

APPLICATION NO	PA/2010/0941
APPLICANT	European Vehicle Sales (Export) Ltd
DEVELOPMENT	Planning permission to change the use of buildings and land to include a haulage and storage yard with the retailing of HGVs, together with the dismantling of HGVs and recycling and retailing of salvaged parts
LOCATION	Cabin Centre, Sandtoft Industrial Estate Road 1, Belton
PARISH	BELTON
WARD	Axholme Central
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Objection by Belton Parish Council

POLICIES

North Lincolnshire Local Plan: Policy DS1 (General Requirements) requires a high standard of design in all developments and poorly designed developments will be refused. The following criteria will be used to assess each proposal:

- (i) the design and external appearance should reflect or enhance the character, appearance, and setting of the immediate area;
- (ii) the design and layout should respect and, where possible, retain or enhance the existing landform;
- (iii) no unacceptable loss of amenity to neighbouring land uses should result in terms of noise, smell, fumes, dust or other nuisance, including overlooking or overshadowing;
- (iv) amenity open space should be retained where possible;
- (v) no pollution of water, air or land should result.

Policy T2 (Access to Development) states that all development must be provided with a satisfactory access.

Policy ST3 (Development Limits) – the site is within the defined Sandtoft Airfield industrial area.

CONSULTATIONS

Highways: No objections.

PARISH COUNCIL

Object on the grounds that the dismantling of HGVs and the sale of parts will substantially increase traffic through the village.

PUBLICITY

Neighbouring properties have been notified and no letters of comment or objection have been received.

ASSESSMENT

The application site is located on Sandtoft airfield between Belton and Sandtoft and is within the defined development boundary for the airfield. The airfield is used predominantly for industrial and commercial purposes; there are a number of storage and distribution uses on it at present and the application site is surrounded by industrial premises. There is an existing large (approximately 3950 square metres) unit on the site. The application site is currently vacant and was last used for the construction and distribution of portable building units. This application is to allow the use of the site as a haulage and storage yard and for the sale of HGVs and trailers, the dismantling of HGVs and the sale of reconditioned parts from the salvaged HGVs. The proposal would constitute an expansion of the applicant's existing business (European Vehicle Sales (Export) Ltd), which is based in Sandtoft and has a good connection with the local workforce. The proposed salvaging process will be relocated to the site from the applicants' existing site at Unit 11 also on Sandtoft industrial estate.

The main issue in determining this application is whether the local highway network is able to cope with the potential increase in traffic resulting from the proposed change of use.

The application site is an industrial site within an existing industrial estate and it was previously used for an industrial process (manufacture of portable buildings). Sandtoft airfield is industrial in nature and the area of land directly to the west of the application site is allocated for B1, B2 and B8 use in the North Lincolnshire Local Plan. The proposed uses fall within these Use Classes. The applicant has submitted details of proposed traffic movements to/from the site as part of the planning application. This information shows that there will be little increase in traffic to and from the site above and beyond what the previous use of the site generated. Additionally, the number of HGV movements to and from the site will reduce significantly, with the bulk of movements being made up of small commercial vehicles or private cars. The local Highway Authority have been consulted on the application and have seen the details of traffic movements provided by the applicants and have raised no objections to the proposal. Due to the anticipated level of vehicle movements that would be generated by the development, which will not be significant, it is considered that the existing infrastructure is adequate to cater for the proposed change of use. As this application constitutes a change from one industrial use to another, within an existing industrial estate, the impact on neighbouring properties will be minimal. However conditions have been recommended to restrict the salvage and dismantling of vehicles to within the existing building only and to restrict the hours that salvage and dismantling can take place. This will prevent the use causing a nuisance either visually or by virtue of noise.

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.

The development hereby permitted shall be carried out in accordance with the following approved plans: 598/10C.

Reason

For the avoidance of doubt and in the interests of proper planning.

3.

The salvage and dismantling of vehicles shall only be undertaken within the site unit.

