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PLANNING / DESIGN AND ACCESS STATEMENT



PROPOSAL : **INSTALLATION OF WEIGHBRIDGE**

ADDRESS : **EASING MOOR FARM, THORNCLIFFE ROAD, LEEK, ST13 7LW**

APPLICANT : **MR D LOVATT**

DATE : **SEPTEMBER 2017** **JOB NO: 2017-2271**

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CONTENTS:

1.0 INTRODUCTION

2.0 USE

3.0 AMOUNT

4.0 LAYOUT

5.0 SCALE

6.0 LANDSCAPING

7.0 APPEARANCE

8.0 ACCESS

9.0 PLANNING POLICY

10.0 SUMMARY

11.0 CONCLUSION

1.0 INTRODUCTION

Sammons Architectural Ltd have been appointed by Mr D Lovatt to prepare and submit a planning application to Staffordshire Moorlands District Council for the installation of a weighbridge at Easing Moor Farm, Thorncliffe Road, Leek ST13 7LW

2.0 USE

The current use of the site is for the collection of fallen stock and abattoir. The site itself is located outside any defined settlement boundary and therefore considered to be in the open countryside.

3.0 AMOUNT

The site extends to 2.09 Hectares

4.0 LAYOUT

The weighbridge would be located on the internal access road from Thorncliffe Road.

5.0 SCALE

The scale of the proposal will be relatively low and will have a footprint of 86m^2

6.0 LANDSCAPING

No additional landscaping is proposed through this application

7.0 APPEARANCE

The appearance and form of the proposal will not greatly change the character or appearance of the area.

8.0 ACCESS

The proposal will be sited on the existing access, so this will remain unaltered.

9.0 PLANNING POLICY

As you will be aware Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that when determining a planning application, the decision maker must make their determination in accordance with the Development Plan unless material considerations indicate otherwise. Given this obligation, this chapter therefore considers national guidance relevant to the application as well as the Core Strategy Development Plan Document (March 2014):

<u>Core Strategy</u>,

SS1 – Development Principles
SS1a – Presumption in Favour of Sustainable Development
SS6c - Other Rural Areas Area Strategy
DC1 – Design Considerations
DC3 – Landscape and Settlement Setting

National Planning Policy Framework

There is considerable planning policy and guidance relevant to the planning application proposal at both local and national levels. The NPPF is significant as it sets out the Government's commitment for a positive response to planning proposals that would deliver sustainable development in order to assist growth to the economy. It has been made clear that the planning system has a key role in facilitating growth and development should be supported with a presumption in favour of granting planning permission. This change of emphasis provides an important background to the application proposal.

National Planning Policy Framework places a strong emphasis on promoting economic growth and sets out policies for the control of development. The Development Plan represents the starting point for the determination of this application, which in this instance is the Core Strategy. The guidance contained within the National Planning Policy Framework is also relevant, in particular the following Chapters:

Paragraphs 1 – 17.
Section 1:Delivering Sustainable Development.
Section 3: Supporting a prosperous rural economy
Section 7:Requiring Good Design.

Within the NPPF it is also worth noting the following relevant paragraphs:

- Planning decisions must be taken in accordance with the development plan unless material considerations indicate otherwise (para 2).
- Plans and decisions need to take local circumstances into account, so that they respond to the different opportunities for achieving sustainable development in different areas, (para 10)
- Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise, (para 11).
- At the heart of the NPPF is a presumption in favour of sustainable development. LPA's should approve proposals which accord with the development plan without delay (para 14).
- The Government is committed to securing economic growth in order to create jobs and prosperity, building on the country's inherent strengths, and to meeting the twin challenges of global competition and of a low carbon future (para 18)
- The Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore, significant weight should be placed on the need to support economic growth through the planning system (para 19)
- Support existing business sectors, taking account of whether they are expanding or contracting (para 21)
- Planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. Promote the development and diversification of agricultural and other land-based businesses. Support rural tourism that benefit businesses in rural areas, communities and visitors that respect the character of the countryside (para 28)

10.0 SUMMARY

The National Planning Policy Framework definition of sustainable development is:

> *"Sustainable means ensuring that better lives for ourselves don't mean worse lives for future generations. Development means growth. We must accommodate the new ways by which we will earn our living in a competitive world. We must house a rising population, which is living longer and wants to make new choices. We must respond to the changes that new technologies offer us. Our lives, and the places in which we live them, can be better, but they will certainly be worse if things stagnate. Sustainable development is about change for the better, and not only in our built environment"*

The NPPF determines that sustainable development includes three dimensions:- economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

- **Environmental role** – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy

- **Economic role** – contributing 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;

- **Social role** – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being;

The proposal is for the installation of a weighbridge on the internal access road from Thorncliffe Road. This installation is required to ensure that the weight of vehicles that are entering and leaving the site are regulated in order to ensure that maximum load capacity of vehicles is not exceeded. Due to the increasing need to ensure safety of vehicles, the client has identified the installation as a necessary investment. The proposal will be installed on an existing road, that will utilise an existing passing point. The passing point will require to be slightly extended, but the area of land where this is located is well maintained and mowed grass that raises no fundamental ecological issues.

11.0 CONCLUSION

The Government has a strong commitment to growth and provides a strong presumption in favour of development and is committed to increasing levels of growth. Paragraph 186 of the NPPF states that local planning authorities should approach decision-taking in a positive way to foster the delivery of sustainable development. It goes on to state in paragraph 187 that local planning authorities should look for solutions rather than problems, and decision-takers at every level should seek to approve applications for sustainable development where possible.

Paragraph 18 of the National Planning Policy Framework confirms that the Government is committed to securing economic growth in order to create jobs and prosperity in the UK. It goes on to state in paragraph 28 that planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. In addition, it states that support should be given to the sustainable growth and expansion of all types of business and enterprise in rural areas. Whilst the proposal represents a minimal form of development that will not have a significant impact on the character or appearance of the area. Nevertheless, the proposal is equally important to the continued success of this rural business. The Local Authority is therefore encouraged to support this application for this important rural business and grant planning permission accordingly.