PLANNING STATEMENT

Siting of 7 No. shipping containers to provide storage for existing transport yard

Boyes Transport Yard
B3092
Zeals
BA12 6LJ

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RTPI
mediation of space · making of place

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1. Introduction

1.1 This statement has been prepared in order to explain and support an application for full planning permission for the siting of 7 shipping containers to be used for storage at Boyes Transport Yard, Zeals.

1.2 This application has been prepared on behalf of Boyes Transport Ltd.

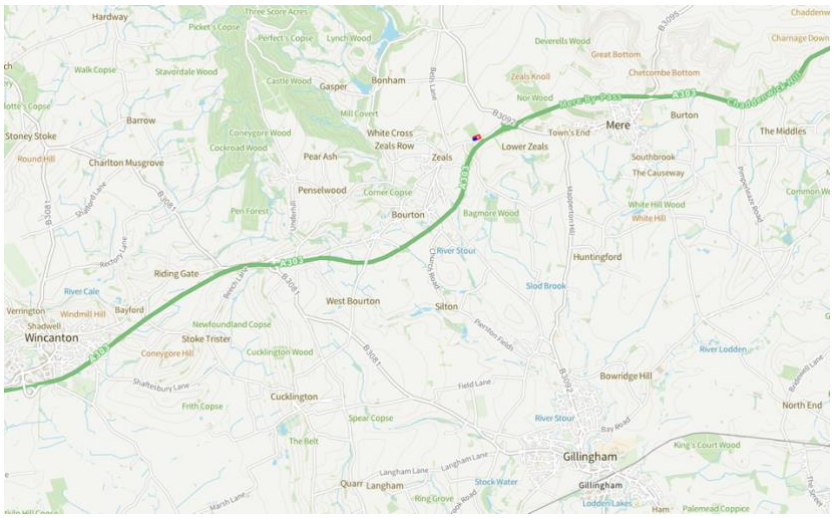
1.3 The majority of the works permitted have now been carried out, however the applicants require the provision of several shipping containers for storage use to enable the effective running of their business.

1.4 This application should be read in conjunction with the following documents:

- Application Form
- Location Plan
- Existing and proposed site plans
- Container plans

2. Site and surroundings

2.1 The site is located just off the A303 on the eastern edge of Zeals, approximately 6km north of Gillingham.



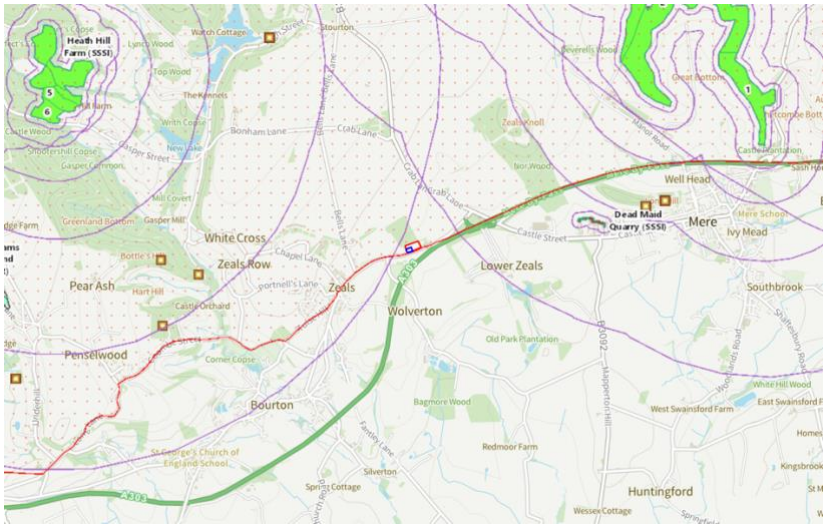
Magic Maps view of the site in relation the nearby settlements

2.2 Boyes Transport Yard consists of a 0.5 hectare lorry trailer parking site. There is an area in the southwest corner of the site, denoted in blue below, which will remain unused.



