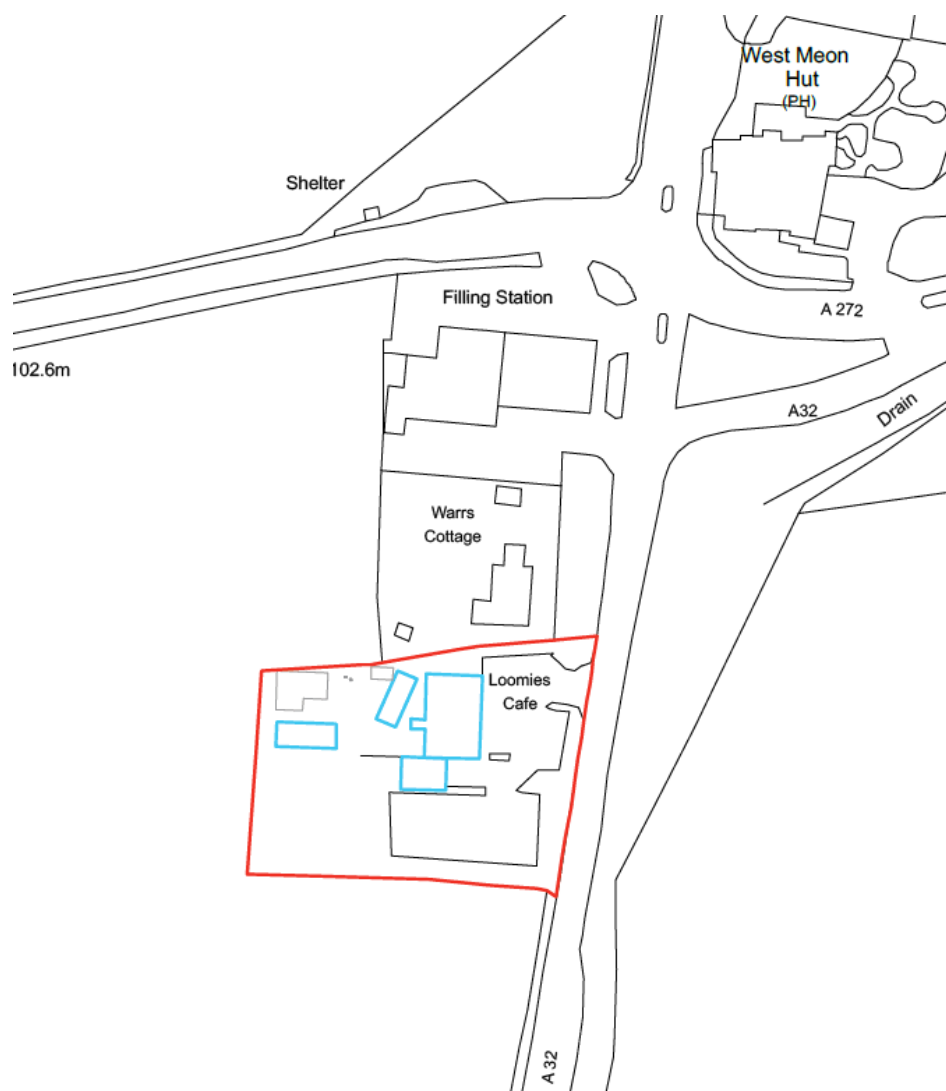


Case No: SDNP/21/01687/FUL
Proposal Description: Loperty Ltd seek to gain planning permission for a Loomies Workshop and storage space on the site. The workshop will be inside four containers.
Address: Loomies, Alton Road, West Meon, GU32 1JX
Parish, or Ward if within Winchester City: West Meon Parish Council
Applicants Name: Fullick – Loperty Ltd
Case Officer: Miss Hannah Harrison
Date Valid: 24 March 2021
Recommendation: Approval



General Comments

This application is reported to the Planning Committee due to the number of representations that have been received contrary to the Officer's recommendation.

1 Site Description

Loomies is a Motorbike café located within the countryside of West Meon, within the South Downs National Park. The site is set back from the main road and located on a junction linking the A32 with the A272.

