DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H08-0977-18**	**Applicant:**	**Mr Sherwan Sahdi**
Proposal:	Use of site (areas marked on 1:500 plan) for sale of vehicles and caravans		
Location:	A152 Hand Car Wash Spalding Road Gosberton		
Terminal Date:	26th November 2018		

Planning Policies

Local Plan July 2016:

SG1	General Sustainable Development
SG2	Distribution of Development
SG3	Settlement Hierarchy
SG4	Development in the Countryside
SG14	Design and Layout of New Development
SG17	Protection of Residential Amenity

National Guidance

National Planning Policy Framework 2018

Section 12 - Achieving well-designed places

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	1	0
WARD MEMBER	0	0	0	1
HIGHWAYS & SUDS SUPPORT	0	0	0	1
SHDC INTERNAL	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

This is a full planning application for the use of two areas of the A152 Hand Car Wash site, Spalding Road, Gosberton for the sale of vehicles and caravans.

The proposed areas for sales are at the north of the site (vehicle/caravan sales) and in the south-eastern corner (vehicles only). No building work is proposed - sales are to be open air.

The supporting business statement states that the number of vehicles/caravans that would potentially be for sale on the site would be 10 cars and 8 caravans. The opening hours would remain as existing: 8am-5:30pm weekdays; 8am-6:00pm Saturday; and 8:30am-5:00pm Sunday. There would be no more employees than whom undertake the car washing at present.

Site Description

The site is outside of any defined settlement limit as set out in the South Holland Local Plan (2006), and is therefore classed as being in the countryside.

The site is currently in use as a hand car wash facility which fronts directly onto the A152. There is little other development in the vicinity other than two residential properties immediately to the north. The rest of the surrounding land is agricultural.

Representations

Cllr Wray - No problems with the proposed use. As a former garage the site is ideal for the applicants requirements.

Gosberton Parish Council - No comments.

SHDC Environmental Protection - No objections.

LCC Highways/SUDS - Does not wish to restrict the grant of permission.

Material Considerations

- Principle
- Impact upon character and appearance of area
- Residential amenity

Principle

The site is located outside of any defined settlement limit as set out in the South Holland Local Plan (2006), and is therefore classed as being in the countryside. Policy SG4 of the Local Plan relates to Development in the Countryside and states that "planning permission will only be granted for development in the open countryside which is essential in the proposed location and cannot reasonably be accommodated within defined settlement limits. Development proposals that would result in an unacceptable impact upon the landscape character of an area, either individually or cumulatively, will only be permitted where:
1) the need for the development in that location outweighs its impact; and
2) no other site or solution exists to accommodate the proposed development."

Assessing the proposal against the above, car sales businesses are particularly difficult to locate as they are not suited to town centre sites and are an inefficient use of serviced industrial land if they are located on established industrial estates. It can therefore be argued that such a use cannot reasonably be accommodated within defined settlement limits. In terms of whether it is essential in this location, it can be considered to be in the sense that it would keep the applicants businesses all on one site - It is a brownfield site and so utilising the spare land for car sales would represent an efficient use of land.

Character and appearance

It is not considered that the proposal would result in demonstrable harm to the character and appearance of the area. Views of the site from the south are restricted by a brick wall and from the north by the conifer hedging along that boundary. There are only very long distance views from the east.

Residential amenity

In terms of residential amenity, there have been no neighbour objections and SHDC Environmental Protection have not raised any concerns. Opening hours for sales would be the same as those the existing car wash operates under. Overall, it is not considered that the proposal would have a significant adverse impact on nearby residential amenity.

Conclusion

Taking the above into account, it is considered that the proposal is in accordance with Policies SG1, SG4, SG14 and SG17 of the South Holland Local Plan (2006), as well as Section 12 of the National Planning Policy Framework (2018).

The recommendation is therefore for a delegated approval.