

SCHEDULE C

APPLICATION NUMBER	CB/11/00691/FULL
LOCATION	29B Hitchin Road, Upper Caldecote
PROPOSAL	Change of use of existing garage/workshop to MOT Bay and erection of workshop/garage facilities with associated car parking areas
PARISH	Northill
WARD	Northill and Blunham
WARD COUNCILLORS	Cllrs Caroline Maudlin & Tricia Turner
CASE OFFICER	Dee Walker
DATE REGISTERED	03 March 2011
EXPIRY DATE	28 April 2011
APPLICANT	Mr Maudlin
AGENT	ICS Design Ltd
REASON FOR COMMITTEE TO DETERMINE	Applicant related to Cllr Maudlin
RECOMMENDED DECISION	Full Application - Granted

Update following deferral at 30 March 2011 Development Management Committee

At its previous meeting on 30 March 2011, the Committee resolved to defer the determination of this application to allow the applicant time to conduct a desk top study following comments received from the Council's Archaeology Officer.

At the time of writing this report, the findings of the desk top study had not been submitted however, it is hoped that this will be available and that further comments will be received from the Archaeology Officer in time for the Committee meeting. Any additional information will be reported on the late sheet.

Site Location:

The application site is located off Hitchin Road in Upper Caldecote and comprises of a single storey brick built building, reception shed, containers and parking forecourt. The parking forecourt also provides access to land and buildings at the rear of the site.

The Application:

The application seeks permission for the change of use of the existing garage/workshop to MOT bay and construction of a garage/workshop and associated parking.

RELEVANT POLICIES:

National Policies (PPG & PPS)

PPS1 Delivering Sustainable Development (2005)

Regional Spatial Strategy

East of England Plan (May 2008)

Milton Keynes and South Midlands Sub-Regional Strategy (March 2005)

Bedfordshire Structure Plan 2011

N/A

Central Bedfordshire Core Strategy and Development Management Policies 2009

Policy DM3 Central Bedfordshire Adopted Core Strategy and Development Management Policies (2009)

Supplementary Planning Guidance

None

Planning History

CB/09/06638 Full: Change of use from agricultural to garage workshop (Retrospective) – Approved 14.01.2010

Representations: (Parish & Neighbours)

Northill Parish Council No comments received to date
Adjacent Occupiers No comments received to date

Consultations/Publicity responses

Highways Team No comments received to date
Public Protection Team No objections subject to the hours of use being restricted and a note to applicant regarding waste oil
Disability Discrimination Officer No comments with regards to disabled access
Archaeology Officer Cannot support the application as a description of the significance of the heritage asset affected by the development and an assessment of the impact of the development has not been submitted
Site Notice Posted 09.03.2011
Newspaper Advert 11.03.2011

Determining Issues

The main considerations of the application are;

1. Background
2. The effect on the character of the area
3. The impact that the proposal will have on the residential amenity of neighbouring properties
4. Parking and access
5. Other Implications

Considerations

1. Background

The site currently benefits from planning permission for the use of the buildings as garage/workshop. At present MOT tests are carried out off site at subcontractor's premises in Sandy and Moggerhanger. Therefore there are a number vehicular movements throughout the day by staff. The proposal would result in MOT's being able to be conducted on site as well as the existing vehicle maintenance and servicing. The proposal also includes an increase in hours of operation to 0800 to 1800 Monday to Friday and 0800 to 1600 Saturday.

2. Effect on the Character and Appearance of the Area

The proposed new workshop buildings will be of a metal clad construction and located to the rear of the site having the agricultural buildings at Caldecote House Farm as a backdrop. The proposed building will confine the current mix of storage structures into purpose built units and therefore improve the visual appearance of the site from the street scene.

Overall, the proposal would not have a detrimental impact upon the character and appearance of the area.

3. Impact of the Proposal on the Residential Amenity of Neighbouring Properties

The principal properties that may be affected by the proposal are nos. 29 and 31 Hitchin Road with both properties abut the site boundary. Caldecote House Farm has a long linear rear garden that backs onto the application site, however due to the overall depth of the garden the proposed buildings would not have a significant adverse impact by reason of overbearing impact, loss of privacy or light.

