

**WESTERN AREA PLANNING COMMITTEE
ON 22 JULY 2015**

UPDATE REPORT

Item No: (3) **Application No:** 15/01081/FUL **Page No.** 47 - 54

Site: Great Shefford Village Hall, Station Road, Great Shefford

Planning Officer Presenting: Derek Carnegie

Member Presenting:

Parish Representative speaking: Mr Steve Ackrill
Mr Jim Carter

Objector(s) speaking: N/A

Supporter(s) speaking: N/A

Applicant/Agent speaking: Mr John Warr

Ward Member(s): Councillor A G Lundie
Councillor A G Jones

Update Information:

Highways Comments: The most appropriate parking standard that is set out in the Local Plan 1991-2006 Saved Policies 2007 Appendix 5 is D2 use which requires a maximum of 1 space per 5 m² floor area. On the above floor area this would equate to a requirement of 25 car parking spaces. The current level at this village hall is well below this.

I have now visited this site and although the submitted plans are annotated as having 13 car parking spaces, I counted 10 marked out spaces with an area of tarmac beyond these spaces. Some of the spaces to the north-western end of the car park do not comply with currently car parking standards in terms of forecourt depth for manoeuvring (should be 6 metres) and so may be difficult to access. The area of tarmac beyond the marked out spaces is even more tapered and so is less likely to be used for parking. In addition there was a bench and some plastic tables and chairs in this location.

I would therefore suggest that the storage container be located at the north-western end of the car park in the location of the bench and tables/chairs, and not in a marked space. It would be difficult for vehicles to

park and turn into spaces at this end of the car park, and as the area is already occupied by the seating, any resultant displacement of vehicles will have already occurred. The manoeuvring space to the front of the village hall could become congested at peak times and I am concerned that reducing the available car parking by one space would exacerbate this. In addition, the actual location selected for the proposed storage container is in one of the more accessible parking spaces.

Conclusion

I am opposed to the siting of the storage container in the location shown. It removes one of the more accessible car parking spaces which would result in further displacement of vehicles onto Station Road.

Highway Officers request the following additional reason for refusal::

The proposed storage container would reduce car parking at the village hall, including one of the most usable of parking spaces. At busier times vehicles are already displaced onto the surrounding highway and the removal of one space would exacerbate this further. The layout does not therefore comply with the Local Planning Authority's standards in respect of motor vehicle parking and this could result in on street parking/reversing movements on Station Road, adversely affecting road safety and the flow of traffic, contrary to Policy CS13 of the West Berkshire District Core Strategy 2006 to 2026.

Further information from the applicant regarding the content of the proposed shipping container:

The container will store the following Youth Club Equipment

- Table Tennis Table
- Table top Football table
- Pool Table
- Projector Screen
- Outdoor sports equipment, including cricket bats, footballs, nets etc.
- Indoor sports equipment, toys and a speakers for audio system
- Art and Craft materials including glass painting etc
- Halloween bits and pieces
- Tuck shop – sweets and drinks

All the above fits comfortably today in a high top transit Van.

As we consider this a community initiative as well, other equipment may be stored in the container subject to space but should at least include

- Hand Bells for the Bell rings
- Line Marking machine for the Recreation Ground
- Some Tents/signage and marking posts used by the Country Fayre
- Tug of war rope

Access for youth cub is on a Wednesday evening only – normally only 2 - 3 cars are parked as children are dropped off. Bell ringers – weekly / fortnightly – summer evenings only. Other equipment as necessary but fairly infrequently – a few times per year.

I do not envisage any access conflicts if a car happened to park in front of the container.

Further Representation letter

A further letter of objection was received with concerns regarding parking and that the unsightly container will attract graffiti.

DC