

Case No: 16/00218/FUL (FULL PLANNING APPLICATION)

Proposal: CHANGE OF USE FROM VACANT OFFICES USED AS STORE TO VETERINARY SURGERY

Location: HUNTINGDON WYEVALE GARDEN CENTRE BANKS END WYTON PE28 2AA

Applicant: BEST FRIENDS GROUP

Grid Ref: 527037 272784

Date of Registration: 15.02.2016

Parish: HOUGHTON AND WYTON

RECOMMENDATION - APPROVE

This application is referred to the Development Management Panel as Parish Council recommendation of refusal is contrary to the Officer's recommendation of approval.

1. DESCRIPTION OF SITE AND APPLICATION

- 1.1 The site is a modern garden centre on the north side of the A1123 to the east of Huntingdon. The wider complex of approx. 9.6ha consists of an extensive building, outdoor areas, office building fronting the wider complex, and car park. There is also an existing mobile building used for the veterinary surgery located to the rear of the main building – this has been in situ since 2013.
- 1.2 There is an existing access off the A1123. The site is within Flood Zone 3.
- 1.3 The application as submitted relates to a smaller area within the red line of approx. 0.063ha, of the wider complex, and is for:
 - the change of use from vacant offices (Use Class B1) used as store to veterinary surgery (Use Class D1) and includes an area for staff parking and visitor parking. The existing access off the A1123 will be used.
- 1.4 The hours proposed are Monday to Saturday 0900-1800hrs, and Sundays and Bank Holidays 1030-1600hrs. It is proposed that there will be 3 full-time and 4 part-time employees (5 full-time equivalent).

2. NATIONAL GUIDANCE

- 2.1 The National Planning Policy Framework (2012)

For full details visit the government website

<https://www.gov.uk/government/organisations/department-for-communities-and-local-government>

3. PLANNING POLICIES

- 3.1 Saved policies from the Huntingdonshire Local Plan (1995)
- E10: "Reuse of buildings in rural areas"
 - E11: "Expansion of Existing Firms"
- 3.2 Saved policies from the Huntingdonshire Local Plan Alterations (2002)
- None relevant.
- 3.3 Adopted Huntingdonshire Local Development Framework Core Strategy (2009)
- CS1: "Sustainable development in Huntingdonshire"
- 3.4 Draft Huntingdonshire Local Plan to 2036: Stage 3 (2013)
- LP1: 'Strategy and principles for development'
 - LP11: "The Relationship between the built-up area and the countryside"
 - LP15: 'Ensuring a High Standard of Amenity'
 - LP17: "Sustainable Travel"
 - LP18: "Parking Provision"
 - LP21: "Rural economy"

Local policies are viewable at <https://www.huntingdonshire.gov.uk>

4. PLANNING HISTORY

4.1 Application site:

0100988FUL Change of use of bungalow to offices ancillary to garden centre. Granted Jun 2001.

4.2 Wider complex:

15/01059/FUL Change of use to car wash and valet; installation of two canopies, wash screens, and cabins for customer waiting/office/rest room and secure storage, and pergola. Under consideration.

1400120FUL Erection of two entrance canopies, elevational changes and provision of hardstanding and railings. Granted Jul 2014.

0901289FUL Erection of covers over walkways within existing external sales area. Granted Dec 2009.

0001331FUL Erection of garden centre and provision of car parking. (Amended design and siting). Granted Oct 2000

9900197FUL Erection of garden centre & provision of car parking Tacchis Garden Centre Banks End, Huntingdon Road Wyton. Granted Dec 1999

9301227FUL Vary condition no. 2 of planning permission ref: 91/0769. Granted Dec 1993

9100769FUL Change of use to nursery garden centre, erection of storage & sales building and access & parking area. Granted Jul 1991

