



Planning Committee

Matchborough Ward

19 May 2009

**2009/037/FUL SINGLE STOREY CLASS B2 MANUFACTURING FACILITY AND
ANCILLARY OFFICES TOGETHER WITH ASSOCIATED ADDITIONAL
CAR PARKING AREA.
LAND AT COMPAIR, CLAYBROOK DRIVE, REDDITCH
APPLICANT: GARDNER DENVER LIMITED
EXPIRY DATE: 28 MAY 2009**

Site Description

(See additional papers for Site Plan)

The application site is a predominantly vacant grassed landscaped area measuring 0.82 ha and forms part of an existing larger site complex measuring 3.6 ha which is situated between Claybrook Drive and Heming Road on the established Washford Industrial Estate. The site is designated as a Primarily Employment Area as defined on the Borough of Redditch Local Plan proposals map.

The site is bounded to the north by a public footway/cycleway with large industrial units beyond, to the south by private car parking, to the east by the existing manufacturing facility occupied by CompAir UK Ltd with Claybrook Drive and woodland beyond and to the west by Heming Road, where access to the site is gained.

Proposal Description

The proposal would create 1,932m² gross factory floor area (B2) and 232m² gross ancillary office floor space (B1).

The proposed building would be constructed as a simple portal frame and would be rectangular in footprint approximately 80m in length and 26m in width. Its height to ridge would be 11.25m. The building would be clad in profiled steel of light grey colour with dark grey banding at high level and associated contrasting profiled feature flashings. Dispatch/delivery doors and office windows/principal entrance would be in contrasting colours.

The building would be orientated north-east/south-west, allowing the grouped trees either side of the vehicular access from Heming Road to be retained.

The main additional proposed car parking area would contain space for a further 33 vehicles and would form a natural extension to the existing car park to the northern side of the site. A further car parking area to the immediate east of the proposal would contain an additional 16 spaces. Goods would be unloaded from an area to the south-east corner of the building, and for dispatch via the northern gable end of the portal framed building nearer to the vehicular access at Heming Road.

The applicant states that the manufacturing facility would be in use 24 hrs a day Monday-Friday, and between 0600-1200 hrs on Saturday, with the offices being in operation between 0730-1800 hrs Monday-Friday and between 0600-1200 hrs on Saturday. Neither B2 nor B1 elements would be in operation on Sundays and public holidays.

The applicant states that the UK high pressure business of CompAir and Gardner Denver are being merged into Gardner Denver Ltd whose headquarters will be transferred from Gloucester to Redditch. Gardner Denver currently manufacture Belliss & Morcom compressors at Gloucester and this planning application is for premises which allow the transfer of this activity to the Redditch site, in a building to be known as the Belliss & Morcom (B&M) building. The building would be operated in conjunction with the existing CompAir UK operations, who presently occupy and also manufacture compressed air systems on the site. The applicant states that approval of the proposal would lead to the creation of 30 additional full time jobs.

The application is supported by a Design & Access Statement and an acoustic report.

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

PPS1	Delivering sustainable development.
PPG 4	Industrial and commercial development and small firms.
PPG 13	Transport.

Regional Spatial Strategy

QE3	Creating a high quality built environment for all.
T7	Car Parking Standards and Management.

Worcestershire County Structure Plan

D19	Employment Land Requirements.
D25	Use of employment land for specific uses within Class B.

Borough of Redditch Local Plan No.3

CS4	Minimising the need to travel.
B(BE).13	Qualities of Good Design.
E(EMP).2	Design of employment development.
E(EMP).3	Primarily Employment Areas.
E(EMP).3a	Development Affecting Primarily Employment Areas.
E(EMP).4	Locational criteria for development within primarily employment areas.
C(T).1	Access to and within development.
C(T).12	Parking Standards.
S1	Designing out crime.

SPDs

Encouraging Good Design.
Designing for community safety.

