

Application Number: F/YR13/0856/F

Minor

Parish/Ward: Wisbech St Mary Parish Council/Parson Drove and Wisbech St Mary Ward

Date Received: 18 November 2013

Expiry Date: 13 January 2013

Applicant: Mr B M Dickson

Agent: Mr David Broker, David Broker Design Services

Proposal: Change of use of land and siting of portacabin for office use in association with existing business (retrospective)

Location: Guyhirn Tyres, Oak Tree Farm, Thorney Road, Guyhirn

Reason before Committee: This application is before committee given that an elected Member is acting as agent for the scheme. Should this not have been the case it would have been determined under delegated powers by Officers

1. EXECUTIVE SUMMARY/RECOMMENDATION

This application seeks full planning permission (retrospective) for the change of use of land and the siting of a portacabin for office use in association with the existing business at Guyhirn Tyres, Oak Tree Farm, Thorney Road, Guyhirn.

It is considered that the proposed use is unlikely to result in a significant increase with regard to noise and disturbance or vehicular movements from the authorized use. No objections have been raised from consultees regarding highway safety or environmental protection issues. It is unlikely that nearby residential occupiers will suffer as a result of the proposal given the historic uses.

The proposal accords with policies of the development plan and taking all issues into consideration including the previous consent, the proposal is recommended for approval. It is recommended that a condition is included within the approval to allow for 5 year permission (as per the previous consents) given the temporary nature of the portacabin structure.

2. HISTORY

Recent history of relevance to this proposal includes:

2.1 F/YR10/0049/F – Change of use from workshop/storage to tyre fitting and vehicle maintenance unit (retrospective) – Granted (04/03/2010) – Delegated Decision

F/YR09/0694/A – Display of 2 wall mounted signs externally illuminated by 2 floodlights (retrospective) – Granted (23/12/2009) – Delegated Decision

F/YR08/0970/F – Siting of a portacabin for office use – Granted (19/12/2008) - Delegated Decision

F/YR07/0026/F – Change of use of agricultural store to storage/workshop for non-commercial vehicles – Granted (27/02/2007) – Delegated Decision

F/YR03/0693/F – Siting of portacabin for use as an office use – Granted (19/12/2008) – Committee Decision

3. **PLANNING POLICIES**

3.1 **National Planning Policy Framework:**

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

Paragraph 14: Presumption in favour of sustainable development.

Paragraph 17: Seek to ensure high quality design and a good standard of amenity for all existing and future occupants.

3.2 **Emerging Fenland Local Plan - Core Strategy (Sept 2013):**

CS6: Employment

CS16: High Quality Environments

3.3 **Fenland District Wide Local Plan:**

EMP1: Existing Business

E8: New Development

4. **CONSULTATIONS**

4.1 ***Parish Council***

We support this development and recommend approval.

4.2 ***Environment Agency***

No objection

4.3 ***North Level IDB***

No comment to make

4.4 ***CCC Highways***

Please refer to the Highways Agency in respect of the impact on the A47 Trunk Road. CCC has no input into development adjacent the strategic road network.

4.5 ***Highways Agency***

No objection

4.6 ***FDC Environment & Health Services***

The Environmental Health Team note and accept the submitted information and have 'No Objections' to the proposed development, as it is unlikely to have a detrimental effect on local air quality or the noise climate. From the information provided contaminated land is not considered an issue.

4.7 ***Local Residents***

No comments received

5. **SITE DESCRIPTION**

5.1 The site is located off the A47 at Thorney Road, Guyhirn. The authorized use of the site is for a tyre fitting and vehicle maintenance unit. Guyhirn Tyres currently occupies the premises.

6. **PLANNING ASSESSMENT**

6.1 **Policy Considerations –**

Policy E8 of the Local Plan seeks to ensure that when considering proposals for new development issues including the scale, style, character, appearance, amenity, and access and parking are taken into consideration. Policy CS16 of the Emerging Local Plan sets out criteria to consider for all new development proposals including the impact on the amenity of neighbouring users. Therefore, it is necessary to assess this application in terms of the design, appearance and impact on amenity.