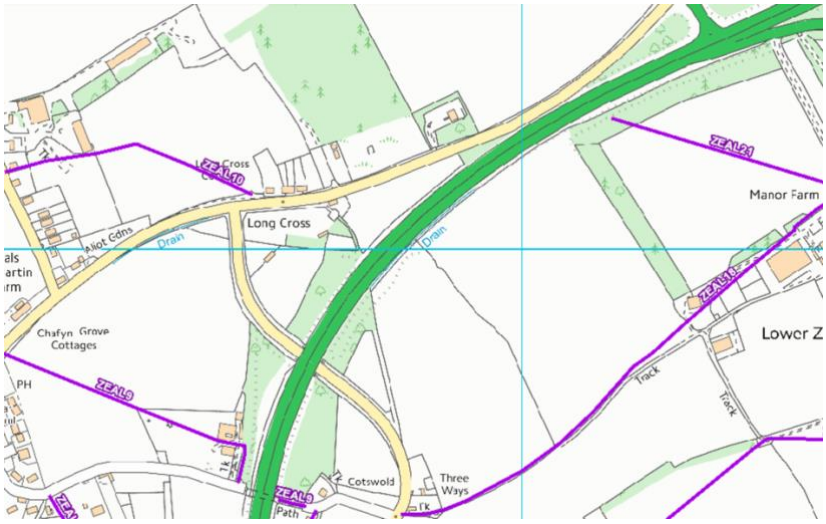
Google Earth site boundary (in red)

2.3 The site is located on the edge of the Cranborne Chase Area of Outstanding Natural Beauty, as shown below. There are no other special designations which apply to the site.



Magic Maps view of the site in relation the nearby statutory designations

2.4 There is an extensive network of footpaths in the vicinity of the site, however, the nearest footpaths ZEAL10 and ZEAL21 are approximately 200m to the west and east respectively.



Wiltshire Council Public Rights of Way Interactive Map

2.5 The site is within Flood Zone 1 where there is a very low probability of flooding and where there are no restrictions on development on flooding grounds.



Flood Map for Planning

3. Proposal

3.1 This proposal seeks full planning permission for the siting of 7 shipping containers for storage.

3.2 These containers are crucial for the operation of the business. They are required for the following:

- 1 12m x 2.4m containers to store equipment for carrying out MOTs
- 2 6m x 2.4m container to store equipment for carrying out MOTs
- 2 12m x 2.4m containers to store tyres
- 2 12m x 2.4m containers to store parts

3.3 All containers would be painted Moorland Green RAL 1006020/BS12B2.

3.4 It is proposed to site the containers behind the roadside hedge on the southern boundary.

3.5 Building works have already commenced on site, including all of the planting approved by both 20/04569/FUL and 2022/01499. This planting is now well-established and is providing much improved visual enclosure of the site.

3.6 It is proposed to relocate some of the car parking spaces for the lorry drivers to make room for the shipping containers. No additional parking is proposed.

4. Planning history

PL/2023/00587	Discharge of Condition No 6 on PL/2022/01499 (Proposed 0.13 ha extension to existing 0.52 ha Boyes Transport Yard for use as a 60ft x 70ft (18.29m x 21.34m7.1m (h)) HGV and trailer workshop, new concrete yard, oil interceptor and landscaping, retaining max 15 car parking spaces and max 15 lorry and trailer parking spaces. Approved.
PL/2022/01499	Proposed 0.13 ha extension to existing 0.52 ha Boyes Transport Yard for use as a 60ft x 70ft (18.29m x 21.34m x 7.1m (h)) HGV and trailer workshop, new concrete yard, oil interceptor and landscaping, retaining max 15 car parking spaces and max 15 lorry and trailer parking spaces. Approved with Conditions.
20/04569/FUL	Continued use of Boyes existing Transport Yard (0.5 ha) for HGV tractor and trailer parking and soft landscaping (revise scheme). Approved.
20/04355/CLE	Coverage of 5,598 sqm of the 8,000 sqm site with hardcore in the summer of 2015 to create firm hardstanding for Boyes Transport (BT) and Grandstands Worldwide Ltd (GWL). Approved.
13/05423/FUL	Change of use to HGV Trailer Storage, form new vehicular and pedestrian access. Approved with Conditions.
S/2010/0784	CHANGE USE OF LAND FROM AGRICULTURAL TO HGV TRAILER STORAGE, FORM NEW VEHICULAR AND PEDESTRIAN ACCESS AND RELOCATION LAYBY. Refused.
S/2009/0014	CHANGE USE OF LAND FROM AGRICULTURAL TO HGV TRAILER STORAGE AND NEW VEHICULAR ACCESS AND RELOCATION OF LAYBY. Refused.

