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## APPLICATION DETAILS

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APPLICATION NO:	3/2013/0074
FULL APPLICATION DESCRIPTION:	Two single storey extensions to northern elevation
NAME OF APPLICANT:	Mr S Yorke, Teescraft Engineering Limited
ADDRESS:	Units 5 & 8, Teescraft Engineering, Longfield Road, South Church Enterprise Park, Bishop Auckland
ELECTORAL DIVISION:	Shildon and Dene Valley
CASE OFFICER:	Paul Hopper, Planning Officer 03000 263946, <a href="mailto:paul.hopper@durham.gov.uk">paul.hopper@durham.gov.uk</a>

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## DESCRIPTION OF THE SITE AND PROPOSALS

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### The Site

1. The application site comprises a block of five existing industrial units with a total floor space of 1340m<sup>2</sup> located at Longfield Road, South Church Enterprise Park, Bishop Auckland. The units are currently occupied by Teescraft Engineering and are bounded by existing industrial units to the south and west with allotment gardens to the east and an area of undeveloped land to the north. The site is delineated by palisade steel security fencing with shrub planting to the east. Access is taken directly off Longfield Road, leading to 14 car parking spaces.

### The Proposals

2. Planning permission is sought for the erection of two single storey extensions to the northern elevations of the existing industrial units, and would be approximately 14.5 metres wide by 9.2 metres deep with a maximum height of 4.4 metres, creating approximately 250m<sup>2</sup> of additional floor space. Each extension would have a flat roof finished in twin thermal cladding and external walls would be finished in a mix of concrete blockwork and profiled cladding positioned above facing brickwork and would incorporate metal security doors and roller shutters in the northern elevation.
3. The proposals would also include five additional car parking spaces located immediately to the north of the proposed extensions. In addition, the proposal would result in the creation of an additional 3 jobs at the site.
4. This application is being reported to planning committee as the applicant is an Elected Member of the Council.

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## **PLANNING HISTORY**

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5. The application site forms part of an established block of industrial units, and has been subject to permissions for a testing station for micro wind turbines (3/2009/0278) and more recently, a single storey extension to units 1-3 (3/2012/0213).

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## **PLANNING POLICY**

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### **NATIONAL POLICY**

6. The National Planning Policy Framework (NPPF) 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; economic, social and environmental factors. The presumption is detailed as being a golden thread running through both the plan-making and decision-taking process.
7. 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.
8. Paragraph 7 of the NPPF sets out the three dimensions to sustainable development: economic, social and environmental. The economic role is to contribute to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure.
9. Paragraph 14 of the NPPF sets out the presumption in favour of sustainable development. Paragraph 17 contains the 12 core land-use principles that planning should underpin decision-taking. These include:
  - be genuinely plan-led, empowering local people to shape their surroundings;
  - proactively drive and support sustainable economic development to deliver homes, business and industrial units, infrastructure and thriving local places that the country needs;
  - always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;
  - take account of the different roles and character of different areas, promoting the vitality of our main urban areas;
  - encouraging the effective use of land by reusing land that has been previously developed, provided it is not of high environmental value;
  - promote mixed use developments, and encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions (such as for wildlife, recreation, flood risk mitigation, carbon storage, or food production);
  - conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations;
  - actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable; and,

- take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.

10. The NPPF outlines in paragraph 19 that significant weight should be placed on the need to support economic growth through the planning system.

*The above represents a summary of the NPPF considered most relevant the full text may be accessed at: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2116950.pdf>*

#### **LOCAL PLAN POLICY:**

11. The following policies of the Wear Valley District Local Plan are considered relevant:
12. *Policy I4 (Prestige Industrial Sites)* reserves land for development at South Church Enterprise Park for offices and business uses (Class B1) and general industry (Class B2) provided they fulfil the criteria, where relevant, set out at Policy GD1
13. *Policy T1 (General Policy – Highways)* states that all developments which generate additional traffic will be required to fulfil Policy GD1 and: provide adequate access to the developments; not exceed the capacity of the local road network; and, be capable of access by public transport networks.
14. *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.

*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>.*

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## **CONSULTATION AND PUBLICITY RESPONSES**

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#### **STATUTORY RESPONSES:**

15. *Highway Authority* has no objections.

#### **INTERNAL CONSULTEE RESPONSES:**

16. *Ecology Section* has no objections.

