

PLANNING APPLICATION REPORT

Case Officer: Ben Dancer

Ward: Tavistock North

Application No: 00569/2015

Agent/Applicant:

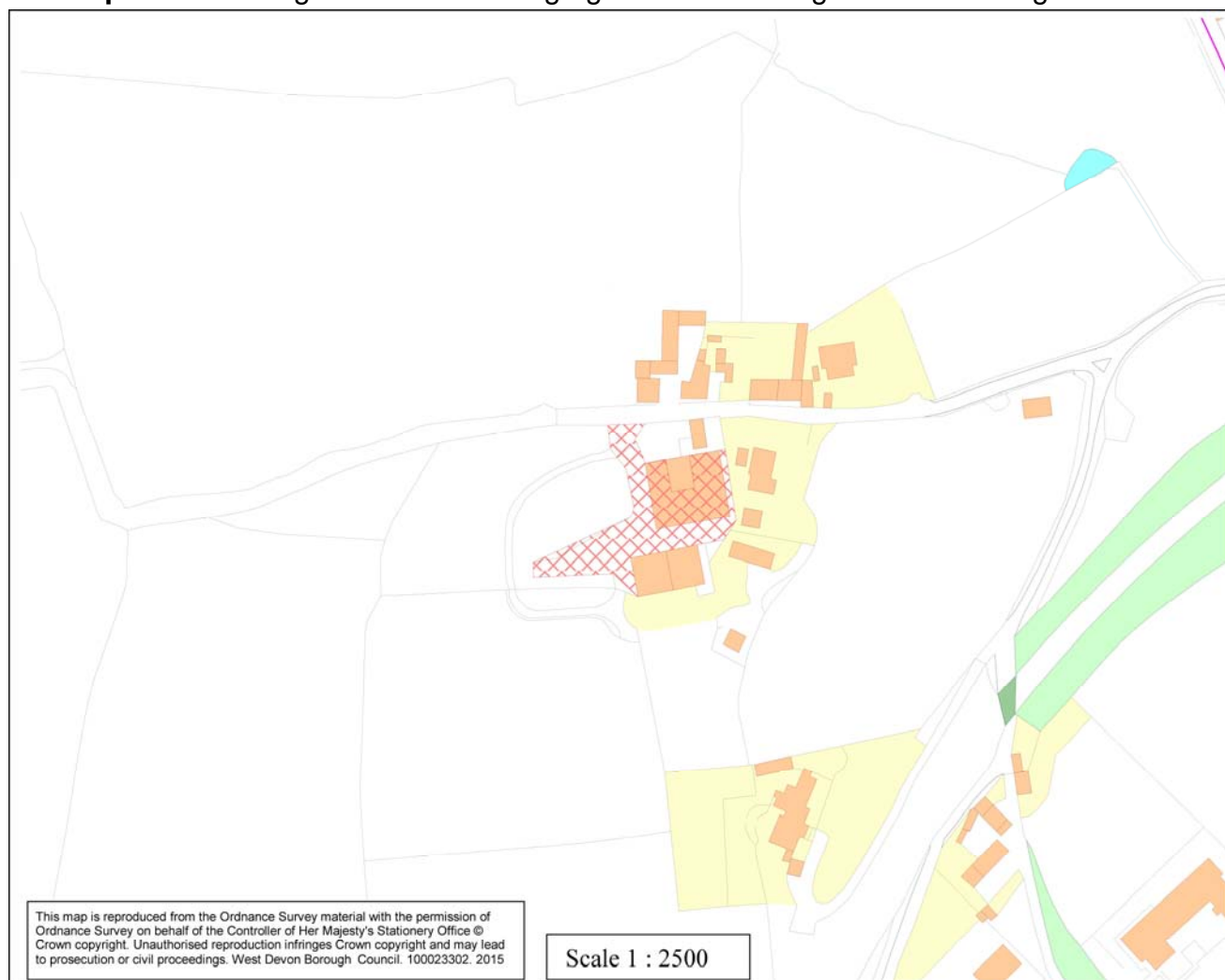
Mr R Page
21 Maynard Park
Bere Alston
Yelverton
Devon
PL20 7AR

Applicant:

Ms Irene Chambers
The Round House
Launceston Road
Tavistock
Devon

Site Address: Higher Wilminstone Farm, Wilminstone, Tavistock, Devon, PL19 0JT

Development: Change of use of existing agricultural buildings into self-storage units.



Reason item is being put before Committee:

Cllr. Sheldon - I am calling this application to Committee. This is on the basis that the residents as outlined in 3 letters of objection do not agree with Devon County Council Highways as to the suitability of the access road and its potential use.

There will also be further loss of amenity as business expands on this site, increasing noise and nuisance to that already suffered from this site by the local residents.

Cllr. Moody - Given the concerns raised by local nearby residents, the issues of potential highways issues to the site & the past planning history of Higher Wilminstone, I feel it preferable that all the issues related to this application ought to be considered by the planning committee. Therefore, I would request for the application be called to committee for deliberation.

