

PARISH Pinxton

APPLICATION Erection off 10 additional silos and ancillary equipment
LOCATION Former Joy Mining Kirkby Lane Pinxton
APPLICANT Miss Helen Marie Regan
APPLICATION NO. 16/00508/FUL **FILE NO.**
CASE OFFICER Mr Peter Sawdon
DATE RECEIVED 12th October 2016

DELEGATED APPLICATION REFERRED TO COMMITTEE BY: Councillor Mary Dooley
REASON: Intensification of extra site traffic, additional noise disturbance which is likely to adversely impact on the living conditions of nearby residents.

SITE

The application site forms part of the former Joy Mining Machinery Limited premises comprising a range of industrial buildings on 6.4ha of land located to the south east of the junction of Beaufit Lane with Kirkby Lane at Pinxton. The site is now operated by the applicant firm that processes and packages dry concrete material.

The site forms part of an established industrial area located generally to the south of Pinxton. There is 1 dwelling on the opposite side of Kirkby Lane, along with a commercial repair garage; this nearest dwelling is some 130m from the application site. Other dwellings are located generally to the north west, some distance from the application site. To the east is the M1 motorway, beyond which is open countryside.

PROPOSAL

This full planning application proposes the erection of 10 silos to the east side of an existing building that is located towards the centre of the site, between that building and the adjoining M1 motorway. The silos would be 12.5m above existing ground level. The industrial building against which the silos would be sited is 8.8m high. The silos would be coloured Goosewing Grey.

AMENDMENTS

N/A

HISTORY (if relevant).

16/00071/ADV – Advertisement consent was granted on 7th April 2016 for the erection of an illuminated fascia sign.

15/00259/FUL – planning permission was granted on the 14th July 2015 for the erection of 11 silo's and ancillary equipment.

There are several historic planning applications relating to the longstanding use of the site for

generally industrial purposes by Joy Mining Machinery Limited.

CONSULTATIONS

Pinxton Parish Council

This is a significant development, so much, that it should be determined by the Planning Committee and not by an officer of the Council.

It seems that there are several matters of planning concerns including:-

Access and highways safety

Traffic generation

Noise and disturbance 9/11/16

At the Parish Council meeting on the 16th November Parish Councillors asked to add the following comment:

The Parish Council are concerned about the amount of traffic on surrounding Roads that may be caused and would like to suggest the implementation of time restrictions on traffic flow for heavy vehicles. 21/11/16

Highway Authority – No objections 10/11/16

Highway Agency – No objections 15/11/16

Economic Development - The planning application offers the opportunity to maintain and grow the local business base and as such is supported by Economic Development. 22/11

Environmental Health Officer – Has verbally confirmed that he agrees with the submitted noise assessment and raises no objections subject to a condition to limit noise levels to those contained in the noise assessment reports 23/11

PUBLICITY

By site notice. No representations received at the time of preparing this report, although time limit for the receipt of responses had not expired at the time of its preparation. Any comments received will be reported to the Planning Committee at its meeting.

POLICY

Bolsover District Local Plan (BDLP) GEN1 (Minimum Requirements for Development); GEN2 (Impact of Development on the Environment); and GEN7 (Land Stability).

National Planning Policy Framework Generally supportive of economic developments, subject to adequate environmental controls.

Other (specify)

ASSESSMENT

This planning application, and the considerations relating to it, is solely for the silos and does not extend to the re-use of the building that has an authorised planning use for general industry. Given that this is plant and equipment to service uses within that building. It is not considered that the development itself would give rise to significant increases in activity on

the site, nor in the context of the overall area, given the much larger industrial estate on which this relatively minor development would be located.

Given this location within an established industrial area, the proposal for ancillary equipment is acceptable in principle.

It is stated that the proposal would increase full-time employees from 13 to 21. The Economic Development Officer has advised that as the planning application offers the opportunity to maintain and grow the local business base it is supported by Economic Development and supports the Council's Growth Strategy and Economic Development and Housing Strategy.

Visually, the siting for the silos is well contained between the existing industrial unit and the M1 motorway, away from the nearest residential neighbours. Whilst taller than the main units on site, given their location towards the rear portion of the site would not be visually significant. Whilst nearer to the M1, that is elevated relative to the site, there is substantive landscaping on the motorway embankment that will soften the majority of views. Being within an industrial context, whilst the silos will be visible, they will not be out of character with the general location and will not be harmful in this respect.

The Environmental Health Officer has considered the noise assessment submitted with the planning application and raises no objections subject to a condition to limit noise levels to those stated in that assessment report.

Whilst noting the concerns of the Parish Council, based on the Environmental Health Officer's advice the operation of the silos will not result in any adverse impacts on the amenities of nearby residents, subject to conditions as discusses above.