The building is constructed of exposed brick with a shallow tiled pitched roof. The principle elevation has a small gable feature displaying the Loomies Café sign. The site holds a large car parking area with a small grassed section towards the far west corner.

2 Proposal

This planning application seeks to gain planning permission for a Loomies Workshop and storage space on the site.

3 Relevant Planning History

- 83/01164/OLD - Erection of extension to restaurant and construction of car park - REFUSED
- 83/01165/OLD - Erection of extension to restaurant and construction of car park - APPROVED
- 83/01166/OLD - Installation of sewage treatment works - APPROVED
- 84/00924/OLD - Display of 2 pole mounted signs and 2 fascia signs - APPROVED
- 84/00925/OLD - Erection of bedroom block - APPROVED
- 90/00867/OLD - 28 bedroom Travelodge and alteration to car park - REFUSED / APPEAL DISMISSED
- 95/00726/OLD - Extension to restaurant and increased car parking - APPROVED
- 99/02162/FUL - Installation of effluent pumping station, drainage and soakaway - APPROVED
- 05/02604/FUL - Change of use to vehicle sales - REFUSED / APPEAL DISMISSED
- SDNP/14/04909/PRE - Erection of motorcycle and accessories shop - APPLICATION WITHDRAWN
- SDNP/20/05306/FUL - Retrospective application for Loomies Shop on the Loomies Moto Cafe site. – APPROVED
- SDNP/21/01656/PA3O - Existing caravan has been used for Office space for business. Would like to repurpose as living accommodation. – APPLICATION WITHDRAWN

4 Consultations

Parish Council Consultee

SDNP/21/01687/FUL Loomies Alton Road, West Meon GU321JX. Planning permission for a Loomies Workshop and storage space on the site. The workshop will be inside four containers. 23.4.21.

At the meeting on 13.4.21.

The Parish Council unanimously agreed to RAISE OBJECTIONS to the planning application for four containers, office and workshop space.

1. The containers are considered to be inappropriate buildings by reason of their design and siting, being located in such a sensitive and prominent position outside the settlement policy boundary (SPB) of West Meon and within the countryside of the South Downs National Park boundary. The proposed containers represent a highly visual intrusion into this countryside despite the attempts to screen the containers. The introduction of a workshop and storage uses using the four containers will be detrimental to the visual appearance of the countryside, and will intensify the use of the site, which is contrary to adopted policies SD1, SD4, SD5, SD6, SD7, SD25 and SD38.
2. The proposal will increase the number of motorbikes and traffic on the premises resulting in an intensification of the use of the site, where there are already ongoing noise issues. The proposal is contrary to adopted SDNP countryside policies and will degrade the tranquillity of this part of the South Downs National Park.

NB It is noted that no noise survey was submitted with the planning application.

WCC – Landscape

Observations:

The proposal is for the installation of four containers, adjacent to and of the same sort as those that make up Loomies Shop. On the proposed space are old concrete slabs that once supported buildings (sheds or out buildings of some sort) that have long since been demolished.

A new hedge of predominantly yew, with privet and holly has been planted on the north and west sides of the proposed space. Some existing Elder (*Sambucus nigra*) are growing on the north side of the plot and offer some screening. From other directions the site is hidden by trees and the café.

No concerns are raised on landscape grounds (notwithstanding other planning matters). It is recommended that should planning be minded to give permission to the scheme a condition is made for the maintenance of the new hedge for five years to ensure that it grows strongly and any dead or dying plants replaced at the next possible planting season to ensure a healthy screening of planting along the north and west perimeters.

WCC – Environmental Health

Thank you for consulting Environmental Protection and again I apologise for the delay in replying to this consultation.

I note there has been considerable public interest in this application and initially I was concerned with the description of the application as a "Workshop". However, I note that the application is in fact for a Class E use to serve the shop and café (as stated on the application form). I therefore have no objections to this proposal subject to the following considerations:

- The permission is conditioned to being an ancillary use associated solely with the existing café/shop on the site. Alternatively I have no objection to a wider Class E use being permitted providing use class E(g)(iii) is prohibited through condition. This should prevent the concerns of its subsequent use as a bike repair garage/workshop (although such is likely to be either sui generis or class B2).
- The hours of use are restricted to be in line with those already in existence for the shop and café.

