COMMITTEE EXTRACT

Committee Date:

Reference:- **08/01125/FUL** **Parish:-** **Twycross Parish Council**

Applicant:- **Rare Limited**
Manor Park
Twycross
Atherstone
Warks

Location:- **Rare Ltd Manor Park Twycross Atherstone Leicestershire**

Proposal:- **TEMPORARY SITING OF PORTAKABIN OFFICES.**

Introduction:-

This application seeks permission for the renewal of a temporary planning permission for a two storey office portable office building at Rare Ltd at Twycross.

Rare Ltd occupies a prominent position in the open countryside. The site benefits from planning permission for the development of computer gaming software.

The temporary buildings are required as the development of planning permission 05/00572/FUL for a additional barn unit on site (that benefits from permission for conversion to offices) is yet to be completed. The application confirms that the buildings are not required for additional employees but merely to provide office space during the ongoing conversion works.

Planning history

06/01353/FUL Temporary Siting of portable building
05/00572/FUL Extension to administrative block and extension of barn

Consultations:-

None

Development Plan Policies:-

BE1
NE5

Appraisal:-

Given that work on the construction of the barn building is outstanding and that the planning permission remains valid until 2010, there is a need for the continuation of on site provision of office space for the current employees. This application seeks to provide temporary office accommodation to maintain the economic viability of the continual development of this employment facility.

The issuing of temporary planning permissions is subject to advice contained with Circular 11/95 which generally suggests that a development will either be acceptable or not and the temporary permission option should only be used when there is sound justification to do so. In this case a further temporary permission is sought to enable the portacabin office accommodation and the sites employment capability is maintained whilst the refurbishment and commencement of works on the extant planning permission takes place. Whilst the granting of a second temporary permission for 2 years is somewhat unusual, in this case there is sufficient justification given the sites employment use and the wider economic situation.

Consideration has been given to the possibility of granting a permanent permission for the prortcabin office building, however this will mean that the building be retained in perpetuity alongside the 2005 office building should this be implemented. This will significantly increase the employment provision at this countryside site for which there is no justification for.

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 be to the harm of the amenities of others or the character and appearance of the countryside.
Hinckley & Bosworth Borough Council Local Plan (2001) :- BE1 and NE5

1 The development shall expire two years from the date of this permission. Immediately on the expiry of that period the building hereby permitted shall be removed unless in the meantime a further planning permission has been granted.

Reasons :-

1 But for the special circumstances of the applicant and the extant planning permission ref: 05/00572/FUL for permanent office development at the site, the Local Planning Authority would not have been prepared to grant permission for further unjustified commercial and office development at this isolated countryside site.

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:- 068/06/1, LPA-01, HD/5681/03.

5 The Borough Council grants this temporary planning permission to allow for the ongoing provision of office space, in light of the extant planning permission ref: 05/00572/FUL that exists for permanent office accommodation at the site. Should the 2005 planning permission for permanent office accommodation not be implemented the Borough Council is not likely to look favourably on any application for the further renewal of temporary office accommodation as it is not within the wider interests of maintaining the character and appearance of the countryside and countryside planning policy, at both local and national level. The Borough Council's intention is to achieve a high quality, well designed, permanent office provision on site and not one characterised by temporary buildings.

Contact Officer:- James Hicks Ext 5762