

**PLANNING
COMMITTEE**

31st October 2012

PLANNING APPLICATION 2012/254/FUL

**ERECTION OF CAR SHOWROOM, WORKSHOP WITH MOT TESTING
BAY AND VALETING AREA**

LAND AT PAPER MILL DRIVE, REDDITCH

APPLICANT: MR C JAY
EXPIRY DATE: 19TH NOVEMBER 2012

WARD: CHURCH HILL

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(See additional papers for Site Plan)

Site Description

Existing undeveloped land off Paper Mill Drive measuring 0.57 hectares. It measures approximately 165m in length, by 35m in width at its widest point, narrowing to 16m at its most western point. The site is bounded by a subway to the east and a belt of mature trees which include Oak, Fir, Larch, Lombardy Poplar and Ash between 10 and 12 metres in height to the south, beyond which lies the Coventry Highway. No vehicular access to the site exists from Paper Mill Drive which forms the northern boundary to the site. Beyond the northern boundary, Paper Mill Drive and a belt of tall mature trees, lies the residential development of Donnington Close. The nearest dwelling is situated approximately 45 metres to the north of the site. Beyond the eastern boundary lies number 3 Papermill Drive, a three storey office building. Further to the east of this building lies the Oast House Public House.

The site is grassed with the land sloping gently away in a north to south direction at a gradient of approx 1:20 towards the Coventry Highway such that the land at the southern boundary is approximately 3 metres lower than the level of the land at Paper Mill Drive (northern boundary).

The site and the wider area are covered by 'blanket' Tree Preservation Order 8 (NT TPO 8).

Proposal Description

Permission is sought to erect the following:

A car showroom, workshop with MOT testing bay

This would be a single storey building, located to the south of the site and would be formed of brickwork (walls) under a tiled pitched roof.

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Valeting building including car photography area

This would be a smaller, single storey building, located to the far western corner of the site and would be formed of brickwork (walls) under either a metal clad or tiled pitched roof (materials to be formally agreed at a later stage).

Other development

Between the valeting area and the main car showroom / workshop building would be a secure car parking area, also containing 8 no staff car parking spaces. An area immediately in front of the proposed car showroom / workshop would be allocated for customer parking which would include a disabled parking space. Further to the east of the site, an area would be set aside for car sales. The site would be secured by means of a combination of 2.4m high green steel weld mesh fencing, 2.4m high railings with dwarf wall and railings to the northern boundary facing Paper Mill Drive.

A new access would be formed from Paper Mill Drive, towards the eastern (wider) part of the application site. A hatched area within the site would be set aside for the purposes of parking a car transporter vehicle.

The applicant states that the granting of planning permission for this development would create 8 full time jobs.

The application is supported by a Design and Access Statement.

Relevant Key Policies:

All planning applications must be considered in terms of the planning policy framework and all other relevant material considerations (as set out in the legislative framework). The planning policies noted below can be found on the following websites:

www.communities.gov.uk

www.wmra.gov.uk

www.worcestershire.gov.uk

www.redditchbc.gov.uk

National Planning Policy

The National Planning Policy Framework (NPPF)

Regional Spatial Strategy (RSS) and Worcestershire County Structure Plan (WCSP)

Whilst the RSS and WCSP still exist and form part of the Development Plan for Redditch, they do not contain any policies that are directly related to or relevant to this application proposal. Therefore, in light of recent indications at national level that Regional Spatial Strategies and Structure Plans are likely to be abolished in the near future, it is not considered necessary to provide any detail at this point in relation to the RSS, or the WCSP.

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Borough of Redditch Local Plan No.3

CS.2	Care for the environment
CS.7	The sustainable location of development
S.1	Designing out crime
B(BE).13	Qualities of good design
C(T).2	Road hierarchy
C(T).12	Parking standards

Supplementary Planning Guidance /Supplementary Planning Documents

Encouraging Good Design

Designing for Community Safety

The site itself is undesignated within the Borough of Redditch Local Plan No.3

Relevant Site Planning History

None

Public Consultation Responses

None received

Consultee Responses

County Highway Network Control

No objection subject to imposition of conditions regarding parking and turning area provision and implementation and informatives regarding the construction phase

Worcestershire Regulatory Services (Environmental Health)

No objection

Severn Trent Water

No objection. Drainage details to be subject to agreement with Severn Trent

RBC Arboricultural Officer

No objection

Assessment of Proposal

The key issues for consideration in this case are as follows:-

Principle

The site is undesignated within the local plan and therefore any use should be considered in terms of its appropriateness in that location, and its likely impacts on any surrounding development. Some form of commercial development on the site is considered to be appropriate given its close proximity to employment land to the east and its relative distance away from the nearest residential development, that of Donnington Close, some 45 metres to the north.

