

**Item No 07:-**

**16/01366/FUL (CT.0108/2/H)**

**Packers Leaze  
Broadway Lane  
South Cerney  
Cirencester  
Gloucestershire  
GL7 5UJ**

**Item No 07:-**

**The siting of 1 x Portacabin 9.75 x 3.04 x 3.04 m, 1 x storage container 9.75 x 3.04 x 3.04 m, and 3 x storage containers 6.09 x 2.43 x 2.43 m, at part of site previously used as a fuel storage compound, together with associated landscaping at Packers Leaze Broadway Lane South Cerney Gloucestershire GL7 5UJ**

<b>Full Application 16/01366/FUL (CT.0108/2/H)</b>	
<b>Applicant:</b>	Cotswold District Council
<b>Agent:</b>	Cotswold District Council
<b>Case Officer:</b>	Mike Napper
<b>Ward Member(s):</b>	Councillor Shaun Parsons
<b>Committee Date:</b>	13th July 2016
<b>RECOMMENDATION:</b>	<b>PERMIT</b>

**Main Issues:**

- a) Impact on Character & Appearance of the Local Area
- b) Other Issues

**Reasons for Referral:**

The application is made by Cotswold District Council as the owner of the application site and, as such, the application cannot be determined under the Council's Scheme of Delegation.

**1. Site Description:**

The application site is an area of approximately 1.85 hectares that lies to the south-west of the village of South Cerney, and between the village edge and the Broadway Lane junction with the Spine Road. The site is accessed directly from Broadway Lane. The site has an existing established use as a vehicle depot since the implementation of permission granted in 2000 for the vehicles that collect the District's organic waste (mixed garden & food) and residual (non-specific) waste. This use was formally confirmed by the approval of the Certificate of Lawful Existing Use or Development (CLEUD) in August 2015 (see Relevant Planning History).

The site is situated outside of the village's Development Boundary with the nearest residential properties approximately 250 m to the north. The site is not within the Cotswolds Area of Outstanding Natural Beauty (AONB), but is within the Cotswold Water Park (CWP). Along Broadway Lane to the north-west, and between the residential part of the village and the application site, is the village's employment land allocation, incorporating The Mallards and Evergreen business parks. The site immediately adjoins a large commercial timber yard to the south-east, and a modern warehouse and South Cerney Angling Club with its associated lake to the north-west. Further to the south-east are lakes also in leisure use, including the Hoburne Leisure holiday caravan park.

The application site is industrial in appearance and readily viewable from Broadway Lane, although there is some existing unkempt vegetation along the site boundaries, particularly along the lake margin to the south-east and site frontage, which affords some screening. The existing surfacing is a mix of concrete slab, brick setts and compacted earth. Existing buildings at the site

comprise a vehicle workshop, associated offices and staff facilities (footprint approx. 365.50 sq m; height approx. 8.00 m). The remainder of the site is largely given over to outside storage of waste bins and car and refuse lorry parking. No collected waste is stored at the site.

## 2. Relevant Planning History:

CT.0108/1/W New workshop, offices and vehicle parking: Permitted 27.07.00.

15/03121/CLEUD Certificate of Lawful Existing Use or Development under Section 191 of the Town & Country Planning Act 1990 for the use of the whole site identified as a Waste Service Depot (in association with and as an extension of the use permitted under Planning Permission ref: CT.0108/1/W dated 27 July 2000), including for operational vehicle parking of HGVs and other vehicles for the collection of household refuse, organic waste, dry recycling, recycling banks, industrial and commercial waste, street cleansing vehicles and staff car parking; together with the existing vehicle maintenance workshop and yard area, offices and welfare facilities, bin and skip storage and existing use and construction of the existing fuel storage area with hardstanding, fuel tanks and associated site drainage and lighting: Permitted 18.08.15.

