

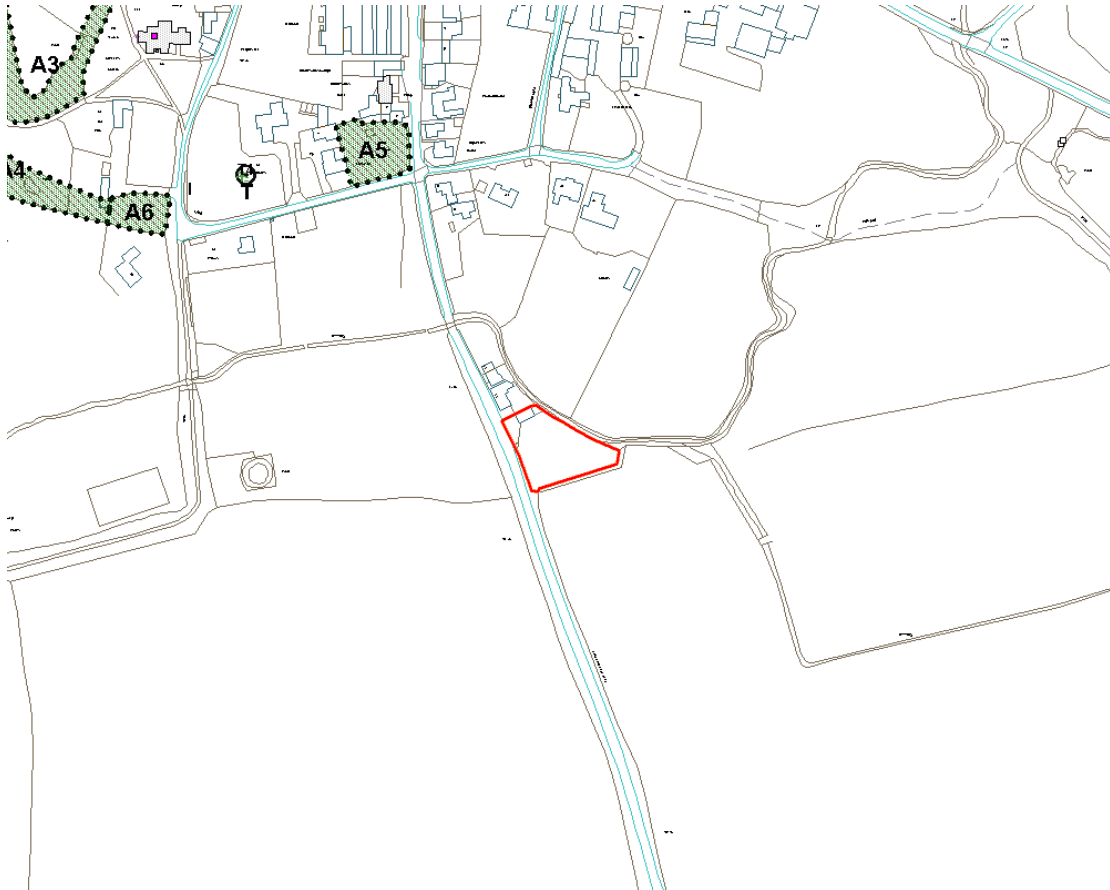
Reference: 12/00884/FUL

Date Submitted: 7th December 2012

Applicant: Mr B Wood

Location: The Old Mill House 37 Edmondthorpe Road Wymondham

Proposal: New office building



Introduction:-

The site lies to the south of the village outside the village envelope and has direct access from Edmondthorpe Road. The yard has been used for storage purposes in connection with a building business for many years and was formerly used as a garage and petrol station. The applicant owns the yard together with the existing single storey workshop and store on the site and also the dwelling to the north of the site. The proposal is to construct a two storey office building within the former mill yard area and also to provide parking areas and improve the boundaries to the site by screening and landscaping. The building, of an attractive design incorporating timber cladding over a brick plinth with dormers, would provide three offices of 26, 17.2 and 52m² floorspace.

The building has been designed to accommodate the offices for Bertram Design and Build owned and run by the applicant, based in the village for the last 11 years, and Kilgourwood recruitment which is run and part owned by the applicants wife. Bertram Design and Build currently has 2 full time employees, both of whom live in Wymondham plus an administrator who currently works 3 days a week and travels from a neighbouring village. As a building company there are between 2 and 10 casual subcontract workers associated with the company who all come from Melton and or

surrounding villages. Kilgourwood Recruitment is run by 2 partners, the third office will be available for either expansion or for rent to a suitable local business.

It is considered that the main issue relating to the application is:

- **Compliance with the development plan**

The application is required to be considered by the Committee as it represents a departure from the approved policies of the Development Plan.

