

REPORT TO THE SOUTHERN AREA PLANNING COMMITTEE

Date of Meeting	29 th March 2012		
Application Number	S/2012/0043/FULL		
Site Address	Clearway Garage, Firsdow, Salisbury. SP4 6DT		
Proposal	Siting of a mobile catering van		
Applicant/Agent	Mr John Ritchie		
City/Town/Parish Council	Firsdow Parish Council		
Electoral Division	Winterslow	Unitary Member	Cllr Christopher Devine
Grid Reference	Easting: 419184		Northing: 133429
Type of Application	Minor		
Conservation Area	Cons Area: N/A		LB Grade: N/A
Case Officer:	Warren Simmonds		Contact no. 01722 434553

The application is before the Committee at the request of Cllr Devine on grounds of visual impact, relationship to adjoining properties, environmental/highway impact and parking.

1. Purpose of report

To consider the above application and recommendation of the Area Development Manager that planning permission be **Granted Subject To Conditions**.

2. Report summary

The main issues in the consideration of this application are as follows

1. Principle of the proposed development
2. Impact on visual amenity and the character of the surrounding landscape
3. Highway safety
4. Impact upon amenities of neighbours

An objection has been raised by Firsdow Parish Council.

One third party has raised objections.

3. Site Description

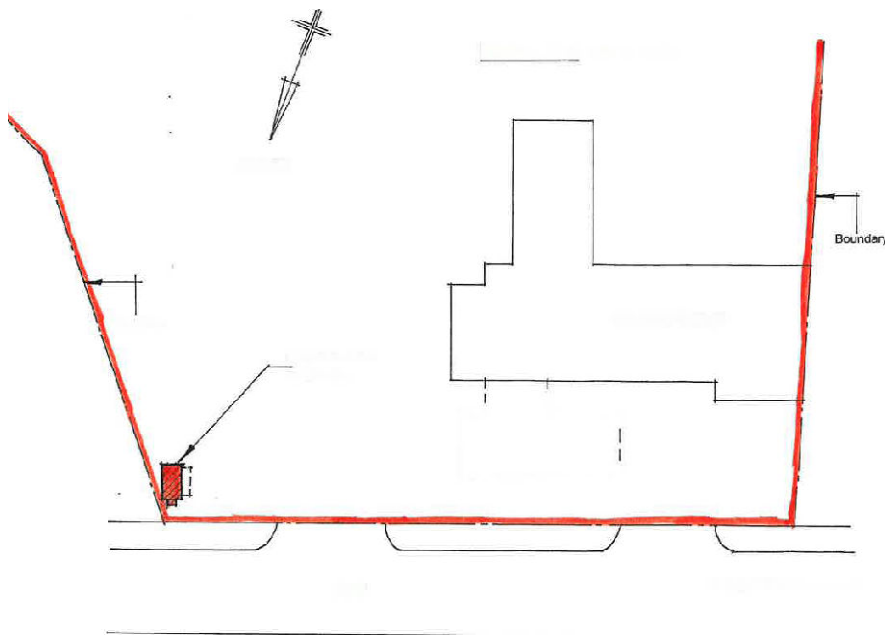
The application relates to an area of the tarmac frontage to the Clearway Garage (a former petrol filling station now in other car sales/commercial use) with access directly onto the A30 near Firsdow. The application site lies within the designated Special Landscape Area.

4. Relevant Planning History

None relevant to the current application

5. Proposal

The proposal is to change the use of a specified area of the forecourt/frontage to allow a mobile catering van to trade selling hot food, snacks and drinks etc.



Block Plan

6. Planning Policy

The following policies of the Salisbury District Local Plan which are 'saved' in the South Wiltshire Core Strategy are considered relevant to this proposal:-

Policies G2, C2 & C6

7. Consultations

Firsdown Parish Council

Object to the proposal on grounds of highway safety and limited parking facilities considered to be insufficient for the intended use.

WC Highways

No objection.

WC Environmental Health

No objection.

8. Publicity

The application was advertised by site notice, and on the Council's website.

