

P/2015/01719  
Received  
17/12/2015

# AM PLANNING CONSULTANTS LIMITED

PROPOSAL AT FROSTFIELDS, SILVER  
LANE, MARCHINGTON, STAFFORDSHIRE

ST14 8LL

*PLANNING  
STATEMENT*

## Contents

1.	Introduction .....	2
2.	Background .....	2
3.	Planning History .....	4
4.	Pre- Application Discussions .....	4
5.	Application Submission Documents.....	4
6.	Site and Surrounding Area .....	5
7.	The Proposal .....	5
8.	Planning Policy Framework.....	5
9.	National Planning Policy Framework .....	6
10.	Local Plan Policies .....	7
11.	Planning Appraisal.....	8
12	Conclusion .....	9

## 1. **Introduction**

- 1.1. This Planning Statement is prepared by AM Planning Consultants Limited on behalf of our clients Mr & Mrs S Langston (the 'applicants'), in support of an application for the change the use of the land to domestic curtilage and the erection of three timber clad garages/general purpose storage buildings.

## 2. **Background**

- 2.1. This parcel of land was part of 'Marchington Camp' from the 1940s, and comprised of many buildings used mainly for married officers' quarters and Officers' Mess. Picture from 1947-.



- 2.1. Between 1949 and 1964, the buildings in the photograph above, were used temporarily as the Marchington Village School, whilst a new school was being built. In the years that followed, the land and buildings were used for some time as private rented accommodation. Over the years that followed, the buildings gradually fell into disrepair and were demolished. This left the land in very poor condition and difficult to manage, with rubble spread around the site. For some years after, the land was used for the housing of horses and ponies in a stable erected on the pad fronting Silver Lane.
- 2.2. Under the current owners (who have held the land in excess of 10 years), the land, specifically the remaining hard standings from old army buildings, has primarily been used as storage of the owner's private vehicles.

- 2.3. Over the years, the owners have committed to clearing and improving the land to make it aesthetically pleasing, easier to manage and to be of practical use. Most of the rubble on site has been cleared to enable a new lawn to be laid. In addition, over 25 fruit and Silver Birch trees have been planted along with a new laurel hedge to border Silver Lane.
- 2.4. The owners now want to re-utilise three of the retained hard-standings (as indicated 1, 2 & 3 in the aerial photograph) to build wood-clad, tiled roof, garages/sheds of similar aesthetics to the picture below, but with 'Staffordshire Blue' roof tiles to tie in with local buildings such as the out buildings of Newstead Farm and garages at Frostfields itself.



- 2.5. The owners want to use the buildings to create secure weather proof storage for their vehicles, mowers etc. and for storage of logs for burning. The overall aim is to further improve the attractiveness of the area, and clearly differentiate the buildings as far as possible from the industrial buildings of Marchington Industrial Estate, which are the immediate back drop to the application site.
- 2.6. The vision is to create an attractive, functional area with these new structures nestled within a lawned area with numerous trees. The openings to the buildings will be onto attractively gravelled areas to provide the owners easy access.
- 2.7. The National Planning Policy Framework states that previously developed land is land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the

whole of the curtilage should be developed) and any associated fixed surface infrastructure.

- 2.8. The information above establishes that the application site is classed as previously developed land, with the applicants using the land for the storage of wood, garden equipment, a caravan and cars in connection with the residential use of Frostfields since purchasing the site in 2005

### **3. Planning History**

- 3.1. Planning permission was granted for a two storey side extension at property on 23<sup>rd</sup> May 2011 under planning reference no. P/2011/00413/JPM
- 3.2. Planning permission was granted on 5<sup>th</sup> January 2014 for the formation of a turning head and change of use of public highway under planning reference no. P/2013/01447.
- 3.3. An application to discharge Conditions 3-5 under the above permission was approved on 18<sup>th</sup> July 2014 and that permission has been implemented.

