coming forward in the future for new development as any proposal would be considered against relevant policies (and policies that would welcome new development within the town centre). On this basis, it is considered that there are no material considerations that indicate that a permanent permission should not be granted, and the application is recommended accordingly.

Recommendation:

That planning permission be granted subject to the following condition.

Condition

1. The car park shall be operated in the main as a short stay car park with a limited number of spaces available for contract/permit parking. The maximum number of contract spaces available shall not exceed 125 spaces.

Reason

1. To ensure that the car park remains a short stay car park in the future, and to discourage the use for commuter parking in line with the Burnley Town Centre Strategy 2016 and national guidance.

GT
01/02/2017