

Item No. 9

APPLICATION NUMBER	CB/14/02362/FULL
LOCATION	64 High Road, Beeston, Sandy, SG19 1PB
PROPOSAL	Temporary siting for a period of 12 months for a timber clad office building at 64 High Road, Beeston.
PARISH	Sandy
WARD	Sandy
WARD COUNCILLORS	Cllrs Aldis, Maudlin & Sheppard
CASE OFFICER	Amy Lack
DATE REGISTERED	27 June 2014
EXPIRY DATE	22 August 2014
APPLICANT	BG Timber
AGENT	DLP Planning Consultants
REASON FOR COMMITTEE TO DETERMINE	Called in by Cllr Sheppard with regard to concerns relating to the highway safety and the use of the access from the A1 to reduce the impact upon The Green in Beeston; the impact upon the open countryside; and the commencement of a 12 month temporary period.
RECOMMENDED DECISION	Full Application - Approval recommended

Reason for recommendation of approval

The siting of the temporary office building is considered acceptable. The building is in keeping with the character and appearance of the existing commercial timber yard use of the site. It will not have any adverse impact upon the residential amenity of neighbouring properties and is acceptable in terms of highway safety therefore by reason of its size, design and location, the proposal is considered to accord with policies CS14 and DM3 of the Core Strategy and Management Policies (2009) and Central Government guidance contained within The National Planning Policy Framework (2012).

Site Location:

The application site, 64 High Road, Beeston, was formerly occupied by Thelsid Nursery. The site comprises: a bungalow dwelling to the northern corner of the site adjacent to the newly constructed access directly off the northbound carriageway of the A1 trunk road; two large warehouse buildings, one the subject of a pending planning application reference CB/14/02774/FULL; and a concrete access route through the site.

Access into the site can be made directly from the A1. The site also has the benefit of a second access via a single width track from Orchard Close. This track also serves as footpath no.40.

The site does not fall within a Conservation area. Nor does it fall within a development envelope and as such lies wholly within the open countryside as defined by the proposals map.

The Application:

The application seeks temporary planning permission for the siting of a B1(a) office of 242 metre² for 12 months and associated parking provision for use in connection with the Timber yard.

The subject building measures 23.9 metres in length, 14 metres in depth, with a flat roof height of 3 metres and is finished in feather edged treated timber. The accommodation comprises a reception area, three office rooms, a meeting room, kitchen and toilet facility.

11no. car parking spaces are designated around the building for use by those working and visiting the office building.

The existing bungalow on site benefits from an extant planning permission (local planning authority reference CB/12/00293/FULL) to be extended and converted into an office for use in connection with the timber yard. This permission has not been implemented and the applicant's intention is retain the residential use for occupation by a member of staff for on site security purposes.

The applicant has advised that temporary permission is sort for a period of 12 months only in order for a review of the operations on site to be undertaken and a more permanent solution proposed.

RELEVANT POLICIES:

National Guidance

National Planning Policy Framework (March 2012)
Circular 11/95 - The use of Conditions in Planning Permissions

Core Strategy and Development Management Policies - North 2009

CS11	Rural economy and tourism
CS14	High Quality Development
DM3	High Quality Development
DM4	Development within and Beyond Settlement Envelopes
DM12	Horticultural and Redundant Agricultural Site

Supplementary Planning Guidance

Central Bedfordshire Design Guide (2014)

Planning History

There is an extensive planning history at the application site with respect to its current use as a timber yard (sui generis). This application has been submitted further to the determination of four applications made under Section 73. These sought to revise conditions on existing planning approvals that relate to this application site. Planning references: CB/12/03000/VOC; CB/12/03045/VOC; CB/12/03046/VOC and CB/12/03047/VOC.

All four applications were the subject of an Informal Hearing Appeal which took place on 31.04.2013. In each case the Inspector allowed the appeals. This means the site can now operate a less restrictive use than originally approved with respect to: hours of delivery and machinery use; the stacking of materials on the site; and the access of the site.

