

PLANNING COMMITTEE AGENDA - 28th August 2019

Applications of a non-delegated nature

<u>Item No.</u>	Description
01.	19/01160/FULL - Siting of an open fronted storage building at Mid Devon District Council, Unit 3, Carlu Close. RECOMMENDATION Grant permission subject to conditions.

Application No. 19/01160/FULL

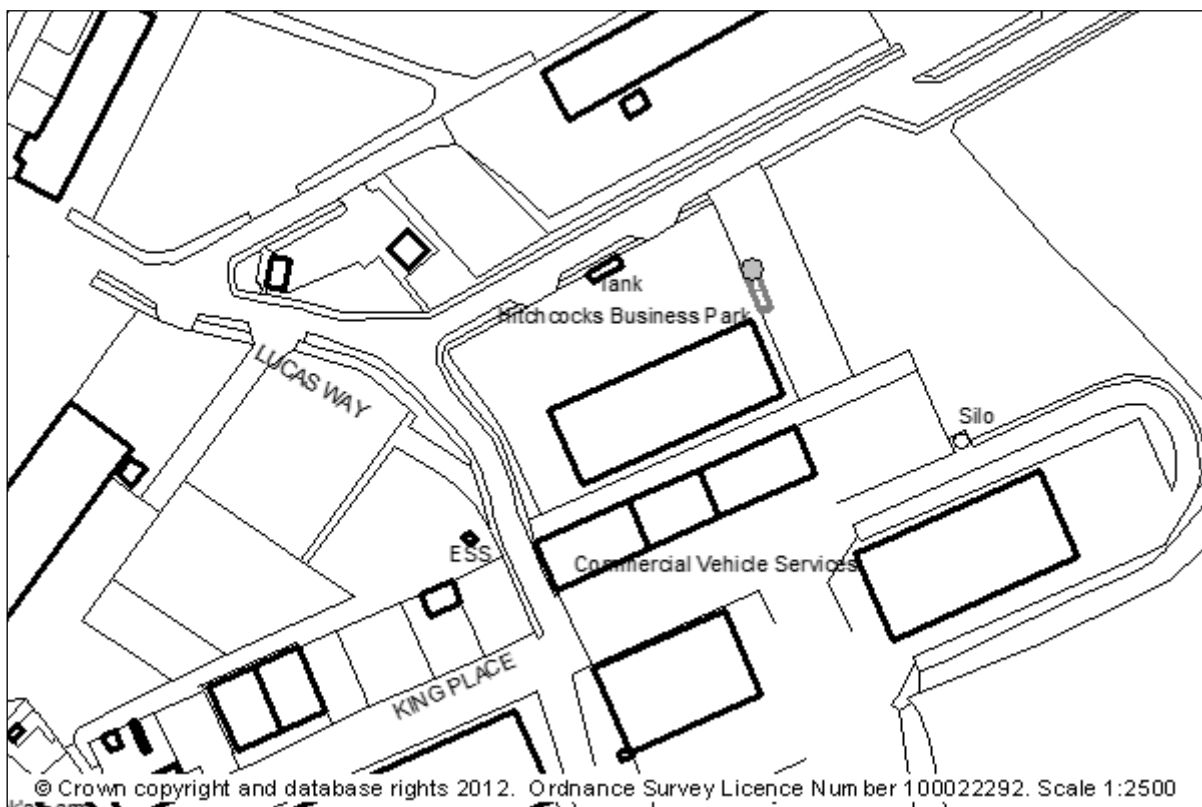
Grid Ref: 305081 : 112318

Applicant: Mr Paul Ford, Mid Devon District Council

Location: Mid Devon District Council
Unit 3
Carlu Close
Hitchcocks Business Park

Proposal: Siting of an open fronted storage building

Date Valid: 19th July 2019



APPLICATION NO: 19/01160/FULL

Occupation of site by MDDC waste unit

RECOMMENDATION

Grant permission subject to conditions

PROPOSED DEVELOPMENT

Mid Devon District Council's Grounds Maintenance team is currently based at 3 Carlu Close having moved to this site from Park Nursery Depot Tiverton.

Siting of an open fronted storage building measuring 16m x 4.0m with an eaves height of 3m and ridge of 3.53m. The building will be clad in box profile sheeting, and is to be coloured to match that of the adjacent building also operated by MDDC.

