DEVELOPMENT SERVICES
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The Alexandra Stone Company Ltd

Replacement & Extension of Existing Industrial Building located at Desford Lane, Kirby Muxloe

PLANNING POLICY STATEMENT

December 2007

White Young Green



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Project:	Replacement & Extension of Existing Industrial Building located at Desford Lane, Kirby Muxloe, Leicestershire
Job Number:	A030840
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Approved for issue by: David Lowin

Signed: ..... Date: 5 December 2007

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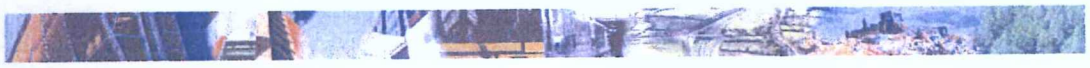


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1.0 Introduction

Background / Scope and Purpose

1.01 This statement has been prepared in connection with a planning application submitted on behalf of the Alexandra Stone Company Ltd for the replacement and extension of one of their existing industrial buildings located at their concrete manufacturing plant at Desford Lane, Kirby Muxloe, Leicestershire.

1.02 The Alexandra Stone Company Ltd is a subsidiary of the Castacrete group of companies. Alexandra Stone traditionally manufactured commercial kerb and flag concrete paving products but now specialises in conservation and decorative paving and walling, imperial size paving and bespoke projects. The company supplies its products to builder's merchants, garden centres and DIY outlets throughout the UK. The Castacrete group manufactures from four sites in total including the subject application site and three other sites located in Halesowen, Bristol and Rochester, Kent.

1.03 The application proposals will enable the provision of a new replacement building to be used for storage/ curing purposes and to house a new wet cast machine, together with the construction of a new cement silo, aggregate bins and aggregate conveyor. This will enable a much needed modernisation and upgrade to their existing out-dated facilities, thus enabling the company to remain competitive and so that they can continue to succeed and expand in the domestic market.

1.04 The application site is allocated as an 'Existing Employment Site' in the adopted Hinckley & Bosworth Local Plan and is considered by the Local Planning Authority to be an acceptable employment location. The site falls just within the Borough boundary for Hinckley & Bosworth on its eastern edge.

1.05 Various pre-application discussions have taken place with planning officers at Hinckley & Bosworth Borough Council which has established the key planning issues to be dealt with in respect of this proposal. In the light of these discussions, this statement provides an analysis against requirements of relevant planning policy contained within the development plan and national planning policy guidance, and how the proposed development meets the aspirations set out for this site by the Council.



1.06 In addition to this planning policy statement, a separate report has been prepared by Boreham Consulting Engineers and is being submitted in support of this application. This examines in detail the transport implications of the proposed development.

Content of Report

1.07 The structure of the remainder of this report is as follows:

Section 2: provides a description of the application site, its planning history and the proposed development;

Section 3: provides a summary of the planning policy framework of relevance to this proposal;

Section 4: evaluates the application scheme in the light of the prevailing planning policy context; and

Section 5: summarises the principal findings and sets out the key conclusions.

1.08 Plans, photographs and other supporting material is contained in the appendices bound at the back of this report.



2.0 The Development Proposals

The Application Site

2.01 **Appendix A** illustrates the location of the application site in the context of its surroundings. The site is located approximately 1.2km to the north west of Kirby Muxloe and approximately 1km to the south west of Ratby, Leicestershire. The site is irregular in shape and comprises an area of land extending to approximately 5.75 hectares which slopes downwards from north-west to south-east. The site lies to the south east of Desford Lane off which vehicular access/egress is taken.

2.02 The site falls just within the administrative boundary for the Borough of Hinckley & Bosworth on its eastern edge. It is surrounded by open countryside as defined on the adopted Local Plan Proposals Map and is bounded by a dismantled railway line to its south. The area to the north west of the site beyond Desford Lane is defined on the proposals map as 'National Forest'. However, the site itself does not fall within either of the above designations and is allocated as an 'Existing Employment Site' on the adopted Local Plan Proposals Map.

2.03 The site currently consists of three main buildings, a staff/customer car park and large areas of open hard-standing which are partly used for storage purposes. The largest of the three buildings is the main concrete manufacturing block plant which is situated to the south east of the site and is used for production, curing and storage purposes. This building is now over 80 years old and is in desperate need of updating. The second largest building in terms of footprint is the 'top works' which was built approximately 60 years ago and comprises a cement silo and aggregate tower which is the tallest of the structures on this site being approximately 13.75 metres in height. The third building consists of a reception area, showroom and offices and is situated between the other two buildings at the centre of the site. The existing buildings have a total floor area of approximately 8,731 square metres. Photographs of the existing buildings on site are attached at **Appendix B**.

Planning History

2.04 The application site has an established industrial use having been in use for industrial purposes since the 1920s. The Alexandra stone Company bought the



site in 1929 and has been operating from this site ever since.

2.05 The planning history for the site relates entirely to the use of this site by the Alexandra Stone Company Ltd. Planning applications of relevance include the following:

2.06 Full planning permission (ref no: 87/0756/4) was applied for by the Alexandra Stone Company Ltd. in July 1987 for the 'change of use of land as delineated on the site plan from a field to a new car park for customers and employees together with a change of use of an existing car park to the creation of a compound (marked by a 2.4 metre high security fence on the boundary) for use as a retail outlet associated with goods produced at the factory and for larch top fences and plastic ponds'. This application was approved by Hinckley & Bosworth Borough Council in September 1987 subject to a total of eleven conditions.

