



Planning Committee

Greenlands Ward

19 May 2009

**2009/038/FUL DEMOLITION OF EXISTING SINGLE STOREY OFFICES; EXTENSION TO AND RE-CLADDING OF EXISTING BUILDING FOR B2 & B8 USE; NEW B1 OFFICE EXTENSION; ERECTION OF NEW PERIMETER FENCING TOGETHER WITH ASSOCIATED ADDITIONAL CAR PARKING AREA.
UNIT 49D PIPERS ROAD, PARK FARM, REDDITCH
APPLICANT: A E OSCROFT & SONS LIMITED
EXPIRY DATE: 2 JUNE 2009**

Site Description

(See additional papers for Site Plan)

The site, which measures 5637m² lies within an established industrial area inside the Park Farm 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 1624m². 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 onto Studley Road. The site is designated as a Primarily Employment Area as defined on the Borough of Redditch Local Plan proposals map.

Proposal Description

The application proposal is for the creation of a B2 (general industrial) and B8 (storage and distribution) extension of circa 1322m² (661m² B2 and 661m² B8) with an additional 330m² of purpose built two storey office accommodation. The proposed portal framed extension would be to the western elevation of the existing portal frame (where the existing offices are to be demolished), and would be rectangular in footprint, 44m in length and 30m in width. Its height to eaves would measure 5m and height to ridge would be 8m (mirroring the height of the existing portal framed building). This extension would have a brick plinth to match the existing building with metal cladding (light grey in colour) above. The proposed brickwork and glazed office extension which would be attached to the front of the existing and extended portal frame would again be rectangular in footprint 20m in length and 9m in width.

Attached to the front, gable ends to both the existing and proposed portal frame would be prefabricated insulated cladding panels, applied as a dressing to enhance the visual appearance of the building when seen from Pipers Road. This is proposed to be mid blue in colour, with powder coated roller shutter doors in a darker blue colour to add contrast.

One half of the proposed portal frame extension would be used for B2 (manufacturing) purposes with the remaining half being used for B8 (storage and distribution) of the manufactured components. The applicant states that by structuring the development in such a way that the existing entrance to the building would be used solely for “Goods In” with a new “Goods Out” to the new extension, it prevents the relocation of the existing press machines and structures from the Eastern side of the site to the western side of the site to minimise intrusive noise disturbance to neighbouring residents.

31 new car parking spaces are to be created which would be located to the front of the building and would extend (to the west) the existing run of 15 no. spaces.

A new substation to be located towards the front of the new portal framed building is proposed, which would be required to cater for the additional electrical loadings created by the development.

The applicant states that the portal framed extension would be in use between 0700-1800 hrs Monday-Friday, and 0700-1230 hrs on Saturday, with the office extension being in operation between 0830-1800 hrs Monday-Friday and not on Saturdays. Neither the large portal framed extension or the office extension would be in operation on Sundays and public holidays.

The application also includes the proposed erection of new perimeter (green powder coated steel weld mesh) fencing to a height of 2.4 metres to the sites western boundary, covering a length of approximately 80 metres.

The existing building is operated by an established manufacturer of pressed metal products who has been occupying the premises for over 25 years. Although the present economic conditions have impacted on production, the applicant has been awarded new contracts to supply components to the motor industry in the UK and abroad, and as such the extension to the premises is required to allow the natural expansion of the premises and to meet this demand. The applicant states that approval of the proposal would lead to the creation of 15 additional full time jobs (30 at present – 45 in total).

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

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.
D24	Location of employment uses in Class B8.
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.
B(BE).14	Alterations and extension.
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

None.

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 in favour

One letter received stating that the proposal improves the existing building and at the same time increases parking space on site. Is supportive of the renovation of the unit to improve the working environment.

