



Planning Committee

Wed 24 Feb
2021
7.00 pm

Virtual Meeting

REDDITCH BOROUGH COUNCIL

*making
a
difference*

www.redditchbc.gov.uk

If you have any queries on this Agenda please contact

Sarah Sellers

Town Hall, Walter Stranz Square, Redditch, B98 8AH

Tel: (01527) 64252 (Ext. 2884)

email: sarah.sellers@bromsgroveandredditch.gov.uk

GUIDANCE ON VIRTUAL MEETINGS AND PUBLIC SPEAKING

Due to the current Covid-19 pandemic Redditch Borough Council will be holding this meeting in accordance with the relevant legislative arrangements for remote meetings of a local authority. For more information please refer to the Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police Crime Panels meetings) (England and Wales) Regulations 2020.

The meeting is open to the public except for any exempt/confidential items. Where a meeting is held remotely, “open” means available for live viewing. Members of the public will be able to see and hear the meetings via a live stream to the Council’s YouTube Channel which can be accessed using the link below:

[Link to view live stream of Planning Committee](#)

Members of the Committee, officers and public speakers will participate in the meeting using Microsoft Teams, and details of any access codes/passwords will be made available separately.

If you have any questions regarding the agenda or attached papers please do not hesitate to contact the officer named below.

PUBLIC SPEAKING

The usual process for public speaking at meetings of the Planning Committee will continue to be followed subject to some adjustments for the smooth running of virtual meetings. For further details a copy of the amended Planning Committee Procedure Rules can be found on the Council’s website at:

[Link to amended Planning Committee Rules](#)

The process approved by the Council for public speaking at meetings of the Planning Committee is (subject to the discretion and control of the Chair), as summarised below:

- 1) Introduction of application by Chair
- 2) Officer presentation of the report
- 3) Public Speaking - in the following order:-
 - a) Objectors to speak on the application
 - b) Supporters to speak on the application
 - c) Ward Councillors
 - d) Applicant (or representative) to speak on the application
- 4) Members’ questions to the Officers and formal debate / determination.

Speakers will be called in the order they have notified their interest in speaking to the Democratic Services Team and invited to unmute their microphone and address the committee via Microsoft Teams.

Each individual speaker will have up to a maximum of 3 minutes to speak, subject to the discretion of the Chair.

Each group of supporters or objectors with a common interest will have up to a maximum of 10 minutes to speak, subject to the discretion of the Chair.

Notes:

- 1) Anyone wishing to address the Planning Committee on applications on this agenda must notify the Democratic Services Team on 01527 64252 Extn.2884 or by email at sarah.sellers@bromsgroveandredditch.gov.uk before 12 noon on Monday 22nd February.
- 2) Advice and assistance will be provided to public speakers as to how to access the meeting and those registered to speak will be invited to participate via a Teams invitation. Provision has been made in the amended Planning Committee procedure rules for public speakers who cannot access the meeting by Teams, and those speakers will be given the opportunity to submit their speech in writing to be read out by an officer at the meeting. Please take care when preparing written comments to ensure that the reading time will not exceed three minutes. Any speakers wishing to submit written comments must do so by 12 noon on Monday 22nd February.
- 3) Reports on all applications will include a summary of the responses received from consultees and third parties, an appraisal of the main planning issues and a recommendation. All submitted plans and documentation for each application, including consultee responses and third party representations, are available to view in full via the Public Access facility on the Council's website www.redditchbc.gov.uk
- 4) It should be noted that, in coming to its decision, the Committee can only take into account planning issues, namely policies contained in the Borough of Redditch Local Plan No. 4 and other material considerations, which include Government Guidance and other relevant policies published since the adoption of the Development Plan and the "environmental factors" (in the broad sense) which affect the site.
- 5) Although this is a public meeting, there are circumstances when the committee might have to move into closed session to consider exempt or confidential information. For agenda items that are exempt, the public are excluded and for any such items the live stream will be suspended and that part of the meeting will not be recorded.
- 6) Late circulation of additional papers is not advised and is subject to the Chair's agreement. The submission of any significant new information might lead to a delay in reaching a decision. The deadline for papers to be received by Planning Officers is 4.00 p.m. on the Friday before the meeting.



