

REFERENCE NO: CR/2019/0153/FUL

LOCATION: [EVERGREENS HOSTEL, HIGH STREET, CRAWLEY](#)

WARD: Three Bridges

PROPOSAL: PROPOSED DEMOLITION OF EXISTING SINGLE GARAGE BUILDING AND ATTACHED STORE STRUCTURE AND REPLACEMENT OF RESULTANT HARDSTAND AREA WITH POROUS TARMAC FOR SURFACE PARKING BAYS

TARGET DECISION DATE: 6 June 2019

CASE OFFICER: Mr H. Walke

APPLICANTS NAME: Crawley Borough Council

AGENTS NAME: Mr Neil Millbank

PLANS & DRAWINGS CONSIDERED:

19/103/02, Existing And Proposed Elevations Including Location And Block Plans

19/103/01, Existing And Proposed Site Plans

CONSULTEE NOTIFICATIONS & RESPONSES:-

- | | | |
|----|-------------------------------------|-----------------------------------|
| 1. | WSCC Highways | No objection |
| 2. | CBC Property Division | No objection |
| 3. | CBC Planning Arboricultural Officer | No objection subject to condition |
| 4. | Archaeology Officer | No objection |

NEIGHBOUR NOTIFICATIONS:-

Anthony Morris Solicitors Part Ground and First Floors, 49 High Street;
ASK, 49-51 High Street;
The Hive Ground Floor, 53 High Street;
Flat, St Johns Hall, High Street;
First and Second Floors, 53A High Street;
St Johns Hall, High Street;
Herb Lee, 53A High Street.

RESPONSES RECEIVED:-

None received

REASON FOR REPORTING TO COMMITTEE:-

Crawley Borough Council is the applicant.

THE APPLICATION SITE:-

- 1.1 The site contains the Council owned Evergreens Hostel, situated between Cross Keys, Church Walk and High Street. Vehicular access to the site is from the High Street to the north of No. 51. This leads to a small car park beside Evergreens Hostel. There is a second, separate timber gated

access from Cross Keys leading onto the lawn to the east of the hostel. This secondary access was created during construction works to Church Walk and is not in active use.

- 1.2 To the north-east of the main hostel building is a detached, flat roofed garage/store. There is a garage door on both the front and rear elevations. A substantial Lime tree lies to the east of the garage and there are a number of other trees on the site, including some along the northern boundary. The site is significantly enclosed by its boundary walls and fences and also has limited visibility from the surrounding area due to its location behind other buildings.
- 1.3 The site lies within the High Street conservation area and within an Archaeological Notification Area. St John the Baptist's Church to the south east and Nos. 49-51 High Street to the west are listed buildings. A beech tree to the east of the site (on the church hall site) is the subject of a Tree Preservation Order. Church Walk to the south is a public right of way. The car park site to the north is shown on Council records as potentially contaminated land.

THE PROPOSED DEVELOPMENT:-

- 2.1 The proposal is to demolish the existing garage/store, which is structurally defective. The garage would be replaced by two surface car parking bays. Revisions to a hardstanding area to the west of the hostel building are also proposed, through the creation of two other parking bays and the removal of part of the hardstanding to extend the lawn.
- 2.2 There is a sizable lime tree and a holly tree in fairly close proximity to the garage. Both are proposed to be removed although, in the case of the Lime, removal is recommended due to fungal decay and hollowing in the stem.

PLANNING HISTORY:-

- 3.1 None relevant to this application.

PLANNING POLICY:-

- 4.1 National Planning Policy Framework (February 2019) (NPPF)
 - Paragraph 11 – The presumption in favour of sustainable development. Plans and decisions should apply a presumption in favour of sustainable development. For decision-taking this means: approving development proposals that accord with an up-to-date development plan without delay. At the heart of the NPPF is a presumption in favour of sustainable development.
 - Section 12 – Achieving well-designed places. The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.
- 4.2 Crawley Borough Local Plan (2015-2030) (adopted December 2015)

The relevant policies include:

