Former Quarry, Middle Street, Trimingham

For

Mr Daniel Gotts

Incoming Electrical Supply Building, Aggregate Bays and Secure Vehicle/Plant Store

PLANNING STATEMENT

Prepared by

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Background

Ground Designs Limited were commissioned to submit a full planning consent application for a building to house an incoming electrical supply, a steel framed, cladded secure vehicle/plant store, a retrospective application for existing aggregate storage bays and 2 camera poles at the former Quarry at Trimingham.

Context

The site is a former quarry located off Middle Street, Trimingham outside of the residential area of the village. The site has ceased mineral extraction and has since been used for recycling and storage of aggregates. The site has one frontage to a public highway, the remainder of the perimeter fronts agricultural land. The road frontage has a mature hedgerow and being a former quarry it is sunken and has no visual impact on its surroundings.

Need for Proposals

Due to a spate of theft and vandalism a secure store is required to house plant, machinery and vehicles. 2 camera poles are to be erected as a deterrent and to record any criminal activity to aid prosecution. To improve safety a secure building is to house the incoming electrical main. The application also retrospectively addresses the use of the aggregate bays.

Planning Policy

Advice was given to submit this application to Norfolk County Council (as opposed to the local authority North Norfolk District Council) as the site is subject to on going determination. The proposals are not specific to mineral extraction or waste but advice was given to consider the application against the policies contained within Norfolk Minerals and Waste Development Framework, Core Strategy and Minerals and Waste Development Management Policies Development Plan Document 2010-2025. Due to the irrelevance of the majority of the policies to this application only polices that have a degree or relevance are identified as follows:

CS14 Environmental Protection
The proposals have no impact on natural resources (water, air or soil). The proposed built form is either screened by mature hedgerow or at a level that results in no visual impact outside of the site perimeter. There is no adverse impact on neither biodiversity, geodiversity, historic or cultural assets or residential amenity.
CS15 Transport
The proposals do not intensify the existing vehicle movements and therefore can not be seen as an unacceptable risk to the safety of road users, impact on the capacity of the road network.

DM1 Nature Conservation
The development does not harm designated nature conservation sites or habitats, species or features identified in UK and Norfolk biodiversity and geodiversity action plans.

DM3 Groundwater and surface water
The development does not adversely impact on groundwater or surface water quality.

DM8 Design, local landscape and townscape character
The proposals are for utilitarian built form and as the development has no visual impact outside of the perimeter of the site it can not be seen to harm the character of the landscape.

DM10 Transport
The proposals do not intensify the existing vehicle movements and therefore can not be seen as an unacceptable risk to the safety of road users, impact on the capacity of the road network.

DM11 Sustainable construction and operations.
The buildings are unheated and therefore do not attempt to conserve fuel or power. The aggregate bays are constructed from reclaimed stanchions and railway sleepers. The incoming electrics building is also re-use of a former building.