


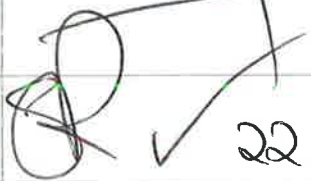
## Delegated Report for P/2019/01238

<b>Application Number</b>	P/2019/01238	
<b>Planning Officer</b>	Chris Hammersley	
<b>Application Type</b>	Detailed Planning Application	
<b>Site Address</b>	Unit 1A Marchington Industrial Estate, Stubby Lane Marchington ST14 8LP	
<b>Proposal</b>	Erection of an extension to existing unit	
<b>Expiry Dates</b>	<b>Weekly List</b>	18/10/19
	<b>Neighbours</b>	08/11/19
	<b>Consultations</b>	08/11/19
	<b>Site Notice</b>	18/10/19
	<b>Newspaper Advert</b>	
<b>Application not Determined within Statutory Time Period - Reason</b>		
<b>Environmental Assessment</b>	<b>Screening opinion undertaken</b>	N/A
	<b>Schedule 1 or 2</b>	N/A
	<b>EIA Required</b>	N/A
<b>Relevant Planning Policies/Guidance</b>	<b>Government Documents</b>	The National Planning Policy Framework The National Planning Practice Guidance
	<b>Local Plan Policies</b>	SP1 - Principles of Sustainable development. SP14 - Rural Economy SP24 – High Quality Design SP35 - Highways DP1 – Design of New Development
	<b>Supplementary Planning Documents</b>	East Staffordshire Design Guide East Staffordshire Revised Parking Standards SPD
	<b>Other Policies/Guidance</b>	Marchington Neighbourhood Plan Policies LE2 Marchington Industrial Estate (Objective 7), and Policy DP1 Sustainable Development Principles (all Objectives).
<b>Relevant History</b>	N/A	
<b>Consultation Responses</b>	Letters of Representation - Environmental Heath - make no comment; and, Highways - no objection.	
<b>Parish Council</b>	Marchington Parish Council - stated they <i>"had no comment to make at this stage."</i>	
<b>Neighbour Responses</b>	No comment	
<b>Human Rights Act Considerations</b>	There may be implications under Article 8 and Article 1 of the First Protocol regarding the right of respect for a person's private and family life and home, and to the peaceful enjoyment of possessions. However, these issues have been taken into account in the determination of this application.	

<b>Crime and Disorder Implications</b>	<p>It is considered that the proposal does not raise any crime and disorder implications.</p>
<b>Equalities Act 2010</b>	<p>Due regard, where relevant, has been given to the East Staffordshire Borough Council's equality duty as contained within the Equalities Act 2010.</p>
<b>Planning Officer's Assessment</b>	<p><b>Site Description</b></p> <p>The application site consists of an industrial unit at Marchington Industrial Estate. It is occupied by Phil Stott Motorsport Limited and is used for the storage and repair of racing cars.</p> <p>The existing building, with pitch roof is a typical modern industrial building. It is clad in metal sheeting and measures approximately 31m x 22.5m footprint, 5.5m eaves level and 8.5m ridge height. The existing single-storey attached building, with mono pitch roof is approximately 2.5m x 4.7m and maximum height 5.1m.</p> <p>Marchington Industrial Estate is a rural industrial estate occupying former MOD land. It contains a mixture of B1, B2 and B8 units. The application site lies within the centre of the industrial estate and is surrounded on all sides by commercial uses and is viewed in their context.</p> <p>The site is accessed through the industrial estate via the main entrance onto the B5017.</p> <p><b>Proposals</b></p> <p>The existing building is fully utilised, with the ground floor used for the storage, restoration and preparation of historic racing cars and mezzanine floor space used for the storage of associated parts. It is therefore proposed to extend the existing building onto part of an under-utilised concrete servicing yard. The proposal is 75sqm, and is to be finished in materials matching those of the existing building. It is set back 8.6m from the front boundary. It replaces the existing small attached building on 'part' of the same footprint as the proposal. Therefore, the proposal adds approximately 63.5sq.m footprint.</p> <p><b>Assessment</b></p> <p>The main considerations in the determination of this application are impacts on visual amenities and highway safety. Having regard to these issues the following local and national development policies are relevant.</p> <p>Section 6 of the NPPF supports economic development. Policy SP1 of the Local Plan sets out the overall criteria for development proposals in the Borough. SP14 of the Local Plan states that within rural industrial estate boundaries extensions to existing premises will be approved subject to their impact upon the surrounding area and compliance with other development plan policies. Policy SP24 of the East Staffordshire Local Plan states that development proposals must contribute positively to the area in which they are proposed and reinforce character and identity through local distinctiveness. Policy DP1 expands upon this aim with specific reference to the design of new development. Policy SP35 of the Local Plan is relevant to highway safety.</p> <p>Marchington Neighbourhood Plan Policy LE2 Marchington Industrial Site (Objective 7) seeks to ensure that development for employment uses will be permitted within the industrial estate where it is related to the continued successful operation of the estate and will not lead to problems, in terms of:- increased traffic beyond the capacity of local roads, adverse impact on nearby housing, and increase risks in terms of flooding from surface water run-off. Where necessary, operating hours and other planning conditions will be applied to limit the adverse impact of otherwise acceptable development. Marchington Neighbourhood Plan Policy DP1 Sustainable Development Principles (all objectives) seeks to ensure that other forms of development which meet the economic, social and environmental needs of the area and are appropriate in terms of scale, location and design.</p> <p>The Development Plan policies are supplemented by the East Staffordshire Design Guide</p>

