



Committee Report

Planning Committee South - 27 October 2020

Application no DC/20/2835/FUL

Location

The Nursery
Main Road
Pettistree
IP13 0HH

Expiry date 6 October 2020
Application type Full Application
Applicant Sizewell Self Storage Ltd

Parish Pettistree

Proposal Provision of 10 x No. Shipping Containers to Facilitate Self Storage Use, Together with Associated Parking Facilities, Security fencing, CCTV Cameras and lighting

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1. Summary

- 1.1. This application seeks the permission for the siting of 10 x no. shipping containers to facilitate self storage use, together with associated parking facilities, security fencing, cctv cameras and lighting at The Nursery, Main Road, Pettistree, IP13 0HH.
- 1.2. The application was presented to the referral panel on 6th October 2020 as officers are minded to approve the application, contrary to the parish councils objections. The referral panel considered that there were material planning considerations which warranted discussion by the planning committee.

2. Site description

- 2.1. The application site is located within the commercial nursery that lies between Main Road Pettistree (B1438) and the north-bound carriageway of the A12. The site is not located within any designated areas or affects the setting of a listed building. The existing nursery

supports many horticultural glasshouses, polyethene tunnels and associated plant and equipment, larger warehouse buildings and 132Kv electricity pylons.

2.2. The site has an extensive planning history including:

- DC/15/0906/FUL which was granted for change of use of the nursery central warehouse to B8 storage (Gloveman Supplies).
- DC/16/3466/FUL was granted in 2016 for the retail sales of plants, shrubs and pots/containers (Plant Pro).
- DC/18/4502/FUL was granted for the use of an agricultural workshop and store for the restoration of motor vehicles (Bridge Classic Cars).

3. Proposal

- 3.1. The proposal seeks further diversification of the existing site, for the siting of 10 x no. shipping containers to facilitate self-storage use, together with associated parking facilities, security fencing, cctv cameras and lighting.
- 3.2. The containers will be located on an area of existing hardstanding located adjacent to the Suffolk Plant Centre retail display area, towards the front (west) of the site. Each container measures 2.4m by 6.1m and will be used for self-storage of household and non-domestic items (managed by Sizewell Self Storage Ltd).
- 3.3. An area for vehicle parking and manoeuvring is proposed immediately to the south of the containers, access to which will be from the existing internal concrete access road serving the nursery and other uses. Security fencing will be erected to match existing security fencing within the site. A number of CCTV cameras will be fixed to poles within the site.

4. Consultations/comments

4.1. Two third-party representations were received which object to the proposal on the grounds of:

- The site is not an employment site - over-commercial use of an agricultural site
- Not appropriate development for the sites countryside location (unsustainable)
- The existing businesses (Gloveman Supplies and Bridge Classic Cars) operate from existing buildings and are not externally visible (visual intrusion)
- The development would set a precedent if granted (further containers in the future)
- Impact to highways safety, landscape, residential amenity
- No proven need for the development
- No traffic impact assessment
- Lighting may be brighter than proposed
- Hours could be extended in subsequent applications

- 4.2. It is noted that some of the above comments refer to future development/proposals which are not a consideration of this application; only the proposal as sought can be considered.

Consultees

Parish/Town Council

| Consultee | Date consulted | Date reply received |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|---------------------|
| Pettistree Parish Council | 13 August 2020 | 3 September 2020 |
| <p>“DC/20/2835/FUL Provision of 10 x No. Shipping Containers to Facilitate Self Storage Use, Together with Associated Parking Facilities, Security fencing, CCTV Cameras and lighting The Nursery Main Road Pettistree IP13 OHH Further to the email sent to you by the Chairman of Pettistree parish Council on 2nd September, included below, as was stated in the email the Parish Council did have comments to make on the Application.</p> <p>These were sent to me whilst on holiday and thus unable to forward to you. Comment to be added. It really is time to consider the nuisance such developments impose on residents of a rural village like Pettistree. The site was not intended for light industrial use or anything similar when planning permission was given for a plant nursery. This is a material change of use. Industrial lighting, cctv cameras and increased traffic to the site are inappropriate in this setting. Demand for storage is untested and similar storage facilities at Bentwaters are available. If this is approved, we can expect the rest of the site to be earmarked for same or similar useage. East Suffolk Council Planning needs to ensure that the people who choose to live and invest in the English countryside (ie Pettistree) do not find themselves pitched into a business park environment. What confidence can we have that lighting, parking or containers will be 'contained'?</p> <p>In view of the circumstances and that the Chairman of the Parish Council had tried to make objection prior to the expiry date, that the above comments are added and included in your review of the application.”</p> | | |

