

<b>APPLICATION NO.</b>	<a href="#">P15/V1673/FUL</a>
<b>APPLICATION TYPE</b>	FULL APPLICATION
<b>REGISTERED</b>	17.7.2015
<b>PARISH</b>	LETCOMBE REGIS
<b>WARD MEMBER(S)</b>	Yvonne Constance
<b>APPLICANT</b>	Maundrell and Co
<b>SITE</b>	Blandy's Farm, Bassett Road, Letcombe Regis, OX12 9LJ
<b>PROPOSAL</b>	Erection of steel framed building for the preparation of cars for sale, together with staff facilities (retrospective).
<b>AMENDMENTS</b>	None
<b>GRID REFERENCE</b>	437741/186307
<b>OFFICER</b>	Jeremy Peter

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## 1.0 INTRODUCTION

- 1.1 Blandy's Farm comprises a series of buildings and land situated to the south east of Letcombe Regis village, on the western side of Bassett Road. It is adjacent to the Letcombe Regis Conservation Area (CA) and is within the North Wessex Downs Area of Outstanding Natural Beauty (AONB). A site location plan is **attached** at appendix 1.
- 1.2 Blandy's Farm was originally used for beef and arable production. In 2013, planning permission was granted for the change of use of buildings and land from agriculture to a car sales business. Since then, there has been a number of other developments that have taken place on the site including conversions of former agricultural buildings to residential dwellings.
- 1.3 This application comes to committee because Letcombe Regis Parish Council objects.

## 2.0 PROPOSAL

- 2.1 The application is retrospective and relates to the erection of a black steel framed building for the preparation of cars for sale, together with staff facilities. It would have a depth of 24m, a width of 12.4m finished in a pitched roof at a height of 6.7m. Internally the ground floor would be used as a car preparation and wash area with a mezzanine floor utilised as a canteen, store and WC for staff.
- 2.2 The building is located on the west side and immediately adjacent to an existing steel framed building which is also in use in connection with the car sales business. The land slowly rises from Bassett Road to where the building is situated and so is visible from public vantage points such as the cemetery located to the north. An area to the west of the barn would be used for up to 10 car parking spaces with new planting proposed to the north, south and along the western boundary of the site in order to provide some screening to the building. A site layout plan is **attached** at appendix 2.

## 3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

- 3.1 **County Archaeologist** – No archaeological constraints.

**Highways Liaison Officer (Oxfordshire County Council)** – No objections but suggests the imposition of conditions relating to SUDS compliant drainage and parking in accordance with approved plan.

**Environmental Protection Team** – No objections.

**Letcombe Regis Parish Council** – “Strongly object on the grounds that the applicant is aware of the need for planning permission for the erection of buildings and If this application is granted, it will encourage him to flout planning procedures in the future by building where and wherever he wished.

“There are already two car showrooms, workshop, office and staff facilities on the site together with a washing area, and two parking areas. At the present preparation is done in a building to the south of the office between the two car showrooms. There is already an existing barn on the site adjacent to Bassett Road which has planning approval for conversion to a single four bedroomed dwelling house. If the owner is no longer planning to convert the barn to a dwelling could it be used as an alternative. According to the supporting documentation the staff mobile home has been removed, but does not confirm if it has been removed from the site or moved to another area. Originally permission was given for a mobile home to be used as a residence for staff looking after the deer as someone needed to be on site 24/7”

#### 4.0 **RELEVANT PLANNING HISTORY**

4.1 [VE15/47](#) – Enforcement investigation into construction of barn without planning permission. The investigation led to the submission of this application.

[P15/V0561/PEM](#) - Other Outcome (05/06/2015)

Part removal of existing barn and demolition of other buildings. Conversion of remainder of barn to dwelling with single storey extension. Provision of a new access from Bassett Road and erection of garage block.

[P14/V2899/FUL](#) - Other Outcome (16/03/2015)

Proposed new vehicular access.

[P14/V2803/PEM](#) - Other Outcome (03/02/2015)

Demolition of existing agricultural buildings with the benefit of planning permission for conversion to a single dwelling and erection of two-storey detached dwelling with garage and storage space.

[P14/V1091/FUL](#) - Approved (10/07/2014)

Conversion of existing agricultural building to a single dwelling.