Finally I note there is concern expressed over expansion on this site making it more popular resulting in additional motorbike noise on the wider road network. This I consider is more of a wider tranquillity issue that I would not routinely comment upon.

5 Representations

The application has received 114 representations. 84 objections, 29 support and 1 neutral. Amongst the objections, the application has received comments from:

- Froxfield and Privett Parish Council
- East Tisted Parish Council

84 representations have been received, with 14 households commenting on more than one occasion, **OBJECTING** to the application for the following reasons:

- Increase traffic pollution to the area
- Increase noise pollution to the area
- Increase light pollution to the area
- Parking facilities are already inadequate
- Impacts the peace and tranquillity of the local area and National Park
- Contrary to Policy SD1, SD2, SD4, SD5, SD8, SD19, SD22, and SD34 of the SDNP Local Plan
- Adds little to the local communities
- Not in keeping with the local area

29 representations have been received, with 2 households commenting on more than one occasion, **SUPPORTING** to the application for the following reasons:

- Provide and sustain jobs for the local area
- Provides vital storage to allow the business to grow
- Loomies is an asset to the local community and improvements should be encourage to allow the business to continue and grow
- The location of the containers will not be visible from the main road or from the café front elevation so no visual impact on the area
- There is no evidence that the additional storage will increase traffic or cause any disturbances.
- Shipping containers are secure, low level and blend into the surroundings easily
- Existing and proposed planting will encourage wildlife diversity
- Shipping containers can be removed easily when no longer required with minimal impact on the site and local community
- No visual changes can be seen by the public or neighbours once the containers are installed
- Should the site not exist the traffic and motorbike disturbances would remain
- Effective use of the outdoor space to provide secured storage for the business

6 Planning Policy Context

Applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory development plan in this area is the **South Downs Local Plan 2014-2033** and any relevant minerals and waste plans.

The development plan policies and other material considerations considered relevant to this application are set out in section 7, below.

National Park Purposes

The two statutory purposes of the SDNP designation are:

- To conserve and enhance the natural beauty, wildlife and cultural heritage,
- To promote opportunities for the public understanding and enjoyment of the special qualities of their areas.

If there is a conflict between these two purposes, conservation takes precedence. There is also a duty to foster the economic and social well being of the local community in pursuit of these purposes.

7 Planning Policy

Relevant Government Planning Policy and Guidance

Government policy relating to National Parks is set out in English National Parks and the Broads: UK Government Vision and Circular 2010 and The National Planning Policy Framework (NPPF), updated February 2019. The Circular and NPPF confirm that National Parks have the highest status of protection, and the NPPF states at paragraph 172 that great weight should be given to conserving and enhancing landscape and scenic beauty in national

parks and that the conservation and enhancement of wildlife and cultural heritage are also important considerations and should be given great weight in National Parks.

National Planning Policy Framework (NPPF)

The following National Planning Policy Framework documents have been considered in the assessment of this application:

- NPPF12 - Achieving well-designed places
- NPPF15 - Conserving and enhancing the natural environment

Paragraph 2 states that planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

The development plan policies listed below have been assessed for their compliance with the NPPF and are considered to be compliant with the NPPF.

The following policies of the **South Downs Local Plan 2014-2033** are relevant to this application:

- Core Policy SD1 – Sustainable Development
- Core Policy SD2 - Ecosystems Services
- Strategic Policy SD4 - Landscape Character
- Strategic Policy SD5 - Design
- Strategic Policy SD6 – Safeguarding Views
- Strategic Policy SD7 – Relative Tranquillity
- Strategic Policy SD8 - Dark Night Skies
- Strategic Policy SD9 – Biodiversity and Geodiversity
- Development Management Policy SD11 – Trees, Woodland and Hedgerows
- Development Management Policy SD25 – Development Strategy
- Strategic Policy SD34 – Sustaining the Local Economy