 - Policy SD1: Presumption in Favour of Sustainable Development In line with the planned approach to Crawley as a new town, and the spatial patterns relating to the neighbourhood principles, when considering development proposals the council will take a positive approach to approving development which is sustainable.
 - Policy CH2: Principles of Good Urban Design states new development proposals will be required to respond to and reinforce locally distinctive patterns of development and landscape character.
 - Policy CH3: Normal Requirements of All New Development states all proposals for development in Crawley will be required to make a positive contribution to the area, be of a high quality design, provide and retain a good standard of amenity for all nearby and future occupants of land and buildings, and be able to meet its own operational requirements necessary for the safe and proper use of the site.
 - Policy CH6: Tree Planting and Replacement Standards requires landscape proposals for residential development to contribute to the character and appearance of the town by including at least one new tree for each new dwelling. In addition, any trees lost as a result of the

development must be replaced or mitigated. Where possible the trees are expected to be provided on site although, where this is not feasible, commuted sums will be sought in lieu.

- Policy CH12: Heritage Assets All development should ensure that Crawley's designated and non-designated heritage assets are treated as a finite resource and that their key features or significance is not lost as a result of development.
- Policy CH13: Conservation Areas states all development within a Conservation Area should individually or cumulatively result in the preservation or enhancement of the character and appearance of the area.
- Policy IN3: Development and Requirements for Sustainable Transport Advises that development should be concentrated in locations where sustainable travel patterns can be achieved through the use of the existing transport network, including public transport routes and the cycling and walking network.
- Policy IN4: Car and Cycle Parking Standards states that development will be permitted where the proposals provide the appropriate amount of car and cycle parking to meet its needs when it is assessed against the borough council's car and cycle standards.

4.3 Urban Design Supplementary Planning Document (adopted October 2016)

The Urban Design SPD is a non-statutory document which supplements the policies of the Local Plan and is applicable to this application. It contains the Borough Council's parking standards.

4.4 High Street Conservation Area Statement (adopted December 1998)

While much of this document is now quite outdated in terms of Development Plan objectives, the document does set out the important buildings and features within the Conservation Area and provides design advice for new development which is still relevant in the heritage context. The application site forms part of an area along Cross Keys that is identified as a potential redevelopment opportunity.

PLANNING CONSIDERATIONS:-

5.1 The main considerations in the determination of this application are:

- Design and impact on visual amenity and the High Street conservation area
- Impact upon neighbouring residential amenity
- Highway and parking
- Trees
- Archaeology

Design and impact on visual amenity and the High Street conservation area

- 5.2 The garage and store has limited visibility outside the site and makes no positive contribution to the area's character. Its loss does not raise design or visual amenity concerns. The proposed replacement hardsurfacing would have no visual impact outside the site, which is significantly enclosed by its boundary treatment. The physical alterations proposed are considered acceptable in design terms and would have no significant impact upon the High Street conservation area.
- 5.3 The loss of the Lime tree would have some adverse impact upon the positive character of the conservation area, particularly in views of the site from Cross Keys. However, as set out below, there are sound arboricultural reasons to remove the tree and the applicant has agreed to plant a replacement Lime in a similar location. This can be secured by condition and, in the longer term as the tree grows, will ensure that the conservation area character is protected.

Impact upon neighbouring residential amenity

- 5.4 The proposal would reduce the already limited bulk of the built form in this part of the site, through the removal of the garage. Part of the existing hardstanding would also be removed. No significant impact upon neighbouring amenity would result.

Highways and parking

- 5.5 The proposal would involve the loss of one garage parking space and an adjoining store. Following the demolition of the garage, the site would be used to provide two car parking spaces and, to the west of the building, a further two parking spaces would be formally provided. There would be a net gain in parking spaces on the site, although informal parking probably takes place currently to a similar level.
- 5.6 The proposed slight increase in parking spaces is considered acceptable and would help to cater with parking demand from the use of the building.
- 5.7 WSCC Highways have noted that two of the spaces shown have dimensions of 2.3 metres by 4.8 metres, rather than the 2.4 metres by 4.8 metres required. There is sufficient space available to slightly increase the width of the spaces in question and officers consider that this can be easily addressed by condition.
- 5.8 No changes to access arrangements are proposed. Vehicular access is taken from High Street. Although there are also timber gates adjacent to Cross Keys, there is no through route across the site and none is proposed.
- 5.9 Overall, there is no transport or parking objection to the proposal.

