

Design & Access Statement

Application by: Hobby Garden Ltd
Site Address: Old Timber Yard, Snead
Proposal: Proposed Self Storage Facility

Fresh Winds
Gravels Bank
Shropshire
SY5 0HG

Tel: 07432 463632

1.0 Introduction

We are instructed by Hobby Garden Ltd to prepare and submit a planning application for the use of land for up to 10 containers at The Old Timber Yard, Broadway Hall, Snead, SY15 6EB.

2.0 Site Location – Description & History

The site is located on an area previously used as a Specialist Woodturning & Carving Suppliers on the A489 to the East side of Churchstoke. Following the end of the lease the business vacated the site and the client wishes to make a beneficial use of the site.



Recent Planning History

- 20/0123/PRE - Pre-planning application enquiry in relation to use of land for the siting of up to 10 containers on existing areas of hardstanding within a secure compound for self-storage – 06.10.2020, refer to Appendix A
- 20/1377/FUL – Change of use of a building (B1(c)) to a dwelling and all associated works – currently awaiting a decision.

3.0 Proposal

The proposal is for the additional use of land for the siting of up to 10 containers on existing areas of hardstanding within a secure compound for self-storage.



4.0 Background

The site falls into a well-established industrial/commercial use of the site. The proposed development is consistent with existing planning use and will not – either by its nature, design, or scale – have an adverse effect on the character of the area.

5.0 Scheme Proposals

The containers will be constrained by its physical boundaries on site as shown on submitted drawings.

The layout of the proposed use is dictated by the site's size and physical constraints, the need to provide for a customer access, parking and turning. The proposed storage containers would sit comfortably and wholly within the site with minimal impact on surrounding properties. The containers will be sited to maximise numbers and to provide an accessible layout. The layout has been designed to provide a development that is appropriate in scale to utilise the vacant site available for development.

The height of the containers will not exceed 2.6 metres.

Care has been taken to ensure the layout of the use does not have a detrimental impact on the character of the area. The containers will be dark green and will be well maintained.

The site will be accessed through gates. The aim of the layout is to ensure that all users will have convenient access to the containers. No containers are proposed to be stacked so there is no need for vertical circulation. A transport assessment and accompanying access improvements drawings has been submitted with this application.

6.0 Flood Risk

The site is not within a flood zone.

7.0 Landscaping, Ecology and Trees

A Preliminary Ecology Appraisal has been undertaken for the site and a copy of the report has been submitted with the application.

No further landscaping is proposed as part of this proposal. In terms of the relationship of the site within its setting, the proposal will not have any adverse effect and landscaping is not an issue.

There will be no trees affected by the proposals.

There will be no ecological matters affected by the proposals.

8.0 Conclusion

An analysis of the character of the area has been undertaken by using the outlined topics specified in the 'Design and Access' statement document. This analysis shows that the site is more than suitable for the proposed development.

The design has taken into account influences such as layout, architectural features, access and safety. The layout of the proposals won't change the basic overall plan of the area, but will offer a well-integrated commercial development which will provide a positive contribution to the character and appearance of the surrounding area.

APPENDIX A



JT Design Services
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Minsterley
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Gwilym Davies

Head of Property, Planning and Public
Protection

County Hall
Spa Road East
Llandrindod Wells
LD1 5LG

Our Ref: 20/0123/PRE

Date: 6 October 2020

Direct Line: 01597 827161 / 01938 551259

Email: planning.services@powys.gov.uk

Dear Sir/Madam,

Reference: 20/0123/PRE

Proposal: Pre-planning application enquiry in relation to use of land for the siting of up to 10 containers on existing areas of hardstanding within a secure compound for self storage

Site Address: Broadway Hall Timber Yard, Snead, Montgomery, Powys SY15 6EB

National Planning Policies and Guidance

Planning Policy Wales (Edition 10, December 2018)

Technical Advice Note (TAN) 4 – Retail and Commercial Development

Technical Advice Note (TAN) 5 – Nature Conservation and Planning

Technical Advice Note (TAN) 12 - Design

Technical Advice Note (TAN) 18 – Transport

Technical Advice Note (TAN) 23 – Economic Development

Powys Local Development Plan (2018)

SP2 – Employment Growth

SP4 – Retail Growth

SP7 – Safeguarding of Strategic Resources and Assets

DM1 – Planning Obligations

DM2 – The Natural Environment

DM4 – Landscape

DM7 – Dark Skies and External Lighting

DM10 – Contaminated and Unstable Land

DM13 – Design and Resources

T1 – Travel, Traffic and Transport Infrastructure

E2 – Employment Proposal on Non-Allocated Employment Sites

E4 - Safeguarded Employment Sites
SPG – Biodiversity and Geodiversity
SPG -Landscape

Other Legislative Considerations

Crime and Disorder Act 1998
Equality Act 2010
Planning (Wales) Act 2015 (Welsh Language)
Wellbeing of Future Generations (Wales) Act 2015

Planning History

20/1377/FUL - Change of use of a building (B1(c)) to a dwelling and all associated works – Pending Consideration

Planning Obligations

No planning obligations are likely to be required as part of the proposed development.