Planning

COMMITTEE

Wednesday, 24th February,
2021

7.00 pm

Virtual Meeting - Microsoft
Teams

Agenda

Membership:

Cllrs:

Gemma Monaco (Chair)
Salman Akbar (Vice-Chair)
Tom Baker-Price
Roger Bennett
Michael Chalk

Andrew Fry
Julian Grubb
Bill Hartnett
Jennifer Wheeler

1. Chair's Welcome

2. Apologies

3. Declarations of Interest

To invite Councillors to declare any Disclosable Pecuniary Interests and / or Other Disclosable Interests they may have in items on the agenda, and to confirm the nature of those interests.

4. Confirmation of Minutes of Planning Committee held on 10th February 2021

Minutes to follow

5. Update Reports

To note Update Reports (if any) for the Planning Applications to be considered at the meeting (circulated prior to the commencement of the meeting)

6. Application 19/01264/FUL - Rockhill Farm Astwood Lane Feckenham Redditch B96 6HG - Mr Gora (Pages 1 - 8)

7. Application 20/01628/FUL - Former Concrete Yard Unit 35 Enfield Industrial Estate Road Enfield Redditch B97 6BY - EDR Ltd (Pages 9 - 16)

This page is intentionally left blank

REDDITCH BOROUGH COUNCIL**PLANNING
COMMITTEE**

24th February 2021

Planning Application 19/01264/FUL**Erection of 2 x dwellings in lieu of 1 dwelling granted as part of the site's re-development under application 17/00451/FUL (Retrospective)****Rockhill Farm, Astwood Lane, Feckenham, Redditch, Worcestershire, B96 6HG****Applicant: Mr Gora
Ward: Astwood Bank and Feckenham Ward****(see additional papers for site plan)**

The case officer of this application is Sharron Williams, Planning Officer (DM), who can be contacted on Tel: 01527 534061 Ext 3372 Email: sharron.williams@bromsgroveandredditch.gov.uk for more information.

Site Description

The application site forms part of the former Rockhill Farm complex. The former farm buildings are in the process of being converted to residential use. The application site is north of Feckenham Village, is within the Green Belt and is outside of the Village Envelope and the Conservation Area. The application site benefits from a vehicular access from Astwood Lane.

Proposal Description

Revise the scheme from 1 No. 4 bedroom dwelling to 2 No. 3 bedroom dwellings.

Relevant Policies :**Borough of Redditch Local Plan No. 4**

Policy 1: Presumption in Favour of Sustainable Development

Policy 2: Settlement Hierarchy

Policy 5: Effective and Efficient use of Land

Policy 8: Green Belt

Policy 40: High Quality Design and Safer Communities

Others

NPPF National Planning Policy Framework (2019)

NPPG National Planning Practice Guidance

Redditch High Quality Design SPD

Relevant Planning History

2014/159/OUT	Outline application with some matters reserved - Demolition of buildings and alteration of farmhouse with 9 no. new dwellings	Refused	14.08.2014
--------------	---	---------	------------

REDDITCH BOROUGH COUNCIL**PLANNING
COMMITTEE****24th February 2021**

2015/144/COU PRO	Change of use of Agricultural Barns into three dwellings	Refused	10.08.2015
2015/316/COU PRO	Change of use of Agricultural Barns into three dwellings	Prior Approval Refused	18.12.2015
AP2016/0003/ REF	Change of use of Agricultural Barns into three dwellings	Allowed at Appeal	12.07.2016
17/00451/FUL	Development at Rockhill Farm comprising: <ul style="list-style-type: none"> . conversion and extension of existing stables building; . conversion of barn to 2 x new dwellings; . demolition of existing barn and erection of new dwelling; . associated works including demolition 	Approved	01.08.2017

Consultations**Feckenham Parish Council**

Initially Feckenham Parish Council had no objection to this planning application.

