

COMMITTEE REPORT

Committee: East Area
Date: 15 March 2007

Ward: Huntington/New Earswick
Parish: Huntington Parish Council

Reference: 06/01619/FUL
Application at: Annamine Nurseries Jockey Lane Huntington York YO32 9NE
For: Use of land for the display of relocatable portable dwellings with new fence and gates to the Jockey Lane frontage
By: Advent Park And Leisure Homes Limited
Application Type: Full Application
Target Date: 1 September 2006

1.0 PROPOSAL

1.1 Planning permission is sought to display relocatable leisure style holiday lodges on this land at the former Annamine Nurseries on Jockey Lane, Huntington.

1.2 The purpose of the application is to create a display area for the products that the applicant, (Advent Park and Leisure Homes) manufacture in order to enable prospective purchasers to view them prior to buying them.

1.3 Entrance and exit to the site will be off Jockey Lane with car parking provided at the front of the site. These entrances and parking area are existing although very overgrown. The cabins will be stored around the site for prospective purchasers to inspect. A 1.8 metre high timber close boarded fence will be erected around the side and rear boundaries of the site with a 1.8 metre high 'palladin' steel mesh fence proposed for the front.

2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

City Boundary York City Boundary 0001

DC Area Teams East Area (2) 0005

2.2 Policies:

CYE3A
Standard Employment Allocations

CYGP1
Design

CYGP4A
Sustainability

3.0 CONSULTATIONS

3.1 INTERNAL

3.2 Highway Network Management.

The site has historically been used as a plant nursery which will have generated a certain level of traffic. The proposal is to use the land as a display area for the sale of Portakabin homes. Information supplied by the applicant indicates that the use generates very low levels of traffic and is operated in conjunction with adjacent manufacturing uses on the Portakabin site.

Based on the information supplied by the applicant officers do not consider that the proposal will have a material impact on the surrounding highway network. Access to the site is to remain as existing and adequate parking and turning facilities are proposed within the site curtilage.

No objections therefore raised subject to condition HWAY19.

3.3 City Development.

As the Annamine Nurseries site is allocated in the Development Control Local Plan for employment uses (Policy E3a), the site is therefore reserved for B1, B2 and B8 uses. This proposal does not fall within these uses but would be ancillary to the existing B2 use surrounding it. The proposed use complements the existing employment allocation and fits in with the broader policy approach to the area.

No policy objection raised providing the link to the existing manufacturing operation is maintained.

3.4 EXTERNAL.

3.5 Huntington Parish Council.

No objections.

3.6 Third Parties.

No objections received.

4.0 APPRAISAL

4.1 KEY ISSUES.

- Policy Considerations.
- Visual impact.
- Highways.

4.1 Policy Considerations.

The site in question was previously a plant nursery known as Annamine Nursery. Officers understand that the site was predominantly a field with glasshouses down to the Jockey Lane boundary. This use has steadily declined with the glasshouses becoming unused and eventually demolished. The site is now derelict, overgrown

and fenced off with security fencing to the Jockey Lane frontage. The adjacent house which was the home of the owners of the Nursery is the same although this site does not form part of the application site area. The site was refused planning permission in 2004 for a residential scheme consisting of 7 houses and 82 apartments.

4.2 In policy terms the site is allocated in the City of York Draft Local Plan (4th set of changes) as standard employment land with particular reference to B1, B2 and B8 uses and therefore any use of the site should fall within one of these categories. The application is for the display of holiday style cabins and this in isolation would not fall within this category of use. Such a use is generally 'sui generis'. However in this case the cabins in question are manufactured on the adjacent site and therefore there is a strong material connection between the application site and the adjacent manufacturing activity which would fall within the B1, B2 or B8 class.

4.3 Advent Park and Leisure Homes Ltd (the applicant) is a newish company within the Manufacturing division of the Shepherd Building Group which is based at the York Manufacturing Centre on Jockey Lane. This centre is also home to Portakabin Ltd, Yorkon Ltd, Portasilo Ltd and Portastor Ltd. (information taken from the supporting statement accompanying the application). It is within this manufacturing centre that the cabins will be built. They will then be displayed here for prospective purchasers to look at and decide whether to place an order with the company. Therefore the application site area is intrinsically linked to the adjacent manufacturing area which is an established B2 use. The use of the application site for the display of goods manufactured next door would, in the opinion of officers, constitute an ancillary use to the B2 uses surrounding it, and would complement the broad policy approach in the area. It is therefore considered acceptable in policy terms. Furthermore the use here will hopefully help to boost orders within the manufacturing centre which would have significant benefits economically in the area. Condition 5 is recommended to control this connection in the long term.

