

PLANNING COMMITTEE

15th January 2014

Planning Application 2013/297/FUL

Change of Use to Haulage Depot and Storage and erection of fencing

1 Broad Ground Road, Redditch, Worcestershire, B98 8YP

District: Lakeside

Applicant: Fly By Nite Conferences Ltd

Expiry Date: 26th February 2014

Ward: LODGE PARK

(see additional papers for Site Plan)

The author of this report is Ailith Rutt, Planning Officer (DM), who can be contacted on Tel: 01527 534064 Email: ailith.rutt@bromsgroveandredditch.gov.uk for more information.

Site Description

The site is bounded by Shawbank Road to the north, Holloway Drive to the east and Broad Ground Road to the south. Beyond Holloway Drive to the east is the Arrow Valley Country Park, and the verges in this area are all grassed with mature tree and shrub planting along the perimeters of the industrial units that characterise the area.

The site is accessed by vehicles from Broad Ground Road and has a large metal clad industrial building in the middle.

Proposal description

The application proposes the change of use of the site from solely B8 storage, distribution and warehousing to that which is a mix of B8 and sui generis, as a Haulage and Storage depot.

It also proposes a 2.4m green bastion security fence to the perimeter on the eastern and northern boundaries, and the western boundary to the north of the buildings.

Relevant Policies :

Borough of Redditch Local Plan No.3:

EEMP03 Primarily Employment Areas

Others:

NPPF National Planning Policy Framework

SPD Designing for Community Safety

Relevant Planning History

2005/512/FUL	Additional Storage Space Extension To Existing Building	Approved	15.12.2005
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1998/327/FUL	Provision Of 2 Storage Containers In Fenced Area Of Property	Approved	28.08.1998
1998/063/FUL	Extension Of Existing Building	Approved	17.03.1998

Consultations

Highway Network Control

No objection

Area Environmental Health Officer

No Comments Received To Date

North Worcestershire Water Management

No objection subject to condition to ensure that STW drainage consent has been sought

Public Consultation Response

None received

Assessment of Proposal

The site is designated in Local Plan 3 as an area where employment uses, including B1, B2 and B8 class uses, should be located. The proposal is for a use that falls mainly within use class B8 (storage, warehousing and distribution) but also within a sui generis use class relating to this as a haulage depot. This would appear to be an appropriate location for such a use, therefore, and thus the principle of the proposal is considered to be acceptable.

The site has been occupied by only short term occupiers since 2009, so to bring it back into use on a more permanent basis is also considered to be beneficial to the economy of the area. The proposal aims to result in the creation of 30-35 full time permanent posts and 10-15 part time warehouse staff which would be of further benefit to the growth of the local economy.

The proposal would not result in any changes to the access arrangements on the site or to the external appearance of the building. However, perimeter security fencing is proposed to protect the vehicles that may be left parked on the site externally. This is proposed to be 2.4m in height and of green finish, and meets with the requirements of the SPG in terms of its design and functionality and is therefore considered to be acceptable.

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The plans also show arrangements on site for additional hard standing and vehicle parking, however these benefit from permitted development rights and thus do not need further consideration here, as they have been constructed to meet the requirements of the conditions of the relevant legislation. Therefore, any concerns relating to the drainage of the hard surfaced areas will be dealt with by other bodies using other legislation and it is not appropriate to attach a condition in this case.

It is not considered necessary to control the hours of operation of the premises given their location within an employment area at a significant distance from residential properties.

The proposal is therefore considered to be compliant with the relevant policy framework and of benefit to the local economy and as such is considered to be favourable. No other issues have been identified to outweigh this.

RECOMMENDATION:

That having regard to the development plan and to all other material considerations, planning permission be GRANTED subject to the following 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 implemented in accordance with the following plans:

FLYBYNITE BG 02-1250

FLYBYNITE BG 03-1250

Design, access and planning statement

Application form

Bastion Duo green fencing details (RAL 6005/9005)

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

Procedural matters

This application is reported to Planning Committee for determination because the application is for major development (site area is greater than 1ha), and as such the application falls outside the scheme of delegation to Officers.