
APPLICATION DETAILS

APPLICATION NO: 3/2012/0213

FULL APPLICATION DESCRIPTION: **ERECTION OF A SINGLE STOREY EXTENSION TO EXISTING FACTORY UNITS**

NAME OF APPLICANT: **MR STEVEN YORKE**
TEESCRAFT ENGINEERING LTD

ADDRESS: TEESCRAFT ENGINEERING LTD UNITS 1-3 LONGFIELD ROAD, SOUTH CHURCH ENTERPRISE PARK, BISHOP AUCKLAND, DL14 6XB

ELECTORAL DIVISION: COUNDON ED

CASE OFFICER: **Paul Hopper**
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DESCRIPTION OF THE SITE AND PROPOSALS

The Site

1. The application site comprises a block of three existing industrial units with a total floor space of 790m² located on Longfield Road, South Church Enterprise Park. The units are currently occupied by Teescraft Engineering and are bounded by existing industrial units to the north, south and west with allotment gardens to the east. The site is delineated by palisade steel security fencing to the north with shrub planting to the east and west. The southern elevation of the building fronts directly onto Dovecot Lane to the south.
2. The site takes an existing vehicular access directly off Longfield Road and includes 12 car parking spaces.

The Proposal

3. Planning permission is sought for the erection of a single storey extension to the existing industrial units at Teescraft Engineering, Units 1 – 3 Longfield Road, South Church Enterprise Park. The extension would be situated to the northern elevation of the existing building and be 40 metres in length by 9.2 metres in width with a maximum height of 4.4 metres. It would have a flat roof finished in twin thermal cladding and create 340m² of additional floor space. External walls would be finished in a mix of concrete blockwork and twin thermal cladding and incorporate metal security doors and roller shutters in the northern elevation.
4. The proposals would also include an extension to the existing car parking provision and this would be located immediately to the north and east of the proposed extension.

5. This application is being reported to planning committee in accordance with the County Councils Scheme of Delegation as a Member of the Council has an interest in the property which is the subject of the application.

PLANNING HISTORY

6. The application site forms part of a well established block of industrial units and has been historically occupied by Teescraft Engineering. Since its construction the site has been subject to a planning permission for a testing station for micro wind turbines.

PLANNING POLICY

NATIONAL POLICY

7. On March 27th 2012 the Government published the *National Planning Policy Framework* (NPPF). The framework is based on the policy of sustainable development and establishes a presumption in favour of sustainable development. Three main dimensions to sustainable development are described as economic, social and environmental factors. The presumption is detailed as being a golden thread running through both the plan making and decision-taking process. This means that where local plans are absent, silent or relevant policies are out of date planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole or specific policies in the Framework indicate development should be restricted. However, the NPPF does not change the statutory status of the development plan as the starting point for decision making. Proposed development that accords with an up-to-date Local Plan should be approved and proposed development that conflicts should be refused, unless other material considerations indicate otherwise. The Regional Spatial Strategy remains part of the Development Plan until it is abolished by Order using powers within the Localism Act.

REGIONAL PLANNING POLICY

8. The North East of England Plan - Regional Spatial Strategy to 2021 (RSS) July 2008, sets out the broad spatial development strategy for the North East region for the period of 2004 to 2021. The RSS sets out the region's housing provision and the priorities in economic development, retail growth, transport investment, the environment, minerals and waste treatment and disposal. Some policies have an end date of 2021 but the overall vision, strategy, and general policies will guide development over a longer timescale.
9. *Policy 8 – Protecting and Enhancing the Environment* states that planning proposals should seek to maintain and enhance the quality, diversity and local distinctiveness of the environment.
10. *Policy 12 – Sustainable Economic Development* states the majority of new economic development and investment should be focussed in main settlements and on brownfield mixed use locations.

