

Consultee Comments for Planning Application 19/01217/PLF

Application Summary

Application Number: 19/01217/PLF

Address: Land North East Of Killingwoldgraves Roundabout Bishop Burton East Riding Of Yorkshire HU17 8QF

Proposal: Erection of petrol filling station and retail store

Case Officer: Mr Tim Williams

Consultee Details

Name: . Forward Planning

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On Behalf Of: Forward Planning

Comments

The proposal is a petrol filling station (Sui Generis) and convenience retail store (A1) located to the east of Bishop Burton village and north of Killingwoldgraves roundabout on a greenfield, agricultural site. The site is located along the A1079 corridor between York and Hull and is situated between two legs of the existing roundabout; Dog Kennel Lane lies adjacent to the site to the east and the A1174 to the south. The existing Development Plan comprises the East Riding Local Plan Strategy Document (ERLP SD April 2016) and the East Riding Local Plan Allocations Document (ERLP AD July 2016).

The application site is not allocated for retail development or any other specific use in the ERLP AD. The site lies outside the development limits of Bishop Burton (to the west) and Beverley (to the east). Located outside of development limits, the site is regarded as a countryside location in Policy S4 of the ERLP SD.

Policy S4 seeks to balance support for certain types of development in rural areas and the need to protect the intrinsic character of the countryside, as well as support sustainable patterns of development. Part C identifies a number of different proposals that would be supported in the countryside including community facilities. The petrol filling station element of the proposal could constitute a community facility which would be supported through Policy S4 and Policy C2 of the ERLP SD.

Policy S7 supports the delivery of retail development within Town and District Centres. The proposal site is located outside of Beverley Town Centre as defined on the Local Plan Policies Map and is therefore classed as an out-of-town location. The supporting text of Policy S7 states that retail development in out-of-town locations will be managed through Policies EC3 and C2.

Policy EC3 Part J states that small scale retail proposals in out-of-town locations above 100 square metre (sqm) gross floorspace will be required to demonstrate compliance with the Sequential Approach where they do not serve a purely localised need. The applicant states the proposal would generate a total new gross internal floorspace of 282sqm and has carried out a sequential test as set out in the Planning and Retail Statement. No definition for localised need is provided in the National Planning Policy Framework (NPPF) or Local Plan therefore it is useful to consider existing provision in the area. There are four existing filling stations in Beverley located to the east and south of the town. There is no existing provision to the west or north of Beverley. The nearest petrol station to the west of the proposal site, located along the A1079, is at Market Weighton over 8 miles away. Due to the nature of the proposal it may be argued that the site has specific locational requirements and should be located on a suitable transport route. Notwithstanding this, Forward Planning believe the applicant has undertaken an appropriate sequential test and agree with the applicants outcome that there are no suitable alternative sites in the Town Centre, edge of Centre or out of Centre locations.

The applicant has also completed a retail impact assessment in line with Policy EC3 Part J. This assessment concluded that, due to the small scale of the proposal and the current vitality and viability of Beverley Town Centre, the impact of development would not be significantly adverse (NPPF, paragraph 90). Forward Planning agree with the outcome of this assessment and the proposal is in line with Policy EC3 of the Local Plan.

Policy S8 Part E of the ERLP SD supports roadside facilities essential to support the safety and welfare of motorists where they are of an appropriate scale and meet an identified need. Such roadside facilities include those that provide fuel, food and drink as set out in paragraph 5.56 of the supporting text. The decision maker will need to determine whether there is an identified need for this facility in this location.

Conclusion

In this particular instance, taking all of the above factors into account, Forward Planning do not object in principle to the proposal for a petrol filling station and shop in in this location.