

LOCATION: [MOKA, STATION WAY, NORTHGATE, CRAWLEY](#)
WARD: Three Bridges
PROPOSAL: DEMOLITION OF EXISTING NIGHTCLUB AND REDEVELOPMENT OF SITE PROVIDING 152 APARTMENTS, GROUND FLOOR COMMERCIAL/RETAIL SPACE (CLASS A1, A3, A4, B1 AND/OR D2 USES) SPLIT BETWEEN 2 TO 4 UNITS, NEW PUBLICLY ACCESSIBLE PUBLIC REALM (INCLUDING POCKET PARK), NEW PUBLICLY ACCESSIBLE ELECTRIC VEHICLE CHARGING HUB, CAR CLUB AND ASSOCIATED WORKS

TARGET DECISION DATE: 30 October 2019

CASE OFFICER: Mr H. Walke

APPLICANTS NAME: Mr G Gallagher

AGENTS NAME:

Purpose:-

- 1.1 Members will recall that a report on planning application CR/2019/0542/FUL on the Moka nightclub site was considered at the Planning Committee meeting on 17 December 2019.
- 1.2 The current report sets out to update Planning Committee on the car club proposals relating to the Moka redevelopment and to seek agreement to a minor variation to the committee resolution in relation to the Section 106 agreement.

Background:-

- 2.1 The site to which this report relates is the Moka nightclub site on Station Way. Planning Committee considered a report on a redevelopment scheme for the site at its meeting on 17 December 2019. The proposal involved the demolition of the existing nightclub building and redevelopment to form 152 flats and ground floor commercial/retail space, new public realm and a pocket park, an electric vehicle charging hub, a car club and other associated works.
- 2.2 The Committee resolved to grant planning permission subject to the completion of a Section 106 agreement and to a number of planning conditions. The resolution was in line with the amended recommendation presented to Planning Committee.
- 2.3 One element of the agreed committee resolution was to secure a
“car club including a minimum of 5 car club parking spaces and two/three years free membership to residents of the dwellings from first occupation, such car club to be continued and expanded for further 5 year periods if monitoring demonstrates success.”
- 2.4 Significant work on the Section 106 agreement has subsequently taken place and the document is nearing completion.
- 2.5 A minor issue has arisen in relation to the proposed car club, which officers wish to make Planning Committee aware of and to address through this report.
- 2.6 The applicant had previously reached agreement with Bluecity to operate the car club from the site. Members may be aware that Bluecity car club had been operating from Gatwick Airport and that the

company was operating in London too. The company was also in discussion with the Borough Council about the potential creation of a car club within Crawley town centre.

- 2.7 Bluecity ceased operating in the UK on 10 February 2020. The applicants and the Borough Council only became aware of that earlier in February. The situation regarding Bluecity is clearly outside the applicant's control, although the applicant remains keen to progress an on-site car club as part of the Moka development. The applicant has initiated discussions to secure a new operator and an update on this will be provided at the committee meeting. Gatwick Airport is also affected by the Bluecity closure and is in the process of procuring a new car club operator. The timing is unfortunate as it has affected the completion of the Section 106 agreement.

Proposed changes

- 3.1 Given the position regarding Bluecity, officers consider it necessary to update Planning Committee and to seek agreement to a minor variation to the previous recommendation. The applicants and officers both agree that the Section 106 agreement should still seek to secure a car club operating from the site. At the present time though, it would be unreasonable to expect the applicant to commit fully to such provision without an agreement being in place with a future car club operator.
- 3.2 Officers therefore recommend a minor variation to the previous recommendation to give some flexibility in this respect. It is proposed that a car club should still be sought and secured through the S106 agreement. If it cannot be delivered though, alternative provision could be made to address the scheme's sustainable transport needs in an alternative way and the Section 106 agreement can be drafted to allow some flexibility on this, subject to agreement by the Local Planning Authority.
- 3.3 The amended recommendation is set out below, with the proposed amendment to the earlier resolution shown underlined.

Recommendation

That the Planning Committee resolves to:

PERMIT subject to conclusion of the Section 106 agreement to secure:

Provision of a minimum of 10% low cost one bedroom housing units, namely 15 units (to be secured at 20% discounted sale or rent, at the Council's nomination, and to be safeguarded in perpetuity);

- Two stage viability re-assessment:
 - First stage if block has not been built up to first floor level within 24 months of grant of permission, to secure further affordable housing units on site if viable (or if agreeable to the Council an off-site affordable housing contribution may be considered); and
 - Second stage upon 75% of sale or rent of dwellings, to secure any affordable housing contribution (up to 50% of additional profit);
- Infrastructure contributions towards open space (£59,958.50) and tree mitigation (£124,600), prior to commencement;
- Unless otherwise agreed in writing by the Local Planning Authority, a car club including a minimum of 5 car club parking spaces and two/three years free membership to residents of the dwellings from first occupation, such car club to be continued and expanded for further 5 year periods if monitoring demonstrates success;
- Installation and retention of electric vehicle charging points on all 16 car parking spaces, prior to occupation;
- Delivery of the pocket park and public realm within the application site prior to occupation and on-going management and maintenance; and
- Highway improvements in association with wider Station Gateway public realm improvements, prior to occupation, including provision for a footpath/cyclepath around the proposed service bay to be adopted as public highway; and

subject to the conditions set out in the committee report of 17 December 2019 and the related committee update.

Background Documents

- Committee report dated 17 December 2019 for planning application CR/2019/0542/FUL
- Committee update for meeting on 17 December 2019 with revised recommendation and conditions.