Additional comments submitted 15.10.20

Object to application. The creation of a dwelling in the Green Belt is contrary to both policies of the NPPF and RBC. It is acknowledged that the sub division of an existing dwelling is an acceptable exception to these policies, as set out in paragraph 79 (d). In order for this to be a sub division of an existing property, there has, by definition, to be a single dwelling to be sub divided.

Barn 1 has not been constructed as a single dwelling in accordance with the approved documents, but as two dwellings. This is, the creation of a dwelling in the green belt without the benefit of a planning consent, not a sub division of an existing single dwelling.

In addition, there is a significant increase in volume intended in the amended submission, the original being a mono pitch roof, this proposal being dual pitched. Therefore, there is an increase in the harm to the openness of the green belt.

PLANNING COMMITTEE

24th February 2021

North Worcestershire Water Management

The site is in flood zone 1 (low risk of modelled river and tidal flooding). There are records of frequent flooding to Astwood Lane, although this will not affect the dwellings the proposal could increase flood risk elsewhere with additional run off contributing to the flood water on Astwood Lane. The applicant will have to submit drainage details to ensure flood risk is not increased as part of the works off site.

WRS - Contaminated Land

WRS have reviewed the above planning application for potential contaminated land issues of which none have been identified. Therefore, WRS have no adverse comments to make in relation to contaminated land.

Highways Redditch

No objections and recommend conditions.

Public Consultation Response

1 letter of objection

Object to the additional building work on the grounds that it falls outside the granted application and the fact that the complex drainage requirements imposed on the build are now no longer adequate causing flooding to our property.

Assessment of Proposal

Retrospective permission is sought to regularise the provision of an additional dwelling within the application site.

Members may be aware that planning permission was granted (Ref: 17/00451/FUL) to redevelop the site for residential development. This involved the conversion of some of the former farm buildings and demolition of the large dutch barn that was located close to the road frontage. A new dwelling would be erected in its place.

The dutch barn which was in poor condition was 6.4m high at its highest point and 5.19m at its lowest. The volume of the dutch barn was approximately 1603 cubic metres. The approved replacement building that would provide a 4 bedroom dwelling would be located in to the same position as the dutch barn and be single storey (floorarea 184sqm) with an overall height of 2.8m. Work on the redevelopment scheme commenced last year and progressed even during lockdown.

The building for the dwelling has been erected but not in accordance with the approved plans but rather in accordance with the plans that now form part of this application. This application is for 2 No. 3 bedroom dwellings within the same footprint of the approved 4 bedroom dwelling. The height of the building is also different. The approved dwelling comprised a very shallow mono pitched roof whereas this scheme (erected on site), provides a dual pitched roof with an overall height varying from 5.3-6.2m creating a total volume of approximately 848 cubic metres or thereabouts.

PLANNING COMMITTEE

24th February 2021

Principle of development

The application site is located within the Green Belt. Policy 8 of the Borough of Redditch Local Plan No. 4 would apply and states that applications for new development will be determined in line with national planning guidance on Green Belts. The National Planning Policy Framework (NPPF) states that new buildings within the Green Belt are considered to be inappropriate development subject to a closed list of exceptions as outlined in Paragraphs 145 and 146 of the NPPF.

The application does not accord with any of the exceptions to inappropriate development in the Green Belt and as such is considered to be inappropriate development. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. When considering a planning application, substantial weight should be afforded to any harm to the Green Belt.

When the redevelopment application was considered under 17/00451/FUL, the officer at the time of determining the application acknowledged that the new dwelling and the proposal overall would result in a visual improvement of the site. These factors amounted to very special circumstances to justify the harm by reason of inappropriateness.