Reason

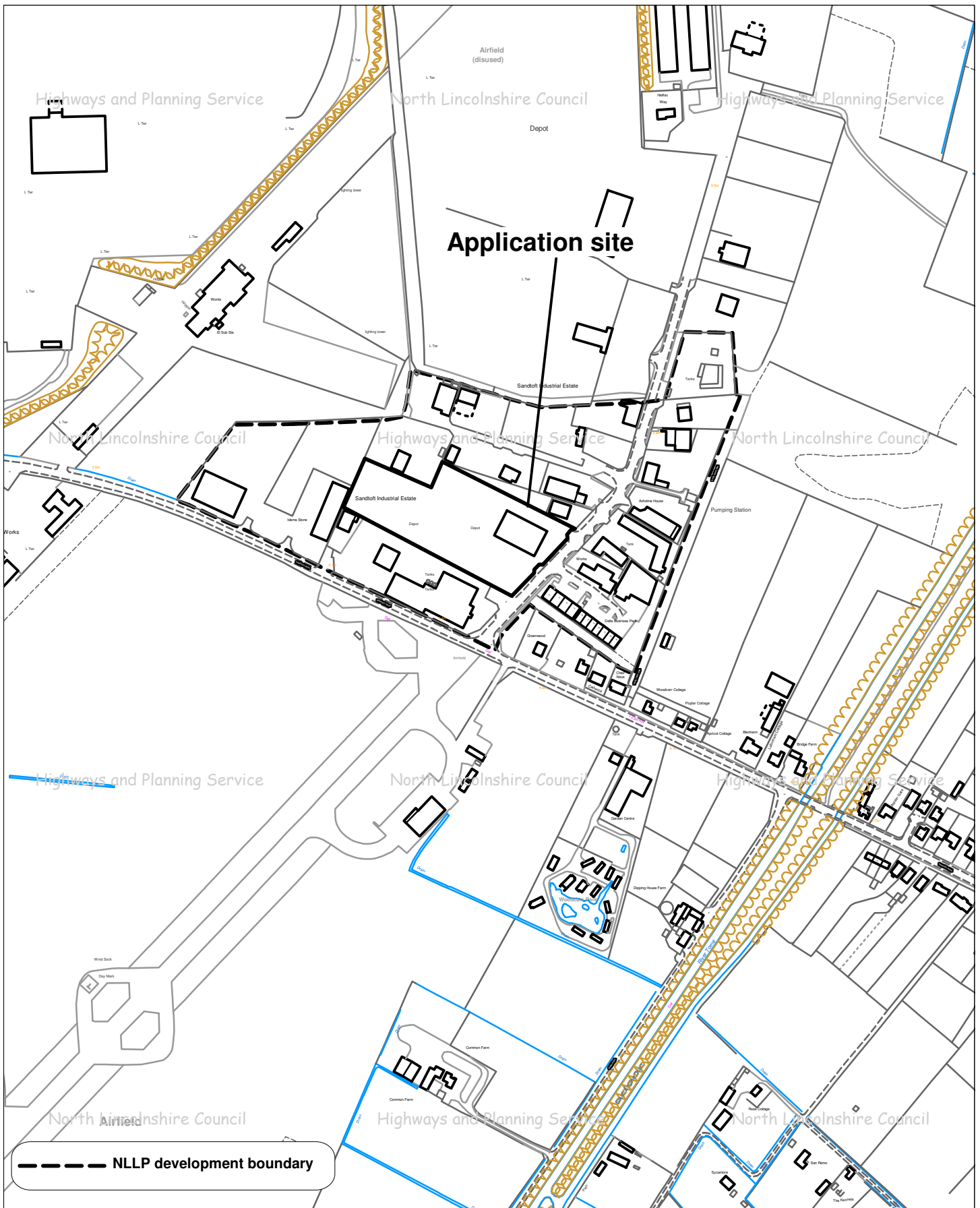
In the interest of protecting the amenities of neighbouring residential properties.

4.

The salvage and dismantling of vehicles shall only be undertaken between the hours of 8am to 6pm Monday to Friday and 8am to 4pm on Saturday. No salvage or dismantling of vehicles shall take place on Sundays or Public/Bank Holidays.

Reason

In the interest of protecting the amenities of neighbouring residential properties.



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Highways and Planning Service

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