COMMITTEE EXTRACT

Committee Date: 3 June 2008

Reference:- 08/00353/FUL **Parish:-** Higham On The Hill Parish Council

Applicant:- Mira Ltd
Ms Karen Woodward
Watling Street
Lindley
Higham On The Hill

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

Proposal:- RETENTION OF 1 NO AND ERECTION OF 2 NO TEMPORARY BUILDINGS

Introduction:-

This full application is for three temporary storage buildings within the MIRA site, off the A5, to the north west of Higham on the Hill. The site covers almost 3 square kilometres and is located in open countryside.

The floorspace of the three buildings is 150 sq, metres, 225 sq. metres and 300 sq. metres. The largest building has already been erected, this, together with the 225 sq metre building is located within a secure compound within the site. The smaller building is proposed to be located between two existing buildings. The materials are galvanised steel panels with translucent plastic coated membrane roof.

A Design and Access Statement has been submitted with the application and states that the buildings will be used for the storage of motor vehicles which are in development. Due to the sensitivity the Company require the vehicles to be hidden from view when not being driven on the MIRA proving ground test circuits. The buildings are required for nine months.

History:-

08/00121/FUL	Erection of 4 CCTV towers	Approved	25.03.2008
07/01102/FUL	Erection of 8 CCTV towers	Withdrawn	16.11.2007
07/00090/FUL	Creation of vehicle demonstration area and fence	Approved	19.03.2007
07/00072/FUL	Extension to workshop and fence	Approved	03.2007

The most recent history is shown above. Numerous applications for various development proposals, including 22 temporary buildings applications have been considered previously for the site over the years.

Consultations:-

No objection has been received from:-

Director of Community Services (Ecology)
Director of Highways Transportation and Waste Management
Head of Community Services (Land Drainage)

At the time of writing the report no comments have been received from:-

Higham on the Hill Parish Council

There are no neighbours near to the application site.

Site notice.

Development Plan Policies:-

The site is located in within the open countryside as identified in the adopted Hinckley and Bosworth Local Plan.

Policy NE5 of the adopted Local Plan aims to protect the countryside and only permit development where it is either important to the local economy, cannot be provided within/adjacent an existing settlement, or is for the change of use, reuse or extension of existing buildings. The development should not have a detrimental impact on the landscape, should be in keeping with existing buildings and not generate traffic likely to impact on road safety.

Policy BE1 states that the Borough Council will seek to ensure a high standard of design to secure attractive development and to safeguard and enhance the existing environment.

Policy T5 aims to apply the County Council highway standards and parking standards to new developments.

Policy EMP1 actively seeks to retain certain sites, this site being one, for employment purposes.

Policy EMP5 states that proposals within this area for industrial and research purposes which are related to the MIRA test facility will be granted planning permission subject to there being no adverse effect on the character, appearance and environment of the site and the surrounding area. The proposed development should be an appropriate design, layout and meet parking standards, be adequately landscaped or screened and make satisfactory provision for the storage of waste.

Appraisal:-

The main issues are the principle of the development and impact on the countryside, in particular due to the design and temporary nature of the proposal.

Principle

The proposed buildings are located within the area on site identified in policy EMP5 as being acceptable for uses related to the operation of the MIRA test facility.

Design

The buildings are of a simple design and will assimilate with other existing buildings in close proximity on the site. They are constructed of pale grey steel sheet walls with white coated fabric roofing which is considered to be acceptable for a temporary permission. They would not be suitable for permanent permission because of the roofing materials used.

Location

The buildings will not be visible from the highway or outside of the site. They will not have a significant detrimental impact on the countryside location, although more appropriate permanent solutions should be considered.

Conclusion

In general terms, permanent buildings are preferred, however, this proposal is for a short period only, is required for security of a customer to the site and will not have any significant detrimental effect on the countryside for this short period. It is therefore considered acceptable in policy terms.

RECOMMENDATION :- Permit subject to the following conditions :-

SUMMARY OF DECISION - The proposal is in conformity with Policy/Policies NE5, BE1, T5, EMP1 and EMP5 of the Hinckley and Bosworth Local Plan. Planning permission is granted subject to conditions.