Relevant History:-

None.

Planning Policies:-

Adopted Melton Local Plan (Saved Policies)

Policies EM9 and EM10 allow for industrial development on existing sites provided buildings are small scale, adequate parking is provided and there is no impact upon the surrounding area.

Policy OS2 states that planning permission will not be granted for development outside of the town and village envelopes except for:-

- Limited small scale development for employment, recreation and tourism which is not significantly detrimental to the appearance and rural character of the open countryside.

Core Strategy

Rural Economic Development. Will support and help our rural economy by responding positively to small scale developments to meet local needs in the remaining villages.

East Midlands Regional Plan

Policy 1 of the Regional Plan seeks to ensure that development within the east midlands is sustainable. It sets out Regional Core Objectives which should be met through LDFs and planning applications. The following parts of Policy 1 should be taken into account.

e) - To improve accessibility to jobs, homes and services through the:
- promotion and integration of opportunities for walking and cycling;
- promotion of the use of high quality public transport; and
- encouragement of patterns of new development that reduce the need to travel.

h) To reduce the causes of climate change by minimising emissions of CO2 through:
- maximising 'resource efficiency' and the level of
- renewable energy generation;
- making best use of existing infrastructure;
- promoting sustainable design and construction; and
- encouraging patterns of new development that reduce the need to travel.

Policy 2 – promotes better design including design and construction that minimises energy use, uses sensitive lighting, improves water efficiency, reduces waste and pollution, incorporates renewable energy technologies and sustainably sourced materials wherever possible, and considers building orientation at the start of the design process. New development should also take account enhancement of biodiversity and landscape quality.

Policy 3 of the regional plan sets the approach to distribution of new development across the East Midlands. It concentrates new development and economic activity in and adjoining existing urban areas. At the regional level this sees a major proportion of the new growth required being concentrated in and adjoining the three conurbations of Leicester, Nottingham and Derby. Development of a lesser scale is directed to Sub-Regional Centres such as Melton Mowbray, whilst other settlements should

receive development to meet their need. In assessing the suitability of sites development priority should be given to making the best use of previously developed land and vacant or under-used buildings in urban or other sustainable locations.

Policy 12 states that employment and housing development should be located within and adjoining settlements. Such development should be in scale with the size of those settlements, in locations that respect environmental constraints and the surrounding countryside, and where there are good public transport linkages.

Policy 19 focuses employment development on the areas of greatest identified need. The Policy priorities the Sub Regional Centres as the primary location for new economic development (Melton Mowbray) as says that development should be located in accordance with the urban concentration strategy as set out in Policy 3.

The National Planning Policy Framework was published 27th March and replaced the previous collection of PPS. It introduces a ‘presumption in favour of sustainable development’ meaning:

- approving development proposals that accord with the development plan
- without delay; and
- where the development plan is absent, silent or relevant policies are out-of-date, granting permission 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 this Framework indicate development should be restricted.

The NPPF offers direction on the relative weight of the content in comparison to existing Local Plan policy and advises that **whilst the NPPF does not automatically render older policies obsolete, where they are in conflict, the NPPF should prevail.** It also offers advice on the weight to be given to ‘emerging’ policy (i.e the LDF) depending on its stage of preparation, extent of unresolved (disputed) issues and compatibility with the NPPF.

It also establishes 12 planning principles against which proposals should be judged. Relevant to this application are those to:

- Proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities;
- always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;

On Specific issues relevant to this application it advises:

Building a strong competitive economy

- Planning should encourage growth, not prevent it and should plan proactively to encourage economic growth
- Significant weight should be given to the need to support economic growth

Sustainable Transport:

- Safe and suitable access to the site can be achieved for all people.
- Development should only be prevented or refused on transport grounds where the residual cumulative impacts of the development are severe.

Prosperous Rural Economy

- Support the sustainable growth and expansion of all types of business and enterprise in rural areas, both new buildings and conversions.

Consultations:-

Consultation reply	Assessment of Head of Regulatory Services
Highway Authority: No objection subject to conditions.	Noted.
Wymondham and Edmondthorpe Parish Council:- No objections	Noted.
Archaeology: Site lies in an area of archaeological interest, comprising the southern edge of the medieval and post-medieval historic settlement core of Wymondham (HER ref.: MLE9203) and is situated immediately to the south of the presumed position of Wymondham watermill, the latter likely to have its origin in the medieval period (MLE4216).	Noted . Conditions added as requested.

Representations:

A site notice was posted and neighbouring properties were also notified of the proposal. No representations have been received.

