

**CIRCULATED  
BEFORE THE  
MEETING**



**REPORT of  
DIRECTOR OF STRATEGY, PERFORMANCE AND GOVERNANCE**

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**to  
CENTRAL AREA PLANNING COMMITTEE  
14 NOVEMBER 2018**

**MEMBERS' UPDATE**

**AGENDA ITEM 5.**

<b>Application Number</b>	<b>FUL/MAL/18/00699</b>
<b>Location</b>	Blackwater Leisure Centre, Park Drive, Maldon
<b>Proposal</b>	Provision of building to be used as a community hub and associated boundary treatments (nursery, childcare provision, children's holiday club, crèche for the leisure centre, private hire by community groups).
<b>Applicant</b>	Mrs Sharon Kennedy – Watership Downs
<b>Agent</b>	Paul Lonergan – Paul Lonergan Architects Ltd
<b>Target Decision Date</b>	19/11/2018
<b>Case Officer</b>	Louise Staplehurst
<b>Parish</b>	<b>MALDON EAST</b>
<b>Reason for Referral to the Committee / Council</b>	Council Owned Land Major Application – Site Area Member Call In – Cllr Savage – request of applicant and public interest

**5.4 Access, Parking and Highway Safety**

- 5.4.1 The Council has adopted a revised Vehicle Parking Standards SPD (2018) since the report was published. The revised parking standards are expressed as minimum, not maximum, standards. This takes into account Government guidance which recognises that car usage will not be reduced by arbitrarily restricting off street parking spaces. Therefore, whilst the Council maintains an emphasis of promoting sustainable modes of transport and widening the choice, it is recognised that the Maldon District is predominantly rural in nature and there is a higher than average car ownership. Therefore, the minimum parking standards seek to reduce the negative impact unplanned on-street parking can have on the townscape and safety, and take into account the availability of public transport and residents' reliance on the car for accessing, employment, everyday services and leisure. The key objectives of the standards is to help create functional developments, whilst maximising opportunities for use of sustainable modes of transport. This will enable people to sustainably and easily carry out their daily travel requirements without an unacceptable detrimental impact on the local road network, or the visual appearance of the development, from excessive and inconsiderate on street parking.

- 5.4.2 The site features an existing car park that serves the Blackwater Leisure Centre. There is also pedestrian access via an existing footpath to the west of the site, leading across the road, and to the south, leading to the car park. There are no changes proposed to the access and parking arrangements of the site.
- 5.4.3 The adopted revised Vehicle Parking Standards SPD (2018) requires that a crèche/nursery should have one space per full time staff. The application form states that there will be 22 part time members of staff; the full time staff equivalent being 11 members of staff. Therefore the site would need to provide 11 parking spaces for the employees of the nursery. Regarding the evening and weekend use, the parking standards requires a maximum of 1 parking space per 22 square metres; totalling 5 parking spaces in relation to the proposed building. As the nursery use and the private hire use will not occur at the same time, it is considered that the total number of parking spaces needed at the site at any one time would be a minimum of 11 parking spaces. The Design and Access Statement submitted with the application states that the users of the proposed building will be informed that they can only use the parking at the Leisure Centre if they are also using their facilities. It also states that there will be no parking on site for staff members. It is noted that the current site of the Watership Downs Nursery, on Downs Road, has no parking. However this is not considered to justify having no parking for the proposed building, particularly as the Downs Road site is in a more sustainable location that is within the Maldon Town Centre Area.
- 5.4.4 It is noted that the parking area for the Leisure Centre is extensive and may be capable of accommodating the increase in parking requirements. However, as the application has stated that this car park will not be available for use by the staff members of the proposed nursery building, this cannot be considered.
- 5.4.5 There may be some increased traffic as a result of the nursery. However, this is likely to be limited to the set drop-off and collection times and therefore it is not considered to cause demonstrable harm to the flow of traffic to an extent that would justify the refusal of the application.
- 5.4.6 It is considered that the provision of no on-site parking for the proposed building is unacceptable and therefore the proposal is considered to be contrary to policies T1 and T2 of the LDP.