

Application Number:	P/FUL/2022/05382		
Webpage:	https://planning.dorsetcouncil.gov.uk/		
Site address:	Unit 48 Enterprise Park Piddlehinton Dorset DT2 7UA		
Proposal:	Construction of extension, parking area and service area		
Applicant name:	The Martin Nigel James Summers SIPP,		
Case Officer:	Steven Banks		
Ward Member(s):	Cllr Haynes		
Publicity expiry date:	31 January 2023	Officer site visit date:	28/02/2023
Decision due date:	8 February 2023	Ext(s) of time:	21/04/2023

1.0 This application which was referred through the scheme of delegation is to be determined by a Planning Committee because the recommendation of the Parish Council is contrary to the recommendation of officers.

2.0 Summary of recommendation:
Grant permission subject to conditions.

3.0 Reason for the recommendation:

- The principle of the proposed development taking place is accepted.
- The proposal would not have an unacceptable impact on highway safety or the efficiency of the transport network.
- The proposal would not harm the character of the area.

4.0 Key planning issues

Issue	Conclusion
Principle of development	The principle of the proposed development taking place, by reason of its nature and location, is accepted by policy.
Highways	There would not be an unacceptable impact on highway safety and the residual cumulative impacts on the road network would not be severe.
Character	The proposal, by reason, of its mass, form, materials and siting, would not harm the character of the area.
Economic benefits	The proposal, by reason of its nature and scale, would make a small but still beneficial contribution to the economy.

Environmental Implications	The building would need to comply with Building Regulations.
Public Sector Equalities Duty	The proposal, by reason of its design, would not conflict with protected characteristics.

5.0 Description of Site

The application site can be found on Enterprise Park, a former World War II military camp, which can be found to the southeast of the main residential area of Piddlehinton. The employment site, Enterprise Business Park, is set on a ground which slopes from approximately 115m AOD on its north-eastern edge down to approximately 78m AOD on its south-western edge. The application site sits on a part of the employment site which is approximately 95m AOD. The application site also forms part of the south-eastern edge of the employment site. The application site accommodates a, grey, metal, storage and distribution unit, under a, grey, metal roof. The unit includes a brick plinth. The application site falls within the Chalk Valley and Downland landscape type. Open views from elevated positions are possible in this landscape which is undulating and drained and subdivided by chalk valleys.

6.0 Description of Development

It is proposed to extend the south-eastern part of the building known as Unit 48 Enterprise Park and to develop a parking and service area. The proposed extension measures approximately 13.8m wide, approximately 23m deep and approximately 8.11m high, and comprises of two floors. Materials which would match the host building are proposed for the construction of the extension. It is proposed that the conversion of recyclable packaging would take place within the proposed extension, which would also be used for storage and distribution purposes.

7.0 Relevant Planning History

1/D/08/000632 - Decision: REF - Decision Date: 04/08/2008
Erect extension and clad existing building. Form enlarged parking area

1/D/08/001941 - Decision: GRA - Decision Date: 15/12/2009
Erect extension and clad existing building. Form additional parking area and erect retaining wall to existing vehicular access

8.0 List of Constraints

Landscape Character - Cerne and Piddle Valleys and Chalk Downland - Distance: 0

ECON2 - Enterprise Park, Piddlehinton - Distance: 0

ENV 9 - LOWER MAGISTON - Distance: 0

Neighbourhood Plan - Piddle Valley NP – Status: Made 10/05/2018

Legal Agreements S106 - Distance: 0

Nutrient Catchment Areas - Distance: 0

High pressure gas pipeline 1km or less from Regional High Pressure Pipelines (>7 bar) - Distance: 944.36

Wessex Water: High Risk of Foul Sewer Inundation - Distance: 0

Areas Susceptible to Groundwater Flooding - Clearwater < 25% - Distance: 0

Site of Special Scientific Interest (SSSI) impact risk zone - Distance: 0

Scheduled Monument: Medieval settlement of North Louvard (List Entry: 1019411) - Distance: 382.94

Scheduled Monument: Medieval settlement of Little Piddle (List Entry: 1019410) - Distance: 261.99

Poole Harbour Catchment Area - Distance: 0

Groundwater Source Protection Zone - Distance: 0

9.0 Consultations

All consultee responses can be viewed in full on the website.