Responses against

One letter received raising concerns summarised below:

- Noise emanating from heavy press equipment within the building results in disturbance to and loss of amenity to occupiers of nearby properties.
- Noise late at night from a variety of sources within the site gives rise to a loss of amenity to nearby properties.
- Concerns that proposed development will increase the noise disturbance already experienced by nearby neighbours.

Consultee Responses

County Highway Network Control

No objection.

Environmental Health

No objections raised to proposals, subject to the imposition of conditions restricting noise making activities in association with demolition and construction and hours of operation to particular times of the day. Requests the non-use of external tannoy equipment on the site and would seek to impose standard conditions in respect of land contamination due to the current use of the site as a metal press works.

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.

Procedural matters

This application is put before the Planning Committee due to the fact that it is a 'major' application (as defined in the BVPI 109 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 industrial development similar to that existing in this area is acceptable in policy terms, subject to criteria pertaining to design; landscaping; residential amenity and highway safety.

Design of building / fencing

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 with metal cladding to match the existing. The removal of the flat roofed buff brick office area to be replaced by a new office building more contemporary in appearance, together with the proposed metal clad 'wrap-around' facade to the front of the building would be considered to improve significantly the appearance of the building, and the colour (blue) would complement the adjacent, recently extended 'Tamlite' industrial building at 49C Pipers Road which is also blue in colour. The proposed extension would be approximately 8 metres in height to the ridge (2.8m metres lower than that of the extension to 49C Pipers Road, which was granted by the Planning Committee in April 2008 – application 2008/081/FUL refers) and is similarly considered to be acceptable.

The proposed use of 2.4 metre high, steel weld mesh fencing with a dark green powder coated finish is considered to be a wholly acceptable means of securing the site and would expect to receive support from the Police Architectural Liaison Officer, although no comments have been received at this stage. 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 extensions would have no impact upon nearby residential amenity by virtue of an overbearing or overshadowing impact. As was the case under application 2008/081/FUL, a separation distance in excess of 22m would exist between this 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 facing on to Studley Road, to the west of the site.

The issue of noise disturbance has been carefully considered by your Officers in Environmental Health, who consider that the existing building can operate 24 hrs a day without restriction by condition. Operations within the proposed portal framed building would be restricted to 0700-1800 hrs Monday-Friday, and 0700-1230 hrs on Saturday only. The imposition of

such a condition satisfies the Environmental Health Department that any perceived loss of amenity due to noise disturbance would not be exacerbated by the proposal. The applicant has confirmed that the heavy metal pressing equipment (the source of the noise disturbance) would not be moved into the new extension as the applicant considers this impractical due to their heavy weight. Further, the configuration of the proposal with the "Goods In" and "Goods Out" arrangement, would mean that at least 50% of the extension would be used for storage (B8) purposes. It is therefore considered that, subject to the imposition of conditions, the proposal would comply with policy and be very unlikely to cause any additional harm to residential amenity relative to the current situation.

Landscaping

The proposal would result in the loss of part of a landscaping strip to the side of the site, adjacent to the footpath. However, this is under the applicants control and has little amenity value. The footpath is well lit and thus its use would be encouraged, and therefore its quality would not be reduced. This accords with landscaping and security policy criteria.

Access, parking, loading and highway safety

The proposal extensions would accord with current maximum parking standards based on the floorspace of B1, B2 and B8 Uses to be created. The proposal would utilise the existing access point and provide improved loading/unloading facilities. These elements of the proposal are therefore 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. Hours of use limitation to protect residential amenity.
3. Construction / demolition work on site to be time limited to protect amenity.
4. Any tannoy equipment to be restricted to internal use only.
5. Materials and finishes to be submitted and agreed.
6. Extensions not to house any existing or new pressing equipment.
7. Floorspace not to exceed 661m² B2; 661m² B8 and 330m² B1.
8. Desktop contamination study to be carried out. Remediation reports (if necessary) to be submitted.

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9. Perimeter fence to be of steel weld mesh construction with green powder coated finish.

Informatives

1. Drainage details to be in agreement with Severn Trent Water.