

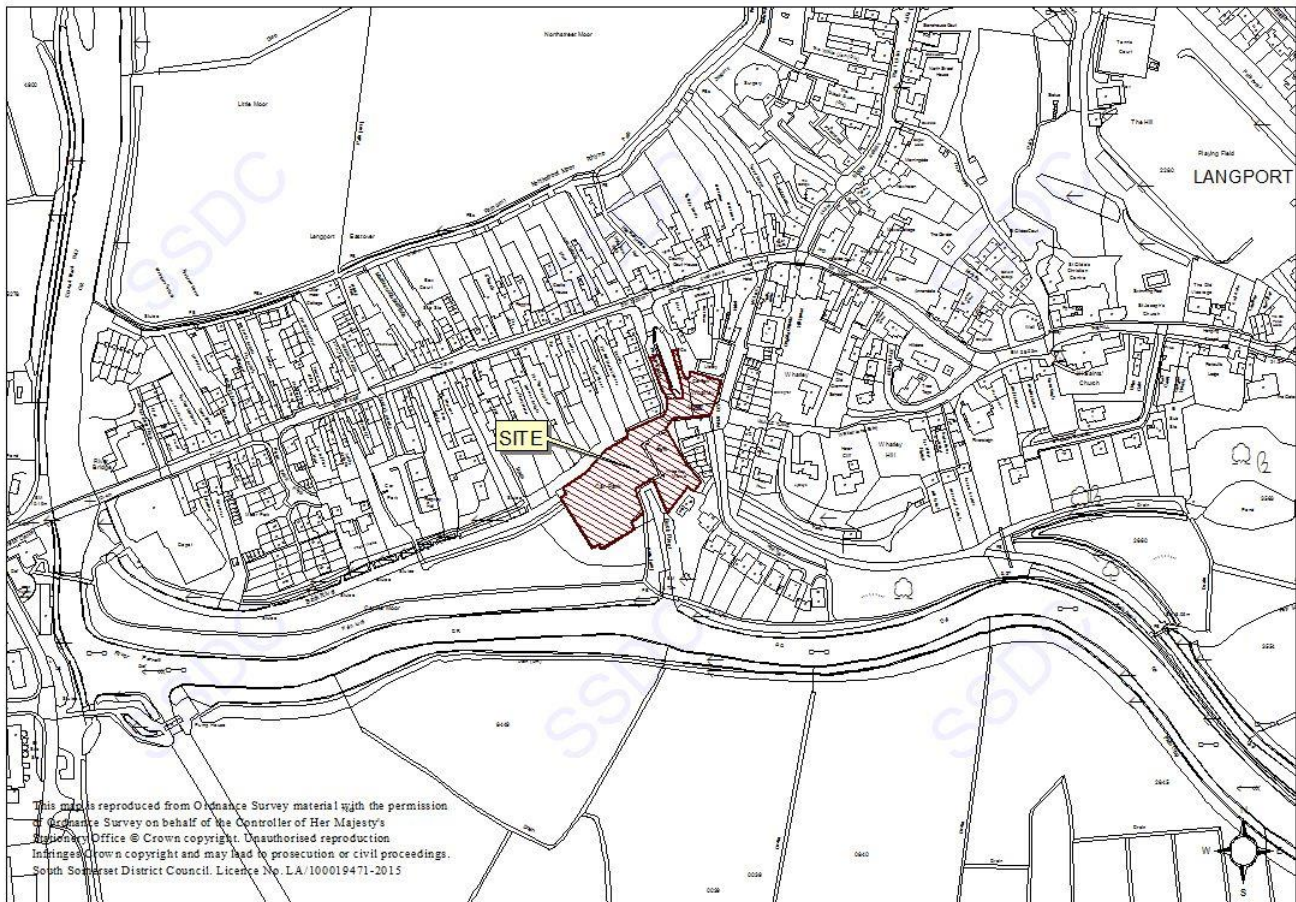
## Officer Report On Planning Application: 17/03142/FUL