5. CONSULTATIONS

5.1 Houghton and Wyton Parish Council: recommend REFUSED (attached) for the following reasons:

- The Planning Officer informed us this would be a Change of Use to D1 Non Residential Institutions. If this is the case the application should state the precise change of use.
- We believe this is an inappropriate expansion of the business activities already carried out on this site.
- We believe that Wyevale already have an extensive list of products and services retailed here; well beyond that expected of a Garden Centre; and we see no reason why this should be added to.
- We believe this Change of Use will increase the uses on site and lead to the site being opened up for other purposes.
- We request that the original permission and conditions for this site be examined in relation to this application and its nature.
- We are concerned about the possible increase in traffic that will use the site, and resulting effect on this already dangerous junction.
- We believe the continued expansion of this site will have a detrimental effect on the vitality of the market towns of Huntingdon and St Ives.
- The Parish Council will be requesting a meeting with HDC officers to examine the use and development of this site and the lack of enforcement to reported breaches of Planning Permissions.
- We expect to be kept informed of updates as this application passes through your system and any further decisions that may affect this Parish

5.2 **Environment Agency** – No objection - There is no change in the flood risk vulnerability of this development.

5.3 **CCC Highways as LHA** – No objection- Although the vehicle movements associated with the proposed use would be higher than the existing use they are not at a level that could be objected to, given this I have no objections to that proposed.

6. REPRESENTATIONS

6.1 In addition to the site notice, eight neighbours were consulted. There have been no third party representations received.

7. ASSESSMENT

7.1 The issues in this case are the principle of the use in this location, highways issues, flooding, and the impact on neighbouring properties.

Principle

7.2 There is an existing mobile unit used by the veterinary surgery located to the rear of the main complex building. This mobile unit has been in situ since 2013, although no formal consent had been applied for. In respect of the veterinary mobile unit, there have been no complaints made to the LPA Enforcement Team.

- 7.3 The agent has advised that the existing mobile unit would be removed from the site, if Members are minded to approve the application. This can be conditioned.
- 7.4 In respect of the proposed change of use of an existing building to a veterinary surgery, there is support in the NPPF and Local Plan for the re-use of existing buildings in the countryside for business purposes. The NPPF guides Local Planning Authorities to do everything it can to support sustainable economic growth (para.19) and economic growth expansion of all types of business and enterprise in rural areas (para.28). In giving due weight to the NPPF, this proposal achieves some economic benefit without bringing significantly harmful effects with it.
- 7.5 It is considered that the site is not situated in an especially isolated location in the countryside, bearing in mind the nearby settlement of Houghton and Wyton, and slightly further afield St Ives and Huntingdon. The A1123 is a local bus route. The change of use requires no major adaptation to the land and building.
- 7.6 The conclusion reached is that the proposed change of use will allow for an existing business to re-locate to a more prominent location, utilising an existing building in the countryside, whilst still retaining the existing client base and potentially enabling the client base to grow that will help contribute to the economy and create employment.

Highways Issues

- 7.7 The NPPF para. 32 states that, in considering all proposals, safe and suitable access to the site can be achieved by all people'. Policy E10 of the Local Plan 1995 supports proposals in rural areas, subject to no overriding objection on traffic or environmental grounds. Draft policies LP17 and LP18 of the Local Plan to 2036: Stage 3 2013 support proposals where volumes of traffic can be accommodated and any adverse effects from traffic movements are minimised; and that sufficient parking can be accommodated.
- 7.8 The existing access off the A1123 will be used. Although the vehicle movements associated with the proposed use would be higher than the existing use as an office/store, they are not at a level that could be objected to, and as such this would not be a substantive reason for refusal. On this basis, it is considered that the proposal is acceptable in terms of highway/parking issues.

Flooding

- 7.9 Although the site is within the Environment Agency's Flood Zone 3, there is no change in the flood risk vulnerability of this development.

Impact on neighbouring properties

- 7.10 The existing building, subject to the proposed change of use is located a distance of 30m with staff parking located 15m away from the nearest residential property 'Redcroft'. As such it is considered that the proposed change of use will have no adverse effects and complies with policy LP15.