2.07 A retrospective planning application (ref no: 88/0992/4) was submitted to Hinckley & Bosworth Borough Council by the Alexandra stone Company Ltd. in order to regularise development that was undertaken in April 1988. This development comprised the 'construction of six aggregate storage bins with weatherproof covers for the production of concrete products'. The application was approved by the Council in September 1988 subject to a total of three conditions.

2.08 An outline planning application (ref no: 93/0535/4) was submitted to Hinckley & Bosworth Borough Council on behalf of the Alexandra Stone Company Ltd in June 1993 for 'industrial development (Classes B1 and B2) and the construction of a new access onto Desford Lane'. This was approved by the Council in September 1993 subject to a total of eighteen conditions.

2.09 In July 1996, a planning application (ref no: 96/00578/FUL) was submitted to the Council for 'the erection of a cement silo and alterations to the elevation of a building'. This was granted permission by the Council in August 1996 subject to a total of two conditions.

2.10 The above planning applications are the most significant applications to have been submitted at the site since the mid 1980s. Other minor applications have also been submitted over the years by the Alexandra Stone Company Ltd, all of which relate to the existing industrial use of the site.



The Proposed Development

2.11 The application proposal is for the demolition of part of the existing industrial building situated at the centre of the site and for its replacement by a new and extended building to be used for concrete manufacturing purposes. As well as the provision of a new building, a new cement silo, aggregate bins and aggregate conveyor will also be provided as shown on the accompanying drawings (reference no's: CHQ.07.7414-04 and CHQ.07.7414-06C).

2.12 The majority of the new building will be used as a storage/ curing area to replace the storage/ curing area within the existing building which is proposed to be demolished. In addition, it will house a new wet cast machine together with a new over-head gantry crane which will be used in association with the manufacturing process. A new mezzanine floor is also proposed within part of the building in connection with the use of the new mixer plant. The new building and related machinery will enable a much needed modernisation and upgrade to Alexandra Stone's existing out-dated facilities, enabling the company to remain competitive and so that it can continue to succeed and expand in the domestic market.

2.13 The proposed increase in floor area of the new building (when taking into account the demolition of the existing building) will be 647 sq m gross. The floor area of the new mezzanine floor will be 411 sq m gross. As such, the total proposed new floorspace at the site will amount to 1,058 sq m gross. The height of the tallest ridge on the proposed new building will be 11.9 metres, whereas the height of the tallest ridge of the existing building is 10.5 metres. However, it should be noted that the height of the existing cement silo on the site reaches 13.75 metres which is still 1.85 metres taller than the ridge of the proposed new building. The proposed new cement silo will be just 13 metres in height.

2.14 There are currently 36 full-time employees at the Alexandra Stone site, which will rise to 41 or 42 full-time employees if the extension is approved. Hours of operation at the site will remain as existing with the gates opening at 06:00 and closing at 18:00 (Monday to Friday) and opening at 06:00 and closing at 16:00 on Saturdays. However, a night shift is operated at the site as and when required to fulfil demand.

2.15 In terms of landscaping, there will be no loss of landscaping whatsoever at the site due to the development proposals and the new building and facilities will be



in keeping with the long-standing industrial nature of the site.

Transport / Traffic Effects

2.16 As a result of the development proposals it is estimated that there will be a total of 87 lorry movements in and out of the site per day bringing in raw materials and delivering out the finished product compared to the existing 55 lorry movements in and out of the site per day. The transport and traffic effects of the proposal are examined thoroughly within the supporting Transport Statement prepared by Boreham Consulting Engineers which concludes that the proposal will have no significant detrimental effects upon the capacity of the highway network or road safety.



3.0 Planning Policy Context

3.01 This section of the report provides a brief overview of the planning policy framework of relevance to the proposal. This includes reference to government policy contained in Planning Policy Guidance 4 (PPG4): 'Industrial, Commercial Development and Small Firms', together with the statutory development plan. The statutory development plan for the area comprises the Regional Spatial Strategy for the East Midlands (RSS8) published in March 2005, the Leicestershire, Leicester and Rutland Structure Plan adopted in March 2005 and the 'saved' policies of the Hinckley & Bosworth Local Plan adopted in February 2001.

National Planning Policy Guidance

PPG 4: Industrial, Commercial Development and Small Firms

3.02 The main aim of PPG4 is to encourage continued economic development in a way which is compatible with environmental objectives. Economic growth and a high quality environment have to be pursued together and the planning system plays an important role in integrating these objectives. Development plans provide the policy framework, weighing the importance of industrial and commercial development with that of maintaining and improving environmental quality.

3.03 As stated at paragraph 6 of PPG4, policies should provide for choice, flexibility and competition and Local Planning Authorities (LPA's) should aim to ensure that there is sufficient land available for industry and commerce which is readily capable of development and well served by infrastructure. Furthermore, LPA's should ensure that there is a variety of sites available to meet differing needs.

