

CCP (UK) LTD

NEW STREET, BARNSELY

**SUPPORTING STATEMENT FOR
A RETROSPECTIVE PLANNING
APPLICATION**

JANUARY 2010

REF:2010 - 002

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Authorised for and on behalf NJL Consulting LLP



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1.0 INTRODUCTION

- 1.1 CCP (UK) Ltd has instructed NJL Consulting to submit a Retrospective Planning Application for a Car Park on New Street, Barnsley. The planning application seeks the change of use to a car park, construction of a cabin and 4 metre section of fence to complete the perimeter of the site.
- 1.2 This Supporting Statement is being submitted to meet Barnsley Metropolitan Borough Councils requirements to validate this planning application.
- 1.3 **Section 2** of this statement sets out the characteristics of the site and the surrounding area.
- 1.4 **Section 3** of this statement outlines the proposals.
- 1.5 **Section 4** of this statement outlines relevant policy.
- 1.6 **Section 5** of this statement sets out the benefits of the proposal
- 1.7 **Section 6** provides the Design and Access Statement
- 1.8 **Section 7** provides conclusions to support the application

2.0 SITE AND SURROUNDING AREA

- 2.1 The application site is located on the corner of New Street and Wood Street, Barnsley shown in Figure 1. The site is bounded by New Street, Joseph Street, Wood Street and Heelis Street.
- 2.2 The site is neighboured by residential housing and apartment blocks to the south and east. The north and north-west of the site is largely retail, including a Morrison's Supermarket with a Petrol Filling Station and the Alhambra Shopping Centre situated just beyond the A628.



Figure 1 – Aerial Photograph

- 2.3 The area of the site is 0.4 Hectares (4000 sq m) and the cabin which is situated on site provides 9 sq m of floorspace. It is used for customer payment and administrative tasks in relation to the car park. The location of the cabin is shown on the layout plan which is enclosed within the application pack.
- 2.4 The site previously housed a number of industrial units which have since been demolished. This subsequently left a clear underutilised site. Since the buildings were demolished the site has been tidied up with improvements being made to the hard standing and site boundaries. The car park has been operating on site since November 2009.
- 2.5 A recent planning application has been submitted on the adjacent site for a hand car wash and valeting facility (App. Ref. 2009/1619). This was submitted on the 11th of January 2010 and is currently under consideration by the Local Authority.

3.0 PROPOSALS

- 3.1 This planning application seeks the change of use to a car park, construction of a cabin and 4 metre section of fence to complete the perimeter of the site.
- 3.2 The site is served by one access which comes off New Street. This access benefits from 2m high steel gates which are used to fully secure the site when it is not in operation as a car park.
- 3.3 The cabin which is used for customer payment and administration tasks is located to the south west of the site and sits adjacent to the sites only entrance. The cabin has been intentionally positioned to allow customers to execute payment upon their entry to the site. The cabin is green in colour, has three windows and is 2.44m high, 2.44m deep and 3,66m wide.
- 3.4 The new section of fencing has been installed on the sites northern boundary, adjacent to Joseph Street. The new section of fencing now completes the perimeter of the site.
- 3.5 The proposals are intended to be an interim measure whilst consideration is given to the future redevelopment of the site. This proposal provides a use for a vacant site which is in keeping with the surrounding area whilst still leaving the site undeveloped and immediately available. Allowing for the site to come forward for development at a future date.
- 3.6 The proposals also ensure the site is being correctly managed, and kept secure while an active use is maintained.

4.0 POLICY

4.1 The main material considerations of this application are in respect to Barnsley Metropolitan Borough Council Unitary Development Plan (UDP) (2000) in particular Policies TC58, TC14, TC38, T18 and T19. The remainder of this chapter will address these key policies.

4.2 The Unitary Development Plan was adopted in 2000 and designates the land on the corner of New Street and Wood Street as part of the Barnsley Town Centre.

4.3 The Proposals Map within the UDP designates this site as a Development Site. Due to this the key policy affecting the location is Policy TC58 - '*Development Sites*' which states:

'Sites will be considered for development in accordance with the proposed use(s) and subject to the following:

- *Detailed Planning Guidance*
- *Highway, design and environmental considerations*
- *Development proposals which would prevent the specific or full development of the sites will not be generally accepted.*
- *Development proposals will be required to be comprehensive and meet on-site parking generation created by development. '*

4.4 The only part of this policy that is relevant in this instance is that the development proposal does not prevent the full development of the site at a future date. This is because the use does not involve the comprehensive redevelopment of the site and will allow an alternative proposal to be built at a future date

4.5 More importantly in relation to the proposals, Policy TC14 – '*Interim Uses*' states:

'On sites shown for development where existing uses have ceased, temporary uses and landscaping will be encouraged in the context of other policies. '

4.6 The justification for this within the UDP is that development is a long term process and that active use is vital in ensuring that sites do not become blighted in appearance. It also recognises that car parking can play an important role in making a beneficial use of such areas.

4.7 Therefore in our opinion the proposal for the change of use to car parking is completely compliant with this policy. The site is likely to come forward for development within the medium to long term so the change of use provides an important interim measure.

- 4.8 The site has been improved and the active use is assisting the area in preventing it from becoming derelict and blighted in appearance.
- 4.9 Given that the site is situated within the town centre and can be considered as a key development site it is particularly important that the car park use is allowed in the interim. This will allowed time for a development scheme for the site to come forward which will be suitable in the location.
- 4.10 Policy TC38 – ‘*Individual Development Sites*’ is also relevant and states:

‘In accordance with policies T18 and T19 the Council will consider proposals for further public car parking provision outside the pedestrian zone including on St. George’s Burial Ground and will seek to make interim use of cleared development sites.’