Other matters

- 7.11 The Parish Council's concern about the wider complex is noted. The matter is not a relevant consideration for the determination of this application.

Conclusion

- 7.12 The proposed development is considered to be compliant with relevant national and local planning policy as:
- * It is an example of enterprise that will make a contribution to the economy
 - * The scale and location of the development is not considered to have an overly detrimental impact upon the surrounding area.
 - * It would not have a significant detrimental impact on the amenity of neighbours.
 - * It is acceptable in terms of highway safety
 - * There is no change to the vulnerability category of the building in terms of flooding.
 - * There are no other material planning considerations which lead to the conclusion that the proposal is unacceptable.
- 7.13 Having regard to applicable national and local planning policies, and having taken all relevant material considerations into account, it is therefore recommended that planning permission should be granted.

8. **RECOMMENDATION** - **APPROVAL** subject to conditions to include the following

- Time limit
- Hours of opening as per application form
- Removal of existing mobile unit
- Restricting the use to use Class D1 - Veterinary Surgery

A full report is available on the Council's website www.huntsdc.gov.uk

If you would like a translation of this document, a large text version or an audio version, please contact us on 01480 388388 and we will try to accommodate your needs.

CONTACT OFFICER:

Enquiries about this report to **Ms Dallas Owen Development Management Officer 01480 388468**

Huntingdonshire DC Public Access

From: developmentcontrol@huntsdc.gov.uk
Sent: 09 March 2016 14:46
To: DevelopmentControl
Subject: Comments for Planning Application 16/00218/FUL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 2:45 PM on 09 Mar 2016 from Miss Lois Dale.

Application Summary

Address: Huntingdon Wyevale Garden Centre Banks End Wyton
Huntingdon PE28 2AA

Proposal: Change of use from vacant offices used as store to
veterinary surgery

Case Officer: Ms Dallas Owen

[Click for further information](#)