Statutory consultees

| Consultee | Date consulted | Date reply received |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|---------------------|
| Suffolk County - Highways Department | 13 August 2020 | 21 August 2020 |
| <p>Summary of comments:</p> <p>The proposal is situated a significant distance from the highway access to the existing nursery site and it is not considered that the proposal would result in a significant (permanent) increase in vehicle trips. Subsequently, the Highway Authority does not wish to restrict the granting of permission.</p> | | |

Non statutory consultees

| Consultee | Date consulted | Date reply received |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|---------------------|
| Environmental Protection (Internal) | 13 August 2020 | 28 August 2020 |
| Summary of comments: No objection. The applicant has addressed the issue of lighting in outline however they should be reminded that Light can be a Statutory Nuisance and the lighting scheme should be installed with prevention of nuisance in mind, if complaints are received and substantiated any issue with light nuisance will need to be addressed. | | |

Publicity

None

Site notices

General Site Notice

Reason for site notice: General Site Notice

Date posted:

Expiry date:

5. Planning policy

- 5.1. In addition to considering applications in accordance with the National Planning Policy Framework (NPPF 2019) and the National Planning Policy Guidance (NPPG), Section 38 of the Planning and Compulsory Purchase Act 2004 requires applications to be determined in accordance with the Local Planning Authority's 'Development Plan', unless material considerations indicate otherwise.
- 5.2. East Suffolk Council's Development Plan, as relevant to this proposal, consists of Suffolk Coastal Local Plan, Adopted September 2020. There is no Neighbourhood Plan relating to this area of the district.
- 5.3. The relevant policies of the Suffolk Coastal Local Plan, Adopted September 2020 are:
 - Policy SCLP3.2 - Settlement Hierarchy (Suffolk Coastal Local Plan, Adopted September 2020)
 - Policy SCLP3.3 - Settlement Boundaries (Suffolk Coastal Local Plan, Adopted September 2020)
 - Policy SCLP4.2 - New Employment Development (Suffolk Coastal Local Plan, Adopted September 2020)
 - Policy SCLP4.3 - Expansion and Intensification of Employment Sites (Suffolk Coastal Local Plan, Adopted September 2020)

Policy SCLP4.5 - Economic Development in Rural Areas (Suffolk Coastal Local Plan, Adopted September 2020)

Policy SCLP11.1 - Design Quality (Suffolk Coastal Local Plan, Adopted September 2020)

Policy SCLP11.2 - Residential Amenity (Suffolk Coastal Local Plan, Adopted September 2020)

6. Planning considerations

- 6.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that an application should be determined in accordance with the Development Plan, unless material considerations indicate otherwise. Since the submission of the application, the Local Plan for the former Suffolk Coastal area was adopted on the 23rd September 2020, replacing the former Core Strategy and Site Allocations and Area Specific Policies DPD. This application will therefore be assessed against the adopted policies at the point of decision making, which are the Local Plan Policies as outlined above.
- 6.2. The site is not within an identified settlement boundary and is therefore located in the countryside for planning purposes. Proposals for new employment development falling within use classes B1, B2 and B8 on land outside of Settlement Boundaries will be permitted where a need for additional employment development has been demonstrated or it can be demonstrated that there is no sequentially preferable land available adjacent to existing Employment Areas, within existing Employment Areas or within Settlement Boundaries and:
 - a) It would not have an unacceptable adverse impact on surrounding land use; and
 - b) It avoids, or adequately mitigates, any adverse impact on the character of the surrounding area and landscape, the AONB and its setting or the natural or historic environment.
- 6.3. The applicant has confirmed that there are no opportunities for expansion on the current site in Leiston and there is a waiting list for the units on that site. Whilst the above policy (SCLP4.2) seeks demonstration that there is no sequentially preferable land available adjacent to existing employment areas, whilst the site is not formally listed as an employment site in the Local Plan, it is currently already in use as an employment site (nursery and other uses). It is therefore considered that the proposal is an expansion and intensification of an existing employment site, rather than creating new employment development.
- 6.4. Proposals to expand, alter or make productivity enhancements to existing employment premises will be permitted unless:
 - a) The scale of development would cause a severe impact on the highway network; or
 - b) There will be an unacceptable adverse effect on the environmental sustainability of the area; or
 - c) The proposed use is not compatible with the surrounding employment uses in terms of car parking, access, noise, odour and other amenity concerns; or

- d) There is an unacceptable adverse effect on the living conditions of local residents and businesses relating to matters of noise, vibration, dust and light; and
- e) Potential adverse impacts can not be successfully mitigated.