### **4. Pre- Application Discussions**

- 4.1. Pre-application discussions were undertaken with Jonathan Imber (Planning Officer, East Staffordshire Borough Council) who on the 5<sup>th</sup> March stated:

*“I have no record of any planning permissions having been granted on the site. Whilst I cannot therefore definitively state the lawful use of the land, in my view it is likely to be considered agricultural land unless your client can demonstrate established use for alternative purposes through a Certificate of Lawfulness.”*

### **5. Application Submission Documents**

- 5.1. The following documents have been submitted in support of the application:

- Existing Plan - Drawing No. 01
- Existing Block Plan- Drawing No. 02
- Proposed layout Plan – Drawing No. 03 (1:500)
- Proposed Block Plan – Drawing No. 04 (1:200)
- Six Bay Garage Plan & Elevations Drawing No. 05 (1:100)
- Five Bay Garage Plan & Elevations Drawing No. 06 (1:100)
- Four/six Bay Garage Plan & Elevations Drawing No. 07 (1:100)
- Location Plan Drawing No. 08 (1:1250)

## **6. Site and Surrounding Area**

- 6.1. Land at Silver Lane lies at the southern edge of the village of Marchington, situated 4.7 miles south west of Uttoxeter and approximately 13 miles north-west of Burton upon Trent within the district of East Staffordshire.
- 6.2. The application site is located on the southern side of Silver Lane and is predominantly flat, comprising 0.4 hectares of land. The concrete pads, which are the foundations for the original buildings on site, measure approximately 18.7m (L) by 5.6m (W), 18.7m (L) by 5.4m (W) and 15m (L) x 5.7m (W).
- 6.3. To the south of the site lies Marchington Industrial Estate, which is segregated by fencing and some tree planting. There are playing fields to the north of the site owned by East Staffordshire Borough Council and leased by Marchington Parish Council and mature tree planting to the east between the site and Rushey Lea, which provides a dense vegetation screen from the site.
- 6.4. Frostfields, the applicant's residential dwelling lies to the west of the site.

## **7. The Proposal**

- 7.1. The proposal is to change the use of the land to domestic curtilage and the erection of three timber clad sheds/barns for use as storage and garages.
- 7.2. The proposed garages would be erected on the existing concrete pads extending them slightly and will measure approximately:
  - Garage 1- 5 Bay Garage = 17.18m (L) x 7.5m (W) height to eaves 2.7m and height to ridge 7.2m.
  - Garages 2 & 3 = 20.44m(L) x 7.5m (W) Height to eaves 2.7m and height to ridge 7.2m from ground level
- 7.3. The proposed garages would be used for the storage of the applicant's classic car and van collection, along with gardening equipment, machinery and storage of wood etc.

## **8. Planning Policy Framework**

- 8.1. In preparing this Planning Statement reference is made to the following National and Local Planning Policies and guidance documents:
  - The National planning Policy Framework (NPPF) (March 2012)

- East Staffordshire Local Plan adopted 15<sup>th</sup> October 20151
- East Staffordshire Design Guide

## **9. National Planning Policy Framework**

- 9.1. The proposal satisfies the requirements of the NPPF due to the fact that the design of the garages reflect the character of the rural area and it is the most efficient use of the land, which is far too small to contribute in any meaningful way to a productive agricultural use of the site. The last use of this land for agricultural purposes was prior to the 1940s, when it was part of the fields subsequently developed as Marchington Camp, and then Marchington Industrial Estate.
- 9.2. The land has already been improved through the planting of fruit trees and hedgerow planting along the post and rail fencing adjacent to the lane. The biodiversity of the site will be further enhanced by the erection of bird and bat boxes on the garages.
- 9.3. The use is solely for private use and is not a commercial use. The applicant's historic vehicles need to be housed in secure and safe buildings to prevent their deterioration and enable them to be restored and repaired through the applicant's hobby.
- 9.4. The size and scale of the proposed building utilises the existing concrete bases and is proportionate for the site, especially with the backdrop of the industrial estate to the south.
- 9.5. This proposal meets the following Core Planning Principles of the NPPF:
1. Building a strong, competitive economy by improving the environment through the construction of the timber-clad garages which are of a high quality design appropriate for this rural location.
  3. Supporting a prosperous rural economy by employ local tradespeople to erect the garages and supply parts for the restoration of the vehicles.
  7. Requiring good design through the use of sustainable materials which are in keeping with this edge of village location.
  8. Promoting healthy communities by providing sufficient space for the applicants to store their collection of cars inside the garages which will improve the visual appearance of the site and enable them to maintain and renovate the vehicles as a hobby, benefiting their overall well-being.
  11. Conserving and enhancing the natural environment through storage the vehicles inside the garages to improve the visual amenity of the area and

providing bird and bat boxes to encourage and enhance the wildlife habitat and the natural environment.

