



TOWN AND COUNTRY PLANNING ACT 1990

PLANNING STATEMENT

TO ACCOMPANY A PLANNING APPLICATION FOR:

THE CHANGE OF USE FOR OPEN STORAGE UNDER USE CLASS B8

AT

HORNTON GROUNDS QUARRY, HORNTON, OXFORDSHIRE, OX15 6HH

MARCH 2016

OUR REF: PF/9645

1.0 INTRODUCTION

- 1.1 On the 2nd December 2014, Oxfordshire County Council granted planning permission for the retention of existing structures and buildings as Class B2 (ref. MW.0088/14) and outline planning permission for the conservation stone yard area for the processing of stone as Class B2 (ref. MW.0090/14).
- 1.2 On the 12th March 2015, Oxfordshire County Council granted planning permission for the change of use for the open storage within Class B8 (ref. MW.0089/14).
- 1.3 These permissions sought to allow the continued use of the site for stone processing beyond the date given in Planning Permission 12/01365/CM and MW.0113/12 to cease the use by the end of December 2023.
- 1.4 On the 24th July 2012, Cherwell District Council granted planning permission for the retention of the existing roadway onto Stratford Road (ref. 12/00798/F). This roadway is included, edged in blue, on Drawing No PF/9645.01.
- 1.5 The application site has previously been granted planning permission (ref. 11/00571/F) for a complex of agricultural buildings, this permission is considered to be implemented.

2.0 RELEVANT PLANNING POLICY

i) Introduction

- 2.1 The starting point for the determination of any application is the provisions of the Development Plan. Section 38(6) states: -

“if regard is to be had to the development plan, for the purposes of any determination to be made under the Planning Acts, the determination must be made in accordance with the provision of the plan unless material considerations indicate otherwise”

2.2 There are no directly relevant 'saved' policies in the Oxfordshire Minerals and Waste Local Plan (1996) [The Development Plan] and due to the nature of the development consideration has been made to the Cherwell Local Plan Part 1 (July 2015).

2.3 Policy SLE 1: Employment Development of the Cherwell Local Plan states:

New employment proposals within rural areas on non-allocated sites will be supported if they meet the following criteria:

- *They will be outside of the Green Belt, unless very special circumstances can be demonstrated.*
- *Sufficient justification is provided to demonstrate why the development should be located in the rural area on a non-allocated site.*
- *They will be designed to very high standards using sustainable construction, and be of an appropriate scale and respect the character of villages and the surroundings.*
- *They will be small scale unless it can be demonstrated that there will be no significant adverse impacts on the character of a village or surrounding environment.*
- *The proposal and any associated employment activities can be carried out without undue detriment to residential amenity, the highway network, village character and its setting, the appearance and character of the landscape and the environment generally including on any designated buildings or features (or on any non-designated buildings or features of local importance).*
- *The proposal will not give rise to excessive or inappropriate traffic and will wherever possible contribute to the general aim of reducing the need to travel by private car.*
- *There are no suitable available plots or premises within existing nearby employment sites in the rural areas.*

3.0 PLANNING ASSESSMENT

3.1 Due to the ongoing success of the existing stone processing activities at Hornton Grounds and the constraint of available storage facilities provided under planning permission MW.0089/14. It is considered necessary to extend the open storage capacity at the site.

3.2 The B8 open storage area will be used in conjunction with the activities at Hornton Grounds, including an extension of the site to the north has no impact of residential amenity, highway network, village character and its setting, the landscape or any designated buildings or features. Sourcing an alternative site would be detrimental to the business and it is considered that this site is well connected to the existing site.

3.3 Paragraph 28 of the Framework states:

'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.

To promote a strong rural economy, local and neighbourhood plans should:

- *Support the 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;*
- *Promote the development and diversification of agricultural and other land-based rural businesses.*

3.4 It is considered that the development for which planning permission is sought satisfies the underlying purpose of the above policy.

3.5 It is submitted that it is unrealistic and indeed likely to be undesirable to contemplate the location of stone processing employment activity and subsequent open storage or products within the confines of an existing rural settlement, by reason of the likely level of disturbance from the actual processing activity. In addition it is unrealistic to suppose an allocated site would be a desirable location for such an activity, the use of this previous stone quarry whereby an existing stone processing activity takes place is considered to be the most acceptable location.

3.6 It is not considered that the additional B8 open storage area would increase traffic generation as it is associated with an existing business that is currently struggling for suitable storage areas for products.

3.7 In storing stone products, the maximum height for palletted natural stone product is 3.2m – amounting to 4 pallets high. Safe working with fork lift trucks precludes storage above this height. It is submitted that a condition may be imposed upon the grant of planning permission limiting the height of stone stored on site to 3.2m. A substantial hedgerow will remain on the western boundary to shield views from Stratford Road.

3.8 It is considered that operating hours imposed on Planning Permission MW.0089/14 could be replicated here:

Hours of operation:

Between 0700 and 1800, Monday to Friday

Between 0700 and 1300, Saturday

3.9 The Framework identifies the 3 roles of the planning system, namely:

- An economic role
- A social role
- An environmental role

The development supports:

The economic role: in the provision of employment, provides a long term basis upon which investment decisions may be made into an existing rural business.

The social role: in creating a higher quality built environment arising from a grant of planning permission. The provision to support a rural trade, which provides stone to local developments in the Oxfordshire/Cotswolds area.

The environmental role: in contributing to the provision of stone processing required to achieve a high quality appearance of new buildings particularly in the local area.

4.0 CONCLUSIONS

- 4.1 It is submitted that the proposal complies with Policy SLE 1 of the Cherwell Local Plan, in that the site is used for a specific rural business that has been undertaken at the site for many years. The proposal will allow the successful continuation of the rural business in this location. The Framework adds further weight through the encouragement of economic growth in rural areas.
- 4.2 It is considered that there are no adverse impacts arising from the granting of planning permission for the development sought with the imposition of reasonable planning conditions, as 'approving development proposals that accord with the development plan without delay' (The Framework para 14).