

**PLANNING SERVICES COMMITTEE - 20 May 2004 Item R3  
Referred Item**

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TITLE :                   **03/01122/COU  
CONTINUED USE OF FORMER AGRICULTURAL BUILDING  
FOR STORAGE AND REPAIR OF MOTORCYCLES  
204 DAWS HEATH ROAD RAYLEIGH**

APPLICANT:           **ROBIN STOKES**

ZONING:               **METROPOLITAN GREEN BELT**

PARISH:               **RAYLEIGH TOWN COUNCIL**

WARD:                 **WHITEHOUSE**

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In accordance with the agreed procedure this item is reported to this meeting for consideration.

This application was included in Weekly List no. 726 requiring notification of referrals to the Head of Planning Services by 1.00 pm on Tuesday, 18 May 2004, with any applications being referred to this Meeting of the Committee. The item was referred by Cllr P F A Webster.

The item that was referred is appended as it appeared in the Weekly List, together with a plan.

- 3.1 **Rayleigh Town Council** – has no objections to the application.

**NOTES**

- 3.2 The application seeks permission, retrospectively, for the change of use of a former farm building for use as a motorcycle repair and storage unit on Lower Wyburns Farm in Rayleigh.
- 3.3 The site is located within the Green Belt and the building in question is one of five small units constructed of brick and timber. In discussion on site the applicant stated that the business operates predominantly on an appointments only basis with approximately two bikes per week, which are normally collected, and there is only 1 mechanic.
- 3.4 The primary consideration in this application is the tests in PPG2, PPG7 and the Structure Plan regarding the reuse of buildings for business use. A principle test being it should not prejudice the openness of the Green Belt. Policy GB5 formulated prior to the above guidance relates to the change of use of redundant buildings within the Green Belt. The proposal would:

- Not require any extensions or alterations to the building to facilitate the new use;
- The development would not adversely affect the visual amenities of the Green Belt in this location and the nearest residential dwelling is at least 25 metres from this unit;
- The farm has an existing and long established access to Daws Heath Road;
- Within the farm off street parking could be provided if required but the small scale of the business is such that this is unlikely to be frequent;
- The use proposed is small scale and any resultant impact on the locality or nearby residents is likely to be minimal;
- There would be no retail of goods.

- 3.5 There has been one neighbour representation, with the main points being:
- Never had cause for complaint about activities on the farm over the last 10 years;
  - Concerned about the effect of noise on the peaceful enjoyment of nearby properties;
  - Impact in terms of privacy;
  - Is the proposed land use appropriate;
  - The proposal would be detrimental to the character and amenity of the area;
  - Surely such a business would be better placed in an industrial area.

3.6 **County Surveyor (Highways)** considers the application to be *de minimis*.  
 3.7 **Rayleigh Civic Society** note that the application is for a continued use and that this is so that there may be a case for formalising it, but, this could encourage other businesses in the Green Belt to apply for approval of workshops and therefore assume that unless there is some important reason for this building then approval will not be forthcoming.

3.8 **Head of Health Housing and Community Care** has no adverse comments to make.

APPROVE

- 1 SC48 Temporary Uses - 3 Years
- 2 SC28 Use Classes Restriction
- 3 SC36A Hours of Use Restricted
- 4 The storage and repair of motorcycles hereby permitted shall take place only Within the unit hatched on the block plan dated 25 March 2004.

**Relevant Development Plan Policies and Proposals:**

GB1, GB5 of the Rochford District Local Plan First Review

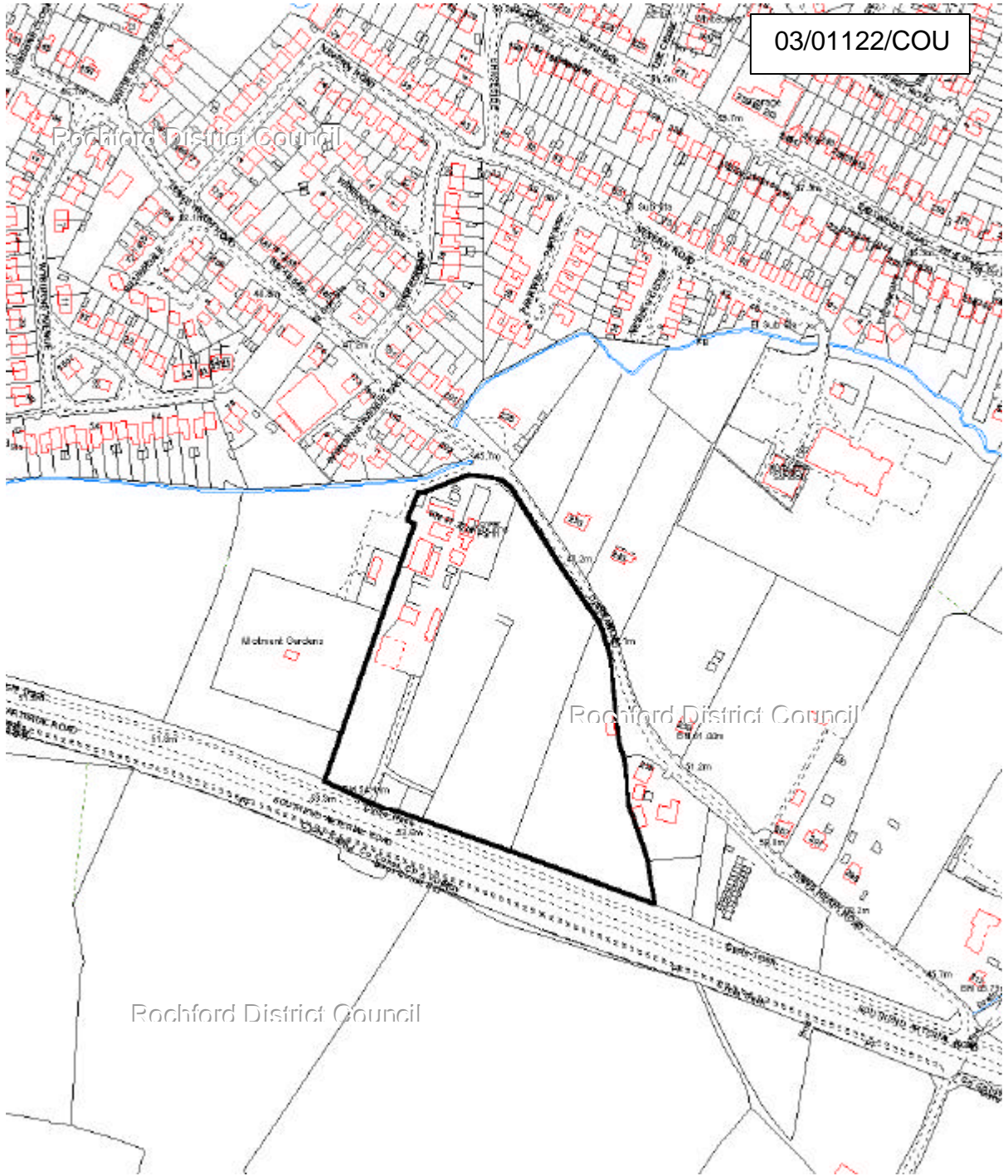


Shaun Scrutton  
 Head of Planning Services

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For further information please contact Deborah Board on (01702) 546366.

03/01122/COU



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