

PLANNING, DESIGN & ACCESS STATEMENT

**9 – 11 HIGH STREET
EARL SHILTON**

SEPTEMBER 2023

Site Address:

9 – 11 High Street, Earl Shilton, Leicestershire, LE9 7DH

Applicant:

Richmonds Earl Shilton Ltd.

Proposal:

Siting of 2no. Storage Containers

Planning, Design & Access Statement:

Date Issued: 8th September 2023

Job Reference: RDP/2023/083

Report Prepared By:

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1 Introduction

- 1.1 Rob Duncan Planning Consultancy Ltd. has been instructed by Mr. R. Richmond of Richmonds Earl Shilton Ltd. to seek full planning permission for the siting to 2no. steel storage containers on land at 9 – 11 High Street, Earl Shilton.
- 1.2 The existing business specialises in the distribution of compressors and refrigeration spares and has been established on the site for 65 years. It is a growing business, which had faced an increasing demand for its products and services with turnover doubling in the last 5 years. As the business continues to expand it requires an increasing amount of storage space for stock which is critical to the efficiency and performance of the business.
- 1.3 The proposed storage containers will provide a temporary storage solution for the business, allowing them to address their immediate needs whilst consideration is given to a longer term solution, which may encompass an extension to the existing premises or relocation to an alternative site.
- 1.4 Each container will occupy a footprint of 14.6 square metres and will stand to a height of 2.55 metres. A temporary consent for a period of 5 years is sought in order to ensure that the needs of the business can continue to be met in the intervening period.

2 Site Description

- 2.1 The application site is located within the defined settlement boundary of Barwell and Earl Shilton and comprises an established industrial premises located on the eastern side of High Street, approximately 115 metres south of its junction with Hill Top and Keats Lane and 170 metres northeast of its junction with Almey's Lane.
- 2.2 To the south of the site lies the St. Simon and St. Jude Church Hall, whilst to the east and northeast lie detached residential properties. Further residential development lies beyond the northern site boundary, with the gable end of an existing brick and tile outbuilding and a high pebble dashed wall forming the boundary in between the two sites.
- 2.3 Palisade railings enclose the western site boundary, abutting up to the back of footway with High Street. An area of gravel is located behind beyond which lies the existing building. The two storage containers are to be sited upon that gravelled area, abutting up to the existing railings.
- 2.4 The site is not within a Conservation Area, nor are there any statutorily listed buildings located within immediate proximity of the site, the closest being no.71 High Street (Grade II Listed) which lies circa 180 metres to the southwest.

3 Planning Policy

3.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires applications for planning permission to be determined in accordance with the Development Plan taking into consideration any relevant material considerations. The Development Plan for this area comprises the following documents:

- Hinkley and Bosworth Core Strategy (2009)
- Hinkley and Bosworth Site Allocations and Development Management Policies DPD (2016)
- Earl Shilton and Barwell Area Action Plan DPD (2014)

3.2 The following policies of the Development Plan are of relevance to the determination of this application:

Core Strategy

3.3 Policy 2 relates to 'Development in Earl Shilton' and states that to support the regeneration of Earl Shilton, the Council will (amongst other measures):

- Ensure there is a range of employment opportunities within Earl Shilton

Site Allocations & Development Management Policies DPD

3.4 Policy DM1 relates to the 'Presumption in Favour of Sustainable Development' and states that planning applications that accord with the policies in the Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the

decision then the Borough Council will grant permission unless material considerations indicate otherwise, taking into account whether:

- a) Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or
- b) Specific policies in that Framework indicate that development should be restricted.

3.5 Policy DM10 relates to 'Development and Design' and states that developments will be permitted providing that the following requirements are met:

- a) It would not have a significant adverse effect on the privacy and amenity of nearby residents and occupiers of adjacent buildings, including matters of lighting, air quality (including odour), noise, vibration and visual intrusion;
- b) The amenity of occupiers of the proposed development would not be adversely affected by activities in the vicinity of the site;
- c) It complements or enhances the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features;
- d) The use and application of building materials respects the materials of existing, adjoining/neighbouring buildings and the local area generally;
- e) It incorporates a high standard of landscaping where this would add to the quality of the design and siting;
- f) It maximises opportunities for the conservation of energy and resources through design, layout, orientation and construction in line with Core Strategy Policy 24;

- g) Where parking is to be provided charging points for electric or low emission vehicles are included where feasible;
- h) An appropriate Sustainable Drainage Scheme is submitted to and approved by the relevant Authority. Schemes should incorporate wildlife areas, ponds, swales and permeable paving where appropriate;
- i) It maximises natural surveillance and incorporates the principles of Secured by Design and has considered the incorporation of fire safety measures.

3.6 Policy DM17 relates to 'Highways and Transportation' and states that development proposals will be supported where they:

- a) Seek to make the best use of existing public transport services and, where appropriate, provide opportunities for improving and sustaining the viability of those services
- b) Seek to ensure that there is convenient and safe access for walking and cycling to services and facilities
- c) Demonstrate that there is not a significant adverse impact upon highway safety; and in the case of development that generates significant movement
- d) That the development is located where the need to travel will be minimised and the use of sustainable transport modes can be maximised
- e) Where it can be demonstrated that the residual cumulative impacts of development on the transport network are not severe.

3.7 Policy DM18 relates to 'Vehicle Parking Standards' and states that all proposals for new development will be required to provide an appropriate level of parking provision justified by an assessment of the site location, type of housing, other modes of transport available (e.g. public transport and cycle

provision) and appropriate design. Any development will be expected to provide disabled parking provision.