S/2007/1961	CHANGE OF USE FOR HGC TRAILER STORAGE AND PROVISION OF NEW ACCESS AND LAYING OUT OF 15 TRAILER SPACES AND NEW PERMEABLE SURFACE AND FENCING. Withdrawn.

5. Planning policy

National Planning Policy Framework 2021

Chapter 2	Achieving sustainable development
Chapter 6	Building a strong, competitive economy
Chapter 11	Making effective use of land
Chapter 12	Achieving well-designed places
Chapter 15	Conserving and enhancing the natural environment

Wiltshire Adopted Core Strategy 2015

Core Policy 1	Settlement Strategy
Core Policy 2	Delivery Strategy
Core Policy 35	Existing Employment Land
Core Policy 51	Landscape
Core Policy 57	Ensuring High Quality Design and Place Shaping
Core Policy 65	Movement of Goods

Other material considerations

Saved Local Plan Policy E19: Employment in the countryside (existing sites)

Cranborne Chase Partnership Plan (2019-2024)

National Planning Policy Guidance (NPPG)

6. Planning considerations

6.1 The starting point in the consideration of new development, as set out in the National Planning Policy Framework (NPPF) is the presumption in favour of sustainable development. Paragraph 11 of the NPPF requires that a presumption in favour of sustainable development be applied and that development proposals that accord with an up-to-date development plan be approved without delay. This is echoed by Policy 41 of the Core Strategy.

6.2 The key considerations in relation to the proposed amended plans are as follows:

- Economic and transport justification
- Scale, layout and design
- Visual and landscape impact

7. Economic and transport justification

7.1 As previously stated, the proposed containers are needed to support the business and are vital to the viability of the enterprise. As such, the proposal is supported by NPPF Chapter 6, Saved Policy E19 and Core Policy 35. In particular, E19 supports proposals which would 'improve the operational efficiency of the business' providing there would be no adverse impact on the character of the surroundings.

7.2 The effective use of the site and proposal are also supported by Core Policy 65: Movement of Goods.

8. Scale, layout and design

8.1 It is proposed to site the containers on the southern boundary of the site. This would tuck them in behind the fence and planting on the lowest part of the site.

8.2 The containers would be of standard 40ft or 20ft size and each container would be 2.6 metres high. It is proposed to paint the containers green as shown on the plans.

9. Visual and landscape impact

9.1 We are aware of the sensitive location of the site within the AONB where any adverse impact on landscape character must be avoided. The applicants have been working with the Council for some time now to minimise the visual impact of the

site on the area. The approved workshop has been constructed according to the plans and is sited sensitively and is coloured green. Similarly, all of the proposed planting approved by 20/04569/FUL and 2022/01499 has been undertaken and is now providing good screening. Further planting is under way.



Photograph showing existing native species planting on roadside boundary

9.2 It is proposed to locate the containers within the site on the north side of the roadside boundary. Here they would be obscured from sight from the road and any other vantage points by the existing hedging.

9.3 The adjacent site has 4 shipping containers. These are also sited on the southern boundary and are hidden by existing hedges.



Streetview of adjacent yard

9.4 Some of the parking spaces would be relocated and this would lessen the visual impact of the site.

9.5 The scale, colour and location of the proposed containers would not adversely impact the open nature of AONB and therefore complies with Core Policy 51.

10. Conclusion

10.1 This application has been prepared in order to allow the siting of 7 containers in order to support an existing local business.

10.2 This proposal complies with all the relevant national and local planning policies, particularly Core Strategy Policies 35, 51 and 57.

10.3 We respectfully request that planning permission be granted without delay and would of course be happy to provide any additional supporting information, should it be required. We would appreciate the opportunity to work with the LPA to agree a suitable approach to this sensitive site.