

APPLICATION NO PA/2014/0723

APPLICANT Mr P Sheriff

DEVELOPMENT Planning permission to retain the storage/display of cars for sale

LOCATION Swallow Eaves, Silver Street, Winteringham

PARISH **WINTERINGHAM**

WARD Burton Stather and Winterton

CASE OFFICER Andrew Law

SUMMARY RECOMMENDATION **Grant permission subject to conditions**

REASONS FOR REFERENCE TO COMMITTEE Objection by Winteringham Parish Council

POLICIES

National Planning Policy Framework: Paragraph 28 states that planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development.

Paragraph 64 states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

North Lincolnshire Local Plan: Policy DS1 (General Requirements)

Policy RD2 (Development in the Open Countryside)

Policy T19 (Car Parking Provision and Standards)

North Lincolnshire Core Strategy: Policy CS1 (Spatial Strategy for North Lincolnshire)

Policy CS2 (Delivering More Sustainable Development)

Policy CS3 (Development Limits)

CONSULTATIONS

Highways: No objections, but recommend conditions 7 and 8.

Environmental Health: No objection.

Historic Environment Record: No objection.

PARISH COUNCIL

Object on the following grounds:

- The applicant will put up signage which will be a distraction on a narrow road.
- Once he runs out of room the applicant will site cars to the front and side of the dwelling.

PUBLICITY

Neighbouring properties have been notified. No comments or objections have been received.

ASSESSMENT

The site comprises an area of private amenity space to the rear of Swallow Eaves, a large detached dormer bungalow on the outskirts of Winteringham. Swallow Eaves has a large residential curtilage which is a mix of lawn and hard surfacing. The application site is an area of hard standing located to the rear of the dwelling, adjacent to the applicant stable block and associated yard and parking area. The site is located outside the settlement boundary for Winteringham and as such is located within the open countryside for the purposes of planning. The bungalow is set back some 34 metres from the highway and the area of hard standing in question is approximately 50 metres from the highway. The curtilage of the dwelling is well screened by hedging to the front (north) and east and by trees to the south and west. The site is bounded by residential properties to the east and open fields to north, south and west. This application seeks planning permission to retain a change of use of the application site to allow the display and sale of up to 20 cars.

The main issues in the determination of this planning application are the principle of development and the impact on the character and appearance of the open countryside.

The proposal is for a new car sales business outside the defined development boundary for Winteringham. Policy RD2 (Development in the Open Countryside) therefore applies and states that planning permission will only be granted for development which is employment-related development appropriate to the open countryside, provided the development cannot reasonably be accommodated within defined development boundaries and it would not be detrimental to residential amenity or highway safety. Paragraph 28 of the National Planning Policy Framework (NPPF) states that planning policies should support economic growth in rural areas and support the sustainable growth and expansion of all types of business and enterprise in rural areas. It is worth noting that the NPPF does not discriminate between specific types of new enterprise being proposed in rural areas, save that the proposal is sustainable and well designed. It is considered that the proposal in this location is in a sustainable location, being located on the edge of Winteringham, within easy reach of the local highway network and local services within the settlement, and is accessible by foot and cycle if necessary.

The proposal is for a small-scale car sales business at the applicant's existing property, and there is sufficient space within the rear garden to accommodate the proposal. The car sales area is sited some distance to the rear of the dwelling and is well screened by existing landscaping. On this basis the proposed change of use will not have a significant impact on the character or appearance of the area. The cars themselves are not marked for sale and

the only signage on the site is not located in a visually prominent location and is not visible from the highway. In addition the number of cars that can be displayed on the site will be restricted to 20 and they will have to be displayed to the rear of the dwelling; this is because the application site upon which the change of use is being sought has been tightly drawn around the 20 car parking spaces to the rear of the dwelling. Furthermore the applicant has confirmed that he does not intend to install any additional signage at the site and that he will apply for advertisement consent for the existing sign if permission is granted for the sale of cars, or remove the sign if necessary.

The proposed use will have no significant impact on the amenity of adjacent residential properties owing to its small-scale nature and existing screening. It should also be noted that the cars are advertised online and that people come to view them by appointment only. The business does not operate like a traditional car forecourt where members of the public can arrive as and when they like. This will further prevent the use from impacting on neighbours and the character of the area as there will only be one customer on site at any time.

RECOMMENDATION Grant permission subject to the following conditions:

1.
The development hereby permitted shall be carried out in accordance with the following approved plans: 1.

Reason

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

2.
Cars shall only be advertised for sale within the areas identified on drawing number 1. At no time shall any vehicles be positioned or advertised for sale within the limits of the adopted highway.

