

UTT/13/0266/DC – Council Depot, Shire Hill

***Referred to Committee as the applicant is Uttlesford District Council
and the application relates to a Council building.***

PROPOSAL: Erection of steel framed storage building

LOCATION: Council Depot, Shire Hill, Saffron Walden, Essex

APPLICANT: Uttlesford District Council

AGENT: Uttlesford District Council

EXPIRY DATE: 27.03.2013

CASE OFFICER: David Gibson

APPLICATION TYPE: Other Minor Developments

1. NOTATION

1.1 Within settlement boundary

2. DESCRIPTION OF SITE

2.1 The application site is a hard standing to the north of an industrial building located within Shire Hill Industrial Estate. The site is located off the main Saffron Walden to Thaxted road. The surrounding area consists of a range of industrial and commercial buildings all of differing styles and sizes.

3. DESCRIPTION OF PROPOSAL

3.1 The applicant seeks planning permission for the erection of a steel framed storage building. The building would measure 17m wide x 17m long and would have a total height of 6 metres.

3.2 The development is required to provide additional storage space for the Museum Society. This will replace the building at Newport which is old, dilapidated and liable to flooding. The site is only a short walk away from the Saffron Walden Museum.

4. APPLICANT'S CASE

4.1 See Design and Access Statement

5. RELEVANT HISTORY

5.1 UTT/13/0266/DC – Erection of steel framed storage building – Approved – 8th August 2012

6. POLICIES

6.1 **National Policies**

National Planning Policy Framework

6.2 Uttlesford District Local Plan 2005

Policy GEN2 – Design

Policy GEN4 – Good neighbours

7. CONSULTATIONS

N/A

8. TOWN COUNCIL COMMENTS

8.1 No objections

9. REPRESENTATIONS

9.1 The neighbouring units were consulted. No objections received.

10. APPRAISAL

10.1 The issues to consider in the determination of the application are:

(A) The Design and amenity (NPPF, ULP Policies GEN2 and GEN4)

10.2 The proposal involves the erection of a standard steel framed pitched roof building. It will have a similar design and size to other industrial and commercial buildings in the surrounding area.

10.3 The proposal would not detract from the character of the site and would not be considered harmful to the character of the wider estate due to the matching size, scale and materials. It would therefore be considered to comply with the relevant design policies listed above.

10.4 In terms of the amenity of the neighbouring land users, the site is surrounded by other commercial and industrial buildings. The erection of this relatively minor building would not lead to a significant loss of amenity for the adjacent land users, which are all commercial or industrial premises. It is therefore considered that in terms of amenity, the development accords with the relevant policies listed above.

(B) Impacts on Highway Safety and parking (NPPF, GEN1)

10.5 The proposed application site would not result in a loss of car parking or turning area. The development will also not lead to an increase in staffing levels. There is ample car parking within the cartilage of the site. For these reasons it is therefore considered that the development would therefore accord with the NPPF and policy GEN1 of the Uttlesford Local Plan (adopted 2005).

11. CONCLUSIONS

11.1 It is considered that the proposal is acceptable and complies with all the relevant development plan policies. It will not have a detrimental impact on appearance of the site and the character of the wider area. The development would also not have an

adverse impact on highway safety.

RECOMMENDATION – Approval with conditions

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this decision.

REASON: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the approved plans as set out in the Schedule.

REASON: For the avoidance of doubt as to the nature of the development hereby permitted, to ensure development is carried out in accordance with the approved application details, to ensure that the development is carried out with the minimum harm to the local environment, in accordance with the Policies of the Uttlesford Local Plan (adopted 2005) as shown in the Schedule of Policies

3. Details of the materials to be used in the construction of the external surfaces of the development hereby permitted shall be submitted to and approved in writing prior to development commencing.

REASON: In the interests of the appearance of the development in accordance with Policies H8 and GEN2 of the Uttlesford Local Plan (adopted 2005).