In respect to the current application, it is acknowledged that the additional dwelling would also represent inappropriate development. However, the scale of the revised scheme compared to the dutch barn that originally stood on site would have limited harm on the openness of the Green Belt, taking into account that the overall height of the scheme with a dual pitched roof would still be lower than the original building. It is noted that a shallow mono pitched roof was recommended by the officer at the time who dealt with the previous application, in order to minimise the impact of the new dwelling in this Green Belt setting. Whilst the revised height of the building with a dual pitched roof would be higher than that approved under the previous scheme, the revised roof is more in keeping with the former farm buildings especially when viewed from the road. It is considered that these factors amount to very special circumstances to justify the harm by reason of inappropriateness.

In respect to garden provision, the revised scheme is of a similar arrangement to that previously approved. Therefore, there would be no further harm to the openness of the Green Belt with respect to possible encroachment. Three car parking spaces were approved for the original dwelling. A total of 4 car spaces are required for the revised scheme and can be provided within the site without causing detriment to the openness of the Green Belt.

Policy 2 of the Local Plan No.4 provides a settlement hierarchy for development within Redditch in order to make it clear how settlements should be developed sustainably. The proposal site sits outside of the three areas listed within the hierarchy. Therefore, paragraphs 2.3 of the policy applies, which states development in this location should only provide for locally identified development needs.

PLANNING COMMITTEE

24th February 2021

However, it must be acknowledged that the Council cannot currently demonstrate a 5 year housing land supply. In view of this and having regard to the presumption in favour outlined in paragraph 11 of the NPPF, the lack of 5 year housing land supply would mean that paragraph 11(d)(ii) is engaged and planning permission should be granted unless any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.

The NPPF states that there are three overarching, interdependent objectives to achieving sustainable development which are economic, social and environmental objective. The planning merits of the application have been considered having regard to these objectives.

Sustainable location

The NPPF sets out that housing should be located where it will enhance or maintain the vitality of rural communities. Whilst the site is located outside the identified settlement, it is adjacent to established residential dwellings with footpath links to the village. The site is located within walking distance of amenities, bus route and bus stops which are located within approx. 500m.

Amenity and impact of neighbouring occupiers

Adequate garden provision would be provided for each dwelling, although the shapes of the gardens are linear, the useable garden area is 160sqm and 325 sqm. Members will be aware that a minimum of 70 sqm of garden provision is required for new dwellings as stated in the Councils SPD on High Quality Design.

In respect to the impact on the neighbouring occupiers, the provision of the additional dwelling would not hinder the amenities of the neighbouring occupiers given the building is single storey. As such the proposal is in accordance with the SPD and policies 39 and 40 of the Local Plan No.4.

Highways

The Highways Authority have considered the site and raised no objections to the proposal. The application site benefits from an existing vehicular access and is in close proximity to amenities, a bus route and bus stops.

Drainage

There is an existing flood risk issue located at the junction of Swansbrook Lane and Astwood Lane. This matter has been raised as part of the public consultation of this application. Officers are currently in dialogue with North Worcestershire Water Management regarding the drainage arrangements that have been carried out for the redevelopment of the site to ensure that the revised development does not have an

PLANNING COMMITTEE

24th February 2021

impact the local flood risk issue. Further clarification on this matter will be provided in an Update Report.

Conclusion

The proposal would be inappropriate development in the Green Belt and would conflict with policy 8 of the Local Plan No.4. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. As mentioned in the body of this report, it is considered that very special circumstances apply on this occasion to justify the harm by reason of inappropriateness.

Notwithstanding this, paragraph 11 (d)(ii) of the NPPF state that for applications providing housing, where the Local Planning Authority cannot demonstrate 5 year housing land supply, permission should be granted unless any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies of the NPPF taken as a whole.

In this case, the scale of the building would be no higher than the original dutch barn, the scale of the development in terms of garden provision and hardstanding would be similar to those approved under Ref: 17/00451/FUL with no additional harm to the openness of the Green Belt. The revised roofline would be more in keeping with the surrounding former farm buildings and as such enhances the streetscene as a result.

