

<b>APPLICATION NO</b>	<b>PA/2009/0169</b>
<b>APPLICANT</b>	Mr P Fish, Restoration and Racing Ltd
<b>DEVELOPMENT</b>	Planning permission to change the use of an existing joinery workshop to a vehicle refurbishment workshop
<b>LOCATION</b>	Workshop, Kettleby Lane, Wrawby
<b>PARISH</b>	<b>WRAWBY</b>
<b>WARD</b>	Brigg and Wolds
<b>SUMMARY RECOMMENDATION</b>	<b>Grant permission subject to conditions</b>
<b>REASONS FOR REFERENCE TO COMMITTEE</b>	Objection by Wrawby Parish Council  Third party request to address the committee
<b>POLICIES</b>	<b>Regional Spatial Strategy for Yorkshire and the Humber:</b> No specific policies apply.  <b>North Lincolnshire Local Plan:</b> Policy ST3 (Development Limits) – the site lies within the open countryside just outside the development boundary for Wrawby. Development outside development boundaries will only be permitted if it is essential for the purposes of agriculture, forestry or to meet a special need associated with the countryside.  Policy RD2 (Development in the Open Countryside) – development in the open countryside will be strictly controlled. This policy limits the type of development considered to be acceptable within the open countryside.  Policy DS4 (Changes of Use in Residential Areas) states that consideration will be given to other uses provided that the development will not adversely affect the appearance and character of a residential area or residential amenity by virtue of noise, traffic generation, reduction in road safety or other adverse environmental conditions.  Policy DS1 (General Requirements) provides general design guidance in relation to all new development.
<b>CONSULTATIONS</b>	<b>Highways:</b> No objections subject to a condition relating to improved parking and turning facilities.
<b>PARISH COUNCIL</b>	Object to the application on the following grounds:

- would create a highway hazard, being situated close to the junction of Kettleby Lane and the A18 with the added problem for residents of Kettleby Lane from road-testing of vehicles
- use should be on an industrial estate, not next to a residential area
- unacceptable noise from testing of high performance cars
- fire hazard from storage on site of fuel, oil, paint, gas cylinders etc
- environmental air pollution from exhaust fumes, paint smells etc generated from the workshop
- insufficient loading and parking facilities within the site which would spill out onto Kettleby Lane
- would attract more vehicular traffic onto Kettleby Lane to disturb local residents

## **PUBLICITY**

Neighbouring properties have been notified and seven letters have been received: one in support and six objecting to the proposal for the same reasons as those raised by the parish council, together with some non-material planning considerations and the following additional issue:

- open countryside location

## **ASSESSMENT**

This application relates to a former joinery workshop building situated within a 0.05 hectare plot of land to the west side of Kettleby Lane near to its junction with Melton Road. The building is currently unused having not been used as a joinery workshop since 1992.

It is proposed to use the building which measures 15 metres by 12 metres as a vehicle refurbishment workshop. Its walls are constructed in brickwork covered in an asbestos roof. There are various sized openings to all its elevations but the main entrance door faces Kettleby Lane from which vehicular access is gained. In order to minimise any impact on the living conditions of occupants of adjoining dwellings to the north on Melton Road, it is proposed to block-up a door and window along the north elevation and restrict access to this side of the building. In addition, the wall to this elevation will be reinforced with new acoustic wall boarding. A 1800 millimetre timber panel fence will be erected along part of the boundary to

the rear of the building to preserve the privacy of residents.

The type of vehicle restoration, maintenance and modification is a highly specialised activity which could eventually employ up to three people. It is intended that the workshop would be used on weekdays between 8am and 6pm, and on Saturdays between 8am and 1pm.

**The key issues in determining this application are whether the proposal would have an adverse impact on the living conditions of residents of nearby dwellings through noise disturbance and additional vehicle generation on Kettleby Lane.**

It has been suggested that the proposed use would result in highway safety and noise issues for residents living on Kettleby Lane from road-testing of high performance vehicles close to the Kettleby Lane/Melton Road junction and insufficient parking and turning facilities within the application site. However, the throughput of traffic into and out of the building would be extremely small and as such Highways do not consider this an issue. The use of the surrounding highway network for road-testing of vehicles is just speculation. Highways have recognised possible inadequacies within the application site for parking, turning and off-loading of vehicles and have requested a condition requiring improvements to be carried out before the use commences.

It could be argued that this type of use is better accommodated within an existing industrial estate rather than in an open countryside location just outside the village development boundary. However, in this case the building was used for a considerable period of time for a similar use which probably generated higher noise levels.

In order to minimise noise impact and emission of exhaust fumes and other smells from the workshop, the Environmental Protection team have requested the imposition of a condition on any permission granted whereby all works and activities to vehicles are contained within the building when all openings should be kept closed.

The storage of flammable materials within the site is the applicant's responsibility and must be carried out in accordance with health and safety regulations.

## **RECOMMENDATION**

### **Grant permission subject to the following conditions:**

1.

The development must be begun before the expiration of three years from the date of this permission.

#### **Reason**

To comply with section 91 of the Town and Country Planning Act 1990.

2.

Prior to the change of use, the parking and turning facilities to the front shall be improved in accordance with details to be submitted to and approved in writing by the local planning authority.

#### **Reason**

In the interests of highway safety and to comply with policy T19 of the North Lincolnshire Local Plan.

3.

All works pertaining to the restoration/refurbishment of vehicles shall be undertaken indoors with doors and windows kept closed at all times other than for access or egress.

#### **Reason**

To minimise the impact of the development on adjacent properties in accordance with policy DS1 of the North Lincolnshire Local Plan.

4.

No activities shall be carried out from the site before 8am nor after 6pm Mondays to Fridays, before 8am nor after 1pm on Saturdays, nor at any time on Sundays or Public Holidays.

#### **Reason**

To ensure the living conditions of nearby dwellings are protected in accordance with policy DS1 of the North Lincolnshire Local Plan.





**Application site**

----- **NLLP development boundary**

Drawing Title: 2009/0169

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