## 3. Planning Policies:

NPPF National Planning Policy Framework  
 LPR05 Pollution and Safety  
 LPR19 Develop outside Development Boundaries  
 LPR24 Employment Uses  
 LPR45 Landscaping in New Development  
 UT1 Cotswold Water Park

## 4. Observations of Consultees:

None.

## 5. View of Town/Parish Council:

South Cerney Parish Council: Object - 1) No design and access statement has been provided; 2) No detail has been provided with regard to what is to be stored in these portacabins. They have no windows, so can only be used for storage of materials. What materials? Why cannot the material be stored in the massive shed which was previously large enough for SITA's whole operation; 3) There is no background noise data so the Council cannot impose appropriate noise conditions for the hours 16:00 to 07:00 (or update the 2000 noise condition to comply with BS 4142) to protect the amenity of neighbours. Under National Planning Policy Framework noise is clearly identified as a pollution impact to be assessed; 4) No detail is available in the application concerning the pre-application advice received on 7th March 2016 (see section 5 of the application); 5) No notice of the application was sent to Hoburne Cotswold (the immediate neighbour to the site);

Additional comments by the PC - "During our discussions on this application at the Parish Council on 8th June, our local councillor advised the Parish Council that the Planning Officer, Mr Mike Napper, had advised them that the structures were temporary and would comprise toilets and office accommodation. Further examination of the application shows this explanation to be highly unlikely. In particular section 11 of the Application Form makes clear that the structures will not be connected to the drainage system and sewage connection is unknown. We can only conclude that no toilet block is envisaged. Furthermore, four of the storage units are of steel construction with double doors and no windows. This hardly sounds like appropriate office accommodation. Finally, there is no reference in the application to the units being temporary. This confirms the view, as set out in our objection of 16th June that these containers/portacabins are to be used for the storage of unspecified material. In the light of the above and our previous objection, the

Parish Council is of the view that local District Councillors, Parish Council and local residents are not being provided with an adequate explanation of the proposed development and are therefore being denied the opportunity to effectively respond to it. This application should not be considered and no decision issued until such time as a full and comprehensive explanation of the proposed development has been made and any interested parties have had fair opportunity to give their views."

#### **6. Other Representations:**

None.

#### **7. Applicant's Supporting Information:**

None.

#### **8. Officer's Assessment:**

##### **The Proposals**

The proposals comprise the siting of a portacabin (floor area approx. 29.64 sq m; height approx. 3.04 m) and four steel storage containers (one of floor area approx. 29.64 sq m; height approx. 3.04 m, and three of floor area approx. 14.80 sq m; height 2.43 m). The storage structures would be sited on an existing concrete slab previously used as a fuel storage compound. No drainage facilities or excavation works are required in association with the proposed structures.

The structures would be used on a temporary basis (currently expected to be 12 - 18 months) for the storage of street cleansing equipment and supplies used by the District's waste collection contractor (currently Ubico). The majority of the materials are currently stored within the existing building at the site and the temporary facilities are necessary until internal refurbishment works to the existing buildings have been completed to allow Ubico's occupation of the site. For clarity, no waste material would be stored within the units.

Central to the consideration of the proposals is Local Plan Policy 24 (Employment Uses) and specifically clause 6, which deals with development within existing employment sites. The policy states that new structures will be permitted within such sites provided that the development is designed to avoid visual harm and does not extend beyond the existing site into open countryside. This is consistent with the NPPF's support for sustainable rural economic growth.

Given that the use of the application site and its associated character and appearance have been established by earlier decisions, as described within the Relevant Planning History section of this report, the consideration of the current proposals focuses upon the visual impact of the storage structures.

##### **(a) Impact on Character & Appearance of the Local Area**

The proposed structures would be sited at the rear of the site when viewed from Broadway Lane and would be seen in the context of the site's established industrial character. There would be no visual impact from the north of the application site due to the presence of substantial mature vegetation. Additionally, planting proposals have been submitted to provide increased landscaping along the site frontage. A copy of the planting plan is attached to this report. Consequently, there would be little change to the character and appearance of the locality or the wider CWP landscape, and officers consider that any limited visual impact would be unharmed, having regard to the relevant environmental policies of the NPPF and Local Plan policies 19, 24, 46 and UT.1. No additional information was therefore considered necessary for the proper assessment of the proposals.

