

Application Number:	S/2011/0678		
Deadline:	19/08/11		
Site Address:	The Lime Yard Crockford Crockford Corner West Grimstead Salisbury SP5 3RH		
Proposal:	Change of use of land from lime yard to a B2/B8 mixed use with B2 use constrained to the existing crushing plant area		
Applicant/ Agent:	Allen Planning Ltd		
Parish:	Grimstead		
Grid Reference:	420375 126580		
Type of Application:	CU		
Conservation Area:		LB Grade:	
Case Officer:	Mr W Simmonds	Contact Number:	01722 434553

### **Reason for the application being considered by Committee**

Councillor Britton has called the application to Committee on grounds of environmental/highway impact concerns and concerns raised by the parish council

### **1. Purpose of report**

To consider the above application and to recommend that planning permission be GRANTED subject to conditions.

### **2. Report summary**

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

- Principle of development
- Impact upon highway safety
- Impact upon visual amenity and landscape character
- Impact upon neighbour amenity

The application has generated objections from Grimstead parish council; no comment from Alderbury parish council; and two written representations of objection from third parties.

#### Neighbourhood Responses

2 letters received objecting to the proposal

0 letters of support received

0 letters commenting on the application received

### **3. Site Description**

The application site consists of an area of land of approximately 1.6 hectares to the east of the settlement of West Grimstead. The principal access to the site is via a gated access driveway from the north (off Grimstead Road). The site has been used for a number of years for the storage, grading and crushing of lime, before being distributed for re-sale. At the western end of the site are a row of substantial steel framed, open-sided sheds used for the storage and drying of delivered limestone. The site is very well screened on all sides by existing mature trees and woodland, the surrounding land principally consists of countryside and is designated as Special Landscape Area. The closest neighbouring residential properties are approximately 100m to the north east and 140m to the east.

### **4. Relevant Planning History**

Application Number	Proposal	Decision
S/90/0161	Change of use from agricultural to storage of agricultural machinery used in connection with established agricultural lime business	28.03.1990
S/91/1347	Construct building for storage of agricultural lime	AC 03.10.91
S/92/1450	Extension to building to be used for agricultural lime storage	AC 24.11.92
S/96/0549	Extension to lime storage building	AC 03.08.96
S/00/1242	To not comply with Condition 4 (occupancy and restoration) of planning permission S/90/0161	Variation approved 02.11.2000

## 5. Proposal

The application proposes the change of use of the land from an agricultural lime yard to a B2/B8 mixed use with B2 use constrained to the existing crushing plant area. The proposed B2 (general industry) use would be restricted to the western end of the site and would incorporate the existing steel framed buildings. The remainder of the site would be used for B8 storage and distribution (no new buildings or structures proposed). The access remains the same as existing.

## 6. Planning Policy

Local Plan: policies G2, C2, C6, E16, C11, CN21

The site lies within the designated Special Landscape Area and is an Area of Special Archaeological Significance

Central government planning policy: PPS4

Ministerial Statement (23 March 2011) by the Right Hon Greg Clark 'Planning for Growth'

## 7. Consultations

### Wiltshire Highways

No Highway safety implications foreseen, but object to proposal on PPGN13 sustainability grounds

### Highways Agency

No objections subject to the applicant submitting additional traffic generation information before the commencement of works

### District Ecologist

Response not yet received

### WC Archaeology

Response not yet received

### Environmental Health

No comments

### Environment Agency

No objection subject to Condition and Informative

## 8. Publicity

The application was advertised by site notice and neighbour consultation.

Two third party representations objecting to the proposal were received. Grimstead parish council also objected to the proposal.

Summary of key relevant points raised:

- The original planning consent was temporary and the land should revert to agriculture
- Impact on neighbour amenity
- Potential for protected species to be present on the site
- Traffic generation and highway safety

## **9. Planning Considerations**

### ***9.1 Principle of the proposed development***

The application site constitutes an area of previously developed land in the countryside. The site is particularly well screened within the immediate and wider surrounding landscape by reason of extensive tree screening. The site also has good highway links to the nearby A36. Whilst the previously authorised use of the land was limited by Condition to revert to agriculture, consideration should be given to the potential economic implications of the loss of the site as a more intensive and economic use.

PPS4 is a national planning policy document which sets out the Government's comprehensive policy framework for planning for sustainable economic development in urban and rural areas. Policy EC6.2c in particular states that local planning authorities 'should support the conversion and re-use of appropriately located and suitably constructed existing buildings in the countryside (particularly those adjacent or closely related to towns or villages) for economic development'.

The recent Ministerial Statement (23 March 2011) by the Right Hon Greg Clark 'Planning for Growth' publishes 'an ambitious set of proposals to help rebuild Britain's economy'. The planning system has a key role to play in this, by ensuring that the sustainable development needed to support economic growth is able to proceed as easily as possible, and the statement sets out the steps the Government expects local planning authorities to take with immediate effect. The Statement directs that, in determining planning applications, local planning authorities are obliged to have regard to all relevant considerations, should ensure that appropriate weight is given to the need to support economic recovery, and that applications that secure sustainable growth are treated favourably (consistent with policy in PPS4).

The Statement is a material planning consideration in the determination of planning applications.

