

11. FULL APPLICATION – NEW BUILDING TO FORM COVER OVER EXISTING STORAGE BINS (11,12 & 13) AT D S F REFRACTORIES & MINERALS LTD, FRIDEN, NEWHAVEN (NP/DDD/0924/0923, SC)

APPLICANT: D S F REFRACTORIES & MINERALS LTD

Summary

1. The application seeks planning permission to cover three existing storage areas within the confines of an industrial site at Friden Brickworks.
2. The proposed development is considered acceptable in scale, design and materials.
3. In addition, the development would raise no amenity concerns with regard to any neighbouring properties. Moreover, there would be no adverse impact on the wider locality or highway safety due to the location within an enclosed industrial site.
4. Consequently, the scheme is considered acceptable in accordance with National and Development Plan Policies, therefore recommended to members for approval, subject to appropriate conditions.

Site and Surroundings

5. DSF Refractories & Minerals, is a business specialised in refractory manufacture and mineral processing. The factory is located in Friden on a 6.6-hectare site, which includes offices, warehouses, kilns, grinding plant and other plant associated with the business.
6. Friden is located around 700 metres to the North of Newhaven, with the High Peak Trail running for around 350 metres along and adjacent to the western boundary of the site.
7. The nearest domestic dwelling is Friden Grange a grade II listed building, sited around 140 metres to the south-east of the development site.

Proposal

8. The scheme would involve the installation of a new steel framed building to cover three existing storage bins within the confines of the industrial yard area of the site.
9. The existing bins are currently used as outdoor storage for bulk and palletised product. The new building would provide dry storage for these products. This would directly support the businesses net-zero goals, enhancing environmental compliance, and reducing operational costs by:
10. Eliminating Drying Processes: Currently, bulk materials stored outdoors require drying before processing. Covered storage would ensure materials remain dry, eliminating this energy-intensive step and significantly reducing carbon emissions per tonne of product.
11. Minimising Dust: The covers would shield materials from wind, improving the ability to prevent dust dispersion. This aligns with the company's commitment to improving air quality.
12. Preserving Product Quality: Palletised goods stored outdoors are susceptible to weather related damage, necessitating repackaging. Covered storage would protect packaging, reducing waste and improving operational efficiency.

RECOMMENDATION:

That the application be **APPROVED** subject to the following conditions:

- 1 The development hereby permitted shall be begun within 3 years from the date of this Permission
- 2 The development hereby approved shall not be carried out otherwise than in complete accordance with the submitted plans, drawing numbers [2] 262.24 & [3] 262.64, subject to the following conditions and specifications.
- 3 The roofs and wall elevations as shown on the submitted plans shall be coloured to B.S. 5252, 18B29 Slate Blue at the time of installation and shall be permanently so maintained.
- 4 No external lighting other than in accordance with a scheme which shall have first been submitted to and approved in writing.

Key Issues

13. The principle of development, the potential impact on the appearance of the site and the locality, residential amenity and highway safety.

Relevant History

14. 2021 – (NP/DDD/0321/0282) - Canopies installed to cover existing storage areas – Granted.

Consultations

15. Highway Authority – No objections.
16. Parish Council – No response at the time of writing the report.
17. PDNPA Landscape – No objections, subject to the roof materials matching the existing in colour.

Representations

18. No third-party representations have been submitted during the course of the application.

Statutory Framework

19. National Park designation is the highest level of landscape designation in the UK. The Environment Act 1995 sets out two statutory purposes for national parks in England and Wales:
 - a) Conserve and enhance the natural beauty, wildlife and cultural heritage
 - b) Promote opportunities for the understanding and enjoyment of the special qualities of national parks by the public
20. When national parks carry out these purposes they also have the duty to seek to foster the economic and social well-being of local communities within the national parks.

21. In the National Park, the development plan comprises the Authority's Core Strategy and the new Development Management Policies (DMP). These Development Plan Policies provide a clear starting point consistent with the National Park's statutory purposes for the determination of this application.
22. This application must be determined in accordance with the development plan unless material considerations indicate otherwise.