**(b) Other Issues**

Due to the established use of the site and to the fact that the provision of the storage units would not require any groundworks or new drainage provisions and due to the nature of the material to be stored, officers are satisfied that there would be no potential pollution impacts in terms of noise, odours, ground or water contamination, having regard to Local Plan Policy 5 and section 11 of the NPPF. No new external lighting is proposed.

The proposals would not generate any increase in traffic movements to or within the application site, nor create obstructions to traffic movement within the site, having regard to Local Plan policies 38 and 39.

**9. Conclusion:**

In conclusion, officers are content that, having had regard to relevant policies, the proposed storage units would have a minimal impact within the context of the site's existing character and appearance and the proposals are therefore recommended for permission. A condition is recommended to limit the period for the retention of the units to allow further assessment if they are required for a longer period, as it would be usual to seek further justification for permanent provision of structures of this type. Whilst it is the Council's firm intention to undertake the frontage planting plan as soon as possible, officers consider that it would be unreasonable to require its completion by condition due to the fact that the provision of the units is only for a temporary period. An additional condition is recommended to prevent stacking of the units, which might have a greater visual impact.

**10. Proposed conditions:**

By 18 months from the date of this decision notice, the permitted buildings shall be removed from the application site.

**Reason:** Permission is given only to meet the special, temporary needs of the applicant. This condition is attached in the light of Annex A to Circular 11/95.

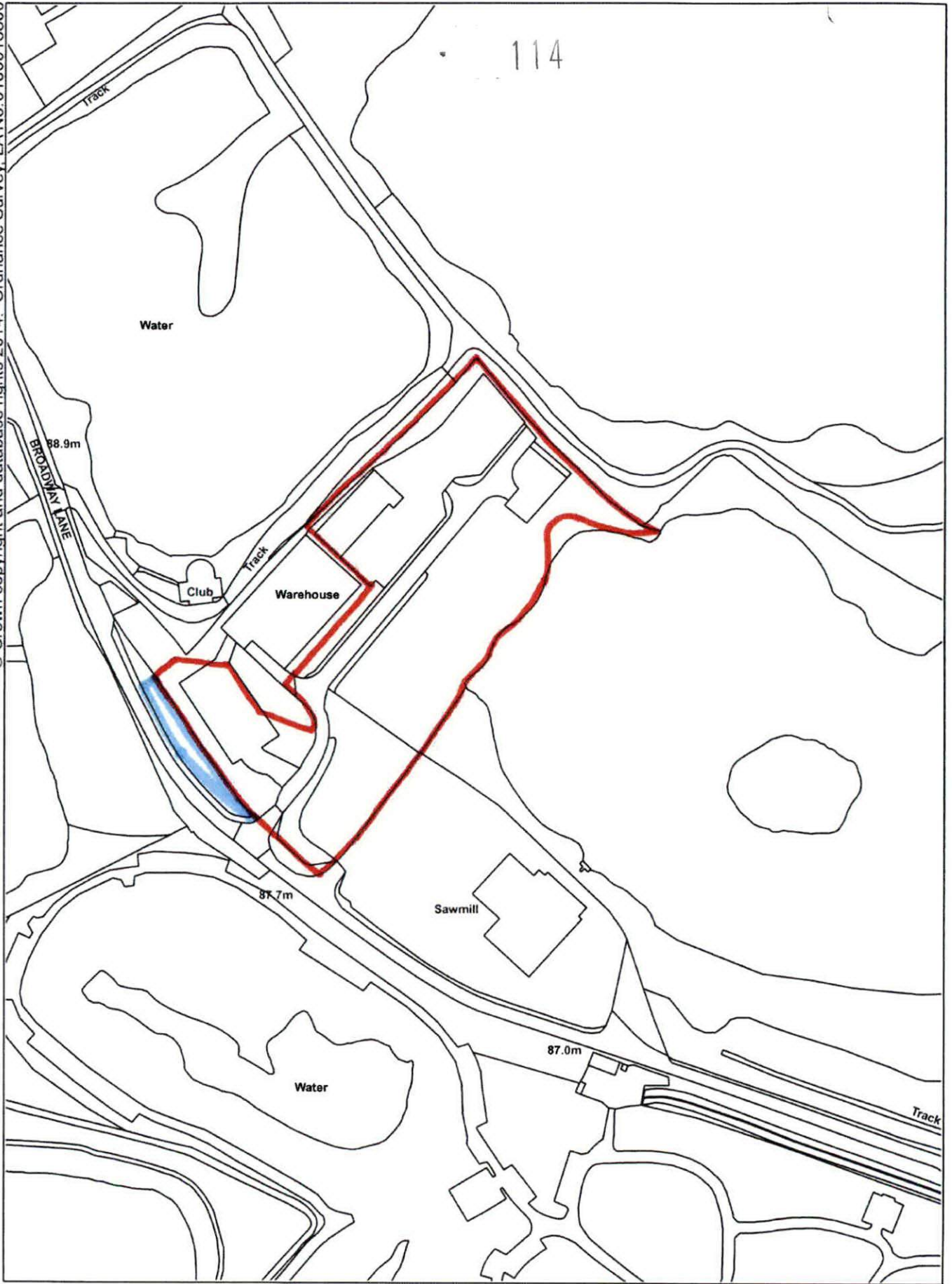
The development hereby approved shall be implemented in accordance with the following drawing number(s): XXXX

