

**PLANNING
COMMITTEE**

31st July 2013

PLANNING APPLICATION 2013/127/FUL

CREATION OF A NEW B2/B8 INDUSTRIAL UNIT WITH SINGLE STOREY OFFICE FACILITIES, ADJACENT 49D PIPERS ROAD AND EXTENSION INCORPORATING SINGLE STOREY OFFICES TO EXISTING UNIT TOGETHER WITH CAR PARKING AND ASSOCIATED EXTERNAL WORKS INCLUDING NEW PERIMETER FENCE

PRESSTEK LIMITED, 49D PIPERS ROAD, REDDITCH

APPLICANT: PRESSTEK LIMITED

EXPIRY DATE: 22ND AUGUST 2013

WARD: GREENLANDS

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(See additional papers for Site Plan)

Site Description

The site, which measures 5,740m² lies within an established industrial area inside the Park Farm Industrial Estate. The site has been occupied up until recently by A E Oscroft & Sons Ltd. The site has been vacant since this company have re-located to Heming Road in the Washford Industrial Estate.

The existing building is a single span metal clad portal framed structure, used for general industrial and warehousing purposes. Single storey buff brickwork offices form extensions to the western side of the portal framed building. The combined area of the buildings is approximately 1650m². Further to the west are grassed landscaped areas. Access and existing forecourt parking is provided to the southern side of the building from Pipers Road. To the south-west of the site, and at a higher level on top of a bank are two residential properties which front on to Studley Road.

Access to the site is via Pipers Road to the east.

The site is situated within a Primarily Employment Area as designated on the Borough of Redditch Local Plan No.3 Proposals Map.

Proposal Description

Permission is sought for the creation of a B2 (general industrial) and B8 (storage and distribution) extension of circa 1330m² (665m² B2 and 665m² B8) with an additional 344m² of purpose built single storey office accommodation. The proposed portal framed extension would be located to

**PLANNING
COMMITTEE**

31st July 2013

the western elevation of the existing portal frame. In order to accommodate the new portal frame, the existing buff brickwork office extensions as referred to above are to be demolished.

The portal framed building would measure 43.5m in length and 30.5m in width. Its height to eaves would measure 5.1m and height to ridge would be 8m (mirroring the height of the existing portal framed building). The extension would have a brick plinth to match the existing building with metal cladding (colour Black RAL 9005) above. The proposed roof would be constructed in corrugated roofing sheet (colour Goosewing Grey BS00A05).

All elevations of the existing portal framed building (to the east of the site and to be retained), which is currently clad in light grey coloured sheeting, would be re-clad in Black RAL 9005 coloured prefabricated insulated panels to match the appearance of the proposed (extended) building and to enhance the visual appearance of the building when seen from Pipers Road. The roof of the existing portal framed building would be re-clad in Goosewing Grey coloured corrugated sheet to match the proposed extension.

Two proposed brickwork and glazed office extensions would be attached to the front of the existing and extended portal frame. These would be rectangular in footprint, flat roofed and single storey, each measuring 20m in length and 9m in width.

The application includes the proposed erection of a new perimeter fence (green powder coated steel weld mesh construction) to a height of 2.4 metres. This would be located to the sites western boundary, covering a length of approximately 80 metres.

28 car parking spaces currently exist at the site. 22 additional spaces are proposed to be created in addition to 2 new disabled car parking spaces and 12 new cycle spaces. These would be located to the front of the building near to the entrance to the site off Pipers Road.

The site is proposed to operate between the hours of:
0700 to 1800 hrs Monday to Friday and
0700 to 1300 hrs on Saturday

The site would not be in operation on Sundays and Public Holidays.

The site has recently been purchased by Presstek Ltd who are moving from their current site at the Moons Moat Industrial Estate which is too small to meet their future requirements. The company would continue to manufacture and store bespoke architectural curtain walling and windows. The manufacturing process involves the bending and pressing of powder coated, pre-formed aluminium backed insulation board. The application site provides the space to potentially double the company's turnover which would lead to the creation of an additional 10 full time jobs (minimum). In addition to the

PLANNING COMMITTEE

31st July 2013

creation of the new posts, 15 full time equivalent posts would transfer to the new site from Presstek Ltd's former location at the Moons Moat Industrial Estate.

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.redditchbc.gov.uk

National Planning Policy

The National Planning Policy Framework (NPPF)

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.

Borough of Redditch Local Plan No.3

| | |
|----------|----------------------------------|
| B(BE).13 | Qualities of Good Design |
| E(EMP).2 | Design of Employment Development |
| E(EMP).3 | Primarily Employment Areas |
| C(T).12 | Parking Standards |
| S.1 | Designing Out Crime |

Supplementary Planning Guidance /Supplementary Planning Documents

Encouraging Good Design
Designing for Community Safety

Constraints

New Town TPO 25

Relevant Site Planning History

| | | |
|--------------|---|--------------------|
| 2009/038/FUL | Demolition of existing single storey offices; extension to and re-cladding of existing building for B2 and B8 use; new B1 Office extension; erection of new perimeter fencing and creation of additional car parking area | Granted 20.05.2009 |
|--------------|---|--------------------|

PLANNING COMMITTEE

31st July 2013

Public Consultation Responses

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

Responses against

One letter received raising concerns which are summarised below:
Restrictive conditions attached to an earlier consent for extension of the existing premises (not implemented) should be attached to any consent here in order to safeguard residential amenities. General concerns that noise emanating from the site would result in disturbance to and loss of amenity to occupiers of nearby properties.