The main issue to consider is whether the proposal would result in any further potential noise nuisance to the adjacent residential properties. The business has been in operation since 2003 and it appears that there have been no complaints from neighbouring residents regarding unreasonable noise emanating from the business. The proposed intensification of the site to include a MOT testing station and additional workshops is considered to be acceptable in this location subject to the hours of use being restricted as set out in the application.

Although the rear workshop will be closer to no. 31 than the current arrangement, it is considered that the resultant physical distance will be acceptable and there will be no overbearing impact, loss of privacy or light as a result.

Although no. 29 abuts part of the site, the proposed workshop building will be situated at the far end of the rear garden and therefore would not result in any overbearing impact, loss of privacy or light.

Overall, it is considered that the proposal would not have an adverse impact on the residential amenity of neighbouring properties.

4. Parking and Access

The site benefits from a large parking forecourt to the front and side/rear of the premises. The proposal states that it will result in a reduced number of vehicle movements during the day as MOT's will be carried out on site instead of having to be taken into Sandy or Moggerhanger. The access has been in use since 2003 for this business and also for the farm to the rear.

The proposal has provision for increasing the formal parking to the side/rear therefore reducing any potential for on-street parking. It is therefore considered that the access and parking provision is acceptable for the resultant development.

The Highways Team has been consulted on the proposal and their comments will be reported in the late sheet.

5. Other Implications

The proposed development site lies within an archaeologically sensitive area and is within a locally identified heritage asset (HER 17129). It has the potential to produce archaeological remains of the Saxon, medieval and post-medieval periods. The development will have a negative and irreversible impact on any surviving archaeological remains and on the significance of a locally identified heritage asset. The application should, therefore, include a heritage asset statement of significance and an impact assessment.

This application does not contain any information on the heritage asset affected by the development. Without the inclusion of a heritage asset statement of significance and an impact assessment this application does not conform to Policies HE6.1 and HE6.2 of PPS 5 and therefore it does not provide adequate information on the impact of the proposed development on the historic environment.

The Committee deferred the application to allow the applicant to submit the necessary heritage asset statement of significance and impact assessment and subject to this being satisfactory, the proposal will accord with PPS 5.

RECOMMENDATION

APPROVE Planning Permission for the application set out above subject to the following condition(s):

- 1 The development hereby approved shall be commenced within three years of the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 which is designed to ensure that a planning permission does not continue in existence indefinitely if the development to which it relates is not carried out.

- 2 **Prior to the commencement of development details shall be submitted for written approval by the Local Planning Authority setting out the materials to be used for the external walls and roof. The development shall be carried out in accordance with the approved scheme.**

Reason: To protect the visual amenities of the building and of the area generally.

- 3 The use hereby approved shall not operate except between the hours of 08:00 to 18:00 on Mondays to Fridays, 08:00 to 16:00 on Saturdays and not at all on Sundays and Bank Holidays.

Reason: To safeguard the amenities of neighbouring properties.

- 4 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 120110/01, 120110/02, 120110/03, 120110/04, 120110/05, 120110/06, 120110/07, 120110/08.

Reason: For the avoidance of doubt.

Reasons for Granting

In conclusion, the scheme by reason of its site, design and location would not harm the character and appearance of the area, have an adverse impact on the residential amenity of neighbouring properties or have a detrimental impact on highway safety. As such the proposal is in conformity with Policy DM3 of the Central Bedfordshire Adopted Core Strategy and Development Management Policies 2009; Planning Policy Statement 1 (2005). It is therefore considered **acceptable** and that planning permission should be granted subject to conditions.

Notes to Applicant

1. The applicant is advised that the proposed process (the use of a waste oil burner) is likely to require authorisation under the provisions of the Environmental Protection Act 1990 prior to becoming operational. (Failure to obtain such an authorisation is an offence punishable on summary conviction by a fine of £20,000). Further information can be obtained from Public Protection at Central Bedfordshire Council on 0300 300 8000.

DECISION

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