

**PLANNING
COMMITTEE**

9th August 2017

Planning Application 2016/243/FUL

Construction of a factory/warehouse extension to the existing factory for B1(a), B1(c) and B8 purposes to provide scope for future manufacturing growth together with warehouse space

Peterson Spring, Heath House, Hewell Road, Enfield, Redditch, B97 6AG

**Applicant: Peterson Spring
Ward: Abbey Ward**

(see additional papers for site plan)

The author of this report is Steven Edden, Planning Officer (DM), who can be contacted on Tel: 01527 548474 Email: steve.edden@bromsgroveandredditch.gov.uk for more information.

Site Description

The site (0.79ha) is located within an established Industrial Estate to the north of both Windsor Road and Hewell Road (the B4184). Access to the site is from Hewell Road to the South.

Peterson Spring, an established employment use in the area, is surrounded by various other employment uses including: Boomerang to the west, A Poole and Son to the south east and businesses such as Redditch Scooter and Motorcycle centre, and Autoconnect, amongst others to the east. The site is bounded to the north by The Red Ditch watercourse beyond which lies the Brockhill East housing development (currently under construction) including Burrington Close.

The site is primarily flat and level and comprises a large unused roughly gravelled parcel of land within the control of Peterson Spring.

Proposal Description

This application seeks full permission to erect a single storey 2015m² extension to the north east side of the existing factory building. The extension would accommodate workshop/manufacturing uses and an office area within a largely open plan warehousing unit.

The 2015m² would be separated approximately as follows:

Offices	145m ²
Light Industrial manufacturing	755m ²
Storage / distribution	1115m ²

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Consent would allow the applicant to locate all of their manufacturing and storage / distribution business to a single site. The applicant currently rents a separate unit for manufacturing, storage and distribution at Trescott Road Redditch which would no longer be needed. The total number of full-time equivalent staff employed at the Peterson Spring site would rise from 76 to 88 (FTE) with 85 of those being full-time positions.

A larger demarked car parking area would be provided as part of the application. The existing 40 space car parking area which is located to the east of Peterson Spring and immediately to the north of the existing Pheonix works building would be increased in size by accommodating an additional 20 car parking spaces such that the car parking area would now accommodate 60 vehicles. Existing car parking (10 spaces) to the west of the access point onto Hewell Road would be retained.

Access to the site would be gained from the current access point off Hewell Road which would be upgraded as part of the proposals. The access point lies directly opposite Number 201 Hewell Road.

Relevant Policies :

Borough of Redditch Local Plan No. 4

Policy 1: Presumption in Favour of Sustainable Development

Policy 5: Effective and Efficient use of Land

Policy 19: Sustainable travel and Accessibility

Policy 20: Transport Requirements for New Development

Policy 22: Road Hierarchy

Policy 23: Employment Land Provision

Policy 24: Development within Primarily Employment Areas

Policy 39: Built Environment

Policy 40: High Quality Design and Safer Communities

Others

National Planning Policy Framework

National Planning Practice Guidance

Relevant Planning History

None

Consultations

Highway Network Control

It is appropriate that promoters of planned development contribute toward the measures needed to support the delivery of the growth set out in the adopted Borough of Redditch Local Plan. A financial contribution is therefore sought to mitigate the cumulative impact of the Local Planning Authority's planned growth. The contribution is proportionate in

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scale to the development and is reasonable and should be secured by planning obligation.

The Highway Authority has identified that a contribution of £15,000 should be made to mitigate against increased traffic on the highway network and these monies shall be used towards delivering some or all of the following identified schemes:

A441 / B4101 Dagnell End Road Signalised Junction
Bromsgrove Highway / Brockhill Drive
Birchfield Lane / Foxlydiate Lane Priority Junction
Brockhill Drive (B4184) / Hewell Road
(B4184) / Brockhill Lane Roundabout Additional lane on west and north approaches
Hewell Road / Windsor Road (B4184)
Alvechurch Highway (A441) / Middlehouse Lane (B4184)
Alvechurch Highway (A441) / Redditch Ringway (B4160)
Headless Cross Drive / Evesham Road Signalised Junction
Rough Hill Drive / Woodrow Drive / Greenlands Drive Roundabout
Woodrow Drive / Quinneys Lane (hospital access) Roundabout
Woodrow Drive / Washford Drive / Studley Road arm £ 530,000.00
Washford Drive / Old Forge Drive Roundabout
Icknield St Dr (B4497) / Washford Drive / Claybrook Drive Roundabout
Astwood Bank - Evesham Road (A441) / Feckenham Road / Sambourne Lane (B4092)

A planning obligation (legal agreement) has been drafted to address the above.

The County Council raise no objection to the development in highway safety terms subject to the satisfactory completion of the legal agreement set out above and subject to the imposition of appropriate planning conditions which would: ensure that the access improvement works are carried out in accordance with the submitted plans prior to first use of the extension permitted; and the requirement that the 'rear' access onto Windsor Road only being used in case of emergencies.

Police Crime Risk Manager

No objection

North Worcestershire Water Management

The site is located within the Batchley Brook catchment, Environment Agency fluvial mapping indicates that the site is located within Flood Zone 1 and it is not considered that there is any significant fluvial flood risk to the site.