3.04 As with all types of development, paragraph 13 of the guidance emphasises how there should be a positive approach to development control. The planning system should operate on the basis that applications for development should be allowed, having regard to the development plan and all material considerations, unless the proposed development would cause demonstrable harm to interests of acknowledged importance. Furthermore, development control should not place unjustifiable obstacles in the way of development which is necessary to provide investment and jobs.



The Development Plan

The Regional Spatial Strategy for the East Midlands (RSS8)

3.05 The Regional Spatial Strategy for the East Midlands (RSS8) was published in March 2005 and its purpose is to provide a broad development strategy for the East Midlands region up to 2021.

3.06 The East Midlands is a large and diverse region and has been split up into five sub-areas within the plan. The application site falls into what is referred to as the 'Three Cities Sub-area' which covers the Principal Urban Areas (PUA's) of Leicester, Nottingham and Derby. Hinckley is defined as a sub-regional centre where appropriate development, though of a lesser scale than in the PUA's, will be encouraged.

3.07 There are five main priority issues which the RSS seeks to address and these include:

- housing;
- economy and regeneration;
- natural and cultural resources;
- regional transport strategy; and
- monitoring and review.

3.08 With regard to the regional priorities for the economy and regeneration, Policy 22 of the Strategy states that LPA's and Sub-Regional Strategic Partnerships should work together to ensure that there is an adequate supply of good quality land for office and industrial uses available for development in sustainable locations, and should bring forward good quality allocated employment sites to meet the specific requirements of potential investors. Furthermore, LPA's are encouraged to monitor gains and losses in the overall supply of good quality office and industrial sites and assess the floorspace capacity of allocated sites.

Leicestershire, Leicester and Rutland Structure Plan, 1996-2016

3.09 The Structure Plan was prepared jointly by Leicestershire County Council, Leicester City Council and Rutland County Council and was adopted by the three



Councils in March 2005. The plan provides strategic guidance for the period up to 2016 and its polices are saved for 3 years from the date of its adoption i.e March 2008.

3.10 The vision of the plan *is "to create a vibrant and attractive area with a rich cultural and natural environment, enabling residents to enjoy environmental, social and economic well-being".* The main 'economic' objective of the plan is*: "providing in a sustainable way for the land use and transportation requirements of businesses already within or wishing to locate to the plan area".*

3.11 The plan seeks to establish a planning framework that will help foster significant improvements to the health of the economy of the area including the protection of key employment sites from competing development. Policy 5 of the plan specifically deals with the review and protection of employment land and buildings. It advises existing employment site allocations to be reviewed as part of the local plan process in terms of quality and quantity, the Structure Plan employment land requirement for that area, trends in take-up and the sequential approach to site selection. The identified key existing and proposed employment sites should be identified and safeguarded in local plans from other development proposals.

3.12 As specifically acknowledged at paragraph 7.27 of the plan, employment forecasts suggest that much employment growth will take place in existing and indigenous local firms and the long term viability and prosperity of local companies is therefore essential to the well being of the local economy. For this reason, the plan states that support should generally be given to the expansion of existing employers where suitable land is available close by and expansion is acceptable in terms of its effect on the surrounding area and environment. Where the LPA feels these difficulties cannot be resolved at the present site, they should seek to identify an alternative, more suitable location from the general supply of land.

Hinckley & Bosworth Local Plan, adopted February 2001

3.13 The Hinckley & Bosworth Local Plan was adopted in February 2001. Due to the Planning and Compulsory Purchase Act which came into force in 2004, the Council made a request to the Government Office for the East Midlands to save various policies contained within this plan. The Council has now published a list



of polices within this plan which have been 'saved' and a list of policies which have now expired. The 'saved policies' will remain the basis upon which development control decisions will be made until such a time when the new Local Development Documents are adopted.

3.14 The Hinckley & Bosworth Local Plan sets out seven strategic objectives, one of which is to *"provide opportunities for investment in the Borough and promote economic growth through sustainable development"*. This key objective is to be read in the context of further sub-objectives two of which are:

- To provide an adequate supply of land that is suitable for a range of employment purposes and capable of being developed during the plan period; and
- To facilitate growth in the economy without adversely affecting the environment or local communities.

3.15 Chapter 3 of the plan specifically deals with the subject of 'Employment'. Policy EMP1 which has been 'saved' relates to 'Existing Employment Sites' within the Borough and categorises such sites into three groups as follows:

a) Firstly, those employment sites that are of importance to the economy of the Borough, and whose operation presents no significant environmental problems. The Borough Council will actively seek to ensure the retention of employment uses on these sites.

b) Secondly, those employment locations where existing industrial uses are acceptable and where applications for other industrial uses or alternative uses will be considered on their merits; and

c) Thirdly, those employment sites where environmental problems are being or have been experienced. Alternative uses, more compatible with the locality will be encouraged on these sites unless effective measures can be taken to mitigate the environmental problems being experienced.

3.16 As stated at paragraph 3.3.5 of the Local Plan, the classification of individual sites has been carried out by the Council on the basis of local knowledge together with an examination of the planning histories for the sites and with regard to information received from the Council's Environmental Health Department. Such



information includes the current usage of the sites and problems reported in relation to noise and air pollution, HGV usage and movements, proximity of employment uses to residential areas and problems associated with contamination. The Policy categorises the subject 'Alexandra Stone Works' site into category b. It is therefore evident that the Council considers the application site to be an acceptable employment location where no significant environmental problems are being experienced or have been experienced in the past.

