

**Tim Furnell
Chief Planning Officer**

Date: 18th January 2011

Mr M Shelton
Tatenhill Aviation Ltd
Tatenhill Airfield
Newborough Road
Needwood
Burton upon Trent
Staffs
DE13 9PD

Direct Line: (01283) 508641
Direct Fax: (01283) 508388
Reply to: Jim Malkin
Our Ref: QU/2011/ENQ/0003
Your Ref:

(please quote this reference on all correspondence with us)

Dear Sir,

**Re: Erection of office building, and relocation of existing hanger, Tatenhill Airfield,
Burton upon Trent**

I refer to your letter and plans submitted to this department on the 24th December 2010, and your subsequent email of the 5th January 2011 in relation to the above site.

The Council has screened your consultation against the EIA regulations, and also considered it against Part 18 of The Town and Country Planning (General Permitted Development) Order 1995.

We are in a position to confirm that the works proposed i.e. the office building and the relocation of the existing hanger do not require the submission of an Environmental Statement, and can be completed as permitted development under Part 18 of the above order.

You should be aware of the requirement to re-consult the Council should your plans in the future differ from the information submitted under this enquiry. If you require any further information please do not hesitate to contact me on the above direct dial number.

Yours faithfully,

Jim Malkin
Planner Enforcement
james.malkin@eaststaffsbc.gov.uk

**Town and Country Planning (Environmental Impact Assessment)
(England and Wales) Regulations 1999**

**Request for a "Screening Opinion" in respect of the following
development:**

Proposed Development:

**Erection of an office block and relocation of an aircraft hanger at
Tatenhill Airfield**

Introduction:

The Council has been consulted on the above development, which is proposed to be carried out as being permitted under Part 18 of the Town and Country Planning (General Permitted Development) Order 1995, by the relevant airport operator, Tatenhill Aviation Ltd. Details of the proposed development have been provided by means of plans and elevations sent with a letter dated 24th December 2010, supplemented by an email dated 5th January 2011. Having regard to Article 3(10) of the GPDO, in the case of development which is Schedule 1 or Schedule 2 development within the meaning of the EIA Regulations, development is not permitted unless one of three conditions is satisfied, one of which is the adoption by the local planning authority of a screening opinion under regulation 5 of the EIA Regulations that the development is not EIA development.

Copies of the letter of 24th December 2010 and its enclosures, and of the email of 5th January 2011, are attached to this Screening Opinion.

Schedule 1:

No

Schedule 2:

Yes

The development proposed does not in itself fall within any of the descriptions listed in paragraphs 1 to 12 of Column 1 of Schedule 2 of the EIA Regulations, but it is a proposal to change an existing development, namely Tatenhill Airfield, which falls within the description at paragraph 10(e) and has an area exceeding 1 hectare. In the light of the decision of the High Court in R (Baker) v Bath and North East Somerset Council [2009] EWHC 595 (Admin), [2009] Env L R 27, the Council takes the view that, as a proposal to change an existing airfield with an area exceeding 1 hectare, the proposed development is to be regarded and treated as Schedule 2 development.

Circular 2/99:

In respect of Schedule 2 development, an assessment will only be required if the development, or the existing impact of the use of the land as modified by the development is likely to have significant effects on the environment by virtue of factors such as its nature, size or location. Circular 2/99: Environmental Impact Assessment requires regard to be had to Schedule 3 of the Regulations when

considering whether an Assessment should be required.

1. Characteristics of the development – size of the development, cumulative effects with other development, use of natural resources, production of waste, pollution and nuisances, risk of accidents with regard to substances or technologies utilised.
2. Location of the development: the environmental sensitivity of geographical areas likely to be affected must be considered, in particular
 - the existing land use,
 - the relative abundance, quality and regenerative capacity of natural resources,
 - the absorption capacity of the natural environment, with particular emphasis to the following areas:
 - (i) wetlands
 - (ii) coastal zones
 - (iii) mountain and forest areas
 - (iv) nature reserves and parks
 - (v) areas designated by Member states
 - (vi) where environmental quality standards have been laid down in Community legislation and have been exceeded
 - (vii) densely populated areas
 - (viii) landscapes of historical, cultural or archaeological importance.
3. Characteristics of the potential impact, with regard to :
 - The extent of the impact
 - Transfrontier nature of the impact
 - Magnitude and complexity of the impact
 - Probability of the impact
 - Duration, frequency and reversibility of the impact

In assessing whether an Environmental Assessment will be required under schedule 2 category 13 (a) the impact of the proposed development must be considered in the context of the existing development/use of the land, and the cumulative impact of any repeated small extensions.

Assessment:

The proposed works upon which the Council have been consulted are for first, the relocation of an existing hanger, which will not increase the capacity of the aerodrome; and secondly, an office building intended solely for the use of air ambulance staff, which again will not increase the operational capacity of the airfield.

The physical scale of the proposed development is modest in the setting of the existing airfield. The Local Planning Authority considers that there will be no increase in air traffic owing to this office or relocated hanger, or from the cumulative impact of this, and previously permitted developments. The development will not involve large scale construction works, and as such there is no more than a local

visual impact. The site is not located in an environmentally sensitive location (in terms of the Regulations) nor is the development proposed complex or potentially hazardous.

Given the above it is considered by the Council that the environmental effects of the development, including the cumulative impact of the proposal in the context of the existing land use, and previous permissions and works, are not such that the development is likely to have significant effects on the environment by virtue of factors such as its nature, size or location or in any other manner.

Recommendation:

A formal screening opinion be adopted that the development consulted on is not EIA development.

Planning Delivery Team Leader/Chief Planning Officer comments:

The following decision is made by the undersigned in accordance with powers delegated to the undersigned under the provision of S101 of the Local Government Act 1972.

The development as proposed is EIA development and no Environmental Statement is required.