Community Infrastructure Levy (CIL)

No liability to pay a CIL charge will be required as part of the proposed development.

Documents and Evidence required for subsequent application to be made valid

- The completed application form
- The correct fee
- Location plan – 1:1250 or 1:2500, Standard red and blue line outlining the site and site in the applicant's ownership. The direction of north must also be shown
- Block plan – 1:500 or 1:200
- Proposed elevations and floor plan
- Any additional documents/information – e.g. Ecological information, Tree information etc – useful link below:

<http://gov.wales/topics/planning/policy/guidanceandleaflets/1appguidance/?lang=en>

The local planning authority will not be able to process your application unless the mandatory supporting documentation has been provided. You can also attach any other relevant documentation which you think will help the local authority determine the application.

Principle of Development

Powys Local Development Plan (2018) policy E2 - Employment Proposals on Non-Allocated Employment Sites seeks to ensure that proposals for employment development on non-allocated sites will be permitted where it is demonstrated that no other suitable existing or allocated employment sites or previously developed land can

reasonably accommodate the proposal, and where at least one of the following criteria is met:

1. The proposal is up to 0.5ha. and is located within or adjoining a settlement with a development boundary.
2. The proposal is for the limited expansion, extension or environmental improvement of existing employment sites and buildings.
3. The proposal is appropriate in scale and nature to its location and is supported by a business case which demonstrates that its location is justified.

The proposal seeks the use of land on an existing B1 use class site for the siting of up to 10 containers on existing areas of hardstanding within a secure compound for self storage, considered to be a B8 use. In considering the above policy, E2, officers consider a principle of development could be established based on criterion 2 of said policy.

Design, Character and Appearance

Policy DM4 of the Powys Local Development Plan states that for proposals in the open countryside such as this one, they must not individually or cumulatively, have an unacceptable adverse effect, on the valued characteristics and qualities of the Powys landscape. All proposals should therefore be appropriate and sensitive in terms of integration, siting, scale and design to the characteristics and qualities of the landscape. Furthermore, consideration should be given to the adopted Landscape SPG (2019) and LANDMAP prior to submitting a formal planning application.

A visual and sensory evaluation of the site using LANDMAP classifies the area as being of moderate value with the description of the site given below:

Network of medium to large sized grazed fields bounded by hedgerows with hedgerow trees and copses. Predominantly south and east facing forming a transition between upland areas to the north and east and open farmland to the south. The area is a typical example of farming in the area.

Given this 'moderate' evaluation of the site, consideration should be given to reducing the impact of the proposed development upon the landscape.

The application site is on an existing commercial enterprise adjacent to existing buildings and would be considered as one grouping within the landscape.

The site is to be bound by a 2.4 metre welded mesh security fencing. The proposed fencing would be considered appropriate given the location and setting of the proposed development. The shipping containers are of a scale and massing that would not be seen to detrimentally impact the character and amenity of the surrounding area.

Amenities enjoyed by occupiers of neighbouring properties

Any future planning submission is to take into consideration the Powys Residential Design Guide (2004) and LDP policy DM13 (Part 12), which provides advice relating to loss of light and loss of privacy.

Adverse impacts on neighbouring dwellings can be in terms of both loss of daylight and loss of privacy. The proposed site has a number of residential properties surrounding the site which will need to be taken into consideration prior to the submission of any formal application. The proposed development shall not have a detrimental impact on neighbouring properties in terms of overlooking and loss of privacy.

Neighbouring amenities will need to be taken into consideration when designing any proposal to ensure the proposed dwelling does not have a detrimental impact in terms of overlooking and loss of privacy and light to neighbouring dwellings.

Subject to the above, it is considered that the proposed development fundamentally complies with relevant planning policy.

Highways

Policies DM13 and T1 of the Powys Local Development Plan (2018) indicates that development proposals should incorporate safe and efficient means of access to and from the site for all transport users, manage any impact upon network and mitigate adverse impacts.

The Powys Highways Authority have been consulted on the proposed development and have provided the following comments:

Thank you for consulting with the Highway Authority (HA) on the pre-planning enquiry, which seeks to use of land for the siting of up to 10 containers on existing areas of hardstanding within a secure compound for self-storage on land at Broadway Hall Timber Yard, Snead.

(Please note that the information provided is based on a desk top study of the site using satellite mapping imagery and planning records only; no site visit has been undertaken).

Whilst the HA would have no fundamental objection to the proposed development, the following matters will need to be addressed as part of any future formal planning submission.

1. We note from the Supporting Statement that the intention is to retain the existing structures on the site, therefore the proposed use would be other and above that currently enjoyed at the site.

