

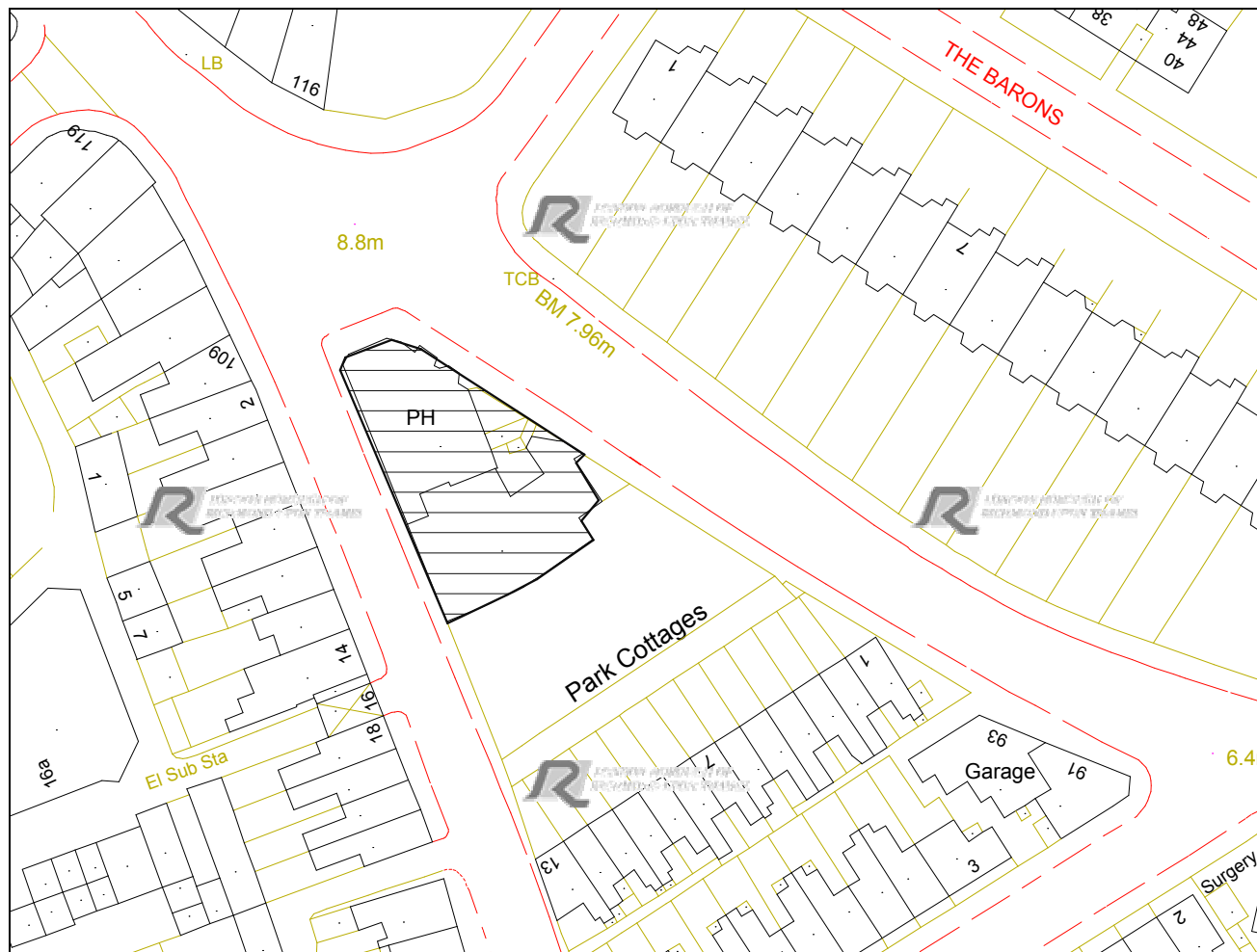
PLANNING COMMITTEE – 16 MARCH 2006

05/2229/COU

**CAR PARK AT REAR OF
107 ST. MARGARET'S ROAD
TWICKENHAM**

**ST MARGARETS AND NORTH
TWICKENHAM WARD**

**Contact Officer:
P Perks**



© Crown copyright. All rights reserved. London Borough of Richmond Upon Thames
LA 100019441[2006]. - Do not scale

Proposal: Proposed use of car park as a food market on Sundays trading from 10am to 2.30pm.

