Application Number: 01/00536/FUL

TOWN & COUNTRY PLANNING ACT, 1990

PLANNING PERMISSION

Universal Salvage
c/o Traer Clark
57 Crown Street
Brentwood
Essex
CM14 4BD

Huntingdonshire District Council in pursuance of powers under the above Act, hereby **GRANT PERMISSION** for:

Erection of industrial/storage building (B2)
at Universal Salvage Ltd Moor Road Great Staughton St. Neots Cambridgeshire PE19 5BL

in accordance with your application received on 12th March 2001 and the plans, drawings and documents which form part of the application subject to the following condition/s and reason/s.

1. Condition. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

1. Reason. To comply with Section 91 of the Town & Country Planning Act, 1990.

2. Condition. Details of the type, colour and texture of all materials to be used for the external surfaces of the building(s) shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development to which this permission relates.

2. Reason. To ensure a satisfactory external appearance and grouping of materials in accordance with policy EN25 of the Huntingdonshire Local Plan 1995 and policy SP12/10 of the Cambridgeshire Structure Plan 1995.

3. Condition. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the Local Planning Authority.

3. Reason. To ensure that the work is carried out within a reasonable period.

4. Condition. Prior to the commencement of the building hereby approved a scheme for the provision and implementation of pollution control, which shall include foul and surface water drainage, shall be submitted to and agreed in writing with the Local Planning Authority. The works shall be constructed and completed in accordance with the approved plans prior to the first use of the building hereby approved.

Head of Planning Services
ufm28.rtf
Date 22nd October 2001

Huntingdonshire
DISTRICT COUNCIL
Pathfinder House St Mary's Street Huntingdon PE29 3TN

4. Reason. To ensure a satisfactory method of surface/foul water drainage and to prevent the increased risk of pollution to the water environment.

5. Condition. The parking, turning areas, loading and unloading areas as shown on the approved plan no 0886:001 shall be made available before the building first comes into use and shall be retained for no other purpose.

5. Reason. In the interests of highway safety.

6. Condition. The development hereby approved shall not commence until Footpath No 31 has been either extinguished or diverted.

6. Reason. The building as proposed would obstruct Footpath No 31 to the detriment of the public right of access.

7. Condition. Within six months of the first occupation of the building hereby approved the buildings shown to be demolished on drawing number 0886:001 shall be removed from the site.

7. Reason. In the interests of visual amenity in accordance with policy EN25 of the Huntingdonshire Local Plan 1995.

8. Note to applicant. The following planning policy documents and/or guidance are considered to be relevant to this decision:

The Approved Development Plan which comprises:
The Cambridgeshire Structure Plan 1995
The Huntingdonshire Local Plan 1995
Other relevant planning guidance (if any).
PPG1, PPG4, PPG7

Head of Planning Services
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Date 22nd October 2001

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AGENDA ITEM NO. 3·4 (a)

DEVELOPMENT CONTROL PANEL 15 OCTOBER 2001

APPLICATIONS REQUIRING REFERENCE TO DEVELOPMENT CONTROL PANEL
(Report by Development Control Panel)

Case No: 01/00536/FUL (FULL PLANNING APPLICATION)

Proposal: ERECTION OF INDUSTRIAL/STORAGE BUILDING (B2)

Location: UNIVERSAL SALVAGE LIMITED, MOOR ROAD, GREAT STAUGHTON

Applicant: UNIVERSAL SALVAGE

Grid Ref: 00051276 00026161

Date of Registration: 15.03.2001

Parish: GREAT STAUGHTON

RECOMMENDATION - APPROVE

1. DESCRIPTION OF SITE AND APPLICATION

1.1 The site is located in the countryside 4km to the south of Great Staughton. The site is surrounded by agricultural land with some isolated farm buildings and dwellings at various intervals. The site is accessed by a narrow road. To the north is Rookery Cottage a detached dwelling and to the south is Staughton Moor Farm. The site was once part of Staughton Moor Farm. The site is currently used as a private vehicle recycling facility whereby cars are salvaged and the components are recovered for sale.

1.2 The site is mainly covered with parked damaged cars and their various components. Several single storey temporary buildings are located on the site and an area for customer car parking is located near the entrance. A public footpath crosses the site.

1.3 The proposal is to rationalise the operations on the site with the erection of a two storey building where storage of valuable components would be kept, trade counter, offices and staff facilities provided. Three existing buildings would be demolished. These currently house the trade counter, offices and staff facilities. There would be 4 no workshop bays. The proposed building is rectangle in shape measuring 42.5m by 22m to a maximum height of 7.2m with a pitched roof having a floor area of 935 square meters. It would be constructed of profile steel sheet. A landscaping scheme has also been submitted.

