

DELEGATED DECISION REPORT

SMD/2022/0072
Valid 24/02/2022

**HM YOUNG OFFENDERS
INSTITUTE ASH BANK
ROAD
WERRINGTON**

**MODULAR BUILDING:
INSTALLATION OF A 30M
LONG X 7M WIDE PRE-
FABRICATED MODULAR
BUILDING FOR USE AS STAFF
TRAINING FACILITY.
INCLUDING ENABLING
WORKS AND CREATION OF
PRIVATE ACCESS
FOOTPATHS WITHIN SITE
AND A REINFORCED
CONCRETE RETAINING
WALL.**

(FULL - MINOR)

MAIN ISSUES

- Green Belt
- Design
- Ecology

DESCRIPTION OF SITE

The application relates to HM Young Offenders Institution in Werrington. The application site is located on Green Belt land. The application relates specifically to land to the east of the main buildings.

PROPOSAL

Consent is sought for the erection of a modular building to be used as a staff training facility. The building will measure 30m by 7m with a maximum height of 3.25m. The building will be prefabricated, faced with grey plastisol external cladding to the elevations, with a black firestone roof covering. Windows, doors and rainwater goods will be upvc.

The development also includes associated hard landscaping around the building and a concrete retaining wall.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan

SS1 Development Principles
DC1 Design Considerations
T1 Development and Sustainable Transport
SS 10 Other Rural Areas Strategy
NE 2 Trees, Woodland and Hedgerows

National Planning Policy Framework

Section 13

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

DET/2022/0008= Application to demolish 2no single storey barns- Prior Approval Required

DET/2022/0007- Application to demolish single storey safeguarding unit – Prior Approval Required

CONSULTATIONS

Publicity

Site Notice expiry date: 26.04.2022
Neighbour consultation period ends: 29.03.2022
Press Advert: N/A

Public Comments

One letter of representation has been received with concerns regarding lack of parking.

Town / Parish Comments

No comments received within consultation period

Coal Authority

No comments to make.

Severn Trent Waters

No objections

Staffordshire County Council Highways

No objections

Staffordshire Wildlife Trust

No objection subject to conditions.

OFFICER COMMENTS

Principle of Development

The application site is located on Green Belt Land.

Policy SS 10 states that the other rural areas comprise the countryside and the green belt outside of the development boundaries of the towns and larger villages and the open countryside surrounding the smaller villages.

These areas will provide only for development which has an essential need to be located in the countryside, supports the rural diversification and sustainability of the rural areas, promotes sustainable tourism or enhances the countryside. The Council and its partners will achieve this through the following actions:

Maintain the Green Belt within Staffordshire Moorlands. Strict control will continue to be exercised over inappropriate development within the Green Belt allowing only for exceptions as defined by Government policy.

Paragraph 147. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

149. A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:– not have a greater impact on the openness of the Green Belt than the existing development.

The NPPFs definition for previously development land is: Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure.

The application site is Operational Crown land as it is land owned or managed by Crown bodies which is used or held for operational purposes. The land is located adjacent to the car park associated with the Prison and an existing structure is on part of the land where the building is proposed. Two Barns are also on the land. The land also appears to have been being used as an overflow car park but is not a formal car park. The land is therefore considered to meet the definition of previously development land.

Two buildings are to be demolished to facilitate the erection of the proposed modular building. Building 1 measures 26m by 5m with a height of 4.5m. Building 2 measures 23m by 10 with a height of 5m. Both of these buildings are in an aesthetically poor condition. The cumulative footprint and volume of these two buildings is significantly greater than the proposed building and therefore in terms of built form the building

would not have a greater impact on the openness of the Green Belt than the existing development.

The location of the proposed building is similar to the existing structures but is located further north closer to the formal car park. The proposed building would be well contained within the Prison boundary and therefore the impact on the visual openness of the Green Belt is less than the existing structures by virtue of the reduced size.

Design

The application proposes a pre fabricated modular building is be used as a staff training facility. The building will be single storey and located adjacent to the existing car park associated with the Prison as well as a large barn. As such the proposed building would not result in the erection of a dominant or incongruous addition in this location. Considering the buildings purpose and intended life span it is considered that the proposed materials are acceptable.

Amenity

The proposed building is not located close to any residential properties including those being constructed under (SMD/2021/0694) and therefore the development would have negligible impact on neighbour amenity.

Ecology

Policy NE1 in the Staffordshire Moorlands Local Plan Adopted September 2020, expects that 'all development where possible seeks to deliver a net gain in biodiversity proportionate to the size and scale of the development. In circumstances where adverse impacts are demonstrated to be unavoidable, developers will be required to ensure that impacts are appropriately mitigated, with suitable compensation measures towards loss of habitat used only as a last resort where there is no alternative'

The proposal appears likely to result in a net loss due to the loss of trees and semi-improved grassland. The development also includes the demolition of two barns.

The submitted Preliminary Ecological Appraisal January 2022 by Tyrer Ecological Consultants Ltd assesses the likely impacts and makes recommendations for species protection and enhancement which will be secured via condition.

Staffordshire Wildlife Trust have been consulted on the application and consider that given the small size of the site, and availability of other areas within the landholding, that net gain can be secured via condition alongside a landscaping plan.

In order to maximise wildlife value of landscaping, the following should be considered: Short flowery lawn mix for amenity grassland, climbers, fruit trees, new native hedges on boundaries, enhancing existing hedges with trees/ additional species, re-seeding disturbed areas with wildflower meadow mix, and creating wetland features for surface and treated water discharges.

No surface water drainage scheme has been provided. The proposal involves increasing impermeable areas. This should be minimised by use of permeable areas and reinforced grass where possible to also aid biodiversity gain. A sustainable drainage condition will be secured via condition.

Highway Safety

The proposed development would utilise the existing access off Ash Bank Road. The highway authority therefore has no objection to the development. As such the development is considered to have an acceptable impact on highway safety. Whilst 3rd party concerns about parking are noted in the absence of any objection from highways a refusal on these grounds would not be sustainable.

Conclusion

It is for the above reasons and having regard to all material considerations and matters raised that the application is recommended for approval.

OFFICER RECOMMENDATION :

That planning consent be granted subject to conditions.

Case Officer: Rebecca Bowers
Recommendation Date: 08.02.2023

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council