Partnership Management Plan

The Environment Act 1995 requires National Parks to produce a Management Plan setting out strategic management objectives to deliver the National Park Purposes and Duty. National Planning Policy Guidance (NPPG) states that Management Plans "contribute to setting the strategic context for development" and "are material considerations in making decisions on individual planning applications." The South Downs Partnership Management Plan as amended for 2020-2025 on 19 December 2019, sets out a Vision, Outcomes, Policies and a Delivery Framework for the National Park over the next five years. The relevant policies include:

- General Policy 1
- General Policy 3

8 Planning Assessment

Principle of development

Policy SD34 of the SDNP Local Plan applies. The purpose of this policy is to promote and protect local businesses without compromising the purposes of the National Park. The policy is consistent with the spatial strategy of a medium level of development dispersed across the National Park.

Policy SD4 and SD5 of the SDNP Local Plan apply. The purpose of these policies is to ensure that all development is of the highest possible design quality which reflects and respects the exceptional quality of the natural, agricultural and built environment of the National Park. Proposals should adopt a landscape-led design approach.

Design, scale and impact on the character of the area

The purpose of this application is to provide a storage unit to accommodate the site's needs. The storage unit will not be used for any B1 or B2 workshop uses. The sole use of the containers is for ancillary storage in connection with Loomies Café and shop. This will be controlled via condition 7.

It is noted within some objection comments that the use of the containers will encourage additional traffic due to the assumed workshop use term within the description. The containers will provide essential storage facilities to store shop merchandise, site maintenance equipment (i.e. lawnmower) and other associated paraphernalia. The containers will not be used to accommodate visiting vehicles should they require repairs or maintenance. The site remains and will remain to hold a café and small shop, no mechanical repair workshops are being proposed.

By installing the new containers, the main business will be able to explore new internal layouts within the café and shop, while also increasing their onsite stock holdings (i.e. stocking additional merchandise for the shop for when the shelves start to look empty). By helping a business maintain and enhance their existing trade, this will ensure the protection of the existing business. The installation of the containers will ensure the business remains trading and thus protected as stated within Policy SD34 of the SDNP Local Plan. These protection measures are seen to comply with policy and not appear to be damaging to the National Park.

The location of the containers will be placed behind the main café, located in the far north west corner, next to existing containers used for the on-site shop. The containers will be dark in colour, noted within the planning statement to be a dark forest green, and placed upon an existing hard standing surface. The north west corner is currently visible from the north along the A272, however the applicant has recently planted along the northern boundary of the site which in time will screen off the corner views completely. It should be noted that the north west corner of the site cannot be seen or viewed from the east and south east (main café entrance) or from the south (car park south of the café building). Due to the orientation of the main café building and existing

on-site shop, the existing structures screen the proposed containers completely from these views.

The location and placement of the proposed containers are not seen to be impacting the landscape setting. The proposed colour and additional planting will ensure the site is screened over time and not appear stark whilst the boundary is growing. The placement, colour and landscape enhancements comply with policies SD4 and SD5 of the SDNP Local Plan.

The applicant has submitted further details as to how the proposal will be enhancing the ecosystems within the location. The following actions have been stated with the ecosystems statement:

- Additional planting to include diverse mixture of native species hedging
- Existing mature trees will be maintained
- Foundations of the site will be permeable (pad stones)

These actions are seen to be acceptable and comply with SD2 of the SDNP Local Plan.

Impact on residential amenity

The closest residential property (Warrs Cottage) is located towards the north, approximately 10 meters from the café and approximately 30 meters away from the proposed location for the store and workshop.

The proposed use and location of the containers are not seen to be impacting the neighbouring property. The containers are low level and set behind boundary hedging and fencing to ensure no overbearing or overshadowing can occur.

Noise, Local amenities and Highway impact

It has been noted within the objections that the application will be impacting the local area through additional noise and additional traffic. As stated above, the sole purpose of the containers is to provide vital storage facilities for the Loomies café and shop. The installation and use of a storage container will not be increasing any noise or introduce any additional traffic into the local area.

9 Conclusion

The proposed shipping containers used for storage use are not considered to be significantly harmful to the character and appearance of the local area or the South Downs National Park. The development would not result in a detrimental impact on the amenities of neighbouring properties in terms of loss of privacy, light or overbearing impacts. For the reasons outlined above, the application is therefore recommended for approval.