Team Leader/CPO Signature **Date** 19/1/2011



Tel: +44 (0)1283 575283 | fax: +44 (0)1283 575650 | www.tatenhill.com
Tatenhill Aviation Limited | Tatenhill Airfield, Newborough Road, Needwood |
Burton on Trent, Staffordshire, DE13 9PD, U.K.



24th December, 2010.

Mr. James Malkin,
East Staffordshire Borough Council,
Development and Regeneration,
Town Hall,
King Edward Place,
BURTON UPON TRENT,
Staffs. DE14 2EB

Dear Sirs,

Please see the enclosed documentation in respect of our request for a meeting to consult on our plans to erect an office block and relocate a hangar.

This request is pursuant to our Part 18 rights as per your letter dated the 17th December, 2010 reference P/2010/ENQ/0921.

Yours faithfully,
FOR TATENHILL AVIATION LIMITED,

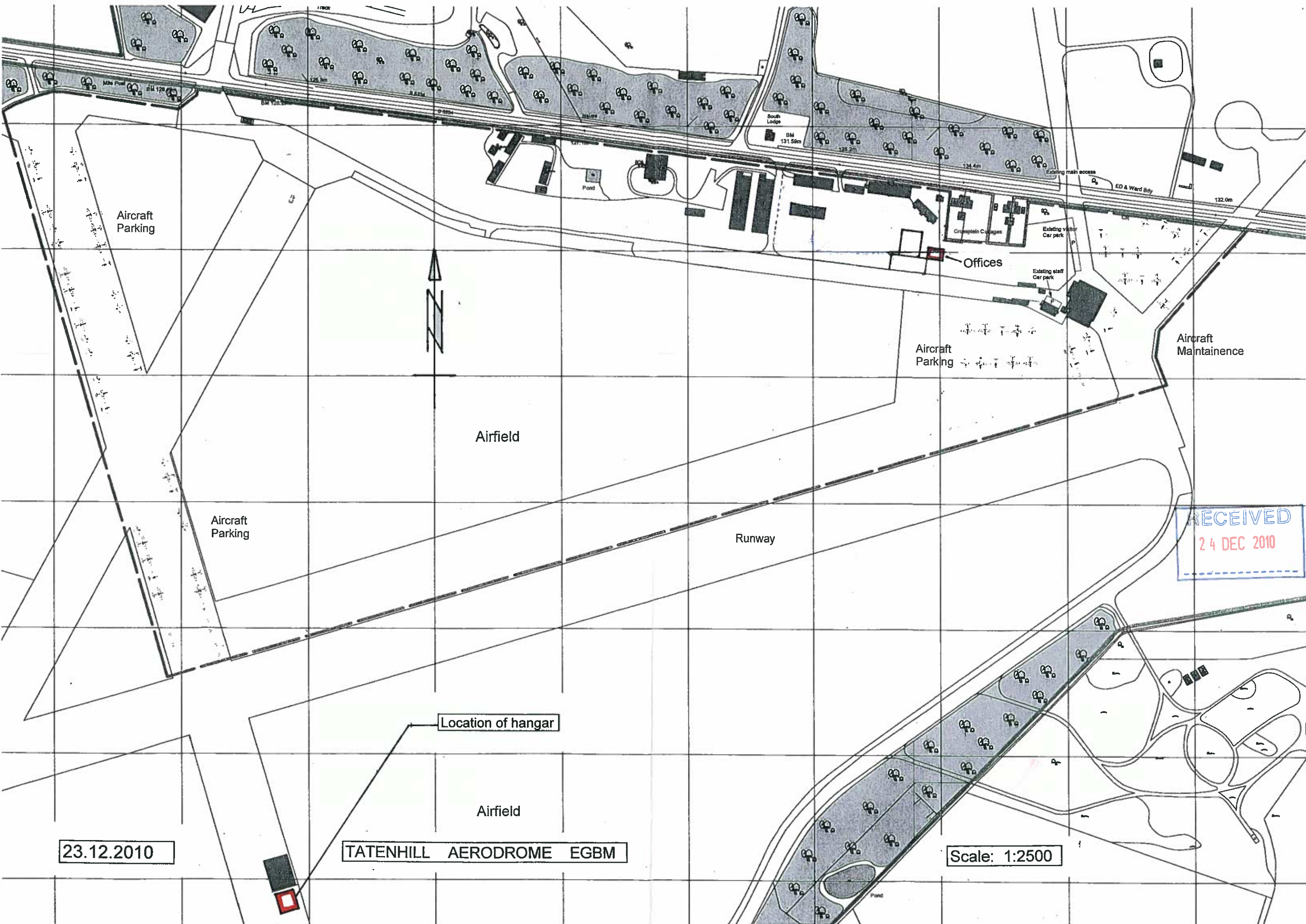
Mr. M. Shelton,
Chief Executive.

Enc.

James Malkin

From: mike shelton
Sent: 05 January 2011 10:20
To: James Malkin
Subject: proposed

Jim
Our proposal is for an office to permanently house the air ambulance operation and relocation of the polytype hangar as per drawing to house some of the aircraft presently parked outside.
regards Mike Shelton



