DELEGATED REPORT

Recommendation Made: 1 December 2011

Reference:- 11/00748/CONDIT **Parish:- Higham On The Hill Parish Council**

Applicant:- Jim Rivers
65B Hopton Street
London
SE1 9LR

Location:- Mira Ltd Watling Street Caldecote Nuneaton Warwickshire

Proposal:- VARIATION OF CONDITION NO.2 OF PLANNING PERMISSION 10/00800/FUL TO ALLOW THE DEVELOPMENT TO BE CONSTRUCTED IN ACCORDANCE WITH ALTERNATIVE PLANS (RETROSPECTIVE).

Introduction:-

This is an retrospective application to vary condition 2 attached to planning permission 10/00800/FUL. The previous application (ref:10/00800/FUL) sought permission for the construction of workshop and associated office block and proving ground control rooms.

Condition 2 required the development to be carried out in accordance with specified plans.

This application proposes to allow the development to be constructed in accordance with alternative plans which propose:-

a) A shall pitched roof over the workshop in lieu of a shallow curved roof;
b) Over door openings in lieu of continuous canopy to workshop;
c) 3 pain units in lieu of single pain windows in the workshop ;
d) Omission of vertical screens to workshop;
e) Relocation of rear workshop door;
f) Size and positioning of rooflight amended;
g) Omission of ground floor conference room doors;
h) First floor office layout amended to include store;
i) Second floor office layout amended.

The application site is located within the established Motor Industry Research Association (MIRA) site which is a unique and extensive motor industry testing facility.

The site of MIRA and its associated grounds are located on Watling Street (A5), between the villages of Higham on the Hill and Fenny Drayton, with the A5 running to the south. The MIRA site covers almost 3 square kilometres in the countryside and there are only a small number of residential properties in close proximity to the site. The site and its employment provision are specifically recognised within the Hinckley & Bosworth Adopted Local Plan (2001).

The application is not accompanied by any documentation.

Planning History

There are numerous planning applications for this site, given MIRA's long and extensive history.

11/00360/OUT	"Technology Park"	Under Consideration – resolved to grant	
10/00800/FUL	Construction of workshop and associated office block and proving ground control rooms.	Approved	06.01.11

Consultations:-

No comments/objections from:-

Higham on the Hill Parish Council
Director of Environment and Transport (Highways)
Directorate of Chief Executive, LCC (Ecology)
Head of Community Services (Pollution)
Head of Community Services (Land Drainage)

Development Plan Policies:-

Central Government Guidance

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

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

Planning Policy Statement (PPS7) 7: 'Sustainable Development in Rural Areas'

Hinckley & Bosworth Borough Council Local Development Framework: Core Strategy 2009

Spatial Objective 1: 'Strong and Diverse Economy'

Hinckley & Bosworth Local Plan 2001

Policy EMP1: 'Existing Employment Sites'

Policy EMP5: 'MIRA, Built Development for Employment Purposes'

Policy EMP6: 'Surface Test Facilities and Landscaping to Proving Ground'

Policy BE1: 'Design and Siting of Development'

Policy NE10: 'Local Landscape Improvement Area'

Policy NE12: 'Landscaping Schemes'

Policy T5: 'Highway Design and Vehicle Parking Standards'

Other Documents

The Employment Land and Premises Study undertaken in May 2010 identifies MIRA as a key business that wants to improve its buildings to enhance its high-tech business image and recommends that the MIRA site is retained for employment uses.

Appraisal:-

The principle of the construction of a workshop, associated office block and proving ground control rooms has already been established through the earlier grant of planning permission (ref: 10/00800/FUL) therefore the main considerations with regards to this application are the impact of the proposed variations to the approved scheme on the design and appearance of the scheme.

No weight can be given to the retrospective nature of this application.

The previous application was considered to be of a design and using materials which reflected its function, whilst also providing a visually attractive development.

The proposed changes b-l as detailed above, by virtue of their small scale would not be to the detriment of the contemporary design and overall aesthetics of the scheme and are therefore acceptable.

The proposed curved roof (detailed as a above) has been amended to show a shallow pitch roof, to the same maximum height of 7.55 metres and it is therefore considered that the scheme is not of a significant visual harm to the surrounding countryside, over and above that of the approved scheme.

It is not considered that the external alterations to the scheme would result in any significant detrimental impacts upon residential amenity. There are no alterations proposed to the access, parking and highway arrangements.

There are no other issues identified which would suggest that the scheme is contrary to development plan policies.

Conclusion

In conclusion, the principle of this development has already been established through the earlier grant of planning permission (ref 10/00800/FUL). Overall by reason of the scale of the proposed changes it is not considered that there are any significant material impacts. Accordingly it is recommended that planning permission be granted, subject to the imposition of the previous 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 is considered that by reason of the scale of the proposed changes would not be detrimental to the appearance of the scheme, appearance of the surrounding landscape, residential amenity or highway safety.

Hinckley & Bosworth Local Plan (2001):- Policies EMP1, EMP5, EMP6, BE1, NE10, NE12, T5.

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

1 This permission relates to the variation of Condition 2 of planning permission reference 10/00800/FUL dated 6 January 2011, a copy of which is appended hereto and the conditions imposed by the decision notice in relation to the previous application shall be deemed to apply to the grant of permission in respect of application 11/00748/CONDIT save in so far as they are amended by virtue of the decision notice in relation to the current application or where variations subsequent to the previous application have been approved in writing by the local planning authority.

2 The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows: Elevations and Sections Drawing No. 09.034.00 (P)-004 Revision B; Ground & First Floor Plans Drawing No. 09.034.00 (P)-002 Revision B; Second, Third & Roof Plans Drawing No. 09.034.00 (P)-003 Revision B received by the Local Planning Authority on 28 September 2011.

Reasons :-

1 To define the permission and to ensure that all other conditions attached to the original consent still apply.

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

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).

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