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| Application: | 2023/1255/FUL | ITEM 2 | |
| Proposal: | 12 No. unheated storage units (B8) | | |
| Address: | Land Adjacent to Mickley Lodge, Burley Road, Langham, Rutland | | |
| Applicant | Mr Oliver Hemsley | Parish | Langham |
| Agent: | Mr Tony Ansell | Ward | Langham |
| Reason for presenting to Committee: | The applicant is the Ward Councillor | | |
| Date of Committee: | 25 April 2024 | | |
| Determination Date: | 10.02.2024 | | |
| Agreed Extension of Time Date: | 29.04.2024 | | |

EXECUTIVE SUMMARY

The proposal comprises the erection of a building to provide 12 individual storage/workshop units (Use Class B8) and associated hardstanding, parking and boundary treatments. The principle of the development in this countryside location is considered to be acceptable. The proposal is appropriate in scale and design and would not be unduly prominent or dominant. The proposal would not be harmful to residential amenity or highway safety. Accordingly, subject to the imposition of appropriate conditions, the application is recommended for approval.

RECOMMENDATION

APPROVAL, subject to the following conditions:

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

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

2. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans:

- Location Plan received
- Block Plan OH/04A/PL/2023
- Floor Plans and Elevations OH/04/PL/2023

Reason: For the avoidance of doubt and in accordance with Policy CS19 of the Core Strategy and Policies SP7 and SP15 of the Site Allocations and Policies DPD.

3. Development shall be carried out in accordance with the materials contained in the application.

Reason: To ensure that materials of an acceptable quality appropriate to the area are used and to accord with Policy CS19 of the Core Strategy and Policies SP7 and SP15 of the Site Allocations and Policies DPD.

4. Prior to the first use of any part of the building hereby approved the timber post and rail fencing shown on the approved plan shall first be implemented and thereafter be so retained.

Reason: In the interests of visual amenity and in accordance with Policy CS19 of the Core Strategy and Policy SP15 of the Site Allocations and Policies DPD.

5. No external lighting of the site shall be carried out until details of all external lighting together with an assessment of the potential for light impact has been undertaken, submitted to and approved in writing by the Local Planning Authority. The external lighting shall not exceed the obtrusive light limits specified for environmental zone E2 in the Institution of Lighting Professionals document "Guidance Note 01:21, The Reduction of Obtrusive Light". All lighting provided shall be in accordance with these approved details.

Reason: In the interests of visual amenity and in accordance with Policy CS19 of the Core Strategy and Policies S9P and SP15 of the Site Allocations and Policies DPD

6. The site and building shall be used only for storage/ workshops, under Use Class B8 as set out in this application and shall not be used for any other purpose.

Reason: For the avoidance of doubt and in the interests of residential amenity and highway safety and in accordance with Policies SP7 and SP15 of the Site Allocations and Policies DPD.

7. The units hereby approved shall only be operational between the hours of 7 am to 6 pm Monday to Saturday and at no times on Sundays or Bank Holidays.

Reason: For the avoidance of doubt and in the interests of residential amenity and highway safety and in accordance with Policies SP7 and SP15 of the Site Allocations and Policies DPD.

8. There shall be no storage of materials/machinery/equipment outside of the building hereby approved.

Reason: In the interests of visual amenity and in accordance with Policy CS19 of the Core Strategy and Policies SP7 and SP15 of the Site Allocations and Policies DPD.

Site & Surroundings

1. The site is to the north of Burley Road and to the north-east of Langham and occupies a countryside location. The site is accessed off a driveway shared with Mickley Lodge and Langham Lodge Farm from Burley Road. Immediately to the

south of the application site is the existing building which comprises storage units/workshops and an office. To the east is Mickley Lodge and beyond the site to the north-east is Langham Lodge Farm.

2. The site is bound to the south, east and west by hedgerows and trees with the north currently enclosed with a post and rail fence.