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23.12.2010

TATENHILL AERODROME EGBM

Scale: 1:2500

Aircraft Parking

Aircraft Parking

Airfield

Runway

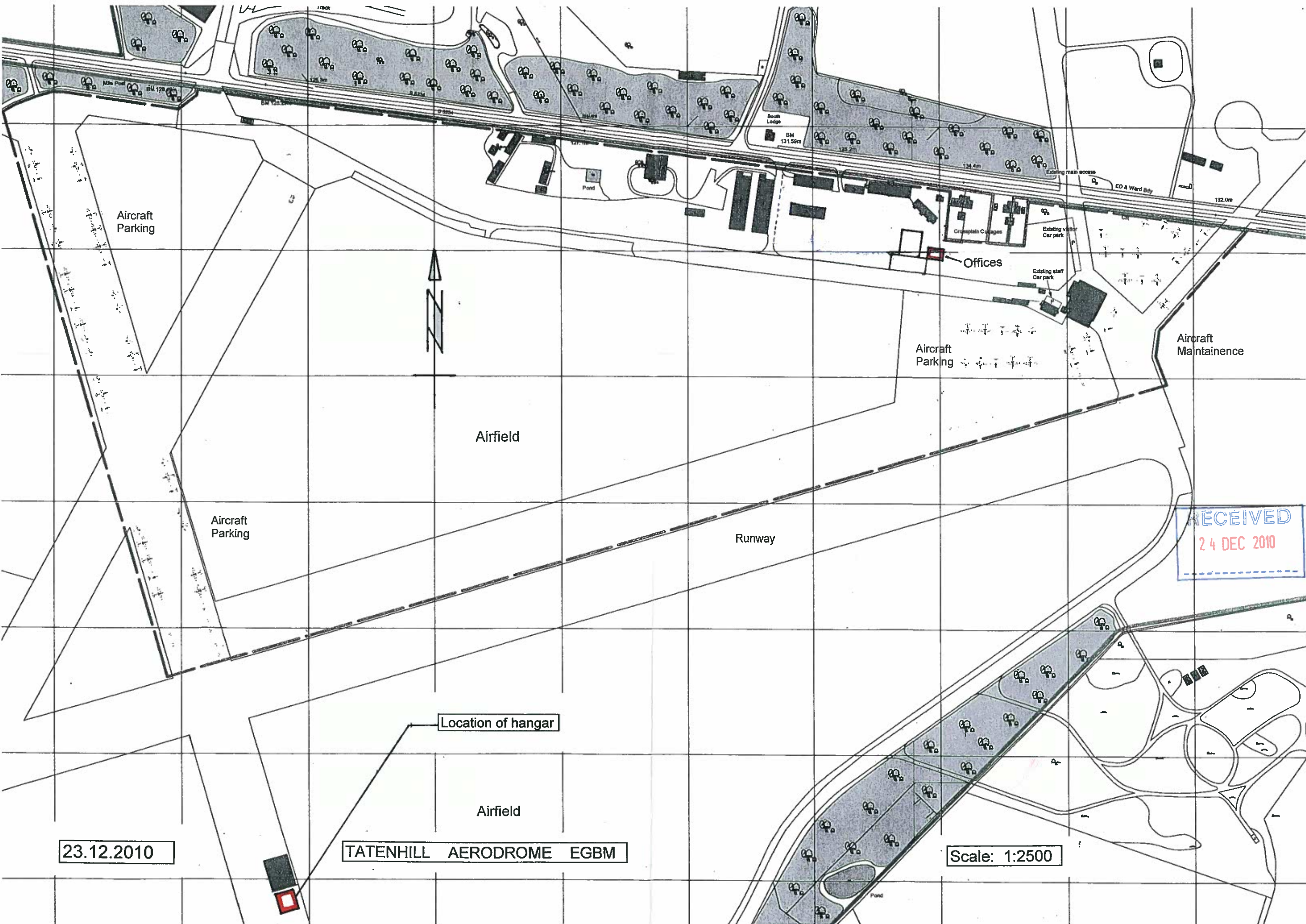
Aircraft Parking

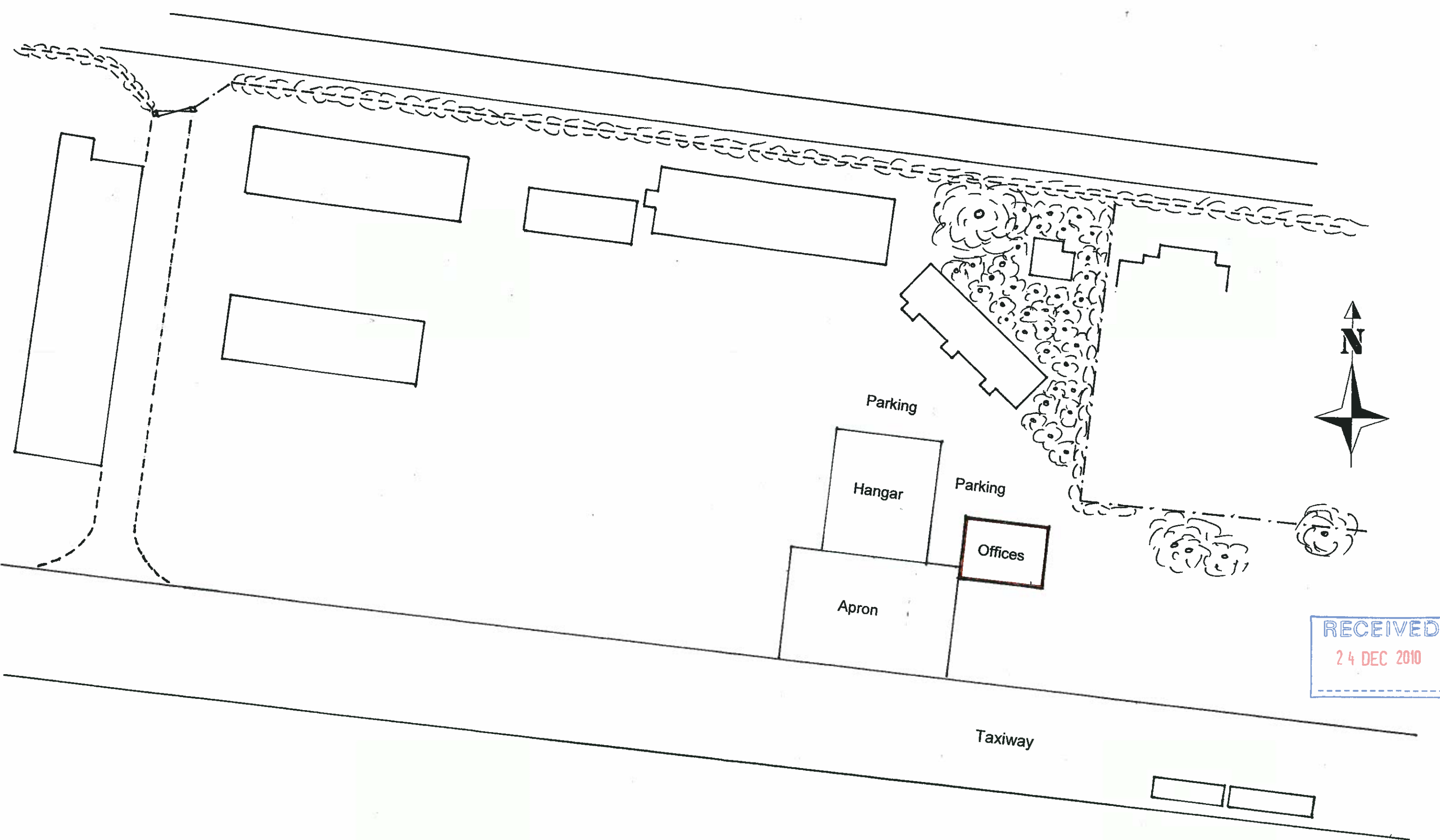
Aircraft Maintenance

Offices

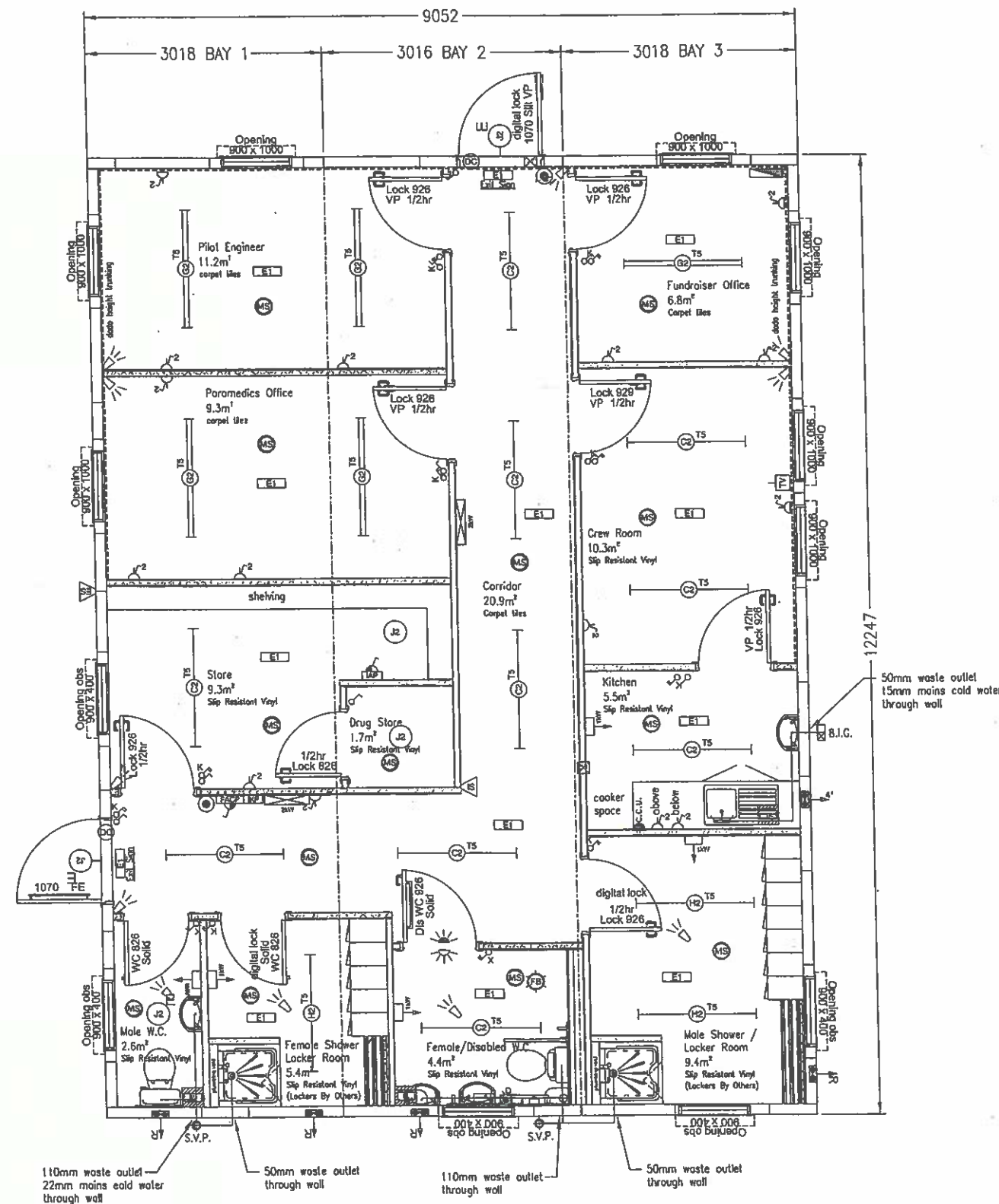
Location of hangar

Airfield





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DRAWING SYMBOL KEY

	2 LITRE MULTIPPOINT WATER HEATER		10 LITRE MULTIPPOINT WATER HEATER
	1500 FLUORESCENT LIGHT FITTING		SHOWER WATER HEATER
	EXTERNAL ALARM FITTING		DOUBLE SWITCHED SOCKET OUTLET
	INTERNAL ALARM FITTING		SINGLE SWITCHED SOCKET OUTLET
	INTERNAL EMERGENCY EXIT LIGHT		SPUR OUTLET
	INTERNAL EMERGENCY LIGHT		DATA POINT
	CONNECTOR HEATER		WALL MOUNTED LIGHT SWITCH
	HIGH LEVEL CONNECTOR HEATER		CEILING MOUNTED LIGHT SWITCH
	CL FILLED SHOWER		MAINS DISTRIBUTION BOARD
	FIRE ALARM PANEL		PULLCORD EXTRACTOR FAN
	ELECTRONIC BOARD		REMOTE EXTRACTOR FAN
	SMOKE GLASS CALL POINT		CEILING EXTRACTOR FAN
	SMOKE DETECTOR		EXTRACT FAN DELAY TIMER
	HEAT DETECTOR		

NOTES

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- ⓐ layout revised to clients comments - 28.05.10 - J.M.
- ⓑ border title revised - 07.08.10 - J.M.
- ⓒ internal layout revised as per clients comments - 13.05.10 - J.M.

