

Our Ref: CH/SN/9769

(email: [setareh.neshati@cgms.co.uk](mailto:setareh.neshati@cgms.co.uk))  
Direct dial: 020 7832 1392

Mr Mark Peacock  
Planning Development Control  
Welwyn Hatfield Borough Council  
The Campus  
Welwyn Garden City  
Herts AL8 6AE

19 FEB 2009  
2009 / 0360



Morley House  
26 Holborn Viaduct  
London EC1A 2AT

Tel: 020 7583 6767  
Fax: 020 7583 2231

[www.cgms.co.uk](http://www.cgms.co.uk)

Offices also at:  
Birmingham, Cheltenham  
Kettering, Newark

18th February 2009

Dear Mr Peacock

**APPLICATION FOR TEMPORARY PERMISSION FOR USE OF LEVEL 6  
OF MULTI-STOREY CAR PARK FOR USE AS CAR BOOT SALE ON  
SUNDAY MORNINGS AT GALLERIA, HATFIELD**

You will have been made aware that at the planning committee meeting at 12th February Members decided not to grant permanent planning permission for a car boot sale on the 6th floor (Application ref. S6/2008/2308/FP). Members however did indicate that had the application been for temporary permission they would have been more likely to support the proposal. Accordingly please find attached application for a temporary period of 6 months. In all other respects the application is identical to the last submission. Appendix 1 contains the completed application form, land ownership certificate, site location plan (ref: CgMs 1) and sustainability check list.

**Background**

To recap the background situation is as follows: In June 2008, planning permission was granted temporarily for change of use of level 6 of the Multi Storey car park for use as car boot sale on Sunday between the hours of 7:00am and 11:00am, to expire on or before 31 December 2008 (ref S6/2008/761/FP) – see Appendix 2. A car boot sale has operated each Sunday since 2<sup>nd</sup> November (operated by Countryside Promotions) and has proved popular with the public and financially successful. There has been no adverse impact on the highway network or amenity generally and this is recognised in the Officer's report to committee for S6/2008/2308/FP (see appendix 3).

## **Attendance**

Land Securities manage entry to and exit from the multi-storey car park (MSCP). Their figure shows that about three-quarters of cars associated with the car park boot sale enter and leave before 11am. Approximately a quarter remain, either to take advantage of the general shopping/entertainment/refreshment facilities at Galleria or are involved in the wind down of the car boot sale itself (sellers in particular). Appendix 4 contains the survey figures.

## **Car Parking**

The operators report no pressure on car parking spaces in the MSCP. The peak number of cars entering before 11am was 1356 on 9<sup>th</sup> November (the second week of operation). However 1163 cars left before 10.30am, indicating that dwell time is fairly short. For many people it will have been an exploratory first visit. The capacity of the MSCP is 924, but the Galleria has a total of 1691 spaces available if necessary.

Specific figures for use of the MSCP between 11am and noon show that it had capacity of between 40 and 50% during November.

## **Number of stallholders**

The popularity of the car boot sale from vendors has surpassed expectation with 70 stalls being accommodated on 2<sup>nd</sup> November. To enable flexibility for the future a revised layout is now being used which allocates a seller 1.5 car parking spaces each rather than 3 spaces. The car boot sale itself would continue to be restricted to level 6 only, so there is no actual loss of car parking spaces. The revised layout (drawing ref: 879 SK 6 P04) is contained in appendix 5.

## **Operating Hours**

Condition 3 of the temporary permission restricts the hours of operation to 11am. In reality we have found this to be impractical with customers lingering beyond 11am and vendors needing time to pack up. The reason for this condition is to

ensure the adequacy of car parking spaces. This has clearly been demonstrated with 40-50% capacity in the MSCP between 11am and noon.

### **General Operation**

Sellers and customer's cars enter through the normal car park entrance at ground level. Parking is free prior to 10.30, with drivers being issued an exit ticket. As the multi-storey car park has a 2.3 metre height restriction, no vans or lorries above this height can enter. Therefore, sales activities are provided by individuals rather than traders.

Vehicular access is via the normal multi-storey car park entry off Comet Way. Pedestrians are able to access via the multi-storey staircases. Initially parking spaces for customers parking are allocated immediately below level 6.

With respect to noise the multi-storey car park is located in the south-west corner of the Galleria which has no residential dwellings nearby. No objections have been received from residential dwellings nearby since the Car Boot sale began.

The multi-storey car park has been kept and maintained in a clean and tidy condition. The management team clears any litter after the sale closes. Land Securities are responsible for the management of the car boot sales and will continue to maintain the car park area in a clean and tidy condition.

The Galleria's normal toilet and litter collection facilities are available. Burger King and McDonald's are open from 6am and 5am respectively and there are additional mobile refreshment facilities.

### **Impact on the Town Centre**

There are virtually no shops open in the town centre on a Sunday morning (ASDA aside) and those that are, do not trade in the sort of second hand goods sold at a car boot sale. Impact is therefore de minimus.



## Conclusion

This proposal seeks to continue a different retail experience to customers of the Galleria. Car boot sale is being undertaken in the multi-storey car park successfully. LS Galleria wishes to continue the concept for a further temporary period.

The use comprises the recycling of unwanted goods, more akin to a jumble sale. It is a fun, community orientated activity. The number of visitors shows that it is supported by local residents.

In the light of the above, I consider that planning permission should be granted for the change of use of the level 6 of the multi storey car park for use as car boot sale for a further temporary period on Sunday between the hours of 7:00am and 12:00pm.

No application fee is submitted as this is a resubmission of an application of similar character submitted within 12 months of refusal.

We trust you have sufficient information with which to register the application and look forward to receiving an acknowledgement of receipt. If you have any queries or wish to discuss any aspect in the meantime, please do not hesitate to contact me.

Yours faithfully



 **Setareh Neshati**  
**Assistant Planner**

Enc.

Cc: Bill Baker                   – Land Securities  
Tim Stirling                   – Land Securities