

Deadline:	03/01/11		
Application Number:	S/2010/1549		
Site Address:	Packway Garage The Packway Larkhill Salisbury SP4 8PZ		
Proposal:	To use existing static caravan as a location to base on site out of hours security staff		
Applicant/ Agent:	Mr L Downie		
Parish:	Durrington		
Grid Reference:	414258.8 144087.3		
Type of Application:	FULL		
Conservation Area:		LB Grade:	
Case Officer:	Charlie Bruce-White	Contact Number:	01722 434682

Reason for the application being considered by committee:

Councillor Wright has requested that this item be determined by Committee due to interest shown by the public.

1. Purpose of report

To consider the above application and the recommendation of the Case Officer that planning permission be GRANTED subject to conditions.

2. Report summary

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

- The principle of development;
- Highways considerations;
- Character and appearance of the area;
- Amenities of adjoining and nearby property;
- Other matters.

The application has generated objections from Durrington Parish Council and 1 letter of objection from the public.

3. Site Description

The site relates to the Packway Garage on the eastern edge of the built up part of Larkhill. This comprises a single storey building with forecourt canopy, operated as a business to service cars, with a surrounding yard.

4. Relevant Planning History

Application Number	Proposal	Decision
TP/1571	New pump island to replace existing and installation of new underground petroleum tank	A 27.09.67
90/0693	Erection of canopy and carwash	AC 28.06.90

5. Proposal

Retrospective consent is sought to site a static caravan as a base for out of hours security staff.

6. Planning Policy

Local Plan: policies G1, G2, H32, E16, E17, C6, TR11, TR14

Central government planning policy: PPS1, PPS3, PPS4

7. Consultations

Town Council

Object - Does not enhance the area and the use of existing offices Would be more appropriate.

Highways Officer

No objection

Environmental Health

No objection subject to the static caravan not receiving electricity via an onsite generator.

8. Publicity

The application was advertised by site notice and neighbour consultation.

1 letter of representation was received.

Summary of key relevant points raised:

- Noise disturbance due to loud music being played by occupant into the early hours.

9. Planning Considerations

9.1 The principle of development

Policy E17 states that new business development involving the construction of new buildings will be permitted within or on the edge of settlements, subject to the following criteria:

- (i) services, access and the local highway network are satisfactory;
- (ii) the scale of the proposal is appropriate for the size of the settlement;
- (iii) the scale and design of the buildings are compatible with the character of the area;
- (iv) the development is easily accessible to the local workforce by a range of transport modes;
- (v) the proposal will not detract from the amenities and character of the settlement;
- (vi) the environment of any nearby dwellings will not be adversely affected; and
- (vii) there will be no significant adverse impact on the surrounding landscape or nature conservation value of the area.

9.2 Highway considerations

The Council's Highways Officer raises no objection and it is considered that access and the local highway network are satisfactory. The site has good accessibility to the local workforce, being connected to Larkhill and Durrington by a paved footway and bus stops being situated less than 50 metres away.

9.3 Character and appearance of the area

The proposed static caravan would be of a modest size, situated back from the road and adjacent to high trees situated on the site boundaries. The narrower end of the caravan

would be visible from the road frontage of the site, although it would be seen in relation to the existing functional garage building as well as parked vehicles in the foreground. There would be no wider views of the caravan from the surrounding landscape given the tree screening around the site. Overall it is not considered that the proposal would be out of scale with the settlement or cause significant harm the character of the area.

It is noted that the Parish Council have queried why the existing office within the main part of the garage building cannot be utilised. However, even if the existing office were suitable as a base for security staff, given the limited visual impact of the caravan as proposed, it is considered that it would be unreasonable to refuse the application on the basis that an alternative may be available.

9.4 Amenities of adjoining and nearby property

Given the existing use of the premises, the modest scale of the proposed caravan, and the nature of surrounding tree screening, it is not considered that a caravan used for on-site security staff would be incompatible with adjacent residential property. The Environmental Health Officer confirms no objection subject to the electricity supply to the caravan not being supplied by a generator. This can be secured by a condition.

It is noted that a neighbour has objected to the proposal on the grounds that loud music has been played from the caravan late at night on several occasions. However, this is not considered to be a land use planning matter given that the use being applied for is not associated with causing such disturbance – rather it is a matter which should be addressed through environmental legislation.

9.5 Other matters

A condition shall be imposed to prevent the caravan from being occupied as a persons' sole or main place or residence, since it is not considered that its siting and proximity to the existing garage business would provide a suitable standard of accommodation for such permanent occupation.

10. Conclusion

The proposed use of the static caravan as a location to base on site security staff would support the operation of an existing business within a sustainable location. There would be no significant impacts in terms of the character of the area, the amenity of neighbours or highways safety. Subject to a condition to prevent the caravan from being occupied as persons' sole or main place or residence, the development would not create an unacceptable living environment having regard to the siting and proximity of the accommodation to the existing garage business.

11. Recommendation

Planning Permission be GRANTED for the following reason:

The proposed use of the static caravan as a location to base on site security staff would support the operation of an existing business within a sustainable location. There would be no significant impacts in terms of the character of the area, the amenity of neighbours or highways safety. Subject to a condition to prevent the caravan from being occupied as persons' sole or main place or residence, the development would not create an unacceptable living environment having regard to the siting and proximity of the accommodation to the existing garage business. The proposal would therefore accord with the aims and objectives

of the development plan and other Government guidance, having particular regard to Local Plan policies G1, G2, H32, E16, E17, C6, TR11, TR14 and PPS1, PPS4.

Subject to the following Conditions:

- 1) The development shall only be undertaken in accordance with the following approved plans:

Plan Ref....Site layout...	Date Received....04.10.10....
Plan Ref....Security Caravan Dims...	Date Received....21.10.10....

Reason: For the avoidance of doubt.

- 2) The static caravan shall not be occupied as a persons' sole or main place or residence.

Reason: This site is in a position where the Local Planning Authority, having regard to the reasonable standards of residential amenity would not permit permanent residential accommodation.

Policy: G2, PPS3

- 3) The static caravan shall not be supplied with electricity via an onsite generator.

Reason: To ensure the creation/retention of an environment free from intrusive levels of noise and activity in the interests of the amenity of the area.

Policy: G2