

Application Recommended for Approval
Bank Hall Ward

APP/2009/0642

Full Planning Application
Retention of use of land as occasional car park
ASTLEY HOUSE ALBERT STREET BURNLEY

Background:

This application is to regularise a use which is already taking place.

The land adjacent to Astley House is in occasional use as a car park for home matches of Burnley Football Club. There are 19 home matches in a season, which extends from mid August to May, plus a limited number of cup matches and pre-season friendly games, in total amounting to an average of approximately one match a week.



The applicant sets out that the site can accommodate approximately 60 cars with access off Albert Street, close to residential properties. It is intended that the parking is marshalled to control the entry and exit of vehicles.

An objection has been received.

Summary of Reason for Recommendation

The development is generally in accordance with the Development Plan, in particular the policies listed below, and there are no other material considerations to indicate that planning permission should not be granted:

Relevant Policies:

Burnley Local Plan Second Review

EW4 - Expansion and Improvement of existing businesses

GP1 - Development within the Urban Boundary

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

Relevant Site History:

Various applications for the adjacent units.

APP/2007/0522 – Proposed residential development for 28 dwellings - granted

Consultation Responses:

1. Lancashire County Council (Highways) – no objections but would wish the permission to be restricted to parking for home matches of Burnley Football Club to prevent a long stay commuter car park being established, and would wish to see a temporary approval so that the situation can be reconsidered after a period of operation.
2. A resident objects to the proposal – on the grounds that advertising for the car park attracts a tremendous amount of traffic onto Albert Street and as many as 104 cars have been witnessed on the site. Previously the landscaped and defined parking areas held a modest number of cars, with no great disturbance to residents. The landscaping area has been removed and the area has become much larger and busier. Drivers stopping to pay in the gateway lead to congestion. If all the landscaping was reinstated before any permission was granted the use may be feasible, but it would not alleviate the very serious congestion in Albert Street.

Planning and Environmental Considerations:

The area is an existing area of land adjacent to the industrial / storage units at Astley House. Its use as an occasional car park is acceptable in principle, providing it is limited so that it does not become an established car park for general public use at other times. Conditions to control this can be imposed if planning permission is granted.

The main issue is whether or not its occasional use for football parking would have a significantly detrimental impact on the amenities of residents or highway safety, over and above the existing situation on football match days.

Undoubtedly, there is significant disturbance to local residents in the vicinity of the football ground when home matches are played. The highways are congested and cars are parked on most of the residential streets in the area.

The use of the application site would take some of these cars off the surrounding streets and, as the applicant puts forward, they would be circling in the area to find somewhere to park in any event.

Having regard to the limited number of days when the car park would be in use and the existing level of disturbance on these days, the proposal is acceptable and unlikely to have a significantly greater impact on residents over and above the existing position. A time limited permission to cover the 2009/10 and 2010/11 season would be beneficial to enable the highway authority to assess the impact of the use on the highway network and the local planning authority to consider its impact on residents. A condition can be imposed to control this.

It is regrettable that the former landscaped area was removed, as it formed an attractive and reasonably effective buffer between the site and the houses, and also limited the amount of car parking. In the longer term the applicant hopes to implement the planning permission for housing on the site granted in 2007, when the economic climate improves. Bearing this in mind, it would not serve a useful purpose to request that the landscaping buffer is reinstated in the short term as part of this proposal.

Recommendation: That planning permission is granted subject to the following conditions:

1. The use of the land for car parking purposes, other than in connection with the authorised use of Astley House, shall take place on home match days of Burnley Football Club only and at no other time.
2. The use hereby approved shall cease no later than 31 May 2011.

Reasons:

1. To prevent the establishment of a general car park, having regard to Policy TM16 of the Burnley Local Plan.
2. To enable the local planning authority, in consultation with the Highway Authority, to reassess the impact of the proposal on highway safety and residential amenity, having regard to Policy GP1 of the Burnley Local Plan Second Review.