2. The vehicular access would need to provide visibility in accordance with the Design Manual for Roads and Bridges (DMRB)
3. Such an access will need to conform to PCC standards in terms of:-
 - Construction – 450mm standard construction for first 15m
 - The proposed vehicular access shall be formed at 90 degrees to the adjoining county highway.
 - Access Gradient – 1:20 for first 15m
 - Access width of not less than 6m for the first 15m
 - Surface/Storm Water cut-off drain constructed to prevent SW entering the highway
 - Any hedge[s] should be positioned at least 1m the visibility splays
4. A full breakdown of vehicle movements across all vehicle sizes for the proposed and existing units, should be submitted with any detailed application.
5. The HA would require an SSD (forward visibility) drawing to be submitted in relation to both visibility splays.
6. Parking, turning, circulation and operational areas in accordance with CSS Wales Parking Standards 2014 should be demonstrated on plan and in the Design & Access Statement, for the existing units and the proposed use[s].
7. No entrance gates should be present within a distance of 15m, measured from the edge of the adjoining carriageway.

Reference Material

Manual for Streets 1 & 2

TAN 18

DMRB

The Powys Local Development Plan (2011-2026) Policy T1 & DM13

Planning Circular WGC016/2014

PCC Highway Design Guide

PCC Technical Specification for Industrial & Residential Infrastructure

Natural Environment

In accordance with Powys County Council's NERC duty, TAN 5, and LDP policy DM2, as part of the planning process Powys Local Planning Authority should ensure that there is no net loss of biodiversity or unacceptable damage to a biodiversity feature.

No information in respect of ecology and biodiversity has been submitted as part of this pre-application process. The Powys Ecologist has been consulted on the proposed development but unfortunately no comments have been received at the time of writing this report. Given the scale of the works proposed and potential impact on the adjacent hedgerow/treeline, woodland and nearby watercourse, consideration will need to be given to ensure that no detrimental impacts or pollution arises from the proposed development. Given the sites location adjacent to woodland and being within the open countryside, consideration will also need to be given to external lighting and its impact on biodiversity. I would recommend that further advice is sought from an appropriately qualified ecologist prior to formal submission to ensure that all matters are addressed at an early stage and appropriate surveys (if required) are submitted in support of any planning application. I would also ask that consideration is given to a landscape planting scheme detailing the densities, native species along with the aftercare and maintenance measures of the landscaping scheme.

Should an application be submitted biodiversity enhancement measures must be provided and incorporated in with the proposed plans in order to mitigate any impact the proposed development may have on protected species or their habitats in accordance with the Powys Biodiversity and Geodiversity SPG 2018. I have also attached a link to the Powys Biodiversity and Geodiversity SPG 2018 below:

<https://en.powys.gov.uk/article/4907/LDP-Supplementary-Planning-Guidance-SPG>

It is therefore recommended that when submitting a planning application careful consideration should be given to the impact the development may have on biodiversity and consideration should be given to policy DM2 – The Natural Environment of the LDP.

Contaminated Land

Powys's Contaminated Land Officer has been consulted regarding the pre application enquiry and made the following comments:

In relation to pre-application consultation 20/0123/PRE, there would be no requirements in respect of land contamination.

Environmental Health

Powys's Environmental Health Officer has been consulted regarding the pre application enquiry and made the following comments:

Artificial lighting

If artificial lighting is proposed (e.g. security lighting), then Environmental Protection will require a lighting plan to demonstrate that light spill will not adversely affect the amenity of nearby properties.

Conclusion

Having carefully considered the proposed development, it is considered that the principle of development for the construction of a secure compound for 10 shipping containers is supported at this location.

Should an application be submitted I would also ask that consideration is given to all of the consultee comments received prior to the submission of any formal planning application.

I trust the above is of assistance. Should you require any further information, please do not hesitate to contact me.

Yours faithfully,

Richard Edwards

Croesewir gohebiaeth yn y Gymraeg a'r Saesneg/Correspondence welcomed in Welsh and English

Data Protection and Privacy / Diogelu Data a Chyfrinachedd

In order to deliver the Planning Service (applications, complaints and appeals etc.) it is necessary for the council to process personal data, in accordance with relevant planning legislation, as listed on the Welsh Governments planning website (<https://gov.wales/topics/planning/?lang=en>). Information held by the Planning Service will be retained in accordance with the legislation and the Councils retention schedule. If you have any concerns regarding the use of your personal data please contact the Data Protection Officer by email at Information.Compliance@powys.gov.uk or by phone at 01597 826400. Please note that further information on the Data Protection and Privacy can be found at the following address: <https://en.powys.gov.uk/privacy>.

Er mwyn cyflawni ceisiadau, cwynion ac apeliadau'r Gwasanaeth Cynllunio mae angen i'r cyngor brosesu data personol yn unol â'r ddeddfwriaeth gynllunio berthnasol, sydd i'w weld ar wefan gynllunio Llywodraeth Cymru (<https://gov.wales/topics/planning/?skip=1&lang=cy>). Bydd y Gwasanaeth Cynllunio'n cadw Gwybodaeth yn unol â'r ddeddfwriaeth ac amserlen cadw'r Cyngor. Os oes gennych bryderon am sut rydym yn defnyddio'ch data personol cysylltwch â'r Swyddog Diogelu Data trwy e-bost Information.Compliance@powys.gov.uk neu drwy ffonio 01597 826400. Cofiwch y gallwch gael hyd i fwy o wybodaeth am Ddiogelu Data a Chyfrinachedd trwy fynd i: <https://cy.powys.gov.uk/article/653/Defnyddio-Cwciis>.

