

DC/2018/00137

TO USE THE AREA FOR PARKING COACHES, BUSES AND MINI-BUSES. THE AREA WILL BE FENCED FOR SECURITY AND WILL HAVE A STORAGE FACILITY FOR ANCILLARY EQUIPMENT ASSOCIATED WITH THE VEHICLES' OPERATION

INNOVATION HOUSE CAR PARK, WALES 1 BUSINESS PARK, MAGOR, NP26 3DG

RECOMMENDATION: APPROVE

Case Officer: Kate Young
Date Registered: 07/03/2018

1.0 APPLICATION DETAILS

1.1 This application seeks the change of use of an overflow car park into an area for parking coaches, buses and mini-buses in association with the Council's public transport operation. The land is located within Wales 1 Business Park adjacent to the Hilton Hotel on land which had been allocated under Policy SAE2 of the Local development Plan as a protected Employment Site.

1.2 The proposal involves erecting a 2 metre high weld mesh fence around the site which would include 4 lockable gates. Inside the site there would be a steel container to be used as a storage unit. This would measure approximately 6.3 metres by 2.4 metres and would be 2.5 metres high.

1.3 The land to the west of the site is currently vacant and the area to the north is within the M4 Safeguarding route.

1.4 At present the car park can provide spaces for 97 cars. It is proposed to use the site to store up to 20 light goods and public carrier vehicles. The application form states that 15 part-time employees will use the site. There is no indication of operating hours.

4.0 REPRESENTATIONS

4.1 Consultation Replies

Magor with Undy Community Council - No response to date.

Welsh Government Transport - No response to date

MCC Highways - The proposal is to utilise the existing Monmouthshire County Council employees' private car park as a parking area for coaches, buses and mini-buses and storage of ancillary equipment associated with the vehicles operation.

The submission states that no new or altered vehicle/pedestrian access is proposed to/from the public highway, no new public roads are to be provided within the site, no new public rights of way are to be provided within or adjacent to the site and that the proposals do not require any diversions, extinguishments and/or creation of rights of way.

The existing car park barriers are to be replaced with a 2m high weld mesh security gate of the same width as in the existing situation. The proposed boundary fencing is to be 2m high weld mesh security fencing. Proposed vehicle/pedestrian access into the parking area is to remain unchanged from the existing situation. There are no Highways grounds for objection.

4.2 Neighbour Notification

None Received

5.0 EVALUATION

5.1 Principle of the proposed development

5.1.1 This site has been allocated under Policy SAE2 of the LDP as a protected employment site and as such it is protected for industry and business development (use classes B1, B2 and B8). At present it is being used as a temporary overflow car park for staff employed by the Council at Innovation House which is located elsewhere on the business park. When the staff from Innovation House are re-located there will no longer be the demand for parking spaces on this site. The proposed use will see the site continue to be used for the parking of vehicles for Council use but would now be used to park commercial vehicles. The principle of the two uses is very similar and it can be argued that the proposed use would be providing employment opportunities, and therefore does accord with the objectives of Policy SAE2 of the LDP.

5.1.2 The storage container would be on the northern side of the site within the safeguarding route for the M4. Policy MV10 of the LDP states that these routes will be safeguarded from development that would prejudice their implementation. The Welsh Government Transport Directorate has been consulted on the application but we have not yet received a reply. As the storage container is a temporary structure which could be easily moved within the site or elsewhere, its siting in this location would not prejudice the implementation of the potential new motorway route.

5.2 Design

5.2.1 The site would be surrounded by a 2 metre high weld mesh security fence with a double gate at the entrance of the site. The colour of the fence and gates can be controlled by condition. The gates will be set back approximately 5 metres from the carriageway. This will allow for a landscaping strip between the fence and the road which would be visually appealing and in character with other plots on the site.

5.2.2 Photographs have been submitted showing that the proposed container would be of silver galvanised metal, recycled from elsewhere. It would measure 6.3 metres long and 2.5 metres high. As it is at the rear of the site it will not be visually prominent.

5.3 Economic Development Implications

5.3.1 The application form states that the proposal would result in 15 part-time jobs. These jobs will be relocated from the existing site.

5.4 Highway Safety

5.4.1 Proposed vehicle/pedestrian access into the parking area is to remain unchanged from the existing situation. MCC Highways have no objection to this proposal. Coaches and mini-buses can utilise the existing vehicular access without the need for alterations.

5.5 Well-Being of Future Generations (Wales) Act 2015

5.5.1 The duty to improve the economic, social, environmental and cultural well-being of Wales has been considered, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 (the WCFG Act). In reaching this recommendation, the ways of working set out at section 5 of the WCFG Act have been taken into account and it is considered that this recommendation is in accordance with

the sustainable development principle through its contribution towards one or more of the Welsh Ministers' well-being objectives set out in section 8 of the WBFG Act.

6.0 RECOMMENDATION: APPROVE

Conditions

1. This development shall be begun within 5 years from the date of this permission.

REASON: To comply with Section 91 of the Town and Country Planning Act 1990.

2. The development shall be carried out in accordance with the list of approved plans set out in the table below.

REASON: To ensure the development is carried out in accordance with the approved drawings, for the avoidance of doubt.

3. Samples of the proposed external finishes of the gates and means of enclosure shall be agreed with the Local Planning Authority in writing before works commence and the development shall be carried out in accordance with those agreed finishes which shall remain in situ in perpetuity unless otherwise approved in writing by the Local Planning Authority. The samples shall be presented on site for the agreement of the Local Planning Authority and those approved shall be retained on site for the duration of the construction works.

REASON: To ensure a satisfactory form of development takes place.