APPLICANT'S SUPPORTING INFORMATION

Plans
Photo of example
Manufacturer details

RELEVANT PLANNING HISTORY

14/01310/MFUL - PERMIT date 12th May 2015

Change of use of agricultural buildings for B1/B2/B8 commercial use, the demolition of agricultural buildings and the erection of replacement B1/B2/B8 commercial buildings, the use of The Forge and Unit 11 for B1/B2 and B8 commercial use, the provision of associated landscaping, yard areas and infrastructure

17/00097/DCC - DCCGNT date 28th March 2017

DCC/3939/2016 - County Matter application for change of use of existing building from commercial use to a waste transfer station for municipal waste

17/00135/FULL - PCO date

Variation of conditions (2) and (13) of planning permission 14/01310/MFUL to allow substitute plans, change foul drainage disposal to private treatment plants instead of mains drainage and to revise internal road and footpath layout

17/01362/DCC - DCCGNT date 20th September 2017

DCC/4016/2017 County Matter Planning Application for the Installation of weighbridge and erection of weighbridge control room, water storage tank and pump room

18/00302/FULL - PERMIT date 20th April 2018

Change of use from car park to storage (Class B8) and installation of weighbridge and control room at Carlu Close and change of use of land to car park on land adj Lucas Yard

19/00435/FULL - PERMIT date 6th June 2019

Siting of a storage container

DEVELOPMENT PLAN POLICIES

Mid Devon Core Strategy (Local Plan 1)

COR18 - Countryside

Mid Devon Local Plan Part 3 (Development Management Policies)

DM2 – High quality design

DM8 – Parking

DM20 – Rural employment development

CONSULTATIONS

Highway Authority - 29.07.19

No Comments

Halberton Parish Council comments to follow

REPRESENTATIONS

None received at date of report

MATERIAL CONSIDERATIONS AND OBSERVATIONS

The main issues in the determination of this application are:

Principle of development

Access and parking

Traffic movements

Visual Impact

Drainage

1. Principle of development.

Policy COR18 of the Mid Devon Core Strategy (Local Plan part 1) seeks to control development outside defined settlement boundaries but permits appropriately scaled employment development. Policy DM20 of the Mid Devon Development Management Policies (Local Plan part 3) considers countryside locations, where planning permission will be granted for new-build employment development or expansion of existing businesses, provided that the development is of an appropriate use scale for its location.

a)The development would not lead to an unacceptable impact on the Local road network.

There will be no substantive increase in traffic generation associated with the application, as such the proposed will not lead to any impacts to the highway network.

b)There would not be an unacceptable adverse impact to the character and appearance of the countryside; and

The site is well enclosed and surrounded by existing buildings. The scale, mass and appearance of the proposed will have only a negligible impact on the setting.

c)There are insufficient suitable sites or premises in the immediate area to meet the needs of the proposal.

The proposed site is considered to be the most appropriate location for the proposed storage building to serve the main building and is to improve facilities to serve an existing employment use.

2. Access and parking.

Policy DM2 and DM8 consider the need for suitable access and parking facilities associated with this application.

The proposed development will be served by the existing main site access and internal road infrastructure. The proposed materials include compacted stone and concrete bases for storage building within the grounds maintenance depot. The Highway Authority has no comments to make. The proposal will not decrease parking provision on the site and is considered to be in accordance with policies DM2 and DM8 of the Mid Devon Local Plan Development Management Policies (Local Plan part 3).

3. Traffic movements from the site.

Policy DM2 considers High Quality design and the need to create a safe and accessible place that also encourages sustainable modes of transport. The site is close to the main bus routes with appropriate connectivity to these routes. However there will be no increase in the traffic movements as the grounds maintenance are already operating from the site, and there is to be no additional items or requirement to increase movements.

4. Visual impact.

Policy DM2 also considers the proposal may have in terms of its impact on the local character, the proposed new structure will be very modest in scale and in this location will have minimal visual impact and will be seen in context of the much larger buildings around the site. There will be no discernible impacts on the surrounding countryside.

5. Drainage.

The proposed will drain into the existing system which has sufficient capacity to deal with the very small potential increase in surface water.

CONDITIONS

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 be carried out in accordance with the approved plans listed in the schedule on the decision notice.
- 3 The external appearance of the building is to match in appearance and colour that of the adjacent building approved under 17/00097/DCC

REASONS FOR CONDITIONS

1. In accordance with the provisions 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 the use of materials appropriate to the development in order to safeguard the visual amenities of the area in accordance with Adopted Mid Devon Local Plan Part 3 DM2.

REASON FOR GRANT OF CONSENT

The planning application site is located within an established Business Park and the proposed development is complementary to and will be used in association with an existing Waste and Recycling Centre. Development will have no significant adverse impact on interests of relevance to planning, including landscape and visual amenity, highway safety, local residents, the environment and ecology, drainage and flood risk. As such the proposal is considered to comply with policies COR18 of the Mid Devon Core Strategy (Local Plan part 1), DM2, DM8, DM20 of the Mid Devon Local Plan part 3 (Development Management Policies) and the National Planning Policy Framework.

The Human Rights Act 1998 came into force on 2nd October 2000. It requires all public authorities to act in a way which is compatible with the European Convention on Human Rights. This report has been prepared in light of the Council's obligations under the Act with regard to decisions to be informed by the principles of fair balance and non-discrimination.