Proposal

3. The application comprises the erection of a single storey building for B8 use (storage and workshops). The building would be linear in footprint, measuring 73.5 metres in length by 9.4 metres in width. The building would have an eaves height of approximately 2.7 metres with a ridge height of approximately 5.1 metres.
4. Internally the building would comprise 12 individual storage/workshop units, with a w.c. and a floor area measuring 5.8 metres in width, by 8.8 metres in length. Each unit would have two rooflights, a pedestrian access door and vehicular roller shutter door to the front (south) elevation and a row of 3 windows to serve the workshop/storage area and 1 window to serve the w.c. to the rear (north elevation).
5. The parking and turning for the units would be to the south between the proposed building and existing unit to the south. Existing post and rail fencing is set to be removed to facilitate the development and re-sited immediately to the north of the site.
6. The proposed hours of operation are 7 am to 6 pm Monday to Saturday.

Relevant Planning History

2003/0985/FUL – Change of use from poultry houses to storage units (Class B8) – Approved – 27.11.03.

2023/1367/FUL for extensions and alterations and the erection of a 3-bed annexe was approved.

Planning Guidance and Policy

National Planning Policy Framework (NPPF) 2023

Chapter 2 – Achieving Sustainable Development

Chapter 9 – Promoting Sustainable Transport

Chapter 12 – Achieving Well-Designed Places

Core Strategy DPD (2011)

CS4 – The Location of Development

CS19 – Promoting Good Design

Site Allocations and Policies DPD (2014)

SP7 – Non-Residential Development in the Countryside

SP15 – Design and Amenity

Langham Neighbourhood Plan

BD1 Buildings and Materials

RS1 Landscape Character

RS2 Development in the Countryside

Other

None.

Officer Evaluation

Principle of Development

7. The site is on land classed as countryside. Policy CS4 of the Rutland Core Strategy states that development in the countryside will be strictly limited to that which has an essential need to be located in the countryside and will be restricted to particular types of development to support the rural economy.
8. Criterion (d) of Policy SP7 of the Site Allocations and Policies Development Plan Document states sustainable development in the countryside will be supported for, amongst other things, where a rural enterprise comprises small scale alterations, extensions or other development ancillary to an existing established use appropriate in the countryside. Criterion (e) supports new employment growth comprising small scale rural enterprise that supports the local economy and communities. Policy RS2 supports the above policies.
9. The scheme comprises 12 unheated storage/workshop units (Use Class B8) representing a small scale rural enterprise that supports the local economy and adjoins the existing established use. The proposal therefore seeks to expand the existing operation.
10. On this basis the proposal complies with Policy CS4 of the Rutland Core Strategy, Policy SP7 of the Site Allocations and Policies Development Plan Document and policy RS2 of the Neighbourhood Plan, subject to compliance with the issues discussed below.

Impact of the use on the Character of the Area

11. Policy CS19 of the Rutland Core Strategy requires new development to contribute positively to local distinctiveness. Policy SP7 of the Site Allocations and Policies Development Plan Document requires development to not be detrimental to the character and appearance of the landscape, visual amenity or setting of villages. Policy SP15 relates to design. Policy BD1 of the Neighbourhood Plan relates to buildings and materials and policy RS1 to landscape character.
12. The scheme follows the appearance and layout of the existing building to the south, a former poultry house which was granted permission to be converted to storage/workshop units in 2003. The building is long and linear in design and is of

single storey proportions. It would be constructed using brick on the lowest part of the wall and profiled pressed steel in Forest Green for the walls and roof.

13. The building would be of a relatively limited size and scale, would be physically well related to the existing units and given the landscaping of the site, would not be visually prominent when viewed from outside of the site. The proposed scale, design and materials are considered to be acceptable in this countryside setting.
14. In terms of public views towards the site, the site is set well back from the nearest public highway (Burley Road) and proposal would also be screened by the existing unit and hedgerow to the south. From the public footpath to the east Mickley Lodge and landscaped gardens intervene and prevent any clear views. In the wider site there is also a hedgerow to the west and mature tree planting to the east.
15. The proposed additional hardstanding for parking and turning would be contained between the proposed and existing units.
16. The scheme proposes the re-instatement of the existing post and rail fence to the north of the proposed units.
17. Policy SP15 (i) of the Site Allocations and Policies Development Plan Document states that the development will only be acceptable if it provides for adequate landscaping, which preserves visual amenity and is designed as an integral part of the layout. It is considered that the site is already well landscaped on all boundaries other than the north which has a post and rail fence. This fence would be relocated and it is considered in this instance that further landscaping could not reasonably be justified.
18. No details have been provided in respect of any external lighting and a condition is recommended to secure these details.
19. As such, subject to the imposition of conditions, the proposal is considered appropriate in scale, design and materials and would not be unduly prominent or dominant. The proposal is therefore in accordance with Section 12 of the NPPF, Policy CS19 of the Rutland Core Strategy, Policies SP7 and SP15 of the Site Allocations and Policies Development Plan Document and policies BD1 and RS1 of the Neighbourhood Plan.

