



# Ashington Parish Council Planning Committee Meeting

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## Minutes of Ashington Parish Council Planning Committee Remote Meeting held on Wednesday 14<sup>th</sup> October 2020 at 7.30pm

Present: Councillors T. Kearney, M. Woolley, P. Linehan, N. Spiers, J. Morris

Parish Clerk: K. Dare

Apologies: Councillors J. Stillwell

Members of the public: None

Declarations of Interest: None

### **Public Adjournment**

No comments

### **Planning applications**

DC/20/1879 Construction of a commercial kitchen and interiors show room/business with additional parking - Martins Farm London Road

Councillors Object to the application on the following grounds:

1. The proposed development is not in compliance with Policy 10 of the HDPF. It is not essential to its countryside location nor is a conversion of a redundant building nor contained within an existing building.
2. The site is greenfield, countryside, outside the BUAB. It is not on land that has been allocated for economic development in the Ashington Neighbourhood Plan or HDPF/Local Plan.
3. The application site is in a residential area of the village. The nearby Service Station is on land immediately adjacent to the A24 and was built to serve the needs of A24 users. The part of the Service Station site now occupied by Ashington Autos originally had planning approval for a drive through restaurant, again to serve the needs of A24 users. The proximity of the application site to the Service Station should not confer 'industrial/retail area' status to the application site. Its immediate neighbours are residential properties.
4. The documentation submitted contains many errors including, but not limited to:
  - a. the application form states there will be 12 employees, but the Design & access statement specifies 7 employees on one page and 11 employees on another.
  - b. The letter of intent refers to Craythorne and mentions affordable homes, neither of which relate to this application
  - c. the application form states the site to be 125m<sup>2</sup>; which it cannot be if the main building is @200m<sup>2</sup>.
5. The documentation is incomplete:
  - a. The site is greenfield/countryside and in an area known to be close to a bat sustenance zone and have a population of dormice but no Ecological Assessment is provided. The site is currently vacant, empty, garden/field.
  - b. There will be an intensification of use of the existing Martins Farm/Little Martins driveway access by employees, customers, delivery vehicles etc but

no Transport Assessment is provided. Swept path analysis to show lorry access is achievable, adequate visibility splays, sufficient width for passing vehicles etc should be demonstrated. The access is directly opposite that of a busy BP Service Station – assessment of the cumulative impacts on the road and its users should be undertaken.

- c. The showroom is proposed to be Class A1 retail (although Class E is mentioned in one document) yet no proposed hours of opening are provided. Considerations of impact on the amenity of nearby homes is not assessed.
  - d. It is not clear where the business is currently operating from and why a new, greenfield site in Ashington is needed/justified. The business appears to be well established somewhere but the reasons these new premises are needed is unknown. Has the business investigated using other existing commercial premises eg on industrial/retail parks. Why are these not suitable?
6. The proposal states it is a retail site, so there will be customers. There are also a proposed 7-12 employees but only 7 parking spaces are planned. The site is located some distance from a bus stop whose services are extremely limited so use of public transport is unlikely. Cycling to site is unrealistic/unlikely. Customers will come from miles around as it is a kitchen/interiors showroom therefore car usage will be high. It is in an unsustainable location so provision for many more cars to be accommodated on site is necessary otherwise off-site parking on the narrow Old London Road will take place opposite a busy BP Service Station entrance.
7. There is concern that the proposed access would have a negative impact on access to/from Martins Farm/Little Martins for current & future occupiers.
8. The design and layout of the buildings are more akin to a 4-bedroom house and 3 bay garage than a retail premises. Drawings are limited in detail and do not clearly demonstrate how the building would work as a kitchen/interiors showroom.

The Planning Committee meeting closed at 7.50pm

Signed.....

Date.....