DELEGATED DECISION REPORT

SMD/2017/0043 **Valid 25/01/2017**	**LEEK CATTLE MARKET** **JUNCTION ROAD** **LEEK**	**ERECTION OF LIVESTOCK ACCOMMODATION BUILDING** **(FULL - MINOR)**

MAIN ISSUES

- Design,
- Impact on the amenity of nearby residents; and
- Highway safety.

DESCRIPTION OF SITE

This application relates to Leek Cattle Market, sitting on the fringe of Barnfields Industrial Estate. The site comprises a series of buildings of a design and scale appropriate to their purpose. Access to the site is provided to the south of Junction Road, within Leek Town Development Boundary.

PROPOSAL

Planning approval is sought for the proposed construction of an extension to the north-east elevation of the existing building. The extension is proposed to provide livestock accommodation. It is to measure 39m x 10m and is to be have a dual pitched roof that is to measure 5.4m in height.

External building materials are to comprise of corrugated fibre cement sheeting with translucent panels to the roof; corrugated steel slide cladding above concrete panels brick patterned to the walls. Steel faced doors are proposed and half round black uPVC guttering.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy Development Plan Document (Adopted 2014)

S01 Spatial Objectives
SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
SS5a Leek Area Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport
E2 Existing Employment Areas

National Planning Policy Framework

Paragraph(s) 1 -17
Section(s) 1, 2, 7

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

There is no site history relevant to the determination of this application.

CONSULTATIONS

Publicity

Site Notice expiry date: 27.03.2017
Neighbour consultation period ends: 24.02.2017
Press Advert: N/A

Public Comments

No comments received.

Town / Parish Comments

Leek Town Council recommend approval.

Environmental Health

No comments received.

Staffordshire County Council Highways

No objection received.

OFFICER COMMENTS

Principle of Development

CS policy SS1 states that development should contribute to the social, economic and environmental improvements of the Staffordshire Moorlands. In accordance with policy SS1a, when considering development proposals the Council will make a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF.

Policy SS5a states that the Council and its partners will seek to consolidate the role of Leek as the principal service centre and market town. In doing so, the Council will support the retention and growth of existing businesses within the town. Existing employment areas will be safeguarded in accordance with policy E2.

This application seeks approval for an extension to support an established local business. The site forms part of the Barnfields Industrial Estate and is located within

a sustainable town centre location. The principle of development is considered to be acceptable subject to matters of design, amenity and highway safety.

Design

Core Strategy policy DC1 outlines that development should be of a high quality and add value to the local area. Development should be designed to respect the site and surroundings having regard to matters of scale, density, layout, siting, landscaping, character and appearance in line with the Council's Design SPG.

Paragraph 56 of the NPPF advises that the Government attaches great importance to the design of the built environment. Paragraphs 63 and 64 go on to comment that in determining applications, great weight should be given to outstanding or innovative designs which help to raise the standard of design more generally within the area. Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of the area.

The extension proposed is considered to be appropriately designed to reflect its purpose in providing livestock accommodation. The extension respects the scale and proportions of the existing unit on the site and would not appear incongruous in its context. The site is not visible from prominent public vantage points and the development would therefore not have a significant impact on the character of the wider locality.

Amenity

CS policy DC1 requires all development to protect the amenity of the area, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

It was noted during a case officer site visit that the site is bound by residential properties, the nearest being located circa 40m away from the proposed extension. The extension is to support a long established business. No objections have been received from nearby properties and subject to a condition that restricts the hours of construction no objection has been received from the Council's Environmental Protection Section.

Highway Safety

In accordance with policies DC1 and T1 all new development should provide for safe and satisfactory access and make a contribution to meeting the parking requirements arising from the development. Staffordshire County Council has been consulted on this application and raises no objection on highway safety grounds subject to a condition that requires the provision of the replacement parking prior to the development first being brought into use.

CONCLUSION / PLANNING BALANCE

In conclusion, this application seeks approval for an extension to an existing established business located within Leek town centre. The proposal is considered to be appropriately designed to respect the character and scale of the host building.

Due to the scale of the development proposed it is not anticipated that the development would result in significant injury to the amenity of nearby residents. Subject to an appropriately worded condition it is not considered that the proposal would result in harm to highway safety. This application is considered to adequately accord with the relevant policies of the Staffordshire Moorlands Core Strategy and National Planning Policy Framework.

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa Howard
Recommendation Date: 15.05.2017

X 

Signed by: Jane Colley

On behalf of Staffordshire Moorlands District Council