

APPLICATION NO.	P10/V2119
APPLICATION TYPE	FULL
REGISTERED	11.11.2010
PARISH	GARFORD
WARD MEMBER(S)	Matthew Barber
APPLICANT	J L Carter And Partners
SITE	Chadwicks Farm Garford Abingdon Oxfordshire, OX13 5PD
PROPOSAL	Change of use from agricultural to Class B8 (storage and distribution) (Retrospective).
AMENDMENTS	None
GRID REFERENCE	442506/195204
OFFICER	Martin Deans

1.0 INTRODUCTION

- 1.1 This application was presented to committee on 27 March 2013. Committee resolved to defer the application to request more information regarding the new access road that was proposed to be constructed in connection with the development, between Chadwick's Farm and the A338. The original committee report, minute and site layout plan are **attached** at appendix 1. The relevant planning policies and history are included in the report.
- 1.2 The applicant has subsequently amended the application to remove the new access road from the application. The proposal is now simply a retrospective application for the change of use of two barns to class B8 (storage and distribution) in connection with Garden Games Ltd, a company that have been on the Chadwicks Farm site since 2004. The amended proposal has been the subject of re-consultation. The amended plan is **attached** at appendix 2.

2.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

- 2.1 Garford Parish Meeting – no response had been received to the amended proposal at the time of writing the report. Any response received will be reported to the meeting.
- 2.2 Neighbours – no responses had been received at the time of writing the report.

3.0 PLANNING CONSIDERATIONS

- 3.1 The business employs local people and, in this regard, provides important support to the rural economy. Although the floor space involved exceeds the limit of 500 square metres contained in policy GS8 of the adopted Vale of White Horse Local Plan 2011, for the reasons explained at the meeting on 27 March it is considered that a blanket limit of this nature is not consistent with the policies of the NPPF and should be given limited weight. Consequently, the principle of the proposal is acceptable. The main issue of concern at the meeting of 27 March was the proposed construction of the new access road to the A338. The removal of this element from the proposal has addressed the concerns that had been expressed about the new road. On this basis, the application is considered to be acceptable.
- 3.2 The County Highways Officer has requested that the use is made personal to the occupier, Garden Games Ltd, in order to control the level of traffic from the site, in recognition of its location. National advice is that personal planning permissions should

only be used in exceptional circumstances. The site is in a rural location where the local road network is not suitable for significant movements of large commercial vehicles. The existing use has a relatively low level of traffic generation, but another storage use could have a significantly greater level of large vehicle movements which could cause local highway safety concerns. In consequence, it is considered that a personal planning permission is suitable in this case.

4.0 CONCLUSION

4.1 Although the proposal is contrary to policy GS8 of the adopted Vale of White Horse Local Plan, the blanket application of the policy is not consistent with the NPPF and the greater support for economic development. In this context, the fact that the use of the farm buildings for storage generates relatively low levels of traffic means that the use has an acceptable impact on its locality.

5.0 RECOMMENDATION

Planning permission subject to the following conditions:

1. Approved plans
2. MC12 – personal permission

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