

ITEM 16 – APPENDIX K

WAVERLEY BOROUGH COUNCIL

EXECUTIVE – 1ST OCTOBER 2013

Title:

WEY COURT AND RIVERSIDE CAR PARKS: APPROVAL TO SUBMIT PLANNING APPLICATIONS

**[Portfolio Holder: Keith Webster]
[Wards Affected: Godalming,
Farncombe & Catteshall, Farnham Moor Park]**

Summary and purpose:

The purpose of the report is to seek approval for the submission of planning applications to allow temporary storage sites to be erected at Meadow and Riverside car parks to facilitate the Decent Homes (kitchen and bathroom renewal) Programme.

How this report relates to the Council's Corporate Priorities:

This report relates to the Council's corporate priority of improving the condition of its' properties

Financial Implications:

The kitchen and bathroom works are allowed for in the approved housing capital programme. The housing revenue account will receive a charge for the use of the car park spaces based on average income lost in the period occupied.

Legal Implications:

Officers are unable to submit a planning application in respect of either site without having first obtained the Executive's authority to do so. This report therefore seeks that authority in order to ensure that the Council complies with its legal and constitutional obligations.

Introduction

Background

1. The Decent Home's kitchen and bathroom programme has been let to two contractors. The Contract with these providers stipulates that Waverley must provide a sufficient hard standing area for storage containers welfare facilities and office space. Two car parking sites have been identified to be suitable for the storage containers.

Requirement for Planning Permission

2. The placing of containers on a piece of land for purposes not ancillary to the lawful use of the land is considered 'development' as defined in section 55 of the Town and Country Planning Act 1990. Part 4, Class A of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) allows for the siting of storage containers for purposes not ancillary to the lawful use of the land for a period of no more than 28 days in a calendar year. The containers will be required for the full contract period of up to six months thus express planning permission will be required for both sites.

Site One – Riverside 2 Car Park in Farnham

3. This car park is already being used by another contractor on a temporary basis, until November 2013 and has been identified as being less well used than other locations. There are currently five contract car parking spaces rented in this car park all of which can potentially be moved to Riverside 1 St James' or Dogflud car parks located close by. The proposal is to take over the rest of the car park for the containers and contractor parking. This is due to Health and Safety risks posed to the public by articulated lorries making deliveries and needing to turn around.

Site Two – Meadow Car Park in Farncombe

4. The site provides ample space for the containers.

Recommendation

That the Executive approves the submission of planning applications for the erection of temporary strategic sites at Meadow car parks to facilitate the Decent Homes (kitchen and bathroom renewal) Programme.

Background Papers

There are no background papers (as defined by Section 100D(5) of the Local Government Act 1972) relating to this report.

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