

PLANNING STATEMENT

PROPOSED CHANGE OF USE OF LAND TO A CHILDMINDING BUSINESS (MAXIMUM 8 CHILDREN) WITH THE ERECTION OF A SINGLE STOREY BUILDING

STRAWHALL FARM, STANTON LANE,
ELLISTOWN LE67 1FF

REF. 986-SLS-PS (-)



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1.0 INTRODUCTION & PURPOSE

- 1.1 The Planning Statement is to support the submission for a Full Plans application for the Change of use to a Childminding Business with the erection of single storey building at Strawhall Farm, Stanton Lane, Ellistown LE67 1FF
- 1.2 The justification for the change of use is for small business for Childminding for up to a maximum of 8 children.

2.0 PLANNING GUIDES

- 2.1 The main relevant policies to be considered alongside national policies and guidance are as follows:

Site Allocations and Development management policies DPD (SADMP)

- Policy DM1: Presumption in favour of sustainable development
- Policy DM4: Safeguarding of the Countryside and Settlement Separation
- Policy DM6: Enhancement of Biodiversity and Geological Interest
- Policy DM10: Development & Design
- Policy DM17: Highways and Transportation
- Policy DM18: Vehicle Parking Standards

National Planning Policies and Guidance

- National Planning Policy Framework (NPPF) 2026
- Planning Practice Guidance

3.0 SITE ASSESSMENT

- 3.1 Ellistown is a village and civil parish about 4 miles (6.4 km) southeast of Coalville, in the Hinckley and Bosworth district in Leicestershire.

The application site is located 1.7 miles from Stanton Under Bardon and 1.7 miles South East of Ellistown.

- 3.2 The application site is accessed off Stanton Lane and the site being known as Strawhall Farm, which was once part of a working farm many years ago but now does not operate as a farm.
- 3.3 The area of land is approximately 3.6 Acres (1.4 ha) and it is considered that the land was originally used as Agricultural land connected to Strawhall Farm before being sold off but the land is likely to fall within the open Countryside given its location.
- 3.4 The application site itself excluding access is only 955m² in size and already retains a gravel parking area, which is also used for passing of vehicles up the private lane. The application site is mainly grass land with an existing gated access gravel track leading to the fields at the rear of the Residential home within the curtilage of the site. There is an existing concrete base that was used for temporary shipping container storage, which was specifically used for personal home storage but have now been removed.
- 3.5 The application site and Strawhall Farm itself is accessed via a relatively long and private Lane solely for the residents of the land and not serving any other neighbouring lands.
- 3.6 The land is bounded by open Country fields and almost obscured visually from Stanton Lane and surrounding area.
- 3.7 To the Northwest of the application site there is a large expansive Solar Farm, and land off Victoria Road and West Lane was developed for Mega-factories with Vistry Works warehouse space amounting to circa 365,000 Sqft and at the same site VF Northern Europe has a warehouse space amounting to circa 600,000 Sqft formally being open countryside.

Directly North of the application site and over the road off Stanton Lane the land is currently being developed also with Mega-factories for industrial purposes with size of warehouses upto 965,000 Sqft.