Recommendation: approval

Conditions

1. Three year time limit
2. As per approved plans
3. This permission is for the development area to be used for self-storage only within the use class B8 and for no other purpose within this use class
4. Number of self storage units to be no more than 20
5. Hours of operation to be between 8am to 6pm from Monday to Friday, and 9am to 5pm on Saturdays, with no opening on Sundays.
6. No cars to be parked on site overnight

Key issues for consideration:

Business use in countryside location
Traffic impacts

Site Description: existing agricultural building located outside of Tavistock

The Proposal: change of use of former agricultural building into self storage units with associated parking

Consultations:

... County Highways Authority: no comment, noted that usage for self-storage would cause minimal amounts of trip generation and there would be no significant highways impacts

... Tavistock Town Council: neutral view

... Borough Engineer: site is not within flood zones and there would be no increase in building's size or footprint so raised no objections

... Councillor John Sheldon:

... Councillor Jeff Moody:

Representations

Three letters of representation have been received all objecting to the application, from Viggers Hall, Higher Wilminstone Farm and Wilminstone House, the individual letters have a

marked similarity between them, citing many of the same reasons to refuse and quoting many of the same planning policies. The reasons stated in the three letters refer to issues with highways and access, quoting the Devon Structure plan (which is now out of date), and note how vehicle movements would significantly increase with resultant impacts on residential amenity. A third reason given was that the materials stored would be flammable and the site is not accessible by fire hydrants.

Relevant Planning History

- ... 012267/2015 – Prior notification for change of use from office to a dwelling- Prior approval given - 16/12/2014
- ... 00912/2013 - removal of the holiday let restrictive condition - Appeal dismissed – 28/04/2014
- ... 02958/2012 – Change of use of part agricultural building for use as domestic garage to be used in conjunction with holiday let - Allowed on appeal 12/03/2013.
- ... 02497/2012 - Conversion of Milking parlour to a holiday let conditional consent - 19/06/2012.
- ... 00942/2010 – Construction of new roof to milking parlour- Refusal - 14/12/2010 - Appeal dismissed - 19/04/2011.
- ... 13441/2009/TAV - Planning permission for change of use to an office - allowed on appeal – 10/04/2010
- ... 9774/2006/TAV - Conversion of milking parlour to holiday let - appeal dismissed - 03/03/2008
- ... 6995/2005/TAV – change of use to industrial/storage units – appeal dismissed – 09/08/2005

ANALYSIS

Principle of Development/Sustainability:

The proposed development is for a change of use of a redundant agricultural building, formerly a milking parlour, to be used for self-storage units. The proposed development would be acceptable in principle if it complies with policy ED21 'Rural Diversification', of the Local Plan Review, which states that proposals will be permitted if there are vacant, underused or redundant agricultural buildings where opportunities for re-use have been fully explored and exhausted, and provided that there are no significant traffic impacts or issues with the amenity of surrounding residential properties.

Design/Landscape:

The proposed development would not alter the exterior of the building in any way and would not, therefore have any significant detrimental impacts on the landscape or design of the extant buildings. The change of use would not significantly alter the setting of the building as the proposed use would have relatively minor impacts on traffic and visits to and from the site and would not represent a significant intensification of use on the site.

Neighbour Amenity:

The proposed change of use is to self-storage units, this application follows from an application at the same site for a change of use in 2005 (6995/2005/TAV) to industrial/storage which was refused and the subsequent appeal dismissed. However that application was for use for storage distribution which is qualitatively different in terms of usage and impacts to the current application. The Highways Officer from DCC has raised no objections and concluded that traffic impacts would be minimal. The use of the site for self storage would involve deposition of household items into storage containers and later collection. As the hours of operation would be set by condition attached to any permission granted and would be within standard working hours Monday to Saturdays there would be no significant impacts on residential amenity.

Highways/Access:

The Highways Officer has not objected to the application and has stated (verbally) that this type of usage for a small number of self storage units is likely to generate very few trips to and from the site and the use would not create any issue that would warrant reasons to refuse the application or apply highway related conditions. He also noted that the proposed development would be compliant with provisions within the NPPF. To ensure that the application site would only be used for the purposes that have been applied for there would be a condition for no overnight parking which would be attached to any permission granted.

Other matters: fire safety, one of the letters of representation has stated that flammable materials would be stored on site however the proposed development is for the creation of self storage units, primarily aimed at the residential storage market. The materials stored within the units would not be subject to the direct control of the LPA but the site has existing lawful use for agricultural purposes and the use for self-storage units would not create a situation in which there was likely to be any significantly increased risk associated with the granting of approval as compared to the existing lawful usage.

Planning Policy

This application has been considered in accordance with Section 38 of the Planning & Compulsory Purchase Act 2004

Planning Policy

All standard policies listed (delete where not relevant, add others as relevant, including NPPF):

West Devon Borough Council Core Strategy 2011

- SP1 – Sustainable Development
- SP10 – Supporting the Growth of the Economy
- SP11 – Rural Regeneration
- SP15 – Traffic Management
- SP24 – Sustainable Rural Communities

West Devon Borough Council Local Plan Review 2005 (as amended 2011)

- NE10 – Protection of the Countryside and Other Open Spaces
- BE13 – Landscaping and Boundary Treatment
- ED16 – Development for Employment in the Countryside
- ED21 – Rural Diversification
- T8 – Car Parking
- T9 – The Highway Network

Considerations under Human Rights Act 1998 and Equalities Act 2010

The provisions of the Human Rights Act 1998 and Equalities Act 2010 have been taken into account in reaching the recommendation contained in this report.