Visual impact.

4.4 There will inevitably be some visual impact but officers do not consider that this will be significant. The site is currently derelict and overgrown and therefore visually unappealing. The development would represent a significant improvement over this present situation. The proposed layout of the site shows approx. 10 lodges of varying sizes displayed in a circular layout. There are however quite large spaces between the units and it will not be a densely developed site. A degree of openness will therefore pervade which will make the site more visually attractive. All the units are also single storey so they will not dominate the skyline. Furthermore, seen in the context of the adjacent manufacturing uses officers do not expect the site to be visually intrusive. Some of the larger models come with external decked seating areas and planting which will help to soften the site visually and the supporting statement says that 'the site will be maintained in an attractive format with hard and soft landscaping.'. Condition 4 is recommended however in order to control this. The car park and display area will be laid to aggregate.

4.5 With regard to boundary treatment, the front boundary will be secured by a 1.8 metres high 'palladin' style fence. This is essentially a green mesh type fence which will allow clear views through into the site. This will secure the site but still allow a

sense of openness to pervade. The side and rear boundaries will be bordered by a close boarded fence which will be more solid and dominant looking but officers do not consider this to be a problem in this location. Condition 6 is recommended to control this.

Highway safety and neighbour amenity.

4.6 The detailed comments of the highway officer are in para. 3.2 of this report and no objections are raised to the proposal in highway terms. The applicants predict in their supporting statement that the number of visitors to the site will be approx. 30 a month. This is apparently based on actual numbers that visit a similar site in Northampton operated by a company recently purchased by Advent Homes. The number is low because prospective purchasers are generally owners of mobile home parks rather than people with their own land who are one off purchasers.

4.7 Once prospective buyers have specified what they want the buildings are built to order and then delivered direct to the purchasers site. Therefore this is a more specialised operation than for example caravan sales, hence the lower number of potential visitors to the site. The increase in traffic on Jockey Lane is not therefore expected to be significant.

4.8 Given the above, officers do not consider that the use proposed will be harmful to the amenity of occupiers of nearby houses, the nearest of whom are across the road on Saddlers Close.

5.0 CONCLUSION

5.1 The proposed use of the land for storage is considered to meet the provisions of both Policy E3a and the sites allocation in the draft local plan. This is because it is considered to be ancillary to the existing B2 uses surrounding it and the cabins to be displayed are to be manufactured on the adjacent site. Due to the expected low volume of visitors to the site it is not considered that there will be any significant increase in traffic along Jockey Lane as a result of the proposed development. Local neighbour amenity is not expected to be harmed. Officers recommend that planning permission be granted.

6.0 RECOMMENDATION: Approve

1 TIME2

2 The development hereby permitted shall be carried out only in accordance with the following plans and information:-

- plan drawing no.0061
- brochure plans showing the Tarragon and Saffron range of buildings.

or any plans or details subsequently agreed in writing by the Local Planning Authority as amendment to the approved plans.

Reason: For the avoidance of doubt and to ensure that the development is carried out only as approved by the Local Planning Authority.

3 HWAY19

4 LAND1

5 The site shall only be used for the display of cabins / lodges manufactured on the adjacent site known as the York Manufacturing Centre and outlined in blue on the submitted plan titled 'site location plan'. None of the displayed units shall be occupied for residential purposes.

Reason. The proposal is only acceptable as ancillary to the adjacent B2 manufacturing use and is allocated as such in the City of York Draft Local Plan incorporating the 4th set of changes, approved April 2005.

6 VISQ4

7.0 INFORMATIVES:

Notes to Applicant

1. REASON FOR APPROVAL

In the opinion of the Local Planning Authority the proposal, subject to the conditions listed above, would not cause undue harm to interests of acknowledged importance, with particular reference to the allocated employment use of the site, highway safety and visual amenity. As such the proposal complies with Policies E3a and GP1 of the City of York Local Draft Local Plan incorporating the 4th set of changes approved April 2005.

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