

APPLICATION NO	PA/2015/1189
APPLICANT	Mr J Bush
DEVELOPMENT	Planning permission to retain change of use of part of existing driveway for the storage of vehicles in connection with an internet car sales business
LOCATION	Springfield Lodge, Wrawby Road, Wrawby
PARISH	WRAWBY
WARD	Brigg and Wolds
CASE OFFICER	Ann Scott
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Member 'call in' (Councillor Waltham – significant public interest)

POLICIES

National Planning Policy Framework: Paragraph 56 requires good design. 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.

North Lincolnshire Local Plan: Policies R1, RD2, DS1, DS3, T1 and T19.

North Lincolnshire Core Strategy: Policies CS1, CS2, CS3 and CS5.

CONSULTATIONS

Highways: Does not wish to restrict the grant of permission.

Environmental Health: The proposed development has the potential to create noise and disturbance from the operation and conditions are recommended in relation to hours of operation (limited to 8am until 8pm seven days a week), viewings by appointment only, no vehicle repairs or servicing to be carried out on the site, and a restriction on the number of vehicles to be limited to 10 at any one time unless otherwise agreed in writing with the local planning authority. The business use granted should cease when the residential premises are sold.

PARISH COUNCIL

Objects strongly to the application on the grounds that the proposed change has already commenced and deliveries have taken place to the property. There has been an increase in the number of cars parked there and an incidence of a car parked on the grass verge outside the property. It will be difficult to control and the parish council is concerned that the number of cars on display will likely lead to impromptu visits from passers by, and if the business became more successful more deliveries of cars would be made and would result

in an obstruction on the A18. The proposed use is for a commercial undertaking which is totally unacceptable in a rural/residential area.

PUBLICITY

Neighbouring properties have been notified and a site notice posted.

One letter of concern has been received with regard to the potential for the business to be sold on if the application is granted and permission runs with the land which might lead to a different class of vehicle being stored there, extra signage and different delivery methods. The neighbour has had visitors calling at his property which the applicant has made attempts to stop. The neighbour raises concerns with regard to highway safety due to the proximity of the A18. In addition the neighbour wishes to see the existing amenities of the locality protected and not eroded by this development and considers the activity would be more appropriate at commercial premises in Brigg.

ASSESSMENT

This application was deferred at the last meeting of the Planning Committee to enable members to visit the site prior to making a decision.

Planning policy

The relevant planning policies for consideration as part of this application are:

National Planning Policy Framework, paragraph 56 relating to good design which is an integral part of sustainable development and paragraph 28 which 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;

North Lincolnshire Local Development Framework Core Strategy policies in relation to the location of development: CS1 (Spatial Strategy), CS2 (Delivering More Sustainable Development), CS3 (Development Limits) and CS5 (Delivering Quality Design); and

North Lincolnshire Local Plan policies DS1 (Development Standards), DS3 (Planning Out Crime), RD2 (Rural Development), T1 (Location of Development) and T2 (Access to Development).

The proposal accords with the criteria set out in the above policies. In terms of development standards and access the proposal is sited outside the development limits for Wrawby on the A18 in open countryside. Rural diversification is allowed under policy RD2 provided that it is employment-related development appropriate to the open countryside and does not detract from the character or appearance of the open countryside and cannot be reasonably located within defined settlement boundaries.

Residential/visual amenity

The development involves the retention of an existing storage area for vehicles in connection with an internet car sales business. The applicant is seeking permission to allow the continued parking of cars for sale in connection with the business. There will be no direct on-site advertising, no price boards or 'for sale' signs. The cars will be advertised on the website only and customers will only be allowed to view the cars on an appointment basis. The applicant indicates that the development will be likely to incur approximately 10

public visits per month. The applicant will store cars in connection with an existing workshop in Brigg where they will be prepared for sale. No more than seven to eight cars for sale will be on site at Springfield Lodge at any one time. There will be no trade work carried out on site in terms of repairs/valeting etc. The site is partially screened by the roadside hedge. Viewings may take place at customers' houses or places of work reducing the number of visits to the premises.

Officers consider that, subject to conditions, the proposed development could be controlled in line with conditions suggested by the Environmental Health officer relating to hours of operation and number of cars. A condition restricting the use to the applicant only and ceasing if the existing residential property is sold is not considered to be necessary.

Highways

There are no objections in principle to the proposal from the highway control officer who does not wish to restrict the grant of planning permission.

Conclusions

The application is considered to be in accordance with the relevant national planning guidance and planning policies set out above and is recommended for approval subject to conditions.

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: PA/2015/1189/01 (site plan), PA/2015/1189/02 (block plan) and PA/2015/1189/03 (Plan car storage).