	<p><b>The Principle of Development</b></p> <p>The site lies within the industrial estate and therefore is a sustainable location. The scheme has wider sustainability benefits in terms of meeting the objectives of economic growth and needs of business, in accordance with Local Plan Policy SP1.</p> <p><b>Impacts Visual Amenities</b></p> <p>The main issue is the contrast between the existing building and the proposed extension.</p> <p>The extension is subservient in terms of scale and massing to the existing building and is to be constructed from matching materials. The size, its location, and proximity the side and rear boundaries would be an acceptable feature in the context of the industrial neighbours.</p> <p>The proposal would extend at single-storey height along the one side of the building. It is set back 8.6m from the front boundary. The extension would be regular in design and the roof scape (mono-pitch) is significantly lower in height than the existing premises.</p> <p>The application site lies towards the centre of the industrial estate. It is surrounded on all sides by other industrial and storage/distribution units and is viewed in their context. In closer views the design of the scheme would integrate with the existing building and industrial estate. The extension would not be visible from outside the industrial estate.</p> <p>For the above reasons, the proposal would not be harmful to the character and appearance of the surroundings (closer views) and views from outside the site, in terms of the overall character of the Industrial Estate, in accordance with Local Policies SP1, SP14, SP24, DP1, the made Marchington Neighbourhood Plan Policies LE2 and DP1, the East Staffordshire Design Guide, and the NPPF.</p> <p><b>Highway safety Implications</b></p> <p>The proposals do not affect access to the site, and retain sufficient servicing space to meet the applicant's needs. Parking provision remains unaffected. The proposals do not therefore compromise the safe or efficient use of the highway network, in accordance with Local Policy 35, the made Marchington Neighbourhood Plan Policy LE2, the East Staffordshire Revised Parking Standards SPD, and the NPPF.</p> <p><b>Other matters</b></p> <p>The application site lies within Flood Zone 1. Flood risk is not therefore a constraint to development in this instance.</p>
<p><b>Planning Officer's response to Parish Council</b></p>	<p>N/A</p>
<p><b>Conclusion (including Signature &amp; date)</b></p>	<p>The application proposes the extension of an existing commercial building within an industrial estate and therefore is a sustainable location. The scheme has wider sustainability benefits in terms of meeting the objectives of economic growth and needs of business.</p> <p>The proposals would not harm the character or appearance of the surrounding area. The proposal would not prejudice the safe or efficient use of the highway network.</p> <p>For the reasons set out above, the scheme will not adversely affect the appearance of the locality or highway safety in accordance with East Staffordshire Local Plan Policies SP1, SP14, SP24, SP35, DP1, the made Uttoxeter Neighbourhood Plan Policies LE2 and DP1, the East Staffordshire Design Guide, the East Staffordshire Revised Parking Standards, and the National Planning Policy Framework.</p>

*on* 22/11/19

<b>Engagement</b>	During the course of consideration of this proposal the Local Planning Authority has negotiated with the applicant to ensure the development complies with relevant development plan policies and material planning considerations including the National Planning Policy Framework. It is therefore considered that the Local Planning Authority has worked proactively with the applicant to secure a development that improves the economic, social and environmental conditions of the area in accordance with the requirements of Paragraph 38 of the National Planning Policy Framework.
<b>Section 106 required?</b>	No
<b>Draft Decision Notice checked by Planning Officer or Team Leader</b>	 22.11.19
<b>Team Leader Comments</b>	 ✓ 22.11.19 <i>APM.</i> 22-11-2019