2. NATIONAL GUIDANCE

2.1 **Planning Policy Guidance Note 1 - 'General Planning Policies and Principles' (1997)** contains advice on the operation of the plan led system

2.2 **Planning Policy Guidance Note 4 - 'Industrial and Commercial Development and Small Firms'(1992)** gives guidance on issues relating to industrial development.

2.3 **Planning Policy Guidance Note 7 - 'The Countryside: Environmental Quality and Economic and Social Development (1997)** provides guidance on development within the countryside.

3. PLANNING POLICIES

3.1 The following policies of the Cambridgeshire Structure Plan 1995 apply: -

- **SP5/6** - encourages the expansion of existing firms
- **SP12/10** - all new development should have a high standard of design and relate well to their surroundings

3.2 The following polices of the Huntingdonshire Local Plan 1995 apply: -

- **E8** - expects employment related development in the countryside to take place within existing settlements
- **E11** - normally allows the expansion of existing firms subject to other policy considerations
- **E13** - states that industrial ,warehousing and office development will not be permitted where it would cause serious traffic, noise or pollution problems
- **En17** - development in the countryside will generally be restricted to that necessary for the efficient operation of agriculture etc
- **En20** - requires where appropriate landscaping to be executed

4. PLANNING HISTORY

4.1 Moor Farm has been used as a scrapyard since 1964.

5. CONSULTATIONS

5.1 **Great Staughton Parish Council – OBJECT (copy attached)**

5.2 **Local Highway Authority (CCC) - NO OBJECTION**

5.3 **Environment Agency - NO OBJECTION** subject to condition regarding foul, surface water and pollution control

5.4 **County Footpath Officer** - Footpath No 31 crosses the site and the north eastern corner of the building lies over the footpath. This is proposed to be diverted and if the diversion successful the objection

would be withdrawn as the proposal would not affect the new diverted footpath.

6. REPRESENTATIONS

6.1 **ONE LETTER OF OBJECTION** received. The comments are summarised as follows

- the approach roads are unsuitable
- the large building will affect countryside views
- other units are vacant nearby
- public footpath crosses the site and attracts ramblers

7. SUMMARY OF ISSUES

7.1 The site contains an existing car salvage business, which has been established on site for many years. Policy E8 states that all employment related development in the countryside should take place within the settlements. The site is not within the settlement but it is an established commercial site. Policy E11 supports the improvement and expansion of existing firms. The proposed new building would comply with this policy. The main issue is whether the building is acceptable in visual terms. The building is large in size and will be visible across the countryside. However when viewed from the Staughton Airfield junction the building will be set against a wooded area. A landscaping scheme has been submitted which will bolster the existing boundary hedging and new planting to soften the edges of the site. Whilst this in itself will not completely screen the new building it will enhance the site in general. The removal of some of the vehicles from outside storage will also improve the environment. The details of the colour of the sheeting would need to be conditioned. As the new building is in the countryside a condition would need to be attached to any permission to ensure that following the occupation of the new building the new buildings are removed to avoid a proliferation of development.

7.2 The site is accessed by a narrow road and concerns have been expressed that the new building will increase the volume of heavy traffic. The applicant has stated that the proposed development is not intended to increase capacity but to improve efficiency, working conditions and the environment. The site generates the following vehicle movements; fifteen staff on site with their own vehicles and thirty commercial vehicles a week ranging from transit van to articulated car transporters. The Local Highway Authority has not raised any objections to the proposal. The proposal will not adversely affect the existing highway network as there is to be no significant increase in traffic movements. Policy E13 requires that new industrial development should not cause serious traffic problems. For the reasons stated above the proposal would comply with this policy.

7.3 The new building and associated landscaping should improve the amenities of the adjacent residents. The proposed building would not significantly increase the amount of activity on the site than occurs presently.

7.4 Footpath 31 crosses the site and the new building partly obstructs the line of the footpath **(see plan attached)**. A proposal to extinguish this part of the footpath and replace it with a newly created footpath has been made by the County Council. This is part of a wider reorganisation of the local footpath network. Whilst there have been objections to the other elements of the reorganisation this element has not received objections. The footpath diversion will not however be confirmed and diverted until the other objections have been heard before a Planning Inspector. It would appear that the proposed diversion is likely to be successful as there were no specific objections. A condition would be attached to ensure that the footpath is extinguished prior to the commencement of development if planning permission is forthcoming.

8. **RECOMMENDATION – APPROVE**, subject to conditions to include the following: -

02001	Time limit
05001	Buildings
06012	Hard and soft landscape implementation
Nonstand	Pollution control
Nonstand	Provision of parking areas
Nonstand	Diversion of footpath
Nonstand	Removal of buildings

BACKGROUND PAPERS:
Planning Application File Reference: - 01/00536/FUL
Huntingdonshire Local Plan
Cambridgeshire Structure Plan

CONTACT OFFICER: Enquiries about this report to **Frances Fry Development Control Officer 01480 388460**