Customer Details

Name: Miss Lois Dale

Email: clerk@houghtonwytonpc.co.uk

Address: 46 St Margarets Road, Wyton, Huntingdon PE28 2AN

Comments Details

Commenter Type: Town or Parish Council

Stance: Customer objects to the Planning Application

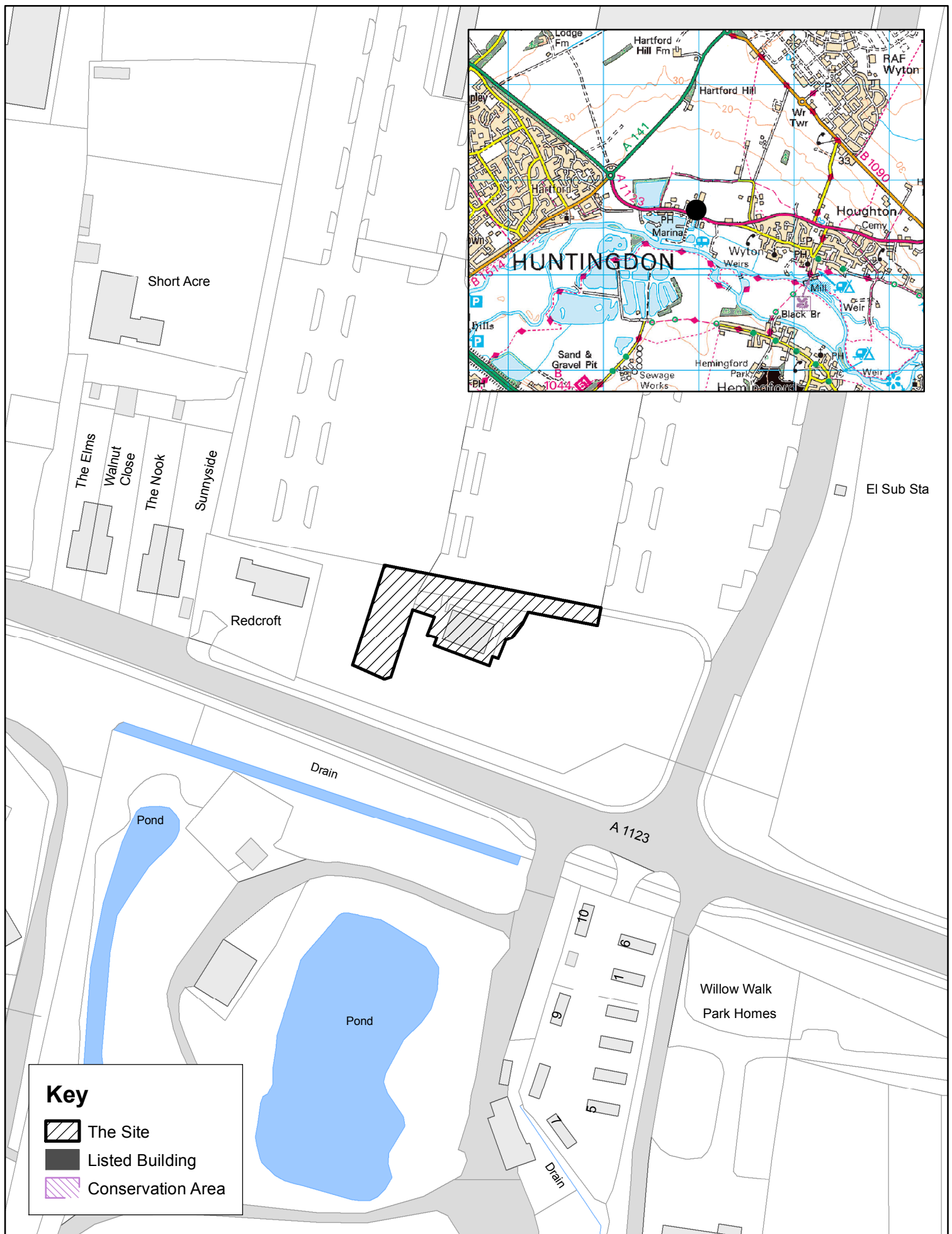
Reasons for comment:

Comments: Houghton and Wyton Parish Council recommend that this application is REFUSED for the following reasons: • The Planning Officer informed us this would be a Change of Use to D1 Non Residential Institutions. If this is the case the application should state the precise change of use. • We believe this is an inappropriate expansion of the business activities already carried out on this site. • We believe that Wyevale already have an extensive list of products and services retailed here; well beyond that expected of a Garden Centre; and we see no reason why this should be added to. • We believe this Change of Use will increase the uses on site and lead to the site being opened up for other purposes. • We request that the original permission and conditions for this site be examined in relation to this application and its nature. • We are concerned about the possible increase in traffic that will use the site, and resulting effect on this already dangerous junction. • We believe the continued expansion of this site will have a detrimental effect on the vitality of the market towns of Huntingdon and St Ives. • The Parish Council will be requesting a meeting

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Date Created: 05/04/2016

Location: St Ives



Huntingdon Garden Centre



Site Location Plan 1:2500 Proposed change of use to Veterinary Surgery,
Huntingdon Garden and Leisure, Banks End, Wyton PE28 2AA