Applicant: Simon Chapman – Traders Association for Oisín Rogers

Application received: 27 July 2005

Main development plan policies:
UDP – First Review BLT 2, 4, 16, TRN 2 and TC 3

Present use: Car park to public house

Site, history and proposal: The application site lies within the car park serving the St. Margaret's Tavern, a public house that occupies a corner site where Crown Road joins St Margaret's Road. The car park is situated to the rear of St. Margaret's

PLANNING COMMITTEE – 16 MARCH 2006

Tavern, it is within the Crown Road Conservation Area and the public house building is a Building of Townscape Merit.

A planning application for the car park to be used part of each week as a market (Farmers/food market) was submitted earlier this year but withdrawn by the applicant. (05/1000/FUL).

This application proposes:

- A change of use to the existing car park to allow a small fine food market on Sundays between 10am and 2.30pm.
- There will be eight stalls operating at the site selling speciality goods such as cheese, fish, bakery goods, seasonal foods, organic produce and sushi.
- Stallholders will park on site.

Public and other representations: One letter has been received objecting to the proposal for the following reasons:

1. Increase in noise
2. Food smells
3. Out of character with surrounding area
4. Impact on parking
5. Increase in litter

Eleven letters of support have been received, supporting the proposal for the following reasons:

1. Enhance sense of community
2. Increase shopping choice
3. Facility for local people
4. Add vitality to the area
5. Support local traders

Professional comments:

Land use

Planning Policy Guidance Notes, PPG 6 (Town centres and retail developments), PPG 12 (Development Plans) and PPG 13 (Transport), emphasise the importance of integrating land use planning and transport to reduce the need to travel by car and promote travel by public transport, foot or bicycle. Government guidance also promotes the sustainment and enhancement of the vitality and viability of town centers, which serve the whole community. The proposed Sunday morning market is considered to promote and enhance the vitality and viability of St. Margaret's and the surrounding area.

At present the land proposed for the market provides 16 parking spaces for users of the St. Margaret's Tavern (which falls within class A4 of the Use class Order). It is proposed that the St. Margaret's Tavern will be open for coffee from 10am and to provide toilet and hand washing facilities for the market. The Tavern will be fully open from 12pm as current. The market will therefore occupy the car park for a period of 2.5 hours whilst the Tavern is fully open.

Policy TC 3 states that development in local centers should be easily accessible by walking, cycling and public transport, since it serves a local need. This market would

PLANNING COMMITTEE – 16 MARCH 2006

be centrally located within St Margaret's and considered to primarily attract local residents of St. Margaret's and Twickenham, being easily accessible by foot, bicycle, train and bus.

Whilst the market will be taking up space usually used for parking for the Tavern, as previously mentioned, it will only be in operation for a set time on a set day of the week. The benefits that the market will bring to the area and residents are considered to outweigh the disadvantages of having restricted parking for the Tavern for a period of 2.5 hours once a week. There is no Council policy that prevents the temporary loss of parking areas and taking into account the above, no objection is raised to this proposal subject to compliance with other relevant policies.

Conservation Area and BTM

The Conservation Area Statement for the Crown Road Conservation Area makes particular mention of this site:

“The public house creates a major landmark and the area has a distinct physical identity. The island site also includes a small terrace of early largely unaltered cottages of great character and charm.”

Due to fact that the proposed market will only be in operation between 10am and 2.30pm on a Sunday, and times outside of this period the car park will revert to its existing use, the impact of the proposed market is considered to be acceptable and the character of the Conservation Area and the setting of the surrounding buildings will be unharmed.

Neighbour amenities

There are residential properties surrounding the proposed site including Park Cottages and The Barons.

As this proposal does not involve any permanent structure on the site, it is not considered relevant to discuss the impact that the market will have on the daylight enjoyed by the neighbouring properties. The outlook and privacy of neighbouring properties is not considered to be significantly affected by the proposal, the traders vehicles will be positioned between the stalls and the pathway leading to Park Cottages, in existing parking spaces, also there is a landscaped buffer along the boundary between the site and Park Cottages.