It is also noted that the proposal would create one additional dwelling and therefore, add to the housing stock in the Borough, which would also generate some employment opportunities in the area and any future occupiers would support local services within Feckenham.

Overall it is considered in this case that the benefits of the development outweigh the environmental harm that the proposal would have in terms of its location. As such the development is considered to be acceptable.

RECOMMENDATION:

That having regard to the development plan and to all other material considerations, planning permission be GRANTED subject to the following conditions:

Conditions:

- 1 The development hereby permitted shall be carried out in accordance with the Approved Plans/ Drawings to be defined.

Reason: For the avoidance of doubt and in the interests of proper planning.

PLANNING COMMITTEE

24th February 2021

- 2 The Development hereby approved shall not be occupied until the proposed access gates have been set back 5 metres from the adjoining carriageway edge, and made to open inwards only.

REASON: In the interests of highway safety.

- 3 The Development hereby approved shall not be occupied until the first 5 metres of the access into the development, measured from the edge of the carriageway, has been surfaced in a bound material.

REASON: In the interests of highway safety.

- 4 The Development hereby permitted shall not be first occupied until the proposed dwellings have been fitted with an electric vehicle charging point. The charging points shall comply with BS EN 62196 Mode 3 or 4 charging and BS EN 61851 and the Worcestershire County Council Streetscape Design Guide. The electric vehicle charging points shall be retained for the lifetime of the development unless they need to be replaced in which case the replacement charging point(s) shall be of the same specification or a higher specification in terms of charging performance.

REASON: To encourage sustainable travel and healthy communities.

- 5 The Development hereby permitted shall not be first occupied until sheltered and secure cycle parking to comply with the Council's adopted highway design guide has been provided in accordance with details which shall first be submitted to and approved in writing by the Local Planning Authority and thereafter the approved cycle parking shall be kept available for the parking of bicycles only.

REASON: To comply with the Council's parking standards.

- 6 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) no development included within Schedule 2, Part 1, Classes A to E shall be carried out without the prior approval of the local planning authority to an application in that behalf.

Reason: To protect the visual amenity of the area and the openness of the Green Belt.

Procedural matters

This application is being reported to the Planning Committee because two (or more) objections have been received.

This page is intentionally left blank

PLANNING COMMITTEE

24th February 2021

Planning Application 20/01628/FUL

Erection of 3 new commercial units

**Former Concrete Yard, Unit 35, Enfield Industrial Estate Road, Enfield, Redditch,
B97 6BY**

Applicant: EDR Ltd
Ward: Abbey Ward

The case officer for this application is Steven Edden, Principal Planning Officer (DM), who can be contacted on Tel: 01527 548474 Email: steve.edden@bromsgroveandredditch.gov.uk for more information.

Site Description

The application site is located within the Enfield Industrial Estate and is bounded by Industrial units to the north-west and a dwelling, No 45 Marton Close, together with disused land to the south-east. Beyond the south-east boundary lies the railway line. Dwellings (numbers 30 to 36 Marton Close) are situated beyond the north-east boundary and vehicular access to the site is gained via the south-west boundary.

The site consists of the former Hanson concrete batching plant. The site has been disused for a number of years. The site extends to approximately 2345m² and site levels are considerably lower than that of the residential development of Marton Close where the road serving these dwellings is approximately 1.5 to 1.8 metres above the site.

The site falls within a Primarily Employment Area.

Proposal Description

Planning permission is sought to erect three new single storey industrial / commercial units.

The total proposed floorspace (GIA) would be 1279m². All existing structures and equipment associated with the concrete batching plant would be removed.

The development would be accessed via the existing access along the south-west boundary.

The new buildings would be of steel portal frame construction with walls and roof finished in light grey profiled sheeting. All new windows, doors and flashings would be constructed from aluminium in a contrasting (darker) anthracite colour. Parking for 17 cars would be provided within the site.