- 6.5. Where expansion or intensification of existing premises falling within use classes B1, B2 and B8 cannot reasonably take place within existing Employment Areas, development will be permitted on adjacent land outside of Settlement Boundaries providing it does not have an unacceptable impact on surrounding land uses.
- 6.6. In response to the criteria outlined in SCLP4.3 above, the highways authority has confirmed that the proposal would not cause a severe impact to the highways network. It is not considered that the proposal would have an adverse effect on the environmental sustainability of the area, there are already a mix of uses on site, including those within B8 uses, as such the proposal is considered compatible with the existing uses on site without impacting amenity (subject to conditions for hours of opening and lighting). It is acknowledged that the proposal will not generate large numbers of new jobs; it is anticipated that this proposal will generate 1 part-time job.
- 6.7. Furthermore, SCLP4.5 - Economic Development in Rural Areas states that proposals that grow and diversify the rural economy, particularly where this will secure employment locally, enable agricultural growth and diversification and other land based rural businesses, will be supported.
- 6.8. Proposals will be supported where:
- a) They accord with the vision of any relevant Neighbourhood Plan in the area;
 - b) The scale of the enterprises accords with the Settlement Hierarchy;
 - c) The design and construction avoids, or adequately mitigates, any adverse impact on the character of the surrounding area and landscape, the AONB and its setting or the natural or historic environment;
 - d) Small scale agricultural diversification schemes make good use of previously developed land; and
 - e) The proposed use is compatible with the surrounding employment uses in terms of car parking, access, noise, odour and other amenity concerns.
- 6.9. There is currently no neighbourhood plan for Pettistree. The proposal is otherwise considered to accord with SCLP4.5, which has similar aspirations to those outlined in SCLP4.3. In terms of design and impact on the landscape, the containers will be less than 3m in height, painted dark green and be seen in the context of the existing nursery site. Whilst located towards the sites frontage, the impact to the landscape character is considered to be neutral, given the existing horticultural glasshouses and tunnels on site. The containers are somewhat temporary in nature and should there no longer be a business requirement for them, could be removed without leaving a permanent impact on the landscape.
- 6.10. In terms of impact to residential amenity, the applicants propose for the operating hours to match those of the retail plant centre on site, this has been conditioned and any changes to these times would require consideration through a separate application. Noise from the development would be limited to those loading/unloading, car doors, talking, etc

within those times and is not considered to be of a level to warrant refusal on residential amenity concerns.

- 6.11. The proposed external lighting will be mounted on 2 x No. 4m high poles and designed to avoid spill over light. The proposed lamp units are Brackenheath Ispot 10 watt LED lights with PIR (passive infrared) activation; a condition to restricting the floodlighting has been included within this recommendation. CCTV cameras will be positioned so that there is no prospect of any loss of privacy to neighbours.

7. Conclusion

- 7.1. The proposed development for the siting of 10 x no. shipping containers to facilitate self storage use, together with associated parking facilities, security fencing, cctv cameras and lighting at The Nursery, Main Road, Pettistree is therefore considered to accord with Local Plan Policies SCLP4.3, SCLP4.5, SCLP11.1 and SCLP11.2.
- 7.2. The development is considered to be an acceptable form of intensification within an existing employment site which would not adversely impact highways safety, residential or visual amenity.

8. Recommendation

- 8.1. Approve Planning Permission subject to the conditions set out below.

Conditions:

1. The development hereby permitted shall be begun not later than the expiration of three years from the date of this permission.
Reason: This condition is imposed in accordance with Section 91 of the Town and Country Planning Act 1990 (as amended).
2. The development hereby permitted shall not be carried out other than in complete accordance with Drawing No's QF-115 received 12/08/2020, the site location plan and block plan received 29/07/2020

Reason: For avoidance of doubt as to what has been considered and approved.
3. The materials and finishes shall be as indicated within the submitted application and thereafter retained as such, unless otherwise agreed by the local planning authority.
Reason: To ensure the satisfactory appearance of the development in the interests of visual amenity
4. Notwithstanding the submitted details, prior to the use commencing, details of an external lighting scheme (including position and height of mounting features, height and angle of lights including aiming points, light fixing type, size and appearance, and the luminance levels) shall be submitted to and approved by the Local Planning Authority. This scheme shall thereafter be implemented and no additional external lighting shall be installed.