Relevant Site Planning History

The existing CompAir building has been extended twice in the 1980s and again in 1990. No applications specifically relate to this application site.

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.

Responses in favour

One letter received. Comments summarised as follows:

All existing boundary trees should be retained, and adequately protected during construction period to avoid damage. Generally support proposal.

Responses against

None.

Consultee Responses

County Highway Network Control

No objections subject to condition concerning access, turning and parking facilities to be provided on the site and standard highway informatives.

Environmental Health

No objections providing that the development is implemented in accordance with the acoustic report in order to protect residential amenity. Present or historic uses of the site would indicate the potential for contamination and therefore would seek to impose standard conditions in respect of land contamination.

Police Crime Risk Manager

No response received.

Economic Development Unit

No response received.

Severn Trent Water

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

RBC Arboricultural Officer

No objections in principle.

Procedural matters

This application is put before the Planning Committee due to the fact that it is a 'major' application (as defined in the BVPI109 returns), with the floor space to be created exceeding 1000 m² in area. Under the agreed scheme of delegation to Planning Officers, Part 7 states that 'major' applications should be reported to Committee, where the recommendation is for approval.

Assessment of Proposal

Principle

The principle of new industrial development in this area is acceptable in policy terms, subject to criteria pertaining to design; residential amenity; landscape and highway safety.

Design of development

The proposed development, whilst having a significant footprint is considered to be of a scale and massing which respects existing built form near the site and being located behind an established line of trees to the western boundary (to be retained), the building would not harm the character and appearance of its surroundings. The ridge height of the building at 11.25 metres is considered to be entirely appropriate. Your Officers have noted that building heights in the vicinity of the site are often higher than 12 metres – a large commercial building immediately to the north being approximately 17 metres in height. The building's 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. As such, the design and

siting of the building are considered to be in accordance with planning policy.

Impact on surrounding amenities

There are no dwellings within the vicinity and Members will note that no representations objecting to the development have been received.

The issue of noise disturbance has been considered by Environmental Health who are satisfied that the building can 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 or policy objectives.

Landscaping

Several trees considered to be of little amenity value do need to be felled in order to accommodate the new building. The Council's Arboricultural Officer raises no objections to the removal works provided that trees of greater amenity value - those located to the west of the proposed development and near to the access point with Heming Road - are retained. Tree protection measures to be carried out whilst construction works are in operation have been submitted. A condition is recommended to ensure that trees to be retained do indeed remain undamaged during the construction phase in accordance with these details. Whilst the erection of a new manufacturing unit in this location, together with an extension to the existing car park will reduce the quantity of green space around the existing CompAir complex, sufficient soft landscaping about the new development would remain, so that the proposal would comply with the aims and objectives of Policy E(EMP).2 (Design of employment development) of the Local Plan.

Access, parking, loading and highway safety

The proposed development accords with current maximum parking standards based on the floorspace to be created set against the provision of 49 additional car parking spaces. The proposal would utilise the existing access point and would 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 proposals are considered to comply with the planning policy framework and would not cause harm to visual or 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. Materials and finishes to be submitted and agreed.
3. Desktop contamination study to be carried out. Remediation reports (if necessary) to be submitted.
4. Development to be carried out in accordance with amended landscaping plan.
5. Landscaping scheme to be implemented in accordance with details submitted.
6. Any subsequent perimeter fencing proposal on the site shall be submitted to the LPA for prior written approval.
7. Trees to be retained to be protected in accordance with protective measures submitted with application.
8. Access, turning and parking area to be implemented prior to first occupation.

Informatives

1. Drainage details to be in agreement with Severn Trent Water.
2. Private apparatus within the highway.
3. This permission does not authorise the applicant to carry out works within the publicly maintained highway.
4. Recommendations outlined in points 8.2 to 8.7 of the Sharps Redmore Partnership Acoustic report to be carried out to ensure that noise from the building does not cause a statutory nuisance under the terms of the Environmental Protection Act.