

(7) MEMBER QUESTIONS

In accordance with Council Procedure Rule 11, the following question has been submitted:-

From Councillor JA Harris to Councillor RL Hughes, Chairman of the Planning Committee

'Two applications in my County Division that were passed by the Planning Committee in the last two years have produced severe parking problems for local residents because of contractors using residential streets to park all day.

The developments for a care home on Somerford Road and a new hotel and restaurant on the former lorry park site have resulted in safety issues, residents not being able to get their car out of their drive or out of the street and general nuisance.

What guidance do the planning department give to developers and contractors to avoid parking issues and what powers do we have to stop this happening in future?'

Response from Councillor Hughes

'This Council consults Gloucestershire County Council's (GCC) highways engineers on planning applications where it is considered there could be an impact on the local highway network as a result of the development. In the two cases cited by Councillor Harris, the Kingsmeadow lorry park (planning permission reference 15/00595/FUL) and Somerford Court (planning permission reference 14/02224/FUL) in Cirencester, GCC highways engineers were consulted for their expert advice.

In the case of the Kingsmeadow lorry park application, a Condition was attached to the permission requiring a Construction Method Statement (CMS) to be submitted to and approved by the Local Planning Authority (LPA). The Condition required, inter alia, that provision be made on-site for 'the parking of vehicles of site operatives and visitors'. Details of this parking provision were submitted by the Applicant and approved by GCC and the LPA. Once the Planning Case Officer was made aware of the issues around on-street parking in the vicinity of the site, he contacted the Applicant's Agent to reinforce the requirements of the Condition, and was assured that site operatives would be reminded of the importance of considerate parking.

The Somerford Court application was assessed as not requiring a CMS and thus, there was no requirement on the developer to provide a parking area on site. It must be assumed that the GCC highways engineer considered that there was sufficient on-street parking to accommodate any additional vehicles generated during the construction phase of the development.

Notwithstanding the advice from GCC Highways, this Council could impose Conditions requiring temporary parking facilities if there was

evidence to demonstrate that this was reasonable and compliant with the required tests. Failure to have sound reasons for doing so would leave the Council open to potential challenge and costs. Officers and Members would have to make an assessment on a case-by-case basis.

Clearly, the LPA would respond to any complaints received regarding possible breaches of Conditions, and consider the expediency of taking enforcement action against any identified breaches. However, it must be noted that in the absence of parking restrictions on the surrounding roads, it is acceptable for members of the public to park on public highways and the LPA has no powers to intervene. If local residents considers there may be highway safety issues as a result of on-street parking, they would be advised to contact GCC's local highway engineers in the first instance.'

Notes:

(i) If Councillor JA Harris is present at the Meeting, he will be entitled to ask a supplementary question arising directly out of either the original question or the answer given thereto.

(ii) An immediate answer cannot be guaranteed to any supplementary question, but the Chairman will try and answer any supplementary question at the Meeting. However, if this is not possible, then the Chairman will answer as much as possible at the Meeting and then provide a full response within five working days. If, for any reason, a full response cannot be provided within those five days, then a holding response will be sent to the questioner, along with the reason for delay and a likely timescale for the full response.

(END)