Staffordshire Air Ambulance

Air Ambulance Staff Accommodation
 3 No. 12.0 x 3.0 Classic Modules

Plan Layout

DTK 20/11/09 RF 20/11/09

1:50 @ A2

EG09449-101 C

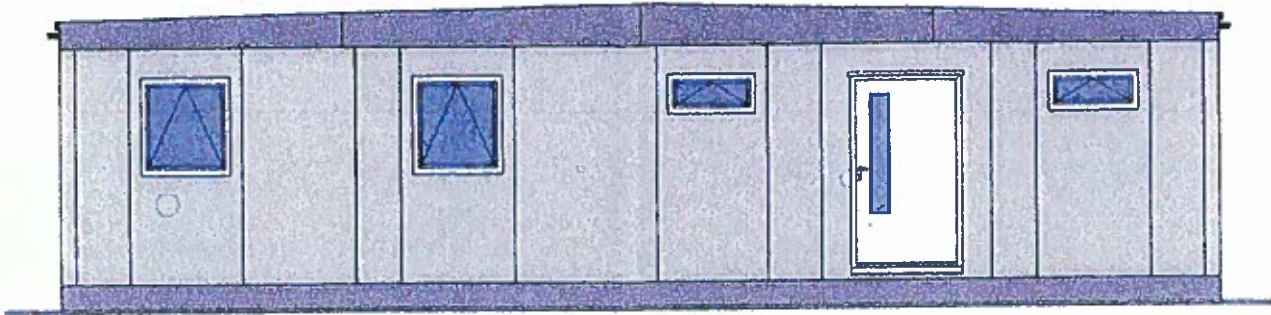


Tel 01262 490700 Fax 01262 490746

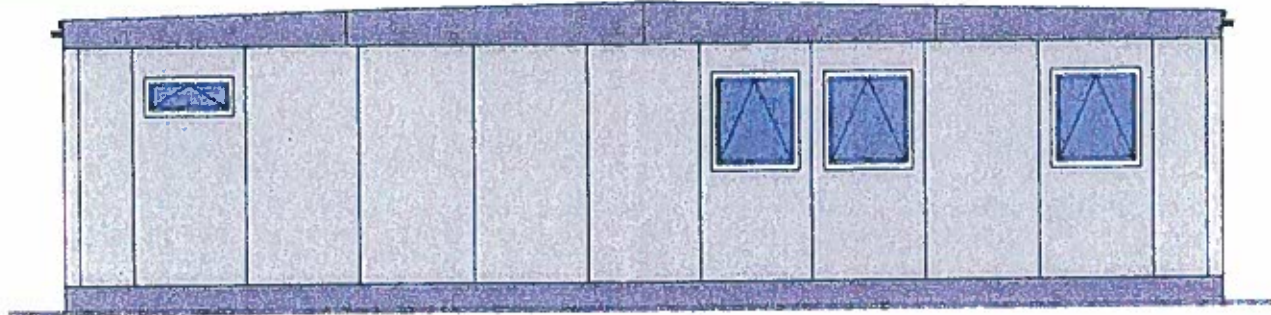
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NOTES

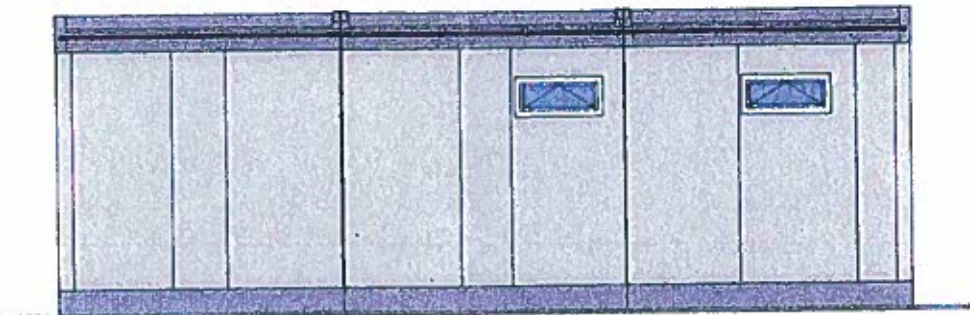
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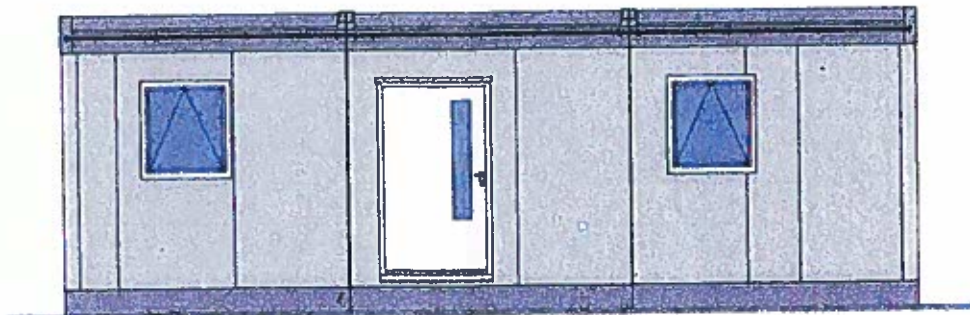
Elevation B



Elevation D

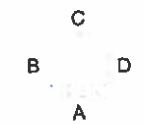


Elevation A



Elevation C

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REFERENCED FOR EXTERNAL VIEWS OF THE BUILDING

Author: J.M. 02.06.10 - J.M.