Consultees

1. Piddle Valley Parish Council

Object

Piddle Valley Parish Council object to these proposals for the following reasons;

1. PVNP Policy 10 seeks to support economic development at the site through the provision of small-scale units. Unit 48 has already been extended and the proposed extension buy ~70% is considerable . PVPC consider the scale of the proposed buildings to be contrary to PVNP Policy 10 and would have a negative impact on the character of the WW2 camp.

2. The proposed increase in parking spaces by 8 to 12 along with an increase of 3 extra delivery vehicle spaces to 4, will exacerbate local concerns with traffic volume.

2. Wessex Water

No objection.

3. Environmental Health

No objection

A condition, relating to contamination, should be imposed on any permission.

4. Highways

No objection

A condition, relating to the manoeuvring, parking and loading area, should be imposed on any permission.

Representations received

Total - Objections	Total - No Objections	Total - Comments
0	0	0

10.0 Duties

s38(6) of the Planning and Compulsory Purchase Act 2004 requires that the determination of planning applications must be in accordance with the development plan unless material circumstances indicate otherwise.

11.0 Relevant Policies

Adopted West Dorset and Weymouth & Portland Local Plan:

The following policies are considered to be relevant to this proposal:

- INT1 - Presumption in favour of sustainable development
- ENV1 - Landscape, seascape & sites of geological interest
- ENV2 - Wildlife and habitats
- ENV9 - Pollution and contaminated land
- ENV10 - The landscape and townscape setting
- ENV 12 - The design and positioning of buildings
- ENV15 - Efficient and appropriate use of land
- ENV 16 - Amenity
- SUS2 - Distribution of development
- ECON1 - Provision of employment
- ECON2 - Protection of key employment sites
- COM7 - Creating a safe and efficient transport network
- COM9 - Parking standards in new development

Piddle Valley Neighbourhood Plan 2018 to 2033

The following policies are considered to be relevant to this proposal:

- Policy 6 - Road safety concerns
- Policy 7 - Development outside the development boundaries
- Policy 10 - Enterprise Park
- Policy 12 - The Character and design of new development

Emerging Dorset Council Local Plan:

Paragraph 48 of the NPPF provides that local planning authorities may give weight to relevant policies in emerging plans according to:

- the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
- the extent to which there are unresolved objections to relevant plan policies (the less significant the unresolved objections, the greater the weight that may be given); and
- the degree of consistency of the relevant policies in the emerging plan to the NPPF (the closer the policies in the emerging plan are to the policies of the NPPF, the greater the weight that may be given).

The Dorset Council Local Plan Options Consultation took place between January and March 2021. Being at a very early stage of preparation, the Draft Dorset Council Local Plan should be accorded very limited weight in decision making.

National Planning Policy Framework:

Paragraph 11 sets out the presumption in favour of sustainable development. Development plan proposals that accord with the development plan should be approved without delay. Where the development plan is absent, silent or relevant policies are out-of-date then permission should be granted unless any adverse impacts of approval would significantly and demonstrably outweigh the benefits when assessed against the NPPF or specific policies in the NPPF indicate development should be restricted.

Other relevant NPPF sections include:

- Section 4. Decision taking: Para 38 - Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available...and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.
- Section 6 'Building a strong, competitive economy', paragraphs 84 and 85 'Supporting a prosperous rural economy' promotes the sustainable growth and expansion of all types of business and enterprise in rural areas, through conversion of existing buildings and the erection of well-designed new buildings.
- Section 11 'Making effective use of land'
- Section 12 'Achieving well designed places indicates that all development to be of a high quality in design, and the relationship and visual impact of it to be compatible with the surroundings. In particular, and amongst other things, Paragraphs 126 – 136 advise that:
 - The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.
 - It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.
 - Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design.

