

SUBJECT:	Local Authority Application CH/2016/2081/RC – Multi Storey Car Park, King George V Road, Amersham
REPORT OF:	Head of Sustainable Development – Peter Beckford
RESPONSIBLE OFFICER	Head of Sustainable Development – Peter Beckford
REPORT AUTHOR	Mark Aughterlony, 01494 732142, MAughterlony@chiltern.gov.uk
WARD/S AFFECTED	Amersham On The Hill

1. Purpose of Report

To report the recommendation of Planning Committee on 22 June 2017 that application CH/2016/2081/RC for a Multi- Storey Car Park on the Council's own land in King George V Road, Amersham be approved subject to conditions including a revised condition dealing with the fascia panels and grid/lattice metal work and increased landscaping and tree planting.

RECOMMENDATION

That application CH/2016/2081/RC for a Multi- Storey Car Park on the Council's own land in King George V Road, Amersham be approved subject to conditions set out in the report attached as an Appendix with an amendment to Condition 2 to omit the words "for the avoidance of doubt" and including the following revised Condition 13: *'Before any construction work commences, named types or samples of the facing materials, including fascia panels and grid/lattice metalwork, as well as roofing materials to be used for the external construction of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. Reason: To ensure that the external appearance of the development is not detrimental to the character of the locality' and the provision of increased landscaping and tree planting.*

2. Reasons for Recommendations

The Council's Constitution requires all planning applications relating to Council owned land to be considered by the Planning Committee for a recommendation to Council.

This application was considered by the Planning Committee on 22 June 2017 when the planning officer's report attached as an Appendix was presented. During public speaking the Committee heard representations on behalf of the objectors and the agent acting for the Council. The officer's recommendation was for approval subject to conditions set out on the report with an amendment to Condition 2 to omit the words

“for the avoidance of doubt” and including a revised condition 13 dealing with the submission of proposed fascia panels and grid/lattice metal work for approval. Noting the concerns of objectors the Committee supported the revised condition 13 and also recommended the provision of increased landscaping and tree planting on the site.

3. Content of the Report

This application is for the erection of a multi-storey car park, comprising a total of 502 car parking spaces (plus 30 disabled car parking spaces at surface level). Details of the application, the response from statutory consultees including the highway authority, representations received from the Town Council and local residents, together with an evaluation of the proposal against local and national planning policy are set out in the planning officer’s report attached as an Appendix.

During public speaking the Planning Committee heard representations on behalf of local residents who objected to the proposal and the agents acting for the Council. The Committee considered the planning officer’s report and had particular regard to the proposed design, affect on residential amenity, highway implications, requirement for parking and the proposed tree and landscaping treatment.

In view of the concerns of local residents in respect of the proposed design and potential for light pollution, the Committee welcomed the revised wording of Condition 13 proposed by the case officer to provide that:

‘Before any construction work commences, named types or samples of the facing materials, including fascia panels and grid/lattice metalwork, as well as roofing materials to be used for the external construction of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. Reason: To ensure that the external appearance of the development is not detrimental to the character of the locality’.

The Committee also recommended that landscaping and tree planting should be increased on the site.

Having noted that the impact of the proposed car park on the amenities of the area had to be weighed against the need for additional parking provision and subject to imposition of the conditions listed in the officer’s report, the revised wording of condition 13 and the provision of increased landscaping and tree planting on the site, the Committee supported the planning officer recommendation that permission be granted for this development on the Council’s own land.

4. Options

The options in relation to the application are set out in the planning officer’s report.

5. Links to Council Policy Objectives

Delivering cost-effective, customer focused services, and working towards safe and healthier local communities.

Background Papers:	None other than referred to in the report
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