

Delegated Report

Planning Ref: 24/00192/FUL
Applicant: Mr Grant Godwin (VCA Midlands)
Ward: Ambien



Hinckley & Bosworth
Borough Council

Site: Vehicle Certification Agency, Horiba MIRA Ltd,
Mira Drive, Lindley

A Borough to be proud of

Proposal: Proposed temporary (10 years) B8 warehouse structure.

1. Recommendations

1.1. Grant planning permission subject to:

- Planning conditions outlined at the end of this report.

2. Planning Application Description

- 2.1. Planning permission is sought for the erection of a temporary building for storage. The building is L-shaped with a maximum width of 8m, depth of 17m and measures 5m at eaves height and 5.7m at the ridge. The total floorspace provided would be 128m². The building would be constructed of white sheet steel panels.

3. Description of the Site and Surrounding Area

- 3.1. Horiba 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 to the south. The Horiba Mira site covers almost 3 square kilometres. The application site comprises an area of land adjacent to the A5, within the curtilage of the designated Mira Enterprise Zone.
- 3.2. The site lies behind an existing modular building to the north east of the main entrance on the A5, comprising previously develop land in the countryside within an established complex of industrial and office buildings and car tracks for testing.

4. Relevant Planning History

- 4.1. The site has a vast comprehensive planning history, however the applications most relevant in this case are:-

12/00829/FUL	Erection of one new modular building and one temporary cabin	Permission	19.11.2012
03/00619/FUL	Erection of portable building for Vehicle Certification Agency	Permission	13/01/2004

5. Publicity

- 5.1. A site notice was also posted within the vicinity of the site. There are no neighbours in the vicinity of the site.
- 5.2. No comments received.

6. Consultation

- 6.1. No objection have been received from:-
- Leicestershire County Council (Highways)
HBBC Environmental Health (Pollution)
HBBC Waste
HBBC Drainage

7. Policy

7.1. Site Allocations and Development Management Policies DPD (2016)

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM4: Safeguarding the Countryside and Settlement Separation
- Policy DM6: Enhancement and Biodiversity and Geological Interest
- Policy DM7: Preventing Pollution and Flooding
- Policy DM10: Development and Design
- Policy DM13: Preserving the Borough's Archaeology
- Policy DM17: Highway Design
- Policy DM18: Vehicle and Parking Standards
- Policy DM19: Existing Employment Sites

7.2. National Planning Policies and Guidance

- National Planning Policy Framework (NPPF) (2023)
- Planning Practice Guidance (PPG)

8. Appraisal

8.1. Key Issues

- Assessment against strategic planning policies
- Impact upon the character of the area
- Impact upon neighbouring residential amenity
- Impact upon highway safety
- Impact upon ecology
- Flooding and drainage
- Archaeology

Assessment against strategic planning policies

8.2. This site is an allocated employment site HIG17, within the Site Allocations and Development Management Policies (SADMP) and therefore the principle of employment development in an allocated employment site is considered sustainable.

8.3. Policy DM19 of the SADMP states – “Proposals for the development of ‘B’ uses (including ancillary areas) within designated employment sites will be supported where they accord with other policies of the plan.” The proposed building is to enhance further storage facilities within the site on an existing hard surfaced area.

8.4. The proposal is therefore considered acceptable in principle in accordance with Policy Dm19 of the SADMP.

Impact upon the character of the area

8.5. Policy DM10 of the SADMP require development to complement the character of the surrounding area with regard to scale, layout design and materials and incorporate landscaping where this would add to the quality of the scheme. Policy DM4 of the SADMP supports certain forms of development in the countryside.

8.6. The MIRA site, because of the highly competitive and therefore confidential nature of the testing that takes place within the site, it is already well landscaped which

results in a site that from the outside offers very limited visual viewpoints. Accordingly, any development within the site is unlikely to be easily seen from outside the site. There are obviously seasonal changes to the landscape cover which allow greater views into the site but generally these views are only partial glimpses of activity rather than key open views.

- 8.7. The proposed building is ancillary and subordinate to the existing modular building and echoes its design in terms of the simple, modular appearance and materials (steel panels and roller shutters with a pitched roof).
- 8.8. The proposed temporary building would be seen in the context of the existing built-up development as part of the existing employment site of MIRA and the neighbouring building. Any views of the site from public vantage points would be very limited at most, and the degree of harm is therefore considered negligible. Overall, the proposal results in an appropriate design which is considered to be in accordance with Policy DM4 and DM10 of the SADMP.

