DELEGATED REPORT

Recommendation Made: 13 June 2011

Reference:- 11/00451/C **Parish:- Nailstone Parish Council**

Applicant:- Mr Chris Waterfield
Room 700
County Hall
Glenfield
Leicester

Location:- Nailstone Area Transport Depot Ibstock Road Nailstone Nuneaton Leicestershire

Proposal:- USE OF LAND FOR THE STORAGE OF HIGHWAY SURFACE DRESSING CHIPPINGS - NAILSTONE DLO, IBSTOCK ROAD, NAILSTONE
COUNTY COUNCIL IDENTITY NUMBER: 2011/L498/04

Introduction:-

This is a Leicestershire County Council application for the use of the land at the Nailstone Highway Depot, Ibstock Road, Nailstone to accommodate the stockpilling of surface dressing chipped used for road maintenance.

The application site is located adjacent to the main A447 (Ibstock Road). It is a large site, located outside the settlement boundary in the open Countryside and is used for the storage of Highway Authority vehicles and equipment.

The application is accompanied by a Design and Access Statement which refers to the storage of materials will be the final position after all phased alteration works at the site have been completed.

Relevant Planning History: -

76/01581/4	Use of land for the packing and storage of highways maintenance materials	Approved	24.12.76

Consultations:-

Consultations are not applicable as the Local Planning Authority has been consulted by Leicestershire County Council.

Development Plan Policies:-

Local Development Framework: Core Strategy (2009)

Policy 12: Rural Villages

Hinckley & Bosworth Local Plan (2001)

Policy BE1: Design and Siting of Development

Policy T5: Highway Design and Vehicle Parking Standards

Policy NE5: Development in the Countryside

Policy NE10: Local Landscape Improvement Area

Appraisal:-

The site is an existing transport depot and as such there is no in-principle objection to the change of an area of land for the storage of highway surface dressing chippings.

The area is intended to cover 20 by 30 metres in area to a height of 3 metres and sited to the western side of the Depot. Given the established nature of the site and a range of workshops and barns it is considered that the proposal would largely be viewed in conjunction with the backdrop of the site as a whole. As such it is not considered that the storage of highway surfacing would result in a significant detrimental impact upon the character and appearance of the surrounding landscape, over and above that already exerted by the existing premises.

The site falls within a local landscape improvement area and as such, Policy NE10 requires that any development should include comprehensive landscaping proposals. It is not considered necessary to require additional landscaping given the relatively minor scale of the proposed works in comparison to the existing larger site and the existing planting which already exists on site along the western periphery.

It is considered that this application offers an opportunity to improve (by way of a painted finish) the existing unattractive boundary treatments on site and that this should be considered in the determination of the application.

The accompanying Design and Access Statement refers to an anticipated increase of 100 lorry movements between March and mid September. Given this is spread over a 6 month period this is unlikely to significantly impact upon the road network. The comments of Leicestershire County Highways Authority are important in the determination of the application.

Accordingly, it is not considered that the proposal would detrimentally affect the appearance of the character of the surrounding area and there are no issues identified which would suggest that the scheme would be contrary to development plan policies.

As such Hinckley and Bosworth Borough Council have no objections to the application.

RECOMMENDATION:- That the Leicestershire County Council be advised that Hinckley & Bosworth Borough Council has the following comments to make:-

Reasons :-

1 Hinckley and Bosworth Borough Council has no objection in principle to the change of use of an area of land for the storage of highway surface dressing chippings, however improvements to the existing boundary treatments should be sought.

Contact Officer:- Ebbony Mattley Ext 5691