Trees

- 5.10 There is no Tree Preservation Order covering the site, but the existing trees are protected by virtue of their conservation area location.
- 5.11 The proposal would involve the loss of a large Lime tree (T1) to the east of the garage. This sizable tree makes a positive contribution to the character of the area and is clearly visible from Cross Keys to the east. However, the Arboricultural Assessment states that this tree is suffering from fungal decay and that there is hollowing within the stem. The Council's Arboricultural Officer has visited the site and accepts this assessment. Whilst the loss of the tree is unfortunate, it is justified in this case. The applicant has agreed to plant a replacement Lime tree and has submitted a plan to show this. Subject to a condition to secure the implementation of the replacement tree, this is considered acceptable.
- 5.12 A holly tree of more limited amenity value would also be removed from the area to the front of the existing garage. Again, replacement planting can be secured by condition.

Archaeology

- 5.13 Although the site is within an archaeological notification area, the Council's Archaeology Officer is satisfied that the applicant has properly assessed the potential impact and that the potential for impacting upon previously undisturbed features of archaeological interest is low. She therefore raises no objection.

CONCLUSIONS:-

- 6.1 The proposal is for very limited development works that would have no significant visual impact upon the surroundings or the High Street conservation area. No significant impact upon amenity enjoyed by adjoining occupiers would result. The proposal would give a minor increase in on-site parking provision and there is no objection in highways terms. The main visual harm would result from the loss of the Lime tree. However, this tree is suffering fungal decay and hollowing in the stem. Its loss is therefore acceptable and a replacement tree can be secured. Overall, the proposed works are considered to have limited impact and are acceptable. Approval is recommended.

RECOMMENDATION RE: CR/2019/0153/FUL

PERMIT - Subject to the following conditions:-

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
REASON: To comply with Section 91 of the Town & Country Planning Act 1990.
2. The development hereby permitted shall not be carried out other than in accordance with the approved plans as listed below save as varied by the conditions hereafter:
(Drawing numbers to be added)
REASON: For the avoidance of doubt and in the interests of proper planning.
3. The existing trees/bushes/hedges shall be retained and protected as shown on the Tree Protection Plan within the Challice Consulting Tree Survey report dated 9 April 2019 before any development or related preparatory work commences. The protection shall remain in position for the duration of the development and the trees/bushes/hedges to be retained shall not be damaged, destroyed, uprooted, felled, lopped or topped during that period without the previous written consent of the Local Planning Authority. The development works shall be carried out in strict accordance with the Arboricultural Method Statement. Any trees removed without such consent or dying or being severely damaged or becoming seriously diseased during that period, shall be replaced in the following planting season with trees of such size and species as may be agreed with the Local Planning Authority.
REASON: To ensure the retention of vegetation important to the visual amenity and for the environment of the development and the High Street conservation area in accordance with policies CH3 and CH13 of the Crawley Borough Local Plan 2015 - 2030.
4. The development hereby permitted shall not be brought into use until a replacement nursery standard Lime tree (in the location shown on drawing 19/103/01a) and a replacement holly tree have both been planted within the site. In the event that the trees die or become seriously damaged or diseased within a period of 5 years following planting, they shall be replaced in the next planting season with others of similar size and species.
REASON: In the interests of the amenities of the locality, to protect the character and appearance of the High Street conservation area and in accordance with policies CH3, CH6, CH12 and CH13 of the Crawley Borough Local Plan 2015-2030.
5. Notwithstanding the proposed parking layout shown on drawing 19/103/01, the parking bays to be provided shall be marked out with dimensions of 2.4 metres by 4.8 metres and maintained as such thereafter. No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved plan. These spaces shall thereafter be retained at all times for their designated purpose.
Reason: To provide car-parking space for the use in accordance with Policies CH3 and IN4 of the Crawley Borough Local Plan 2015-2030 and the parking standards within the Urban Design Supplementary Planning Document.

1. NPPF Statement

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

This decision has been taken in accordance with the requirement in the National Planning Policy Framework, as set out in article 35, of the Town and Country Planning (Development Management Procedure) Order 2015.



ArcGIS Web Map

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