

STA/7904/32 – D P and C A Miedziak
Erection of four single storey industrial units
Plot B, White Horse Business Park, Stanford-in-the-Vale

1.0 The Proposal

- 1.1 The application seeks permission for the erection of four new industrial units at the White Horse Industrial Park. The site is situated in a central location within the park and is currently undeveloped.
- 1.2 The four new units form an 'L' shaped building with a total floor space of 674 sq m. Please see the plans attached at **Appendix 1**.
- 1.3 The building is to be constructed of brick and dark green plastic coated profiled steel sheets under a profiled steel roof also of dark green. These materials will match other buildings within the Park.
- 1.4 This application comes to Committee as the Parish Council has objected.

2.0 Planning History

- 2.1 None relevant to this application.

3.0 Planning Policies

- 3.1 Policy E7 of the adopted Local Plan allows for the provision of new business development within Classes B1, B2 and B8 at the White Horse Business Park. Policy E8 of the Second Deposit Draft Plan reiterates this allocation and Policy E11 seeks to protect the employment use of the site.
- 3.2 Draft Supplementary Planning Guidance for the Park also exists. This identifies the boundaries of the Park and sets out development guidelines.

4.0 Consultations

- 4.1 The Parish Council has objected to the application on the grounds that there is "insufficient data regarding future use" of the buildings.
- 4.2 The County Engineer has queried the level of car parking proposed on the site and wishes to see the provision of cycle racks. Amended plans addressing these issues are awaited. A request has also been made that signage within the site be improved.

5.0 Officer Comments

- 5.1 The application site lies wholly within the allocated industrial park boundaries. The proposed buildings will provide a mixture of Class B1, B2 and B8 uses and the four units all fall below the 500 sq metre threshold referred to in the Supplementary Planning Guidance. The proposal is therefore considered to comply with adopted and emerging planning policy and guidance.
- 5.2 The proposed walling and roofing materials will match other more recent developments in the park and are considered acceptable.
- 5.3 The Parish Council has objected to the application because there are no named users for the units. This is not a planning issue on this site and is not considered by your Officers to be a valid reason for rejecting the proposal.
- 5.4 The request for signage by the County Engineer would involve development on land outside the

application site and outside the control of the applicant. For this reason it is not recommended that the applicants be required to provide off-site signage.

6.0 **Recommendation**

6.1 *That permission be granted subject to the following conditions:*

1. *TL1 Time Limit - Full Application*
2. *LS1 Implementation of Landscaping Scheme (No existing Trees)*
3. *MC11 Details of External Lighting*
4. *MC2 Submission of Materials (Samples)*