4.0 SITE LOCATION PLAN & PHOTOS

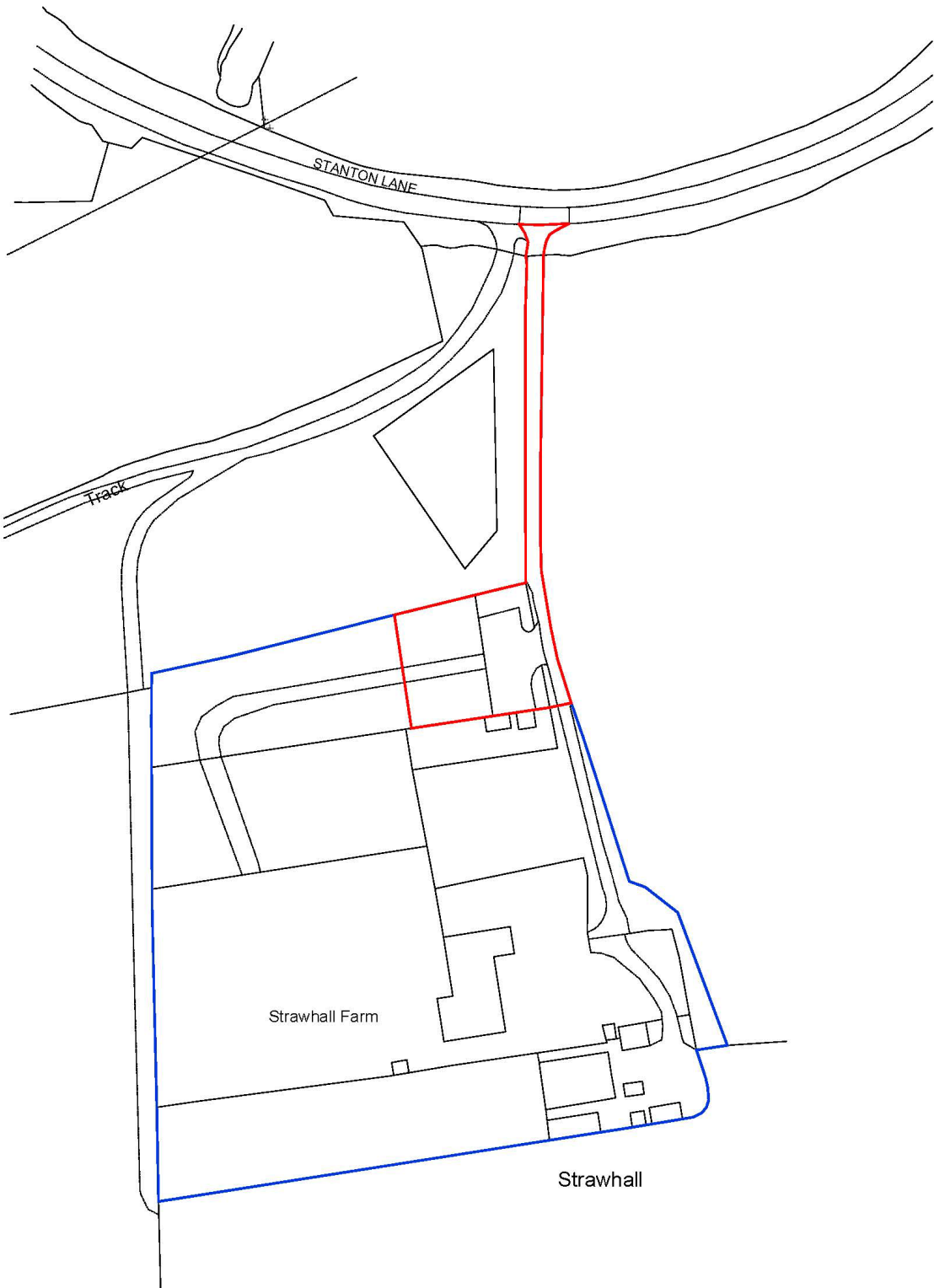


Fig. 1 Location Plan



Fig. 2 Existing entrance



Fig. 3 Existing gravel parking area and passing area



Fig. 4 Existing grass and gravel track with mature tree line along boundary

5.0 THE PROPOSAL

- 5.1 The proposal is to occupy the land with a small-scale Childminding Business with a maximum of 8 children based on the size of building to accord with Ofsted Regulations but the business will initially accommodate 6 children with a view of taking on a further 2 children in the future.

There will be 1 full time employee to manage 6 children and with a view of taking on a further 2 children in the future, this will lead to further employment of staff.

6.0 THE DESIGN

- 6.1 The building layout will be generally open plan with a small Kitchen incorporating a Fridge and Microwave and there will also be a separate Wc.

The structure will incorporate a number of doors and windows to promote natural light and as well provide means of escape. The roof will be mono-pitched with a slight fall across the roof, and the scale of the structure will be single storey.

The proposed external wall materials will consist of horizontal Anthracite Cladding and the roofing will be constructed with black metal box roofing sheets as per Fig. 5 below.



Fig. 5 Proposed Cladding

The business opening times shall be Monday to Friday from 7.30am till 5pm.

A proposed energy efficient low glare entrance light will be located on the building to help with the dark morning and early evenings. The driveway currently has lights that come on at night automatically when a car breaks the beam at the top of the drive which is on a timer currently and they turn off if no movement has been detected after 3 minutes to minimize light pollution. The new light on the building can be wired into the already existing automated lights from the driveway.