**Reason:** For purposes of clarity and for the avoidance of doubt, in accordance with paragraphs 203 and 206 of the National Planning Policy Framework.

For purposes of clarity, no permission is hereby granted or implied for the vertical stacking of the storage units, which shall be installed and maintained at ground level only.

**Reason:** To safeguard the appearance of the area and the amenities of neighbouring dwellings. This condition is imposed because of Cotswold District Local Plan Policy 5.

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### Packers Lease South Cerney

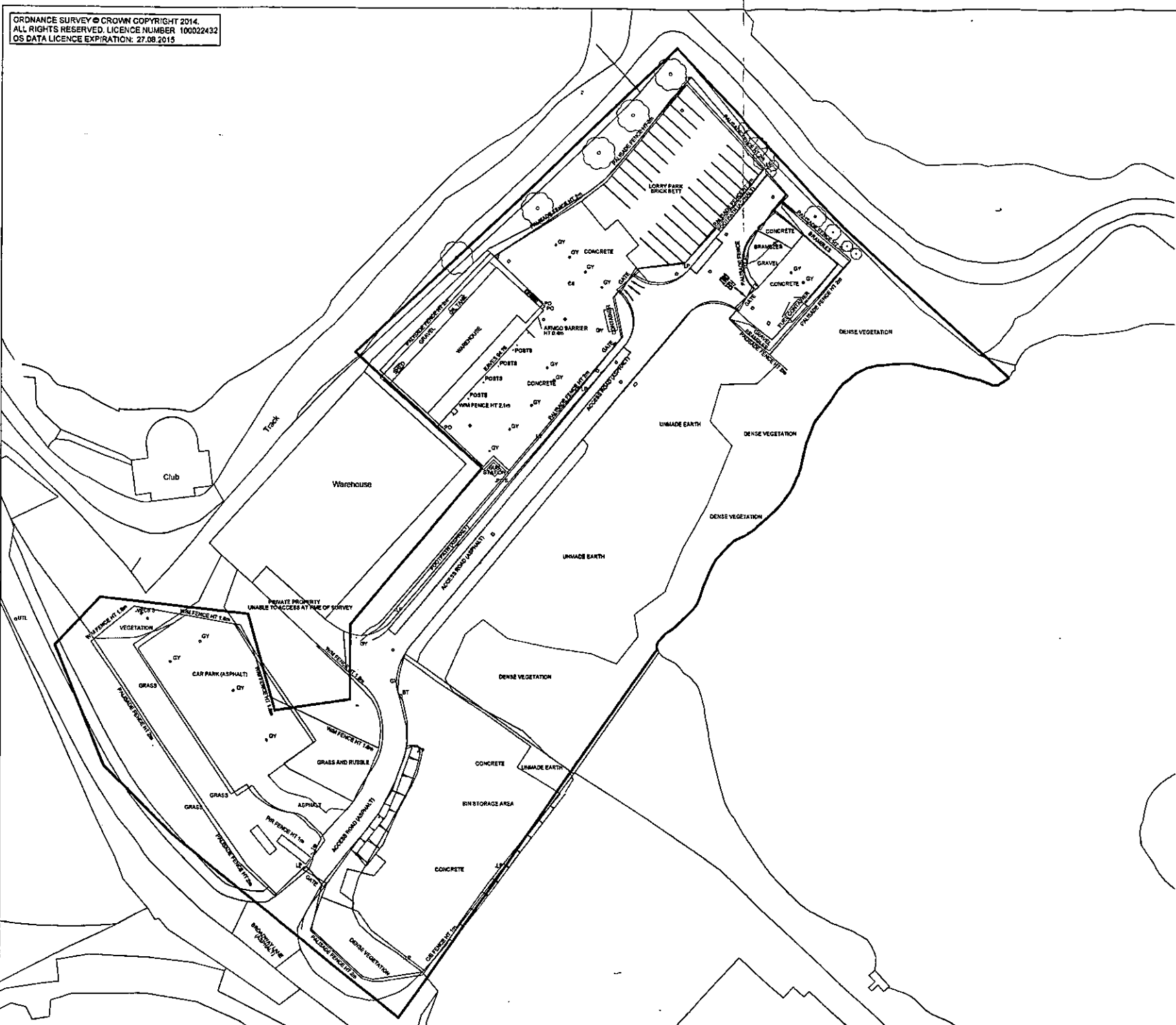
Organisation: Cotswold District Council  
Department: Legal & Property Services

## LOCATION PLAN

Date: 14/07/2015 Scale: 1:2500



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 OS DATA LICENCE EXPIRATION: 27.08.2015



NOTES

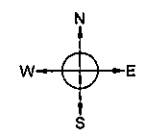
COTSWOLD DISTRICT COUNCIL

17 MAY 2016

Off Ref:  
Ack:

- LEGEND
- PLANNING BOUNDARY
  - EXISTING FENCES AND GATES
  - EXISTING TREES AND VEGETATION
  - EXISTING LAMP POST
  - EXISTING FUEL CONTAINER

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SITE COTSWOLD DEPOT	
PROJECT COTSWOLD DEPOT DESIGN	
DRAWING TITLE EXISTING SITE LAYOUT	
DRAWING NUMBER 10	REVISION 0
SCALE 1:1000 @ A3	DATE 08.02.2015