Core Strategy policies: GSP1, GSP2, GSP3, DS1, L1, CC1, E2

Development Management policies: DMC3, DME7, DME8, DMT3

National Planning Policy Framework (NPPF)

23. The National Planning Policy Framework (NPPF) is a material consideration. Development plan policies relevant to this application are up-to-date and in accordance with the NPPF and therefore should be given full weight in the determination of this application.
24. In particular Para: 182 states, that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, which have the highest status of protection in relation to these issues.
25. Whilst Para: 85 states that, planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, considering both local business needs and wider opportunities for development.
26. In this case, it is considered there are no significant conflicts between prevailing policies in the Development Plan and government guidance in the NPPF.

Development Plan Policies

Core Strategy

27. GSP1 requires that all development is consistent with the National Parks legal purpose and duty, to conserve and enhance the natural beauty, wildlife and cultural heritage of the National Parks; Policy GSP3 sets out development management principles in line with GSP1.
28. GSP2 states that opportunities for enhancing the valued characteristics of the National Park will be identified and acted upon.
29. GSP3 requires that particular attention is paid to the impact on the character and setting of buildings and that the design is in accord with the Authority's Design Guide and development is appropriate to the character and appearance of the National Park. GSP3 also specifically states that attention will be given to (k) adapting to and mitigating the impact of climate change, particularly in respect of carbon emissions, energy and water demand.
30. DS1 supports the development of renewable energy infrastructure in principle.
31. L1 seeks to ensure that all development conserves and enhances valued landscape character and sites, features and species of biodiversity importance.
32. CC1 sets out that development must make the most efficient and sustainable use of

land, buildings and natural resources. Development must also achieve the highest possible standards of carbon reductions.

33. E2 states is relevant for businesses in the countryside directing development to existing traditional buildings, in smaller settlements, farmsteads and groups of buildings in sustainable locations. For existing businesses E2 states that proposals to accommodate growth and intensification will be considered carefully in terms of their impact on the appearance and character of landscapes.

Development Management Policies

34. DMC3 reiterates, that where developments are acceptable in principle, policy requires that design is to high standards and where possible enhances the natural beauty, quality and visual amenity of the landscape. The siting, mass, scale, height, design, building materials should all be appropriate to the context. Accessibility of the development should also be a key consideration.
35. DME7 states amongst in the countryside development will be permitted where it is of a modest scale in relation to the existing activity and/or buildings, can be accommodated without harm to amenity or the valued character of the area, does not harm the site and landscape and proper consideration has been given to using or extending existing buildings.
36. DME8 states, that where development for employment purposes is acceptable in principle, it will only be permitted where every practicable means is used to minimise any adverse effects on the valued characteristics and amenity of the surrounding area, including visibility from vantage points.
37. DMT3 states that a safe access should be provided in a way that does not detract from the character and appearance of the locality and where possible enhances it.

Assessment

Principle of the development

38. Core Strategy Policy E2 – (*Business in the countryside*). States, that development in the countryside outside the Natural Zone and named settlements should be located in groups of buildings in sustainable locations.
39. Development Management Policy DME7 – (*Expansion of existing industrial and business development not involving farm diversification*). States amongst other things that the business is of a modest scale in relation to the existing activity and/or buildings.
40. The development would be located within the existing building group with access to a main highway and of a scale that would be commensurate with the existing infrastructure/buildings and the industrial business/activity of the site. The scale of the building would be small relative to the existing group and would cover an existing storage yard area.
41. The proposal therefore accords with policies E2 & DME7 in principle.

Siting, design and materials

42. Development Management Policy DME8 – (*Design, layout & neighbourliness of employment sites*). States, that where development for employment purposes is acceptable in principle, it will only be permitted where every practicable means is used to minimise any adverse effects on the valued characteristics and amenity of the

surrounding area, including visibility from vantage points.