Reason

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

3.
Cars for sale in connection with the business use shall only be stored in the area identified on the submitted drawing number PA/2015/1189/03 and no more than eight cars shall be stored at the site in connection with the business use hereby approved.

Reason

This condition is imposed in the interests of the visual amenities and highway safety of the area and in accordance with policy DS1 of the North Lincolnshire Local Plan.

4.
At no time shall any vehicles be positioned or advertised for sale within the limits of the adopted highway.

Reason

This condition is imposed for the avoidance of doubt and in the interests of the visual amenities of the locality, and in accordance with policy DS1 of the North Lincolnshire Local Plan.

5.

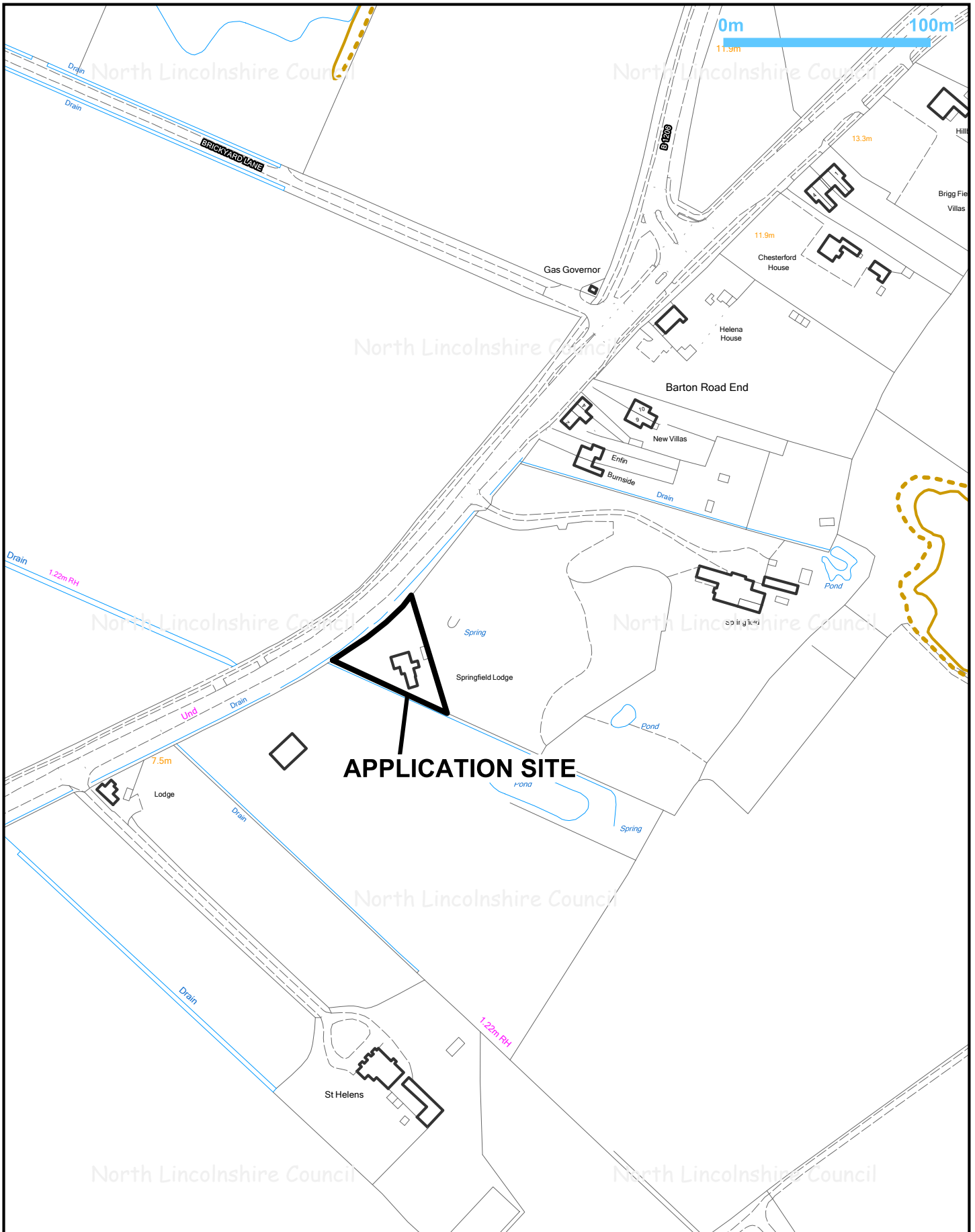
The use hereby approved shall be for internet-based car sales and restricted to visitors on an appointment basis, with no on-site advertising, and visitors to the business shall only be allowed between the hours of 8am to 8pm Monday to Sunday.



Reason

This condition is imposed for the avoidance of doubt and in accordance with policy DS1 of the North Lincolnshire Local Plan.

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.



Title: PA/2015/1189			
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