

Parish:	Ingoldisthorpe	
Proposal:	Installation of a further 8 storage containers, to allow a total of 41 storage containers on the site	
Location:	Samphire Developments (Norfolk) Container Storage Coaly Lane Ingoldisthorpe Norfolk	
Applicant:	Samphire Developments	
Case No:	18/01378/F (Full Application)	
Case Officer:	Mrs K Lawty	Date for Determination: 17 October 2018 Extension of Time Expiry Date: 12 November 2018

Reason for Referral to Planning Committee – The views of Ingoldisthorpe Parish Council are contrary to the Officer recommendation

Neighbourhood Plan: No

Case Summary

The site is located on the southern side of Coaly Lane, Ingoldisthorpe, which runs to the east of Lynn Road (the B1440). The site comprises 13 no. storage containers and one pile of surplus material on a grassed field with some areas of compacted surfacing.

The site is bound to the north and south by open fields and countryside. To the east is a detached bungalow, 'Aldorcar'. To the west is an open, grassed site with planning permission for the construction of a place of worship with associated car parking.

This application seeks full planning permission for the reconfiguration of the previously approved 33 No. storage containers (ref. no. 15/01422/F) and the installation of an additional 8 storage containers. However, the storage building previously approved (ref. no. 15/01422/F) would not be constructed.

Key Issues

- Planning history
- Principle of the development
- Access and highway matters
- Impact on character and appearance of countryside
- Impact on amenities of local residents
- Any other material considerations

Recommendation

APPROVE

THE APPLICATION

This application seeks full planning permission for the reconfiguration of the previously approved 33 storage units plus an additional 8 storage containers within the site. However, the storage building previously approved, to be divided into 6 separate storage units each with its own independent access, is not part of the proposal.

The site is located at the northern edge of the village, adjacent to but beyond the settlement boundary and is within countryside.

To the east are residential properties but to the north and south are open fields. Planning permission has already been approved on the land to the west for a detached building for use as a place of worship with associated car parking facilities.

The planning history is a material consideration and is discussed below.

SUPPORTING CASE

The application has been supported by a Design, Access, Supporting Planning and Heritage Statement which refers to the following:

Proposal

The proposal is for the 'Installation of forty one storage containers and associated works to existing storage facility' on land at Coaly Lane, Ingoldisthorpe, Norfolk.

Design

The storage containers will be standard 6 x 2.4 m and have been positioned toward the centre and around the edge of the site to minimise visual impact and maintain the openness of the site.

Appearance

The storage containers will be pre finished steel cladding.

Use

The containers will be used for storage purposes.

Layout

The storage containers have been positioned toward the centre and around the edge of the site to minimise the visual impact and maintain the open nature of the site. The access drive runs through the centre of the site connecting to the existing access point onto Coaly Lane

Amount

The proposal includes forty one storage containers with a total floor area of 590.4m²; the storage containers have an individual floor area of 14.4m².

Scale

The proposed containers are single storey and of a scale appropriate to the locality.

Landscape

The site includes an existing hedge along the northern boundary and a belt of existing trees to the western boundary which will be retained. A new 1.8 m chain link fence will be erected along the western and southern boundaries. The southern boundary will also include a native hedgerow

adjacent to the fence. The site will include grassed areas to maintain the open rural feel of the site.

The access drive and parking area will be finished in gravel with a hard core base and timber edging.

Access

The existing access arrangements will be retained which involves the operation of a single access point along Coaly Lane. This ensures all vehicles can enter and exit the site in forward gear.

Conclusion

The site is located adjacent to the settlement boundary for Ingoldisthorpe. The principle of the use of the site for the container storage has already been established through previous approved planning applications. The proposal only represents an aggregate gain of eight additional storage containers and the removal of the approved storage building. The increased number of containers can easily be accommodated on site without significant harm in terms of visual amenity.

The Highways Authority raised no concerns to the approved application on highway safety issues. The proposal is of a scale, siting, appearance and use that does not cause a detrimental and unacceptable level of impact upon adjacent neighbour or visual amenity.

Significant weight should be placed upon the planning policy support for business and commercial development in rural areas as set out in the NPPF, the Draft NPPF and the adopted Core Strategy.

The proposed development maintains the existing lawful storage use of the site whilst providing a successful local business with an opportunity to grow. The development poses no additional impact on the amenity of the surrounding area to that already approved and proposes to improve the boundary treatments of the site through new planting and fencing.

The proposed development is in accordance with the adopted and emerging national and local planning policy and should be supported.

PLANNING HISTORY

16/01063/F: Application Permitted: 04/08/16 - Variation of condition 20 of planning permission 15/01422/F to update approved frontage boundary treatment.

15/01422/F: Application Permitted: 18/11/15 - Construction of new storage building (amended design from approved scheme 12/01799/F) and siting of additional storage containers.