12.0 Human rights

Article 6 - Right to a fair trial.

Article 8 - Right to respect for private and family life and home.

The first protocol of Article 1 Protection of property.

This recommendation is based on adopted Development Plan policies, the application of which does not prejudice the Human Rights of the applicant or any third party.

13.0 Public Sector Equalities Duty

As set out in the Equalities Act 2010, all public bodies, in discharging their functions must have "due regard" to this duty. There are 3 main aims:-

- Removing or minimising disadvantages suffered by people due to their protected characteristics
- Taking steps to meet the needs of people with certain protected characteristics where these are different from the needs of other people
- Encouraging people with certain protected characteristics to participate in public life or in other activities where participation is disproportionately low.

Whilst there is no absolute requirement to fully remove any disadvantage the Duty is to have “regard to” and remove or minimise disadvantage and in considering the merits of this planning application the planning authority has taken into consideration the requirements of the Public Sector Equalities Duty.

The proposal, by reason of its design, would not conflict with protected characteristics.

14.0 Financial benefits

The proposed development, by reason of its nature and scale, would: Support and require a modest amount of labour from the construction industry during the phases of development. The proposal would result in the creation of 7 full time positions. Therefore, the proposal, by reason of its nature and scale, would make a small but still beneficial contribution to the economy.

15.0 Environmental Implications

The building would need to comply with Building Regulations.

16.0 Planning Assessment

Principle of development

The made Policy 10 of the Piddle Valley Neighbourhood Plan reads as follows:

At Enterprise Park, small scale business development will be supported where it takes local character and the historic value of the Second World War camp into account.

In the paragraph, before Policy 10, it is stated that, There have been difficult choices in the past about whether retaining employment here is more important than the visual impact of the buildings and associated storage, particularly on the higher slopes that are clearly visible from surrounding areas. It is further stated that, Due to the position of these employment areas outside the Dorset AONB, less emphasis has been placed on the landscape impact of proposals in this area. The final sentences of the paragraph reads as follows: The impact of security lighting and large-scale building on the upper slopes is clearly visible from some distance away and detracts from the AONB. The following policy provides clear guidance on the need to carefully balance the economic benefits of providing more modern employment buildings and facilities in this location, against the wider impact on the character of the Valley over time.

Policy INT1 of the Local Plan sets out a presumption in favour of sustainable development. Policy SUS2 of the Local Plan contains the settlement hierarchy which directs new development to the most sustainable locations. The main towns

of Dorchester and Weymouth are identified as being the highest priority locations for new development. It is identified, at the second tier, that elsewhere, in the plan area, the settlements of Beaminster, Bridport, Lyme Regis, Portland, Sherborne and Crossways will be the focus for future development. At the third tier, it is identified that development, in rural areas, will be directed to the settlements with defined development boundaries and will take place at an appropriate scale to the size of the settlement. It is also identified that settlements with no defined development boundary may also have some growth to meet their local needs. The settlement hierarchy aims to achieve a distribution of development, across the plan area, which meets local needs, enables economic growth, and safeguards the special environment of the plan area.

At part (iii) of SUS2 it is expressed that outside of defined development boundaries, development will be strictly controlled, having regard to the need for the protection of the countryside and environmental constraints and be restricted to, amongst other things, new employment.

Policy ECON1 supports employment development through the extension of existing premises.

Policy ECON2 permits, within key employment sites, subject to proposals not having a significant adverse impact on surrounding land uses, applications for light industrial, general industrial and storage and distribution uses.

The application site falls outside of any defined development boundary and within a key employment site. The proposed development includes the construction of an extension to an existing premises. It is proposed that the conversion of recyclable packaging would take place within the proposed extension, which would also be used for storage and distribution purposes.

