DELEGATED DECISION REPORT

SMD/2016/0474 **Valid 04/08/2016**	**PLOT 9** **VICTORIA BUSINESS PARK** **TUNSTALL ROAD** **KNYPERSLEY**	**PROPOSED REVISED BELLMOUTH ACCESS TO PLOT 9** **(FULL - MINOR)**

MAIN ISSUES

- Highway Safety

DESCRIPTION OF SITE

The application site relates to the means of access servicing an existing employment unit no. 9 Victoria Business Park, Prospect Way, which lies in close proximity to the small roundabout to the south of the estate. The main Tunstall Road forms the site's eastern boundary, which is intersected by a landscape buffer. The plot immediately to the north of the site has been developed for employment units. However, the land remains vacant to the south of the application site. Unit 9 lies within a 'Development High Risk Area' and 'Surface Mining' as well as a 'Smoke Control Zone'. The application site also falls within the 'Town Boundary of Biddulph' with the town centre located some 2.0km away.

PROPOSAL

The proposal seeks retrospective planning permission for an amended and implemented vehicular access point, which modestly differs in position from the approved main access in relation to planning permission ref. SMD/2013/0865 – specifically plans drawings ref. LOCATION PLAN 001 and 00227 AL(0)13 B (SITE PLAN). The retrospective application requires an additional area of land outside of the application site. This is to facilitate an improved access into and out of the site for HGVs and therefore does not require an amendment to the already approved plans.

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
T1 Development and Sustainable Transport

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2013/0865 – Single Storey light industrial (class B1,B2 & B8) unit with associated parking, vehicle turning and landscaping. Approved with Conditions 26th February 2014.

CONSULTATIONS

Publicity

Site Notice expiry date: Expired.
Neighbour consultation period ends: Expired.

Public Comments

N/A

Town / Parish Comments

Awaited.

Environmental Health

Not consulted.

Staffordshire County Council Highways

No objection. The plan is now considered to be acceptable from a highways point of view.

OFFICER COMMENTS

Principle of Development

The Local Planning Authority is required to determine planning applications in accordance with the development plan, unless there are material circumstances which indicate otherwise and in determining these applications, it shall have regard to the provisions of the Development Plan, in so far as material to the application and to any other material considerations. The Council's Development Plan is formed of the Core Strategy Development Plan Document (adopted March 2014) and the Saved Local Plan Proposals Map / Settlement Boundaries (adopted 1998).

Core Strategy Policy SS1a establishes a 'Presumption in Favour of Sustainable Development' as contained within the National Planning Policy Framework (the Framework) where: (1) planning applications that accord with policies within the Core Strategy will be approved without delay and (2) where there are no relevant policies or they are out of date, the Council will grant planning permission unless material considerations indicate otherwise considering:

I. Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole, or,
II. Specific policies in that Framework indicate that development should be restricted.

The policies contained in the Framework as supplemented by the National Planning Policy Guidance (NPPG) are also a material consideration in the determination of this application.

The principle of development, including means of access was established by planning permission ref. SMD/2013/0865 for a single storey light industrial (class B1, B2 & B8) unit with associated parking, vehicle turning and landscaping approved in February 2014.

Adopted Core Strategy Policy T1 requires, among other things, that all new development is located where the highway network can satisfactorily accommodate traffic generated by a proposed development. This was established sometime ago with reference to the original permission for Victoria Business Park. The Framework guidance says that decisions should achieve a safe and suitable access to the site for all people. In these regards, the Local Highways Authority Officer raised no objections to the approved scheme for Unit 9, which sought approval of matters of access from Prospect Way and again raises no objections to the altered access point. In light of no highway objections and with no other matters arising from the proposed amended retrospective access, it is considered that the scheme would accord with such requirements in relation to Adopted Core Strategy Policy T1 and the other plan policies more generally

CONCLUSION / PLANNING BALANCE

Accordingly, the proposal can be considered as comprising sustainable development and thus benefits from the presumption in favour of such as set out in the Framework. It is concluded, therefore, for the reasons set out above that the retrospective application should approved without delay.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Rachael Simpkin
Recommendation Date: 07/12/2017

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council