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PLANNING STATEMENT INCLUDING MATTERS OF DESIGN AND ACCESS

PROPOSAL : DEMOLITION OFR FORMER SLAUGHTERHOUSE AND ERECTION OF THREE BUSINESS UNITS

ADDRESS : LAND AT LEEK CATTLE MARKET, JUNCTION ROAD, LEEK, ST13 5PY

APPLICANT : K B DEVELOPMENTS

DATE : SEPTEMBER 2019 **JOB No. : 2019-2447**

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1.0 INTRODUCTION

Sammons Architectural Ltd have been appointed by KB Developments to prepare and submit a full planning application to Staffordshire Moorlands District Council for the demolition of the former slaughterhouse at the Leek Cattle Market, Junction Road, St13 5PY, and the erection of a block of three business units.

2.0 USE

The application proposes the use of the units as GPDO Use Classes B1 (a, b, c), B2 and B8.

3.0 AMOUNT

The proposal is for the erection of a building having a floorspace of 231.4sq.m. It proposed to subdivide the building into three equal parts.

4.0 LAYOUT

The proposed building will be laid out on the site of the existing slaughterhouse.

5.0 SCALE

The proposed building will be single storey with an eaves level of 3.84m and a ridge level of 4.87m.

6.0 LANDSCAPING

The planning application drawing indicates landscaping around the site boundaries and parking spaces.

7.0 APPEARANCE

The proposed building will be clad with profile metal sheeting- light grey with mid grey trimming walls and light grey roof.

8.0 ACCESS

The application site is accessed through the cattle market site. The site is located within reasonable walking distance of Leek town centre where a range of public transport routes are available. Leek Bus Station is within easy reach by foot, bike or bus providing access to other Moorland towns and villages and The Potteries.

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). The following policies are considered relevant to this proposal:

<u>Core Strategy</u>

SS1 – Development Principles
SS1a – Presumption in Favour of Sustainable Development

SS5a – Leek Area Strategy
E1- New Employment Development
E2- Existing Employment Areas
SD1 – Sustainable Use of Resources
DC1 – Design Considerations
T1 - Development and Sustainable Transport

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

- Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise, (para 2).
- The purpose of the planning system is to contribute to the achievement of sustainable development (para 7).
- So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (para 10)
- The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted (para 12).
- Planning decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth. (para 80).
- Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities (para 124).

10.0 SUMMARY

The application site is a “brownfield” site. The Council’s policies prioritise brownfield sites. The site is within the settlement boundary of Leek. The principle of development on the site is therefore accepted by the Local Plan and the NPPF.

Proposal

The application site is currently occupied by the remains of the former slaughterhouse that operated on the cattle market site. It has been unused for many years and has suffered from vandalism. The applicant purchased the site with the aim of providing small units for local entrepreneurs and local businesses looking for a base.

The site is located on the edge of the town centre and is well located in terms of access to other business sites and residential areas giving opportunities to live near work. It is close to local and major roads and within walking distance of the town's bus station. The site is therefore in a highly sustainable location.

Whilst there are residential areas to the north and east of the application site, these are some distance away and therefore unlikely to be disturbed by business activities. The application proposes B1, B2 and B8 uses. The Council has the opportunity to limit these by condition should it feel that controls on hours or other matters are reasonably required.

The existing building is an eyesore. The application proposes to demolish this and to erect the proposal in its place. Its proposed design is an unfussy coloured metal sheet building with a ridged roof. This approach is considered acceptable given its purpose and its location.

The Council's planning policies clearly support the principle of business development on the site. The site is in the town settlement boundary and can be adequately serviced. In terms of the NPPF, the proposal makes a positive contribution to all three of the sustainability roles- it has a clear economic role in terms of its proposed use, is close to town centre services; it has a social and health role in that the closeness of the site to the facilities and services listed above will encourage walking and cycling as an alternative to the car, and it has an environmental role in that it puts to use an unused and unattractive site and building.

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. The NPPF states that local planning authorities should approach decision-taking in a positive way to foster the delivery of sustainable development and goes on to state that local planning authorities should look for solutions rather than problems with decision-takers at every level seeking to approve applications for sustainable development where possible.

The application is considered to accord with the Development Plan Policies and guidance contained within the National Planning Policy Framework. The proposed scheme will provide an opportunity for allowing new business activity in the town, assisting local productivity and employment and will positively contribute to the locality and the area's character. On this basis the Local Planning Authority is requested to support this application and grant planning permission accordingly.