CB/13/01067/VOC Variation of Condition: No 8 on planning permission CB/12/01201/FULL dated 02/08/2012 to be varied to: The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers: PL01 F; PL04 B; PL05 C; 100 B. Approved 25.07.13

CB/12/03047/VOC Variation of Condition No 5 on Permission CB/11/01546/FULL dated 15/09/2011 to be varied to: No goods, waste or other materials shall be stored, stacked or deposited outside the building(s) to a height exceeding 5 metres, unless otherwise agreed in writing by the local planning authority. Approved 04/12/12. Amendment to conditions allowed at Appeal 26/06/13.

CB/12/03046/VOC Removal of Condition No.4 on Permission CB/12/01201/FULL Dated 02/08/2012 in relation to Highways Access from the A1. Approved 04/12/12. Amendment to conditions allowed at Appeal 26/06/13.

CB/12/03045/VOC Variation of Condition No. 4 on Application No. CB/11/03441/VOC dated 08/06/2012

From: There shall be no machinery used at the site, outside the hours of 0730 hours to 1800 hours Monday to Friday and at no time on Saturdays, Sundays, Bank or Public Holidays and there shall be no goods moved within the site or deliveries received or despatched outside the hours of 0600 hours to 1800 hours Monday to Friday and at no time on Saturdays, Sundays, Bank or Public Holidays.

To: There shall be no machinery used at the site outside the hours of 0730 hours to 1800 hours Monday to Friday or outside the hours of 0800 hours to 1600 hours on Saturdays, and at no time on Sundays, Bank or Public Holidays and there shall be no goods moved within the site or deliveries received or despatched outside the hours of 0600 to 1900 hours Monday to

Friday or outside the hours of 0800 hours to 1600 hours on Saturdays and at no time on Sundays, Bank or Public Holidays.

Refused 04/12/12. Appeal allowed 26/06/13.

- CB/12/03000/VOC Variation of condition 1 (hours of operation and delivery) of planning approval reference CB/11/03441/VOC to allow for the operation of machinery and deliveries on Saturday between 0800 hours to 1600 Hours. Refused 04/12/12. Appeal allowed 26/06/13.
- CB/12/01201/FULL Erection of two warehouses (Use Class B8) Approved 02.08.12
- CB/12/00293/FULL Change of use of redundant dwelling house (Use Class C3) to an office (Use Class B1) with extension of building to be used in association with approved use of site as Timber Yard. Approved 04.04.12
- CB/12/00483/FULL Re-cladding and minor alterations to elevations of existing building. Granted 02/04/2012.
- CB/11/03441/VOC Variation of Condition: Change condition 4 (hours of vehicular movement) of Planning Permission CB/11/01546/FULL. Refused 09/12/11. Appeal allowed 06/07/12.
- CB/11/01546/FULL Change of use from nursery/horticultural site to commercial timber yard (Sui Generis). Granted 15/09/11.

**Representations:
(Parish & Neighbours)**

Sandy Town Council No objection. However, it is noted that work started in June 2014 so if consent is granted it should be back dated to the first date of occupancy. Thereafter the local planning authority should monitor to ensure the temporary nature of the application does not extend beyond 12 months.

Neighbours No third party representations have been received.

Consultations/Publicity responses

Highways Agency No objection to the proposals.

Minerals and waste No comments to make.

Public Protection No comments to make. The Public Protection team are unaware of any complaints in respect of the existing use of the office.

Public protection (contamination) No comments to make.

Highways	No objection. The parking layout has not been indicated but it is possible to achieve 11 spaces around the office location which is adequate provision calculated using the current guidance. The proposal is served from the A1 a Highways Agency maintained road.
Internal Drainage Board	Please note the Board have no comments to make with regard to the above planning application.

Determining Issues

The development has been assessed in the context of human rights issues and The Equalities Act (2010) and it is considered it would have no relevant implications. As such, from the consultation responses received and from an inspection of the application site and surrounding area the main considerations of the application are;

1. Principle of development
2. Impact upon the visual amenity of the surrounding area
3. Residential amenity of neighbouring occupiers
4. Highway safety

Considerations

1. Principle of development

The principle of siting additional buildings ancillary to the use of the site as a Timber Yard (sui generis) on the application site has been established by the approval of extant planning application references CB/13/02211/FULL and CB/12/01201/FULL (and subsequent application CB/12/03046/VOC to vary condition 4 of that permission).

