

**PLANNING
COMMITTEE**

20th November 2013

Planning Application 2013/223/FUL

Construction of Cold Storage Depot with associated offices, plant room and site security office.

Haldex Brakes Ltd , Moons Moat Drive, Redditch, Worcestershire, B98 9HA,

Applicant: Mr Anthony Howard

Expiry Date: 14th December 2013

Ward: CHURCH HILL

(see additional papers for Site Plan)

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

Site Description

The site is a prominent corner plot and forms part of the Moons Moat industrial estate. The site comprises of an existing building that was formerly occupied by Haldex Brakes.

The existing building is set back from the two roads that bound the site (Merse Road and Moons Moat Drive). There is currently a vehicular access off each of these roads.

Established hedge and mature tree planting (some of which are protected with a Tree Preservation order) exist on the site and currently screen the building from the road.

Proposal Description

It is intended to demolish the existing building and replace with a new storage building measuring approximately 103 x 57 metres or thereabouts to provide a total gross floorarea of 5939 sq metres. HSH Coldstores Ltd is based in Grimsby and is involved in the fishing industry. The sister company SAL Commercials Ltd operate a fleet of 30 refrigerated vehicles specialising in the distribution of frozen products throughout the UK including Ireland and Northern Ireland.

The company propose to expand and provide this cold storage facility for 10,000 pallets in a location that is in the heart of England. Due to the good motorway links the application site is considered by the applicant to be a suitable location for his proposal. The proposal would enable the company to have a central location and reduce both time and costs within the food distribution chain.

The new building would be located approximately in the same location as the existing building (but would be set back further from Merse Road). Car parking and loading bay facilities would be accessed off Merse Road. Although the main building would be used for food storage, ancillary office accommodation and security office would be provided.

**PLANNING
COMMITTEE**

20th November 2013

A single storey element at the front of the building would provide the loading bay structure as well as ancillary office accommodation. The main building would be approximately 20m high and comprise of a pitched roof. A separate single storey plant room building is also proposed to the north of the site.

Vertical cladding is proposed in three colours that reflect the company's corporate colours. It is intended that the use of the coloured cladding would enhance the appearance of the building and provide interest to the streetscene. Solar panels are proposed on the southern elevation to minimise energy costs, however, due to the shallow pitch of the roof the solar panels would not be highly visible. Additional cost savings are proposed by recycling potential roofwater for the refrigeration plant room.

It is intended that as a result of the proposal, the development would generate 10 full time jobs in the area.

Relevant Policies

Borough of Redditch Local Plan No.3:

EEMP03 Primarily Employment Areas

CT02 Road Hierarchy

CS08 Landscape Character

BBE13 Qualities of Good Design

BNE01A Trees, Woodland and Hedgerows

EEMP04 Locational Criteria for Development within Primarily Employment Areas

Others:

SPD Designing for Community Safety

Emerging Borough of Redditch Local Plan No. 4

Policy 24: Development within Primarily Employment Areas

Policy: 39 Built environment

Policy: 40 High Quality Design and Safer Communities

Relevant Planning History Relevant Planning History

1999/045/FUL	Electronics Test Room Enclosure	Granted	19.03.1999
--------------	---------------------------------	---------	------------

Consultations

Arboricultural Officer

Note several trees to be removed. Concerned about the removal of a particular oak tree that is protected by a TPO. Would recommend that tree be retained. Additional arboricultural details are also required.

Senior Community Safety Project Officer Community Safety

No Comments Received To Date

**PLANNING
COMMITTEE**

20th November 2013

Environmental Health- Food

No objections or comments to make on proposal, although an advisory note could be applied to advise applicant to register business with Worcestershire Regulatory Services.

Area Environmental Health Officer

No Comments Received To Date

Highway Network Control

No Comments Received To Date

Crime Risk Manager

No objections or comments regarding this application.

Severn Trent Water Ltd

No Comments Received To Date

Waste Management

No Comments Received To Date

Public Consultation Response

1 letter of support, pleased to see that an empty building is being made use of and will obviously create further employment in the area.

Assessment of Proposal

The proposed B8 use would be within an established industrial area and would comply with policy E(EMP).3 of the Borough of Redditch Local Plan No.3 as well as policy 24 of the emerging Local Plan No.4. There have been some pre application discussions in respect to the appearance of the proposal, due to the prominent location of the proposal. The proposal submitted shows an improvement to the overall appearance of the building. Whilst it has been noted that the building would be taller than the existing building on site, the overall height of the building would be comparable to the height of the neighbouring unit UK-NSI.