16/01/2016/FEU

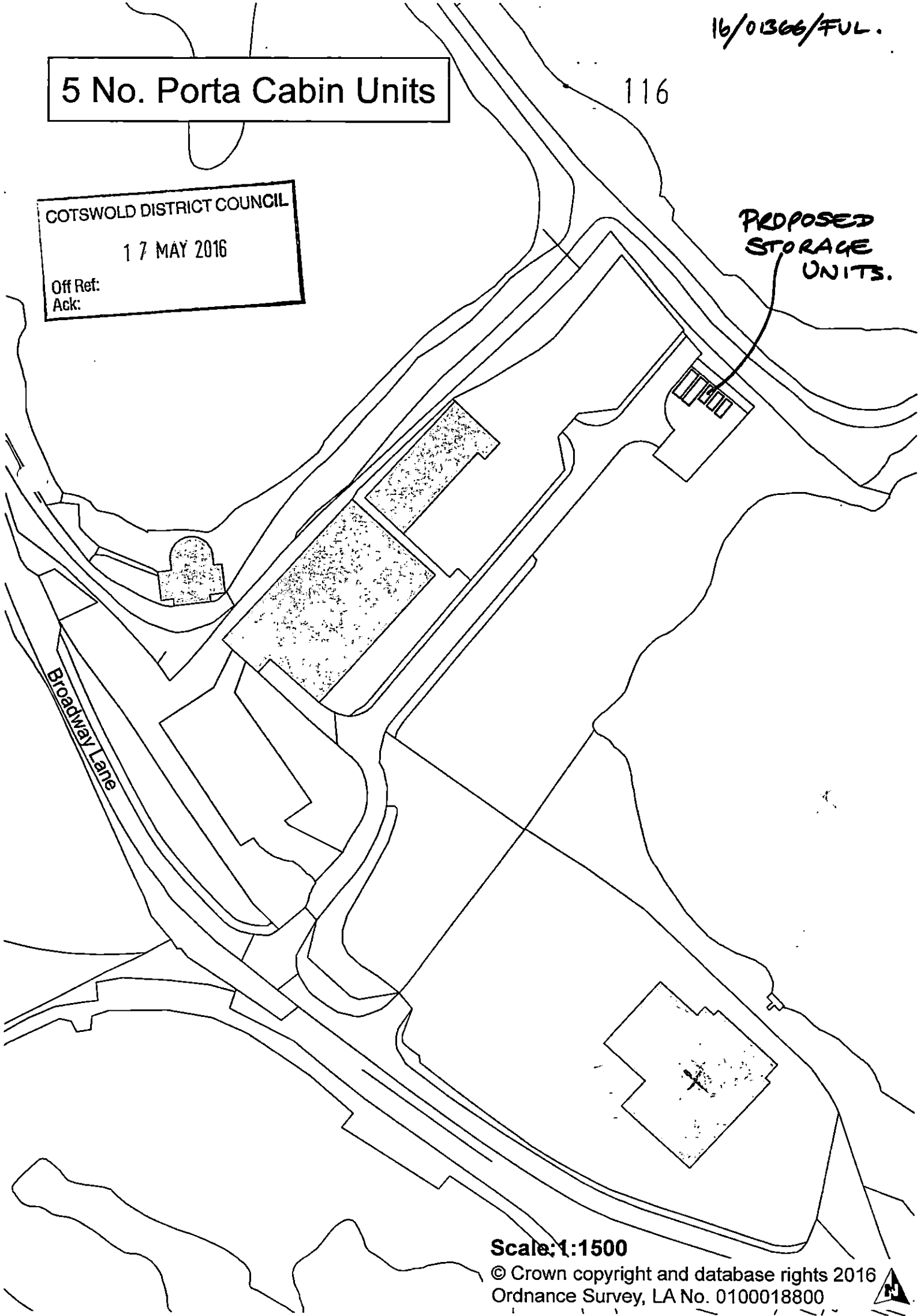
16/01366/FUL.

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**5 No. Porta Cabin Units**

COTSWOLD DISTRICT COUNCIL  
17 MAY 2016  
Off Ref:  
Ack:

PROPOSED  
STORAGE  
UNITS.



Scale: 1:1500

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17 MAY 2016

Off Ref:  
Ack:

16/01366/FUL.  
PLANTING  
PLAN.

