

Planning Application: 21/02698/CLED Unit 11 Little America Industrial Estate Moor Road Great Staughton. Lawful Development Certificate for Existing Use as B2 (General Industrial) and B8 (Open Storage).

Comments from Staploe Parish Council on 1/4/2022

Staploe Parish Council met on 31st March and discussed this application. We resolved to object to this application.

1. We do not believe there is sufficient evidence of continuous B2 and B8 use on this site for the past 10 years.
2. A large part of the building in the site plans at Unit 11 Forestry Fuels is missing on the ariel imagery from 2013 this must have been lost in the fire of 2010 as stated by the applicant.
3. The area on the opposite side of the access road adjacent to Unit 11 along the hedge line running from South to North appears to not be in use for B8 storage according to the ariel imagery from 2013.
4. There appears to have been much continuing development and change at the Forestry Fuels site at Unit 11 over the years when you compare the images from 2013, 2014 and 2020 and therefore the 10 year rule would only start from the date of the latest development on the site – which is well within 10 years.
5. The application should differentiate between what area is being defined as 'B8 Storage' and what is 'Parking' as stated in the key to the applicants own maps, this is very ambiguous.
6. The overall character of the site appears to have changed dramatically during the current ownership with much of the green space/ amenity land of the site being developed so it is difficult to see how the character of the wartime units and the site as a whole are being retained as the applicant states.