

REPORT TO THE DEVELOPMENT CONTROL COMMITTEE

Report No.

Date of Meeting	25 th April 2007
Application Number	07/00172/COU
Site Address	Olivemead Farm, Olivemead Lane, Dauntsey, Chippenham, Wiltshire
Proposal	Change of Use to Provide Caravan Storage (30 Caravans Undercover and 15 Outside) - Resubmission of 06.02515.COU
Applicant	P & G Candy
Town/Parish Council	Dauntsey
Grid Ref	000109 182500
Type of application	Full application

Reason for the application being considered by Committee

This application has been submitted to the Committee for decision under the scheme of delegation in force after the 8th April 2002 because Councillors Sturgis and Scruton have requested that the application be considered by committee to assess the traffic movements likely to occur throughout the year particularly compared with the movements from the previous dairy unit.

Summary of Report

This application proposes the storage of 45 caravans (30 undercover in an existing building, and 15 outside). The key points to consider are:

- The effect of vehicle movements on the existing access and the highway network
- The impact on the landscape
- Implications of Local Plan Policies C3, BD6 and BD7

Officer Recommendation

Planning Permission be REFUSED

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Proposal and Site Description

Olivemead Farm is located at the end of a Olivemead Lane to the east of Dauntsey. It comprises a number of traditional and more modern agricultural buildings. The proposal is to store caravans at the site- up to 30 undercover in one of the existing agricultural buildings and another 15 outside within a bunded area.

Planning History		
Application number	Proposal	Decision
06/02515/COU	Change of use to provide Caravan storage (30 caravans undercover and 15 caravans outside)	Refused

Consultations

Dauntsey Parish Council have no objections as farm diversification is acceptable in principle, provided the caravans are stored within the buildings and the red line area. It is also felt the change of use would not cause any significant increase in traffic and could be less detrimental to the lane which approaches the farm.

Wiltshire County Council Highways object on the following grounds.

1. The proposal, located remote from services, is contrary to the key aims of Planning Policy Guidance Note 13 which seeks to reduce growth in the length and number of motorised journeys.
2. Olivemead Lane by reason of its restricted width, poor alignment and sub-standard junction with 'The Green' is considered unsuitable to serve as a means of access to the proposed development."

Representations

No letters of support or objection have been received.

Planning Considerations

Principle of development

In principle the reuse of existing rural buildings for commercial use is acceptable subject to certain criteria under Policy BD6 of the Local Plan. The re-use of the building would not require any significant alteration. The outside storage would also be contained within the farmstead and secured and screened by fencing, a bund and planting. Policy BD7 allows for farm diversification schemes subject to certain criteria requiring that the proposal should not materially prejudice the agricultural operations of the farm or adversely affect the appearance of the area or highway safety.

Therefore the key concerns identified are the effect of the proposal on highway safety, sustainability and the appearance/amenity of the area.

Impact on amenity

The site is located in open countryside which is relatively flat, but close to the M4. Public footpaths pass close to the farm. 30 of the caravans will be within an existing building and will have little impact on views from outside the site. The remaining vans are proposed to be enclosed with a bunded area, to be planted and fenced. The numbers involved are relatively small and seen against the other agricultural buildings are unlikely to detract significantly from the rural appearance of the area, if it were well landscaped.

Highways and Access

Wiltshire County Council recommend refusal on two grounds (as they did with the previous application).

The first reason relates to the location being remote from services. Whilst this is undoubtedly so, this has to be balanced with policies (national and local) which encourage the conversion of existing rural buildings in appropriate circumstances. Your officers felt it was unreasonable to refuse the proposal on grounds of its 'unsustainable' location and this reason was not included in the earlier refusal.

The second reason given by Wiltshire County Council relates to the impact of the traffic movements on the access and local highway network. In this application the applicant has submitted information based on the experience from similar (if larger) facilities for caravan storage. The movements at the application site would be expected to be less, as with undercover storage many caravans would be stored over the winter months with just one 'in' and 'out' movement every twelve month period.

The site was previously used for dairy farming and generated a number of traffic movements daily (milk tankers daily, feed deliveries once/twice a week, sundry supplies weekly).

Wiltshire County Council have considered this information but still maintain their objection.

Your officers have some sympathy with the arguments put forward by the applicant, but feel the very clear objection on the matter of highway safety cannot easily be set aside.

Reason for Refusal

1. Olivemead Lane is, by reason of its restricted width, poor alignment and sub-standard junction with The Green is considered unsuitable to serve as a means of access to the proposed development. The proposal is contrary to Policy C3 of the North Wiltshire Local Plan 2011.

Appendices:	<ul style="list-style-type: none">• NONE
Background Documents Used in the Preparation of this Report:	<ul style="list-style-type: none">• 1.21• 2.02• 4.02• 5.01• 6.03