Staffordshire Air Ambulance

Air Ambulance Staff Accommodation
3 No. 12.0 x 3.0 Classic Modules

Elevations

J.M. 02.06.10 R.F. 02.06.10

Do Not Scale

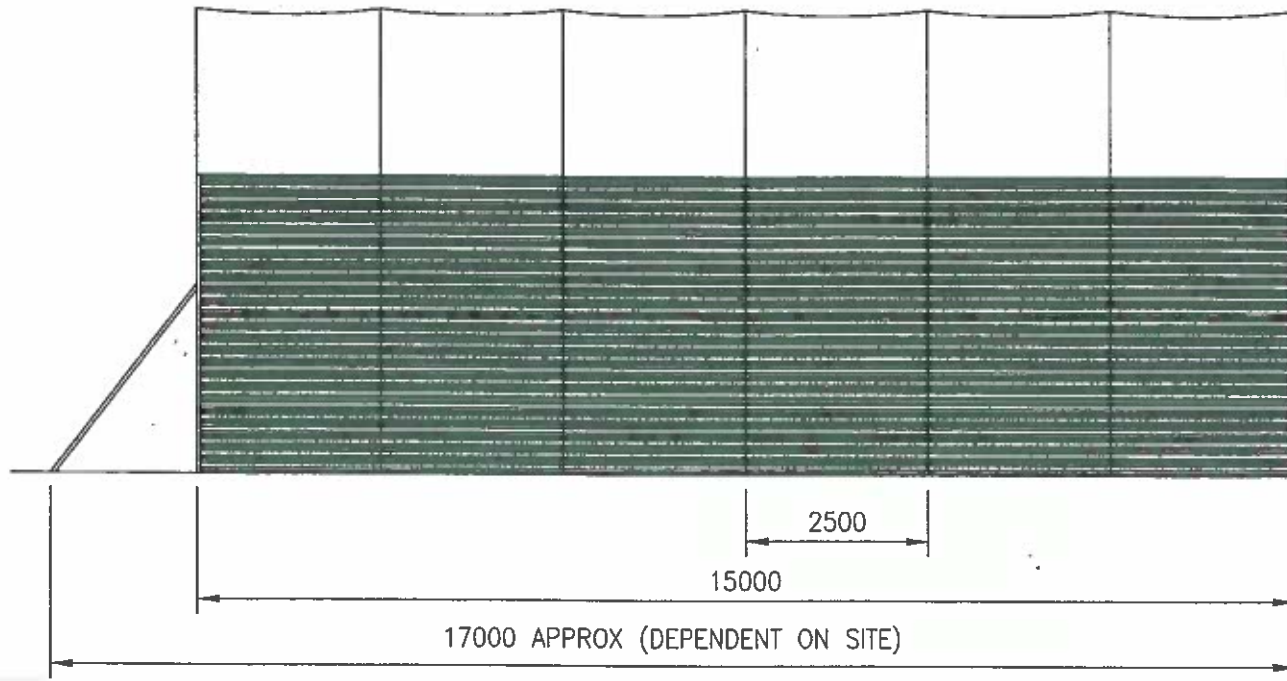
EG09449-301 A



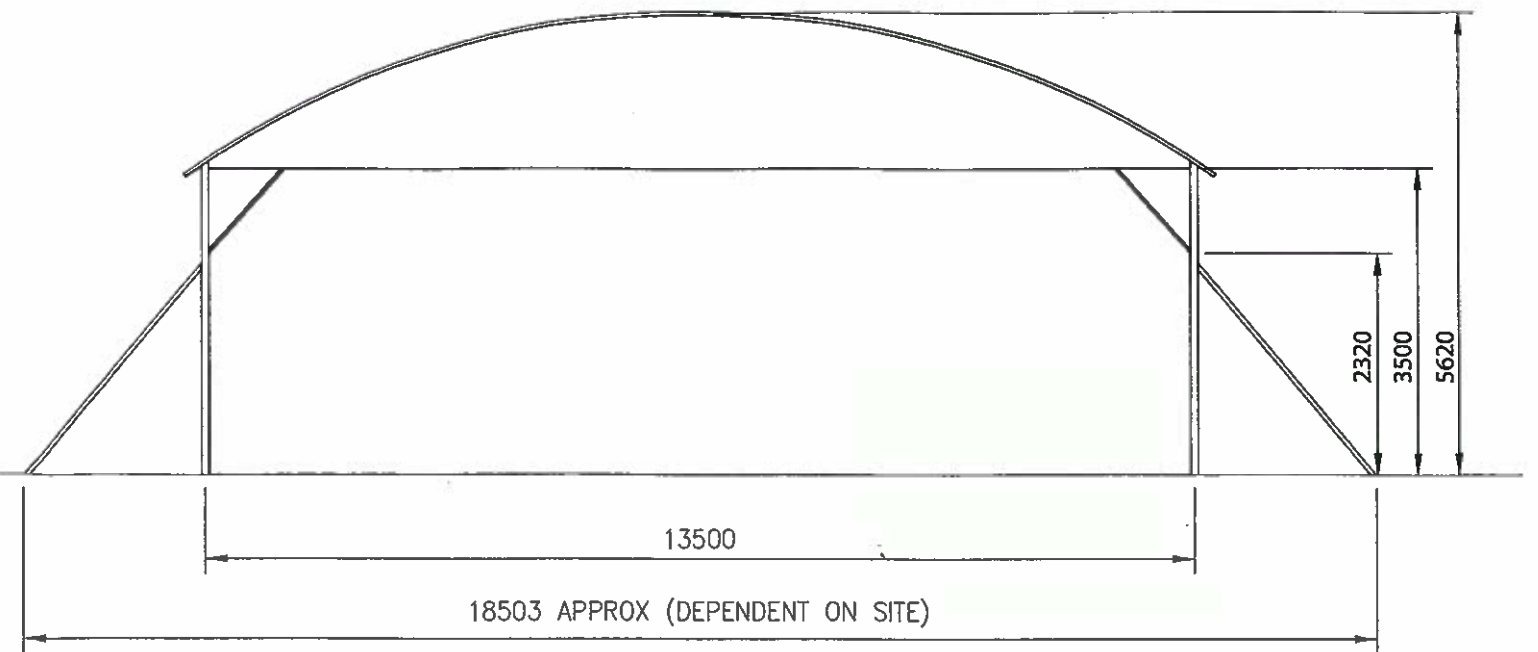
Tel 01262 490700 Fax 01262 490746

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SIDE ELEVATION