The potential impact of light pollution from the proposal in comparison to the Mega-built factories are somewhat very minor.

To support the business daily activities there would be a secure rear garden with play area that will be covered in Astro-turf and also just across from the Nursery building there will be a Wild Life Garden and Nature area where the children can learn all things nature and even grow their own vegetables.

New fencing and gates will be erected to make the area secure, which will be 1.2m high with a feather edge fence boarding as a finish.

7.0 ACCESS

- 7.1 Access to the site will be via the existing Private Lane with suitable parking for a staff vehicle and sufficient space for dropping off children and turning within the site.

The trip numbers generated would be a maximum of 8 vehicles to equal the number of children that can be cared for at the Childminders but that could be less if there are siblings that share the same vehicle.

With being a small Childminders, the vehicle trip numbers are low and as there is not sufficient passing of 2 cars via the existing lane, then all parents will have pre agreed drop off and collection times, and this in turn omits access issues.

8.0 ECOLOGY

- 8.1 No trees or hedges will be impacted by the proposals and therefore there will be minimal impacting on Ecology as a whole.

9.0 DRAINAGE

- 9.1 The proposed foul drainage will connect to a proposed septic tank drainage system and the Surface water run-off from the building can either connect to the existing system or to a soakaway on the land.

The site is not with any Flood zones that would impact on the site.

10.0 PLANNING HISTORY

- 10.1 USE OF PREMISES AS GENERAL DOG BOARDING ESTABLISHMENT
Straw Hall Farm Ellistown Lane Stanton Under Bardon
Ref. No: 79/02246/4 | Validated: Mon 29 Oct 1979 | Status: Permitted

- 10.2 ERECTION OF BUILDINGS FOR USE AS A CATTERY STORES AND
GARAGE Straw Hall Farm Ellistown Lane Stanton Under Bardon
Ref. No: 81/00272/4 | Validated: Wed 04 Mar 1981 | Status: Permitted

- 10.3 ERECTION OF DOG BOARDING KENNELS Straw Hall Farm Ellistown Lane
Stanton Under Bardon Ref. No: 81/00271/4 | Validated: Wed 04 Mar 1981 |
Status: Permitted

11.0 NATIONAL PLANNING POLICY FRAMEWORK

- 11.1 National Planning Policy Framework The NPPF sets out the Government's planning policies for England and sets out how they are expected to be applied. The NPPF took immediate effect.
- 11.2 Paragraph 2 of the NPPF states that 'The planning system should be genuinely plan-led. Preparing and maintaining up-to-date development plans should be seen as a priority for providing housing and other development in a sustainable manner. The plan-making policies in the Framework must be taken into account in preparing any part of the development plan.'
- 11.3 'Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise¹. The national decision-making policies in this Framework are a material consideration in making these decisions and should be read alongside the policies in the development plan. Planning decisions must also reflect relevant international obligations and statutory requirements, as must the preparation of development plans².'
- 11.4 Paragraphs 17 outlines: 'Achieving sustainable development means that the planning system has three overarching objectives in providing for the homes, commercial development, facilities and infrastructure which society needs.'
- a. An economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
 - b. A social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible community facilities, public service infrastructure and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
 - c. An environmental objective – to support efforts to mitigate and adapt to climate change, including moving to a low carbon economy; and to protect and enhance our natural, built and historic environment, including making effective use of land, improving biodiversity, using natural resources prudently, and minimising waste and pollution.

12.0 PLANNING POLICY APPRAISAL

- 12.1 In accordance with the National Planning Policy Guidance (NPPG), the level of detail presented in this statement is proportionate to the scale and complexity of the application.
- 12.2 Policy DM1 of the SADMP and the NPPF seek to support and provide a presumption in favour of sustainable development and given that the proposal is to support a Commercial business as a small Childminding business that would support the local Community, which would serve the local areas of Stanton under Bardon, Ellistown and could potentially support the Employees of local business's that have children and require care to suite their workings hours.

12.3 Policy DM4 of the SADMP states that:

To protect the intrinsic value, beauty, open character and landscape character, the countryside will first and foremost be safeguarded from unsustainable development.