3.17 The plan acknowledges that the quantity of industrial land that is available for development is of great importance in enabling firms wishing to expand to do so on sites which are not constrained by other forms of development.

3.18 Policy EMP2 of the plan which has also been 'saved' specifically deals with the expansion of existing employment uses. This is a permissive policy stating that planning permission for development involving the expansion of existing firms will be permitted subject to:

a) meeting design, layout, landscaping, access, parking and highway requirements;

b) safeguarding any amenities enjoyed by the occupants of adjoining or neighbouring properties; and

c) protecting and where possible improving the character, appearance and quality of the site and its immediate environment.

3.19 As the application site is surrounded by 'open countryside' as illustrated on the adopted Local Plan proposals map, 'saved' Policy NE5 of the Local Plan is also of relevance. This deals with development in the countryside and is a permissive policy stating that planning permission will be granted for built and other forms of development in the countryside provided that the development is either:

a) important to the local economy and cannot be provided within or adjacent to an existing settlement; or

b) for the change of use, reuse or extension of existing buildings, particularly those of historic value; or

c) for sport or recreation purposes



and only where the following criteria are met:

i) It does not have an adverse effect on the appearance or character of the landscape.

ii) It is in keeping with the scale and character of existing buildings and the general surroundings.

iii) Where necessary it is effectively screened by landscaping or other methods.

iv) The proposed development will not generate traffic likely to exceed the capacity of the highway network or impair road safety.

Hinckley & Bosworth Local Development Framework

3.20 The adopted Hinckley & Bosworth Local Plan is currently in the process of being replaced by a new style Local Development Framework (LDF). This framework will consist of a range of Local Development Documents that will guide future development within the Borough for the period up to 2026. At this stage the LDF does not provide any detailed policies of relevance to this proposal.

Summary

3.21 In summary, the development plan and national planning policy seeks to encourage continued economic development in a way which is compatible with environmental objectives. It also seeks to ensure that there is a range of good quality allocated employment sites to meet the specific requirements of potential investors. As employment forecasts suggest that much employment growth will take place in existing and indigenous local firms, the long term viability and prosperity of local companies is therefore essential to the well-being of the local economy.



4.0 Analysis of the Proposals

Introduction

4.01 This section of the report will now evaluate the development proposal against the key policy requirements identified in the previous section. The key issues to be considered include:

- The suitability of the site, in principle, for employment use;
- The need for the proposed development and its employment benefits; and
- The design and impact of the development on the surrounding area.

The Suitability of the Site, in Principle, for Employment Use

4.02 As stated previously within Section 3 of this report, the whole of the application site is designated as an 'Existing Employment Site' under Policy EMP1 of the adopted Hinckley & Bosworth Local Plan, with this policy having been 'saved' until it is superseded by the adoption of a subsequent policy in a new LDF document. It therefore remains the basis upon which development control decisions are currently being made by the Borough Council.

4.03 This policy categories existing employment sites into three separate groups (a, b and c). The subject application site falls into category b. Category b sites consist of those employment locations where existing industrial uses are considered acceptable and where applications for other industrial uses or alternative uses will be considered on their merits. The classification of individual sites has been carried out by the Local Planning Authority on the basis of local knowledge together with an examination of the planning histories for the sites and with regard to information received from the Council's Environmental Health Department. Such information includes the current usage of the sites and problems reported in relation to noise and air pollution, HGV usage and movements, proximity of employment uses to residential areas and problems associated with site contamination. As such, it is therefore evident that the Council considers the Alexandra Stone site to be an acceptable employment location where no significant environmental problems are being experienced or have been experienced in the past.

4.04 In light of the above, there can be no doubt that the replacement and modest



extension of one of the existing industrial buildings located at the Alexandra Stone site, is considered acceptable in principle. Indeed, this was acknowledged during the pre-application discussions which took place with the planning authority and as stated within the e-mail received from the planning officer at Hinckley & Bosworth Borough Council attached at **Appendix C**.

The Need for the Proposed Development and its Employment Benefits

4.05 It is evident from having considered the planning policy of relevance to this proposal, that one of the key objectives running through all the policy documents is that opportunities for investment and economic growth within the Borough should be fostered so as to enable economic well-being. Of particular relevance is the advice given within the Structure Plan which states that employment forecasts suggest that much employment growth will take place in existing and indigenous local firms and the long term viability and prosperity of local companies is therefore essential to the well being of the local economy.

4.06 The subject Alexandra Stone Company has been operating from their Desford Lane site since 1929 and is a valued and important employer within the local area. This is recognised by the fact that the site is designated as an 'Existing Employment Site' under Policy EMP1 of the adopted Local Plan. In particular, the site falls into category (b) of this policy which includes those employment locations where existing industrial uses are considered acceptable and where no significant environmental problems are being experienced or have been experienced in the past.

4.07 Due to the old age and state of some of the facilities now provided at the Alexandra Stone site, the proposed new building and associated development is required in order to replace what has become outdated and uneconomic plant. This will enable a much needed modernisation and upgrade to the existing facilities provided at the site, thus enabling the company to remain competitive and so that they can continue to succeed and expand in the domestic market.