Consultee Responses

County Highway Network Control

Comments that the proposed development is acceptable in highway terms and therefore raises no objection subject to the inclusion of a condition covering access turning and parking, together with standard informatives

Worcestershire Regulatory Services (Environmental Health)

No objection

Police Crime Risk Manager

No objection

Severn Trent Water

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

Economic Development Unit

No objection

RBC Arboricultural Officer

Comments summarised as follows:

Although the proposal would result in the loss of seven small trees, no objections are raised as the current trees are only of limited amenity value due to their form and location. The site is well screened from the main roads by an external belt of trees and hedgerow which would remain.

Background

Planning permission was granted on 20.05.2009 under 2009/038/FUL for a very similar form of development to that proposed under this application. This also proposed the demolition of the existing single storey extensions to the building and the erection of a new portal framed building. The former occupier, AE Oscroft submitted the application, although the consent was not implemented. That permission expired on 20.05.2012.

PLANNING COMMITTEE

31st July 2013

Assessment of Proposal

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

Principle

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 proposed development would be acceptable, complying with policy E(EMP).3 of the Borough of Redditch Local Plan No.3, in addition to core planning principles identified in the National Planning Policy Framework.

Design of development / fencing proposed

The proposed extensions, which are significant in scale, can easily be accommodated within the site without undue harm to the visual amenities of the area. The footprint of the proposed portal frame would mirror that of the existing portal framed structure. The proposed cladding colour (black for walls), (light grey for roof) would complement the adjacent, extended 'Tamlite' Industrial building at 49C Pipers Road which is blue in colour. The proposed portal framed extension would be approximately 8 metres in height to the ridge (2.8 metres lower than that of the extension referred to above at 49C Pipers Road, which was granted by the Planning Committee in April 2008 – application 2008/081/FUL refers). The new, primarily glazed office building to the frontage of the site would be contemporary in appearance and would significantly improve the appearance of this part of the site.

Officers are therefore satisfied that the proposed development would not be overly dominating in appearance and would comply with Policies B(BE).13 and E(EMP). 2 of the Borough of Redditch Local Plan No. 3.

The proposed use of a 2.4 metre high, steel weld mesh fence with a dark green powder coated finish is considered to be a wholly acceptable means of securing the site. The Police Architectural Liaison / Crime Risk Manager has raised no objection to the application. The design and security elements of this proposal are therefore considered to comply with policy.

Impact on surrounding amenities

Your Officers are satisfied that the proposed works would have no impact upon nearby residential amenity by virtue of an overbearing or overshadowing impact. A separation distance in excess of 22m would exist between the extension and the dwellings nearest to the site. The difference in levels is also key, in that the proposed extension's finished floor level would be significantly lower than that of the dwellings which face on to Studley Road. One of these properties includes Orchard Cottage where a letter of representation raising concerns has been received.

The issue of noise disturbance has been carefully considered by Officers in Worcestershire Regulatory Services who consider that the building and site could operate in accordance with the proposed hours of use as stated earlier

PLANNING COMMITTEE

31st July 2013

in this report without detriment to nearby residential amenities. A condition to this effect is recommended to be imposed in the case of permission being granted. The previous user (A E Oscroft) used heavy pressing equipment, the source of the noise disturbance. Although the new user would not use such equipment, because the extension would be nearer to the residential properties adjacent to the site than that of the existing building, a condition restricting the use of heavy pressing machinery within the buildings is recommended. The applicant has confirmed their willingness for such a condition to be imposed.

Landscaping

The proposal would result in the loss of part of a landscaping strip to the side of the site including the loss of a small number of trees, adjacent to a footpath. However, this area is of little amenity value. The footpath is well lit and its quality would not be reduced. The proposed works would accord with landscaping and security policy criteria.

Access, parking, loading and highway safety

The proposed development would accord with current parking standards based on the floorspace of B1, B2 and B8 uses to be accommodated at the site. The proposal would utilise the existing access point off Pipers Road and loading/unloading facilities would not be affected. These elements of the proposal are therefore considered to be acceptable.

Conclusion

The proposals would represent an acceptable use in this location given that the site is within a Primarily Employment Area. The development would comply with the relevant policies of Local Plan No.3 together with those of the National Planning Policy Framework. The design of the extension would respect that of the existing building and its surroundings and car parking and access arrangements would be satisfactory. The proposals would not give rise to detriment to residential amenity. As such, the application 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 to be used as per details given within submission (Q9 on planning application form)
- 3 Plans approved specified
- 4 H13: Access, turning and parking
- 5 Hours of use limitation (operations) to protect residential amenity:
(restriction between 0700 to 1800 hrs Monday to Friday and

**PLANNING
COMMITTEE**

31st July 2013

- 0700 to 1300 hrs on Saturday with no operations on Sundays and Public Holidays)
- 6 Construction / demolition work on site to be time limited to protect residential amenity
 - 7 Any tannoy equipment to be restricted to internal use only
 - 8 Buildings on site not to house any heavy pressing equipment
 - 9 Perimeter fence to be of steel weld mesh construction with a green powder coated finish

Informatives

- 1 Reason for approval
- 2 Drainage details to be in agreement with Severn Trent Water
- 3 Positive and proactive informative
- 4 Highway Note No. 4
- 5 Highway Note No. 5

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.