DELEGATED REPORT

Recommendation Made: 1 July 2011

Reference:- 11/00292/FUL **Parish:- Peckleton Parish Council**

Applicant:- Woodlands Nurseries
Ashby Road
Stapleton
Leicestershire
C/O Agent

Location:- Woodlands Nurseries Ashby Road Stapleton Leicester Leicestershire

Proposal:- EXTENSIONS AND ALTERATIONS TO GARDEN CENTRE

Introduction:-

This application seeks full planning permission for extension and alterations to a horticultural glass house building to form a goods-in entrance with associated hardstanding (involving demolition of part of the building and of a separate office building) together with the relocation of a generator shed with fenced enclosure at an established garden centre known as Woodlands Nurseries located on Ashby Road to the north of Stapleton.

The horticultural building consists mainly of large span glasshouses with an attached deliveries area constructed of a red brick plinth with opaque cladding panels over and on the roof. The part demolition of the glasshouse and the removal of the office building has already taken place and the generator shed relocated, albeit the shed is of a different design and on a different orientation.

Amended plans have been submitted in respect of the design and orientation of the generator shed, however due to the relatively minor nature of the amendments, no re-consultation has taken place.

Relevant Planning History:-

09/00940/FUL - Approved 01.06.2010
Demolition of Bungalow, Part of Glasshouse and Garden Centre Offices, COU of Garden Centre Warehouse to Retail Sales, Erection of Storage Building and Entrance Canopy, Relocation of Water Tanks, Fuel Tanks, and Sewage Treatment Plant and Formation of Additional Car Parking and Alterations to Open Sales Area.

96/00094/FUL - Approved 11.03.96
Extension of Existing Glasshouses for Plant Production

86/0235/4 - Approved 29.04.86
Erection of Glasshouse for Growing Horticultural Products

Consultations:-

No objections have been received from:-

Director of Environment and Transport (Highways)
Head of Community Services (Pollution)
Head of Community Services (Land Drainage)

No response has been received at the time of writing this report from:-

Peckleton Parish Council
Sutton Cheney Parish Council
Ward Members
Press Notice
Site Notice

Neighbours

Development Plan Policies:-

National Planning Guidance

Planning Policy Statement 7 (PPS7): 'Sustainable Development in Rural Areas'

Adopted Local Plan

The site lies outside any settlement boundary and is therefore in the countryside as defined in the adopted Hinckley and Bosworth Local Plan.

Policy BE1: Design and Siting of the Development
Policy NE5: Development in the Countryside
Policy T5: Highway Design and Vehicle Parking Standards
LCC document: Highways, Transportation and Development

Appraisal:-

The main considerations with regards to this application are the principle of development, the design and impact on the character and appearance of the site, the surrounding countryside, neighbouring residential properties and highway safety.

Principle of Development

The site is located outside of any settlement boundary and is in the countryside as defined in the adopted Hinckley and Bosworth Local Plan Proposals Map. However, policy NE5 provides a presumption in favour of development involving the extension or alteration of existing buildings in such locations subject to all other relevant planning matters being appropriately addressed.

Design and Impact on Character and Appearance

The proposals include a modest extension to the horticultural glasshouse deliveries area of approximately 76 square metres but results in an overall reduction of approximately 600 square metres of enclosed floor space within the glasshouse. The extension is to be constructed of a red brick plinth, with opaque composite wall and roof panels over and roller shutter door to match the design, scale, appearance and construction of the existing deliveries area. The demolition of part of the glasshouse and the proposed extension is required to allow HGV traffic to manoeuvre and reverse into the enclosed deliveries area to allow covered unloading and loading. As a result of the proposed design and construction materials and the location of the proposed development, including the relocation and enclosure of the generator shed, in a central location within the overall site, the proposals will not have an adverse impact on either the character or appearance of the site or the surrounding countryside.

Impact on Neighbouring Properties

The neighbouring residential properties known as Nine Acres, Woodside Farm and Bizzy Bee are all in excess of 150 metres from the development area and the proposals will be screened from these dwellings by existing buildings. New House Grange to the east is in excess of 170 metres from the proposals and as they will be viewed against the existing horticultural building no additional impact on visual amenity will arise. As a result the proposed development will not have an adverse impact on any residential amenities.

Highway Safety

The existing customer parking provision is unaffected and given the nature and central location of the proposals within the site well away from the access, there is unlikely to be any significant impact on the highway network or highway safety resulting from the proposals. The Director of Environment and Transport (Highways) raises no objections.

Conclusion

The extension of existing buildings in the countryside is acceptable in principle and the design, scale and appearance will not adversely affect the character or appearance of the site or surrounding countryside. As a result of the nature and central location of the proposed development no adverse impact on residential amenity or highway safety will occur. The application is considered to meet the requirements of policies BE1, NE5 and T5 of the adopted Local Plan and is therefore recommended for approval.

RECOMMENDATION:- Permit subject to the following conditions:-

Summary of Reasons for Recommendation and Relevant Development Plan Policies :

Having regard to the pattern of existing development in the area, representations received and relevant provisions of the development plan, as summarised below, it is considered that subject to compliance with the conditions attached to this permission, the proposed development by virtue its design, scale, appearance and location would not have an adverse impact on the character or appearance of the site or surrounding countryside or the amenities of the occupiers of neighbouring residents or highway safety and would therefore be in accordance with the development plan.

Hinckley & Bosworth Borough Council Local Plan (2001):- BE1, NE5 and T5.

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

2 The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows: Site Location Plan at 1:2500 scale received by the local planning authority on 20 May 2011; Generator Shed Plan and Elevations Drawing No. T615-180 received by the local planning authority on 1 July 2011; Site/Block Plan Drawing No T615-138 Revision C received by the local planning authority on 1 July 2011.

3 The materials to be used on the external elevations of the proposed extension and alterations shall match the corresponding materials of the existing horticulture building unless previously agreed in writing with the Local Planning Authority.

Reasons :-

1 To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

2 For the avoidance of doubt and in the interests of proper planning.

3 To ensure that the development has a satisfactory external appearance to accord with policy BE1 of the adopted Hinckley & Bosworth Local Plan.

Notes to Applicant:-

1 Bats, nesting birds, great crested newts and certain other species are protected by law. If any such species are discovered before or during the works the works must be suspended and the local office of Natural England contacted for advice.

2 This permission does not grant approval under the Building Act 1984 and the Building Regulations 2000 (as amended) for which a separate application may be required. You are advised to contact the Building Control Section.

3 As from 6 April 2008 this Authority are charging for the discharge of conditions in accordance with revised fee regulations which came into force on that date. Application forms to discharge conditions and further information can be found on the planning portal web site www.planningportal.gov.uk.

Contact Officer:- Richard Wright Ext 5894