4.08 The proposed development will enable the creation of an additional 5 to 6 full-time jobs at the site, increasing the number of full-time employees from 36 up to 41 or 42. Conversely, if the development was unable to go ahead, this would inevitably result in the loss of jobs at this site over time, as the equipment and facilities become obsolete and the company is unable to compete effectively in



the market place and therefore becomes unviable.

4.09 Overall, it can therefore be seen that the proposed development accords with the relevant provisions of the statutory development plan and other material considerations in terms of ensuring investment and economic growth within the Borough. The much needed replacement and extension of the existing industrial building at this site together with the provision of associated industrial equipment will enable Alexandra Stone to remain competitive so that they can continue to succeed in the market place thereby allowing an indigenous local firm to maintain its long term viability. In addition, the proposed development will enable the creation of an additional 5 to 6 full-time jobs at the site and will ensure that existing jobs are not lost in the future.

The Design and Impact of the Development on the Surrounding Area

4.10 As stated previously in Section 2 of this report, the application site is located to the south east of Desford Lane approximately 1.2km to the north west of Kirby Muxloe and approximately 1km to the south west of Ratby. The site is surrounded by open countryside as defined on the adopted Local Plan proposals map and the area to the north west of the site beyond Desford Lane is defined as 'National Forest'. The nearest residential properties to the site are located approximately 550 metres to the north east of the site on the edge of the settlement of Ratby.

4.11 In considering the design and impact of the development on the surrounding area, policies of relevance include Local Plan Policies EMP2 and NE5. As stated previously, Policy EMP2 of the adopted Local Plan deals with the expansion of existing employment uses and states that planning permission for development involving the expansion of existing firms will be permitted subject to:

a) meeting design, layout, landscaping, access, parking, and highway requirements;

b) safeguarding any amenities enjoyed by the occupants of adjoining or neighbouring properties; and

c) protecting and where possible improving the character, appearance and quality of the site and its immediate environment.



4.12 Policy NE5 of the Local Plan relates to development in the countryside. This policy seeks to safeguard the appearance and amenity of the countryside and the contribution it makes to nature conservation. It states that planning permission will only be granted for built and other forms of development in the countryside where certain criteria are met including, *inter alia*, where the development does not have an adverse effect on the appearance or character of the landscape, where development is in keeping with the scale and character of existing buildings and the general surroundings, and where necessary, it is effectively screened by landscaping or other methods.

4.13 It should be emphasised here that although the Alexandra Stone Works is surrounded by open countryside, the application site itself is designated as an 'Existing Employment Site' on the adopted Local Plan proposals map. In addition, the proposed development is merely replacing and facilitating a modest extension to an existing industrial building located at the centre of a long established industrial site. As such, the proposed and extended building and associated facilities should be considered in the context of the existing industrial nature of this site. This is also acknowledged within the e-mail received from the planning officer at Hinckley & Bosworth Borough Council during pre-application discussions attached at **Appendix C**.

4.14 As advised within this e-mail, the LPA have indicated that the height of the proposed building should be kept to a minimum. In this respect, the height, scale, design and layout of the proposed development has been carefully considered so as to protect and enhance the appearance and character of the surrounding landscape. The building has been designed at the very lowest height possible, taking into account the proposed mezzanine floor which is intended to be installed within the new building. As a result, the height of the ridge on the proposed new building will be 11.9 metres, whereas the height of the tallest ridge on the existing building is 10.5 metres. However, it should be noted that the height of the existing cement silo on the site reaches 13.75 metres which is still 1.85 metres taller than the ridge of the proposed new building. The proposed new cement silo will be just 13 metres in height.

4.15 Due to the intended siting of the proposed new building at the centre of the industrial site behind the existing buildings and plant, it is evident that the new building will be largely screened from view to the north and west, with this being



the direction where the nearest residential properties are located. Furthermore, the new building is proposed at the lowest land level within the site which will also contribute towards ensuring that the proposal has no adverse effect on the appearance or character of the surrounding countryside.

4.16 In accordance with the advice given by the Council's planning officer at pre-application stage, Alexandra Stone have also confirmed that they would be willing to accept conditions attached to any consent which relate to the colour of the proposed new building and the reasonable provision of a planting scheme, if this was deemed necessary, in order to further ensure that the development is commensurate with its surroundings.

4.17 Overall, the proposed replacement and extended building and associated facilities have been designed to have as little effect as possible on the surrounding environment. They will be situated at the centre of an existing industrial site and will therefore be largely screened from view to the north and west by other industrial buildings and machinery already located at the site. The proposed development will in fact contribute towards improving the appearance and quality of the site by removing a now outdated and rundown building. The proposals are therefore in full accordance with Local Plan Policies EMP2 and NE5 and will have no material detrimental effect upon the immediate environment or surrounding countryside.



5.0 Summary & Conclusions

5.01 In conclusion, the application scheme is required in order to enable Alexandra Stone to replace what has become outdated and uneconomic plant at their existing concrete manufacturing plant at Desford Lane, Kirby Muxloe. The principal conclusions of our analysis are as follows:

- The proposed replacement and extension of the existing industrial building and provision of new related machinery at the Alexandra Stone site is in complete accordance with the designation of this site as an 'Existing Employment Site' under Policy EMP1 of the adopted Local Plan which considers the site to be an acceptable location for industrial uses.

