

<b>APPLICATION NO.</b>	<a href="#">P17/S1627/FUL</a>
<b>APPLICATION TYPE</b>	FULL APPLICATION
<b>REGISTERED</b>	9.5.2017
<b>PARISH</b>	EYE & DUNSDEN
<b>WARD MEMBERS</b>	Will Hall Paul Harrison
<b>APPLICANT</b>	Badnell Properties Ltd
<b>SITE</b>	Mill Farm, Sonning Eye, RG4 6TR
<b>PROPOSAL</b>	New Industrial Unit
<b>OFFICER</b>	Davina Sarac

1.0 **INTRODUCTION**

- 1.1 This application is referred to the Planning Committee as the Officers' recommendation conflicts with the views of the Parish Council.
- 1.2 The application site (which is shown on the OS extract **attached** as Appendix A) comprises a yard directly to the north of Mill Farm House and the attached 2 Mill Farm Cottages which are both Grade II Listed buildings. The site is currently used as a motor vehicle repair yard known as MPD Motor Services. There is a current block of industrial units on the east of the site, and a detached building identical to the building which is subject to this application is located on the southern boundary of the site. The site is also located within the Sonning Eye Conservation Area and within Flood Zone 2.

2.0 **PROPOSAL**

- 2.1 The application seeks planning permission for the erection of a new industrial building to be located adjacent to the existing detached building. The new building would measure 9.0 metres wide, 9.5 metres in length and 5.1 metres in height. The building will be identical to the existing building that was granted permission in 2015. The building would be used for the repair of cars. Council records indicate that the site has an industrial B1 use which has been in situ for more than 12 years.
- 2.2 The planning statement accompanying the application states that the need for the additional unit is for two purposes:
- To allow the continued use of the business while the existing units at the back of the site are upgraded and refurbished, and;
  - To allow the long-term goal of improving the energy efficiency of the buildings on site for future retention of small business in the area.
- 2.3 A copy of the plans accompanying the application is **attached** as Appendix B. Other documentation associated with the application can be viewed on the council's website, [www.southoxon.gov.uk](http://www.southoxon.gov.uk)

3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

- 3.1 **Eye and Dunsden Parish Council** – Objects on the grounds that this new building will increase the industrial development in the Conservation Area and will be closer to the Listed Building. The appearance of the building is not in keeping with the conservation area. No traffic impact assessment or noise impact has been submitted.
- 3.2 **County Archaeological Services (SODC)** - The site is located in an area of archaeological interest. However, the development is of a relatively small scale and as such there are no archaeological constraints to this scheme.

3.3 **Health & Housing – Environmental Protection** – No strong views.

3.4 **Drainage Engineer (South Oxfordshire)** - The submitted FRA appears to be a copy of that produced for application P15/S1599 and does not refer to the current proposal or the adjacent building constructed further to that application. It should be suitably updated with details of the net increase in floodplain area occupied by the new building compared to the existing. Proposals for either ensuring that the building is 'floodable' in the event of the site flooding or incorporating flood resilient construction, should be provided.

Comments following the update Flood Risk Assessment (FRA) – No strong views subject to a condition requiring further details regarding drainage details relating to the above should be submitted and approved prior to development commencing.

4.0 **RELEVANT PLANNING HISTORY**

4.1 [P15/S1599/FUL](#) - Approved (26/08/2015)

The removal of an existing structurally failed building and replacing with a new slightly larger unit to match the surrounding area.