The buildings are intended to be occupied by light industrial, general industrial (B2) or storage and distribution (B8) users.

PLANNING COMMITTEE

24th February 2021

Members may recall application 2016/248/FUL which was determined at the Planning Committee meeting of 14th December 2016 where the same applicant (EDR Ltd) was granted consent to erect 12 business units at a site located at the junction of the Enfield Industrial Estate and Hewell Road where former buildings which occupied the site related to the Enfield Manufacturing Company. The current application represents an extension to those development works and occupiers of the new units are likely to be similar to those of the 12 units which are currently let to businesses.

Relevant Policies:

Borough of Redditch Local Plan No. 4

Policy 1: Presumption in Favour of Sustainable Development
 Policy 5: Effective and Efficient use of Land
 Policy 18: Sustainable water Management
 Policy 19: Sustainable travel and Accessibility
 Policy 23: Employment Land Provision
 Policy 24: Development within Primarily Employment Areas
 Policy 39: Built Environment
 Policy 40: High Quality Design and Safer Communities

Others

NPPF National Planning Policy Framework (2019)
 Redditch High Quality Design SPD

Relevant Planning History

20/01188/DEM	Proposed demolition / clearance of redundant plant down to slab level: application under Schedule 2, Part 11, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015	Granted 20.10.2020
20/01640/FUL	Site levelling works and construction of new retaining wall	Granted 08.02.2021

Consultations

WCC Highways

Comments summarised as follows:

PLANNING COMMITTEE

24th February 2021

No objections are raised subject to the imposition of conditions with respect to the provision of Electric vehicle charging points, accessible parking provision, motorcycle and and cycle parking provision

Worcestershire Regulatory Services: Contaminated Land

Comments summarised as follows:

Ground investigation has been undertaken and the risk of ground contamination is low. WRS recommend that a condition relating to the reporting of unexpected contamination should be attached to any planning permission granted

Worcestershire Regulatory Services: Noise

Comments summarised as follows:

The submitted noise assessment with recommended mitigation measures which include the installation of a 2.5m acoustic fence and the construction of the building and roof achieving a minimum sound reduction value of 40db Rw indicates that noise levels at the nearest noise sensitive receptors would not have an adverse impact when considered against BS4142:2014 assessment methodology.

As an advisory note only, WRS would recommend that should forklifts be used on site they be electric and white noise reversing alarms be adopted to avoid excess noise.

North Worcestershire Water Management

Comments summarised as follows:

The site falls within flood zone 1 and it is not considered that there is any significant fluvial flood risk to the site. Risk to the site from surface water flooding is indicated as low based on the EA's flood mapping.

The application form indicates the intention to connect foul & surface water to the mains sewer, this is acceptable but evidence that permission has been granted by Severn Trent Water is required to be provided. A drainage strategy is provided within the planning statement but this is brief.

If permission is granted for the application, it is requested that a detailed drainage strategy be submitted by means of a planning condition.

Public Consultation Response

One letter received raising concerns which are summarised as follows:

- Loss of light caused by height of development
- Noise concerns
- Will existing surrounding fencing be kept in place?

Assessment of Proposal

Principle of development

The site is within an area designated as a Primarily Employment Area in the Borough of Redditch Local Plan.

PLANNING COMMITTEE

24th February 2021

The application seeks the redevelopment of this currently vacant site for employment purposes and as such, in principle, the proposals clearly accord with the policies of the adopted Plan which seek to safeguard employment sites in Primarily Employment Areas for employment development.

Layout and design

Your officers are satisfied that the design, layout and external appearance of the proposed development would respect the context of the site and would accord with relevant policies and guidance as set out within the development plan.

Highways, access and parking

WCC Highways consider that the existing site access is suitable to accommodate the proposed development without alterations and your officers are satisfied that the application proposals are acceptable in terms of their highway impact and that therefore there are no highway issues which should prevent planning permission being granted.