For Best Friends Group

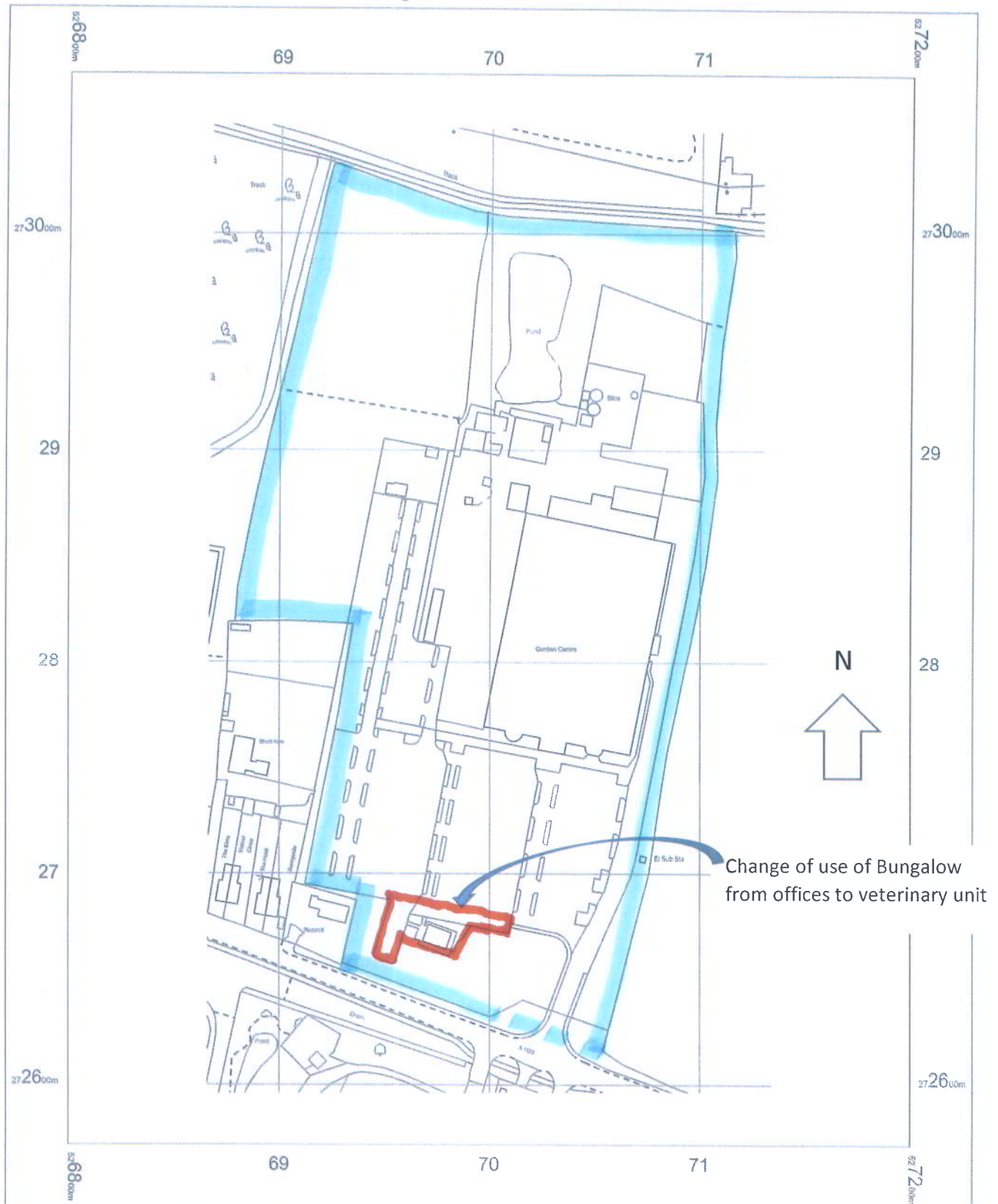
Pitts Architects 12 the Waits St Ives Cambs PE27 5BY drg no. 1356.01A/C

Rev A 10.02.2016 site location plan amended to 1:2500 to show whole site

Rev B 12.02.2016 site boundary amended to immediate area for application in red, total site in blue

Rev C 4.4.2016 exist. mobile veterinary unit added.

