

FIRST SUPPLEMENTARY REPORT

TO THE PLANNING COMMITTEE

8th November 2016

Agenda item 6

Application ref. 16/00594/FUL

The Offley Arms, Poolside, Madeley

Since the preparation of the main agenda report both **Madeley Parish Council** and the **Environmental Health Division** (EHD) have provided further comments following the submission of amended and additional information.

The **Parish Council** advises that they maintain their objection and that the amendments do not address the access issues to and from the car park and houses which is restricted to 1 cars width. Additionally the number of car parking spaces is 24 and this is below the planning guidelines of 30 for the size of public house. This reduction could impact on the long-term viability of The Offley Arms public house.

EHD raise no objections subject to a condition that the glazing and ventilation systems indicated in the noise assessment should be installed and maintained. They also advise that a condition regarding the prior approval of any mechanical ventilation system, or passive input ventilation system is necessary.

One further **objection** letter has been received contesting the validity of the car parking survey which does not take into account previous events (fun days, birthday parties and funerals) when car parking is a significant problem. It is stated that local plan car parking standards should be maintained.

Your Officer's comments

As stated within the main agenda report the applicant has submitted a car parking survey which indicates that the existing car park for the public house is under used, with only 9 spaces in use at the weekends. Therefore whilst 11 spaces would be lost as a result of the proposed development the remaining 24 spaces for the public house would be sufficient and appropriate for this sustainable rural location.

It is noted and accepted that at certain times, primarily special events, car parking demand would be high however it would not be appropriate to require that the level of parking provided for the public house should be sufficient to accommodate the level of parking for such infrequent events. It is appropriate, however, to assess whether the proposal against Policy T16 of the Local Plan and whether the level of parking is significantly less than the maximum and whether this will create or aggravate a local on-street parking or traffic problem. In this case, based upon the floorspace of the public house, a maximum of 30 spaces are required and given the evidence from the survey this is sufficient for most of the year. As such the proposal complies with Policy T16.

The Highways Authority has raised no issues with the existing access width and it is not considered that a refusal could be sustained on these grounds.

The most up to date planning advice on highway safety matters is contained within the NPPF. The NPPF advises that development should only be prevented or refused on transport grounds where the residual cumulative impacts of the development are severe.

The view of your officers is that the applicant has demonstrated that an acceptable level of off street car parking would be provided and that the proposed development could not be said to cause severe highway safety implications.

The RECOMMENDATION remains as per the main agenda report but with an additional condition to secure the prior approval of any mechanical ventilation system, or passive input ventilation system to the dwellings.