Impact of the development on residential amenity

Beyond the sites north-eastern boundary lie the dwellings No's 30 to 36 Marton Close and a single dwelling, No 45 Marton Close is situated beyond the south-eastern boundary. The Marton Close development forms an extension to the larger residential development of Dixon Close and was granted permission under reference 2016/173/FUL on 30.11.2016 (residential development comprising 44 no dwellings). Dixon Close is the former gas works site with access via Windsor Road. Dixon Close was formerly a primarily employment area before being granted permission in outline form for residential use by the Planning Inspectorate at appeal under reference 2002/004/OUT in 2003.

It is understood that the Marton Close development has been occupied from approximately early 2019 and occupiers would have been aware of neighbouring land uses when purchasing their properties including the location of the current concrete batching plant within a designated employment area. Whilst the site has not been operational for a number of years, if it became operational, noise and disturbance associated with the batching plant clearly has the potential to be significant considering the close proximity of dwellings. Further, existing structures on the site are visually conspicuous and overbearing in nature.

Members will note from the planning history section that an application for the demolition of existing structures on the site was granted in October 2020 although at the time of writing the structures remain on site. Application 20/01640/FUL granted permission on the 8th February 2021 for site levelling works and a new retaining wall to facilitate the development as proposed under the current application.

As explained earlier in the report, the Marton Close dwellings are situated on higher ground relative to that of the application site.

The site levelling works permitted under application 20/01640/FUL allow finished ground levels to be lowered further in order to reduce the impact of the proposed development

PLANNING COMMITTEE

24th February 2021

upon the adjacent dwellings. The overall height of the commercial units would not exceed 6.2 metres. At the north eastern boundary, the units would be situated 2 metres away from the existing close boarded fence as shown on the slide 'existing view from Marton Close' within the presentation pack. Due to the difference in levels, the commercial units would exceed the height of the existing close boarded fence by no more than 2.1 metres. By contrast, the nearest existing batching plant structure currently rises 6.5 metres above the existing close boarded fence. The tallest structure within the application site rises approximately 13 metres above the height of the fence. In visual terms alone the proposed development is considered to represent a significant enhancement and due to the location of the batching plant buildings, to the south-west of numbers 30 to 36 Marton Close, the removal of the existing batching plant structures is likely to significantly increase levels of light reaching habitable rooms within adjoining dwellings.

The detailed noise survey carried out concludes that industrial uses on the site would be compatible with nearby residential uses. However it is suggested that a 2.5 metre high acoustic fence be installed in the location as indicated on the slide 'proposed acoustic fence location and example' within the presentation pack in the event of any general industrial (B2) user occupying any of the three units.

No lighting details have been submitted as part of the application. However it is suggested that any lighting to serve the development should be conditioned for the prior written approval of the Local Planning Authority in conjunction with WRS in the interests of light pollution considerations.

Planning Balance and Conclusions

The application site comprises of a vacant area of land within an existing employment area.

The principle of the proposed development complies with the policies of the development plan and would provide significant economic benefits by generating jobs both during the construction and operational phase of the development.

Despite extensive consultation with neighbouring occupiers including numbers 30 to 36 and No.45 Marton Close who are arguably most affected by the proposals, only one letter of representation has been received.

Bearing in mind that the site is located within a Primarily Employment Area as designated in the Local Plan, your officers consider that it would be unreasonable to restrict hours of operation although a construction management plan condition is recommended to be imposed.

Subject to compliance with conditions as listed below, the application is supported.

PLANNING COMMITTEE

24th February 2021

RECOMMENDATION:

That having regard to the development plan and to all other material considerations, planning permission be GRANTED subject to the following conditions:

Conditions:

- 1) The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of the grant of this permission.

Reason: In accordance with the requirements of Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) The development hereby approved shall be carried out in accordance with the following plans and drawings:

Drawing 3620-010 dated 21 Dec 2020
Drawing 3620-013 Rev B dated 18 Jan 2021
Drawing 3620-014 dated 21 Dec 2020
Drawing 3620-015 dated 21 Dec 2020
Nova Acoustics Noise Impact Assessment
and recommendations dated 20 Jan 2021

Reason: To provide certainty to the extent of the development hereby approved in the interests of proper planning.