- The proposed development is required in order to replace what has become outdated and uneconomic plant and to enable a much needed modernisation and upgrade to the existing facilities provided at the site. This will enable the company to remain competitive and to succeed in the domestic market therefore allowing an indigenous local firm to maintain its long term viability.

- The proposal will enable the creation of an additional 5 to 6 full-time jobs at the site, increasing the number of full-time employees from 36 up to 41 or 42. Furthermore, it will prevent existing jobs at the site from being lost as existing equipment and facilities become obsolete.

- The scale, design and layout of the proposed development has been carefully considered so as to protect and enhance the appearance and character of the surrounding landscape. The replacement and extended building will be situated at the centre of an existing industrial site and will therefore be largely screened from view by other industrial buildings and machinery located at the site. The new building will contribute towards improving the appearance and quality of the site by removing an outdated and rundown building which is in urgent need of replacement. The proposals are therefore in full accordance with Local Plan Policies EMP2 and NE5 and will have no material detrimental effect upon the immediate environment or surrounding countryside.



5.02 On the basis of the above, it can be concluded that the development proposal accords in all material ways with the provisions of the statutory development plan and other material planning policy guidance. Accordingly, the proposed development is acceptable from a planning policy perspective.



Appendices

APPENDIX A 25
Site Location Plan 25

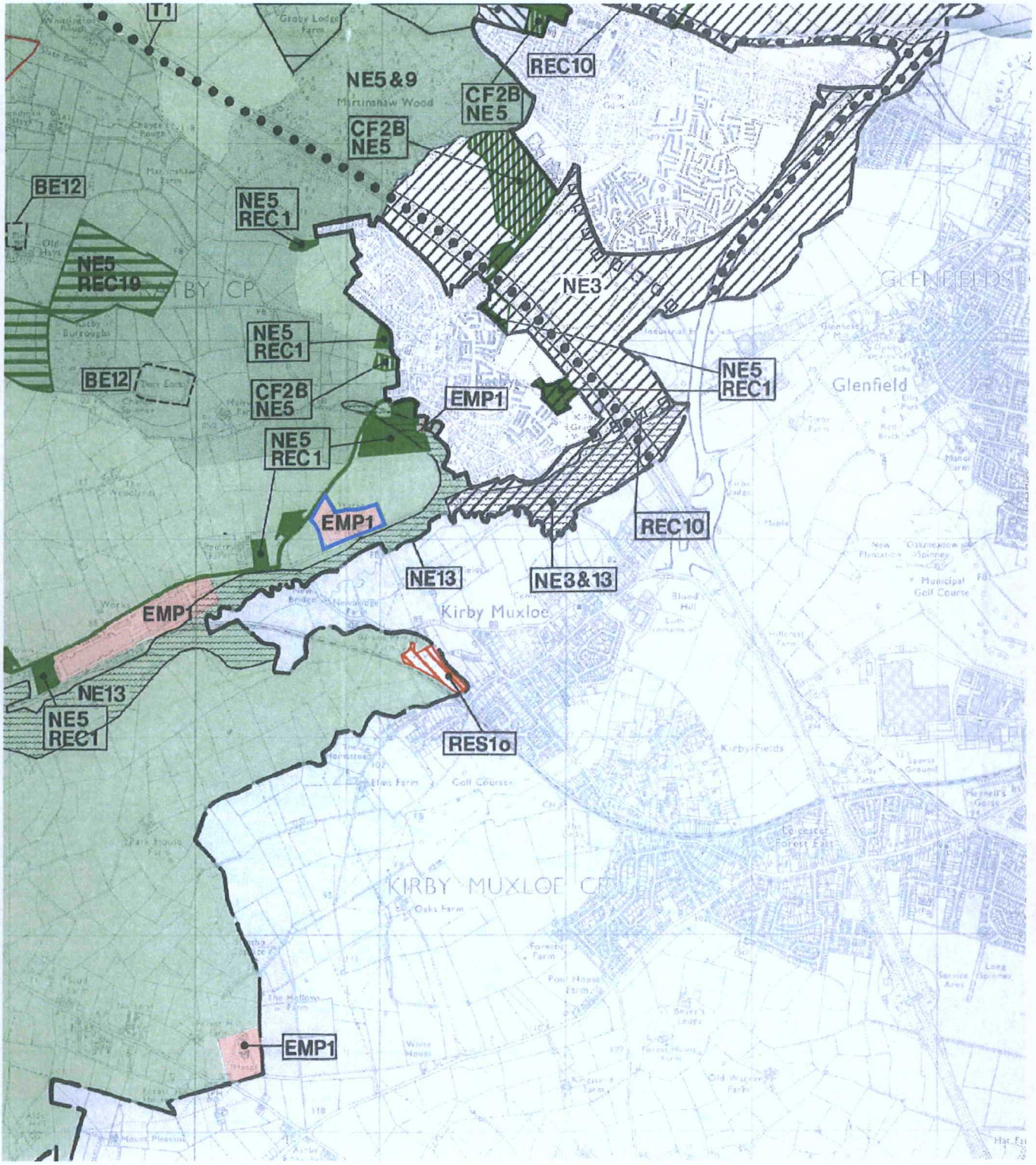
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APPENDIX A