Development in the countryside will be considered sustainable where:

- a) It is for outdoor sport or recreation purposes (including ancillary buildings) and it can be demonstrated that the proposed scheme cannot be provided within or adjacent to settlement boundaries; or
- b) The proposal involves the change of use, re-use or extension of existing buildings which lead to the enhancement of the immediate setting; or
- c) It significantly contributes to economic growth, job creation and/or diversification of rural businesses; or
- d) It relates to the provision of stand-alone renewable energy developments in line with Policy DM2: Renewable Energy and Low Carbon Development; or
- e) It relates to the provision of accommodation for a rural worker in line with Policy DM5 - Enabling Rural Worker Accommodation.

and:

- i) It does not have a significant adverse effect on the intrinsic value, beauty, open character and landscape character of the countryside; and
- ii) It does not undermine the physical and perceived separation and open character between settlements; and
- iii) It does not create or exacerbate ribbon development;
- iv) If within a Green Wedge, it protects its role and function in line with Core Strategy Policies 6 and 9; and
- v) If within the National Forest, it contributes to the delivery of the National Forest Strategy in line with Core Strategy Policy 21

The policy goes on to say that forms of development considered to be sustainable include outdoor sport and recreation. Therefore, it is considered that a small-scale equestrian use would form a development that would be supported by policies DM1 and DM4 and the NPPF.

In support of Policy DM4 it is considered that due to the size of the building proposed and scale it would be considered to have minimal impact on the Countryside and somewhat well hidden within the landscape and not seen from Stanton Lane

The proposals would align with section (c) of Policy DM4 as it contributes to economic growth, job creation and diversification of a rural business.

The proposals do not undermine the physical and separation and open character between settlements or create any such ribbon development in the landscape with being minimal development of the immediate land area but in comparison to what is being developed across from Stanton Lane, then the proposal of a small Childminding Business on scale is far less of an impact on the Countryside. Therefore, it is considered that the application accords with Policy DM4.

- 12.4 Policy DM10 seeks to ensure new development compliments or enhances the surrounding area with regard to layout, scale, density, mass, design, materials and architectural features.

It is considered that the small scale and use of sympathetic materials typically associated with buildings within the countryside complements the character of the surrounding area. Therefore, it is considered that the application accords with Policy DM10.

12.5 Policy DM6 seeks to address Enhancement of Biodiversity and Geological Interest. The proposal is considered little impact on the landscape by the proposals and that such enhancements should not be required. Therefore, it is considered that the application accords with Policy DM6. However, a Wildlife Garden and small nature area will be provided within proposals to support the Biodiversity and eco-systems of the land, which will include:

- Vegetable patches
- Water feature
- Insect hotel
- Uncut grass areas
- Mix of wild flowers
- Log piles
- Bird and Bat Boxes

12.6 Policy DM17 seeks to address Highways and Transportation. As previously outlined under section 7 of Access in this document, the trip numbers generated would be a maximum of 8 vehicles to equal the amount of children at its capacity, that can be cared for at the Childminders but that could be less if there are siblings that share the same vehicle. With being a small Childminding Business the vehicle trip numbers are low and as there is not sufficient passing of 2 cars via the existing lane, then all parents will have pre agreed drop off and collection times, and this in turn omits access issues.

The access for the Childminders off the private lane also serves as a safe passing place between the existing dwelling and the main access off Stanton Lane.

The land in parts was previously used as a Cattery and Kennels and the trip generation for such proposals would have generated similar or more trips to outline the previous uses of the site. For clarity the former uses are not operating anymore.

This demonstrates that there is not a significant adverse impact upon the existing highway safety and therefore, it is considered that the application accords with Policy DM17.

12.7 Policy DM18 seeks to address Vehicle Parking Standards and proposals for new development will be required to provide an appropriate level of parking provision. It is considered that there is sufficient amount of parking and turning within the site 'as existing'. Therefore, it is considered that the application accords with Policy DM18.

13.0 CONCLUSION

- 13.1 The proposals should be valued as a positive contribution in creating economic job growth and a rural business that can serve local residents of Stanton under Bardon and Ellistown, and further employees with children whom work at local business's close to the site.
- 13.2 It is considered the development complies with National and Local Planning Policies. The Council's decision on the planning application must be taken in accordance with the development plan unless material considerations indicate otherwise.
- 13.3 It is respectfully requested that planning permission is granted.



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