

Application Number: F/YR12/0409/F
Minor
Parish/Ward: March Town Council
Date Received: 23 May 2012
Expiry Date: 18 July 2012
Applicant: Mr S Bradshaw

Proposal: Stationing of portacabin for storage purposes (renewal of planning permission F/YR09/0228/F)
Location: March Conservative Club Limited, 14 Creek Road, March Cambridgeshire

Site Area/Density: 21 sq. metres (Area of Portacabin)

Reason before Committee: Member Involvement

1. EXECUTIVE SUMMARY/RECOMMENDATION

This application seeks consent for the stationing of a portacabin for storage purposes at March Conservative Club Limited, 14 Creek Road, March. This application is a renewal of planning permission F/YR09/0228/F.

The key issues to consider are:

- Principle and Policy Implications
- Design and Impact on Surroundings

This application is for a renewal of 2 previous applications (F/YR09/0228/F & F/YR06/0050/F) which were granted. The previous application gave 3 years consent due to the temporary nature of the structure. The siting, location and impact on amenity have been previously been assessed and considered acceptable. The key issue is the condition of the existing portacabin. The portacabin is considered to be in good condition. However, given the nature of these buildings it is acknowledged that they can deteriorate quite quickly.

It is, therefore, considered appropriate to condition the portacabin for a further 3 years temporary use in order that the situation can be monitored. Approval is recommended.

2. HISTORY

Of relevance to this proposal is:

- | | | | |
|-----|---------------|--|---------|
| 2.1 | F/YR09/0228/F | Use of land for stationing of portacabin for storage purposes (renewal of planning permission F/YR06/0050/F) | Granted |
| 2.2 | F/YR09/0278/A | Display of 1 no externally illuminated projecting sign | Granted |
| 2.3 | F/YR06/0050/F | Change of use of garden land at 16 Creek Road to come within the curtilage of March Conservative Club stationing of portacabins for storage purposes and change of | Granted |

use of 16 Creek Road from
residential to offices

3. PLANNING POLICIES

3.1 **National Planning Policy Framework:**

Paragraph 2: Planning law requires that application for planning permission must be determined in accordance with the development plan.

3.2 **Emerging Fenland Core Strategy:**

CS14: High Quality Environments

3.3 **Fenland District Wide Local Plan:**

E8: Landscape and Amenity Protection

4. CONSULTATIONS

- 4.1 **Parish/Town Council:** No comments
- 4.2 **Local Highway Authority (CCC):** No implications
- 4.3 **Environment & Health Services:** No objections
- 4.4 **Middle Level Commissioners:** Will not be commenting
- 4.5 **FDC Housing and Development:** No comments received
- 4.6 **Local Residents:** No comments received

5. SITE DESCRIPTION

- 5.1 The application site is located at March Conservative Club, 14 Creek Road, March. The site is located on the northern side of Creek Road, approximately 75 metres away from the Station Road junction. The site is currently occupied by a large detached building, with various extensions and a portacabin (for storage purposes) occupying the north-east of the site. The area is predominantly residential, however, there is a supermarket opposite the site.

6. PLANNING ASSESSMENT

6.1 **Principle and Policy Implications**

The proposal is a renewal of a previous application for the stationing of a portacabin. The previous application gave 3 years consent due to the temporary nature of the structure. The site lies within the existing settlement of March and, in view of the previous applications, the principle of the development is acceptable providing the proposal accords with policies of the development plan. Policy E8 of the Local Plan outlines that proposals should allow for the protection of site features, should have regard for the amenities of adjoining properties and should provide adequate access, parking and manoeuvring space. Policy CS14 of the Emerging Core Strategy outlines criteria that proposals for new development should be assessed against.

Design and Impact on Surroundings

The proposal is a temporary structure, which is no more than 2 metres in height. It is considered that the continued siting will have minimal impact on adjoining occupiers given the existing situation and the fact that the proposal cannot be seen above the boundary treatments, which enclose the site. The appearance of the proposal is not strictly in keeping with the surroundings given that other buildings are of a permanent nature. However, since the portacabin cannot be seen from a public vantage point, it would be unreasonable to object to the proposal on its appearance.

All existing features of the site will be retained. It is envisaged that there will be no demonstrable increase in vehicular activity as the proposal is to be used for storage purposes. The building is in good condition, however, Officers are aware that buildings of this nature can deteriorate quite quickly. It is, therefore, considered appropriate to condition the building for a further 3 years temporary use in order that the situation can be monitored.

