

CIRCULATED PRIOR
TO THE MEETING



**REPORT of
DIRECTOR OF SERVICE DELIVERY**

to
**CENTRAL AREA PLANNING COMMITTEE
28 JULY 2021**

MEMBERS' UPDATE

AGENDA ITEM NO. 9

Application Number	21/00339/FUL
Location	Quest Motors Wycke Hill Business Park Maldon
Proposal	Erection of a mixed-use development comprising Class B2 (including autocentre with vehicle repair, MOT testing, servicing and associated operations) and/or Class B8 and/or Class B8 with ancillary showroom and Class E (drive-thru coffee shop) uses together with access, servicing, car parking and associated works
Applicant	Barkby Real Estate Developments Ltd
Agent	Karen Calkin - Firstplan
Target Decision Date	02.08.2021
Case Officer	Kathryn Mathews
Parish	Maldon Town Council
Reason for Referral to the Committee / Council	Major Application

1. REVISED RECOMMENDATION (PAGES 55-70)

REFUSE for the reason set out in Section 8 of this report.

5. MAIN CONSIDERATIONS

5.5 Access, Parking and Highway Safety

5.5.1 Whilst the number of parking spaces proposed is considered to be sufficient when assessed against the minimums recommended as part of the adopted parking standards, the size of all of the parking spaces at 2.5m x 5m would be below the minimum of 2.9m x 5.5m recommended in the adopted standards.

5.5.2 This issue was raised with the applicant via their agent, but they consider that the size of the parking spaces is adequate taking into account the relevant Local Development Plan Policies, as the Vehicle Parking Standards Supplementary Planning Document is only advisory and the mix of uses proposed in this location. However, they base this view on the misunderstanding of the Standards including that they are maximums rather than minimums. They argue that increasing the size

of the parking spaces to comply with the adopted standards would result in the loss of 11 of the 59 car parking spaces proposed and that this would result in 'indiscriminate off-site parking activity'.

- 5.5.3 There is also concern that there are no lorry parking spaces proposed which are required to serve Class B8 uses to comply with the adopted standards. The applicant via their agent argues that no lorry parking spaces are required due to the 'nature' of the scheme and the small size of the units proposed. They advise that parking bays would be coned off to allow for deliveries. However, this would further reduce the availability of on-site parking, at least for temporary periods.
- 5.5.4 It has not been possible to resolve the parking matters referred to above prior to this Committee as hoped. Therefore, on the basis of the inadequacies of the parking proposed as part of the scheme, the development would fail to accommodate the parking demand that would be generated by the amount of floorspace proposed which, in turn, is likely to lead to cars parking off-site in adjoining street potentially causing conditions of obstruction, congestion and danger to pedestrians and other road users, contrary to Policies D1 and T2 of the LDP.

7.2 Statutory Consultees and Other Organisations (*summarised*)

Name of Statutory Consultee / Other Organisation	Comment	Officer Response
ECC SuDS Team	No objections.	Noted.

8 PROPOSED REASON FOR REFUSAL

- 1 The development would not provide off-street car parking spaces of sufficient size and no lorry parking spaces are proposed to support the Class B8 uses proposed. Therefore, the development would fail to accommodate the parking demand that would be generated which, in turn, is likely to lead to cars parking off-site in adjoining streets potentially causing conditions of obstruction, congestion and danger to pedestrians and other road users, contrary to Policies T2 and D1 of the Maldon District Approved Local Development Plan.