The NPPF outlines that significant weight should be placed on the need to support economic growth through the planning system and that investment in business should not be overburdened by the combined requirements of planning policy expectations. Policy EMP1 of the Local Plan seeks to ensure that proposals involving the expansion of existing businesses should be viewed in light of the nature and scale of the proposed development and whether it would impact upon amenity, result in highway objections or conflict with other policies of the plan

6.3 **Assessment –**

Previous applications were granted permission under planning application references F/YR03/0693/F and most recently F/YR08/0970/F. Condition 1 of F/YR08/0970/F set out that 'The use hereby permitted shall be discontinued and the land restored to its former use which is non commercial car sales on or before 5 NOVEMBER 2013 unless a further planning application for renewal or continued use is submitted prior to that date. This consent for a limited period was taken in view of the temporary nature of the materials used. This permission allowed the temporary use of the portacabin for 5years.

This application seeks full planning permission for the siting of a portacabin of office use at land north of Oakdene, Thorney Road, Guyhirn. This application involves the siting of a new portacabin which replaced the previously approved portacabin. The previous application sited the portacabin next to the existing general workshop/store fronting the A47. This application features a slight alteration to the siting. This slight alteration has pushed the portacabin further back on the site and required the change of use of a small piece of land. It is considered that this, given the extent of land involved would not impact upon the character of the area or the amenity of the area.

The Highways Agency was consulted due to the close proximity of the site to a major trunk road; they have raised no objection to the proposal. The access to the site remains as existing. Access to the site will be via Thorney Road A47 onto a shared driveway which serves Oakdene, Oak Tree Farm and Oakdene Bungalow. The site is largely open and has a graveled parking area which is capable of accommodating ample parking for the business.

The portacabin is required for an office/reception area for the business and it is of a size and scale which is acceptable for a temporary building. There are no amenity concerns raised by the proposal and the existing site features broadly remain unchanged from the previous application.

7. **CONCLUSION**

- 7.1 This application has been assessed in line with Local and National Planning Policies and taking all issues into consideration including the previous consent, the proposal is recommended for approval. It is recommended that a condition is included within the approval to allow for 5 year permission (as per the previous consents) given the temporary nature of the portacabin.

