

APPLICATION NO. P07/W1014/RET
APPLICATION TYPE Other
REGISTERED 13 August 2007
PARISH Horspath
WARD MEMBER(S) Janet Carr

Andrew Hodgson
APPLICANT Mr & Mrs R Youle
SITE 33 Blenheim Road, Horspath, OX33 1RZ
PROPOSAL Change of Use from agricultural to light industrial.
(Retrospective)
AMENDMENTS N/A
GRID REFERENCE 457262/205288
OFFICER Charlotte Crapper

1.0 INTRODUCTION

- 1.1 The application is before the planning committee at the request of the ward member, Andrew Hodgson.
- 1.2 The site lies within the Oxford Green Belt on the edge of the village of Horspath. The surrounding area consists of open fields which are situated on an increased elevation to the surrounding residential properties.

- The site is located within the Landscape Character Area 'Oxford Heights' which is
- 1.3 characterised by its attractive and unspoilt rural character. The location of the site is shown on the **attached** location plan at Appendix 1.

- 33 Blenheim Road is situated to the far end of the village with the application site
- 1.4 in the adjacent field, served by a private single lane track.

2.0 PROPOSAL

- 2.1 The proposal seeks retrospective consent for the change of use from an agricultural store to a workshop for light industrial use.

A copy of the proposed plans is **attached** at Appendix 2.

2.2

- 2.3 The current layout of the building has been altered from that originally approved (P99/N0647) with the addition of an extended ground floor to the rear.

This extension does not have planning consent; however it has been in situ for

over 4 years and so is immune from enforcement action.
2.4

A copy of the decision notice and conditions for planning application P99/N0647 is **attached** at Appendix 3.
2.5

The applicant's summary of the key elements of the proposal is **attached** at Appendix 4.
2.6

3.0 CONSULTATIONS & REPRESENTATIONS

3.1 Parish Council – Refuse. Light industrial usage is inappropriate in a village and not permitted in the green belt.

3.2 Environmental Health – No Objections.

3.3 OCC Highways Authority – No Objections. Low industrial usage will not result in a significant increase in traffic. The area provides ample off street parking. A copy of Highways comments is **attached** at Appendix 5.

3.4 Monson – No Objection. However details of foul drainage should be submitted to Local Planning Authority for approval.

3.5 Local Residents – 1 Objection. Worried the industrial use will increase once it as been established without any further planning applications submitted. This will then result in an over expansion of the area. A copy of the resident's comments can be found **attached** at Appendix 6.

4.0 RELEVANT PLANNING HISTORY

4.1 In June 2007 an allegation was made to the Council that the first floor of this

agricultural store was being used for residential purposes. It was discovered that an 'upholsters firm' had been advertising its business premises at this address.

This is not in accordance with the conditions attached to planning permission 4.2 P99/N0647 which states that the building should be used only for the storage of vehicles used in connection with the land edged red on the plan.

5.0 POLICY & GUIDANCE

5.1 South Oxfordshire Local Plan 2011 Policies:

- G1 – General restraint and sustainable development
- G2 – Protection and enhancement of the environment
- G4 – Development in the countryside and on the edge of settlements
- G6 – Promoting good design
- GB2 – New buildings in the Green Belt
- GB4 – Visual amenity
- E8 – Reuse of rural buildings

5.2 Government Guidance:

- Planning Policy Guidance 1: Delivering Sustainable Developments
- Planning policy Guidance 2: Greenbelts, Paragraph 3.4
- Planning Policy Guidance 7: Sustainable Development in Rural Areas

5.3 South Oxfordshire Landscape Assessment

6.0 PLANNING CONSIDERATIONS

6.1 The agricultural use of the building has become redundant. The change of use is intended to make use of the building rather than it being left unused on the land.

6.2 The main issues that are relevant to this case are:

- The Oxford Green Belt
- Impact on the landscape setting
- Whether the use of the building is acceptable

Green Belt Issues

6.3

Within the Green Belt planning policy seeks to prevent inappropriate development. Policy GB2 of the Local Plan, which closely reflects the advice contained in PPG2, sets out the parameters of development which under certain circumstances may be acceptable.

6.4

There is no material change in size or scale to the building and as such policy GB2 is not thought to be adversely affected. The building has already been established within the green belt area and it is just its use which needs to be assessed against the Green Belt policies.

The building is situated adjacent to the property. It is mostly screened by large mature trees with no proposals to alter its floor space for the purpose of its intended use.