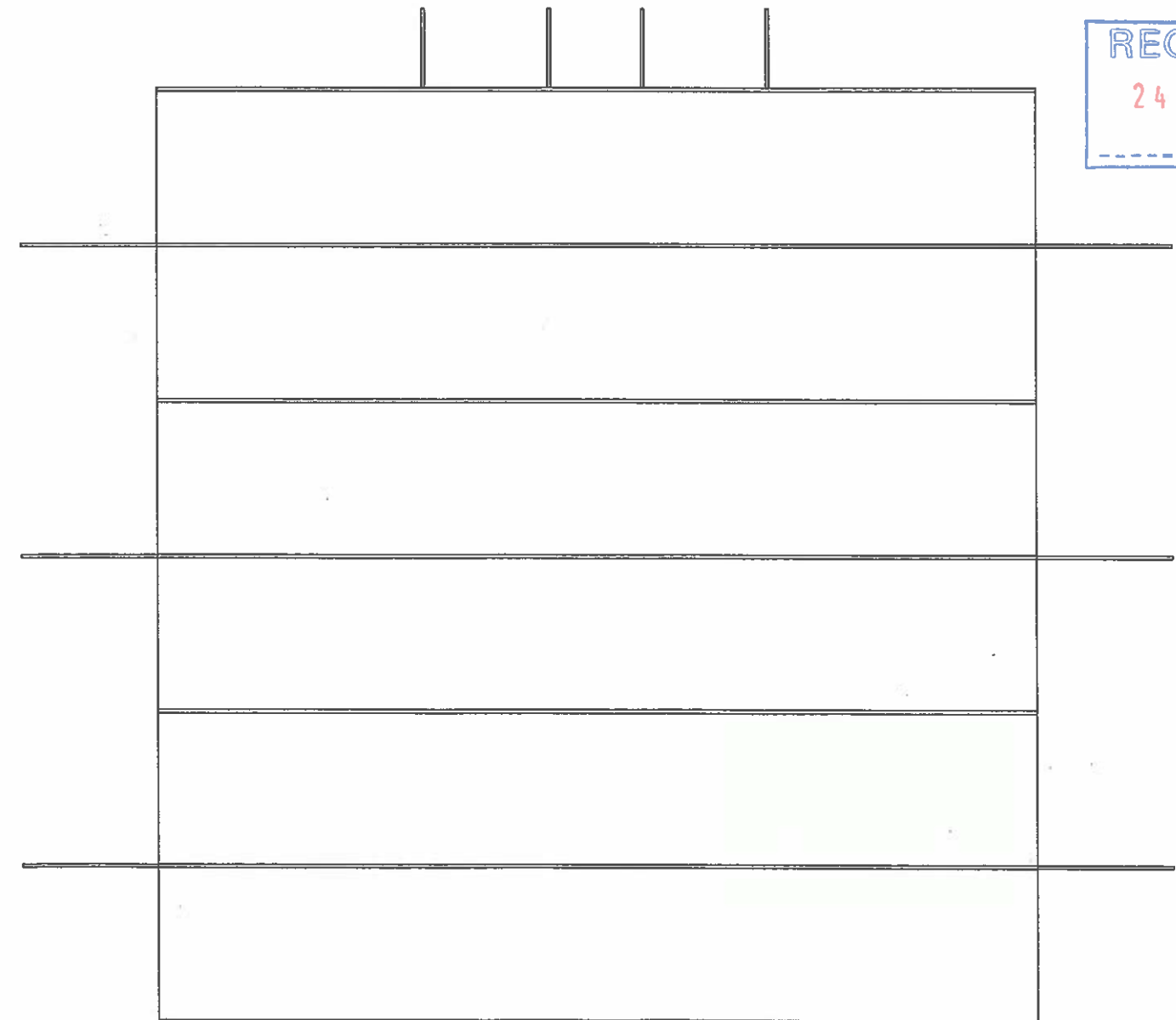


END ELEVATION

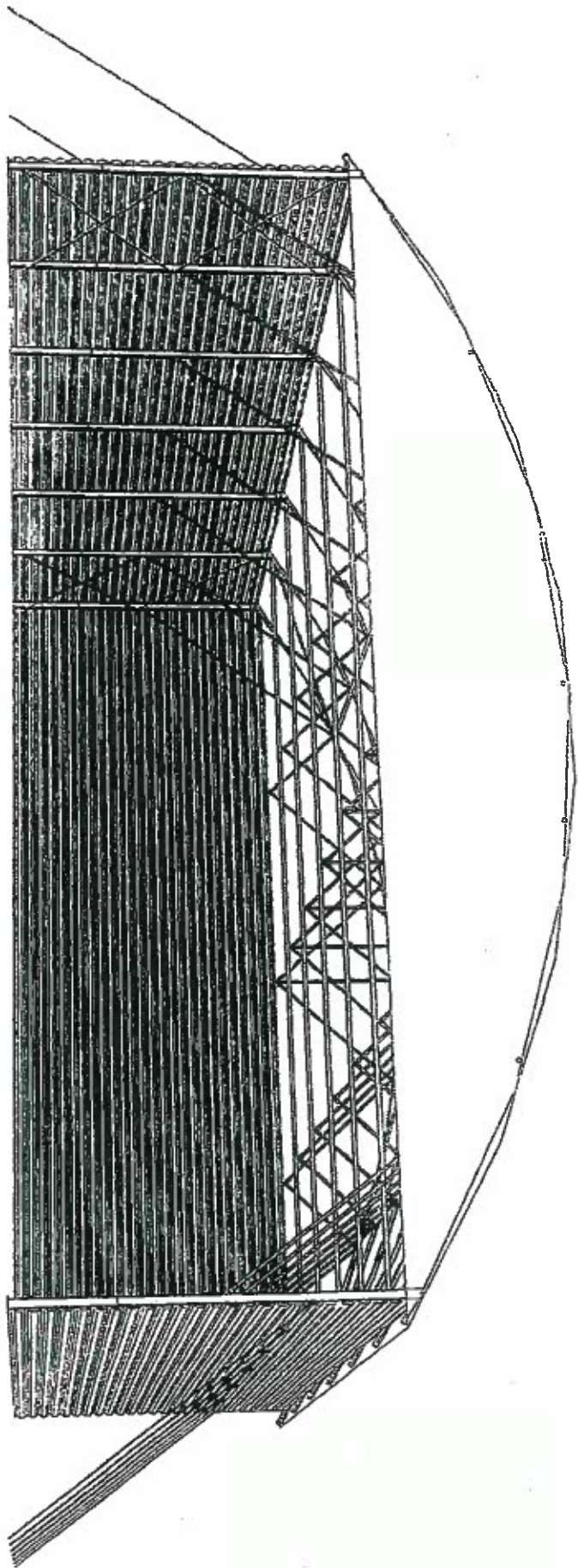


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FRAME: GALVANISED STEEL CONSTRUCTION
ROOF COVER: GREEN PVC
SIDE WALLS: GREEN PLASTICOATED STEEL PANELS



PLAN VIEW



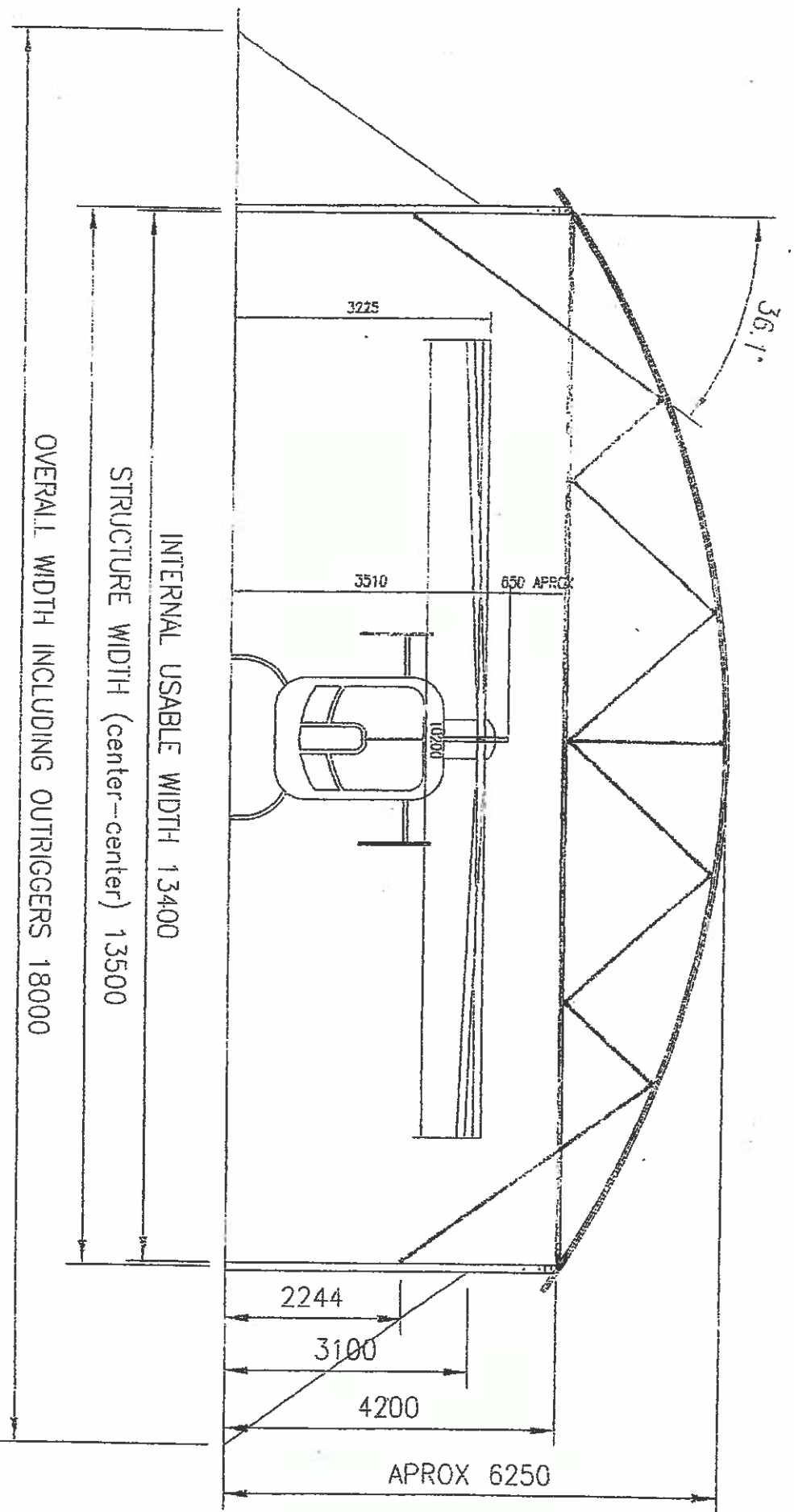
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24 DEC 2010

CGREGOR
POLYTUNNELS LIMITED

Project No: 301 Venue
Drawing No: HT 13500 HT 4200
Scale: NTS
Date: 22-9-08
Drawn: RDA
Checked: RDA

HT 13500 HT 4200
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HT 13500 HT 4200

HANGAR DIMENSIONS
Width: 13.500m
Length: 15.000m