

PLANNING DEVELOPMENT CONTROL (VIEWING) SUB-COMMITTEE

18 September 2012

Attendance:

Councillors:

Jeffs (Chairman) (P)

E Berry (P)

Gottlieb

Izard (P)

McLean (P)

Newman-Mckie (P)

Pearce

Read (P)

Ruffell (P)

Rutter (P)

Scott (P)

Officers in attendance:

Mr Jenkison – Principal Planning Officer

Mrs J Pinnock – Development Management Manager

Ms F Sutherland – Planning and Information Solicitor

Mr I Elvin – Highway Development Control Engineer

Ms A Woods – Economy and Arts Development Manager

Ms S Hayes-Arter – Environmental Protection Officer

1. **CHANGE OF USE (RETROSPECTIVE) – RURAL BUILDINGS ON LAND AT CALCOT LANE, CURDRIDGE - 12/00207/FUL**
(Report PDC943 refers)

At its meeting held on 23 August 2012, the Planning Development Control Committee agreed that the above application be referred to the Sub-Committee, as Members wanted to visit the site to better understand the local roads and highway safety issues, which the Parish Council had raised during public participation at that meeting.

Therefore, immediately prior to the public meeting, the Sub-Committee visited the site and the lane leading to the site.

Mr Jenkison reiterated the comments set out in the Update Sheet considered by the meeting held on 23 August 2012. In summary, these related to the Economy and Arts Development Manager comments in support of the application, and a number of corrections to the Report. The Sub-Committee had also noted a number of amendments to the conditions and informatives, following discussions between the applicant's agent and the Environmental Protection Team.

At the meeting held on 23 August, the Committee received public participation from Mr Evans (Curdridge Parish Council), who spoke against the application and Mrs Webb (applicant's agent), who spoke in support.

In response to questions, Mr Elvin explained that the original application for the site had included a condition relating to highways so that the Highways Authority would have a greater control over the future use of the buildings. Mr Elvin added that, having considered evidence from the applicant, he did not consider that the proposed use of the site would lead to a material or significant increase in traffic movements. He explained that the majority of the applicant's work was conducted off-site and therefore any future increase in their business would not necessarily result in increased traffic movements to and from the site.

Members discussed the narrow road to the site and noted Mr Elvin's comments that it was the responsibility of the landowners along the road to trim vegetation back to the boundary of the highway. The Sub-Committee also noted that any proposal to create a passing place along the lane should be submitted to the County Council as the Highways Authority.

The Sub-Committee discussed potential noise from the site (such as the bleeps from reversing lorries) and noted that, if the site was used for agricultural purposes, this also could generate a noise audible to neighbours. Furthermore, it was noted that it was difficult to tell whether the current noise from lorries came from the Geolift site or the nearby Calcot Mount industrial estate.

In response to questions, Ms Woods explained the Council's policies which supported local businesses. She explained that Geolift employed 19 staff (of which ten lived locally), that it did business with other local enterprises and had recently taken on a youth apprentice.

Members raised concerns regarding run off from the vehicle washing area on the site and therefore agreed an additional condition to provide a hard surfaced area with appropriate water run-off for a wash down area including wheel wash to minimise impact on the health of trees in the immediate area.

The Sub-Committee also considered the concerns raised by the Parish Council regarding external lighting. Following discussion, it was agreed to amend Condition 5 to the effect that, within three months of permission being granted, details of the external lighting be provided to the satisfaction of the Local Planning Authority and that these lights be kept and maintained to that standard with no additional external lighting.

Members also discussed some external storage that was noted during the site visit, however officers advised, that this did not form part of the current application, and was not within an area identified as suitable for external storage as set out in the proposed Conditions 8 and 9. Following debate, it was agreed that these conditions should be amended and combined to be more effective.

At the conclusion of debate, the Sub-Committee resolved to grant planning permission, for the reasons set out in the Report and subject to the Conditions below. The Sub-Committee also delegated authority to the Head of Planning Management (in consultation with the Chairman) to set the detailed wording of

additional conditions regarding external lighting and the area of hardstanding for vehicle washing, and to combine Conditions 8 and 9 in respect of the outside storage.

RESOLVED:

That the application be permitted as set out (and subject to the Conditions) in the Report with amendment to conditions 05 and 08/9 to be merged, condition 12 amended, and additional conditions 13 and 14 and an additional condition in respect of details for a hard surfaced area with water run off collection for wheel wash, and amendment to informative 3 as follows (NOTE agreed by the Chairman following the meeting):-

05 No external lighting shall be installed at the site, other than that approved in writing by the local planning authority. Within 3 months of the date of this decision, details of the existing and proposed external lighting at the site shall be submitted to the local planning authority in writing for assessment and if appropriate subsequent approval.

Within 3 months of the date of approval of those details, the scheme for approved lighting shall be implemented and any external lighting that has not been approved shall be removed.

Reason: In the interests of the local and countryside amenities.

8/9 No outside storage, stationing or parking of materials, skips, containers, plant, trailers, equipment or vehicles shall occur on the site, other than within the area hatched red (and excluding any area identified for proposed landscaping) on the amended block plan WIN/999/AK/002B by Southern Planning Practice Ltd dated and received on 2 July 2012 hereby approved. Within the area identified on the amended block plan WIN/999/AK/0002B no storage shall exceed a height above existing ground level of:

- (a) 2.5 metres; or
- (b) in the case of lorries, cabbled forklift trucks and sidersloaders no forklift truck or siderloader with a cab height greater than 2.7 metres; or
- (c) in the case of vans no van with a height greater than 2.7 metres.

Reason: In the interests of highways safety and to preserve the amenities of the locality (including the residential amenities of nearby neighbours) and to ensure that activity on the site remains at a level appropriate to its context along a rural lane and in the countryside.

12 The repair area within the building, as shown on floor plan WIN/999/AK/003 dated 17/05/2012 shall be retained for the repair, maintenance, reconditioning and servicing of machinery, plant and equipment owned by the hire business operating from the site only and shall not be used for any other purpose.

12 Reason: To ensure that any incidental repair work that is undertaken on the site by the business is undertaken within an enclosed and defined area in the interests of local amenities.

13 The doors of the building the subject of this planning permission shall be kept shut whenever any industrial process or repair, servicing, maintenance, testing or reconditioning of vehicles, plant or equipment is being undertaken.

13 Reason: In the interests of the amenities of the locality.

14 No outside industrial processes or repair, maintenance, testing or reconditioning of vehicles, plant or equipment shall be undertaken on the site at any time.

14 Reason: In the interests of the amenities of the locality.

15 Within 3 months of the date of this decision, details of a hard surfacing area with appropriate water run-off for a wash down area including wheel wash at the site shall be submitted to the local planning authority in writing for assessment and if appropriate subsequent approval.

The approved details shall be implemented within 3 months of the date of approval of those details, and thereafter retained and used for that purpose.

Reason: In the interests of the amenities of the locality and to ensure existing trees at the site are protected.

Informative:

03. The applicant is advised that this planning permission has been granted on the basis of the details submitted relating to the particular business model of Geolift, where vans are despatched to undertake repair and maintenance work off-site, and where on-site repair work will only be an incidental activity of the hire businesses own equipment and undertaken within the building. Should any outside industrial process, servicing, reconditioning or maintenance and repair work be undertaken then an abatement notice may be served so as to protect residential amenities.

The meeting commenced at 10.30am and concluded at 11.20am

Chairman