[P13/V2757/PEM](#) - Other Outcome (26/02/2014)

Conversion of disused building into dwelling (Revision of P13/V1433/FUL).

[P13/V1433/FUL](#) - Refused (16/08/2013)

Conversion of a disused agricultural building into a single dwelling. (Re-submission of refused application P12/V2069/FUL)

[P13/V0464/FUL](#) - Approved (07/05/2013)

Change of use of buildings and land from agriculture to car sales business (retrospective).

[P12/V2069/FUL](#) - Refused (21/02/2013)

Conversion of a disused agricultural building into a dwelling

[P11/V0471](#) - Approved (17/05/2011)

Change of use of land for the stationing of a mobile home for an agricultural worker for

a period of three years.

**5.0 POLICY & GUIDANCE**

**5.1 National Planning Policy Framework (NPPF), 2012**

**5.2 Vale of White Horse Local Plan 2011: relevant policies**

DC1 - Design

DC3 - Design against crime

DC5 - Access

DC6 - Landscaping

DC9 - The Impact of Development on Neighbouring Uses

E9 - New Development on Sites not Identified in the Local Plan

GS1 – General Locational Strategy

GS2 – Development outside the built up areas of Existing Settlements

GS8 - Re-use of non vernacular buildings outside settlements

HE1 - Preservation and Enhancement: Implications for Development

NE6 - The North Wessex Downs Area of Outstanding Natural Beauty

**6.0 PLANNING CONSIDERATIONS**

6.1 Paragraph 28 of the NPPF states that planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development.

6.2 Policy E9 of the adopted local plan is the covers new employment development. However when assessed for consistency with the National Planning Policy Framework policy E9 states is not in conformity with paragraph 28 (point 1) of the NPPF which requires planning policies to support sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings, and well-designed new buildings. Paragraph 14 of the NPPF states that where the development plan is absent, silent or relevant policies are out of date, planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.

6.3 The application site is located on the edge of the rural settlement, in the AONB and the site is adjacent to the CA. The erection of the building and the increase in car parking does spread the usage into the AONB and this does have an impact from views into and out of the AONB. However in mitigation, the building is typical of an agricultural building that is prevalent in the countryside and planting is proposed that would help screen the building and help integrate it into the landscape. In respect of the impact on the adjacent CA, this is much more limited given the siting of the building behind an existing barn some 70m away from edge of the CA. It is also considered that the barn is sufficiently sited away from neighbouring properties not to have a detrimental impact.

6.4 In weighing up the planning balance, therefore, it is considered that the adverse effects of the proposal do not outweigh the benefits of supporting an existing business. In accordance with the NPPF, the application is recommended for approval. With regard use of an existing barn for the specified use, this barn has planning permission for use as dwelling and the applicants have confirmed that it is intended that this to implement this permission. Therefore it would not available for use as car sales preparation. In any event, the application has to be considered on its own merits with regard to prevailing policy and material circumstances and in this case, it is considered that on balance is in favour of the development. However, given the site circumstances, it is considered that this development is the absolute limit in terms of the expansion of the existing premises in this rural location. It should also be noted that the conditions attached to the consent

for the car sales business would still apply to the site (ref: [P13/V0464/FUL](#)).

6.5 In regard to other matters, the concerns of the Parish Council over the nature of the retrospective application and the future intentions of the applicant are noted. However these are not material to the consideration of this proposal which should be determined on the planning merits. Similarly with the mobile home, this is not part of the proposal and in any event officer site visits have confirmed that the caravan is no longer on site.

7.0 **CONCLUSION**

7.1 The application proposal would conform to NPPF policy supporting economic growth in rural areas. Whilst there would be some impact on the AONB, it is considered that the adverse impacts would not outweigh the benefits of the proposal and so approval is recommended.

8.0 **RECOMMENDATION**

8.1 **Planning permission is granted subject to the following conditions:**

1. **Approved drawings.**
2. **Landscaping scheme to be submitted and implemented.**
3. **Car parking spaces on the approved plans to be constructed within three months of the date of the planning permission.**
4. **A detailed scheme for the foul water drainage to be submitted within two months and implemented within a further two months.**

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