- 4.11 The proposals are compliant with this policy as the site is located outside the pedestrian zone and is a cleared development site. The use will also be in the interim and will take place on a cleared development site.
- 4.12 More specifically in relation to car parking Policy T18 - Car Parking in Barnsley Town Centre states:

The provision of car parking in Barnsley Town Centre will be based on:

- *Protecting the existing supply of short stay car parking*
- *Improving the attractiveness of car parks by co-ordinating the approach to supply, location, design and charging*
- *Avoiding conflicts with pedestrians*
- *Promoting additional short stay car parking and/or alternative provision such as park and ride facilities.*

- 4.13 The proposals do not impact upon the current supply of short stay car parking. The proposals do not conflict with pedestrians and additionally seeks to provide additional car parking for Barnsley Town Centre.
- 4.14 Policy T19 – ‘*Car Parking in Principal Shopping / Commercial Centres*’ also provides further guidance on car parking in Barnsley. It states:

‘Public parking facilities within principle shopping and commercial centres will be assessed in the context of local demand and supply, the availability or scope for development of public transport, cycling and pedestrian facilities, development proposals and future highway/ traffic management schemes.’

- 4.15 The scheme complies with this as there is an identified need for car parking identified within Barnsley UDP.

5.0 BENEFITS OF PROPOSAL

- 5.1 The UDP identifies a need for parking within Barnsley town centre. The document highlights the problems that could be caused as a result of this lack of parking such as dissuading potential employers from locating to Barnsley and having other negative impacts upon businesses.
- 5.2 This car park will provide much needed car parking space which is situated within easy walking distance of the key retail area of the town centre. Additionally it will allow people to access the key services and amenity which Barnsley town centre currently provides.
- 5.3 The proposal is in our opinion clearly in line with Local Planning Policy and will have an overall positive impact on the role and function of its surrounding area.
- 5.4 In particular it is compliant with Policies TC14 and TC38 as it provides an interim use to a key development site. This will prevent the site from degenerating and becoming derelict, which would have a detrimental impact on the surrounding area and visual amenity of Barnsley.
- 5.5 The car park can be considered a use that is in keeping with the current surrounding uses such as the near by supermarket and health centre and the demand for the parking is clearly demonstrated by the number of customers the car park has served since opening in November 2009.

6.0 DESIGN AND ACCESS STATEMENT

- 6.1 This part of the statement sets out the core Design Principles affecting the application for the change of use to a car park, construction of a cabin and 4 metre section of fence to complete the perimeter of the site. It should be read in conjunction with the Supporting Statement. It has been prepared using the guidance set out in the CABI guidance notes 'Design and Access Statements – How to write, read and use them' (2007).
- 6.2 The site is located on the corner of New Street and Wood Street, Barnsley directly opposite a Health Centre. The site is bounded by a large residential area to the south and east and predominantly retail to the north and west. The A628 is to the north and A61 to the east providing good access.
- 6.3 The guidance indicates that statements are required to provide information covering the design process and physical characteristics of the scheme under the following headings:
- Use
 - Amount
 - Layout
 - Scale
 - Landscaping
 - Appearance

USE

- 6.4 The application site is currently used as a car parking area and serves Barnsley Town Centre.

AMOUNT

- 6.5 There is currently space provided for 121 cars on the application site. The site is approximately 0.4 Hectares (4000 sq m). The Cabin which has been constructed on site provides 9 sq m of floor space.

LAYOUT

- 6.6 The cabin is located to the south west of the site. The cabin is shown on the layout plans which are enclosed as part of the application pack. The car parking spaces indicated on the layout plan have been designed to maximise the use of space available whilst providing safe and secure parking spaces for the customers.

SCALE

- 6.7 The cabin which will be constructed on site will have the following dimensions:
- 2.44m in Height
 - 2.44m in Depth
 - 3.66m in Width
- 6.8 The boundary changes being proposed take the form of mesh fencing which will complete the perimeter of the site. The dimensions of the additional section of fencing will be as follows:
- 4.0m in Length
 - 2.0m in Height

LANDSCAPING

- 6.9 No landscaping alterations are being proposed within this planning application.

APPEARANCE

- 6.10 The site will retain its existing surface. The cabin has been constructed in the south-west corner by the only entrance to the car park.
- 6.11 The cabin is green in colour which allows clear visibility for customers who are visiting the site. The cabin is situated directly by the sites access point which allows it to overlook the car park entrance. Windows are provided on three of the four walls which helps to provide natural surveillance for the site's parked cars.

ACCESS

- 6.12 The site's access in to the car park comes off New Street. It is located to the south-west corner of the site.

7.0 CONCLUSIONS

7.1 This retrospective planning application seeks the change of use to a car park, construction of a cabin and 4 metre section of fence to complete the perimeter of the site.

7.2 The proposal is in our opinion clearly in line with Local Planning Policy. In particular Policy TC 14 which states:

‘On site shown for development where existing uses have ceased, temporary uses and landscaping will be encouraged in the context of other policies. ‘

7.3 The justification for this within the UDP is that development is a long term process and that active use is vital in ensuring that sites do not become blighted in appearance. It also recognises that car parking can play an important role in making a beneficial use of such areas

7.4 The site is allocated as a ‘Development Site’ within the UDP and it being used as a car park provides an interim use which will easily allow the site to come forward for development at a future date.

7.5 Barnsley Town Centre currently has a need for car parking and this is indicated within the UDP document. This planning application if successful will assist in alleviating this shortfall. It also provides a well situated car park which will complement the areas current surrounding uses.

7.6 The site is within easy walking distance of the key retail area of Barnsley town centre along with the key services and amenity that the town currently provides.