7. CONCLUSION

- 7.1 The proposal is a renewal of a previous permission, therefore, this application will have no additional impact on adjoining occupiers or the location in general. Due to the nature of the building, it is considered that a further temporary condition is appropriate. Permission for an additional 3 years is, therefore, recommended.

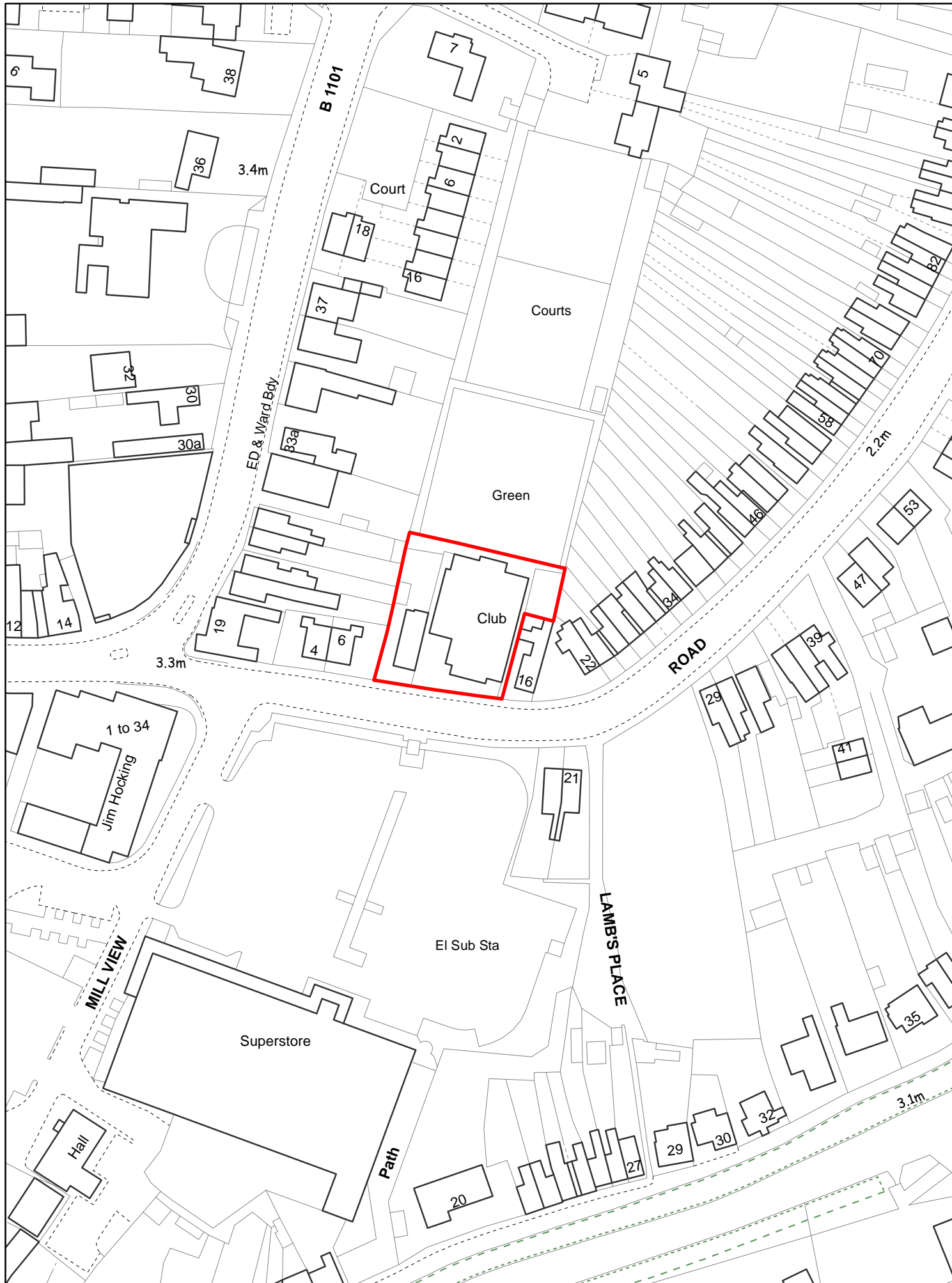
8. RECOMMENDATION

Grant

- 1 The use and siting of the portacabin hereby permitted shall be discontinued and the land returned to its former use on or before 22 August 2015; unless a further planning application for renewal or continued use is submitted prior to that date.**

Reason - In view of the temporary nature of the building, the use is not one the Council is prepared to permit other than for a limited period of three years.

