DELEGATED REPORT

Recommendation Made: 20 May 2011

Reference:- 11/00244/TEMP **Parish:- Hinckley**

Applicant:- Nigel Payne
Paynes Garages Ltd
Watling Street
Hinckley
Leicestershire

Location:- Paynes Garages Ltd Watling Street Hinckley Leicestershire LE10 3ED

Proposal:- RETENTION OF TEMPORARY BUILDING FOR USE AS SALES OFFICE

Introduction:-

Temporary planning permission is sought for the retention of a pre-fabricated unit for the use as a sales office. A period of 5 years is sought.

The sales office has been on the site for a period of 12 years, following planning permission (ref: 96/00174/TEMP) which allowed permission for a period of 5 years and expired on 25th March 2001.

The site is located within the settlement boundary of Hinckley and within a designated employment site, as defined by the adopted Hinckley and Bosworth Local Plan.

The application is accompanied by a Design and Access Statement which states the scale of the proposal reflects the number of offices required for the personnel using it.

Planning History

There are numerous planning applications for this site dating back to the 1970's. The applications relevant to this scheme are:-

11/00246/FUL	Erection of prefabricated building	Pending	
96/00174/TEMP	Retention of Sales Office	Permitted	11/04/96
95/00636/TEMP	Retention of Sales Office	Permitted	21/09/95
90/00975/4	Retention of prefabricated sales office	Permitted	19/10/90

Consultations:-

No comment from:-

Director of Environment and Transport (Highways)
Head of Community Services (Land Drainage)

No objections from:-

Head of Community Services (Pollution)

Development Plan Policies:-

Central Government Guidance

Planning Policy Statement 1 (PPS1): Delivering Sustainable Development.

Planning Policy Statement 4 (PPS4): Planning for Sustainable Economic Growth

Local Development Framework: Core Strategy (2009)

Policy 1: Development in Hinckley

Hinckley & Bosworth Local Plan (2001)

The site is within the settlement boundary of Hinckley as defined in the adopted Hinckley and Bosworth Local Plan.

Policy EMP1: 'Existing Employment Sites'

Policy BE1: Design and Siting of Development

Policy T5: Highway Design and Vehicle Parking Standards

Other Material Planning Guidance/ Documents

The Employment Land Study (2010) identifies Paynes Garage as a key/flagship employment area which should be retained.

Appraisal:-

The site affords employment designation through Policy EMP1 of the Local Plan and as such there is a no-in principle objection to the retention of the sales office, providing all other matters can be adequately addressed.

Given the units location to the rear of No. 542 Coventry Road, the unit is not visible from the access road from Coventry Road and not sited in an prominent location. The unit is small in scale and it retains an appearance acceptable to this employment site setting. The retention of the unit is not considered to give rise to any significant material impacts upon residential amenity or highway safety.

In respect of grants of temporary permission, it is suggested that they be used within caution and should not be used to delay the making of a full and permanent decision on a proposal. As such, it is usually considered necessary to limit the temporary permission to a period of one - two years to ensure that a full and permanent decision be sought or alternative buildings sought.

In this instance, the unit has been erected for a period of 12 years and no harm has been identified in this time. Allowing the unit for period of further 5 years is considered acceptable as it is unlikely to give rise to any further impacts, given its siting, scale and current condition.

Accordingly, the application is recommended for temporary planning permission subject to the imposition of planning conditions.

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 as: it relates to a development on an established employment site for economic development purposes, would not have any significant material impacts upon visual or residential amenity or highway safety.

Hinckley & Bosworth Local Plan (2001):- Policies EMP1, BE1, T5.

Hinckley & Bosworth Borough Council Local Development Framework: Core Strategy (2009): - Policy 1.

1 This permission is limited to a period of five years from the date of this permission. Immediately on the expiry of that period the building hereby permitted shall be removed unless in the meantime a further planning permission has been granted.

2 The development hereby permitted shall not be carried out otherwise than in complete accordance with the amended details: Location and Site Block Plan 111029-A-PL01 Rev A received by the Local Planning Authority on 4 April 2011.

3 The building shall not be used other than for purposes ancillary to the sale of motor vehicles from the garage site.

Reasons :-

1 To ensure a permanent building with a satisfactory external appearance is sought to accord with Policy BE1 of the adopted Hinckley and Bosworth Local Plan.

2 For the avoidance of doubt and in the interests of proper planning.

3 To ensure that the use remains compatible with the surrounding area to accord with Policy EMP1 of the adopted Hinckley and Bosworth Local Plan.

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 As from 6 April 2008 this Authority are charging for the discharge of conditions in accordance with revised fee regulations which came into force on that date. Application forms to discharge conditions and further information can be found on the planning portal web site www.planningportal.gov.uk.

4 All works within the limits of the Highway with regard to the access shall be carried out to the satisfaction of the Southern Area Manager (0116 3052202).

5 This permission allows consent for a period of five years only. At that time, of before it is considered that the applicant should seek a permanent consent.

Contact Officer:- Ebbony Mattley Ext 5691