Site Location Plan



THE ALEXANDRA STONE COMPANY LTD

SITE LOCATION PLAN

KEY

- **APPLICATION SITE**
- **EXISTING EMPLOYMENT SITE**
- **OPEN COUNTRYSIDE**
- **NATIONAL FOREST**
- **RECREATION FACILITY**

Ref: **A030840/ APPENDIX A**

Scale: **NTS**

Date: **DECEMBER 2007**

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APPENDIX B

Photographs of the Application Site



PHOTO 1: EXISTING BUILDING TO BE DEMOLISHED (NORTH-WEST ELEVATION)



PHOTO 2: EXISTING BUILDING TO BE DEMOLISHED (SOUTH-WEST ELEVATION)

THE ALEXANDRA STONE COMPANY LTD

APPENDIX B

PHOTOGRAPHS OF THE APPLICATION SITE

Ref: A030840/ APPENDIX B

Scale: NTS

Date: DECEMBER 2007

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White Young Green Planning
Ropemaker Court
12 Lower Park Row
Bristol
BS1 5BN

Tel: 0117 925 4393
Fax: 0117 925 4239
Email : bristol.planning@wyg.com

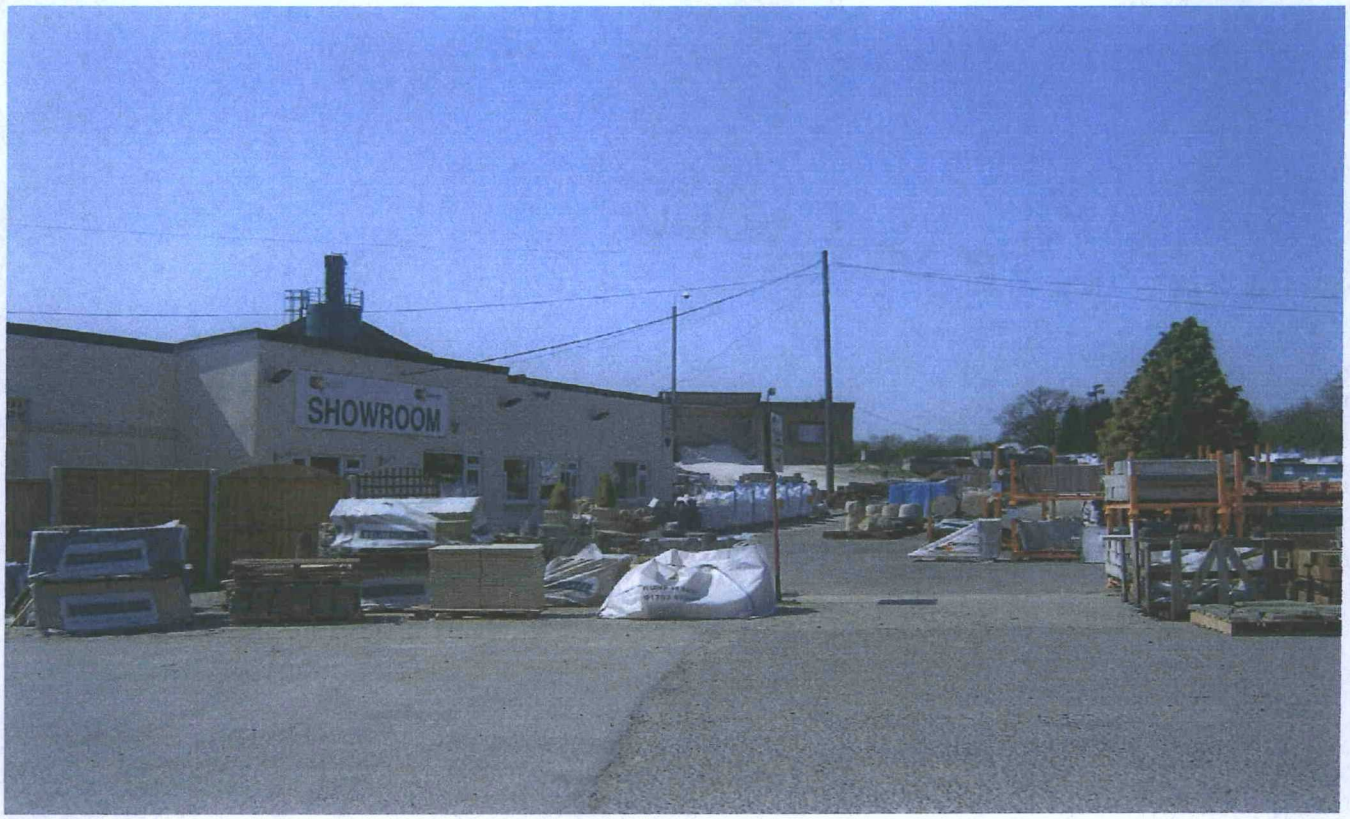


PHOTO 3:EXISTING SHOWROOM, RECEPTION AREA AND OFFICE BUILDING



PHOTO 4: EXISTING 'TOP WORKS'