Officers consider that the proposal would be sensitively sited and would not impact adversely on the historic character of the employment site, or on the setting of the AONB. The principle of the proposed development taking place, by reason of its nature and location, is accepted by policy 10 of the Neighbourhood Plan and Policy ECON2 of the Local Plan.

Highways

It is identified, in paragraph 109 of the NPPF and policy COM7 of the Local Plan, that development should only be refused, on highways grounds, if there would be an unacceptable impact on highway safety or if the residual cumulative impacts on the road network would be severe. The Highway Authority did not object to the proposal on either of these grounds, subject to the imposition of a condition on any planning permission. It is recommended that that the condition should be imposed on any planning permission. Neither did the Highway Authority object to the application, subject to imposition of, the recommended, condition on any permission, on the grounds that there would be an insufficient level of parking serving the development. The proposal would, therefore, accord with policy COM9 which, among other things, requires there to be a sufficient level of parking to serve developments. It is therefore concluded that the proposal should not be refused on highways grounds.

Character and landscape impact

The employment site is set on a ground which slopes from approximately 115m AOD on its northeastern edge north down to approximately 78m AOD on its southwestern edge. The application site sits on a part of the employment site which is approximately 95m AOD. Enterprise Park accommodates both small and large-scale units. Small scale and large-scale units can be found at a similar level to the application site.

Small units can be found to the northwest of the application site. Large units can be found on land which is both higher and lower than the application site. A notably large unit can be found on higher ground to the north of the site. Large units can also be found on lower ground within the employment site. In terms of scale, the resultant building would be consistent with the theme of existing development which has taken place within the key employment site. With this in mind, officers consider that the setting of the AONB would not be adversely impacted.

The proposal would not be located on the ridge of the site where it would form a prominent feature. The ridge of the roof of the proposed extension would not exceed the ridge of the host building. The proposal, by reason of its ridge height and siting, would be well contained within the existing employment site, and would not harm the character of the area, or the setting of the AONB.

17.0 Conclusion

The proposed development would result in economic benefits and, by reason of its scale, form, materials, and siting, would not erode, materially, the element of historic character of the employment site, in accordance with Policy 10 of the Neighbourhood Plan.

For the reasons given it is concluded that that the proposal should be approved subject to the conditions below.

18.0 Recommendation

Approve subject to the following conditions:

1. The development hereby permitted shall be carried out in accordance with the following approved plans:

Location plan – Received 31/08/2022

5012-01 - Received 31/08/2022

5012-02 – Received 15/11/2022

Reason: For the avoidance of doubt and in the interests of proper planning.

2. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: This condition is required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

3. Prior to development above damp proof course level, details of all external facing materials for the walls and roofs shall have been submitted to, and approved in writing by, the Local Planning Authority. Thereafter, the development shall proceed in accordance with such materials as have been agreed.

Reason: In the interest of visual amenity.

4. Prior to the occupation of the development hereby approved the manoeuvring, parking, and loading areas shown on approved plan 5012-01 must have been surfaced, marked out and made available for the manoeuvring, parking, and loading of vehicles. Thereafter, these areas must be maintained, kept free from obstruction, and made available for the manoeuvring, parking, and loading of vehicles, in perpetuity.

Reason: In the interest of highway safety.

5. In the event that unidentified contamination is found during the construction phase of the development, work shall cease and the contamination shall be reported to the Local Planning Authority. An investigation, risk assessment and remediation scheme shall be submitted to and approved in writing by the Local Planning Authority. Measures identified in the approved remediation scheme shall be completed. Prior to the recommencement of work a verification report shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure risks from contamination are minimised.

6. Prior to development above ground level details of the finished floor levels of the structure hereby approved shall have been submitted to and approved in writing by the Local Planning Authority. Such levels shall be relative to an ordnance datum or such other fixed feature as may be agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In the interest of visual amenity.