Huntingdon Garden Centre



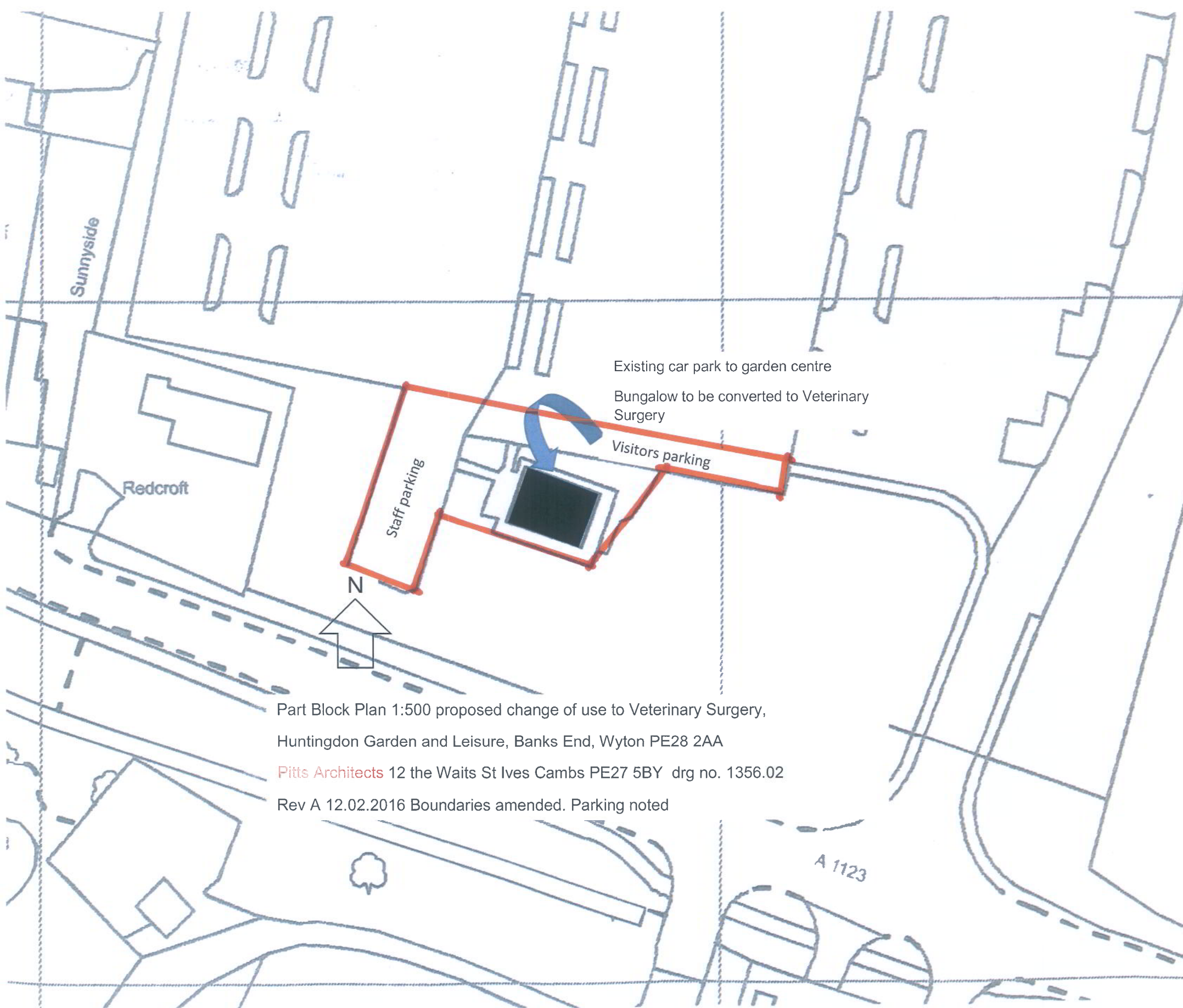
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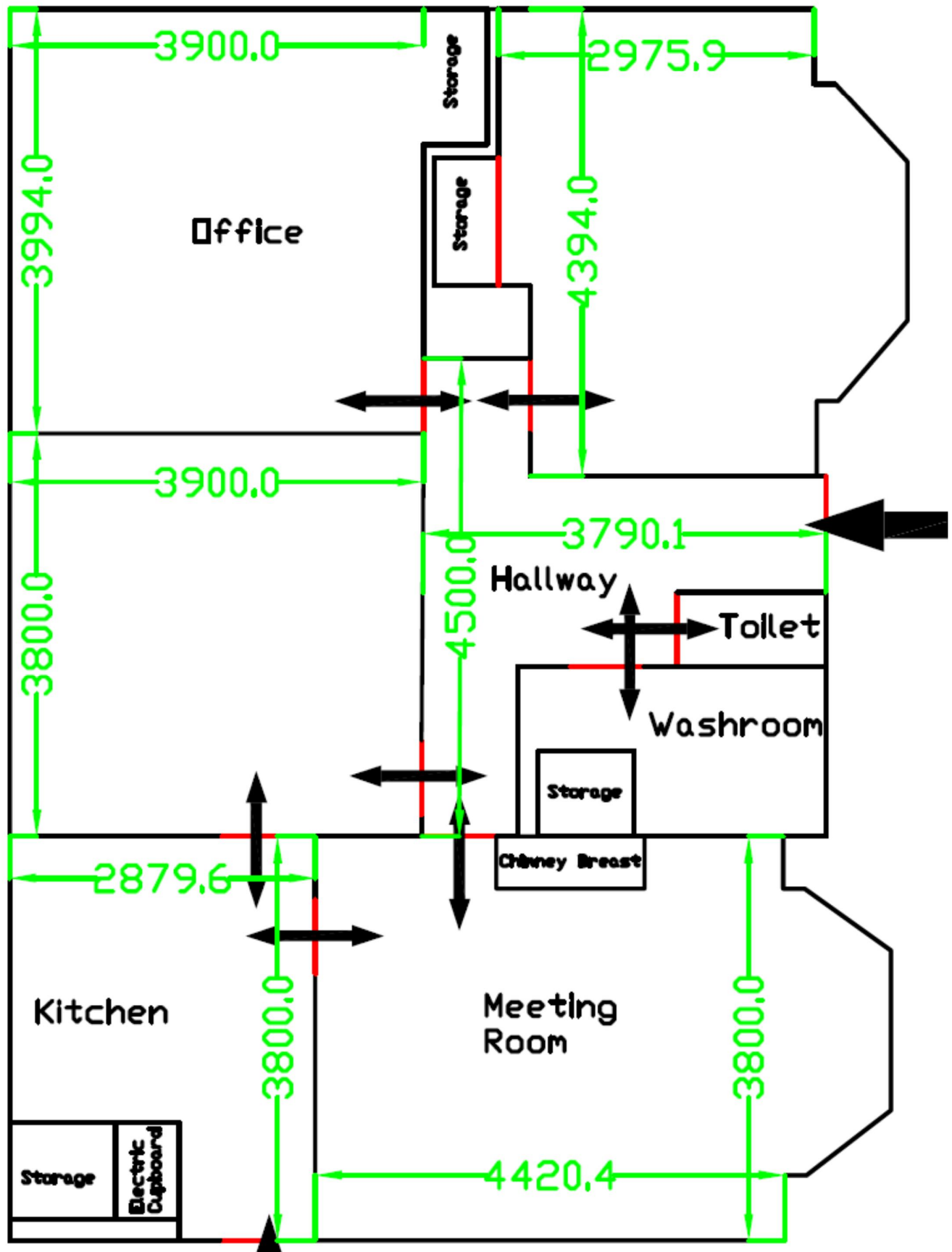


Part Block Plan 1:500 proposed change of use to Veterinary Surgery,
Huntingdon Garden and Leisure, Banks End, Wyton PE28 2AA

Pitts Architects 12 the Waits St Ives Cambs PE27 5BY drg no. 1356.02

Rev A 12.02.2016 Boundaries amended. Parking noted

Ground Floor



Bungalow Floor Plan, Huntingdon Garden Centre, proposed Veterinary Practice for Best Friends Group

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