10 Reason for Recommendation and Conditions

It is recommended that the application be Approved for the reasons and subject to the conditions set out below.

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended)./ To comply with Section 51 of the Planning and Compulsory Purchase Act 2004

2. Approved Plans

The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".

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

3. **22_03 Materials as per application particulars**

The materials used in the construction of the development hereby approved shall be as detailed within the permitted application particulars and shall be retained permanently as such, unless prior written consent is obtained from the Local Planning Authority to any variation.

Reason: To safeguard the appearance of the building and the character of the area.

4. The actions outlined within the eco systems services statement (received 23.03.2021) shall be implemented within one month following the completion of the development hereby approved or, in the case of soft landscaping, during the next available planting season following the completion of the development, and thereafter retained.

Reason: To ensure an overall positive impact on the ability of the natural environment to contribute goods and services, in accordance with policy SD2 of the South Downs Local Plan.

5. If within a period of 5 years from the date of planting, any trees, shrubs or plants die, are removed or, in the opinion of the Local Planning Authority, become seriously damaged or defective, others of the same species and size as that originally planted shall be planted at the same place, in the next planting season, unless the Local Planning Authority gives its written consent to any variation.

Reason: To minimise the visual impact on the surrounding landscape.

6. **20_01 No external lighting except security lighting**

No external lighting shall be installed to the building or anywhere within the site unless otherwise agreed in writing by the Local Planning Authority.

This exclusion shall not prohibit the installation internal lighting or of sensor-controlled security lighting of 1,000 lumens or less, which shall be designed and shielded to minimise upwards light spillage.

Reason: To enable the Local Planning Authority to control the development in the interests of amenity and protect the South Downs International Dark Night Skies Reserve.

7. The containers hereby permitted shall be used solely for the purposes of ancillary storage for the businesses known as Loomies Café and Loomies Shop and shall not be used or occupied separately or severed thereafter.

Reason: To safeguard the amenities of the local area and to ensure that the containers are used only in connection with the existing business.

Informatives

1. **Crime and Disorder Implications**

It is considered that the proposal does not raise any crime and disorder implications.

2. **Human Rights Implications**

This planning application has been considered in light of statute and case law and any interference with an individual's human rights is considered to be proportionate to the aims sought to be realised.

3. **Equality Act 2010**

Due regard has been taken of the South Downs National Park Authority's equality duty as contained within the Equality Act 2010.

4. In reaching this decision the local planning authority has worked with the applicant in a positive and proactive way, in line with the NPPF.

11. **Crime and Disorder Implications**

- 11.1 It is considered that the proposal does not raise any crime and disorder implications.

12. **Human Rights Implications**

- 12.1 This planning application has been considered in light of statute and case law and any interference with an individual's human rights is considered to be proportionate to the aims sought to be realised.

13. **Equality Act 2010**

- 13.1 Due regard has been taken of the South Downs National Park Authority's equality duty as contained within the Equality Act 2010.

14. **Proactive Working**

The application was acceptable as submitted so no further assistance was required.

Plans Referred to in Consideration of this Application

The application has been assessed and recommendation is made on the basis of the following plans and documents submitted:

Plan Type	Reference	Version	Date on Plan	Status
Plans - LOOMIES WORKSHOP - PROPOSED PLAN AND ELEVATIONS	7-20-5-1		23.03.2021	Approved
Plans - LOOMIES WORKSHOP - EXISTING SITE PLAN	7-20-5-2		23.03.2021	Approved
Plans - LOOMIES WORKSHOP - PROPOSED SITE PLAN	7-20-5-3		23.03.2021	Approved
Plans - LOOMIES WORKSHOP - EXISTING LOCATION PLAN	7-20-5-4		23.03.2021	Approved
Plans - LOOMIES WORKSHOP - PROPOSED LOCATION PLAN	7-20-5-5		23.03.2021	Approved
Application Document - DESIGN & ACCESS STATEMENT			23.03.2021	Approved
Application Document - ECOSYSTEMS SERVICES STATEMENT			23.03.2021	Approved

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