

Application Number

P/2012/0349

Site Address

The Blue Seafood Company
Unit 15 South Quay
The Harbour
Paignton
Devon
TQ4 6DT

Case Officer

Mr Alexis Moran

Ward**Description**

Continue siting of 40ft container on allocated parking area; continue siting of 20ft blast freezer on allocated parking area

Executive Summary/Key Outcomes

The application seeks to gain an extended temporary permission for the siting of two containers one of 12m and one of 6m within the Roundham and Paignton Conservation Area. Previously retrospective permission for the temporary siting of these containers had been granted with the period ending 31st May 2012.

The key issue to consider is the impact the containers have on the character and appearance of the Conservation Area and associated tourism uses of the area. The containers do have a detrimental impact on the character and appearance of the Conservation Area and as such their continued presence in this area would be contrary to policy BE5.

However the detrimental affect on the Conservation Area should also be considered against the potential impact on the overall business and number of people the facility currently employs.

On balance it is considered that allowing the siting of the units in this location until December 2014 would be unacceptable due to the negative affect their continuous siting has on the Conservation Area and associated uses in the area including tourism.

Recommendation

Refusal

Site Details

The site is the South Quay of Paignton Harbour which is within the Roundham and Paignton Conservation Area; more specifically the allocated parking area to the front of the Blue Sea Food Company. This allocation is retrospective.

Detailed Proposals

The proposal is to extend the temporary siting of a 12m (40ft) container for the preparation of crab prior to cooking and a 6m (20ft) blast freezer until December 2014; the originally approved application allowed temporary siting until May 2012. The containers are sited on the allocated parking area outside of the existing factory building. The larger container is for the operation of opening and cleaning the crab in preparation for cooking, they are then placed in the smaller container which is the blast freezer. The company's factory burnt down in November 2008 and the use of these containers is required to continue the operation and maintain the current workforce of approximately 80 people.

Summary Of Consultation Responses

Environmental Health – Comments awaited

Summary Of Representations

A total of 9 representations have been received, 8 of which were objections and 1 was in support. The key issues raised from the objections are as follows..,

- Congestion
- Health and safety
- Impact on Conservation Area
- Impact on tourism
- Noise
- Odour
- Overdevelopment of the area

These are re-produced at Page P.201.

Relevant Planning History

P/2010/0682 - Siting of 40ft container on allocated parking area; siting of 20ft blast freezer on allocated parking area (retrospective). The application was given a temporary permission for up until 31st May 2012 at the Development Management Committee of the 6th September 2010

Key Issues/Material Considerations

The most significant issue to consider in relation to this application is the impact the containers have on the character and appearance of the Conservation Area. The containers utilitarian appearance does not enhance the character/appearance of this part of the Conservation Area.

The previously approved application stated that the retention of the containers would not be acceptable do to the harm caused to the Conservation Area and associated tourism uses which occur here.

However this issue should be weighed up against the existing number of people

the company employs at the facilities and the potential for this number to increase.

It is considered that, overall the detrimental impact on the Conservation Area and the lack of justification by the applicant as to why the factory has not been fitted out within the previously approved time frame overrides any other issues and as such the application should be refused.

Economy -

The applicant states that the current facility employs around 80 people and the application form states that this number could raise to 100.

Conclusions

The proposed continuation of the temporary siting of the containers is not considered to be appropriate for planning approval, having regard to all national and local planning policies and all other relevant material considerations

Condition(s)/Reason(s)

01. The siting of the containers, by reason of their size, siting and design, has a detrimental impact on the character and appearance of the Roundham and Paignton Harbour Conservation Area.

The continuing siting of the containers is therefore considered to be contrary to policy BE5 of the saved adopted Torbay Local Plan 199-2011.

Relevant Policies

BES - Built environment strategy
BE1 - Design of new development
BE5 - Policy in conservation areas