

PLANNING STATEMENT

Erection of Extension to Existing Storage Building Use of Part of External Storage Area for Car Parking

at

**Langlands Garden Centre
York Road
Shiptonthorpe
YO43 3PN**



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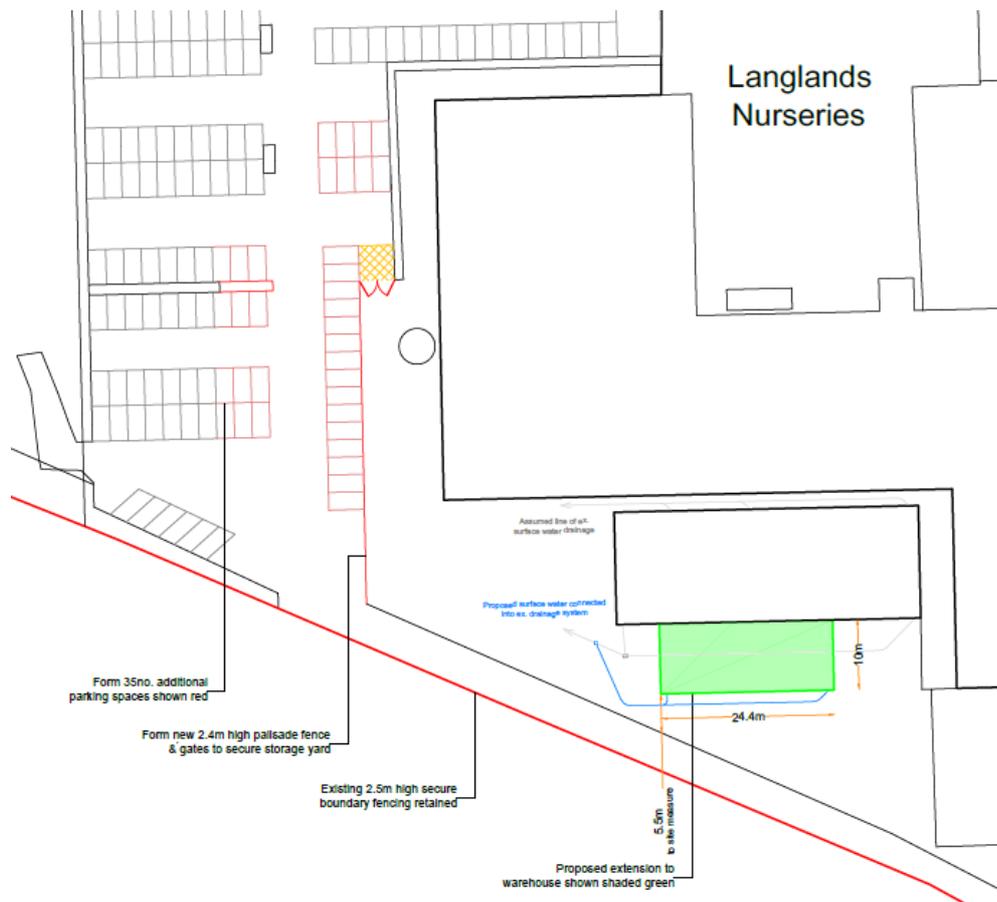
1 Proposals

1.1 Langlands Garden Centre is a large commercial operation housed in a number of large buildings, with outside display and car park areas, located on the north-west side of the roundabout junction of the A1079 and the A164 as shown on the Google Earth image above.

1.2 This application relates to an extension to an existing storage building on the southern side of the building complex. This is to be a portal framed building in materials to match the existing storage building.

1.3 An area of outside storage on the north-western side of the building complex is now superfluous to requirements and the intention is to use this area for additional car parking as an extension to the existing car park area. It is already hard surfaced.





2 Planning Policy & Merits of the Proposal

2.1 The Development Plan is the East Riding Local Plan (2016). Relevant policies are S4, EC1, ENV1 and A6. The National Planning Policy Framework (2019) is a material consideration.

2.2 The site lies outside any settlement and is a longstanding employment location, and popular destination, at this junction of two major roads. It lies in the Vale of York sub area of the Local Plan where policy A6 B states support for appropriate expansion of the sub-area's key economic sectors. Although garden centres are not specifically mentioned it is undoubtedly true that Langlands Garden Centre provides a successful part of the business economy in the area. As well as providing local employment it provides a well patronized community facility.

2.3 Local Plan policy S4A supports development that helps to maintain the vibrancy of Villages and the Countryside where it is an appropriate scale to its location, taking into account the need to support sustainable patterns of development; encourage the re-use of previously developed land; and does not involve a significant loss of best and most versatile agricultural land.

2.4 Part C of the policy specifies that within the Countryside employment uses in accordance with policy EC1 will be supported. Part A of that policy (EC1) supports employment development that strengthens and results in the growth of the East Riding economy.

2.5 Policy EC1D supports employment outside development limits where it is of an appropriate scale to its location and respects the character of the surrounding landscape. It has 4 qualifying criterion, all of which to a greater or lesser extent are relevant to this proposal. These are:

- that the development should be within or adjacent to an existing industrial estate or business park;
- involve the expansion of an existing business;
- involve the conversion of an existing building; or
- have a functional need to be in the particular location which cannot be met on either a nearby allocation, or on a site which satisfies any of the above criteria.

2.6 The Framework supports a strong and competitive economy and requires planning policies and decisions to help create the conditions in which businesses can invest, expand and adapt. It states that significant weight should be placed on the need to support economic growth taking into account local business needs.

2.7 It also requires planning policies and decisions to enable the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings.

2.8 This proposal is for an extension to an existing building which will enable the expansion of an existing local business to house more inside storage and to enable

a more efficient operation of the business. The extension would be subservient and closely associated with the existing large buildings on site.

2.9 This development is therefore supported by the wording of Local Plan policies A6B, S4 and EC1D as well as national planning policy.

2.10 The character of the area will be unaffected by the proposals as the design of the extension will be sympathetic to that of the existing storage building to which it will be attached. Existing boundary hedgerows will be retained. There are no adjoining occupiers, as the site at this point backs onto agricultural fields. There will therefore be no conflict with the provisions of Local Plan policy ENV1.

2.11 The small extension to the car park will be a better use of an area of the site that is currently underused and will have no impact visually or other amenity outside the site. This aspect of the proposals also therefore complies with Local Plan policy ENV1.

3 Conclusion

3.1 For the reasons detailed above we contend that this is a sustainable development not in conflict with the Development Plan or the Framework.