14/00366/O: Application Refused: 14/05/14 - Erection of 7 new dwellings and associated works.

12/01016/A - Non-illuminated hoarding sign – approved.

11/00069/LDE – Application for Lawful Development Certificate – Continued use of site/land as planning consent 2/82/3451/F for commercial storage and use of site/land for running of business – refused and dismissed at appeal (see attached decision).

09/01978/LDE – Application for Lawful Development Certificate - use of Land for commercial storage with additional business operation, nursery growing and selling plants – refused.

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2/82/3451/F – Change of use from light industry to storage (i.e. use of land for standing two freezer storage units and use of existing shed for storage purposes) – Approved.

RESPONSE TO CONSULTATION

Parish Council: OBJECT - have concerns about the security of the site as people have lost a substantial amount from break-ins on the site. In addition the additional traffic on a private road.

Highways Authority: NO OBJECTION - conditionally

Environmental Health & Housing – Environmental Quality: NO OBJECTION

Environmental Health & Housing – CSNN: NO OBJECTION - conditionally

Natural England: NO OBJECTION

REPRESENTATIONS

No third party comments received.

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS10 - The Economy

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM15 – Environment, Design and Amenity

NATIONAL GUIDANCE

National Planning Policy Framework (NPPF)
Planning Practice Guidance (PPG)

PLANNING CONSIDERATIONS

The key issues in assessing this application are as follows:

- Planning history
- Principle of the development
- Access and highway matters

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- Impact on character and appearance of countryside
- Impact on amenities of local residents
- Any other material considerations

Planning history

The planning history of the site is a material planning consideration in this case.

Over many decades the site has been in several different uses and the subject of several planning applications. However, more recently planning permission was granted for a 255m² storage building and 14 storage containers in 2013 (Ref: 12/01799/F) and then for a smaller storage building and thirty three storage containers in November 2015 (Ref: 15/01422/F) as varied by 16/01063/F in August 2016.

This current application is a smaller site than for the earlier applications as part of the site has been granted planning permission for a place of worship and associated car parking (Ref: 17/01843/F). The reduced site for storage use now proposes 8 additional storage containers but omits the storage building from the plans.

Principle of the development

Whilst the site lies within an area designated as countryside, the National Planning Policy Framework and Policies CS06 and 10 of the Local Development Framework Core Strategy support sustainable rural enterprises and seek to ensure strong, diverse, economic activities commensurate to the size and scale to the local area.

The NPPF at paragraph 83 states:

“Planning policies and decisions should enable:

- a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;
- b) the development and diversification of agricultural and other land-based rural businesses;
- c) sustainable rural tourism and leisure developments which respect the character of the countryside; and
- d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.”

Policy CS10 refers to the economy and in particular rural employment exception sites. It states:

‘The Council will support the rural economy and diversification through a rural exception approach to new development within the countryside; and through a criteria based approach to retaining employment land and premises.

Permission may be granted on land which would not otherwise be appropriate for development for an employment generating use which meets a local business need.

Any development must satisfy the following criteria

- i) It should be appropriate in size and scale to the local area;
- ii) It should be adjacent to the settlement;
- iii) The proposed development and use will not be detrimental to the local environment or local residents’

The site is already in use as a storage container site. This proposal would moderately increase the number of smaller storage units on the site but the previously approved, larger storage building for 6 independent storage units does not form part of this current proposal.

The principle of such storage use has previously been established on this site and this proposal raises no new issues in this regard.

Access and highway matters

The proposal involves the use of an existing vehicle access onto the main B1440 Lynn Road to the east. This vehicular access already serves the existing business use, the dwelling known as Aldorcar and will also serve the site to the west with permission for a new place of worship.

The highways officer has no objection to the proposed use of this access, subject to the imposition of planning conditions relating to the access, parking and turning.

The Parish Council have raised concern regarding the additional traffic on the private road. However, given that the level of activity should be similar to that already approved no concern is raised regarding the level of traffic in this case.

Impact on character and appearance of countryside

The storage containers are single storey in height.

The existing site has a 2m high timber fence to the northern roadside boundary and to the east is an existing 1.8m close boarded fence, both of which are to be retained.

There is currently no boundary demarking the western site boundary although there is a line of trees just beyond the site boundary. The boundary to the south has no planting but has a post and wire fence which delineates the extent of the site.

It is recommended that no outside storage will be permitted. It is also recommended that a planning condition be imposed stating that containers are not stacked above ground level to ensure that they are not highly visible in the landscape.

Conditionally therefore it is considered that there is limited impact in terms of visual amenity.

Impact on amenities of local residents

The nearest residential neighbours are Aldorcar, accessed from the same access track, and Carstone and Shrublands which front Lynn Road. Vehicle movements in connection with the proposed business would need to travel close to both Aldorcar and Carstone to access the site.

