



TO: Planning Committee South

BY: Development Manager

DATE: 21 February 2017

DEVELOPMENT: Retrospective application for use of yard as storage area and construction of perimeter fencing for security and storage of building materials and gates to match

SITE: Lakers Building and Fencing Supplies Ltd Station Approach Industrial Estate Station Road Pulborough

WARD: Pulborough and Coldwaltham

APPLICATION: DC/16/1798

APPLICANT: Mr Peter Crosdil

REASON FOR INCLUSION ON THE AGENDA: At the request of the Parish Council who wish to address the committee.

RECOMMENDATION: To grant planning permission

1. THE PURPOSE OF THIS REPORT

To consider the planning application.

DESCRIPTION OF THE APPLICATION

- 1.1 Retrospective planning permission is sought for the use of the external yard to the site for the storage of materials and equipment related to the main retail use (builder and fencing merchant). The application also seeks retrospective permission for the erection of a 2.1m high metal palisade fencing to the perimeter of the site.

DESCRIPTION OF THE SITE

- 1.2 The application site is a large detached workshop and commercial retail unit sited close to the junction of Station Approach and Station Road, Pulborough. The site comprises a relatively modest plot, a warehouse building, and includes a parking area to the front of the retail unit, including a storage yard to the northern side elevation. The building is composed of brick facing to all elevations, including a corrugated pitched roof which is concealed behind a large white painted brick façade facing the west. The site is bound by hedging and mature foliage to the south, and close board timber fencing to the north-east. The surrounding area is mixed in character, composed of large commercial warehouses to the north, Pulborough Train Station to the west, and neighbouring residential development to the east.

2. INTRODUCTION

STATUTORY BACKGROUND

- 2.1 The Town and Country Planning Act 1990.

RELEVANT GOVERNMENT POLICY

- 2.2 NPPF7 - Requiring Good Design
2.3 National Planning Policy Guidance (2014)

RELEVANT COUNCIL POLICY

HDPF9 - Employment Development
HDPF33 - Development Principles

RELEVANT NEIGHBOURHOOD PLAN

- 2.4 Pulborough Parish Neighbourhood Planning Document – Designated (Regulation 5 and 6)
The application site has not been identified as a possible site allocation.

PLANNING HISTORY

PL/133/86 Change of use to warehouse for electrical components, PER
sales to trade, and ancillary offices.
(From old Planning History)

3. OUTCOME OF CONSULTATIONS

- 3.1 Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at www.horsham.gov.uk

PUBLIC CONSULTATIONS

- 3.2 **Pulborough Parish Council** – Objection – on the grounds that the site is not industrial as described in the application but is residential, which represents a change of use.
- 3.3 Seven letters of representation have been received objecting to the proposal on the following grounds:
- Use of the yard would result in an increase in noise surrounding the area
 - Fence is not in-keeping with the character of the area
 - Delivery vehicles threaten highway safety
 - Inappropriate development outside of the industrial estate
 - Loss of amenity, outlook, and privacy

4. HOW THE PROPOSED COURSE OF ACTION WILL PROMOTE HUMAN RIGHTS

- 4.1 Article 8 (Right to respect of a Private and Family Life) and Article 1 of the First Protocol (Protection of Property) of the Human Rights Act 1998 are relevant to this application, Consideration of Human rights forms part of the planning assessment below.

5. HOW THE PROPOSAL WILL HELP TO REDUCE CRIME AND DISORDER

- 5.1 It is not considered that the development would be likely to have any significant impact on crime and disorder.

6. PLANNING ASSESSMENTS

- 6.1 The principal issues in the determination of the application are:
- a) Principle of use
 - b) Visual impact
 - c) Impact on neighbouring amenity

Principle of Use

- 6.2 The site is located on the periphery of the Station Approach Industrial Estate but outside of the designated Key Employment Area. Policy 9 of the Horsham District Planning Framework states that expansion of existing employment sites and premises within the built-up area boundary will be supported where the business requirements cannot be met within the existing site/premises, through acceptable on-site expansion or intensification; and that relocation to existing stock is not preferable.
- 6.3 The unit was formerly occupied by an electrical wholesaler, in which the surrounding yard to the site was utilised as an informal parking area. The use of the main building remains unchanged as a warehouse and retail use. The use of the yard for the storage of building materials and equipment would require planning permission yet would be considered complimentary to the main use of the site, and therefore, no objection is raised in principle to the proposal.

Visual Impact

- 6.4 With regard to the visual appearance of the development, Policy 33 of the Horsham District Planning Framework states that development proposals should make efficient use of land, integrate effectively with the character of the surrounding area, use high quality and appropriate materials, retain landscaping where feasible (and mitigate loss if necessary) and ensure no conflict with the character of the surrounding town or landscape.
- 6.5 In this respect, the application also seeks retrospective permission for the erection of 2.1m high blue painted palisade fencing and gates on the western and northern perimeter, which is set behind the existing close board timber fencing to the northern-most boundary. Prior to the erection of the fencing, the western boundary was open, and was accessible from the highway via a dropped kerb. The installed fencing allows for views into the site, and would cause no harm to the visual amenities of the area.

Impact on Neighbouring Amenity

- 6.6 Policy 33 of the Horsham District Planning Framework states that permission will be granted for development that does not cause unacceptable harm to the amenity of the occupiers/users of nearby properties and land.
- 6.7 The north-eastern corner of the site is adjacent to the front garden curtilage of the neighbouring residential dwelling, No.1 Station Villas. However, the use of the yard for storage is not considered to cause harm to the amenity of the occupiers over and above the consented use of the site, given that most of the activity on the site would be confined

within the main warehouse and retail unit. In regard to noise and light disturbances, conditions could be secured to restrict the hours of deliveries and operational equipment.

- 6.8 For the reasons given above, the storage use of the yard and associated fencing is not considered to result in any harm to neighbouring amenity in terms of additional noise and disturbances, in accordance with Policy 33 of the Horsham District Planning Framework.

7. RECOMMENDATIONS

- 7.1 That the application be approved, subject to the following conditions:

1. No vehicles, power tools, plant or machinery shall be operated and no process carried out and no deliveries taken or dispatched from the site outside the following times:-

0730 hours and 1800 hours on Mondays to Fridays inclusive,
0800 hours and 1300 hours on Saturdays,
and not on Sundays and Bank and Public Holidays.

Reason: In the interests of amenity and in accordance with Policy 33 of the Horsham District Planning Framework (2015)

Background Papers: DC/16/1798