- 2 Approved Plans**



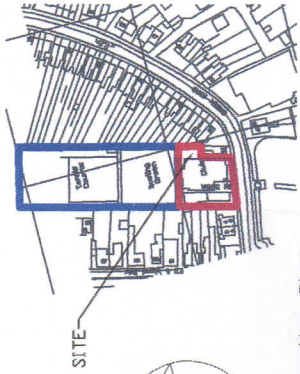
Created on: 30/05/2012

F/YR12/0409/F

© Crown Copyright and database rights 2012 Ordnance Survey 10023778

Scale = 1:1,250

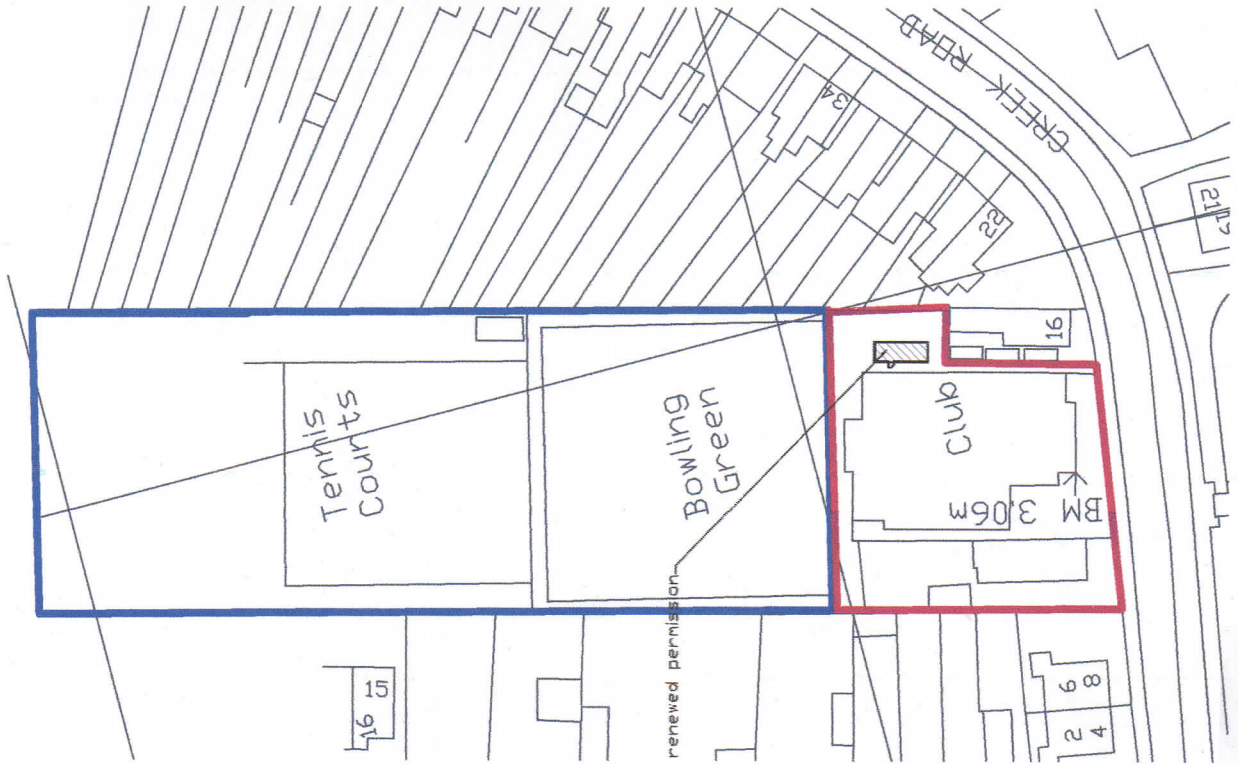




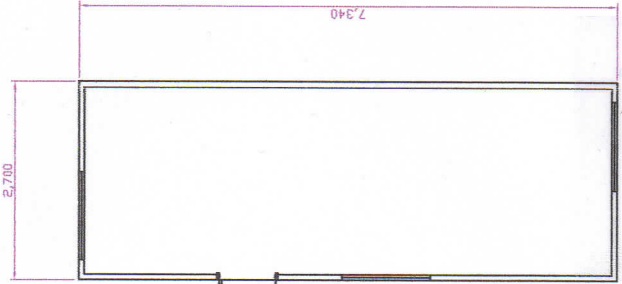
Location Plan
Scale 1:5000



View of Portakabin



Site Plan
Scale 1:1000



Portakabin Plan view
Scale 1:100

Ref: PP-01977132

March Conservative Club
Creek Road
March

Renewal of Planning Permission
For portakabin

Site and plan elevations