#### **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 5 & 8 at South Church Industrial Estate, Bishop Auckland. The business continues to expand and have recently purchased unit 8 meaning they now operate from seven of the eight units on the site. A very similar proposal for the units 6 & 7 was granted planning approval on 20/06/2011 and was completed in 2011.

19. A more recent application 3/2012/0213 to extend units 1-3 was granted approval on 20/07/2012 and has since been completed. The proposals are within the applicant's ownership. The business continues to expand and operates from seven of the 8 units on the site. The extension is fundamental in safeguarding Teescraft's future as client demands continue to increase. The business currently employs over 30 full time and 2 part time members of staff, additional staff will be recruited to assist with workload should the proposals be accepted.

*The above represents a summary of the comments received on this application. The full written text is available for inspection on the application file.*

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## **PLANNING CONSIDERATIONS AND ASSESSMENT**

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20. 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 character and appearance of the surrounding area, amenity of nearby occupiers and parking, access and highway safety.

### Principle of Development

21. South Church Enterprise Park is an established prestige industrial site as defined by Local Plan Policy I4 and already hosts a number of manufacturing businesses playing an important role in the local economy. It is a location where expansion of existing businesses and development of new business is expected in order to meet the economic growth objectives and employment strategy of the Council.

22. The two units to which this application relates have been used for manufacturing for some time and extension to the existing buildings is a type of development which would be expected in an industrial location such as this. In this regard a planning permission was granted by this committee for a similar extension to units 1-5 Longfield Road in 2012. The proposal would safeguard the long term future of the existing engineering operation at the site and create an additional 3 jobs.

23. As this is an allocated industrial site and the proposal would create new jobs in the area, the principle of the extension is considered to be in accordance with Local Plan Policy I4, as well as guidance contained in the National Planning Policy Framework.

### Impact upon the character and appearance of the surrounding area

24. The site is well contained within an existing industrial estate and is not directly visible from Dovecote Road to the south. The scale of the proposed extensions would not appear overly dominant when viewed in the context of the existing building and would occupy a well screened position on the northern elevation. While the extensions would create 250m<sup>2</sup> of additional floor space within what is a fairly compact site, it is considered that given the limited size of the extensions, their location to the rear of the building and the use of materials to match the host building, the proposal would not have any adverse impact upon the character and appearance of the surrounding area.

25. The proposals are therefore considered to be in keeping with the character and appearance of the surrounding area in terms form, mass, scale, layout and materials in accordance with Local Plan Policy GD1.

## Impact upon adjoining occupiers

26. In terms of amenity, some additional noise and associated disturbance can be expected as the development would intensify operations at the site although this would be heard in the context of an established industrial area which hosts other similar uses, and the nearest residential properties on Bigland Terrace to the east are more than 100m from the extension to unit 8. As such, the proposals are considered to be acceptable and would not have any adverse impact on the amenity of surrounding occupiers in accordance with Local Plan Policies GD1 and I4.

## Parking, Access and Highway Safety

27. The existing access into to the site would be retained post development and five additional parking spaces would be created, occupying an existing tarmac area and an incidental grass verge to the north and west of the proposed extensions. The Highway Authority has raised no objections to the application and is supportive of the additional parking. It is therefore considered that the proposals would not compromise highway safety and would accord with Local Plan Policies GD1 and T1.

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## CONCLUSION

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28. The proposed extensions are located on an existing industrial estate and is already developed for industrial purposes, and the proposal would not have any adverse impact upon the character and appearance of the surrounding area, the amenity of adjacent land users or highway safety in accordance with Local Plan Policies I4, GD1 and T1 and guidance contained within the National Planning Policy Framework.

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## RECOMMENDATION

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That the application be **APPROVED** subject to the following conditions:

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

*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:

<i>Plan Ref No:</i>	<i>Description</i>	<i>Date Received</i>
R1100 – 100	Site Location Plan	5 March 2013
R1100 – 103	Proposed Site Block Plan	5 March 2013
R1100 – 104	Proposed Ground Floor Plan	5 March 2013
R1100 – 105	Proposed Elevations	5 March 2013
R1100 – 200	Parking Arrangement	22 May 2013

*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.*

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## **REASONS FOR THE RECOMMENDATION**

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1. 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.
2. The proposed extensions could be satisfactorily accommodated at the site in terms of scale, layout and materials, and as such, would not have any adverse impact on the character and appearance of the surrounding area or the amenities of neighbouring users. In addition adequate parking provision and access would be provided and highway safety would not be compromised.