Other material considerations (not raised through consultation or representation)

Consideration	Assessment of Head of Regulatory Services
Application of the Development Plan Policies.	<p>The proposal is located within the open countryside and therefore OS2 is the applicable policy. The application proposes a small scale office building (120 m²) together with improved parking spaces and the existing outdoor material storage area and therefore it is considered that the proposal complies with OS2 of the Local Plan.</p> <p>The East Midlands Regional Plan supports economic development but states that it should be promoted in sustainable locations and concentrates new development and economic activity in and adjoining existing urban areas. The application site is close to Wymondham which is a sustainable settlement and therefore it is considered that the proposal complies with the requirements of the Regional Plan.</p> <p>The Core Strategy supports small scale economic development especially where it meets local needs and this proposal is considered to be small scale.</p> <p>Therefore, it is considered that the proposal accords with the Development Plan.</p> <p>The National Planning Policy Framework is a material consideration in the determination of this application that is considered to be of significant weight. The NPPF is clear in its advice that the</p>

	<p>presumption is in favour of sustainable development. The guidance also states that where the development plan is absent, silent or relevant policies are out-of-date, local planning authorities should grant planning permission unless “any adverse impacts of doing so would significantly and demonstrably outweigh the benefits”.</p> <p>The NPPF supports economic development and states its commitment to securing sustainable economic growth, explaining that planning should do “everything it can” to facilitate this. Paragraph 28 of the NPPF relates to supporting a prosperous rural economy. It states that local planning authorities should support the sustainable growth and expansion of all types of business and enterprise in rural area. The key to this policy is considered to be the consideration of ‘sustainable’.</p> <p>The NPPF defines sustainable development as economic, social and environmental. The site proposed is located within the open countryside, but very close to Wymondham which has a regular bus service. However the nature of the business does mean that it would be heavily reliant on the motor car as at present but it would provide a central base for the business. However, the building would complement the storage yard from which business operations are already carried out and it is considered it would be the most efficient location in terms of trip generation, avoiding multiple locations and trips between them.</p> <p>Whilst the proposed development would provide employment in a rural area it is not considered that the site is in a sustainable location in general terms. However, the connection with the activity already present on the site is such that it would minimise trip generation and in these circumstances would not conflict with sustainability objectives.</p>
<p>Layout</p>	<p>The application is detailed and includes parking for staff and visitors as well as proposing significant improvements to the appearance of the yard area by landscaping..</p> <p>The layout of the proposal is considered to be acceptable.</p>
<p>Design</p>	<p>The building has been designed to look like an oak style building with timber posts on the front elevation supporting a covered walkway. The walls will be natural coloured timber cladding set over a low brick plinth. The design is considered to be acceptable.</p>
<p>Impact on adjoining properties</p>	<p>The site is separate from any residential properties. It is not considered that the proposal would have a detrimental impact on the</p>

Conclusion

The application site lies in the designated open countryside and as such there is no presumption in favour of development under policy OS2. The application has been submitted with supporting information which states that the proposal would sustain and complement existing local employment and would be of economic benefit. The proposal is not considered to have a detrimental impact on the character and appearance of the open countryside or any adjoining residential properties. The NPPF post-dates the Development Plan and supports rural economic growth. Accordingly the application presents the need to **balance economic growth considerations with those of sustainable development**. In view of the established nature of the business in the area it is considered that economic development considerations outweigh any concerns relating to the sustainability of the development. The application is recommended for approval subject to the following conditions:-

RECOMMENDATION: Permit, subject to the following conditions:

1. The development shall be begun before the expiration of three years from the date of this permission.
2. The use of the premises shall be strictly limited to offices only and for no other use within Class BI ; of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that order with or without any modification.
3. The external materials to be used in the development hereby permitted shall be in strict accordance with those specified in the application unless alternative materials are first agreed in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details
4. Before first use of the proposed office the access drive, parking areas and turning space shall be surfaced with tarmacadam, concrete or similar hard bound material (not loose aggregate) and shall be so maintained at all times.
5. No wall, planting, vegetation or other similar obstruction exceeding 600mm above the level of the adjacent carriageway shall be allowed within 2.4 metres of the existing edge of the carriageway on Edmonthorpe Road across the whole frontage of the site. Any existing such obstruction shall be removed before building works commence and the visibility splays thereafter to be permanently so maintained.
6. No demolition/development shall take place/commence until a programme of archaeological work including a Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing.
7. No demolition/development shall take place other than in accordance with the Written Scheme of Investigation.
8. Occupation of the offices shall at all times be connected to the use of the yard which forms the application site.

The reasons for the conditions are:-

1. To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.
2. To enable the local planning authority to review other uses in this location.
3. In the interests of the external appearance of the property.
- 4 and 5. In the interests of highway safety.

6 and 7. To ensure satisfactory archaeological investigation and recording

8. To ensure the sustainable use of the offices.

Officer to contact: **Paul Green**

Date: 16th January 2013