THE ALEXANDRA STONE COMPANY LTD

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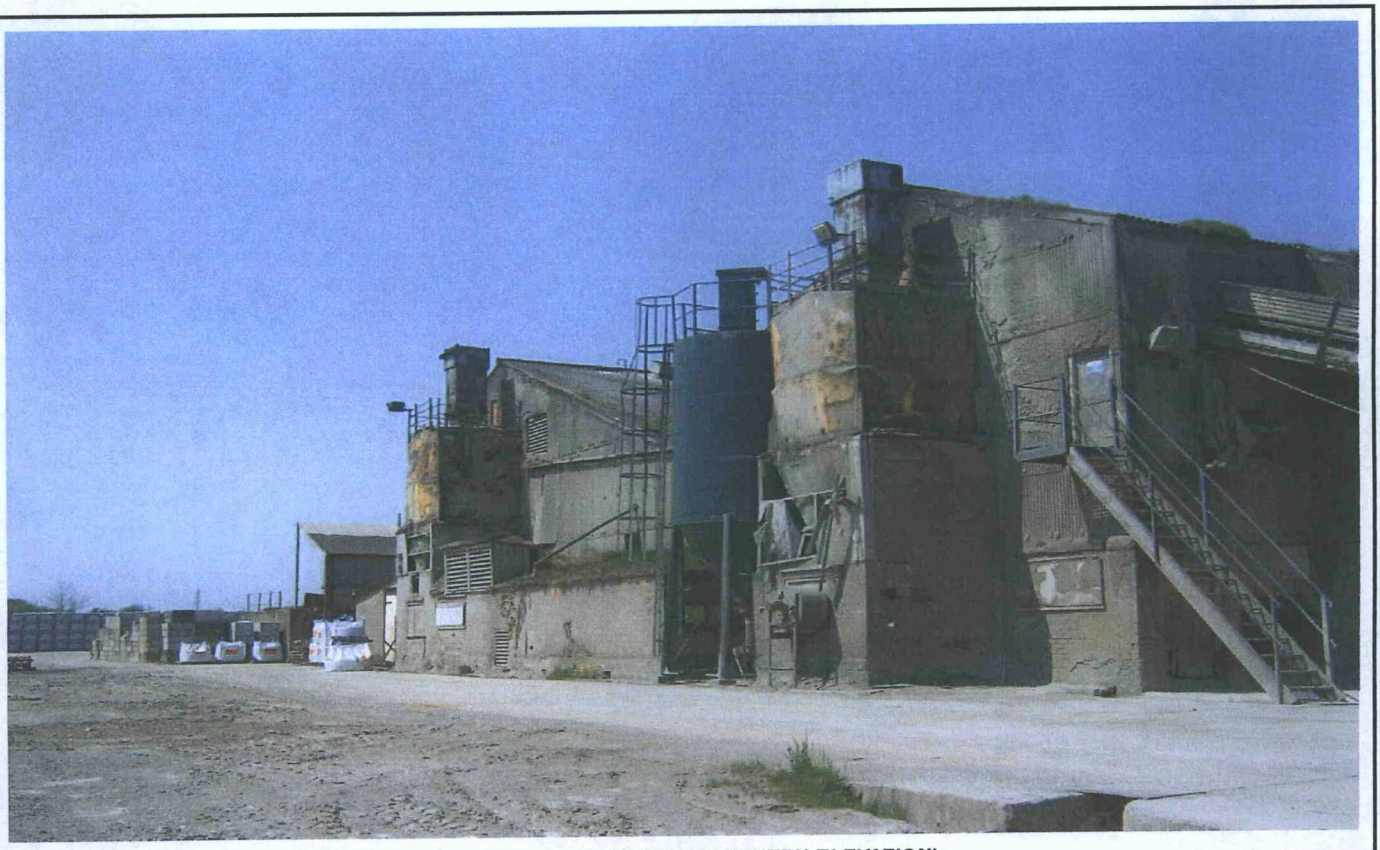


PHOTO 5: THE MAIN CONCRETE MANUFACTURING BLOCK PLANT (SOUTHERN ELEVATION)



PHOTO 6: VIEW OF THE SITE FROM THE ACCESS ROAD INTO THE SITE

THE ALEXANDRA STONE COMPANY LTD

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White Young Green



APPENDIX C

Copy of e-mail received from Planning Officer at Hinckley & Bosworth Borough Council

lucy.neal

From: David Warden [David.Warden@hinckley-bosworth.gov.uk]
Sent: 13 June 2006 17:40
To: lucy.neal
Subject: Alexander Stone, Desford Lane

Lucy

As discussed, the principal of the replacement and extensions to the existing buildings at the above site is considered acceptable. It is considered that the proposed building will be read in terms of the existing industrial site and as such will not have an unduly adverse impact on the open countryside. However, it is considered that the height of the proposal should be kept to a minimum; its colour should be commensurate with its countryside setting and a planting scheme should further minimise any potential impact.

The other major factor which is likely to affect any future application relates to Leicestershire County Highways views on the intensification of the use of the access onto Desford Lane. As discussed, I suggest that you consult with the Highways Engineer at an early stage.

The above comments are initial informal officer views only and are made without prejudice to any decision the Local Planning Authority may make in respect of a subsequent application, and are given without the opportunity to consider all the relevant issues that may arise from consultation or may be expressed by local residents and other interested parties.

Should you require any further details please do not hesitate to contact me

Kind regards

David
David Warden
Area Planning Officer

Hinckley & Bosworth Borough Council
Council Offices, Argents Mead,
Hinckley, Leicestershire. LE10 1BZ
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