Reason

In the interests of highway safety and to protect the character and appearance of the area.

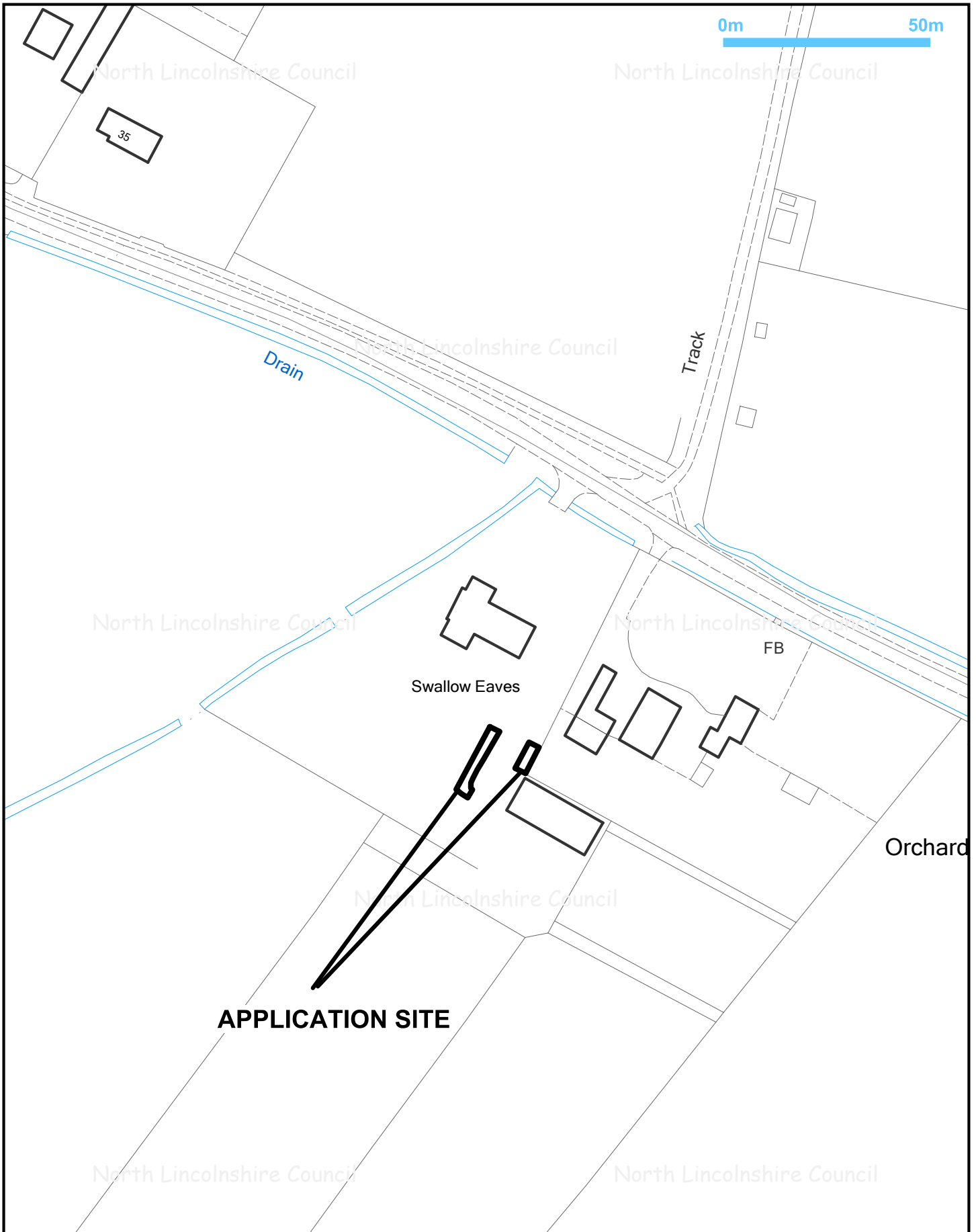
3.
No signage relating to the proposal shall at any time be positioned within the limits of the adopted highway.

Reason

In the interests of highway safety.

Informative

In determining this application, the council, as local planning authority, has taken account of the guidance in paragraphs 186 and 187 of the National Planning Policy Framework in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the area.



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Ordnance Survey 0100023560



Director of Places
Peter Williams
BSc,DMS,CEng,MEI,MCMI,AMIMechE

PA/2014/0723 Layout Plan

Not to scale