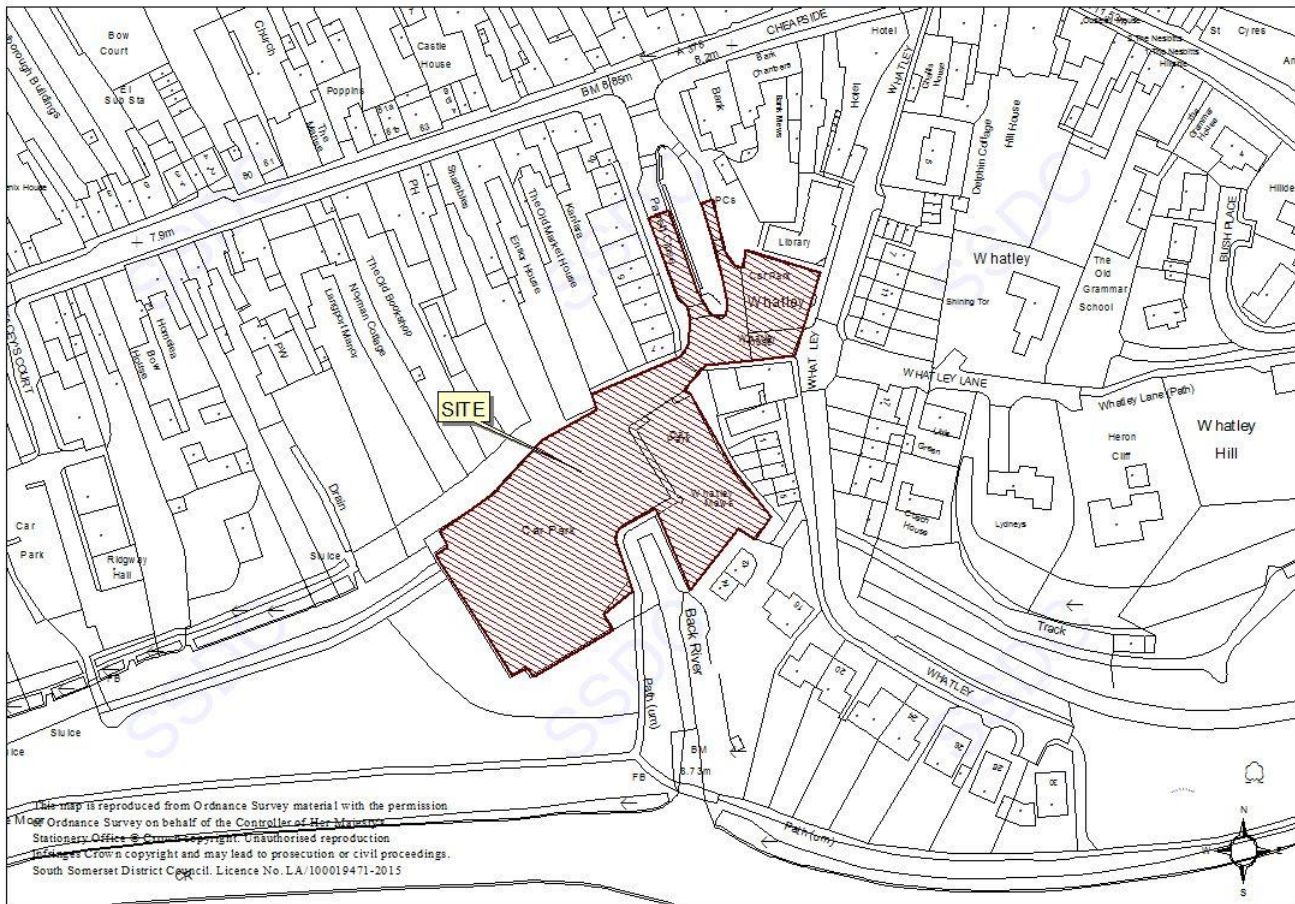
<b>Proposal :</b>	Temporary location of mobile service providers
<b>Site Address:</b>	Cocklemoor Car Park, Whatley, Langport.
<b>Parish:</b>	Langport
<b>LANGPORT AND HUISH Ward (SSDC Member)</b>	Cllr Clare Aparicio Paul
<b>Recommending Case Officer:</b>	Nicholas Head Tel: (01935) 462167 Email: nick.head@southsomerset.gov.uk
<b>Target date :</b>	27th September 2017
<b>Applicant :</b>	South Somerset District Council
<b>Agent: (no agent if blank)</b>	Mr Andy Shaw, South Somerset District Council.
<b>Application Type :</b>	Minor Other less than 1,000 sq.m or 1ha

### REASON FOR REFERRAL TO COMMITTEE

The report is referred to the Committee under the Scheme of Delegation, as the Council is the applicant and land owner, and objections have been received.

### SITE DESCRIPTION AND PROPOSAL





The site comprises the main carpark within the town centre of Langport, which lies to south and east of the buildings fronting onto Bow Street. It falls within the conservation area. To the south-east are a few dwellinghouses accessed via Whatley. South of the site is open land leading to the river banks. The parking lot is tarmac-surfaced and laid out with parking bays.

Application is made for the temporary siting within this area of mobile 'service providers' such as library or banking facilities. This would be for occasions over and above the current permitted development 28 days a year for which such uses might be carried out.

## HISTORY

- 08/04434/S73 Application to vary condition 1 of decision notice 06/04454/FUL dated 3/1/2007 relating to the applicants name of the mobile catering van - permitted
- 06/04454/FUL The continued siting and operation of a mobile fast food outlet (including Sunday trading) (renewal of 05/02102/COU) - permitted with conditions
- 05/02102/COU Renewal of temporary permission for siting of mobile fast food unit - permitted
- 04/01288/COU Siting and operation of a mobile fast food outlet including Sunday trading - permitted

## POLICY

The South Somerset Local Plan (2006 - 2028) was adopted on the 5th March 2015. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) and Section 70(2) of the Town and Country Planning Act 1990 (as amended), the adopted local plan now forms part of the development plan. As such, decisions on the award of planning permission should be made in

accordance with this development plan, unless material considerations indicate otherwise. Legislation and national policy are clear that the starting point for decision-making is the development plan, where development that accords with an up-to-date local plan should be approved, and proposed development that conflicts should be refused, unless other material considerations indicate otherwise.

