

BRECKLAND COUNCIL - PLANNING COMMITTEE - 11-03-2013

ITEM	2	RECOMMENDATION : APPROVAL
REF NO:	3PL/2012/0654/CU	CASE OFFICER: Chris Raine
LOCATION:	ATTLEBOROUGH Swangey Farm Swangey Lane	APPN TYPE: Change of Use POLICY: Out Settlemnt Bndry ALLOCATION: No Allocation CONS AREA: N TPO: N LB GRADE: N
APPLICANT:	Breckland Storage Ltd Swangey Farm Swangey Lane	
AGENT:	Andrew P R Love architecture.design.plan Cherry Tree Farm Wymondham Road	
PROPOSAL:	Retail area for 40 caravans on existing established caravan storage & maintenance business site	

KEY ISSUES

Principle of development
Highway safety

DESCRIPTION OF DEVELOPMENT

The application seeks permission for the change of use of part of a caravan storage site into retail sales of caravans (40 in total).

SITE AND LOCATION

The application site consists of part of a large caravan storage area located to the rear/south-west of a dwelling and associated garage/storage building. The site is accessed via Swangey Lane. There are no immediate residential dwellings adjacent.

EIA REQUIRED

No

RELEVANT SITE HISTORY

3PL/2005/0234/F - Secure caravan storage area - Approved 10/5/2006
3PL/2007/0934/CU - Change of use to existing first floor of detached double garage from

DC131_new

BRECKLAND COUNCIL - PLANNING COMMITTEE - 11-03-2013

playroom to annexe - Withdrawn 10/9/2007

3PL/2007/1510/F - Retention of existing two storey garage building and use of first floor as one bedroom annexe accommodation - Refused 18/12/2008

3PL/2009/0035/F - Retention of existing building to provide garage, office/storage only - Refused 6/4/2009

3PL/2012/0094/F - Retention of the existing domestic garage with home office and storage above (retrospective) - Approved 21/3/2012

3PL/2012/0148/CU - Retail area for 40-50 caravans on the existing caravan storage/maintenance site - Refused 11/4/2012

POLICY CONSIDERATIONS

The following policies of the adopted Breckland Core Strategy and Development Control Policies and the adopted Site Specific Policies and Proposals Document, including the Proposals Maps, have been taken into consideration in the determination of this application. The provisions of the National Planning Policy Framework have also been taken into account, where appropriate

DC.01	Protection of Amenity
DC.07	Employment Development Outside of General Employment Area
DC.13	Flood Risk
DC.16	Design
NPPF	with particular regard to paragraphs 24, 25 and 28

CONSULTATIONS

ATTLEBOROUGH TC -

No Objections. Comment: It was noted that one objection had been made on the grounds of traffic and the Committee shared this concern.

ROCKLANDS P C -

Access route inappropriate for vehicles. Concerns over road condition and extra traffic. Agree objections to last app valid as nothing has changed.

NORFOLK COUNTY COUNCIL HIGHWAYS

In light of the proposed reduction in number of stored caravans, together with the proposed access visibility improvements and localised carriageway widening I consider adverse highway safety comment in this instance would be difficult to substantiate.

Should your Authority support the application, recommend the total number of caravans allowed to be stored on site (to include those marked for sale) be restricted to 200 (as proposed by the applicant) and the inclusion of conditions to cover off-site highway works and visibility splays.

ENVIRONMENT AGENCY

No objection subject to conditions requiring all caravans to be anchored to the ground and no raising of ground levels within Flood Zone 3.

BRECKLAND COUNCIL - PLANNING COMMITTEE - 11-03-2013

PRINCIPAL PLANNER MINERAL & WASTE POLICY - No Comments Received

REPRESENTATIONS

None received.

ASSESSMENT NOTES

* The application is referred to Planning Committee as it is a major application.

Principle of Development

* The site is outside of any defined commercial/employment area or town centre.

With this in mind it is necessary to determine whether it is necessary to apply the sequential test in accordance with the requirements of the NPPF.

* It is evident that the proposed caravan sales enterprise is retail and, therefore, it is appropriate to consider the availability of sites in a more sustainable location eg adjacent towns, villages and commercial areas.

* Having regard to the sequential test, the application includes information in relation to site searches within the locality (16km radius of this site). Whilst it highlights some "possible" sites, it draws attention to the fact that there are already caravans on this site; separate premises would require visits to the applicant's site (Swangey Farm) to be serviced; the economic problems associated with finance/borrowing at the present time and prohibitive costs of renting or buying premises.

* In addition to these factors, the NPPF highlights that the sequential approach should not be applied to applications for small scale rural development and, whilst this retail enterprise would not necessarily constitute "small scale", it would only consist of a small part of the wider site. It is considered that the NPPF seeks to highlight the importance of being flexible in relation to supporting the rural economy.

* Furthermore, it is also proposed by the applicant that as part of any approval they would be prepared to see the total number of caravans permitted under previous permissions on site (265) restricted to a total of 200, 40 of which would be for retail. This would be secured through a suitably worded legal agreement. This reduction would have the benefit of reducing the impact upon the rural landscape by having less caravans on site and could reduce vehicle movements to this rural area.

* In considering the above factors, it is considered that providing an element of retail on site would not be harmful to the functioning of any adjacent town or village.

Highway Safety

* The Highway Authority is satisfied that the completion of a number of off-site highway works, eg passing bays, will sufficiently deal with any associated vehicle movements in the locality. The improvements would be secured through suitably worded planning conditions.

Other Issues

* The Environment Agency has confirmed that it has no objection.

* In terms of visual impact, no additional buildings are proposed as a result of this proposal and it is evident that the total number of caravans on site would be less than is currently permitted. Therefore, it is considered that the scheme would cause no harm to the rural locality.

Conclusion

BRECKLAND COUNCIL - PLANNING COMMITTEE - 11-03-2013

* In conclusion, the proposal is considered to be acceptable for the reasons set out above and, as such, is recommended for approval subject to the finalisation of a legal agreement.

RECOMMENDATION Planning Permission

CONDITIONS