

SHUTE
(Newbridges)

06/1267/FUL
(FULL)

10.07.06

Applicant:

Lyme Bay Cider Co. Ltd.

Location:

Lyme Bay Winery, Seaton Junction
(Grid ref: 325234/96271)

Proposal:

Siting of Portacabin for office use

Consultations

County Highway Authority

No objections in principle

Environment Agency

No comment

Planning History

App. No.	Year	Proposal	Date and Decision
P2288	2001	COU of part of winery to shop	27 Dec 2001 Approved
P0314	1998	Workshops	25 Mar 1998 Approved

Parish Council

Shute Parish Council has no objections. However the Parish Council are not fully convinced that the current plans (amended siting and additional information) will discourage parking along the lane, and would suggest that permission is granted for a limited period only (perhaps for twelve months).

There also appears to be a row of silos along the line of the portacabin, also we have noticed that entrances from this area into the main Samurai Boatyard buildings have been built for which we have not received copies of planning applications.

Ward Members

Cllr. Drake.

Support. The portacabin is relatively inconspicuous in its present site and I do not object on amenity grounds, so long as it is allowed only for a limited time, say 6 months or possibly 9.

If any further extension is requested a business plan to demonstrate the need for it should be requested.

I do not recall permission for the silos behind the portacabin. Do they need it? Have they got it?

In the event that this application comes to Committee I would reserve my position until I am in full possession of all the relevant facts and arguments for and against.

Location

Lyme Bay Winery occupies modern industrial buildings at Seaton Junction adjoining the 'Samurai' boatyard and backing onto the Exeter - Waterloo railway line. The site has operated since 1998 and consists of three production and storage buildings at the east and west end of the site. Unit 1 also includes a shop, approved in 2001. The central part of the site is open and available for parking.

The Proposed Development

The proposal is to station a Portacabin in the south east corner of the yard to be used as a small office and quality testing laboratory. A separate structure is required in order to ensure that the product testing area is not contaminated.

The portacabin is currently in place but not yet in use and is a standard unit faced in grey and 9.8 metres by 3.1 metres.

Planning Policy

Devon Structure Plan 2001-2016

- CO3 Areas of Outstanding Natural Beauty

Adopted East Devon Local Plan

- EN1 Areas of Outstanding Natural Beauty
- E6 Small Scale Employment Development in Rural Areas
- TA8 Parking Provision in New Development

Comment

The application site is within the yard/parking area of this workshop now occupied by Lyme Bay Winery.

The unit is required for office and laboratory space and 2 additional office staff will be accommodated.

The whole area is within the Area of Outstanding Natural Beauty and currently there are problems concerning the appearance of the area and storage of boats and other equipment on the adjacent site.

The building is now in position but not yet in use, and is site in the least conspicuous position and conveniently related to the production area. No parking spaces have been lost and adequate turning and loading areas remain. There is also no conflict with shop customers.

The comments relating to the nearby silos (see above) are noted and are being investigated as a separate matter.

The Ward member's suggestion of a temporary permission is noted but it is understood that from the applicant's point of view, this is a permanent requirement. However, a portacabin is a temporary structure and it is not usual to give a permanent permission. If the need is required long term, the applicant should provide this with a permanent building or extension. It is recommended that a period of 2 years would give the applicant sufficient time to make arrangements for a permanent solution.

The need for the building is reiterated in a letter from the applicant which refers to the European Commission requirement for hazard analysis and critical control (HACCAP).

Conclusion/Summary

The portacabin is of modest proportions and sited unobtrusively within the yard. It is not visible from beyond the site and no car parking or storage areas are compromised.

The need for the facility is permanent and there is no reason for a temporary approval as the impact on the area will not change.

Recommendation

APPROVE subject to the following condition:-

1. The portacabin hereby permitted shall be stationed only in the position indicated on the approved plan and shall not be moved without the express consent in writing of the Local Planning Authority.
Reason – In the interests of the appearance of the area and to ensure adequate off-street parking and loading space is retained.
2. The use hereby permitted shall be discontinued and the land restored to its former condition on or before 30 September 2008 in accordance with a scheme of work submitted to and approved in writing by the Local Planning Authority.
Reason - The permission is only justified for a limited period.)

List of Background Papers

The file containing all letters, consultations, and documents referred to in the report.