

Our Ref: 478/20/05/2020

20th May 2020

Development Control,
South Derbyshire District Council,
Civic Offices,
Civic Way,
Swadlincote,
Derbyshire,
DE11 0AH

Dear Sir/Madam,

Erection of a Light Industrial Building for Storage and Office Purposes (Revised Scheme) – Station Yard, Melbourne

Please find attached an application for a minor material amendment relating to the above proposal.

The Site and Planning History

The application site consists of a yard associated with an established joinery workshop at Station Yard, Melbourne. The site lies within the confines of an existing industrial estate.

Planning permission was granted for the erection of a light industrial building for storage and office purposes on the site in April 2019 (LPA reference 9/2019/0125).

The Proposals

The applicant has re-visited the proposals, and now seeks minor revisions to their design which will make the building fit better with their specific needs.

The revised unit omits the balcony area on the yard frontage, which allows for a slightly larger office area and which will reduce construction costs.

The siting of the building remains broadly similar that of the approved scheme. It remains within the original application site.

The intended use of the building remains unchanged.

Planning Policy Context

Paragraph 11 of the NPPF establishes a presumption in favour of sustainable development. It explains that in the context of decision taking, this means approving proposals that accord with the development plan without delay.

Paragraph 80 of the NPPF states that *“Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.”*

Paragraph 83 of the NPPF states that planning should support the sustainable growth and expansion of all types of business and enterprise in rural areas.

Policy E2 of the South Derbyshire Local Plan Part 1 supports industrial development both for the expansion of an existing business and the redevelopment of an existing employment site.

Planning Considerations

The principle of erecting an industrial building on the site is established by Planning Permission 9/2019/0125, which remains extant. Furthermore, as a redevelopment of an existing employment site within an established industrial estate the proposals are in accordance with Policy E2 of the Local Plan Part 1 and the National Planning Policy Framework.

The building remains relatively modest in scale and is well related to neighbouring built development in terms of its massing and materials of construction. It is viewed in the context of the established industrial estate and would not appear out of keeping with its surroundings.

The proposed building remains sufficiently distant from residential properties to avoid unacceptable impact upon the amenities enjoyed by their occupiers.

The proposals, which involve a minor amendment to the extant planning permission at the site, are therefore compliant with local and national planning policy.

I would therefore respectfully request that the Council approves this application without delay.

Yours sincerely



Jon Imber MRTPI

Director

JMI Planning Ltd