

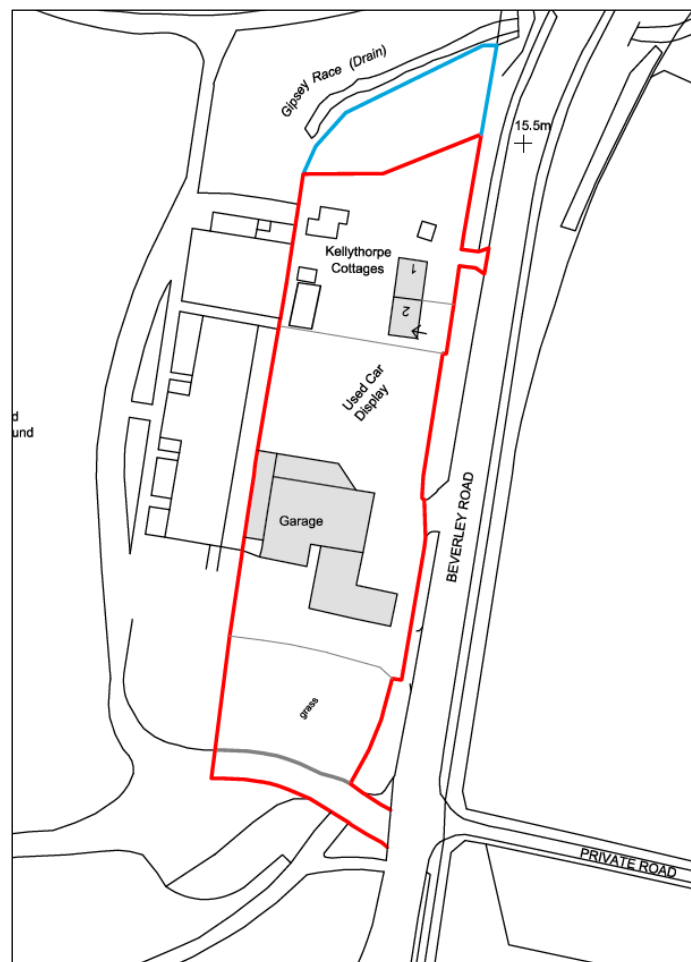
Doug Jennings
Chartered Town Planner

PLANNING STATEMENT

Change of Use of Sites either side of Existing Garage from:

- (i) Open grassland to use as an EV Charging Station, and
- (ii) Residential to use for Car Sales following Demolition of Two Cottages

Armstrong Massey, Beverley Road, Driffield YO25 6RX



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The Site & Proposals

1.1 The site of these proposals is land either side of the existing garage operated by the applicants. Its location is just to the north of the roundabout junction of Beverley Road and the A164, on the outskirts of Driffield. The site fronts onto Beverley Road and backs/sides onto the Driffield Showground to its west and south. To its north are two cottages and gardens.



1.2 The use of the applicants existing premises is as a petrol filling station, shop, vehicle repairs and vehicles sales. The applicants have traded at the site for 40 years. However, more space is required for the car sales element of the business which would also provide better customer parking. Also to meet an increasing need, space is required for EV charging stations.

1.3 The application relates to two parcels of land either side of the current site of the business. To the south is an area of grassland, part of the Showground which is used as an occasional access and it has a vehicular crossing from Beverley Road. The other parcel, to the north is where there are two residential properties with overgrown gardens.



1.4 The intention is to:

- (i) develop the grassland to the south of the petrol forecourt as an EV charging station, complementing the fuel sales of the filling station, and
- (ii) to demolish the cottages and use their site and some of the garden for car sales.

Planning Policy

3.1 The Development Plan is the East Riding Local Plan Strategy Document (2016) The National Planning Policy Framework (2023) – Framework - is a material consideration.

3.2 The site is not allocated for any particular use on the Policies Map of the Local Plan. It lies outside the development limits of Driffield within what the Local Plan describes as Countryside.

