

COMMITTEE REPORT

Committee: East Area
Date: 25 October 2007

Ward: Haxby And Wigginton
Parish: Wigginton Parish Council

Reference: 07/01224/FUL
Application at: Rose Cottage Sutton Road Wigginton York YO32 2RB
For: Conversion of existing pole barn to store room and construction of new workshop (216sqm) to rear
By: Yorkshire Profiles
Application Type: Full Application
Target Date: 13 July 2007

1.0 PROPOSAL

1.1 The proposals comprise (1) conversion of pole barn to commercial store room including external alterations and (2) construction of single-storey, commercial workshop of 216sqm. The buildings would be used in connection with the applicant's light industrial engineering business.

1.2 Cllr Hogg has called in the application because the applicant has a number of grievances against the council and Cllr Hogg feels the decision should be seen to be made in public.

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:

CYGP1
Design

CYGB1
Development within the Green Belt

CYGB3
Reuse of buildings

CYGB11

Employment devt outside settlement limits

3.0 CONSULTATIONS

3.1 Internal

Highway Network Management - The existing access is substandard. Nevertheless, the proposed use is likely to develop very low traffic volumes, ie of the same order as might be expected of its present/previous use as a farm access. No objections subject to conditions being attached, mainly to improve the existing access.

Environment, Conservation, Sustainable Development (Countryside) - There are no protected species issues to be considered.

3.2 External

Wigginton Parish Council- No objections.

Public Consultation - The consultation period expired on 17 August 2007. No response.

4.0 APPRAISAL

4.1 Key Issues

Impact on the openness of the green belt

Visual appearance

Highway issues

Neighbour amenity.

4.2 The Application Site

Group of former farm buildings including farmhouse, pole barn and other agricultural-type outbuildings. The house has a dedicated access from Sutton Road. The outbuildings have a separate, wider access from Sutton Road. The whole of the site lies in the green belt, outside development limits. Whilst the area includes a range of uses it is predominantly agricultural and largely open.

4.3 Impact on the Openness of the Green Belt

The main issue is the impact on the green belt. The existing pole barn is irregular in shape and largely enclosed. Whilst it would be reclad its dimensions and overall size would remain the same. Policy GB3 allows the reuse of buildings in the green belt where certain criteria are met. The reuse of the pole barn and the attendant works comply with all of the criteria in policy GB3.

The proposed workshop building would be 18m long, 12m wide and 5.6m high. Its footprint would be 216sqm, compared to the pole barns footprint of 104sqm. The workshop would be a significant addition to the volume of buildings on the site. Moreover, it would be located to the east of the pole barn, ie wholly beyond the group of existing buildings. Whilst the new workshop would not be visible from the public highway it would be easily visible from the north, south and east. It would, due to its size, design and appearance significantly detract from the open character of the green belt.

Policy GB1 states that new development in the green belt will only be permitted where, inter alia, it would not detract from the open character of the green belt. Furthermore policies GB1 and GB11 preclude development in the green belt of new commercial buildings such as this.

4.4 Visual appearance

The design and materials of the converted pole barn and the new workshop would be typical of new commercial/agricultural buildings in the countryside. The proposed colour is olive green which would be acceptable.

4.5 Highway Issues

The impact on the highway network is likely to be minor.

Neighbour Amenity

The amenity of local residents and other occupiers would not be affected.

5.0 CONCLUSION

5.1 The proposed new workshop would significantly detract from the open character of the green belt contrary to PPG2 and policies GB1 and GB11 of the City of York Local Plan Deposit Draft.

6.0 RECOMMENDATION: Refuse

1 In the opinion of the Local Planning Authority the proposed new workshop would constitute inappropriate development within the Green Belt and, due to its size, scale, design and prominent location, would adversely affect the openness of the Green Belt, contrary to Central Government advice in Planning Policy Guidance Note 2 "Green Belts" and policies GB1 and GB11 of the City of York Local Plan Deposit Draft, which state as follows:

Policy GB1

"Within the Green Belt, planning permission for development will only be granted where:

- a) the scale, location and design of such development would not detract from the open character of the Green Belt; and
- b) it would not conflict with the purposes of including land within the Green Belt; and
- c) it would not prejudice the setting and special character of the City of York;

AND it is for one of the following purposes:

agriculture and forestry; or

essential facilities for outdoor sport and outdoor recreation; or
cemeteries; or
limited extension, alteration or replacement of existing dwellings; or
limited infilling in existing settlements; or
limited affordable housing for proven local needs; or
limited infilling or redevelopment of existing major developed sites; or
minerals extraction, provided high environmental standards are attainable; or
highways works or other essential engineering operations including waste disposal;
or
park and ride facilities; or
reuse of existing buildings.

All other forms of development within the Green Belt are considered inappropriate. Very special circumstances will be required to justify instances where this presumption against development should not apply."

Policy GB11

"Planning permission will only be granted for new industrial and business development outside defined settlement limits in the Green Belt and open countryside where:

- a) it involves the re-use or adaptation of an existing building or is for a small scale extension to an existing building; and
- b) it provides a direct benefit to the rural economy and the local residential workforce."

7.0 INFORMATIVES:

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