

SECTION '3' – Applications recommended for PERMISSION, APPROVAL or CONSENT

Application No : 11/00168/FULL1

Ward:
Chislehurst

Address : Car Park At Junction With Redhill
Victoria Road Chislehurst

OS Grid Ref: E: 543457 N: 171211

Applicant : Chummy's Ltd

Objections : YES

Description of Development:

Siting of seafood stall in public house car park

Key designations:

London Distributor Roads

Proposal

Permission is sought to utilise a single parking space within a public house car park to house a sea food stall trailer. The application form indicates that the stall would operate on Fridays, Saturdays, Sundays and Bank Holidays between the hours of 10am and 6pm.

Location

The site is located along the junction of the A208 along Red Hill and Victoria Road with access into the car park gained from Victoria Road.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and representations were received which can be summarised as follows:

- site is within a prominent location and the proposed hours of trading render this in effect a permanent feature within the streetscene
- this is a retail facility that would be better accommodated within the main Chislehurst shopping area or surrounding larger parades
- loss of parking spaces may lead to an increase in kerbside parking in surrounding roads

- concern that stall is located at a junction where parked vehicles already cause significant problems and the lie of the land is such that the visibility of traffic turning out of Victoria Road is severely impaired
- stall will encourage loitering, generate rubbish, and lead to noise disturbance

Comments from Consultees

From a technical Highways perspective insufficient information has been submitted in relation to the number of people who may stop to use the stall and it is unknown whether there are enough spaces in the car park. The Council has not been supplied with any relevant information and so it is very difficult to be able to say with any degree of certainty what effect the proposal may have on conditions in the highway. It may be the car park is able to cope and this does not lead to vehicles stopping on Red Hill and, consequently, it is suggested that in this case a temporary permission may be a way forward.

Planning Considerations

Policies BE1 Design of New Development), T3 (Parking) and T18 (Road Safety) of the Unitary Development Plan apply to the development and should be given due consideration.

Planning History

There is no significant planning history concerning this application.

Conclusions

The main issues relating to the application are whether this use is appropriate within this location, its impact on parking and road safety along surrounding roads, and the effect that it would have on the amenities of the occupants of surrounding residential properties.

No objection is raised in principle to the provision of a sea food stall within this car park in particular as the structure is moveable. The car park itself fronts a major road, is located close to an established public house. There are a number of residential properties in the vicinity and occupants of these properties no doubt experience noise and disturbance from the existing evening and late night uses. However, it is not considered that the proposal would result in a material increase in noise and disturbance over and above that which already exists and is to be expected in this particular location.

However, given the nature of the Highways comments, it is considered that a temporary permission should be granted in order to enable the Council to assess the impact of this development on local parking provision and on highways safety.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | | | |
|---|-----------------|--|-----|---|
| 1 | ACA01
ACA01R | Commencement of development within 3 yrs
A01 Reason 3 years | | |
| 2 | ACE01
ACE01R | Limited period - buildings (1 insert)
Reason E01 | 1st | November
2011. |
| 3 | ACJ06R | J06 reason (1 insert) | BE1 | The use shall only operate on Fridays, Saturdays, Sundays and Bank Holidays and not operate before 10:00am and after 6:00pm on any of these days. |

Reasons for permission:

In granting permission the Local Planning Authority had regard to the following policies of the Unitary Development Plan:

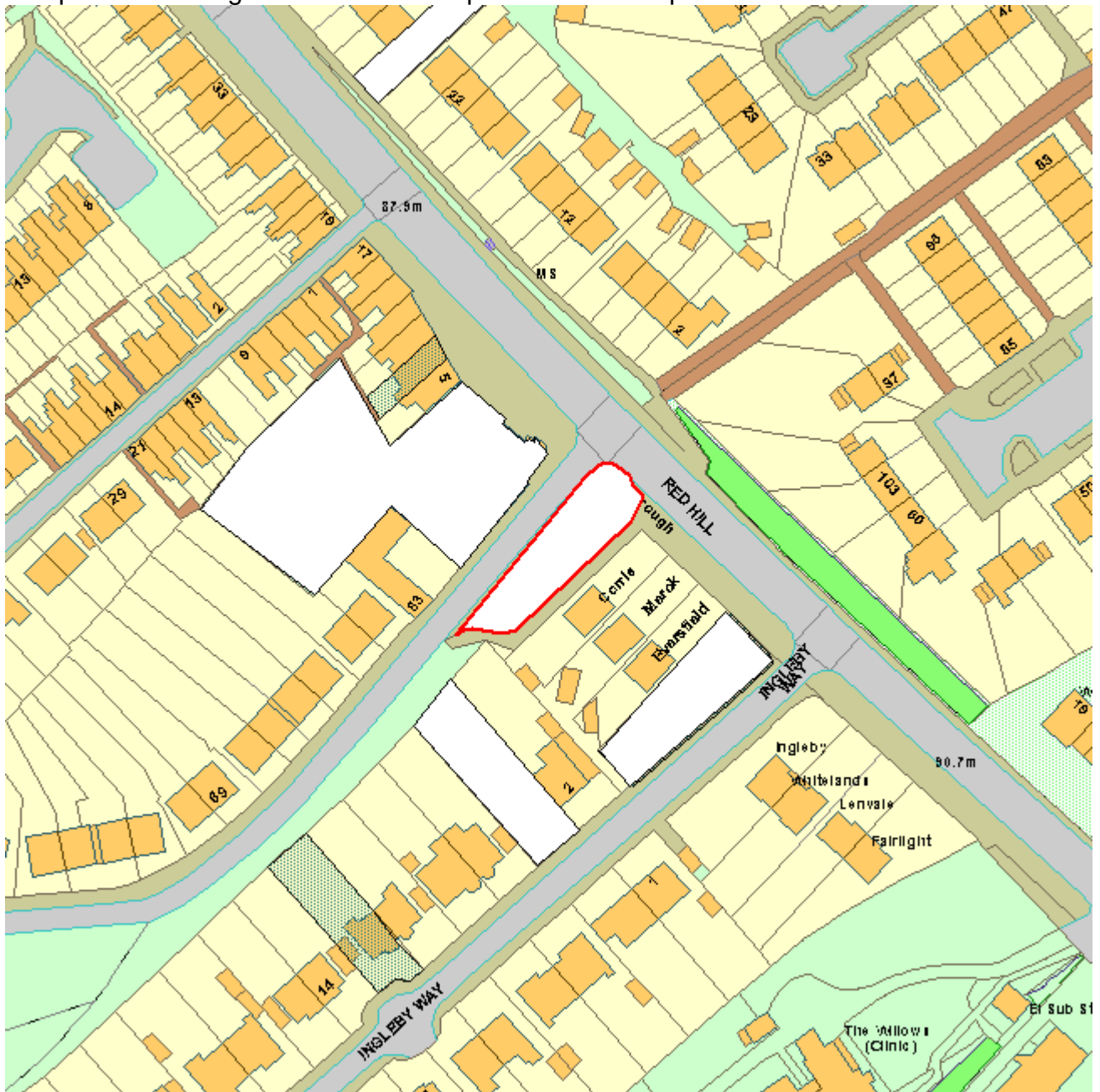
- BE1 Design of New Development
- T3 Parking
- T18 Road Safety

The development is considered satisfactory in relation to the following:

- (a) the appearance of the development in the street scene;
- (b) the relation of the development to the adjacent property;
- (c) the character of the development in the surrounding area;
- (d) the impact on the amenities of the occupiers of adjacent and nearby properties;
- (e) the privacy of occupiers of adjacent and nearby properties

and having regard to all other matters raised.

Reference: 11/00168/FULL1
Address: The Lounge 1 - 3 White Horse Hill Chislehurst BR7 6DG
Proposal: Siting of seafood stall in public house car park



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