DELEGATED REPORT

Recommendation Made: 6 August 2009

Reference:- 09/00463/FUL **Parish:- Higham On The Hill Parish Council**

Applicant:- Ms Karen Woodward
Watling Street
Nuneaton
Warwickshire
CV10 0TU

Location:- Mira Ltd Watling Street Lindley Higham On The Hill Nuneaton

Proposal:- RETENTION OF PORTAKABIN FOR THE USE AS OFFICES

Introduction:-

This application proposes the retention of a portable building used as office accommodation in association with the main control tower at MIRA. The building is sited adjacent to the site control tower (former airfield control tower) at the centre of the site.

MIRA is a unique motor industry testing facility that occupies an extensive site between the villages of Higham on the Hill and Fenny Drayton. The site and its employment provision are specifically recognised within the adopted Local Plan.

Planning history

04/00607/TEMP Siting of Temporary Building Expired 4 June 2009

Consultations:-

Highways Agency raises no objection.
Director of Community Services (Land Drainage) raises no objection.

Development Plan Policies:-

BE1
EMP5

Appraisal:-

MIRA occupies a 3 square kilometre site that is split between two locations, a small office and workshop based site adjacent to the A5 and a larger site which comprises the principle proving ground area. The building subject to this application is located within the proving ground area.

The building subject to this application is a conventional portable office building and is sited pretty much at the centre of the MIRA facility. Whilst being within the proving ground area there are a large number of office buildings and portal frame workshop building in this area and the proposal is therefore is generally within the context of the other building on the site. As with most of the MIRA site, the building cannot be seen from any public viewpoint and therefore has no impact on visual amenity.

MIRA is such a large site that car parking is available in a large number of locations. Due to the nature of MIRA's work car access is strictly regulated and is controlled to prevent nuisance and danger to the operation of the site.

The building was subject to a previous temporary permission, however further temporary permissions for such a building fail to meet the tests for conditions. National guidance further suggests that

temporary permissions should be used with caution and should not be used to delay the making of a full and permanent decision on a proposal.

Policy EMP5 supports the further development of the site for employment purposes and the proposal satisfies the policies requirements, in so far as their being no impact on the character and appearance of the environment, no highway impact, no need for landscape provision (due to its position within the centre of the site) and does not result in issues relating to storage or waste.

RECOMMENDATION :- Permit subject to the following conditions :-

Summary of Reasons for Recommendation and Relevant Development Plan Policies :

Having regard to the pattern of existing development in the area, representations received and relevant provisions of the development plan, as summarised below, it is considered that subject to compliance with the conditions attached to this permission, the proposed development would be in accordance with the development plan and would not be to the detriment of highway safety, visual amenity or residential amenity.
Hinckley & Bosworth Borough Council Local Plan (2001) :- BE1 and EMP5

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reasons :-

1 To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

Notes to Applicant:-

1 Bats, nesting birds, great crested newts and certain other species are protected by law. If any such species are discovered before or during the works the works must be suspended and the local office of Natural England contacted for advice.

2 This permission does not grant approval under the Building Act 1984 and the Building Regulations 2000 (as amended) for which a separate application may be required. You are advised to contact the Building Control Section.

3. List of plans used in the determination of this application: PG/005/306, PG/005/118/ Rev B and GH/0001/Rev Q.

Contact Officer:- James Hicks Ext 5762