### **Policies of the South Somerset Local Plan (2006 - 2028)**

SD1 Sustainable Development  
TA5 Transport Impact of New Development  
TA6 Parking Standards  
EQ2 General Development  
EQ3 Historic Environment

### **National Planning Policy Framework (March 2012):**

**National Planning Practice Guidance** - Department of Communities and Local Government, 2014.

### **Policy-related Material Considerations**

Somerset County Council Parking Strategy, March 2012 and September 2013.  
Somerset County Council Highways Standing Advice, June 2013.

## **CONSULTATIONS**

**Langport Town Council:** No observations.

**Highways Authority:** Standing Advice Applies

**SSDC Highway Consultant:** *I do not believe there are any significant highways issues with the principle of the scheme (i.e. the provision of mobile services in a town centre location that would be easily accessible by a range of transport modes). In detail, I assume permission would be required from the owner of the car park (presumably the district council) and the siting of the units would have a corresponding effect on car parking provision in that particular car park, impact on revenue income, etc. However, just to confirm that I foresee no significant highway safety issues resulting from the development scheme, provided the units are set up and operated with due care and attention to other users of the car park.*

**SSDC Conservation Officer:** *Provided this is temporary, and that the unit leaves the site and returns I have no objections.*

**SSDC Area Development:** *It is important to retain local facilities and services within our market towns especially where public transport links are in short supply.*

*Following the announcement of the closure of the Nat West Bank in Langport, communication has been ongoing between the bank, Langport Town Council and SSDC to identify mitigation measures in order to seek to reduce the impact of this closure.*

*The proposal for mobile service provision in the Cocklemoor car park would allow for the introduction of a mobile banking van which would protect a key service within the Town. This application therefore has the full support of the Area Development Team.*

## **REPRESENTATIONS**



3 letters have been received, objecting to the proposal, making the following main points:

- the proposal will reduce the amount of available parking, particularly to visitors
- manoeuvring of vehicles in the carpark will be challenging
- the objection might be reconsidered if the siting of the mobile unit is before or after busy periods
- the proposal would not adequately replace the existing library, and this is not supported
- there are current difficulties with the operation of the carpark which will be exacerbated

## **CONSIDERATIONS**

The proposal seeks to enhance and reinforce the vitality of the town centre in the absence, particularly, of banks leaving the location. In this respect, it supports the aims of the NPPF and the Local Plan in helping to enhance sustainability of the settlement. The negative impact is the potential loss of one or perhaps two parking bays for the times when the unit is visiting, which is unlikely to be daily, and which would not cover a full day on any occasion.

Visually, a mobile banking or library unit would not represent an incongruous or unsightly presence in this large parking area. In this sense, it is not considered that it represents a harmful change to the appearance of the setting (within the conservation area).

No significant highway safety concerns are raised.

There would be no demonstrable harm to residential amenity caused by the unit.

### **Concerns Raised by Residents**

The proposed loss of parking space would be minimal, and not for sustained periods of time. The layout of the parking lot can accommodate larger vehicles, and it is not considered that manoeuvring, and some inconvenience while parking would present a problem that would suggest a refusal. Whilst the concern about loss of the library is noted, that is not what is being proposed by the application, which seeks to make adequate provision for whatever mobile needs might arise.

### **Conclusion**

The negative impacts identified above are considered to be outweighed by the considerable benefit to the local community and the enhanced sustainability of the town centre in the long run. The proposal is considered to represent sustainable development as envisaged by the NPPF, and is accordingly recommended for approval.

## **RECOMMENDATION**

Grant permission.

01. The proposal would make provision for alternative banking and other mobile services in the interests of the vitality and viability of the town centre. No demonstrable highway safety, residential amenity or visual harm would result, and the proposal is considered to accord with the aims of the NPPF and Policies SD1, TA5, TA6, EQ2 and EQ3 of the South Somerset Local Plan.

**SUBJECT TO THE FOLLOWING:**

01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To accord with the provisions of section 91(1) of the Town and Country Planning Act 1990.

02. The development hereby permitted shall be carried out in accordance with the following approved plans: the drawing ref. AN/108-01

Reason: For the avoidance of doubt and in the interests of proper planning.

03. No more than 2 mobile service vehicles/units hereby permitted shall be stationed on the site at any one time.

Reason: In the interests of amenity and adequate parking provision, in accordance with Policies TA6 and EQ2 of the South Somerset Local Plan.

04. The use hereby permitted shall only be operated between the hours of 08h00 and 18h00 Monday to Sunday inclusive, and no mobile unit shall be stationed on the site beyond this time without the written consent of the Local Planning Authority.

Reason: In the interests of amenity and adequate parking provision, in accordance with Policies TA6 and EQ2 of the South Somerset Local Plan.

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