LOCAL PLAN POLICY:

11. The following policies of the Wear Valley District Local Plan as amended by Saved and Expired Policies September 2007 are relevant in the determination of this application:
12. *Policy GD1 (General Development Criteria): states that all new development and redevelopment within the District should be designed and built to a high standard and should contribute to the quality and built environment of the surrounding area.*
13. *Policy I4 (Prestige Industrial Sites): reserves land for development at designated prestige industrial sites including South Church Enterprise Park, Bishop Auckland (28.7ha) It states that proposals for offices and business uses (Class B1) and general industry (Class B2) will be permitted provided they fulfil, where relevant, the General Development Criteria (Policy GD1). Proposals which involve outside storage will not be permitted.*
14. *Policy T1 (General Policy – Highways): All developments which generate additional traffic will be required to fulfil Policy GD1 and:
 - i) provide adequate access to the developments;
 - ii) not exceed the capacity of the local road network; and
 - iii) be capable of access by public transport networks.*

The above represents a summary of those policies considered most relevant in the Development Plan the full text, criteria, and justifications of each may be accessed at <http://www.cartoplus.co.uk/durham/text/00cont.htm>.

CONSULTATION AND PUBLICITY RESPONSES

STATUTORY RESPONSES:

15. *County Highways Authority* has no objections subject to conditions.

INTERNAL CONSULTEE RESPONSES:

16. *County Council Ecologist* raises no objections to the proposals.

PUBLIC RESPONSES:

17. The application has been advertised on site and notification letters sent to surrounding industrial units. No representations have been received.

APPLICANTS STATEMENT:

18. This application relates to the land within the existing Teescraft Engineering factory premises units 1-3 at South Church Industrial Estate, Bishop Auckland. A very similar proposal for the adjacent units was granted planning approval on 20/06/2011 and has since been completed. The proposals are within the applicant's ownership. The business continues to expand and operates from six of the units on the site. The extension is fundamental in safeguarding Teescraft's future as client demands increase. The business currently employs 32 full time and 2 part time members of staff, additional staff will be recruited to assist with workload should the proposals be accepted.

PLANNING CONSIDERATIONS AND ASSESSMENT

19. Having regard to the requirements of section 38(6) of the Planning and Compulsory Purchase Act 2004 relevant guidance, development plan policies and all material planning considerations, including representations received, it is considered that the main planning issues in this instance relate to principle of development, impact on surrounding area and highway issues.

Principle of Development

20. South Church Enterprise Park is an established industrial estate, already hosting a number of large manufacturing businesses, and plays an important role in the local economy. It is a location where expansion of existing businesses and development of new business is expected to meet the economic growth objectives of the County.
21. The units to which this application relates have been used for manufacturing for some time and an extension to the existing building is a type of development which would be expected in an industrial location such as this. This proposal would safeguard the long term future of the existing engineering operation and create an additional 3 jobs at the site.
22. As this is an allocated industrial site and the proposal could create new jobs in the area, the principle of the extension is considered to be in accordance with policy I4 of the Wear Valley District Local Plan as amended by Saved and Expired Policies September 2007, as well as national guidance in the National Planning Policy Framework.

Impact upon the surrounding area

23. The site is well contained within an existing industrial estate and the scale of the proposed extension would not appear overly dominant on the existing building. While the extension would create 340m² of additional floor space within what is a fairly compact site, it is considered that given the limited size of the extension, its location to the rear of the building and the screening provided by existing tree planting, the visual impact of the proposal would be considered acceptable. Some additional noise and disturbance can be expected as the development would intensify operations at the unit to some extent. However, the site is located on an established industrial estate that makes provision for further development or expansion of existing activity.
24. The proposals are considered to be acceptable and would not in principle have a detrimental impact on the surrounding area. The proposal therefore accords with policies GD1 and I4 of the Wear Valley District Local Plan as amended by Saved and Expired Policies September 2007.

Highways Issues

25. The existing access into to the site will be retained post development. Additional car parking provision would be provided as part of the proposals and this would occupy an exiting tarmac area and an incidental grass verge to the north and west of the proposed extension. The County Highways Officer has not raised any objections to

the parking arrangement however a condition has been recommended requiring the submission and agreement of details relating to the hard surfacing of the of the additional parking areas and the creation and implementation of a travel plan for the site.