3.3 Relevant Local Plan policies are:

- S1: Presumption in favour of sustainable development
- S4: Supporting development in Villages and the Countryside
- S6: Delivering employment development
- EC1: Supporting the growth and diversification of the East Riding economy
- ENV1: Integrating High Quality Design
- ENV6: Managing Environmental Hazards

3.4 The Framework explains that at its heart is a presumption in favour of sustainable development which means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways - economic objective, social objective and environmental objective.

3.5 It further explains that planning decisions should help create conditions in which businesses can invest, expand and adapt, with significant weight being placed on the need to support economic growth and productivity, taking into account local business needs and wider opportunities for development (para 81).

3.6 At paragraph 84(a) the Framework states that planning decisions should enable the sustainable growth of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings.

3.7 At paragraph 85 the framework states that planning decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations not well served by public transport. It goes on to state that the use of previously developed land should be encouraged where suitable opportunities exist.

3.8 Local Plan policy S1 states that the Council will take a positive approach that reflects the presumption in favour of sustainable development of the Framework.

3.9 Policy S4, in relation to development in the countryside, lists certain developments that will be supported, where the proposals respect the intrinsic character of their surroundings. One such is employment uses in accordance with policy EC1.

3.10 Policy EC1 of the Local Plan supports the growth and diversification of the East Riding economy by supporting employment development. Part D of policy EC1 states that outside of development limits employment development will be supported where it is of an appropriate scale to its location and respects the character of the surrounding landscape. Proposals should:

1. Be within or adjacent to an existing industrial estate or business park;
2. Involve the expansion of an existing business;
3. Involve the conversion of an existing building; or
4. 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.

4 Merits of the Proposals

- 4.1 **Principle:** Whilst the applicants' premises are in a countryside location it is an already developed site that has been used for employment uses over the years. The proposals do not involve the construction of any new buildings but simply involve providing more space for those existing activities (vehicle sales & energy sales) to take place i.e an expansion of an existing business. They involve investment in the local economy and will result in new employment. Consequently the proposals accord with the provisions of Local Plan policy S1, S4 and EC1.
- 4.2 The cottages are not in the best condition and would require significant investment to bring them up to modern habitable standards. Their location as dwellings is not ideal given their close relationship with the applicants' business activities and the busy ring road, which must affect their residential amenity. It is not an ideal residential location. The site can be put to more beneficial use.
- 4.3 **Amenity & the Natural Environment:** Significantly not all the garden area of these properties is to be used. The rear boundary hedgerows of the gardens, whether inside the application site or outwith, will be retained. The former garden land slopes away to the north of the application site and will be left as a wildlife area.
- 4.4 The area to be used for the EV charging station is simply grass with no significant amenity value. It is not a major part of the showground. There are trees to the front of it, which do have amenity value, and are to be retained.
- 4.5 An arboricultural report is submitted with the application assessing the trees and hedgerows and makes recommendations regarding the safeguarding of those that are to be retained on each parcel of land.
- 4.6 It is anticipated that a landscape condition will be imposed to safeguard these interests. Consequently the development will be compliant with policy ENV1.
- 4.7 **Flood Risk & Drainage:** The site falls partly within flood zone 3a and a flood risk assessment report is submitted with the application assessing the implications of that for the proposed development. As part of that report a sustainable drainage strategy is recommended. Further recommendations are also made and the development will be carried out accordingly.
- 4.8 Consequently the development will comply with policy ENV6.

5 Conclusion

5.1 This is a sustainable development that meets the Framework's three objectives: economically through economic activity, socially through employment opportunities, and environmentally through the reuse and improvement in the site's condition whilst maintaining the most important vegetation.

5.2 Employment uses are supported in the countryside under Local Plan policy S4 as they also are within the national planning policy. Policy S1 of the Local Plan supports the reuse of existing resources and policies EC1 and EC4 supports the growth of the East Riding economy by supporting employment development, particularly the expansion of existing businesses.

5.3 The existing trees and hedgerows on site will be retained and protected and the development will include a sustainable drainage system throughout. This approach is supported in policies ENV1 and ENV3.

5.4 The proposals are compliant with the National Planning Policy Framework as well as relevant Local Plan policy.