DELEGATED REPORT

Recommendation Made: 3 June 2011

Reference:- 11/00246/FUL **Parish:- Hinckley**

Applicant:- Mr Nigel Payne
Paynes Garages Ltd
Watling Street
Hinckley
Leicestershire

Location:- Paynes Garages Ltd Watling Street Hinckley Leicestershire LE10 3ED

Proposal:- ERECTION OF PREFABRICATED BUILDING

Introduction:-

Full planning permission is sought for the erection of a prefabricated building to be used as an office. The unit will be sited between the main garage site and an existing prefabricated building used as a sales office.

The building will be constructed in blue profiled roof cladding, light grey wall cladding, white pvc-u windows and doors and will create 66 square metres of floor space.

The new prefabricated building is to provide facilities following the removal of an existing on site prefabricated unit. The other prefabricated unit is set to be retained following the grant of planning permission (ref: 11/00244/TEMP)

Paynes Garages is a motor vehicle dealership and located within the settlement boundary of Hinckley and within a designated employment site, as defined by the adopted Hinckley and Bosworth Local Plan.

The application is accompanied by a Design and Access Statement and Technical Specifications.

The Design and Access Statement concludes that the building will be designed to be sympathetic to the existing buildings on site and would be re-sited in a more suitable location.

The technical specification lists the external wall and room finishes.

Planning History

There are numerous planning applications for this site dating back to the 1970's. The applications relevant to this scheme are:-

11/00244/TEMP	Retention of temporary building for use as sales office	Permitted	24/05/11
96/00636/TEMP	Retention of Sales Office	Permitted	11/04/96
95/00636/TEMP	Retention of Sales Office	Permitted	21/09/95
90/00975/4	Retention of prefabricated sales office	Permitted	19/10/90

Consultations:-

No comment from:-

Director of Environment and Transport (Highways)

Head of Community Services (Land Drainage)

No objections from:-

Head of Community Services (Pollution)

Development Plan Policies:-

Central Government Guidance

Planning Policy Statement 1 (PPS1): Delivering Sustainable Development.

Planning Policy Statement 4 (PPS4): Planning for Sustainable Economic Growth

Local Development Framework: Core Strategy (2009)

Policy 1: Development in Hinckley

Hinckley & Bosworth Local Plan (2001)

The site is within the settlement boundary of Hinckley as defined in the adopted Hinckley and Bosworth Local Plan.

Policy EMP1: 'Existing Employment Sites'

Policy BE1: Design and Siting of Development

Policy T5: Highway Design and Vehicle Parking Standards

Other Material Planning Guidance/ Documents

The Employment Land Study (2010) identifies Paynes Garage as a key/flagship employment area which should be retained.

Appraisal:-

The main considerations with regards to this application are the principle of development, siting and design, impact upon residential amenity and highway considerations.

Principle of Development

The site affords employment designation through Policy EMP1 of the Local Plan and as such there is a no-in principle objection to the erection of a prefabricated unit, providing that all other matters can be adequately addressed. The use of the building as offices will be ancillary to the operation of the motor dealership and will therefore compliment the existing use of the site and strengthen the commitment identified in the Employment Land Study to retain the employment use of this site.

Siting and Design

The proposed building would be sited between an existing prefabricated unit and the main building. The building will be sited in an un-prominent location between the two buildings, and is not visible from Coventry Road to the north of Watling Street to the south.

The unit is single storey in scale and retains an appearance acceptable to this employment site setting.

Resultant of the siting, scale and design the unit is considered acceptable and in accordance with Saved Policy BE1 of the Local Plan.

Impact upon Residential Amenity

The unit is sited to the rear of residential dwellings along Coventry Road. The unit would be sited some 50 metres from the rear of these dwellings, and given the scale and siting it is not considered that there would be an significant impacts upon residential amenity. As such the scheme is considered to be in accordance with Saved Policy BE1 of the Local Plan.

Highway Considerations

There are no alterations proposed to be existing road network or car parking arrangements. The development has been considered by the Director of Environment and Transport (Highways) whom raises no objection to the development on highway grounds. Accordingly, the scheme is considered to be in accordance with Saved Policy T5 of the adopted Hinckley and Bosworth Local Plan.

Conclusion

In conclusion, it is considered the scheme is characteristic within this commercial setting. The proposed access arrangements are considered acceptable and there is no significant material harm to neighbouring dwellings or highway safety. Accordingly the application is recommended for planning permission, subject to the imposition of planning conditions.

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 as: it relates to a development on an established employment site for economic development purposes, would not have significant material impacts upon visual or residential amenity or highway safety.

Hinckley & Bosworth Local Plan (2001):- Policies EMP1, BE1, T5.

Hinckley & Bosworth Borough Council Local Development Framework: Core Strategy (2009): - Policy 1.

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

2 The development hereby permitted shall not be carried out otherwise than in complete accordance with the amended details: Location and Site Plan Drawing No. 111029-B-PL01 and Plans and Elevation (Scale 1:50) Drawing No's 11-036 received by the Local Planning Authority on 26 April 2011.

3 The materials to be used on the prefabricated unit shall be in strict accordance with those stated within the application, unless otherwise agreed in writing by the Local Planning Authority.

Reasons :-

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

2 For the avoidance of doubt and in the interests of proper planning.

3 To ensure that the development has a satisfactory external appearance to accord with Policy BE1 of the Hinckley and Bosworth Local Plan.

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 6 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 All works within the limits of the Highway with regard to the access shall be carried out to the satisfaction of the Southern Area Manager (0116 3052202).

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