



Coble Quay
Amble
Morpeth
Northumberland
NE65 0FB

Tel/Fax: 01665 713303
Mob: 07709 342 120
Email: jon@jontweddell.co.uk

www.jontweddell.co.uk

Erection of industrial building for car repairs (B2 Use) at

Old Chapel
Front Street
Bebside
Blyth
NE24 4HW

PLANNING STATEMENT

August 2023

INTRODUCTION

1. The Applicant (Mobile Tyres by Andy) has an interest in Land at Old Chapel, Front Street, Bebside and is keen to develop this industrial site further.
2. Mobile Tyres by Andy has gone from strength to strength in recent years and has outgrown their current repair shop, also on Front Street, Bebside.
3. This statement seeks to address the principle policy/strategic issues regarding the change of use of the unit.

PROPOSAL

4. Planning permission is sought to erect a building for car repairs (B2 Use).

THE SITE

5. The site is a 0.1 ha hectare plot of land at Front Street, Bebside. The site is currently used as a car painting service. The site consists of the Old Chapel, containers, and parking. The site is accessed via the adopted highway (Front Street) on the northern boundary of the site.
6. The site lies on the main road running through Bebside. The site is bound by the Bebside Household Waste Recovery Centre to the south and residential development to the north. To the east and west are trees.

PLANNING HISTORY

7. In 1996 an application was submitted for the change of use of the Old Chapel to residential. This application was refused planning permission, LPA reference B/96/C/0220/P.

PLANNING POLICIES

8. Section 38(6) of the *Planning and Compulsory Purchase Act 2004*, states that planning applications should be assessed in accordance with the development plan unless material considerations indicate otherwise.
9. The *Northumberland Local Plan (LP) 2016 to 2036* was formally adopted by Northumberland Council on 31 March 2022. The Northumberland Local Plan now forms part of the development plan for Northumberland alongside the 'made' Neighbourhood Plans. It replaces the Development Plan Documents prepared by the former Districts, Boroughs and County Councils prior to Local Government Review in 2009.
10. Other relevant documents include the *National Planning Policy Framework (NPPF)*, 2012 (as amended) and *Planning Practice Guidance (PPG)*, 2014.
11. The main issues in determining any planning application are considered to be the general principle of development; design; and access and parking.

PRINCIPLE OF DEVELOPMENT

12. The Written Ministerial Statement from the Rt Hon Greg Clark MP dated the 23rd March 2011 states that The Chancellor of the Exchequer has

issued a call to for action on growth, publishing an ambitious set of proposals to help rebuild Britain’s economy. The Government’s clear expectation is that the answer to development and growth should wherever possible be ‘yes’, except where this would compromise the key sustainable development principles set out in national planning policy.

13. The NPPF at paragraphs 8 and 11 sets out a ‘*presumption in favour of sustainable development*’. It states that there are three dimensions to sustainable development: economic, social and environmental. The economic role should contribute to building a strong, responsive and competitive economy, while the social role supports strong, vibrant and healthy communities. The environmental role should contribute to protecting and enhancing our natural, built and historic environment and includes the prudent use of natural resources; minimising waste and pollution; and mitigating and adapting to climate change including moving to a low carbon economy.
14. The NPPF requires LPA’s to plan positively for new development; to deal promptly and favourably with applications that comply with up-to-date plans and national policy; and wherever possible to approve applications where plans are absent, out-of-date, silent or indeterminate.
15. Paragraph 11 of the NPPF states that proposals that accord with the development plan should be approved without delay.

Analysis

16. The LP identifies the site as being adjacent to the defined *settlement boundary* for Blyth. The site is not designated for its environmental beauty or heritage value.

17. Policy STP1 of the LP states that to deliver sustainable development which enhances the vitality of communities across Northumberland, supports economic growth, and which conserves and enhances the County's unique environmental assets.
18. Policy STP1 identifies Blyth as being a *Main Town* which will be the main focus for employment, housing, retail and services.
19. Policy STP1 states that development in the open countryside will be supported if it can be demonstrated that it supports the sustainable growth and expansion of existing business or the formation of new businesses in accordance with Policy ECN13.
20. Policy STP2 of the LP states that when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF. It will always work proactively with applicants to seek to find solutions that mean proposals that improve the economic, social and environmental conditions in the area can be approved wherever possible.
21. Policy STP2 also states that planning applications that accord with the policies in the Northumberland Local Plan, and policies in 'made' Neighbourhood Plans, and those which have passed referendum, will be approved without delay, unless material considerations indicate otherwise.
22. Policy STP3 of the LP states that in applying the presumption in favour of sustainable development in Northumberland, development proposals will be expected to deliver across the range of the economic, social and environmental factors, and adhere to the following principles where

appropriate:

Contribute to building a strong, responsive and competitive economy across Northumberland, support more and better jobs, protect and enhance the vitality and viability of Northumberland's town centres and other important economic sectors

23. Policy ECN1 of the LP states that the Plan will deliver economic growth, while safeguarding the environment and community well-being, so helping to deliver the objectives of the Council's economic strategy.

24. Policy ECN13 of the LP states that the role of rural locations in providing employment opportunities, to meet the needs of those living in such areas is recognised. Therefore, in the countryside, development that will generate employment opportunities, proportionate to the rural location, will be supported where all of the following apply:

a. Existing buildings are reused or, where this is not possible, extensions or new buildings that contribute positively to local landscape character and, where applicable, local building traditions;

b. The proposal is related as closely as possible to the existing settlement pattern, existing services and accessible places;

25. The proposals also offer other planning benefits in that a previously developed site would be utilised. The business currently employs 9 full-time employees, this would rise to 12 full-time and 2 part-time employees following the development creating employment opportunities for the area.

26. It is considered that the proposals comply with the above mentioned policies. It is clear that the sites position in Bebside makes it a

sustainable location for development. Overall, and given the above circumstances, it is considered that the proposed development can be supported under current local and national policy.

DESIGN

27. The application includes detailed drawings to show how the site would be developed. The NPPF puts a great emphasis on good design in planning. Paragraph 126 reads:

'The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. 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.'

28. The proposals are for a modern industrial building to complement the existing building on the site which is of traditional construction in brick and slate. The general form of development in the area is mixed and includes traditional and modern industrial/commercial buildings and traditional brick-built houses.
29. It is considered that proposed design would sit comfortably within its surroundings which is a mix of uses and building styles. The site and surrounding area is not specially designated and the proposed building would complement the existing and established commercial usage.

ACCESS AND PARKING

30. The site is accessed from the existing access which remains unchanged. It is considered the local road network is capable of dealing with the

additional traffic movements. The proposals put forward shows 9 no. car parking spaces including 1 no. disabled space.

31. Appendix E of the LP puts forward the parking standards for all development. Appendix E states that B2 development requires 1 space per 50 sqm of proposed floorspace.
32. The proposed floor plans show a total area of 150 sqm of floorspace. This total floorspace requires a total of 3 no. car parking spaces as per the standards set out in Appendix E.
33. There is adequate space on the existing site for vehicles to turn so all vehicles entering and existing the site can leave safely in a forward gear. The proposal does not change this.
34. It is considered that the access and parking arrangements proposed are acceptable and take full account of the LP and NPPF policies.

CONCLUSION

35. It has been evidenced that the proposal would provide a sustainable form of development in an accessible location. The proposals also offer other planning benefits in that previously developed site would be utilised. The new business would also employ 12 full-time and 2 part-time employees creating employment opportunities for the area.
36. The proposal takes full account of the LP and Central Government planning guidance. The LPA is therefore invited to support the proposal.