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Proposed Replacement Building

PREPARED FOR

**Mr R Smith & Mr M Groves
Coleseed Business Complex
Upwell Road
March
Cambs
PE15 0DJ**

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PREPARED BY

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1. INTRODUCTION

This report has been prepared at the request of Mr R Smith and Mr M Groves of Coleseed Business Complex, Upwell Road, March, Cambridgeshire, PE15 0DJ to outline the facts considered relevant for the proposed replacement of a former poultry building?? with a building to be used for Classes E (g) (light industrial) and B2 (general industrial).

2. BACKGROUND

Planning permission was granted on the site in March 1989 for the Change of Use to B1 for various units and further units to B2 use (ref F/0383/89/F). In September 1990 a further change of use of existing agricultural buildings (former poultry unit) to (B1) light industrial uses (retrospective) (ref: F/90/0573/F) was granted. A third permission was granted in September 1992 for the change of use of an agricultural barn to an industrial workshop (ref: F/92/0475/F).

In July 1996 a further planning permission granted the use of land for 6 lorry bodies for storage (ref F/96/0422/F).

The site is on a dead end road with a railway line running along the south western boundary.

The buildings are rented out as units and workshops which are available for small to medium sized businesses (e.g. engineering, carpentry workshops) and for private use (e.g. hobbyists).

Further permissions granted were:

- in August 2019 for the change of use of land for siting of self storage containers and caravan storage (part retrospective) including security fencing and CCTV (ref: F/YR19/0588/F).
- retrospective planning permission for change of use to car workshop (B2 industrial use) and MOT station (sui generis) – ref: F/21/1460/F.
- the replacement of former agricultural buildings which were used for B1 (now Class E (g)) and B2 uses were in a poor state of repair with one purpose built building, ref: F/YR23/0083/F.

DISCLAIMER

This report is for the sole use of the named client. While it may be shown to other professionals acting for them, the contents are not to be disclosed to nor made use of by any third party without our express prior written consent. Without such consent we can accept no responsibility to any third party.

3. PROPOSAL

It is proposed to replace a further older building on site with a modern alternative.

The building extends to 34.745 metres x 9.45 metres with eaves and ridge heights of 2.3 metres and 3.5 metres respectively.

It is proposed to replace it with a purpose built 6 bay 36.7 metre x 12.3 metre commercial steel portal frame building with eaves and ridge heights of 4.57 metres and 6.8 metres respectively. The building will match the building permitted with application F/YR23/0083/F with profiled plastic coated steel sheeting with roller shutter doors every other bay.

The use of the building will be for Classes E (g) and B2 uses as per the existing building it is to replace.

The building will be of a similar length and not materially larger than the buildings it is to replace.

4. PLANNING POLICY

The purpose of the planning system is to contribute to the achievement of sustainable development.

Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- a) ***an economic objective*** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- b) ***a social objective*** – to support, strong vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well designed beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well being; and
- c) ***an environmental objective*** – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

Paragraph 10 states that “So that sustainable development is pursued in a positive way, at the heart

of the Framework is a **presumption in favour of sustainable development** (paragraph 11).

Paragraphs 84 and 85 deal with supporting a prosperous rural economy as follows:-

“Planning policies and decision should enable:-

- a) *the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well designed new buildings;*
- b) *the development and diversification of agricultural and other land based rural businesses...*

Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously development land, and sites that are physically well related to existing settlements, should be encouraged where possible opportunities exist.

Policy 119 - Making Effective Use of Land

“Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously developed or ‘brownfield’ land.”

Policy 120

“Planning policies and decisions should:

- c) *give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs....”*

5. PLANNING COMMENTS

The proposal is for the replacement of an existing building in Class E(g) (light industrial) and Class B2 (general industrial) use. The building is a former poultry shed of timber construction and no longer ideal for purpose.

The continued sustainable growth and expansion of all types of business in rural areas is supported in planning policy, the NPPF recognizes at Paragraph 84 that local business and community needs in rural areas may have to be sited adjacent to or beyond existing settlements.

The use is already existing, the proposal is merely to replace the existing building with a modern building, which is designed to be 'fit for purpose' and will be a significant improvement on the existing scenario.

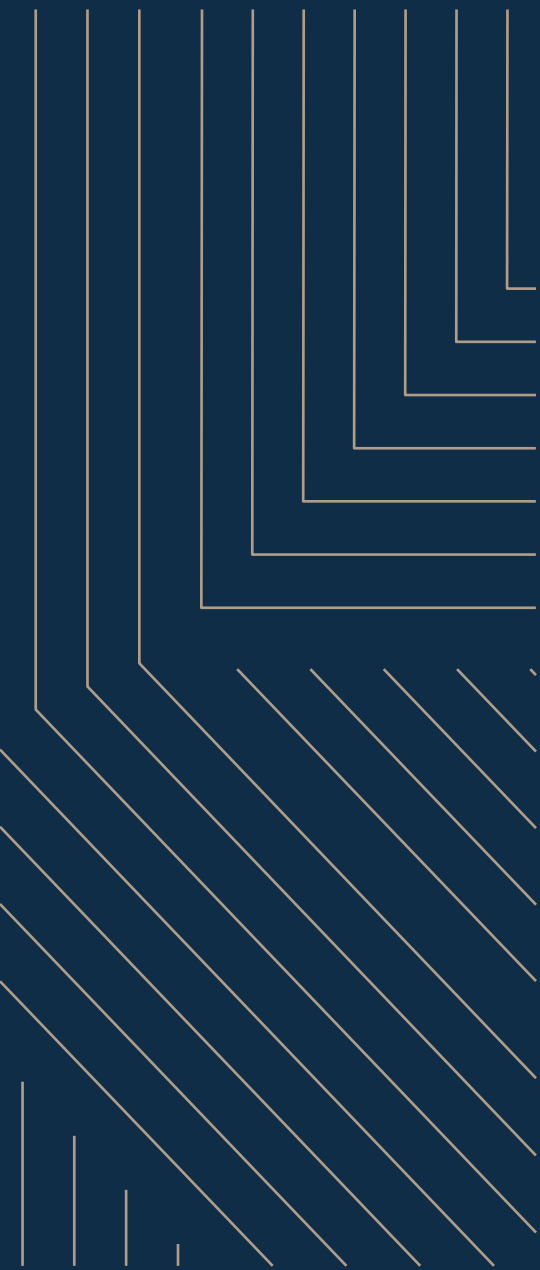
Although there is no specific local planning policy relating to the replacement of employment buildings, replacement buildings are generally considered acceptable in planning policy terms providing they are not materially larger than the building/s they are to replace and/or are appropriate in their location

The building will not be materially larger than the buildings it is to replace, it will be of a similar length and will be located on the site of the existing building to mitigate any visual impact. Whilst it is slightly larger in footprint it will provide a much more usable space.

The materials to be used in the build will match the recently permitted replacement building to the south.

The new modern building will be more secure and useable for industrial purposes and will ensure continued viability of the site.

The use already exists on the site, therefore the proposal will have minimal impact on highways movements.



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