

**PLANNING
COMMITTEE**

16th January 2013

PLANNING APPLICATION 2012/290/FUL

**PART DEMOLITION OF A SECTION OF EXISTING FACTORY BUILDING
AND THE CONSTRUCTION OF A NEW FACTORY EXTENSION WITH
ASSOCIATED EXTERNAL WORKS**

COMPAIR, 55 CLAYBROOK DRIVE, REDDITCH

APPLICANT: GARDNER DENVER LTD

EXPIRY DATE: 14TH FEBRUARY 2013

WARD: MATCHBOROUGH

(See additional papers for Site Plan)

The author of this report is Steven Edden, Planning Officer (DM), who can be contacted on extension 3206 (e-mail: steve.edden@bromsgroveandredditch.gov.uk) for more information.

Site Description

The application site is large in area, measuring 3.6 ha. It is situated between Claybrook Drive and Heming Road on the established Washford Industrial Estate.

To the north of the site lies a public footway/cycleway with large industrial units beyond, to the south, private car parking, to the east, existing manufacturing buildings occupied by Compair UK Ltd with Claybrook Drive and woodland beyond. To the west lies a detached single storey manufacturing facility also occupied by the applicant which was granted permission in 2009. Beyond this lies Heming Road. Access to the site is gained via both Claybrook Drive and Heming Road.

Proposal Description

The proposal would demolish part of an existing flat roofed section of the existing factory building (1,814 m²) to construct, in its place, a new factory extension (2,010m²). The net additional gross factory floorspace to be created would be 196m² (B2 use).

The proposed building would be constructed as a simple portal frame and would be rectangular in footprint, measuring approximately 91m in length and 22m in width. Its height to ridge would be 13m. The building would be clad in profiled steel of light grey colour with dark grey banding at high level with associated blue contrasting profiled feature flashings. Dispatch/delivery doors and pedestrian doors would be in the same contrasting blue colours.

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The applicant states that the manufacturing facility would be in use between 0600-2100 hrs Monday to Friday, and between 0600-1200 hrs on Saturday. The facility would not be in operation on Sundays and Public Holidays.

The applicant manufactures compressed air systems at the site and employs over 200 full time members of staff. The need to expand production at the site has led to the submission of this planning application. The applicant states that approval of the proposal would create 30 additional full time jobs.

The application is supported by a Design & Access Statement.

Four new car parking spaces would be created as part of the proposals.

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 WCSP.

Borough of Redditch Local Plan No.3

- E(EMP).2 Design of Employment Development
- E(EMP).3 Primarily Employment Areas
- E(EMP).3a Development Affecting Primarily Employment Areas
- B(BE).13 Qualities of Good Design
- CS.7 The Sustainable Location of Development
- C(T).12 Parking Standards (Appendix H)

The site lies within a larger area identified in the Borough of Redditch Local Plan No.3 as a Primarily Employment Area

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Relevant Site Planning History

Application no	Proposal	Decision	Date
2009/037/FUL	Single storey Class B2 manufacturing facility	Approved	22.05.2009

Public Consultation Responses

1 letter received in support of the proposals.

Consultee Responses

County Highway Network Control

No objection

Economic Development Unit (EDU)

No objection

Severn Trent Water

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

Worcestershire Regulatory Services

No objection

Assessment of Proposal

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

Principle of development

The site is within an established employment area that is zoned for Primarily Employment Uses in the Borough of Redditch Local Plan No.3. Therefore, the use of the site for B1, B2 or B8 uses would be acceptable since the application would comply with policies E(EMP).3 and E(EMP).3a of the Borough of Redditch Local Plan No.3, in addition to core planning principles identified in the National Planning Policy Framework.

The NPPF supports existing business sectors, taking account of them expanding or contracting in order to encourage sustainable development and building a strong and competitive economy. The proposal would contribute towards economic prosperity as it involves the expansion of an existing business and as such will assist towards building a strong, responsive, sustainable and competitive economy. Therefore, the proposal would comply with the relevant aims of the NPPF.

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Design of development

The proposed development is considered to be of a scale and massing which would respect existing built form on the site and would not harm the character and appearance of the surrounding area. The ridge height of the proposed extension at 13 metres is marginally higher than the highest point of the building that is to be extended, but is lower than the detached building approved and implemented under application 2009/037/FUL as referred to above which is taller, at 16.8 metres. As such, this height is considered to be entirely appropriate. The extensions metal clad profiled steel exterior of light grey colour with dark grey banding at high level with associated contrasting profiled feature flashings would give a modern and aesthetically pleasing appearance and would complement the adjacent detached building. The proposal would therefore comply with Policy E(EMP).2 (Design of Employment Development) of LP No.3.

Impact on surrounding amenities

There are no dwellings within the near vicinity, the nearest being situated some 150 metres due south of the sites boundary. Members will note that no representations objecting to the development have been received.

Worcestershire Regulatory Services have raised no objections to the application, and your officers are satisfied that the building could operate on a 24 hr/day basis as would be expected for such a manufacturing facility within a Primarily Employment Area without prejudicing residential amenities.

Hours of operation were not restricted when permission was granted for the detached factory building approved under application 2009/037/FUL.

Access, parking, loading and highway safety

The proposed development would accord with current parking standards based on the floorspace to be created set against the provision of 4 additional car parking spaces. In addition to the 4 spaces to be formed at the front of the proposed extension, the business has an existing in-curtilage adjacent surface parking area providing 255 car parking spaces. The proposal would utilise existing access points and will provide acceptable loading/unloading facilities. County Highway Network Control raise no objections to the proposals and therefore these elements are considered to be acceptable.

Conclusion

The proposal is considered to comply with the planning policy framework and would not cause harm to amenity or safety. There are no other material considerations to outweigh the proposals policy compliance in this case.

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Recommendation

That having regard 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 to be used to match
3. Plans approved specified

Informatives

1. Reason for approval
2. Drainage
3. LPA acted in a positive and proactive manner

Procedural matters

This application is put before the Planning Committee because it is classified as a 'major' application, with the application site area exceeding 1 hectare. Such proposals fall outside the scheme of delegation to Officers.