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## **STATEMENT OF PROACTIVE ENGAGEMENT**

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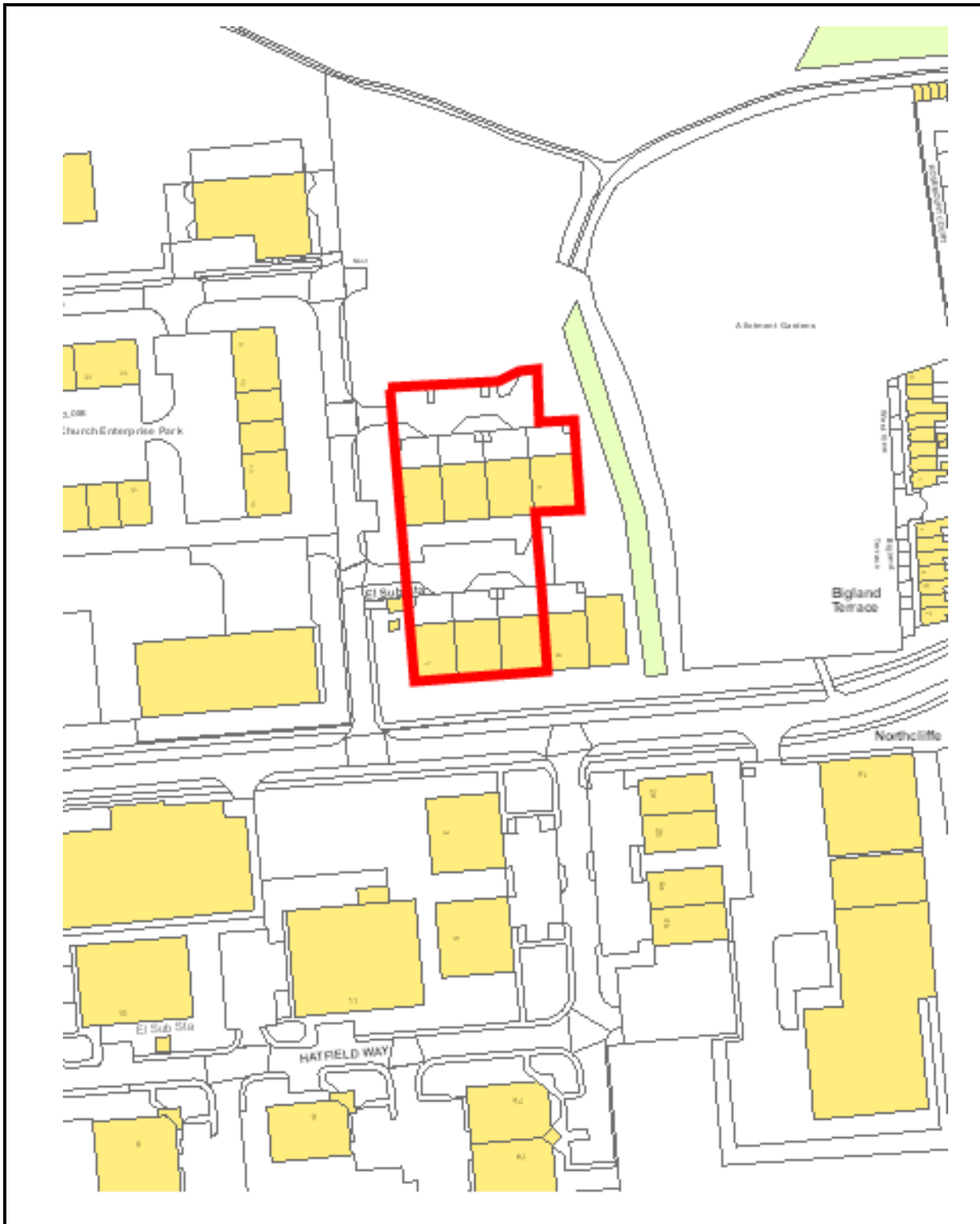
The Local Planning Authority has acted in a positive and proactive manner in determining the planning application in an expedient manner.

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## **BACKGROUND PAPERS**

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- Submitted application forms, plans and design and access statement
- National Planning Policy Framework
- Wear Valley District Local Plan
- Consultation responses from the Highway Authority and Ecology Section



**Planning Services**

Erection of 2 No Single Storey Extensions at Units 5 & 8, Teescraft Engineering, Longfield Road, South Church Enterprise Park, Bishop Auckland (3/2013/0074)

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**Comments**

**Date** 20 June 2013

NTS