DELEGATED DECISION REPORT

SMD/2018/0208 **Valid 03/04/2018**	**GS INTERNATIONAL TRUCKS BARNFIELD ROAD LEEK**	**PROPOSED NEW BUILDING TO FORM OFFICES, STAFF AND LOCKER ROOMS - RESUBMISSION OF SMD/2017/0748** **(FULL - MINOR)**

MAIN ISSUES
Principle
Design
Amenity
Parking and access

PROPOSAL
This is an established business on the Barnfields Industrial estate. The Agent advises that the business is involved in acquiring and renovating HGV's which are then exported. Permission is sought for new offices, staff canteen/facilities to replace the existing modular cabins on site. There is no record of permission being given for these cabins. It's possible, although not established, that they did not require permission. It is largely academic though in terms of this application given that they are to be removed.

This is a resubmission of SMD/2017/0784 and is simply a changed design with similar footprint in response to client requirements.

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
SS5 Leek Area Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2017/0748 Proposed new building to form offices, staff and locker rooms. Approved

10/00579 Workshop for GS International - Approved

CONSULTATIONS

Publicity

Site Notice expiry date: 17th May 2018
Neighbour letters; 30th April 2018

Public Comments – None received

Town / Parish Comments – None received

Staffordshire County Council Highways - No objection

Severn Trent Water – No objection subject to drainage condition

OFFICER COMMENTS

Principle of Development

This is an established business on an existing industrial estate. The office accommodation is required for the business. The proposal accords with the Leek Area Strategy, Policy SS5a and in particular that part which refers to improving and intensifying the use of employment areas at Barnfields. There is no objection in principle.

Design

The design is acceptable for this location, tucked as it is within an existing commercial business with little public perspective. It is of domestic scale and appearance being two storey with hipped roof. It has dimensions of approx. 8m by 7m with height to ridge of approx. 7m and to eaves of 5m.
Materials specified are also acceptable in this location. It is acceptable in scale and appearance and there is no conflict with that part of DC1 which relates to design being in keeping with its surroundings.

Amenity

The closest residential properties are those on Newcastle Road. However there is sufficient separation distance between these and the proposed building not to raise any issue in terms of overlooking etc. Office use is unlikely to generate any adverse noise or disturbance. For these reasons no amenity issue is raised and there is compliance with that part of DC1 relating to the protection of residential amenity

Highway Safety

The new building is to be sited on an area of existing vehicle parking but this is replaced within the site so that there is no net loss. The LHA raise no objection to the application. The existing cabins are shown to be removed as part of the proposal. A condition is recommended to ensure that the parking is provided, as per the

submitted plans before the new building is brought into use. Subject to this there is compliance with T1.

CONCLUSION / PLANNING BALANCE
The proposal accords with the Development Plan. It is sustainable development and there is no reason to withhold permission.

OFFICER RECOMMENDATION : Approve with conditions

Case Officer: Jane Curley
Recommendation Date: 22nd May 2018

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council