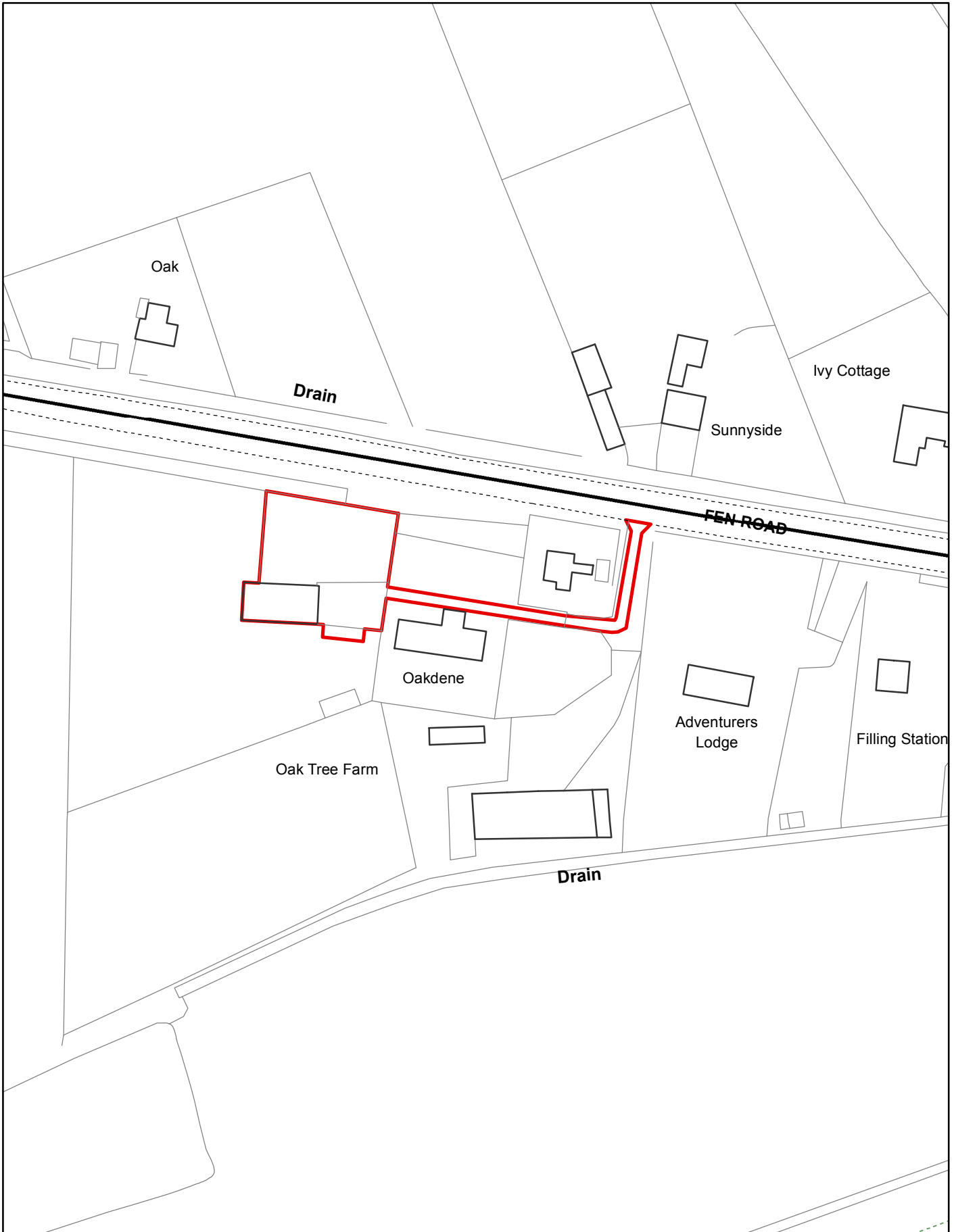
8. RECOMMENDATION

Grant

- 8.1 The use and siting of the portacabin hereby permitted shall be discontinued and the land returned to its former use on or before 5 years from the date of this decision; 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 five years.

8.2 Approved Plans



Created on: 20/11/2013

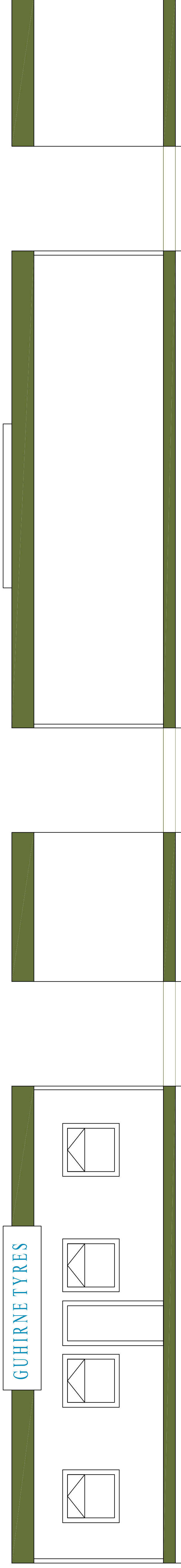
© Crown Copyright and database rights 2013 Ordnance Survey 10023778

