ADCOCK ASSOCIATES

mpk GARAGES

DAS

DESIGN AND ACCESS STATEMENT

WETLEY ROCKS SERVICE STATION

INTRODUCTION

This Planning, design and access statement has been prepared by Adcock Associates and accompanies the full Planning Application for the addition of a new external store building to the existing forecourt shop submitted on behalf of MPK Garages.

The proposed extension will provide additional goods storage, and will also conceal the bin store, thereby enhancing the appearance of the site.

APPLICATION SITE AND CONTEXT

Wetley Rocks Service Station (formerly known as Rock Service Station) is an established petrol filling station that has been in use as such since before 1990. The site is situated on Cheadle Road in the village of Wetley Rocks. The land around the site is steeply banked away from the road, and as such the site is surrounded on three sides by high retaining walls.

The site is bounded to the west by the Cheadle Road, with agricultural land and the Powys Arms public house beyond. A band of trees borders the site to the east, with agricultural land beyond that to the east. To the south and southeast are domestic cottages, while to the north further domestic cottages are separated the site by a by a steeply banked stretch of grass and trees.

The area around the village is designated a Special Landscape Area.

The Service Station currently trades 24 hours per day.

PLANNING HISTORY AND BACKGROUND

The site was already established as a petrol filling station in 1990, when permission was granted for new illuminated signage. In 2003 permission was granted for a redevelopment of the service station.

DEVELOPMENT PROPOSAL

The proposal is to construct a new single storey store adjacent to the existing forecourt shop, divided between goods storage and refuse. The new building will be of modest scale and will be constructed in stonework with a slate roof to match the existing.

PLANNING CONSIDERATIONS

Policy Background

The National Planning Policy Framework (2012) sets out three dimensions to sustainable development – an economic role, a social role and an environmental role – and outlines the presumption in favour of sustainable development. Under the heading of Delivering Sustainable Development, the Framework sets out the Government's planning policies for building a strong, competitive economy, ensuring the vitality of town centres, supporting a prosperous rural economy, promoting sustainable transport, supporting high quality communications infrastructure, requiring good design, promoting healthy communities, protecting Green Belt land; meeting the challenge of climate change, flooding and coastal change; conserving and

enhancing the natural environment; conserving and enhancing the historic environment; and facilitating the sustainable use of minerals.

Local Policy

The Staffordshire Moorlands Core Strategy adopted March 2014 does not specifically address petrol filling stations. However, the proposed development would help ensure the continued viability of the site, and accords with the requirements of policy SS6a: In particular “enabling appropriate development which supports and increases the range and quality of services and facilities available to the rural areas” and “improving and intensifying the use of existing employment areas and, where appropriate, expanding them”.

Key Planning Decisions

The new building is unlikely to have a significant impact on the surrounding area and its design is to be of a quality reflecting the existing appearance and policies are in place that prevent the introduction of harmful, incongruous or intrusive elements by reason of the development’s siting, scale, form, colour or use of materials.

Petrol filling stations are classified as sui generis in the Use Classes Order 1987 (as amended). A shop or convenience store attached to the petrol filling station is an ancillary A1 use – it is not an A1 use in its own right. Petrol filling stations are therefore not Main Town Centre Uses as referred to in the NPPF 2012.

The proposed development should therefore be supported in principle, as it will serve a local need and deliver a viable and sustainable service station.

Other Considerations

The key policy considerations are outlined above but a range of other issues also need to be addressed:

Flood Risk – The Environment Agency website indicates that the site is not a risk from flooding (zone 1).

Heritage – the building is not statutorily or locally listed.

Noise – The proposed use is commercial and noise from surrounding uses will not adversely affect the operation, nor will the use give rise to any levels of noise to adversely affect any nearby residential properties.

BIODIVERSITY

The site consists entirely of hardstanding. As is common for petrol filling stations, therefore, it has little to contribute in terms of biodiversity. The proposals do not impact this. As befits the semi-rural nature of the site, there are green spaces and trees with excellent biodiversity potential surrounding the site, which will not be impacted by the development.

DESIGN CONSIDERATIONS

The property is a single storey service station shop that remains ancillary to the petrol filling station.

Sustainability is a core principal of the development and there are a number of initiatives which will be employed to enhance the environmental credentials of the site. These include: Construction materials will be selected to minimise their environmental impact and will be locally sourced where possible.

The building will incorporate several energy efficiency measures including:

- Use of energy efficient lighting
- Use of intelligent lighting controls

Existing site material will be recycled and re-used where appropriate.

CONCLUSION

The proposal is modest in scale and is ancillary to the petrol filling station.

The development will have a positive effect on the character of the locality and accords with the principals of sustainable development and the policies for regeneration and making the best use of previously developed land as outlined in national, regional and local planning documents.

The proposed development has been designed to maintain the current standards and:

- Will maintain the design which responds to its local context
- Will sustain an active petrol filling station
- Includes a number of sustainable design initiatives making the project sustainable in social, economic and environmental terms

Careful consideration had previously been given to site access and parking, and the proposal will not be harmful to the highway safety or the wider transport network.

Overall the proposal complies with the development plan and in the absence of material consideration to indicate otherwise, planning permission should be granted.