Earl Shilton & Barwell Area Action Plan DPD

3.8 Policy 22 relates to 'Development and Design' and states that developments will be permitted providing that the following requirements are met:

- a) It does not adversely affect the privacy and amenity of nearby residents and occupiers of adjacent buildings, including matters of lighting, air quality (including odour), noise, vibration and visual intrusion
- b) The amenity of occupiers of the proposed development would not be adversely affected by activities in the vicinity of the site
- c) There is no detriment to the character or appearance of the host building or the surrounding area
- d) The siting and density respects the character and layout of the area
- e) It respects the local distinctiveness of existing buildings and landscape settings
- f) The design respects the scale, proportions and height of the existing building, neighbouring structures and overall street scene
- g) Fenestrations are well proportioned, well balanced within the elevations and sympathetic to adjoining/neighbouring buildings
- h) The use and application of building materials respects the materials of existing, adjoining/neighbouring buildings and the local area generally

- i) It incorporates a high standard of landscaping where this would add to the quality of the design and siting
- j) It maximises the opportunities for conservation of energy and resources through design, layout, orientation and construction in line with Core Strategy Policy 24
- k) Where parking is to be provided a minimum of one charging point for electric/low emissions vehicles is included per development scheme (excluding extensions and alterations and change of use) unless it is demonstrated this is not technically feasible
- l) An appropriate Sustainable Drainage Scheme is submitted to and approved by the Local Planning Authority
- m) The applicant has demonstrated consideration to community safety through designing out crime

4 Other Material Considerations

National Planning Policy Framework

- 4.1 The National Planning Policy Framework (NPPF) seeks to secure the delivery of sustainable development and sets out policies *inter-alia* in respect of supporting economic growth and securing high quality design. The content of the NPPF has been taken into consideration in the preparation of this application.

5 Planning Assessment

5.1 The proposed storage containers are required to support the sustainable growth of the applicant's existing business, providing them with essential storage space for their stock to meet growing demands being placed upon the business. The containers are intended as a temporary solution to address the immediate storage requirements of the business, with a view to a more permanent solution being found, either by way of an extension to the existing premises, or relocation to an alternative site.

5.2 Paragraph 81 of the National Planning Policy Framework confirms 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. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future. This is particularly important where Britain can be a global leader in driving innovation, and in areas with high levels of productivity, which should be able to capitalise on their performance and potential. (our emphasis)*

5.3 The proposed development accords with these objectives, which are reflected within Policy 2 of the Core Strategy. The need to support the sustainable growth of the existing business carries significant weight in favour permission being granted, and given the location of the site within the established built up area of Earl Shilton, the principle of development is concluded to be acceptable.

Design & Layout

- 5.4 The proposed storage containers are to be sited forward of the existing building, on an existing area of gravel that is located between the frontage of the building and the existing palisade railings that enclose the western site boundary. They are small structures, standing to a modest height and will be new containers, in a good physical and visual condition.
- 5.5 It is nevertheless recognised that the storage containers will be visually conspicuous when approaching the site along High Street, in particular from the south. In such views the containers will be read against the backdrop of the gable end of the brick and tile outbuilding of the neighbouring property, and the high pebble dashed wall that form the northern site boundary. The containers will also be viewed in the context of the existing industrial building on the site. Views of the containers on approach from the north will be obscured by the brick and tile outbuilding of the neighbouring property such that they will only become visible when more or less alongside the site.
- 5.6 The modest nature of the containers means they will not have a significant detrimental impact on the character and appearance of the surrounding area. The containers are also intended as a temporary solution pending either an extension to the existing premises or the relocation of the business to an alternative location. Consequently any impact arising will not be permanent and the land can readily be returned to its existing condition when the containers are no longer required.
- 5.7 Having regard to these considerations it is concluded that the proposed development is in accordance with the requirements of policy DM10 of the Site Allocations & Development Management Policies DPD and policy 22 of the Earl Shilton and Barwell AAP.

Residential Amenity

- 5.8 The proposed containers are to be used during normal working hours and will be used for the storage of stock associated with the existing business. No commercial activities such as manufacturing etc will take place within the containers.
- 5.9 The proposed development will therefore not give rise to any adverse impacts to neighbouring amenity, and consequently meets the requirements of policy DM10 of the Site Allocations & Development Management Policies DPD and policy 22 of the Earl Shilton and Barwell AAP.

Highway Safety

- 5.10 The site benefits from an existing means of access off High Street, which will be unaffected by the proposed development. The containers will be sited on an area of gravel at the front of the premises which is currently used as car parking for the business, but as the company only employs three members of staff, sufficient space will be retained within the confines of the site to ensure continued level of car parking provision.
- 5.11 The use of the containers to provide additional storage, also means there will be no demand for additional parking arising as a consequence of the proposed development. The submitted proposal is consequently held to meet the requirements of policy DM17 and DM18 of the Site Allocations & Development Management Policies DPD.

6 Conclusion

6.1 The submitted proposal constitutes a sustainable form of development having regard to the following conclusions:

- The proposal will support the sustainable growth of the existing business, addressing an identified need for additional storage.
- The proposal will not have a significant adverse impact on the character and appearance of the surrounding area and is intended as a temporary solution.
- The proposal will not have an adverse impact on neighbouring residential amenity.
- The proposal will not have an adverse impact on highway safety within the locality and will maintain sufficient car parking.

6.2 The proposed development is consequently held to meet the requirements of policy 2 of the Hinkley and Bosworth Core Strategy (2009), policies DM1, DM10, DM17 and DM18 of the Site Allocations and Development Management Policies DPD (2016), policy 22 of the Earl Shilton and Barwell Neighbourhood Plan, guidance contained within the National Planning Policy Framework.