Impact on the Neighbouring Properties

20. Policy CS19 of the Core Strategy and policy SP15 of the Site Allocations and Policies DPD relate to residential amenity.
21. The nearest residential property is Mickley Lodge located to the east of the site.
22. Given the separation distances between the proposed units and Mickley Lodge and the single storey proportions of the proposal it is not considered it would give rise to any unacceptable adverse overshadowing, loss of light or overbearing impacts. Furthermore, the proposed units are for small scale workshops/storage

which are considered compatible with the adjacent dwelling in terms of noise and disturbance. Public Protection raise no objection.

23. The proposal is therefore acceptable in this respect, in accordance with Section 12 of the NPPF, Policy CS19 of the Rutland Core Strategy and Policy SP15 of the Site Allocations and Policies Development Plan Document.

Highway Issues

24. The site is accessed off a shared driveway with Mickley Lodge and Langham Lodge Farm via Burley Road. The scheme would provide sufficient parking and turning provision to serve each of the units.
25. Information has been provided by the Agent detailing existing vehicular movements in order to illustrate potential vehicular movements for the proposal. The Highway Authority has stated that whilst future trip generation would normally be based on TRICS data in this case trip generation via TRICS is unlikely to accurately reflect the operation at this site.
26. Information submitted based on existing movements suggests that on a typical day for 9 storage units the developer is seeing on average 40 two-way vehicle movements a day, i.e. 20 in and 20 out. It is expected the proposal for 12 additional units would generate in the region of 54 total two-way movements a day. This figure is based on the 40-vehicle average two-way movements divided by the 9 units on site currently, multiplied by the total number of proposed units (12). It can be assumed that in a peak hour there would be in the region of 5 - 8 vehicles associated with the additional units. This equates to 1 vehicle every 8-12 minutes which does not create a significant increase to the highway network compared to the existing scenario.
27. The Highway Authority are therefore content that the applicant has provided sufficient highways trip generation information for this application.
28. The proposals would not impact on the adjacent public footpath, to the east of Mickley Lodge.
29. The proposals would not have an unacceptable adverse impact on highway safety and would be in accordance with Section 9 of the NPPF and Policy SP15 of the Site Allocations and Policies Development Plan Document.

Crime and Disorder

30. It is considered that the proposal would not result in any significant crime and disorder implications.

Human Rights Implications

31. Articles 6 (Rights to fair decision making) and Article 8 (Right to private family life and home) of the Human Rights Act have been taken into account in making this recommendation.
32. It is considered that no relevant Article of that act will be breached.

Consultations

33. Langham Parish Council state that the proposed siting of the units, on land behind the existing office/workshop units, seems appropriate, particularly as the units will not be visible from other residential properties.
34. Highway Authority raise no objections.
35. Public Protection state that there is no detail of any external lighting associated with the application and would want to ensure any external lighting used for these units does not cause light pollution. Therefore, in accordance with the Institute of Licensing Professionals Guidance note 1/21, The Reduction of Obtrusive Light (lighting-guidance), it is recommended any external lighting should meet E2 zone.

Neighbour Representations

36. No letters of representation have been received.

Conclusion

37. Taking the above into account, it is considered that subject to the imposition of conditions, the application is acceptable in principle and would not result in harm to the character or appearance of the countryside. There would be no harm to residential amenity or highway safety. The proposal is in accordance with Sections 9 and 12 of the NPPF, Policies CS4 and CS19 of the Rutland Core Strategy, Policies SP7 and SP15 of the Site Allocations and Policies DPD and policies BD1, RS1 and RS2 of the Neighbourhood Plan.