- 3) In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11' and where remediation is necessary a remediation scheme must be prepared and approved in writing by the Local Planning Authority in advance of the scheme commencing. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority prior to development commencing other than that required to be carried out as part of an approved scheme of remediation.

Reason:

To ensure that the risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecosystems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

**PLANNING
COMMITTEE**24th February 2021

- 4) The Development hereby approved shall not be brought into use until 2 electric vehicle charging spaces have been provided in accordance with a specification which shall be submitted to and approved by the Local Planning Authority and thereafter such spaces and power points shall be kept available and maintained for the use of electric vehicles as approved.

Reason: To encourage sustainable travel and healthy communities.

- 5) The Development hereby approved shall not be brought into use until 1 accessible car parking spaces have been provided in a location to be agreed in writing by the Local Planning Authority and thereafter shall be kept available for disabled users as approved.

Reason: To provide safe and suitable access for all.

- 6) The Development hereby approved shall not be brought into use until 2 secure motorcycle parking spaces have been provided in a location to be agreed in writing by the Local Planning Authority and thereafter shall be kept available for motorcycle parking as approved.

Reason: To provide safe and suitable access for all

- 7) The Development hereby approved shall not be brought into use until sheltered and secure cycle parking to comply with the Council's adopted highway design guide has been provided in accordance with details which shall first be submitted to and approved in writing by the Local Planning Authority and thereafter the approved cycle parking shall be kept available for the parking of bicycles only.

Reason: To comply with the Council's parking standards.

- 8) No works or development shall take place above foundation level until complete details for scheme for surface water drainage have been submitted to, and approved in writing by the Local Planning Authority. The scheme shall include the results of an assessment into the potential of disposing of surface water by means of a sustainable drainage system (SuDS) and shall provide an appropriate level of runoff treatment. This scheme should be indicated on a drainage plan and the approved scheme shall be completed prior to the first use of the development hereby approved.

Reason: In order to ensure satisfactory drainage conditions that will not create or exacerbate flood risk on site or within the surrounding local area.

PLANNING COMMITTEE

24th February 2021

- 9) Details of any external lighting proposed to illuminate the development shall be submitted to and approved in writing by the Local Planning Authority before the development is occupied. The development shall be carried out in accordance with the approved details prior to the first occupation of the development and there shall be no other external illumination of the development.

Reason: In the interests of protecting nearby residential amenities

- 10) In the event that any part of the development is occupied by a general industrial user defined under Class B2 of the Town and Country Planning (Use Classes) Order 1987 (as amended), prior to the first occupation of the development, details of an acoustic fence to be provided shall be submitted to and approved in writing by the Local Planning Authority. The fence shall be erected in accordance with the approved details prior to the first use of the development hereby permitted.

Reason: In the interests of noise control to protect nearby residential amenities

- 11) No development shall take place until a Construction Management Plan has been submitted to and approved in writing by the local planning authority. The Plan shall include details of the location of on-site construction compounds and contractor parking, routes for construction traffic, methods to prevent mud being carried onto the highway, noise and dust suppression measures and adherence to construction working hours of 8am-6pm Monday to Friday and 8am-1pm on Saturdays with no construction working on Sundays. The measures set out in the approved Plan shall be carried out and complied with in full during the construction of the development hereby approved.

Reason: To ensure the provision of adequate on-site facilities and in the interests of highway safety and residential amenity

Informative

It is recommended that should forklifts be used on site they be electric and white noise reversing alarms be adopted to avoid excess noise

Procedural matters

This application is reported to Planning Committee for determination because the application is for major development (more than 1000 sq metres of new commercial / Industrial floorspace), and as such the application falls outside the scheme of delegation to Officers.