Reason: In the interests of amenity, and protection of the local rural environment, including the ecological environment.

5. The operating hours in connection with the use/containers hereby permitted, shall not be other than between 09:00 and 17:00 Monday to Saturday; and 10:00 and 16:00 Sundays unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of amenity and the protection of the local environment.

6. Prior to the installation of any boundary treatment, details of the location, height, materials and appearance of all fences, walls, gates and other means of enclosure, shall be submitted to and approved in writing by the local planning authority. Thereafter only the approved fences, walls, gates or other means of enclosure shall be erected on site.

Reason: To ensure the satisfactory appearance of the development in the interest of visual amenity.

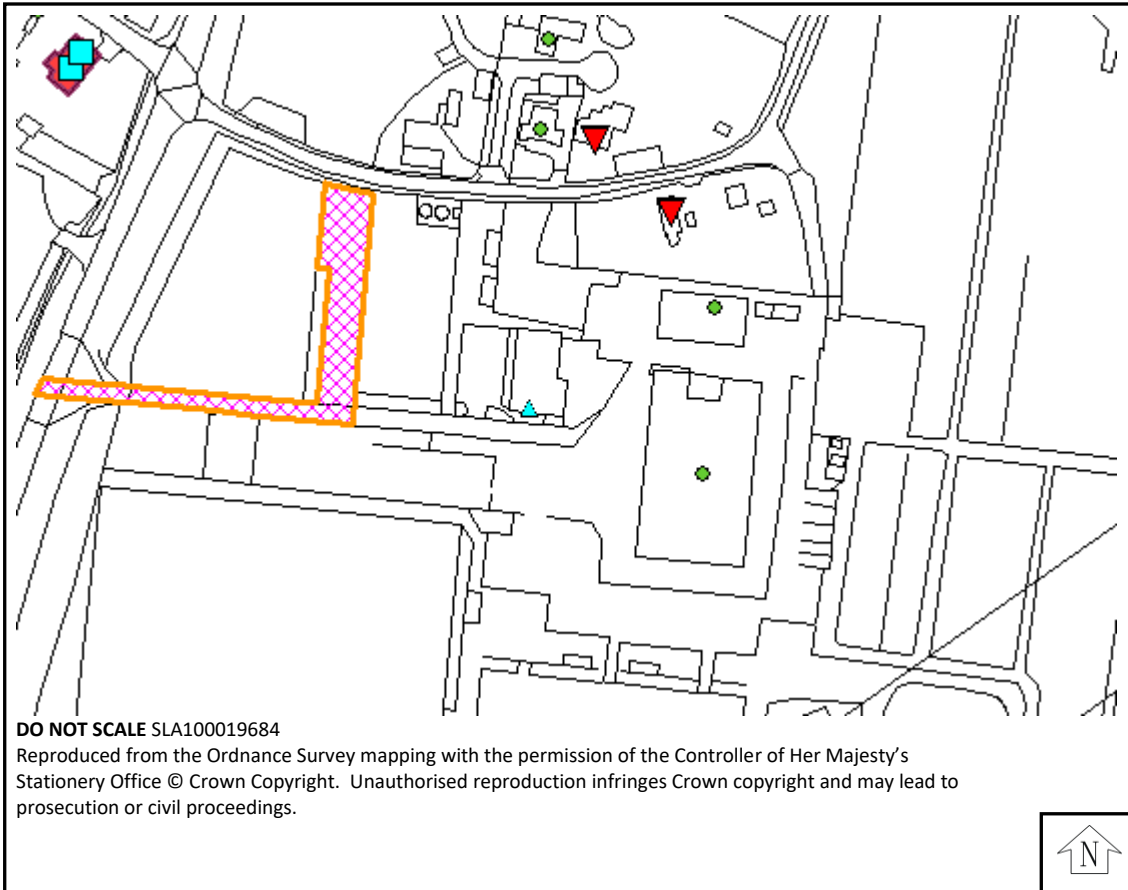
Informatives:

1. The Local Planning Authority has assessed the proposal against all material considerations including planning policies and any comments that may have been received. The planning application has been approved in accordance with the objectives of the National Planning Policy Framework and local plan to promote the delivery of sustainable development and to approach decision taking in a positive way.





Background information

See application reference DC/20/2835/FUL on [Public Access](#)

Map



Key

-  Notified, no comments received
-  Objection
-  Representation
-  Support