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The proposed use of the site as a car showroom / valeting place is considered to be appropriate in such a location since this type of use would not be classified as a 'main town centre use'. The proposal would therefore accord with core planning principles identified in the National Planning Policy Framework which seek to achieve sustainable development and growth.

Design and Layout

The design, layout and appearance of the proposed development is considered to be appropriate in its context, with the proposed use of brickwork, with tiles or cladding above, being likely to respect the appearance of number 3 Papermill Drive, an existing building in closest proximity to the site. Final details on the colours of the external finishes proposed have not been stipulated at this stage and therefore a condition is recommended that these be agreed in order to ensure that the materials used are satisfactory having regard to the site and its surroundings.

Ground levels fall away across the site in a north to south direction such that the southern most part of the site is approximately 3 metres lower than that of the northern most part. The overall height of the proposed workshop / car showroom would measure only 6.75 metres to its highest point. Due to the difference in levels, the development would not be prominent from Papermill Drive and the visual amenities of the area as such would not be injured.

This type of use requires a substantial quantity of open surface area for parking and servicing. However, your officers consider that this would have minimal impacts on the wider area.

A site plan shows that a combination of steel weld mesh fencing, dwarf wall with railings and 2.4m high metal railings would be used to secure the site, which has been agreed with your Officers following the submission of an amended plan. No elevations or final detail of finishes of the fencing have been provided and it is therefore recommended that a condition be attached requiring those details be submitted and agreed to ensure that these are visually acceptable.

Landscaping

Established tree planting exists beyond the southern boundary of the site, and the wider area is covered by 'blanket' Tree Preservation Order NT TPO 8 which covers this area of the borough. The existing tree planting would help soften the impact of the development and would be retained since it is located outside the 'red line' plan which identifies the extent of the application site. Very little vegetation would need to be removed in order to accommodate the proposed development and the Councils Arboricultural Officer raises no objection to the application following your officer's consultation with that department.

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Impact upon amenity

The proposed use can be easily contained within the site and is unlikely to cause any significant harmful impacts on the surrounding uses – that of the three storey office development beyond the eastern boundary to the site (3 Papermill Drive) and to Donnington Close further north, where properties are well screened from the proposed development by virtue of the considerable changes in ground level already referred to in this report in addition to the presence of mature tree screening to the northern side of Paper Mill Drive.

Highways and Access

The county have raised no objections to the proposed access and parking arrangements and the parking spaces to be provided would comply with the local plan standards. Clearly, the parking of vehicles on Papermill Drive would be unacceptable and for this reason an area has been kept clear for car transporter unloading and turning. The development is therefore considered to comply with policy in this regard.

Sustainability

The site is located within the Redditch Urban area and therefore the sites location is considered to be sustainable. Whilst the nature of the proposed use will inevitably restrict the level of non-car movements to and from the site, it should be noted that bus stops are located either side of Paper Mill Drive in very close proximity to the site and the nearby 3 Papermill Drive Office development (the number 60: Diamond service). The close proximity of these bus stops would enable not only staff, but also persons interested in viewing cars for sale at the site to arrive and leave by public transport.

Conclusion

Approval of this application would allow a commercial enterprise to develop, creating new jobs whilst not causing harm to amenity or safety. The proposed development would therefore comply with the planning policy framework which includes the provisions of the National Planning Policy Framework and relevant policies contained within the Borough of Redditch Local Plan No.3. As such, the proposal is considered to be acceptable and can be recommended for approval.

Recommendation

That having regarded to the development plan and to all other material considerations, planning permission be GRANTED subject to conditions and informatives as summarised below:

- 1 Development to commence within 3 years.
- 2 Materials for development to be submitted for agreement in writing
- 3 Plans approved specified
- 4 Boundary treatment (precise details) to be submitted for approval in writing

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- 5 Drainage scheme to be submitted
- 6 H.13 : Access turning and parking

Informatives

- 1 Reason for approval
- 2 Drainage note to applicant
- 3 Highway Note 4
- 4 Highway Note 5

Procedural matters

This site is owned by Redditch Borough Council and has been identified as a potential commercial site through the Asset Disposal Programme. It has been declared surplus by Executive Committee.

Such an application would normally be determined under delegated powers afforded to Officers, but in this case is reported to Planning Committee at the request of a local ward member for Church Hill.