26. It is considered that the proposals would not compromise highway safety and would accord with policies GD1 and T1 of the Wear Valley District Local Plan as amended by Saved and Expired Policies September 2007.

CONCLUSION

27. This proposal for an extension to an existing industrial building would help to ensure the continued growth and long term future of a well established engineering operation. The extension would facilitate an additional 3 new jobs at a site allocated for general industrial use and is considered acceptable in principle.
28. The scale and layout of the proposed extension is considered appropriate and would not be a dominant feature within the site or the surrounding area. The proposals would not detract from the appearance of South Church Enterprise Park.
29. When balanced against the economic benefits of the proposal, the amenities of neighbours would not be unacceptably compromised.
30. Sufficient parking provision is provided within the site and highway safety would not be compromised.

RECOMMENDATION

That the application be **APPROVED** subject to the following **conditions/reasons**.

Conditions:

1. The development should not be begun later than the expiration of three years from the date of this permission.

Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby approved shall be carried out in strict accordance with the following approved plans:

Plan Ref No.	Description	Date Received
R1100-00	Site Location Plan	03/07/2012
R1100-004	Proposed Ground Floor Plan	27/06/2012
R1100-005	Proposed Elevations	27/06/2012
R1100-06	Proposed Block Site Plan	02/07/2012

Reason: To define the consent and ensure that a satisfactory form of development is obtained.

3. Notwithstanding the details shown on the submitted application, the external building materials to be used shall match the existing building in terms of colour, texture and size.

Reason: In the interests of the appearance of the area and to comply with policy GD1 of the Wear Valley District Local Plan as amended by Saved and Expired Policies September 2007.

4. Prior to the occupation of the approved extension surfacing details of the additional parking areas as shown on the approved plan R1100-06C) shall be agreed with the LPA and the approved area shall be laid out for no other purpose.

Reason: In the interests of Highway Safety in accordance with Policies GD1 and T1 of the Wear Valley District Local Plan amended by Saved and Expired Policies September 2007.

5. Prior to occupation of the approved extension a Travel Plan Coordinator shall be appointed and contact details for this person shall be provided in writing to Durham County Council. Within 6 months of occupation a final Travel Plan, conforming to the National Specification for Workplace Travel Plans, PAS 500:2008, bronze level, shall be submitted to Durham County Council for approval. Once approved the Travel Plan must be implemented for the lifetime of the development.

Reason: In the interests of encouraging sustainable transport, in accordance with Policies GD1 and T1 of the Wear Valley District Local Plan amended by Saved and Expired Policies September 2007.

6. All ground disturbance works hereby approved, including any tree/shrub removal works, shall be conducted outside of the bird breeding season or, if development proceeds within the bird breeding season, a qualified ecologist shall confirm, in writing the absence of breeding birds prior to the commencement of development.

Reason: To protect existing wildlife habitats in accordance with Policy GD1 of the Wear Valley District Local Plan as amended by Saved and Expired Policies September 2007.

REASONS FOR THE RECOMMENDATION

31. The proposal is considered acceptable having regard to policies GD1, I4 and T1 of the Wear Valley District Local Plan as amended by Saved and Expired Policies September 2007.
32. The visual appearance of the Enterprise Park would not be adversely affected and the proposed extensions would not appear overly dominant. The amenities of neighbouring properties would not be adversely compromised. Adequate parking provision and access is provided and highway safety would not be compromised.

BACKGROUND PAPERS

- Submitted Application Forms and Plans
- Wear Valley District Local Plan as amended by Saved and Expired Policies September 2007
- National Planning Policy Framework.
- Consultation Responses
- Public Consultation Responses
- Regional Spatial Strategy for the North East
- County Durham Plan Policy Direction Paper
- Assessing Development Proposals in a changing National Planning system - Council Policy Position Statement

