



Planning Committee

Matchborough Ward

3 March 2009

2009/010/FUL ERECTION OF NEW PERIMETER FENCING, INSERTION OF 5 NEW WINDOWS TO SOUTH ELEVATION, ERECTION OF NEW SUBSTATION, EXTERNAL COMPRESSOR AND PAPER TRIM COMPACTOR.
1 CLAYBROOK DRIVE, MATCHBOROUGH, REDDITCH
APPLICANT:- KALAMAZOO SECURE SOLUTIONS
EXPIRY DATE: 20 APRIL 2009

Site Description

(See additional papers for Site Plan)

The application site contains a large metal clad portal framed production warehouse erected under planning application 2004/323. Access is direct from Claybrook Drive. This site lies within a Primarily Employment Area as defined on the Borough of Redditch Local Plan proposals map. To the Eastern side of Claybrook Drive lies an area designated as ADR (Area of Development Restraint) in the Local Plan.

Proposal description

This full application is for the erection of new perimeter fencing, the insertion of 5 new windows to South elevation of the building erected under 2004/323, the erection of a new substation, external compressor and paper trim compactor.

The application is supported by a Design & 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

PPG 4 Industrial and commercial development and small firms

PPG 13 Transport

Regional Spatial Strategy

T7 Car Parking Standards and Management

Worcestershire County Structure Plan

D19 Employment Land Requirements

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.
C(T).1 Access to and within development.
S1 Designing out crime.
B(BE).13 Qualities of good design.

SPDs

Encouraging Good Design.
Designing for community safety.

Relevant site planning history

The following application is relevant in the consideration of the current planning application:

2004/323 Erection of production / warehouse building with ancillary service yard. Approved 23.02.2005

Public Consultation Responses

The application has been advertised by writing to neighbouring premises within the vicinity of the application site, by display of public notice on site, and by press notice.

One representation has been received from CPRE who support the re-location of Kalamazoo secure solutions from Birmingham to Redditch. Considers that originally received plans showing 'prison like' palisade fencing are not in keeping with Industrial buildings in this location.

Consultee Responses

County Highway Network Control

The County Council as Highway Authority is satisfied that the proposals have no highway implications and therefore has no objection to planning permission being granted.

Environmental Health

Would wish to ensure that noise emanating from the unit does not cause a statutory nuisance to residential amenity.

Police Crime Risk Manager

No objections, but would recommend that the proposed windows to the south elevation be fitted with laminated glass in order to minimise their vulnerability to crime.

Procedural matters

This application is put before the Planning Committee due to the fact that it is a 'major' application (as defined in the BV109 returns), with the site measuring more than 1ha in area. Under the agreed scheme of delegation to Planning Officers, Part 7 states that 'major' applications should be reported to Committee, where the Officers recommendation is one of approval.

Background

Members may recall that planning permission was granted on this site for a production / warehouse building with ancillary service yard in 2005 under application 2004/323. This consent allows the use of this steel portal framed building for B1, B2 or B8 purposes.

The building is currently vacant, but was previously used as a light industry automotive assembly storage and distribution warehouse. The proposed user is Kalamazoo Secure Solutions, who would be relocating from their Birmingham premises. 138 employees will relocate, but at present, no new jobs are to be created. Planning permission is NOT required in order for Kalamazoo to occupy this building, given that their business (high security prepress, printing and finishing operations, digital printing technology to paper substrate) would be permitted under the terms of the B1 / B2 / B8 consent. They do however need consent for the physical works listed in the proposal description.

Assessment of Proposal

The key issues for consideration are as follows:-

Design of equipment / fencing

Your Officers raise no objections to the design of the utilitarian nature of the waste paper trim compactor; the substation, which is required to cater for the additional electrical loadings created by the printing equipment, nor the compressor housing structure, which would be clad in a colour to match the existing building (light grey / silver).

Your Officers fully sympathise with the applicant's wishes to secure the site by means of perimeter fencing. Indeed part of the fencing to be removed has become dilapidated and is in need of replacement. However, Officers objected to the original proposal to use 2.4 metre high galvanised steel palisade fencing. Such fencing is not advised due to its poor visual quality and its limited security benefits. Your Officers have engaged in conversation with the applicant's agent in conjunction with the Police Crime Risk Manager, and are pleased to report that amended plans which satisfy the wishes of your Officers and the Police Crime Risk Manager have now been submitted. The amendments propose 2.4 metre high steel weld mesh fencing with a dark green powder coated finish. This would match fencing approved at adjacent Industrial Units in the vicinity approved in 2005 and 2006.

Security

As stated above, the fencing proposals are now considered to be acceptable. The Police Crime Risk Manager has advised that the proposed 5 no. new windows to the South elevation of the building should be constructed using laminated glass. The applicant has confirmed to your officers in writing that laminated glass will be used in their construction. A condition to this effect is recommended.

Noise

The nearest dwelling lies some 200 metres to the South-East of the site, between a significant landscaped buffer and Claybrook Drive. An acoustic fence was erected in a position between the Industrial Unit and Claybrook Drive in order to control noise spill from the site, shortly after the approval of application 2004/323.

Noise level readings have been submitted by the applicant for each of the proposed equipment parts. Noise generated from the use would be very similar to noise level's arising from vehicles currently using Claybrook Drive (approximately 72 Dba), which itself is nearer to the nearest dwelling than the proposed location of the paper trim compactor. Your Officers are satisfied that amenities enjoyed by nearby properties would not be harmed.

Conclusion

The proposals are considered to comply with the planning policy framework and would not cause harm to visual nor residential amenity. As such, the application is fully supported.

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 three years.
2. Development to be in accord with amended plans submitted on 6 Feb 2009.
3. New windows to be constructed using laminated glass.

Informatives

1. The applicant should ensure that noise from the unit does not cause a statutory nuisance to residential premises under the terms of the Environmental Protection Act.