DESIGN AND ACCESS STATEMENT

PROPOSED RETENTION AND RELOCATION OF STORAGE CONTAINERS

FOR

MR. W. DAWSON

THE YARD, REAR OF 7A NAILSTONE ROAD, BARTON IN THE BEANS, LEICESTERSHIRE

SEPTEMBER 2008

PREPARED BY

RICHARD DUNNETT BA (HONS) URBAN & REGIONAL PLANNING, MRTPI

OF STONELEIGH PLANNING

1. Introduction

1.1 This Statement is submitted in support of a Planning Application for the relocation and retention of five storage containers.

1.2 Further to the refusal of Planning Application 08/00531/FUL, a new Planning Application is hereby submitted which has taken full account of the concerns of the Borough Council and local residents.

1.3 Application 08/00531/FUL for the erection of a new storage building and the retention of five storage containers was considered to be intrusive into the countryside, out of keeping with the area and detrimental to the residential amenities of nearby dwellings.

1.4 In view of these concerns, the scale of the proposals has been reduced by deleting the new storage building, the type of storage to take place on the site has been amended; the five containers have been moved further away from neighbouring dwellings and further tree planting has been added around all the boundaries of the site.

2. The Site

2.1 The site extends to 0.15 ha and occupies a backland site to the north and rear of 5, 7, 7A Nailstone Road and to the east of 10 and 12 Odstone Road, Barton in the Beans.

2.2 Access to the site is obtained via a drive between 7A and 7B Nailstone Road. There are residential properties around the site fronting Nailstone Road to the south and Odstone Road to the west. To the northeast and east are open fields.

3. History of the Site

3.1 Commercial use of the site was established by the grant of planning permission in 1953 for a Builder's Yard (Ref: 3919/1953 – Market Bosworth RDC). Three Nissen huts were subsequently erected in the builders yard (see Statement from W.H. Dawson, August 2008). These Nissen huts were used as garages and are still used for that purpose.

3.2 In 1984, planning consent was granted for a block of garages/workshops/stores (190 m^2). The foundations were built (Ref: 84/052/A/4). This consent has been renewed on several occasions, the last time being in 1995 (95/00896/FUL).

3.3 In 2003, Mr. W. Dawson ceased using the yard, having retired. Since then, the yard has been continued to be used as a Builders Yard, but also for a variety of low-key B1 and B8 Storage uses.

3.4 More recently, five containers have been placed on the site. They are used for the storage of plant, machinery and building materials and have been painted dark green to blend in with their surroundings.

4. The Proposal

4.1 This latest application seeks to continue to use of the site as, primarily, a Builder's Yard. The need for this planning application arises from the need for planning consent for the placing of steel containers on site so that the storage which previously took place in open and lock-up wooden buildings can be changed to storage in enclosed steel containers with secure locks. This provides greater security and less chance of vandalism, arson etc (see letters from Leicestershire Constabulary and Federation of Master Builders).

4.2 It is intended that the Nissen huts will continue to be used as garages/stores. The five containers will be used/continue to be used for the storage of plant, machinery and building materials.

4.3 The five containers have been moved away from the western boundary of the site so as to increase the separation with the bungalows, 10 and 12 Odstone Road. At the same time, the containers have been positioned so that they are out of line of sight of the access road.

4.4 It is to be noted that there were no objections when the five containers, the subject of this application, were moved on site, as confirmed by Committee Report of 1st July 2008.

4.5 The existing mix of run down timber and corrugated sheet buildings along the eastern boundary of the site would be demolished to make way for the relocated containers.

4.6 The 1.8 – 1.9 high concrete and timber panel fencing around the site would remain.

4.7 The existing 4 metre wide hardcore access would continue to serve the site. This has in excess of 2.4 x 90 visibility to the east and west along Nailstone Road as the applicant controls No's. 7A and 7B Nailstone Road and ensures that the front hedges are regularly trimmed.

4.8 The alignment of the access ensures that drivers can wait for approaching vehicles off the highway at both the southern and northern end.

4.9 Within the site, the yard is covered in hardcore, providing ample parking and turning space in front of the units and containers so that vehicles can enter and leave the site in a forward gear.

4.10 A Landscaping Scheme has been prepared by John Vernon (formally Tree and Parks Officer at Hinckley and Bosworth Borough Council) in conjunction with Chris Pocock of the Borough Council's Green Spaces section (see copy attached).

4.11 The mature Oak and Ash trees at the entrance to the site would remain. A mix of Cypressus, Silver Birch, Field Maple and Cherry would be planted along the eastern, northern and western boundaries of the site; inside the northern and western boundaries and along the inside and outside of the eastern boundary. To the rear of No's. 10 and 12 Odstone Road, a double row of planting would be provided to increase the screening of the site. Two Silver Birch would be planted on the southern boundary to supplement the existing Ash and Oak trees.

4.12 130m² of dilapidated buildings along the eastern boundary would be removed. These would be replaced by the five containers, the subject of this planning application, which have a combined floor area of 100m².

5. Planning Policy Context

5.1 The proposals, the subject of this planning application as supported by Policy EMP4 of the Hinckley and Bosworth Local Plan (February 2001).

5.2 Policy EMP4 relates to employment development on sites other than those allocated for employment uses. In rural areas, it relates to sites immediately adjacent to settlement boundaries, to meet for demonstrable local needs.

5.3 In this case, the settlement boundary lies adjacent to the site on two sides (see Inset Plan) and the existing and proposed storage meets local needs.

5.4 Policy EMP4 states that consent will be granted as long as five criteria are met.

a. Residential Amenity

The proposal should not be detrimental to the amenities of adjoining residents. Application 08/00531/FUL was refused on this ground. We believe that this revised planning application has overcome the concerns and that this proposal would not be detrimental to residential amenity.

The scale of development has been reduced with the deletion of the proposed workshop building. As noted earlier, there was no objection from local residents when the containers were moved onto the site. The containers have been relocated to the north east corner of the site so that they are 25 metres from No's. 10 and 12 Odstone and over 50 metres from the nearest houses on Nailstone Road. They have been painted dark green. The site is screened by 1.8 metre high fencing. Tree planting has been added to all the boundaries, with a double line of planting along the western boundary. The mature trees at the entrance to the site will remain. The proposed storage use of the containers and the Nissen huts is low key and, overall, the proposal would not be detrimental to residential amenity in our view.

b. Character and Appearance of the Area

Application 08/00531/FUL was refused on this ground. Again, we believe that the Council's concerns have been overcome.

The scale of development has been reduced with deletion of the workshop units. The additional tree planting is proposed which will increase screening around the site. Although the site is outside the village development limit, it does not read as open countryside. It is a long established developed site on the edge of the village.

c.&e. Traffic Generation

The County Highway Authority has confirmed that it is not in a position to resist the proposal as it will not generate traffic on a scale which would be detrimental to the amenities of adjacent residents or to the capacity of the local road network.

d. Design Standards

Adequate access and parking is provided. The Borough Council had no objection to the previous, larger scale proposal on the basis of this criteria.

6. Conclusions

6.1 We believe that the requirements of Policy EMP4 would be met in all respects and that there is, therefore, a presumption in favour of this proposal.