JMIPlanning
Town Planning Consultants
+44 (0) 1889 566107
enquiries@jmiplanning.com
jmiplanning.com

Supporting Statement in relation to the conversion of B1 unit to two dwelling under Class PA of the General Permitted Development Order

Staffordshire Refrigeration, Huntley House Farm, Huntley

October 2018

Project	Staffordshire Refrigeration
Client	Mr R Andrzejewski
Reference	493
Project Team	Jon Imber
Version	1

Document Produced by:

JMI Planning Limited
62 Carter Street
Uttoxeter
Staffs
ST14 8EU

Phone: 01889 566107
Email: enquiries@jmiplanning.com

www.jmiplanning.com

Contents

1 Introduction 3
2 Site and Planning History 4
3 The Proposed Development 5
4 Assessment against Paragraph PA.2 (1) of the GPDO 7
Transport and Highway Impacts 7
Contamination Impacts 7
Flooding Impacts 8
Impact upon B1, B2 and B8 Uses 8
5 Conclusions 9

1 Introduction

1.1 JMI Planning is a Midlands based town planning consultancy. Its directors are chartered town planners with over 30 years' combined experience in both the public and private sector.

1.2 The author of this appraisal, Jon Imber, has worked as both a development control and forward planning officer in local government, and more recently as a senior planning consultant in the private sector. He has extensive knowledge of the planning system and experience of the appeals process. He is a member of the Royal Town Planning Institute.

1.3 This statement accompanies an application submitted under Class PA of the Town and Country Planning (General Permitted Development) Order 2015.

1.4 Class PA of the above Order grants permitted development rights for the change of use of light industrial buildings, and any land within their curtilage, to dwellinghouses falling within Class C3 of the Use Classes Order. Class PA does not allow any external alterations to the building. As such, this application is accompanied by a separate planning application seeking external alterations to facilitate residential use.

1.5 Condition PA.2 (1) requires that for proposals seeking the change of use of a B1 building to dwellinghouses, the developer must demonstrate the building was in light industrial use on 19th March 2014, and submit an application to ascertain whether the prior approval of the local planning authority will be required regarding:

- transport and highway impacts of the development;
- contamination risks in relation to the building;
- flooding risks in relation to the building;
- whether the building is in an area important for providing B1, B2 or B8 uses and whether residential use would have an adverse impact on the

sustainability of provision of these services.

2 Site and Planning History

2.1 The application site consists of a light industrial unit and ancillary offices at Huntley House Farm, Huntley, Cheadle. The unit is occupied and operated by Staffordshire Refrigeration Limited.

2.2 Huntley is a small rural settlement which lies approximately 2km south of Cheadle town centre.

2.3 Surrounding land uses include residential properties to the north and south and agricultural land to the west. To the east is a brick and tile barn which benefits from planning permission for conversion into a dwelling.

2.4 The building is a portal framed steel shed with blockwork walls and a corrugated sheet roof. It was originally built for agricultural purposes. Planning permission 11/00439/FUL, dated 14th October 2011, authorised the change of use of the building to a B1 light industrial unit. This permission was implemented and the use is now established.

2.5 A previous application for prior approval to convert the buildings to two dwellinghouses was refused by the Council earlier this year (LPA reference DET/2018/0019). The reason for refusal was as follows:-

"*There is a shortfall in provision of small industrial units of this nature in the Cheadle area and Staffordshire Moorlands generally. The building to which the development relates is therefore within an area that is important for providing industrial services or storage or distribution services or a mix of those and the introduction of residential use of premises in this area would have an adverse impact on the sustainability of the provision of those services in the Moorlands and Cheadle due to a loss of / reduction in the availability of suitable premises*".

2.6 The unit is accessed via a surfaced driveway which emerges onto Huntley Lane.

2.7 The application site and its relationship with its surroundings are shown in the following aerial photograph.



Figure 1 - Aerial photograph of site

3 The Proposed Development

3.1 It is proposed to convert the existing B1 light industrial unit on the site to form a pair of semi-detached dwellings.

3.2 Planning Permission 11/00439/FUL, which was granted on the 14th October 2011, authorised the "*Change of use of Existing Diary Cattle Shed and Milking Parlour to*

Light Industrial Unit (Use Class B1) including Internal Modifications to form Office, Store Room, Toilet and Kitchen". The application form submitted as part of the application makes it clear that the application was retrospective, with the use having commenced on 20th March 2011. The unit remains in B1 use to date. It is therefore clear that the building was in use as a light industrial unit on 19th March 2014.