5.0 **POLICY & GUIDANCE**

5.1 **National Planning Policy Framework (NPPF)**

National Planning Policy Framework: Planning Practice Guidance (NPPG)

5.2 **Policies of the South Oxfordshire Core Strategy (SOCS)**

CS1 - Presumption in favour of sustainable development

CSS1 - The Overall Strategy

CSEN3 - Historic environment

CSQ3 - Design

CSEM1 – Supporting a successful economy

CSEM4 – Supporting economic development

CSR2 – Employment in rural areas

5.3 **South Oxfordshire Local Plan 2011 (SOLP 2011) saved policies**

CON7 - Proposals in a conservation area

D1 - Principles of good design

EP2 - Adverse affect by noise or vibration

EP6 - Sustainable drainage

G2 - Protect district from adverse development

CON11 - Protection of archaeological remains

E5 – Industrial proposals

5.4 **Supplementary Planning Guidance/Documents**

South Oxfordshire Design Guide 2016 (SODG 2016)

6.0 **PLANNING CONSIDERATIONS**

6.1 The main planning considerations in relation to this application are:

1. The impact on the character and appearance of the site and surrounding area
2. The impact on the setting of the neighbouring listed buildings
3. The impact on the amenity of neighbouring occupiers
4. Impact upon flooding
5. Impact upon trees

6.2 **Character and appearance**

The proposed new building would be the same size as the existing building that was approved in 2015. The proposed cladding and the brick plinth should be of suitable

colour, texture and size for the surroundings and this can be dealt with by the recommended condition. Given its location within a motor repair yard and that it would sit directly adjacent to the existing building, the addition of the proposed building is considered to be of a size, scale and appearance that is visually appropriate to the site and would not, in officers' opinion, adversely harm the character and appearance of the Sonning Eye Conservation Area. The proposal is considered to comply with SOLP Policies CON7, G2 and D1, and Policies CSQ3 and CSEN3 of the SOCS.

**6.3 Setting of neighbouring Listed Buildings**

The proposed new building will have an industrial appearance just as the existing one does. The rear of the existing building is highly visible from the driveway leading to 2 Mill Farm Cottages, as would be the rear of the new building. The existing tall hedging in front of Mill Farm House would create a screen from the Grade II Listed Building. Given the existing yard and appearance of the existing building on site, the proposed building would have a negligible impact upon the setting of the nearby listed buildings. The proposal is considered to comply with Policies CON5 of the SOLP and CSEN3 of SOCS.

**6.4 Neighbouring amenity**

No letters of objection have been received. No complaints about noise arising from the use of the existing buildings on site have been recorded. However, due to the close nature of the surrounding residential properties, noise could be a potential issue. Therefore, Officers recommend a condition to restrict the operating hours of the business within the building in the interests of the residential amenities of the neighbouring properties. The operating hours would be consistent with those relating to the development approved under application P15/S1599/FUL.

**6.5 Flooding**

A revised Flood Risk Assessment report was submitted in September 2017 by Easy Flood Risk Consultants, and consultation advice from the Drainage Engineer on behalf of the Council has recommended a condition requiring drainage details to be agreed. These details should include provision of information regarding proposed floor levels and modelled flood levels affecting the site, together with its impact on floodplain storage. Construction details related to flood resilient or floodable construction, should be provided.

**6.6 Trees**

There are some small trees located just behind the existing storage container adjacent to the current building. The trees within the site are not the subject of a tree preservation order. However the site is located within a conservation area. The development does not impact on any trees that make a significant contribution to the visual amenity of the area. The larger trees are located in neighbouring properties on the other side of the road and are considered a sufficient distance away to not be harmed by the proposal.

**6.7 Community Infrastructure Levy (CIL)**

This application is not liable for CIL.

**7.0 CONCLUSION**

**7.1** The application proposal is in accordance with the relevant development plan policies and national planning policy as, subject to conditions, the development would not result in any significant harm to the setting of the neighbouring Listed Buildings and would conserve the surrounding Conservation Area. The development would also not cause any significant harm to the amenities of neighbouring occupiers and would not be prejudicial to highway safety and convenience.

8.0 **RECOMMENDATION**

8.1 That planning permission is granted subject to the following conditions:

1. Commencement of development within three years.
2. Development to be carried out in accordance with the approved plans.
3. Material samples to be agreed prior to the commencement of development.
4. Drainage details to be agreed prior to the commencement of development.
5. Restriction of operating hours (08:00 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturday).
6. Use of the building to be agreed prior to occupation.

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