

REDDITCH BOROUGH COUNCIL

**PLANNING
COMMITTEE**

14th December 2016

Planning Application 2016/248/FUL

Proposed development of twelve business units (Class B1, B2, and B8 use)

Land At , Enfield Industrial Estate, Hewell Road, Enfield, Redditch, Worcestershire, B97 6BY

**Applicant: Mr D Ellis
Ward: ABBEY**

(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

Site is located at the junction of the Enfield Industrial Estate and Hewell Road. Former buildings that occupied the site related to The Enfield Manufacturing Company. The factory buildings were in a dilapidated condition and have recently been dismantled. The remaining building on site is the red brick building Enfield House which will form part of the overall scheme.

Proposed Description

Development involves the erection of 11 units. 6 of which are starter units with an approximate floor area ranging from 103 to 145 sq m. These units would be served off the Enfield Industrial Estate with communal car parking provided in front. 5 larger units (310 sq m) would be located towards the back of the site and face Hewell Road with communal car parking provided in front of them. The design of these units would be simple and be finished with silver micro rib cladding and brickwork.

Enfield House would be retained and refurbished. All the units within the scheme would be used for B1, B2 or B8 use.

Relevant Policies :

Borough of Redditch Local Plan No.3:

EEMP02	Design of Employment Development
EEMP03	Primarily Employment Areas
BBE11	Buildings of Local Interest
BBE13	Qualities of Good Design
BBE14	Alterations and Extensions
BBE20	Public Art

Emerging Borough of Redditch Local Plan No. 4

Policy 1: Presumption in Favour of Sustainable Development

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Policy 3: Development Strategy
Policy 19: Sustainable travel and Accessibility
Policy 20: Transport Requirements for New Development
Policy 22: Road Hierarchy
Policy 24: Development within Primarily Employment Areas
Policy 39: Built environment
Policy 40: High Quality Design and Safer Communities

Others:

NPPF National Planning Policy Framework
NPPG National Planning Practice Guidance

Relevant Planning History

2012/265/FUL	Erection of 9 no. dwellings	Refused	27.11.2012
2015/161/FUL	Proposed Development of 5no. Business Units for Class B1, B2 or B8 use	Approved	29.09.2015

Consultations

Contaminated Land- Worcestershire Regulatory Services

Given the previous history of the proposed site as the Royal Enfield Motorcycle works and as a plating works there is the potential for contamination to be present, therefore WRS recommend a condition is applied to any planning permission granted to ensure the site is safe and suitable for use.

North Worcestershire Water Management

Recommend conditions

Highway Network Control

Recommend conditions.

North Worcestershire Economic Development and Regeneration

Support proposal.

Crime Risk Manager

No objections or comments regarding this application,

Public Consultation Response

1 letter of comment - Querying the intended uses of the buildings, and potential operation of the units 24 hrs. / 7 days a week, although the writer has not had problems living opposite the Industrial Estate since 2012.

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Assessment of Proposal

The proposed development is within an area designated for Primarily Employment Uses in the Borough of Redditch Local Plan No. 3 and Emerging Local Plan No.4. Therefore, the principle of the development is considered to be acceptable in this location.

A contemporary approach has been applied to the scheme and whilst the buildings are simply designed, quality materials are proposed to enhance the appearance of them.

Members will be aware of the historical links the site has with the motorbike industry and that The Enfield Manufacturing Company was one of the pioneers of individual motorised transport. In 1893, the name The Enfield Manufacturing Company Ltd was registered and by 1901 they had produced their first motorcycle. The name occupies a proud position in British motoring history and played an important part in the history of Redditch as a manufacturing base.

The main factory buildings were beyond economic reuse and have recently been demolished, however, the brick built office is in good condition and relatively unaltered. The applicant has recognised this and as such retained the brick building and incorporated it within the scheme. Officers consider that the proposed development in terms of its design and use would be acceptable complying with policies in the Borough of Redditch Local Plan No. 3 and emerging Local Plan No.4.

The intention of the applicant is to maintain the historical link with The Enfield Manufacturing Company. A blue circular sign that had been erected on site in 2001 informing the public of the site's manufacturing history, has been used for selfie purposes by Royal Enfield enthusiasts who visit Redditch to pay homage to the site. Due to recent works taking place on site, the applicant has temporarily removed the sign but fully intends to relocate it back on site as part of the development.

When officers visited the site, it was noted that locally cast iron columns were used to support the original factory structure. The columns had the word 'Redditch' embossed on them and as such are unique to the site and area generally. Officers have negotiated with the applicant that these columns be used as part of the overall development in some way either as new signage/lampposts/public art. Plans submitted indicate a potential location for a Royal Enfield Sculpture in front of Enfield House. An appropriate condition is proposed to ensure that these columns are used in some way or form as part of the overall development.

Overall responses from consultees support the scheme; comments have been submitted by a member of the public in relation to the potential hours of operation. However, bearing in mind that the site is located within a Primarily Employment Area as designated in the Local Plan it would be unreasonable to restrict hours of operation on the potential occupiers. It is considered that due to the location of the units and the positioning of the

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service doors, it is unlikely that the development would have a detrimental impact on the amenities of the neighbouring occupiers.

RECOMMENDATION:

that having regard to the development plan and to all other material considerations, Planning Permission be GRANTED subject to the following conditions:

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) 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.

- 3) The development hereby approved shall be implemented in accordance with plans to be defined.

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.

- 4) The development hereby approved shall be used for purposes that fall within class B1, B2 or 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.