3.3 The floorspace of the existing buildings falls comfortably beneath the 500m^2 maximum allowed by Class PA.

3.4 The site is not occupied under an agricultural tenancy, and is not affected by any of the constraints identified in criteria (f) to (i) of Paragraph PA.1.

3.5 The building is in good condition and is suitable to accommodate residential use without structural intervention.

3.6 The building requires some external alterations to facilitate its conversion. Class PA does not specifically authorise external alterations to the building, and as such these works are subject to a separate application for planning permission.

3.7 The proposals involve the retention of the blockwork external walls which enclose the building. They will be insulated internally to meet the requirements of the Building Regulations. The existing steel framework and roof trusses will also be retained. The blockwork walls will be faced in red brickwork to match the local vernnacular.

3.8 New windows and doors are predominantly to be formed either within, or through modification of, existing openings. Where new openings are to be formed, these are sensitive to the character of the building and its rural surroundings.

3.9 The proposed alterations are modest and respect the character of the building. Furthermore, the building is substantially enclosed with solid walls and no open bays. It is therefore clear in this instance that the proposals constitute conversion rather than new-build. As such, the proposals are not contrary to the judgement in the

Hibbitt case.

3.10 The proposals therefore satisfy all relevant criteria contained within Paragraph PA.1 of the Town and Country Planning (General Permitted Development) (England) Order 2015. The proposals therefore constitute permitted development.

4 Assessment against Paragraph PA.2 (1) of the GPDO

4.1 Paragraph PA.2 (1) of the GPDO sets out the range of issues that the local planning authority can take into consideration in determining applications under Class PA. It directs that local planning authorities assess proposals solely on the basis of their impact in terms of transport and highways, contamination, flooding, and whether the building is in an area important for providing B1, B2 or B8 uses and whether residential use would have an adverse impact on the sustainability of provision of these services.

Transport and Highway Impacts

4.2 Paragraph 32 of the National Planning Policy Framework states that "*development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe*".

4.3 The proposals utilise the existing access onto a lightly trafficked rural lane. The access is well sighted with good visibility in both directions. Two residential properties would not generate significantly greater vehicle movements than the established use of the building as a light industrial unit. The proposals will not therefore prejudice the safe or efficient use of the highway network.

Contamination Impacts

4.4 The building has been used for the maintenance of air conditioning units and refrigerators, together with ancillary offices. It has not been used for manufacturing

or heavy industry. It is therefore unlikely that the site would have been subject to any contaminants that would prejudice residential use.

Flooding Impacts

4.5 The site lies within Flood Zone 1, where the annual probability of river flooding is less than 1 in 1000. Flood risk is not therefore a constraint to development in this instance.

Impact upon B1, B2 and B8 Uses

4.6 The unit is currently used by the applicant's refrigeration business. However, its rural location is proving very restrictive and the applicant is therefore proposing to move the operation elsewhere. Access to the site is particularly problematic. The site entrance is relatively narrow and served by the rural highway network. All three of the roads leading to the site are signed as being unsuitable for heavy goods vehicles. This leads to significant problems with deliveries and collections which impacts upon the operation of the business.

4.7 The applicant's intention is to use the sale of the building to fund relocating the business to a more suitable location within an existing industrial area, where the infrastructure is more conducive to commercial use. This relocation will also enable the company to expand and ultimately take on more staff, providing employment opportunities and boosting the local economy.

4.8 The application site is adjoined on three of its four sides by residential properties. It does not lie within an established industrial estate or employment area. As such, rather than being a commercial enclave, light industrial use is an anomaly in the area.

4.9 Residential use in this location would not therefore prejudice existing B1, B2 and B8 units and the loss of this light industrial unit would not compromise the qualitative provision of employment units in the district.

5 Conclusions

5.1 The building is in B1 light industrial use and has been so since before 19th March 2014. The building is in good condition and can be adapted to residential use without necessitating significant alterations. The proposals therefore satisfy all relevant criteria set out in PA.1 of the Town and Country Planning (General Permitted Development) (England) Order 2015.

5.2 The proposals would not detrimentally affect the safe or efficient use of the highway network, and would not be at risk from flooding or contamination that precludes residential re-use. The building is sited in reasonably close proximity to other residential properties and would not prejudice established B1, B2 and B8 uses.

5.3 The proposals therefore constitute development permitted by Schedule 1, Part 3, Class PA of the Town and Country Planning (General Permitted Development) (England) Order 2015.