DELEGATED REPORT

Recommendation Made: 2 December 2008

Reference:- 08/01068/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 STEEL CONTAINER FOR USE AS SYNTHETIC PERSPIRATION TEST ROOM

Introduction:-

This application relates to a previous temporary consent (03/00929/FUL) for exactly the same proposal in the same position. Temporary consent expired on 29th September 2008 which has generated this full planning application.

The application site is within the MIRA site which is located north of Higham on the Hill in the open countryside and outside a settlement boundary.

Planning permission is sought for a steel container, 2.45 metres wide, 3 metres in length and stands on four concrete blocks. The height of the container including the standing blocks is 2.9 metres and has a surface area of 7.3m2 and a cubic capacity of 21m3. The steel container is located 22 metres from the western MIRA boundary and sits 6 metres from the western elevation of the materials laboratory.
The steel container is used in connection with the functions of the adjacent building as a synthetic perspiration test room.
The container has a door on the northern elevation and one window on the western elevation facing the adjacent building.

History

03/00929/FUL- Erection of synthetic perspiration test building- approved 16.09.03

Consultations:-

No response has been received from:-
- Neighbours

Development Plan Policies:-

Local Plan Policies
- EMP5(a) (MIRA, built development for employment purposes)
- BE1 (Design and Siting of Development)
- NE5 (Development in the countryside)

Appraisal:-

The MIRA site is an important site to the local economy and the retention of this container will continue to add to the functions and capacity of MIRA. In addition the relatively small container is located well within the boundaries of the MIRA complex, adjacent to a two-storey building and is not visible from outside the complex boundaries. As such the retention of this structure is unlikely to have an adverse effect on the appearance or character of the landscape and would be in keeping with the scale of surrounding buildings without additional screening. The small surface area does not have the ability to

house large numbers of people and is therefore unlikely to generate additional levels of traffic. These elements combined would not result in an additional adverse impact on the open countryside and would comply with local plan policy NE5 and EMP5(a) in regards to character, appearance and environment of the site and its surroundings.

Overall the proposal is considered to be acceptable and it is recommended that planning permission be granted.

RECOMMENDATION :- Permit unconditionally :-

Summary of Reasons for Recommendation and Relevant Development Plan Policies :

Having regard to the pattern of existing development in the area and relevant provisions of the development plan, as summarised below, it is considered the proposed development would be in accordance with the development plan and would not harm the character or appearance of the area or the living conditions of neighbouring occupiers.
Hinckley & Bosworth Borough Council Local Plan (2001) :- NE5 _ BE1 _ EMP5(a)

Notes to Applicant:-

List of plans used in the determination of this application:-
Drawing numbers- PG/005/193 _ LS/041/03 _ LS/041/01

Contact Officer:- David Kiernan Ext 5898