2.4 metre high palisade fencing is proposed to be provided to the frontage of Merse Road. Whilst it is accepted that the applicant would like to make the site secure, officers are concerned that the design of the security fencing and its positioning would have an impact on the streetscene. Negotiations are being held with the agent to resolve this matter to ensure that the proposal overall complies with policy B(BE)13 of Local Plan No.3 and policy 39 and 40 of the emerging Local Plan No. 4.

The footprint of the building and proposed car parking provision would result in the removal of some established tree planting. The car park would involve the removal of a protected oak tree. Officers are in negotiations with the agent to revise the layout in order to retain the protected oak tree. Further information will be provided on the update paper.

**PLANNING
COMMITTEE**

20th November 2013

16 car parking spaces are shown on the layout plan, however, this may change as a result of amended plans. Initial discussions with County Highway Network Control, indicate that the proposal would be acceptable.

To conclude, the principle of the development is considered to be acceptable and the design of the proposal would be in keeping with the area and as such would comply with Local Plan policies, however, further negotiations are still taking place in respect to the retention of the protected tree and the security fencing.

RECOMMENDATION:

That having regard to the development plan and to all other material considerations, authority be delegated to the head of Planning and Regeneration to GRANT planning permission subject to the receipt of suitably amended plans and the conditions and informatives below:

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 used for purposes that fall within class B8 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) and for no other purpose.

Reason:- To define the terms under which permission for this development is granted and in accordance with Policy E(EMP).3; of the Borough of Redditch Local Plan No.3

- 3) The development hereby permitted shall be carried out in accordance with the amended plan received on 14 Sept 2013; and all other approved details.

Reason: In the interests of the visual amenities of the area and to comply with Policy B(BE).13; of the Borough of Redditch Local Plan No. 3.

- 4) Prior to the commencement of development details of the form, colour and finish of the materials to be used externally on the walls and roofs shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

Reason: To ensure that the development is satisfactory in appearance, to safeguard the visual amenities of the area and in accordance with Policy B(BE).13 of the Borough of Redditch Local Plan No.3.

**PLANNING
COMMITTEE**

20th November 2013

- 5) The Development hereby permitted shall not be brought into use until the access, turning area (if applicable) and parking facilities shown on the approved plan have been properly consolidated, surfaced, drained and otherwise constructed in accordance with details to be submitted to, and approved in writing by, the Local Planning Authority and these areas shall thereafter be retained and kept available for those uses at all times.

Reason:- In the interests of highway safety, to ensure the free flow of traffic using the adjoining highway and in accordance with the National Planning Policy Framework.

- 6) Development shall not begin until parking for site operatives and visitors has been provided within the application site in accordance with details to be submitted to, and approved by, the Local Planning Authority and such provision shall be retained and kept available during construction of the development.

Reason:- To prevent indiscriminate parking in the interests of highway safety and in accordance with the National Planning Policy Framework.

- 7) No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include proposed boundary treatment and other means of enclosure, hard surfacing materials, new planting, trees and shrubs to be retained, together with measures to be taken for their protection while building works are in progress.

Reason:- In the interests of the visual amenity of the area and in accordance with Policy CS.8 of the Borough of Redditch Local Plan No.3

- 8) All hard and soft landscaping works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing by the local planning authority. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar sizes or species unless the local planning authority gives written approval to any variation.

Reason:- In the interests of the visual amenity of the area and in accordance with Policy CS.8 of the Borough of Redditch Local Plan No.3

- 9) During the course of any site clearance and development, the hours of work for all on-site workers, contractors and sub-contractors shall be limited to between;

**PLANNING
COMMITTEE**

20th November 2013

- 0800 to 1800 hours Monday to Friday
- 0900 to 1200 hours Saturdays
- and NO WORKING shall take place at any time on Sundays, Bank Holidays or Public Holidays or at any time outside of the above permitted working hours unless first agreed in writing by the Local Planning Authority.

Reason: In the interests of neighbours amenity and in accordance with Policy B(BE).13 of the Borough of Redditch Local Plan No.3

Informatives

- 1) The local planning authority have worked with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with this planning application through pre-application advice and discussion.
- 2) Under the provisions of the Food Premises (Registration) Regulations 1991, the premises must be registered with the Council's Environmental Health Department at least 28 days before it is opened for trading. This will allow an inspector to visit when they need to. A registration form can be requested by phoning 01527 64252 or one can be collected from the Town Hall, Alcester Street, Redditch.

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.