Subject to the imposition of appropriate planning conditions, no objections are raised

Public Consultation Response

Two representations have been received. Comments received have queried the accuracy of the application site (red line boundary) plan and raised highway safety concerns with respect to the original proposals which were to have a 'one way' access and egress

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arrangement (access via Hewell Road and egress via Windsor Road). Plans have since been amended with access and egress being via the same point (at Hewell Road). Following the re-notification exercise no objections are raised provided that the main point of access is solely via Hewell Road and not Windsor Road.

Assessment of Proposal

Principle of development

The site is within an area designated as a Primarily Employment Area in the Borough of Redditch Local Plan No.4 where the primary aim of Policy 24 is to maintain uses within Classes B1 (Business), B2 (General Industry) or B8 (Storage or Distribution) of the Town and Country Planning (Use Classes) Order 1987 (as amended) and to safeguard employment land.

The application seeks the redevelopment of vacant employment land for employment purposes. The proposals clearly accord with the economic policies of the adopted Local Plan which seek to safeguard employment sites in Primarily Employment Areas for employment development and therefore the proposals are without question, compliant with the development plan.

Design and layout

The extension itself would be located to the north, and rear of the existing building and as such would only be partially visible from public vantage points.

The height (maximum 11 metres) and design of the proposed extension would respect the character and appearance of the existing factory. The proposed walls of the extension would be partly constructed in brickwork combined with metal profiled cladding (colour to be confirmed) with profiled metal clad roof (colour to be confirmed) and would be appropriate in their context subject to the imposition of a condition to control colour / texture of materials.

Your officers are therefore satisfied that the design and external appearance of the proposed development would respect the context of the site and would therefore comply with Policies 39 and 40 of the Borough of Redditch Local Plan No.4.

Highways, access and parking

Originally submitted plans showed that access to the site would be via Hewell Road and egress via Windsor Road. Following County Highways original concerns and objections received from nearby businesses who enjoy right of access over the secondary access onto Windsor Road, the plans have been amended, which confirm that the existing access to the site (via Hewell Road) would be the sole means of access to the site. The secondary access (via Windsor Road) which is shared by unrelated business users, would now only be used in case of emergency. County Highways have now raised no objections to the proposed development on highway safety grounds based on the development being implemented in accordance with the amended plans.

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The applicant has agreed to enter into a planning obligation (unilateral undertaking) which requires a sum be paid to the County Council due to the increased demand on the highway network.

As stated earlier in this report, a larger demarked car parking area would be provided as part of the application. The proposed car parking area which would now accommodate up to 60 vehicles is acceptable to the highway authority.

Planning Obligation required

As referred to above, WCC highways have asked for contributions towards the provision of improvements to the highway network in accordance with the requirements of the County Councils Infrastructure Delivery Plan. The applicant has agreed to enter into that obligation and at the time of writing, the Unilateral Undertaking is in draft form. Your officers are not seeking financial contributions in this case, having regard to the Borough of Redditch Local Plans policies concerning such development proposals.

Conclusion

Overall, it is considered that the application proposals comprise sustainable development in accordance with the definition set out in the NPPF. The proposed development performs well against all three dimensions to sustainable development outlined at Paragraph 7 of the NPPF providing substantial economic benefits by redeveloping vacant land within an employment area for employment uses generating jobs both during the construction and operational phase of the development.

Subject to the completion of the planning obligation and compliance with conditions as listed below, a favourable recommendation can be made.

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:

- a) The satisfactory completion of a planning obligation (Unilateral Undertaking) to provide a financial contribution to Worcestershire County Council for localised improvements to the highway network and**
- b) The conditions and informatives set out below:**

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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 their first installation, 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

- 3) The development hereby approved shall be implemented in accordance with the following plans:

appropriate references to be inserted here in addition to:
revised drawing (site layout plan) 1626/03C

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

- 4) 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: To allow proper consideration of the surface water drainage systems and to ensure that the development is provided with a satisfactory means of drainage and in accordance with National Planning Policy Framework.

- 5) The development hereby approved shall be accessed and egressed solely by means of the upgraded access point served via Hewell Road. The existing access to the site via Windsor Road shall only be used in case of emergencies.

Reason: In the interests of highway safety.

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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) The applicant should be aware that this permission also includes a legal agreement (Unilateral Undertaking) and that the requirements of that and the conditions listed above must be complied with at all times.
- 3) Whilst the submitted plans are such that they can be approved in planning terms there is a process of Technical Approval of the detailed road design that will be required to be gone through to enable the roads to be adopted by the local highway authority. This approval for planning purposes will not be considered to in any way mitigate any technical shortcomings identified during the adoption process and this may lead to a requirement to submit further planning applications to regularise any necessary alterations to the design. Should the roads not be adopted and remain private it is likely that the owners of the dwellings will be responsible for the future maintenance of the road, snow clearing etc. and any liability that follows from not carrying out those duties to an appropriate level.
- 4) The attention of the applicant is drawn to the need to keep the Highway free from any mud or other material emanating from the application site of any works pertaining thereto.

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.