Aldorcar is in the ownership of the applicant, but Carstone is owned by a third party. There is a distance of approximately 25m between the application site and the nearest garden boundary of Carstone.

Thus in terms of the scale of the proposal there is no detrimental overbearing or overshadowing issues that would warrant a refusal of the application.

In terms of noise implications, the level of activity at the site will be similar to that previously approved. The site currently has restrictions on the hours of operation through planning conditions and it is recommended that these are retained to protect neighbourhood amenity.

No external lighting currently exists on the site but should there become the need for any, it is recommended that details be agreed prior to installation.

Conditionally therefore it is considered that there is limited impact in terms of residential amenity.

Any other material considerations

The Parish Council raise concern regarding the security of the site, stating there have been break-ins on the site. Section 17 of the Crime and Disorder Act 1998 requires Local Authorities to consider the implications for crime and disorder in the carrying out of their duties. Through previous applications the site has already been considered appropriate for this use and benefits from planning permission for storage containers. This current proposal will not increase the activity by a significant degree.

Therefore the matter of installing security measures is one for the landowner to assess and act accordingly and overall this relatively modest increase should not lead to a material increase in crime and disorder.

The Environmental Health – Environmental Quality team has no objection to the proposal.

The site lies within 2km of a SSSI. However, the proposed development would not have a significant adverse effect on the features on which the SSSI is designated.

The applicant has not discharged all necessary conditions relating to the overall use and this issue is being dealt with by Planning Enforcement.

Conclusion

The proposal would result in a similar level of activity as previously approved on the site. It is of a scale, siting, appearance and use that, subject to the imposition of appropriately worded planning conditions should not cause a detrimental or unacceptable level of impact upon adjacent neighbours or visual amenity.

Weight is put on the policy support for business and commercial development in rural areas as set out in the NPPF and Core Strategy. The proposal complies with the policies of the SADMP.

There are no outstanding issues that cannot be addressed by condition, and any outstanding conditions on the site will be dealt with separately.

Therefore the proposal is in accordance with the provisions of the National Planning Policy Framework; Policies CS01,02,06,08,11 and 12 of the Local Development Framework Core Strategy 2011 and Policy DM15 of the Site Allocations and Development Management Policies Plan September 2016 (SADMP 2016).

RECOMMENDATION:

APPROVE subject to the imposition of the following condition(s):

- 1 Condition: The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 1 Reason: To comply with Section 91 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.

- 2 Condition: The development hereby permitted shall be carried out in accordance with the following approved plans:
- Location Plan, Scale 1:2500
 - Drawing No. 279/P/11 Rev C, Sketch Scheme B
- 2 Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 Condition: No display or storage of goods, materials or waste shall take place outside of the buildings or storage containers on the site.
- 3 Reason: In the interests of the amenities of the locality in accordance with the provisions of the NPPF.
- 4 Condition: The number of storage units shall be restricted to 41 as shown on the approved plan.
- 4 Reason: In the interests of the amenities of the locality in accordance with the provisions of the NPPF.
- 5 Condition: The storage containers shall only be stored at natural ground level and not stacked on top of one another.
- 5 Reason: In the interests of the amenities of the locality in accordance with the provisions of the NPPF.
- 6 Condition: Access to the premises shall only take place between the hours of 08.00 and 20.00 Monday to Friday, 08.00 to 17.00 on Saturdays and at no time on Sundays, Bank or Public Holidays unless otherwise approved in writing by the Local Planning Authority.
- 6 Reason: In order that the Local Planning Authority may retain control over the development in the interests of the amenities of the locality in accordance with the provisions of the NPPF.
- 7 Condition: Prior to the installation of any outdoor lighting details of the lighting scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the type of lights, the orientation/angle of the luminaries, the spacing and height of the lighting columns, the extent/levels of illumination over the site and on adjacent land and the measures to contain light within the curtilage of the site. The scheme shall be implemented in accordance with approved scheme and thereafter maintained and retained as agreed.
- 7 Reason: In the interests of minimising light pollution and to safeguard the amenities of the locality in accordance with the provisions of the NPPF.
- 8 Condition: The storage containers shall be used for B8 storage use and no other purpose, including any use within Class B1 of the Town and Country Planning (Use Classes) Order 1987, as amended, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.
- 8 Reason: In order that the Local Planning Authority may retain control of development which might be detrimental to the amenities of the locality if otherwise allowed by the mentioned Order.

- 9 Condition: Prior to the first use of the development hereby permitted the proposed on-site car parking/servicing/loading/unloading/turning/waiting area shall be laid out, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.
- 9 Reason: To ensure the permanent availability of the parking/manoeuvring areas, in the interests of satisfactory development and highway safety.