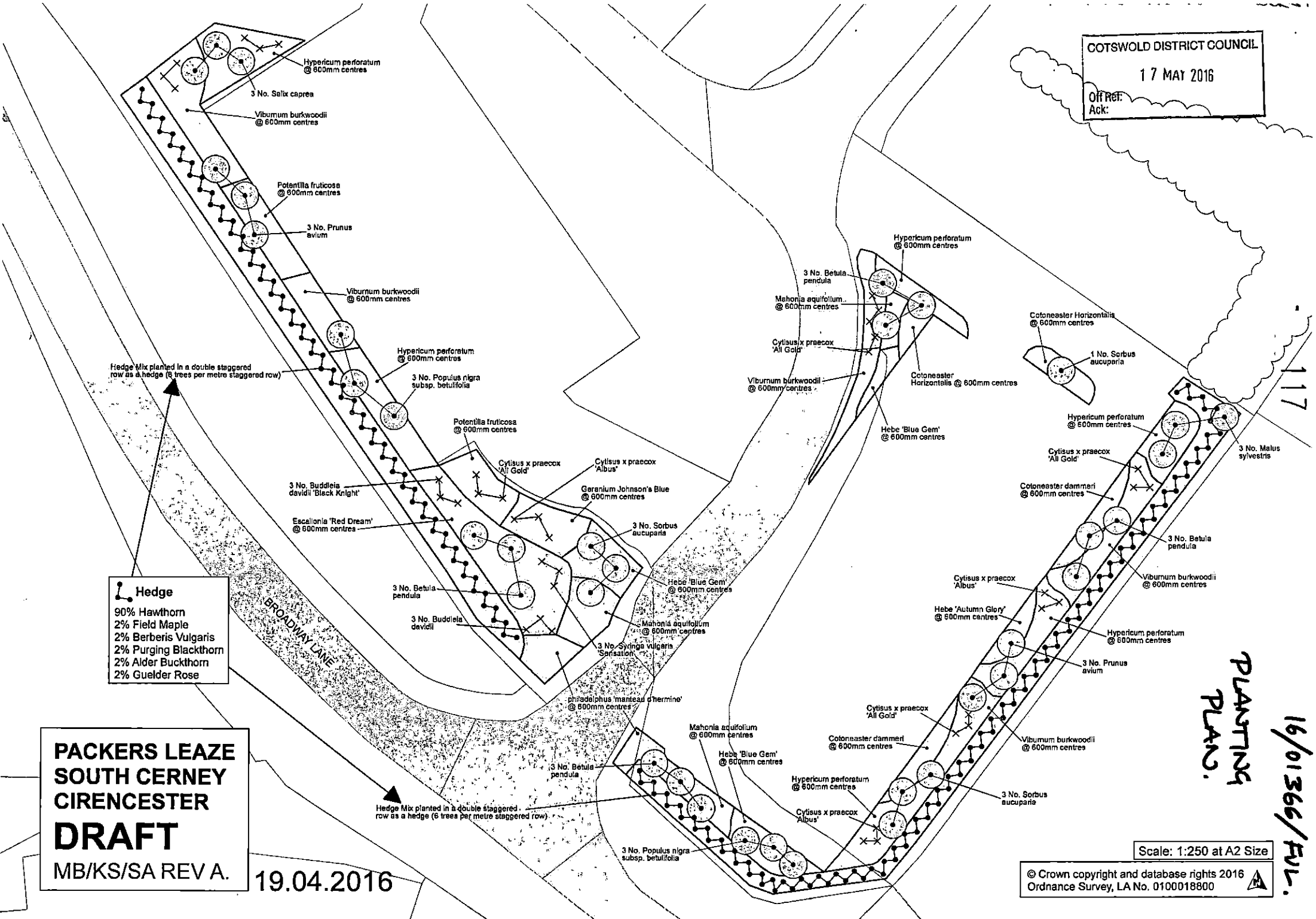
Scale: 1:250 at A2 Size

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19.04.2016

**PACKERS LEAZE**  
**SOUTH CERNEY**  
**CIRENCESTER**  
**DRAFT**  
MB/KS/SA REV A.

- Hedge**
- 90% Hawthorn
  - 2% Field Maple
  - 2% Berberis Vulgaris
  - 2% Purging Blackthorn
  - 2% Alder Buckthorn
  - 2% Guelder Rose



BROADWAY LANE

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