The proposed use should not have a materially greater impact than the present use on the openness of the surrounding area within the green belt. This has been assessed and the proposed use would not adversely affect the surrounding landscape.

The existing building does not adversely impact upon the open nature, rural character or visual amenity of the green belt and the change to the new use does not alter this.

Impact on the landscape setting

Policy G1, G2, G4 and G6 of SOLP 2011 are concerned with the proposals impact on the surrounding land in general. In all new developments the protection and enhancement of the land as well as the sustainability of the development will be a key factor in determining the application.

The setting of the building in the landscape is already established, The proposal does not seek any further alteration to the external appearance of the existing building so therefore remains in keeping with its surroundings.

Its purpose as an agricultural store is no longer sustainable due to the alternative needs of the properties new owners. In order to reuse the building and promote its sustainability within this rural location an alternative use is needed to ensure the building does not fall into disrepair and lay dormant which could then affect the surrounding green belt.

6.12 The intended use as a workshop for upholsters should not significantly affect the locality. The use is relatively low key with the loading and unloading being the most significant change.

6.13

It is recommended that conditions are attached in order to prevent changes beyond the capabilities of the application site.

6.14 As highlighted in the Highway officers report it is not considered that the light industrial use in which is proposed is to have a significant impact on the traffic within the area.

6.15 The highways officer has considered that the area is unsuitable for HGV use and other larger vehicles but due to the nature of the particular light industry proposed an approximate 3 to 4 vehicles a day would use the premises, which does not constitute such significant additional traffic use to justify refuse on highways grounds.

6.16

The officer has also made reference to the 'ample off-street parking' available on site and subject to conditions sees no reason to refuse this application.

6.17

There has been one objection from a local resident who is concerned that the area benefits from its green belt status and is worried that this use will set a precedent within the area which will in turn affect the green belt. There has also been some concern the area may become overly developed for industrial use.

6.18

Conditions to ensure no retail use and no further development can be attached to this application to ensure the use of this building for light industrial purposes does not result in increased traffic generation

6.19

Whether the use of the building is acceptable

Policy E8 of the adopted South Oxfordshire Local Plan is concerned with the reuse of rural buildings and states that this will be permitted provided key criteria

are met and the surrounding landscape is not adversely affected.

6.20

The government guidance on the reuse of rural buildings recognises that the adaptation of existing rural buildings has an important role in meeting the needs of the rural areas for commercial and industrial purposes. It can reduce the demands for new building within the countryside, and on the edge of settlements, and avoid leaving an existing building vacant and open to vandalism or dereliction.

Officers consider that the proposal does meet the essential criteria of policy E8 and that the no overriding amenity, environmental or highway objections result from the development.

7.0 CONCLUSION

7.1 In conclusion the proposed change of use of the agricultural store to that of light industrial is not considered to affect the openness of the landscape or have a visual affect on the surrounding green belt.

7.2 There is to be no material change to the appearance of the building and as such no adverse impact on the surrounding landscape. The use is not considered to increase traffic movements considerably within the local residential area and the site has ample off street parking.

7.3 This rural building has the opportunity to help a local business workshop relocate and is of a type and scale appropriate to the surrounding area. Should the building be left vacant and with no appropriate use attached this could have an impact on the landscape due to the potential for vandalism and disrepair.

7.4 Therefore it is recommended that the change of use from agricultural to light industrial use should be permitted subject to conditions.

8.0 RECOMMENDATION

8.1 It is recommended that Planning Permission should be granted subject to the following conditions:

- 1. That the building shall be used only for the purposes specified in this application and for no other use whatsoever which includes no retail use of the building at any time.**
- 2. Personal permission, that this permission shall enure only for the benefit of 'Cullen & Padbury Upholsterers' for so long as they occupy the site, and shall not enure for the benefit of the land.**
- 3. No development, addition of extension shall be carried out to the building unless prior notice is sought from the Local Authority.**
- 4. No residential use of the first floor of the building.**
- 5. All trees and shrubs presently on site shall remain unless consent is sought in writing from this Local Authority**
- 6. Use of open areas for parking, access, manouvering, loading and unloading only. That the open area outside the building shall be used only as stated and no storage of industrial or other business use shall take place other than inside the building.**
- 7. Light industrial use only, that no processes be carried on or machinery installed on the land or in the building except such as could be carried on or installed and used in any residential area without detriment to the amenity of the surrounding residential area.**

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