The other material considerations of siting the retrospectively proposed office building for a temporary period of 12 months on this site will be assessed under the following headings of this report against the current policy framework.

2. Impact upon the visual amenity of the surrounding area

The application site is a former Market Garden nursery which had become redundant and is now being redeveloped in line with Policy DM12 of the Adopted Core Strategy which seeks to re-use former agricultural and horticultural sites in the district. Planning permission has been granted for the use of the site as a commercial timber yard, CB/11/01546/FULL (as varied by subsequent variation of condition applications).

The timber office building, with a sizeable footprint but single storey in height and semi-permanent in nature by virtue of the materials of its construction is considered to reflect the commercial character and appearance of the use of the site as a commercial timber yard. Further to which the historical use of the site was characterised by large footprint buildings. For this reason, the building is not considered to be harmful to the existing context nor is it considered to have any

significant impact upon the visual amenity of the surrounding area and the location of the site within the context of the open countryside.

The main public views of the subject building within the site would be from the A1 to the east via the new access and Footpath No. 40 to the west although, in the main, the building is almost entirely screened by other existing buildings on the site and the high level screening provided by closed security fencing to the wider site perimeter.

By reason of the siting of the building, its single storey height and its distance away from main public views, the proposal is considered to be acceptable. It will not have any significant adverse impact upon the visual amenity of the surrounding area, is in keeping with the commercial use of the site and is therefore considered to be in accordance with Policy DM3 of the Core Strategy Development Management Policies (2009) the National Planning Policy Framework (2012).

3. Residential amenity of neighbouring occupiers

The retrospectively proposed building is not considered to have any impact upon the residential amenity of nearby residential occupiers. The building is significantly removed from buildings outside of the wider Timber Yard site.

The proposal is unlikely to generate any additional movements to and from the site further to which this the eastern end of the site is already impacted upon by the persistent noise of heavy traffic travelling along the A1. Accordingly, with respect to residential amenity the proposal is considered to accord with Policy DM3 of the Core Strategy Development Management Policies (2009), the National Planning Policy Framework (2012), and with technical guidance Design in Central Bedfordshire, a Guide for Development (2010).

4. Highway Safety

Access to the wider timber yard site remains unchanged by this proposal and no objections have been received from the Council's Highways team or from the Highways Agency. As such, the proposal is not considered to represent any implications for highway safety.

5. Representations

No third party representations from local residents have been received.

The Town Council has not raised any objection to the proposed building but has requested that given the building of the structure commenced in June 2014 and the applicant is seeking a temporary permission extending to 12 months for the siting of the subject building that because this proposal is retrospective any temporary planning permission granted for the requested 12 month period should be back dated to the date when the building was first occupied. However, it is considered that despite the retrospective nature of this application the additional 2 months afforded by its existence on site prior to the determination of this application is not considered to represent any harm to the character and

appearance of the site, nearby residential amenity or highway safety and as such it is recommended that a temporary 12 month period commence from the date of the approval of the development.

Recommendation

That temporary Planning Permission be approved subject to the following:

RECOMMENDED CONDITIONS / REASONS

- 1 This permission is limited to a temporary period of 12 months from the date of approval. Thereafter the building hereby approved shall be removed from the site and the land re-instated to its former condition, unless before that date the Local Planning Authority has granted permission for its retention.

Reason: To enable the Local Planning Authority to review the buildings when the permission expires, in the interests of visual amenities, in accordance with DM3 and DM4 of the Core Strategy and Development Management Policies (2009).

- 2 The development hereby temporarily permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers; PLOC01; PL01; PL02; PL03

Reason: To identify the approved plan/s and to avoid doubt.

Statement required by the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012 - Article 31

Discussion with the applicant to seek an acceptable solution was not necessary in this instance. The Council has therefore acted pro-actively to secure a sustainable form of development in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012.

DECISION

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