
Delegated report Officer: Neil Thompson

Application ref. DMPA/2021/0473

The siting of an ancillary office and canteen with toilet/shower block, smoking shelter and bicycle store, and 4 workshops at Former Midlands Pig Producers Site, Woodyard Lane, Foston, Derby, DE65 5PY

Valid date: 13/09/2021

Consults expired: 15/11/2021

EIA development? No

Section 106 agreement? Not required

This decision is delegated to officers under the terms of the current Scheme of Delegation.

Relevant planning history

9/2017/0799: Outline application with all matters reserved for change from agricultural land to offices, general industrial and storage and distribution. Approved August 2018.

9/2018/1375: Change of use from agricultural use to B8 storage and warehouse. Approved Sept 2019.

DMPA/2020/1117: Removal of conditions 13 and 15 of 9/2018/1375 relating to footpath access.

Responses to consultations and publicity

The County Highway Authority has no objection to the proposal given the previous permissions at the site for B8 use. There are no changes to the access and parking and manoeuvring space on the site. Conditions are recommended to be imposed.

The Landscape Architect wanted to see a Tree Protection Plan and sought amendments to the planting plan for the site.

The Environmental Health Officer has no objections to the proposal.

No other responses have been received.

Relevant policy, guidance and/or legislation

The relevant policies are:

- Local South Derbyshire Local Plan Part 1 2016 (LP1): S1 (Sustainable Growth Strategy), S2 (Presumption in Favour of Sustainable Development), S5 (Employment Land Need), S6 (Sustainable Access), E1 (Strategic Employment Land Allocation), E2 (Other Industrial and Business Development), E7 (Rural Development), SD1 (Amenity and Environmental Quality), SD2 (Flood Risk), SD3 (Sustainable Water Supply, Drainage and Sewerage Infrastructure), SD5 (Minerals Safeguarding), BNE1 (Design Excellence), BNE4 (Landscape Character and Local Distinctiveness); INF2 (Sustainable Transport)
- South Derbyshire Local Plan Part 2 2017 (LP2): BNE5 (Development in the Countryside), BNE7 (Trees, Woodland and Hedgerows).

The relevant local guidance is:

- South Derbyshire Design Guide Supplementary Planning Document (SPD)

The relevant national policy and guidance is:

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)

Planning considerations

Taking into account the application made, the documents submitted (and supplemented and/or amended where relevant) and the site and its environs; the main issues central to the determination of this application are:

- The effect of the proposal on the character and appearance of the countryside;
- The effect of the proposal on the existing landscape; and
- The effect of the proposal on the highway network.

Planning assessment

The effect of the proposal on the character and appearance of the countryside

The site has been a large open space which has seen some clearing of the ground and levelling prior to the movement of the portacabins on the site from the other side of the road. There are trees around the boundaries of the site, including a number of earth and landscaped banks to the north and along the eastern side of the land.

The proposed siting of the portcabins for the office and canteen would not result in any significant harm to the appearance of the site. It relates to the entrance to the site and allows for parking for visitors and staff in front of the portacabin. At single storey, it would be discrete. In size terms, it is relatively small. Given the approval for warehousing and the storage use at the site, it is proportionate and acceptable in terms of the impact on the environment. There are ancillary units for staff comfort at the site including a bicycle storage for local employees to cycle to the site, a smoking shelter, and a toilet/shower block which would all be situated on the eastern side of the canteen, and therefore less visible from the public highway.

There are also four buildings identified as 'workshops', proposed adjacent to the eastern boundary of the site. The applicant has indicated that these would be for storage use. They will essentially be utilised to store materials from the site, and use for a wood store, part as a plumbing and electrical store, and part as a paint store. The materials stored relate to the operations on the site which include some refurbishment and repair of the portable offices that they sell/rent.

One of the workshops is larger, and situated at the southern end of the four, centrally located along that boundary. Three smaller workshops would be sited next to the larger one. These would not be seen easily outside of the site, other than from Woodyard Lane, which is well screened by the presence of hedgerows and trees.

The main workshop would be a more permanent building, constructed of a steel frame and traditional steel sheeting for the facing materials. It would have a centrally pitched roof. The smaller workshops would have a flat roof. The materials specified to be used are plastisol steel sheets in goosewing grey for the larger workshop. The doors would be steel. The larger workshop has concrete panels for the plinth level and plastisol steel sheeting for the main elevation and the roof. The colour finish to the portable offices and canteen, smoking shelter and toilet block would also be grey.

It is concluded that the proposal would have a neutral impact on the appearance of the development within this location, given the previous approvals at the site for industrial developments. The offices and staff facilities are necessary for the operation of the portacabin storage business use at the site.

It is concluded that the proposal complies with policies S1, S2, BNE1, BNE4, and E7 of the South Derbyshire Local Plan Part 1 2016, and policy BNE5 of the South Derbyshire Local Plan Part 1 2017.

The effect of the proposal on the existing landscape

The applicant has submitted additional information to support the proposal. It is considered that the portacabin offices can be sited so as not to cause a detrimental effect on the trees which are located around the boundaries of the site. The main tree which causes overhang is an semi-mature oak which is located along the northern boundary of the site. The submitted information shows that the layout of the portacabin buildings would not fall within the Root Protection Area of the oak.

The additional benefit of the proposed buildings is that there are no significant below ground foundations, but just platforms to place the office and canteen buildings on the surface. The layout shows that the car parking area is also acceptable and would have a neutral impact.

There were some minor changes required to the landscape plan submitted requested by the Landscape Architect. These have been agreed and the amended plans submitted.

It is therefore concluded that the proposal would comply with policy BNE7 of the South Derbyshire Local Plan Part 2 2017.

The effect of the proposal on the highway network

The Highway Authority are satisfied with the layout of the development and the car parking spaces for the offices and staff parking areas. It is considered that the proposals would comply with policy INF2 of the South Derbyshire Local Plan Part 2 2017.

Conclusions

It is concluded that the additional buildings provided on the site are acceptable, and it is recommended that conditional approval be granted.

Recommendation

Approve with Conditions

None of the other matters raised through the publicity and consultation process amount to material considerations outweighing the assessment of the main issues set out above, noting that conditions or obligations have been attached where meeting the tests for their imposition. Where relevant, regard has been had to the public sector equality duty, as required by section 149 of the Equality Act 2010 and to local finance considerations (as far as it is material), as required by section 70(2) of the Town and Country Planning Act 1990 (as amended), as well as climate change, human rights and other international legislation.

Recommendation made:	13/12/2021
Report agreed:	17/12/2021
Authorised officer:	Steffan Saunders
