DELEGATED REPORT

Recommendation Made: 6 April 2009

Reference:- 09/00118/FUL **Parish:- Cadeby Parish Council**

Applicant:- FP McCann
3 Drumard Road
Knockloughrim
Magherafelt
Londonderry

Location:- Ennstone Building Products Ltd Brascote Lane Cadeby Nuneaton Leicestershire

Proposal:- ERECTION OF PARTS STORE

Introduction:-

Planning permission is sought for the erection of a parts store a cement products plant on Brascote Lane, Cadeby which lies outside development limits. The store is of timber construction, measuring 18.7 metres long, 10.6 metres wide with a conventional dual pitched roof with a ridge height of 4.1 metres. Double doors are included on both gable ends with a ramp access on the front entrance (which has yet to be constructed). Windows are included on each elevation.

The application was initially submitted as a change of use application from a canteen to parts store. After a site visit and discussion with the agent it was revealed the existing structure had recently been built and planning permission had not been sought. As a result this application has been amended to a retrospective full application for the erection of a parts store. Additional consultation was not necessary due to the limited impact of the development on the area surrounding the cement plant.

The parts store is located east of the plant's existing access road, 93 metres west of the site entrance. The plant is located within the countryside but the store is surrounded on all sides by quarry works and material storage.

History

02/00359/FUL- Demolition of batching plant and factory, erection of two factory units, new batching plant and extension to storage yard- approved - 18.07.02

96/00808/FUL- Erection of Factory Unit- approved- 13.11.96

97/00347/FUL- Extension to existing factory unit- approved- 25.06.97

04/00152/FUL- Erection of office and canteen buildings- approved- 14.07.04

07/00094/ful- Erection of new office building- approved- 23.04.07

08/10233/PD- Alterations to existing mess room and welfare facility- More details requested- 24.09.08

08/10719/PD- Erection of replacement welfare facility- determined as not PD- 19.12.08

Consultations:-

The Borough Council Environmental Officer has no comment on this application

No response has been received from Cadeby Parish Council or neighbours

Development Plan Policies:-

Hinckley and Bosworth Local Plan

- BE1 (Design and Siting of Development)
- EMP2- Expansion of Existing Employment Uses
- T5 - Highway Design and Vehicle Parking Standards
- NE5- Development in the countryside

Appraisal:-

The central concerns to address within this application relate to design with specific regard to scale, design, materials and architectural features, the impact of the development on the amenity of neighbouring properties and surrounding area and impact on the highway and parking arrangements.

The erection of the parts store is designed to service the storage needs of the existing cement plant and increased pedestrian and vehicular movement around the store is likely to be minimal. No additional personnel are linked to this development and existing car parking provision is considered acceptable.

Quarrying activities stand directly to the east, surface level concrete storage to the south and agriculture stands to the north and west of the parts store. The parts store, due to its location, will not visible from outside the concrete plant or adjacent quarry and as such will have no impact on the character or appearance of the surrounding area or nearby quarrying or agricultural operations.

The parts store does not exceed the height of adjacent storage and office structures and has a floor area which does not dominate the site. The timber design of the store, whilst a departure from the steel and aluminium construction of nearby buildings, would not be detrimental to the character of this industrial site.

Overall development would be acceptable in terms of design, impact on the surrounding area, neighbours amenity and highway safety.

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 and would not harm the character or appearance of the area, the amenity of neighbouring occupiers or highway safety.

SUMMARY OF DECISION - The proposal is in conformity with Policies BE1, EMP2, T5 and NE5 of the Hinckley and Bosworth Local Plan. Planning permission is granted.

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 6th 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. List of plans used in the determination of this application:-
Drawing numbers:- PD 01, WD 02, PD 03 and PD 04

Contact Officer:- David Kiernan Ext 5898