Taking into consideration the existing condition of the site, being set out for commercial scale activities with large existing industrial scale buildings in good condition, and the well screened nature of the site having no undue adverse impact on the surrounding landscape, and the location of the site with good vehicular access and highway links to the A36, it is considered desirable, on balance, that the site remains available for economic and employment use.

### ***9.2 Impact on Highway safety***

The site has an adequate existing access off Grimstead Road which has been designed and is suitable to accommodate large goods vehicles. Grimstead Road connects with the A36 trunk road a short distance to the west and the site is therefore considered to benefit from very good Highway links, without passing through settlements.

The Highways agency has assessed the proposal and raises no objections to the application.

Wiltshire Highways has provided comment that no highway safety implications are foreseen as a result of the proposal, however they maintain an objection on sustainability grounds as the site is located outside of an existing settlement.

Taking into consideration the suitable access and highway links to the site, that the proposal would not raise highway safety implications, and taking into consideration the desirability of maintaining the site in use as an operational site in the interests of employment and economic development, it is considered the benefits brought by the proposed development outweigh the sustainability objection raised by Wiltshire Council Highways.

### ***9.3 Impact on visual amenity/landscape character***

The site is very well screened on all sides by existing mature trees and woodland, the surrounding land principally consists of countryside and is designated as Special Landscape Area. By reason of the high level of existing boundary and wider screening around the site it is considered the proposed development would not adversely affect visual amenity within, or the existing character of, the surrounding landscape.

### ***9.4 Impact on neighbour amenity***

The site is very well screened on all sides by existing mature trees and woodland, the surrounding land principally consists of countryside and is designated as Special Landscape Area. The closest neighbouring residential properties are approximately 50m to the north east and east.

The Environmental Health officer has assessed the proposal and raises no objection. The proposal constitutes a mix (split into two defined areas) of B8 open storage and B2 general industry. The B2 area is located to the westernmost end of the site, and the furthest away (approximately 180m to the north east and 220m to the east) from the closest residential properties.

By reason of the distance and relationship between the application site and the nearest residential properties, it is considered the proposed development would not unduly disturb, interfere, conflict with dwellings or uses to the detriment of existing occupiers.

## **10. Conclusion**

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), E16 (Employment), C11 (Nature Conservation) & CN21 (Archaeology) of the saved policies of the adopted Salisbury District Local Plan, and the aims and objectives of PPS4 (Planning for Sustainable Economic Growth) and the Ministerial Statement by the Rt Hon Greg Clark (23.03.2011) 'Planning for Growth', insofar as the proposed development is considered an appropriate re-use of a previously developed site that would retain employment opportunities and promote economic development without undue detriment to the character and appearance of the

surrounding Special Landscape Area and without detriment to Highway safety of the amenity of nearby residential occupiers.

## **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), E16 (Employment), C11 (Nature Conservation) & CN21 (Archaeology) of the saved policies of the adopted Salisbury District Local Plan, and the aims and objectives of PPS4 (Planning for Sustainable Economic Growth) and the Ministerial Statement by the Rt Hon Greg Clark (23.03.2011) 'Planning for Growth', insofar as the proposed development is considered an appropriate re-use of a previously developed site that would retain employment opportunities and promote economic development without undue detriment to the character and appearance of the surrounding Special Landscape Area and without detriment to Highway safety of the amenity of nearby residential occupiers.

### **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) This development shall be in accordance with the submitted drawing[s] deposited with the Local Planning Authority on 03.05.2011 & 13.05.2011, unless otherwise agreed in writing by the Local Planning Authority.

Reason: For the avoidance of doubt

3) If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved.

REASON: To protect controlled waters.

Policy: G2

Informative

The applicant/landowner is requested to submit to the Highways Agency a report detailing additional traffic generation information relevant to the proposed use of the site, to allow the Highways Agency to assess/advise on any temporary traffic management requirements to ensure the safety and free flow of the A36.

Informatives provided by the Environment Agency

If a new septic tank/treatment plant is the only feasible option for the disposal of foul

water, or if there is an increase in effluent volume into an existing system, an Environmental Permit may be required. This must be obtained from the Environment Agency before any discharge occurs and before any development commences. This process can take up to four months to complete and no guarantee can be given regarding the eventual outcome of any application. The applicant is advised to contact us on 03708 506 506 for further details on Environmental Permits or visit <http://www.environment-agency.gov.uk/business/topics/permitting/default.aspx>.

#### NOTE TO APPLICANT

If you want to discharge treated sewage effluent, to a river, stream, estuary or the sea and the volume is 5 cubic metres per day or less, you might be eligible for an exemption rather than a permit. Similarly, if you want to discharge sewage effluent, to groundwater via a drainage field or infiltration system, and the volume is 2 cubic metres per day or less, you might be eligible for an exemption rather than a permit.

Please note, this Environmental Permit may be subject to an Appropriate Assessment under the Habitats Directive, which would involve consultation with, and agreement from, Natural England. This is likely to apply if it is proposed to discharge into a watercourse that is within or up to 3km upstream of a SAC, SPA, Ramsar or SSSI. This may also apply if it is proposed to discharge into the ground (Eg soakaway) within 250m of a SAC, SPA, Ramsar or SSSI.