## **10. Local Plan Policies**

- 10.1. Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states that planning permission must be determined in accordance with the Development Plan, unless material considerations indicate otherwise. In this case, the Development Plan consists of the recently adopted East Staffordshire Local Plan (Oct 2015). The following Local Plan Policies are relevant to this proposal:

**PRINCIPLE 1 Presumption in Favour of Sustainable Development** – the proposal satisfies this policy because it is sustainable development that improves the economic, social and environmental conditions of the area through the erection of the garages by local tradesmen to store the vehicles inside the buildings to improve the visual amenity of the area and will help to improve/maintain the applicants health and wellbeing by enabling them to utilise the garages for the restoration of vehicles as a hobby to provide relaxation which helps improve both physical and mental health.

**SP 1 East Staffordshire Approach to Sustainable Development** – the proposal meets the requirements of this policy through the reuse of the existing concrete bases and the use of sustainable materials in the construction of the garages, whilst the design of the timber clad garages integrates with the character of the landscape, the character of the area would be enhanced through the storage of the vehicles inside the garages and there will be no detrimental impact on neighbours.

**SP8 Development Outside Settlement Boundaries** it is clear that this proposal cannot be reasonably located elsewhere and that it is located on previously developed land which is not suitable for an agricultural use due to its isolated location and size on a residential lane on the edge of Marchington.

The site has been managed and maintained as domestic garden since the applicants purchased the land in 2005. The erection of the garages would not adversely affect the amenity of the neighbours and the design, scale and materials used to construct the garages will enhance the visual amenity of the area, allowing the vehicles to be stored inside to safeguard the rural character of the area and the proposal will not adversely affect the amenities of neighbouring properties.



**SP 24 High Quality Design** – this policy is satisfied due to the high quality design of the building which uses sustainable materials and contributes positively to the rural character of the area and enhances the landscape and biodiversity through the additional of bird and bat boxes to enhance the wildlife habitat.

**SP28 Biodiversity and Geodiversity** is satisfied due to the continued maintenance of the land and trees and the addition of bird and bat boxes to enhance the biodiversity of the site.

**DP 1 Design of New Development** – This proposal responds positively to the context of the surroundings area and exhibits a high quality design in compliance with the East Staffordshire Design Guide. The proposal enhances the character of the site and the surrounding landscape character of the area through the storage of the vehicles inside the garages sited on the existing concrete bases, which is proportionate to the size and scale of the dwelling house and the application site to ensure that it is subservient. The use of sustainable materials will enhance the overall context and surrounding buildings without having a negative impact on the amenity of nearby residents and the open countryside.

Frostfields already has a CCTV system fitted and additional cameras will be fitted to ensure that building is sufficiently protected from crime.

**DP 3 Design of New Residential Development, Extensions and Curtilage Buildings** – This proposal satisfies this policy due to the fact that there is no overlooking, no loss of light, it has no overbearing impact on adjacent neighbours, the design of the garages is proportionate with the domestic dwelling and the existing concrete bases which will be utilised as a base for the garages. The extension to the domestic curtilage would not adversely affect the landscape character of the area and the design of the storage buildings reflects the rural character of the area.

The use of the land for the erection of storage buildings in connection with Frostfields will ensure that an acceptable use of the land is established, which does not adversely affect the landscape character of this edge of village location

## **11. Planning Appraisal**

- 11.1 The application site is previously developed land adjacent to the existing residential curtilage of Frostfields at the end of Silver Lane and has been previously used for general storage purposes, the stabling of horses and storage of wood in connection with the residential use of Frostfields. The proposal

utilises the existing concrete bases for the erection of the three garages which will store the applicants vehicles in connection with their hobby i.e. the domestic scale restoration of motor vehicles and storage of garden equipment and wood (this will also include their caravan) to improve the visual appearance of the site. The design and scale of the proposed garages meets all the relevant national and local planning policies and will enhance the character of the area.

- 11.2. There will be no additional impact on the highway network due to the fact that the proposed timber framed garages is solely in connection with the residential use of Frostfields and is not a commercial activity.

## **12 Conclusion**

12. This scheme accords with the provisions of National and Local Planning Policy, including the National Planning Policy Framework specifically Core Principles 1, 3, 7, 8 and 11. The proposal also accords with the adopted Local Plan Policies and does not resulting in a significant adverse impact which would justify the refusal of this application.