With regards to potential additional noise generated by the proposal, the levels of disturbance are not expected to be unreasonable given the fact that the market will only consist of 8 stalls and the operation time period proposed for the market will be 4.5 hours every Sunday; noise to Park Cottages will also be partially blocked by the traders vehicles and screening along the site boundary. Stallholders will not be allowed to play music or have generators, this can be ensured by a condition, and also a condition can be used to ensure that the setting up of the stalls occurs at a reasonable time on a Sunday.

Whilst it is anticipated that no stallholders would be cooking food on site, it would be unreasonable to restrict this activity given that the existing car park area has A4 use, and hence outdoor cooking could occur on site. It is also noted that rubbish generated on site will be removed by stallholders, this will be included in a contract that all stallholders will be required to sign.

PLANNING COMMITTEE – 16 MARCH 2006

Parking and traffic

The site lies within a Controlled Parking Zone, which is in operation Monday to Friday between 10am and 4pm. On street parking will therefore be available all day Sunday for visitors. After the stallholders have vacated the car park, it will revert back to car parking for users of the St. Margaret's Tavern.

Whilst it is difficult to predict the extent of the catchment area, due to the small nature of the proposed market and central location within St Margarets, it is considered that it will primarily attract local residents who would visit the site by bicycle or foot. It will also be accessible by car but the number of stalls suggests that it is not considered to encourage substantial additional travel by car, or result in significant road access problems or road safety issues, nevertheless this can be assessed over a period of one year, and for this reason a years temporary consent is recommended so that travel data can be collected during periods of use.

Summary

The change of use of this car park to allow a food market on a Sunday morning is considered to be acceptable and will not result in a negative impact on the Building of Townscape Merit or the character and setting of the Crown Road Conservation area. This proposal is not considered to result in an overbearing impact on, or excessive loss of light or privacy to, neighbouring properties.

I therefore recommend **PERMISSION**, subject to the following conditions and informatives:

Standard conditions:

- AC01 - Development begun within 5 years
- LP02 - Use '1 year' '16 March 2007' 'The Local Planning Authority wishes to be in a position within a reasonable period of time to assess the impact of the development on the local traffic and parking situation and neighbour amenities.'

Non-standard conditions:

- NS01 - The food market hereby approved shall be limited to a maximum of 8 individual stalls or pitches. REASON: To safeguard the amenities and setting of the surrounding area
- NS02 - All stallholders will be required to remove all stalls waste and rubbish resulting from the market within 30 minutes of the approved market closing time. Arrangements for the storage and disposal of refuse/waste generated by the approved market shall be made in accordance with details to be submitted to and approved in writing by the Local Planning Authority. REASON: To safeguard the appearance of the property and the amenities of the area.
- NS03 - The food market shall not operate on the premises on any day of the week except Sunday nor before 10am and after 2.30pm. REASON: to safeguard the amenities of nearby occupiers and the area generally.
- NS04 - No playing of musical instruments or sound amplification equipment shall take place at the market. REASON: To ensure that the proposed development does not prejudice the amenities of nearby occupiers or the area generally.
- NS05 - No Market stalls shall be set up on the site before 9.30am on any Sunday. REASON: To safeguard the amenities of nearby occupiers.

PLANNING COMMITTEE – 16 MARCH 2006

- NS06 - No mechanically powered refrigeration units shall be operated between the stalls and the boundary with Park Cottages. REASON: To safeguard the amenities of the occupiers of Park Cottages.

Standard informatives:

- IL12 - Approved drawing numbers 'site location plan and drawing number 07 received on 25 July 2005'
- IL16 - Relevant policies and proposals- 'BLT 2, 4, 16, TRN 2 and TC3'
- IL19 - Reason for granting planning permission 'The change of use of this car park to allow a food market on a Sunday morning is considered to be acceptable and will not result in a negative impact on the Building of Townscape Merit or the character and setting of the Crown Road Conservation area. This proposal is not considered to result in an overbearing impact on, or excessive loss of light or privacy to, neighbouring properties.'

Background papers:

Application forms and drawings

Letters of representation

Application forms and drawings from previous application 05/1000/FUL