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- 5) 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

- 6) 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

- 7) Prior to the commencement of development full details shall be submitted to and approved in writing by the Local Planning Authority of a design that utilises the 'Redditch' cast iron columns that originated from the site to be used for signage/lampposts/public art purposes. The approved details shall be implemented on site before the development is first brought into use, or a date to be agreed between the applicant and Local Planning Authority.

Reason:- In the interests of the visual amenity of the area and in accordance with Policy B(BE).20 of the Borough of Redditch Local Plan No.3.

- 8) Prior to the commencement of development details defining the proposed repositioning of the blue circular Royal Enfield information sign shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented on site before the development is first brought into use.

Reason:- In the interests of the visual amenity of the area and in accordance with Policy B(BE).20 of the Borough of Redditch Local Plan No.3.

- 9) The development hereby permitted shall not be brought into use until visibility splays have been provided on each side of the proposed access onto Hewell Road on a line joining a point 2.4 metres back from the nearside edge of the adjoining carriageway measured along the centreline of the access, to a point 43 metres in each direction measured along the nearside edge of the carriageway from the

centre of the new access. Nothing shall be planted, erected and/or allowed to grow which exceeds a height of 0.6metres on the triangular area of land so formed in order not to obstruct the visibility described above.

Reason: In the interests of highway safety.

- 10) The development hereby permitted shall not be brought into use until the construction of the vehicular access shall be carried out in accordance with a specification to be agreed in writing with the Local Planning Authority.

Reason: In the interests of highway safety.

- 11) Prior to the use of the application site the existing vehicular access onto the adjoining highway shall be permanently closed. Details of the means of closure and reinstatement of this existing access shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of work on the development hereby approved.

Reason: To ensure the safe and free flow of traffic using the adjoining County highway.

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

Reason: In the interests of Highway safety and to ensure the free flow of traffic using the adjoining Highway.

- 13) The development hereby permitted shall be brought into use in accordance with the submitted travel plan which promotes sustainable forms of access to the site. This plan will be implemented and updated in agreement with Worcestershire County Councils Travel plan co-ordinator.

Reason: To reduce vehicle movements and promote sustainable access

- 14) Prior to the first occupation of any commercial unit hereby approved a delivery vehicle management plan shall be submitted to and approved in writing by the Local Planning Authority. Delivery arrangements shall be provided in accordance with this plan thereafter.

Reason: In the interests of managing the Local Highway Network

- 15) Unless otherwise agreed by the Local Planning Authority development, other than that required to be carried out as part of an approved scheme of remediation, must not commence until conditions 1 to 6 have been complied with:
1. A preliminary risk assessment must be carried out. This study shall take the form of a Phase I desk study and site walkover and shall include the identification of previous site uses, potential contaminants that might reasonably be expected given those uses and any other relevant information. The preliminary risk assessment report shall contain a diagrammatical representation (conceptual model) based on the information above and shall include all potential contaminants, sources and receptors to determine whether a site investigation is required and this should be detailed in a report supplied to the Local Planning Authority. The risk assessment must be approved in writing before any development takes place.
 2. Where an unacceptable risk is identified a scheme for detailed site investigation must be submitted to and approved in writing by the Local Planning Authority prior to being undertaken. The scheme must be designed to assess the nature and extent of any contamination and must be led by the findings of the preliminary risk assessment. The investigation and risk assessment scheme must be compiled by competent persons and must be designed in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Contaminated Land, CLR11".
 3. Detailed site investigation and risk assessment must be undertaken and a written report of the findings produced. This report must be approved by the Local Planning Authority prior to any development taking place. The investigation and risk assessment must be undertaken by competent persons and must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Contaminated Land, CLR11".
 4. Where identified as necessary a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to identified receptors must be prepared and is subject to the approval of the Local Planning Authority in advance of undertaking. The remediation scheme must ensure that the site will not qualify as Contaminated Land under Part 2A Environmental Protection Act 1990 in relation to the intended use of the land after remediation.
 5. The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development, other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority.

6. Following the completion of the measures identified in the approved remediation scheme a validation report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval of the Local Planning Authority prior to the occupation of any buildings.
7. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where necessary a remediation scheme must be prepared, these will be subject to the approval of the Local Planning Authority. Following the completion of any measures identified in the approved remediation scheme a validation report must be prepared, which is subject to the approval in writing of the Local Planning Authority prior to the occupation of any buildings.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

- 16) No works or development shall take place until a scheme for surface water drainage has been submitted to, and approved in writing by the Local Planning Authority. The scheme shall include the results of an assessment into the potential of disposing of surface water by means of a sustainable drainage system (SuDS) and shall provide an appropriate level of runoff treatment. The approved scheme shall be completed prior to the first use of the development hereby approved.

Reason: In order to ensure satisfactory drainage conditions that will not create or exacerbate flood risk on site or within the surrounding local area.

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 negotiation and amendment.
- 2) No work on the site should be commenced until engineering details of the improvements to the Public Highway have been submitted to and approved by the Highway Authority and an agreement under Section 278 of the Highways Act 1980 entered into.

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- 3) The applicants attention is drawn to the requirement that, in all cases where an agreement under Section 278 of the Highways Act 1980 is entered into, the street lighting will be designed by the developer of the site in accordance with the design brief agreed with the Highway Authority and their design shall include any necessary amendments to the existing system. The design brief should be discussed with the Highway Authority prior to the commencement of the design.

Procedural matters

This application is reported to Planning Committee for determination because the application is for development that is more than 1000 sq metres of new commercial / Industrial floorspace, and as such the application falls outside the scheme of delegation to Officers.