

PLANNING STATEMENT
Change of Use
from storage to sales counter and showroom
Unit 2 Temple Hall Farm, Wellsborough

OVERVIEW

Planning consent was granted for commercial (B8) use under application reference 20/00354FUL and the building was let to an engineering business until 2023. Following the vacation of this tenant the building was let to the applicants as a storage unit for horticultural equipment which was sold via the internet. Following the success of this business, demand for a sales counter grew for local buyers and as such a sales counter and showroom area was erected. The majority of the building and adjacent building (Unit 3) is still used for storage.

The business supports 2 full-time workers on site.

Due to the nature of the products sold, which is mainly larger horticultural machinery, visitor numbers to the site are low with typically 5-6 per week during the winter months rising to around 30 visits per week during spring and summer.

PLANNING CONSIDERATIONS

There is no noise associated with the use other than occasional unloading and loading of equipment for delivery and this is in line with the majority use as storage.

The applicants would be willing to accept a restriction linking the permission to their business and use.

The site aligns well with a rural environment as it predominantly deals with horticultural machinery.

There is adequate parking and turning areas within the existing yard for the 2 full-time staff as well as visitors and delivery vehicles.

The access and landscaping details have been implemented under the original consent.

Therefore, the part change of use has no impact on the surrounding locality.