In respect of highway safety both the Highway Authority and Highways England (for the M1) have raised no objections to the proposal. Whilst noting concerns received from the Parish Council in respect of highway safety, the re-use of this building is permitted development and it is only the addition of the external plant (the silo's) that requires planning permission. It is not considered that the silo's in themselves facilitate an increase in traffic use of the site that could not otherwise occur from an alternative re-use of the building, such that the overall impact on the highway network is not significant or severe and would not warrant any specific restrictions or controls. It would be for the Highway Authority to consider any existing highway network problems and implement Traffic Regulation Orders as suggested by the Parish Council, if these were shown to be necessary.

Other Matters

Listed Building: N/A

Conservation Area: N/A

Crime and Disorder: No known issues

Equalities: No known issues

Access for Disabled: No known issues

Trees (Preservation and Planting): N/A

SSSI Impacts: N/A

Biodiversity: No significant issues arise

Human Rights: No known issues

RECOMMENDATION

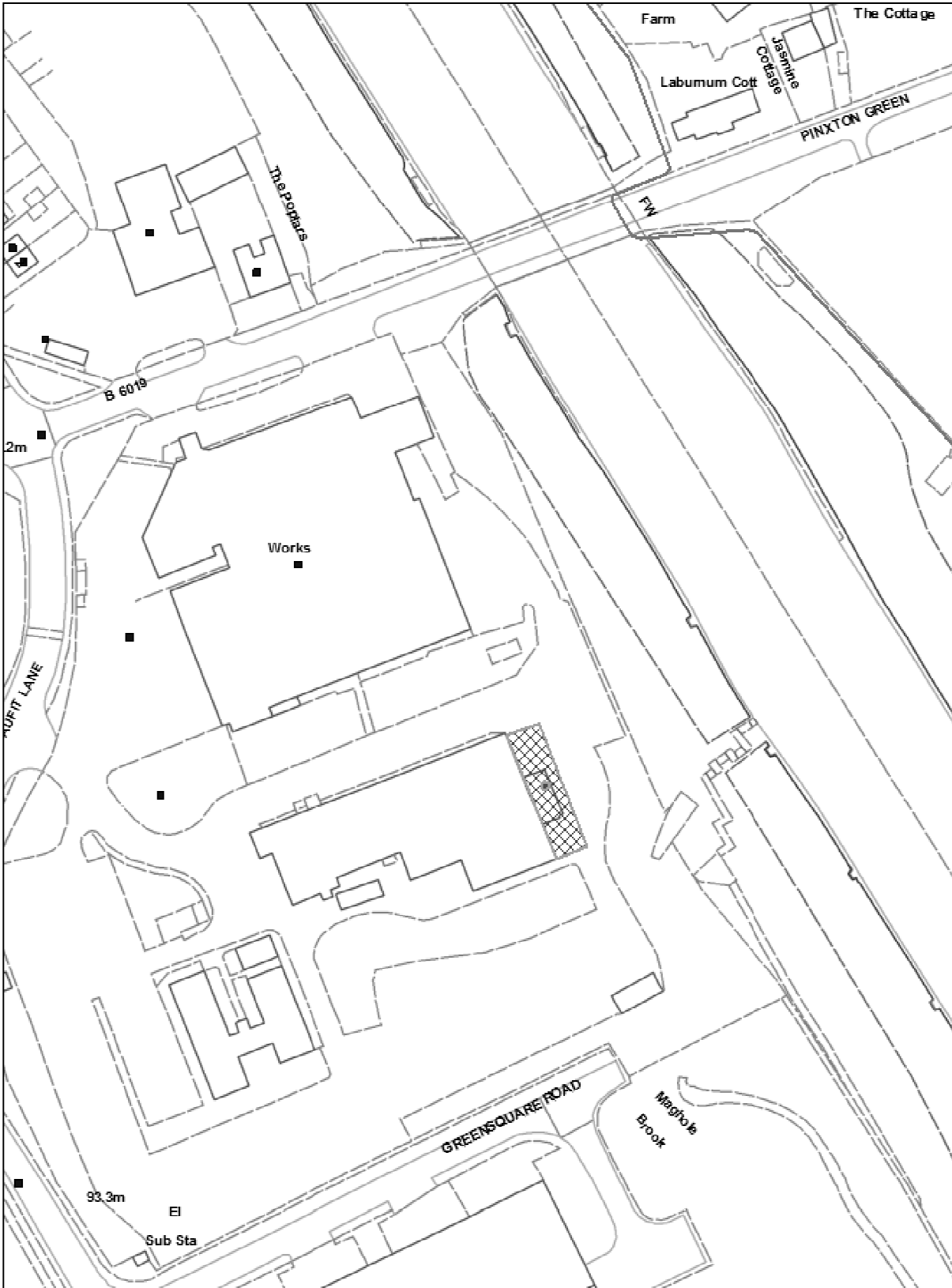
GRANT permission subject to conditions provided in précis form below: -

- 1 The development shall be begun before the expiration of three years from the date of this permission.
- 2 The silos hereby approved shall only be operated in accordance with the details contained in the submitted Noise Assessment.

Statement of Decision Process

The proposal complies with the policies and guidelines adopted by the Council and the decision has been taken in accord with the guidelines of the National Planning Policy Framework.

Not Set



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