43. The development is sited within the working yard area of the business and consists of three uncovered concrete walled storage areas, used for storing raw materials. The proposed new building would cover all three of these storage areas and would afford protection of the raw materials from the elements.
44. The new building would be constructed from a steel frame with steel box profile sheet cladding. The existing concrete walls which form the bays would be retained. The building as a whole would measure around 4.55m to the eaves with a 15-degree pitched roof. The roofing would include 10no. rooflights, allowing natural light into the space.
45. The Friden brickworks site has an industrial character and the proposed steel framed cover to the existing storage bins would not look out of place in this context. In addition, there would be no increase than already exists in the footprint of the built form, whilst the design and materials would reflect that of the existing buildings and the sites industrial use.
46. Regarding this and subject to the roofs and walling being coloured a slate blue, the development would be acceptable in siting, design and use of materials, in accordance with policies DMC3 & DME8 in these respects.

Potential Landscape impact of the development

47. Core Strategy Policy L1 – (*Landscape character and valued characteristics*) - Seeks to ensure amongst other things, that all development conserves and enhances valued landscape character and sites.
48. Due to the enclosed nature of the High Peak Trail, (where it runs alongside the brickworks western boundary) and the intervening buildings within the site, the visual impact from the trail is indiscernible, as is wider views from the main highway (A515) due to the intervening distance.
49. Consequently, it is considered the landscape impact of the development would be very limited, as it would be contained within the industrial yard area of the site, surrounded and adjacent to existing buildings.
50. With this regard, the development would have negligible impact on the wider locality outside of the industrial boundaries of the site, conserving the wider landscape character and according with policy L1 in particular.

Potential amenity issues

51. Development Management Policy DMC3 – (*Siting, Design, layout and landscaping*). Reiterates, that where developments are acceptable in principle, particular attention will be paid to the amenity, privacy and security of the development and other properties that the development affects.
52. In this instance, the nearest residential property is Friden Grange, sited around 140 metres to the south east of the site. Due to this degree of separation and the fact the development is within an existing and enclosed industrial site, it would have no impact beyond that of the existing business site, including the setting of the listed building.
53. Consequently, the proposed development would have no adverse impact or significantly harm the amenity of Friden Grange or any other residential properties in

the locality, therefore in accordance with policy DMC3 in these respects.

Highway matters

54. Development Management Policy DMT3 – (*Access and design criteria*). States amongst other things, that a safe access should be provided in a way that does not detract from the character and appearance of the locality and where possible enhances it.
55. There would be no further increase in site activity arising from the development and no changes would be required to the existing site access layout as a result of the proposal, with all pedestrian and vehicular movement remaining unchanged.
56. As the local Highway Authority have raised no objections, the proposed development is considered acceptable in Highway safety terms in accord with policy DMT3.

Environmental Management and sustainability

57. Core Strategy Policy CC1 – (*Climate change mitigation and adaption*). Sets out that development must make the most efficient and sustainable use of land, buildings and natural resources.
58. The submitted information states amongst other things, that the proposal would help reduce energy requirements with the large openings maximising natural ventilation, which would aid in drying the raw materials prior to manufacture.
59. Low energy light fittings and fixtures would be fitted, both internal and external should they be required. With construction materials and finishes to be locally sourced where possible. In addition, to capturing surface water drainage from roofs and other hard surfaces for use on site.
60. Subject to the above, the proposals would essentially follow the principles of policy CC1 in these respects.

Conclusion

61. Due to the industrial application, the proposed development would be acceptable in scale, design and materials. In addition, due to the location within an enclosed industrial site, the development would present no wider landscape impact than already exists, whilst having no adverse effect on the amenity of any neighbouring properties or highway safety.
62. Consequently, the scheme is in accordance with the National and the Authority's Development Plan Policies, therefore recommended to members for approval, subject to appropriate conditions.

Human Rights

63. Any human rights issues have been considered and addressed in the preparation of this report.
64. List of Background Papers (not previously published)
65. Nil

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