F/YR13/0856/F

Scale = 1:1,250



PREVIOUS PLANNING REF F/YR08/0970/F

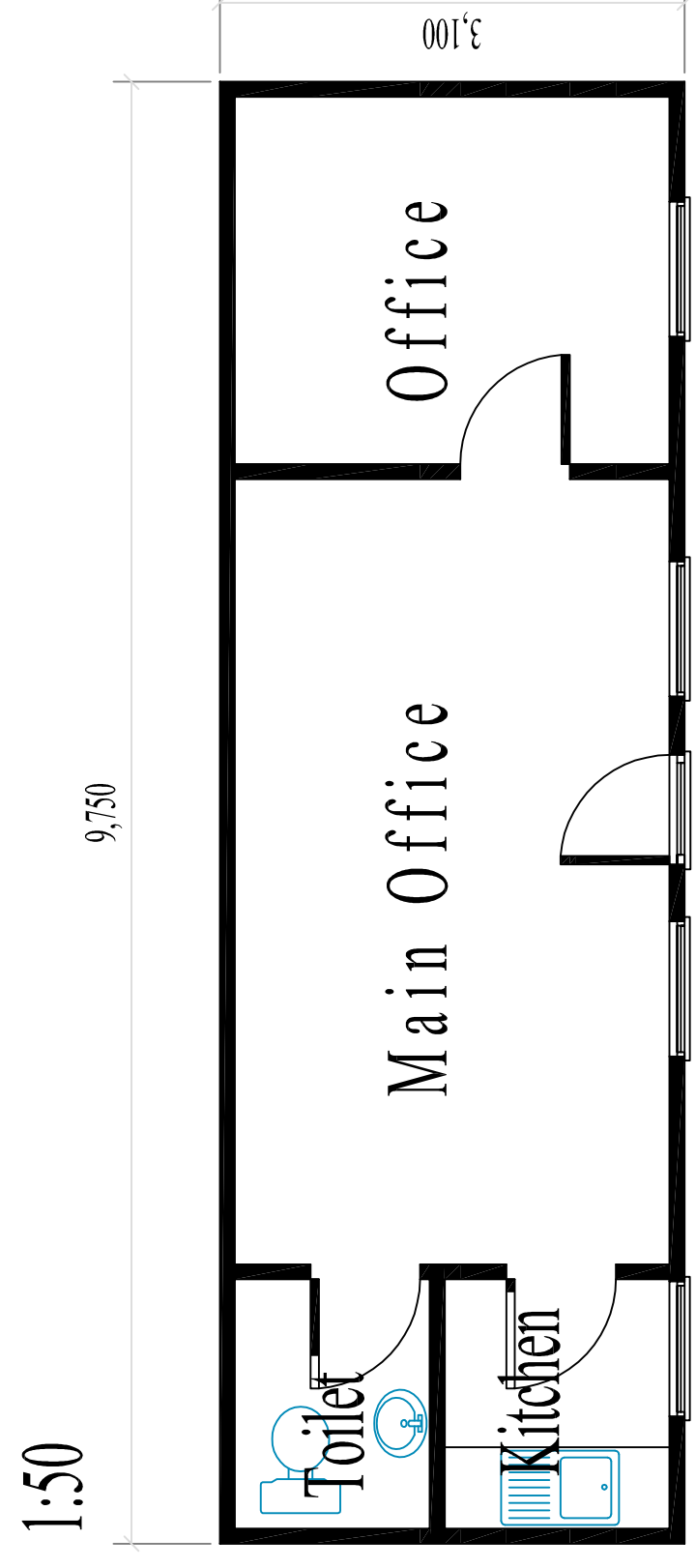


FRONT ELEVATION
1:50

SIDE
1:50

REAR ELEVATION
1:50

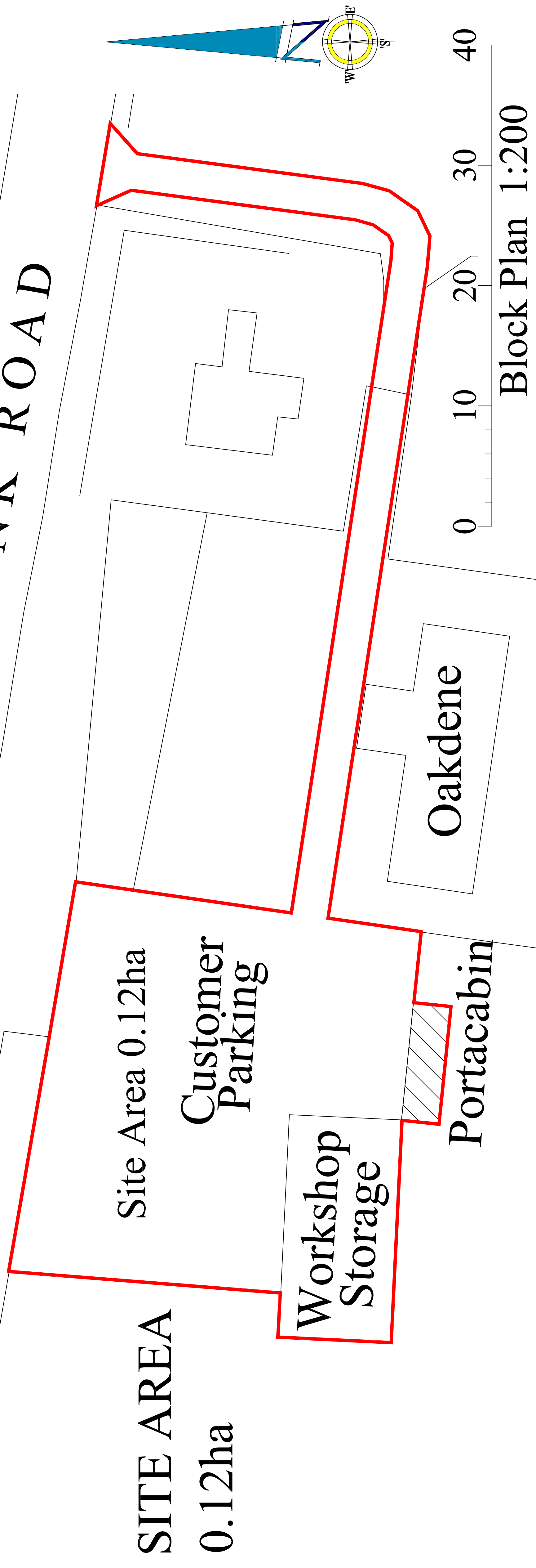
SIDE
1:50



FLOOR PLAN AREA 30.22 SQM
1:50

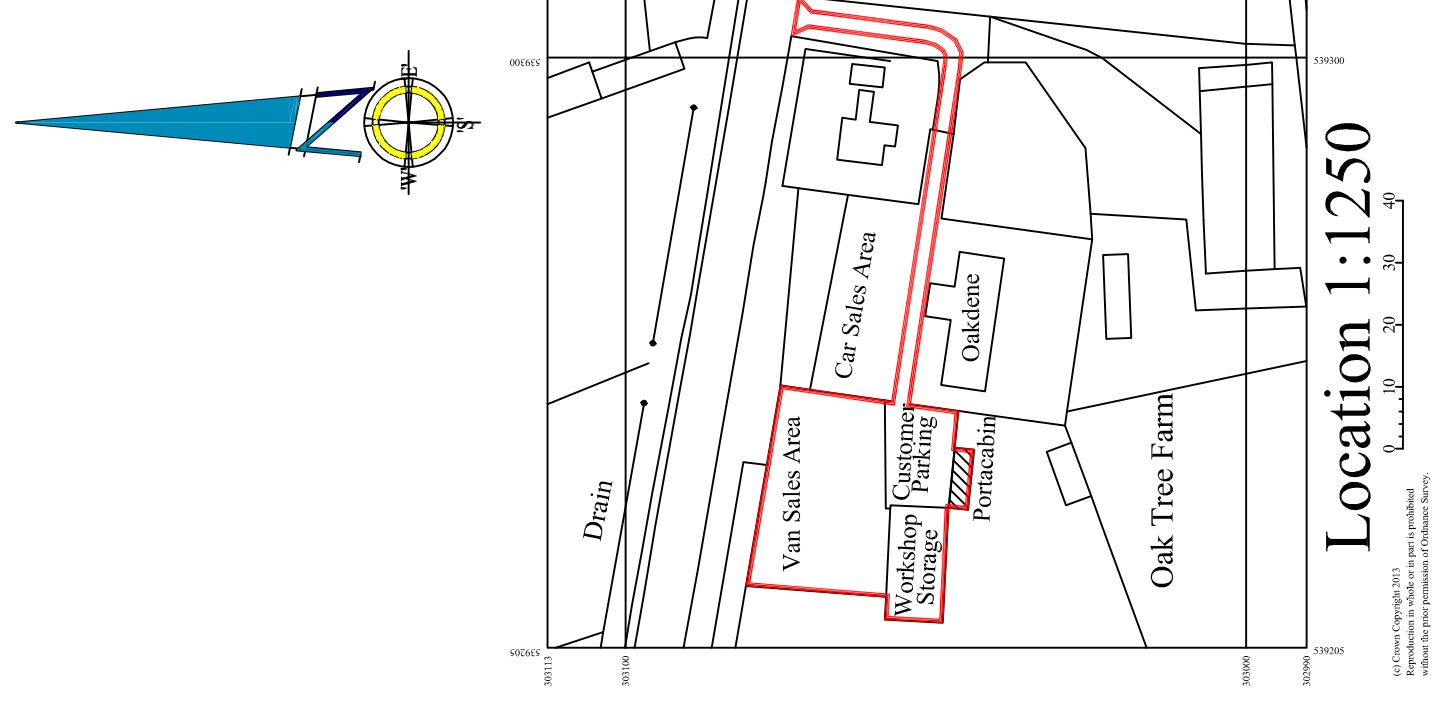
(c) Crown Copyright 2013
Reproduction in whole or in part is prohibited
without the prior permission of Ordnance Survey.

A 47 TRUNK ROAD



SITE AREA
0.12ha

Block Plan 1:200



Location 1:1250

LABC Building Design Awards
Perpetuocough City Council

Winner, New Seal Scale 2011
Renovations/Renovations
Highly commended