One objection has been received from 28 Ilynton Avenue summarised as follows:

- Site supports several business's already; no room for an additional one;
- Site is on very fast road, and proposed snack van would increase traffic entering and leaving, increasing risk of accidents;
- No parking is proposed. So where are customers going to park;
- A catering van is already operating from the site, presumably without planning permission. When previously operating, also without pp, very untidy advertising notices were displayed on the A30.

9. Planning Considerations

Policy C2 of the adopted local plan refers to development in the countryside and seeks to restrict this unless it would benefit the local economy and maintain or enhance the environment.

Policy C6 states that within the designated Special Landscape Area development proposals should have regard to the high quality of the landscape and should be sympathetic with the landscape in terms of siting and scale.

Policy G2 outlines the general criteria against which proposals for development are to be assessed, and includes avoidance of disturbance, interference or conflict with adjoining dwellings or uses to the detriment of existing occupiers; avoidance of locations liable to environmental problems; and avoidance of detriment to public health or pollution to the environment.

The proposal is to station a modest catering van on an established car sales forecourt. In view of the established nature of the existing commercial use it is not considered that the proposal (which would cover a relatively small part of the overall site) would cause detriment to visual amenity or the wider landscape in general. Indeed, the introduction of an additional commercial use at the site is likely to benefit the local economy. This is in accordance with both Policies C2 and C6.

In view of the mobile nature of the catering van a temporary planning permission is recommended. This would also enable the suitability of the site to accommodate the use to be 'tested' prior to consideration of any more permanent permission.

In terms of highway safety, vehicular access to the catering van would be via the existing entrance serving the car sales forecourt. In the opinion of the WC Highways Officer customers to the catering van are likely to be visiting the car sales or travelling on the A30, and consequently the catering van would not in itself be a traffic generator. The Highways Officer further considers that the existing forecourt provides adequate parking and turning for both the existing and proposed uses, and reversing on to the highway should not be an issue. In view of this there is no highway safety objection.

By reason of the distance between the application site and the nearest residential properties it is considered that the proposal would not disturb, interfere, conflict with or overlook any of its neighbours.

10 Conclusion

The proposed development is considered acceptable in principle and would not adversely affect residential amenity or the quality of the surrounding designated Special Landscape Area. The proposal would not be prejudicial to highway safety.

11. Recommendation:

Planning permission be **GRANTED** for the following reason:

The proposed development accords with the provisions of the Development Plan, and in particular Policies G2 (General Criteria for Development), C2 (Development in the Countryside) & C6 (Landscape Conservation) of the saved policies of the adopted Salisbury District Local Plan (constituting saved policies listed in Appendix C, of the adopted South Wiltshire Core Strategy) insofar as the proposed development is considered acceptable in principle, and would not adversely affect residential amenity or the quality of the surrounding designated Special Landscape Area. The proposal would not be prejudicial to highway safety.

Subject to the following Conditions:

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

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The use hereby permitted shall only take place within the area identified by a red hatched rectangular box as detailed within the application documentation (drawing reference J16 Block/Location Plan 1:500) and trading shall only take place between the hours of 0800 and 1500 hours from Monday to Friday and between 0800 and 1300 hours on Saturdays, and not at all on Sundays.

Reason: To define the scope of the planning consent and to limit the hours of operation in the interests of the amenity of the area.

POLICY: G2, C6

3. This development shall be in accordance with the submitted drawing[s] deposited with the Local Planning Authority on 10.01.2012, unless otherwise agreed in writing by the Local Planning Authority.

Reason: For the avoidance of doubt

4. The use hereby permitted shall be discontinued and the land restored to its former condition on or before 01.04.2015 in accordance with a scheme of work submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of amenity, in order to secure the restoration of the land upon the removal of a use for which permission can be justified only on the basis of a special temporary need, and to allow the local planning authority to monitor the ongoing use of the land to ensure that prejudicial impacts on highway safety and in respect of visual amenity within the landscape are avoided.

POLICY: G2 & C6

INFORMATIVE: The temporary planning consent hereby granted does not provide authorisation for any form of outdoor advertising, notices or signage such as A boards, roadside signs or banners etc. Any such advertisements will require the express consent of the local planning authority by the granting of a separate advertisement consent application.