1 The buildings hereby permitted shall be removed and the land restored to its former condition on or before 30th June 2009 in accordance with a scheme of work previously submitted to and approved in writing by the Local Planning Authority.

2 The materials on the external elevations of the proposed temporary buildings hereby approved shall be in accordance with the details contained in the application and approved plans, no alterations or rebuilding is permitted unless otherwise agreed in writing with the Local Planning Authority.

Reasons :-

1 But for the special requirements of the applicant, the Local Planning Authority would not have been prepared to grant permission and the materials to be used in the construction of the building make it unsuitable for a permanent permission.

2 To ensure that the development has a satisfactory external appearance to accord with policy BE1 of the adopted Hinckley & 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.

Contact Officer:- Mrs L Forman Ext 5682

louise - there has been concerns about the number of portable buildings on this site in the past. The approval →

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

Retention of 1 No and
Proposal:- ERECTION OF 3 NO TEMPORARY BUILDINGS
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The floorspace of the three buildings is 150 sq, metres, 225 sq. metres and 300 sq. metres. The largest of the buildings has been erected. The two larger buildings are to be provided within a secure compound within the site. The smaller building is proposed to be located between two existing buildings. ~~They are~~ The materials has been galvanised steel panels and with translucent plastic coated membrane

What?

A Design and Access Statement ~~was~~ submitted with the application ~~which~~ states that the buildings will be used for the storage of motor vehicles which are in development. Due to the sensitivity the Company require the vehicles to be hidden from view when not being driven on the MIRA proving ground test circuits. The buildings are required for a ~~initial period of~~ nine months.

~~Because of the sensitivity of the site, no photographs are available with the presentation.~~

History:

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Consultations:-

No objection has been received from:-

Director of Community Services (Ecology)
Director of Highways Transportation and Waste Management
Head of Community Services (Land Drainage).

At the time of writing the report no comments have been received from:-

Higham on the Hill Parish Council

Site notice NP// There are no neighbours near to the application site.

Development Plan Policies:-

The site is located in within the open countryside, ~~close to Higham on the Hill~~ as identified in the adopted Hinckley and Bosworth Local Plan.

Policy NE5 of the adopted Local Plan aims to protect the countryside and only permit development where it is either important to the local economy, cannot be provided within/adjacent an existing

you have written a ooo 'pro' them, and if MKA are given encouragement on portable buildings, we will have further apps which is not good. Please re-word appraisal so that we are 'reluctantly' supporting them.

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Appraisal:- principle of the development and The main issues are the impact on the countryside, in particular due to the design and temporary nature.

Principle

The proposed buildings are located within the area on site identified in policy EMP5 as being acceptable for uses related to the operation of the MIRA test facility.

Design

The buildings are of a simple design and will assimilate with other existing buildings in close proximity on the site. They are constructed of pale grey steel sheet walls with white coated fabric roofing which is considered to be acceptable for a temporary permission. They would not be suitable for permanent permission because of the roofing materials used.

Location

The buildings will not be visible from the highway or outside of the site. They will not have a significantly detrimental impact on the countryside location, although more appropriate permanent structures should be considered.

Conclusion

The development will not have any significant detrimental effects on the countryside and is considered acceptable on policy terms.

RECOMMENDATION :- Permit subject to the following conditions :-

SUMMARY OF DECISION - The proposal is in conformity with Policy/Policies of the Hinckley and Bosworth Local Plan. Planning permission is granted subject to conditions.

1 The buildings hereby permitted shall be removed and the land restored to its former condition on or before 30th June 2011 in accordance with a scheme of work previously submitted to and approved in writing by the Local Planning Authority.

- could tying down materials. Why 3 years when temp bldgs are not great & they are only asking for 9 months - do 'til June next year.

Reasons :-

1 The materials to be used in the construction of the buildings make them unsuitable for a permanent permission.

Contact Officer:- Mrs L Forman Ext 5682