Commercial category building
Construction Awards Finalist 2010

Winner, Heritage award 2010
For Conversion or Renovation
Highly commended
For Conversion or Renovation
Heritage award New Build
Perpetuocough City Council
Design and Construction award
PLANNING REV - 2010

Rev:	Drawings:	By:	Date:
A	PLANNING REV		2010
DBBDS			
DAVID BROKER DESIGN SERVICES ARCHITECTURAL TECHNICIANS 11 DANBROOK HILLS STATION ROAD WISBECH CAMBS PE33 9RW ESTABLISHED 1975			
Client: MR B DICKSON			
Drawing No: 1718 PLANS ELEVATIONS-SITE-LOCATION PLAN			
Project: PROPOSED REFENSION OF PORTACABIN AS AN OFFICE FOR GUYHURNE TYRES			
Site: 1718 TRUNK ROAD OAKDENES THORNEY ROAD GUYHURNE			
Postcode: PE33 4AA	Drawn: DB	Checked:	
Print Scale: 1:50 @ A1	Date: OCT 2013	Revision No:	

DO NOT SCALE FROM THIS DRAWING - All dimensions to be verified on site. This drawing and design remain the copyright of David Brooker and may not be reproduced without permission. David Brooker or Concept 2000 will not be held responsible for any construction works undertaken prior to the start of the relevant planning process and/or any subsequent changes to the drawings. Any alterations to details or specifications may invalidate the appropriate planning application.