Impact upon neighbouring residential amenity

- 8.9. Policy DM10 of the adopted SAMP seeks to ensure that development does not adversely affect the privacy and amenity of neighbouring properties.
- 8.10. Due to the location of the proposal within the centre of the site, there are no residential dwellings in the vicinity. Therefore, the proposed building would not have any impact upon residential amenity and is in accordance with Policy DM10.

Impact upon highway safety

- 8.11. Policy DM17 and DM18 of the SADMP states that proposals ensure that there is adequate provision for on and off-street parking for residents and visitors and there is no impact upon highway safety.
- 8.12. The site will be accessed by an existing access to the wider MIRA site, and the proposed development would not lead to an intensification of this access or the associated parking area. Furthermore, Leicestershire County Council (Highways) raises no objection to the proposal.
- 8.13. For the reasons outlined above, the proposal is considered to be in accordance with Policies DM17 and DM18 of the SADMP.

Flooding and drainage

- 8.14. Policy DM7 of the SADMP seeks to prevent development from resulting in adverse impacts on flooding by ensuring that development does not create or exacerbate flooding.
- 8.15. The proposed building is to be sited on an existing area of hardstanding within Flood Zone 1 and would not lead to the creation of any further hardstanding which could lead to issues regarding flooding or drainage. There is no objection from the HBBC Drainage Officer. On this basis, the proposal is considered to lead to no risk of flooding and drainage issues subject to conditions and in accordance with Policy DM7 of the SADMP.

Other matters

- 8.16. The proposal is sited on existing hardstanding and does not involve and demolition or modification to an existing structure, therefore LC Archaeology and LCC Ecology have not been consulted as part of this application.

9. Equality Implications

9.1. Section 149 of the Equality Act 2010 created the public sector equality duty. Section 149 states:-

(1) A public authority must, in the exercise of its functions, have due regard to the need to:

(a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;

(b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;

(c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

9.2. Officers have taken this into account and given due regard to this statutory duty, and the matters specified in Section 149 of the Equality Act 2010 in the determination of this application.

9.3. There are no known equality implications arising directly from this development.

10. Conclusion

10.1. The application is in response to on-going improvements, expansion and modernisation of a locally significant and allocated employment site, the development of which in principle is beneficial to both the local and wider economy. The development would resemble the appearance existing and surrounding site and is reflective of the wider surrounding built form. The development would not have any adverse impacts in terms of character or visual amenity of the surrounding area or landscape and raises no significant adverse impacts with regard to highway safety. It is considered that the proposal would not have any adverse impact upon ecology, drainage, archaeology or the amenity of neighbouring residential occupier. The proposal is therefore in accordance with Policy DM1, DM4, DM6, DM7, DM10, DM13, DM17, DM18 and DM19 and is therefore recommended for approval subject to conditions.

11. Recommendation

11.1. **Grant planning permission** subject to:

- Planning conditions outlined at the end of this report.

11.2. Conditions and Reasons

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

2. This permission is limited to a period of ten years from the date of this decision. The storage building hereby permitted shall be removed and the land restored to its former state on or before 25th April 2034 in accordance with a scheme of work, which shall be submitted to and approved by the Local Planning Authority at least 3 months prior to its removal.

Reason: The permission hereby granted is for temporary siting of a storage building only, and further permission would be required for permanent siting of the building and its subsequent assessment under Policies DM4 and DM10 of the adopted Site Allocations and Development Management Policies DPD.

3. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:

- Proposed Site Location Plan - Dwg. No. 19712-WGT-V1-00-DR-Y-003 - Rev B (Received 29/02/24)
- Proposed Site Layout Plan - Dwg. No. 19712-WGT-V1-00-DR-Y-001 - Rev B
- Proposed General Arrangement – Proposed Plan & Elevations – Dwg. No. 19712-WGT-V1-00-DR-Y-002 - Rev B
- Mezzanine Floor – Dwg. No. 19712-WGT-V1-00-DR-Y-004 - Rev B
- Floor Plan Setting Out and Levels – Dwg. No. 19712-WGT-V1-00-DR-Y-005 – Rev A

Reason: To ensure a satisfactory appearance and impact of the development to accord with Policy DM10 of the adopted Site Allocations and Development Management Policies DPD.

4. The materials to be used on the external elevations of the proposed building shall accord with the approved details within the application particulars, approved plans, and application form.

Reason: To ensure that the development has a satisfactory external appearance to accord with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document.

Informatives

1. The approved development may require Building Regulations Approval, for further information please contact the Building Control team via e-mail at buildingcontrol@hinckley-bosworth.gov.uk or call 01455 238141.