



Town Planning Consultants

Planning Statement

Extension to Industrial Unit

Phil Stott Motorsport, Marchington Industrial Estate

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Extension to Industrial Unit – Marchington Industrial Estate

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Client	Phil Stott Motorsport
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1 Introduction

- 1.1 JMI Planning is a Midlands based town planning consultancy. Its directors are chartered town planners with over 30 years' combined experience in both the public and private sector.
- 1.2 The author of this appraisal, Jon Imber, has worked as both a development control and forward planning officer in local government, and more recently as a senior planning consultant in the private sector. He has extensive knowledge of the planning system and experience of the appeals process. He is a member of the Royal Town Planning Institute.
- 1.3 This statement forms part of a detailed planning application. It should be read in conjunction with the accompanying plans and drawings prepared by AJS Structural Design.

2 Site and Planning History

- 2.1 The application site consists of an industrial/warehouse unit at Marchington Industrial Estate. It is occupied by Phil Stott Motorsport Limited and is used for the storage and repair of racing cars.
- 2.2 Marchington Industrial Estate is a rural industrial estate occupying former MOD land. It contains a mixture of B1, B2 and B8 units. The site lies within the centre of the industrial estate and is surrounded on all sides by commercial uses.
- 2.3 The site is accessed through the industrial estate via the main entrance onto the B5017.
- 2.4 The site has no recent planning history of direct relevance to these proposals.

2.5 The site and its surroundings are shown on the following photograph.



Figure 1 - Aerial photograph of site

3 The Proposed Development

3.1 The existing building is fully utilised, with the ground floor used for the storage, restoration and preparation of historic racing cars and mezzanine floorspace used for the storage of associated parts.

3.2 It is therefore proposed to extend the existing building onto an under-used servicing area to the south. The extension has a floorspace of 74.94m², and is to be finished in

materials matching those of the existing building.

- 3.3 The proposals do not affect access to the site, and retain sufficient servicing space to meet the applicant's needs.

4 Planning Policy Context

National Planning Policy Framework

- 4.1 Paragraph 11 of the NPPF establishes a presumption in favour of sustainable development. It explains that in the context of decision taking, this means approving proposals that accord with the development plan without delay.
- 4.2 Paragraph 80 of the NPPF states that *“Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.”*
- 4.3 Paragraph 83 of the NPPF states that planning should support the sustainable growth and expansion of all types of business and enterprise in rural areas. It also encourages the development and diversification of agricultural and other land-based rural businesses.

East Staffordshire Local Plan (2011)

- 4.4 Strategic Policy 14 of the East Staffordshire Local Plan relates to the rural economy. It states: -

“Within the Tier 1 and 2 settlement boundaries and rural industrial estate boundaries, employment development, including extensions to existing premises, mixed use development which would allow for an element of home working and change of use to employment development will be approved if the development:

- (i) does not unduly affect the character of the settlement, amenity of neighbouring properties and will not detract from the environment; and*
- (ii) is in accordance with other Development Plan policies.”*

5 Planning Considerations

- 5.1 The application site lies within Marchington Industrial Estate as defined by Inset 10 of the East Staffordshire Local Plan Proposals Map. Strategic Policy 14 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.
- 5.2 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. The extension is subservient in terms of scale and massing to the existing building and is to be constructed from matching materials.
- 5.3 The proposed extension would not therefore appear prominent from public vantage points beyond the industrial estate perimeter, and would not appear out of keeping when viewed from estate roads.
- 5.4 The proposal safeguards the amenities of neighbouring land users. The nearest residential property lies over 400 metres away, and the use of the proposed extension is compatible with neighbouring commercial uses.

- 5.5 The proposed extension is sited upon part of a concrete servicing yard. The site does not constitute suitable habitat for protected species and the scheme would not otherwise result in any environmental harm.
- 5.6 The proposals therefore satisfy Criterion (i) of Policy SP14.
- 5.7 The proposed extension retains adequate servicing space to meet the applicant's requirements. Parking provision remains unaffected. The proposals do not therefore compromise the safe or efficient use of the highway network.
- 5.8 The application site lies within Flood Zone 1 where the annual probability of fluvial flooding is less than 1 in 1000. Flood risk is not therefore a constraint to development in this instance.
- 5.9 There are no other material considerations which act as a barrier to permission being granted in this instance. The proposals therefore comply with Criterion (ii) of Policy SP14

6 Conclusions

- 6.1 The application proposes the extension of an existing commercial building within a rural industrial estate.
- 6.2 The proposals would not harm the character or appearance of the surrounding area or the amenities enjoyed by the occupiers of residential properties. The proposals would not prejudice the safe or efficient use of the highway network.

6.3 The proposals therefore accord with Policy SP14 of the East Staffordshire Local Plan, as well as Paragraphs 80 and 84 of the National Planning Policy Framework. In accordance with the presumption in favour of sustainable development set out in the NPPF, It is therefore respectfully requested that this application be approved.