



Enforcement report-Crompton Street Car Park

RECOMMENDATION

1. Committee is asked to note the report and that having regard to the circumstances below and responses from our Highway colleagues, to invite the owner to submit a planning application for the retention of the land as a short term car park..

SUPPORTING INFORMATION

- 2.1 This report is brought to Committee as a result of recent concerns about the car park and the apparent lack of any formal planning permission.
- 2.2 From information held by the Land Registry, the car park was sold to the present owner Mr Alan Neil Rutherford on 21 July 2005. It appears that it has been used since that time as a pay and display car park.
- 2.3 Its use prior to this was also as a car park associated with the former Hippodrome Theatre and latterly operated as a Bingo Hall in the ownership of Walker Leisure or Walker Property Management Ltd. The land has been used as a car park since the 1960s and was a garage before that. In planning terms the car park was used as an ancillary parking facility to the Hippodrome Theatre use. It was the sale of the land separate from the Hippodrome use that necessitated its own planning permission as an independent car park.
- 2.4 The site is approximately 25 metres wide x 30 metres deep. The site has off street parking for approximately 24 cars and is accessed directly off Crompton Street.
- 2.5 A scheme for the erection of 18 apartments with associated courtyard and parking was made in April 2006 DER/04/06/00691. This application was withdrawn in July 2006. There have been no complaints about the use of the car park until the present ones this year.
- 2.6 The site forms part of the current larger scheme to develop the Hippodrome building and this car park into a multi storey car park, which is due to be reported to Planning Control Committee for a decision in January 2010.

- 2.7 At the time of the 2006 application residents of Crompton Street and beyond provided written objections on the grounds that the car park was an important amenity for visitors and residents and greatly alleviated the on street parking problems being experienced by residents. Our own Highways consultation for that application supported this view.
- 2.8 The City of Derby Local Plan identified a need for public parking in the Becketwell Area. This need has been further reinforced within the Cityscape masterplan which also recognised that availability of public short stay car parking was essential to maintain and improve the economic vitality of this area. Subject to certain criteria being met and conditions imposed, if a planning application were to be submitted for the retention of this site as public off street car parking, but limited to short term parking directed towards visitors and shoppers, it would likely receive support on both highway and planning policy grounds.
- 2.9 Given that there are circumstances that may favour the granting of permission for continued use of this site, it would be appropriate to invite an application for retention of the use to enable the issues to be considered and if appropriate for the present unauthorised use to be regularised.
- 2.10 In addition to this particular site 5 other City Centre sites have been identified as being unauthorised car parks and are also under investigation with a view to taking further action where appropriate.

For more information contact:
Background papers:
List of appendices:

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Enforcement records

IMPLICATIONS

Financial

1. None.

Legal

2. None.

Personnel

3. None.

Corporate objectives and priorities for change

4. None.