

PLANNING COMMITTEE

13th December 2017

Planning Application 17/01147/FUL

Replacement of existing workshops and offices with modern purpose built structure (B2 use).

Old Worcester Building, 10 Birmingham Road, Enfield, Redditch, B97 6DY,

**Applicant: Mr Mike Cockrell
Ward: Abbey Ward**

(see additional papers for site plan)

The author of this report is Andrew Fulford, Planning Officer (DM), who can be contacted on Tel: 01527 881323 Email: A.fulford@bromsgroveandredditch.gov.uk for more information.

Site Description

This application relates to an industrial premises occupied by a car repair business. The site is occupied by a single storey brick built building with a shallow pitched roof. The building is set back from Birmingham Road with a parking area at the front of the site. The site has two existing accesses off the Birmingham Road. The site is located on the edge of an employment area but has residential development opposite and is within a short walk of the town centre.

Proposed Development

This application seeks planning permission for the demolition of the existing buildings and erection of a purpose built building for the car repair business. The building would occupy a similar footprint to the existing building but would extend to 7.2m in height, which is 1.2m higher than the maximum height of the existing building. The increase in height has created room for a first floor in the building.

Relevant Policies:

Borough of Redditch Local Plan No. 4

Policy 1: Presumption in Favour of Sustainable Development

Policy 16: Natural Environment

Policy 17: Flood Risk Management

Policy 19: Sustainable travel and Accessibility

Policy 20: Transport Requirements for New Developments

Policy 23: Employment Land Provision

Policy 24: Development within Primarily Employment Areas

Policy 36: Historic Environment

Policy 37: Historic Buildings and Structures

Policy 39: Built Environment

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Policy 40: High Quality Design and Safer Communities

Others

National Planning Policy Framework

Relevant Planning History

None

Consultations

Drainage Engineer

No objection subject to conditions

Highways Engineer

No objection subject to conditions

WRS – Noise

No objection

WRS - Contaminated Land

No objection subject to conditions

Conservation Consultant

The building appears a bit tall, which combined with the length of frontage, creates a massing that increases the dominance of modern structures in relation to the view and reveal of the listed building as you walk south along Birmingham Road. The height of the building should be reduced.

Arboricultural Officer

No objection subject to conditions

Public Consultation Response

1 response has been received raising the following objections:

- Building is too high and impacts on setting of the listed Windsor Court; and
- Telephone pole which provides services to adjacent buildings is shown on existing plan but not on the proposed site plan

Assessment of Proposal

The main issues to be considered in assessing the application are the following:

- i) Principle of Development
- ii) Residential Amenity
- iii) Landscape Character
- iv) Highways
- v) Impact upon Character

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vi) Other Considerations

i) Principle of Development

The Policies Map indicates that the site is located within a designated Primarily Employment Area. In accordance with Policy 24 of the adopted Local Plan the redevelopment of an employment site for new employment development is considered to be acceptable in principle. A purpose built building for the owners would clearly be of benefit to this local business. In accordance with paragraph 19 of the NPPF Local Planning Authorities should be supporting sustainable economic growth.

Whilst the basic principle of the development is considered to be acceptable further consideration of detailed matters such highways, landscape and heritage will be required against Policies 16, 19, 20, 22, 36, 37, 39 and 40 of the Borough of Redditch Local Plan No.4.

ii) Residential Amenity

The nearest dwellings are No's 120, 122, 130 and 132 Worcester Road which are located on the opposite side of Worcester Road facing the proposed development. A minimum distance of 35m is retained between the proposed development and the front elevation of these dwellings. This distance is sufficient to ensure that the proposal does not appear overbearing. As the same use will continue it is not expected that there would be any notable increase in noise or disturbance and no concerns have been raised by Worcestershire Regulatory Services. The development therefore has an acceptable amenity impact.

iii) Landscape and Trees

There are 3 trees and the front of the site (1 silver birch and 2 cherry trees) and 2 sycamore trees adjacent to the rear boundary. These trees add to the visual appearance of the site. The Tree Officer has confirmed that the development can take place without any harm to these trees and consequently he raises no objection to the scheme. The proposal therefore accords with Policy 16 of the Local Plan.

iv) Highways Considerations

The proposal will utilise the existing accesses on site and there will be an increase in the number of parking spaces by 2 taking the total up to 29 spaces. Bearing in mind the same use as car repair business would continue on the site there is not expected to be any undue impact on the local highway network. No objections are raised by the County Council Highway Engineer and consequently the proposal accords with Policies 19 and 20 of the Local Plan.

v) Impact upon Character

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Windsor Mills (now known as Windsor Court) is a grade II listed property which is located directly to the south of the application site. The applicant has submitted a heritage statement that indicates that the setting of the listed building is experienced most from its dominant frontage onto Clive Road with only limited views available from Birmingham Road. The Council's Heritage Consultant acknowledges that the proposal will not physically impact upon the listed building but the key impact for assessment is the impact on its setting. The current building on the application site is set back from the road frontage meaning that there are views of the listed building from the Birmingham Road. The Heritage Consultant is concerned that the increased bulk of the proposal will materially impact upon the setting of the listed building. Although the proposed building is approximately 1.2m higher than the existing it is important to note that the building is 3.8m further away from the listed building than the existing building on site. Whilst the building may be taller and bulkier this is balanced out by the increased separation from the listed building. The increased separation will ensure views through to the listed building from the Birmingham Road would remain. It is important to note that Windsor Mills is a substantial industrial building and is not only taller than the proposed building but is also sited on higher ground ensuring that none of its prominence is lost. On balance, the proposal therefore does not harm the setting of the listed building in accordance with Policies 36 and 37 of the Local Plan.

The wider street scene consists of a wide variety of commercial properties and also 2 and 3 storey dwellings. The existing single storey building is of no architectural merit so its loss is acceptable. Despite the building being higher than the existing it would not appear unduly prominent. With the increase in land levels south of the site the development would sit comfortably below the ridge height of Brunswick House and Windsor Court. The building is also set back from the street maintaining a similar footprint to the existing building. Materials can be controlled by condition to ensure the materials blend into the local environment. It is considered that the proposal maintains the character and appearance of the locality in accordance with policies 39 and 40 of the adopted Plan.

vi) Other Considerations

Concerns have been raised over the telephone pole which is shown on the existing plans not on the proposed site layout. The applicant is currently discussing with the relevant utilities provider the possibility of relocating the telephone pole. The movement or otherwise of the pole is outside the scope of planning and it is a matter for the applicant to ensure that services received by neighbouring buildings are not interrupted.

Conclusion

The redevelopment of the employment site for employment purposes is supported. On balance the impact on character is considered to be acceptable. The development is also acceptable in terms of amenity, highway and landscape considerations and therefore is in accordance with the relevant policies of the Local Plan.

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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 hereby approved shall be carried out in accordance with the following plans and drawings:

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REASON: To provide certainty to the extent of the development hereby approved in the interests of proper planning.

- 2) 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.

- 3) 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

- 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.

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

- 5) The development hereby permitted shall not be brought into use until the access, turning area and parking facilities shown on the approved plan have been properly consolidated, surfaced and drained 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.

- 6) A total of 29 car parking spaces shall be provided on site and shall be reserved solely for that purpose and such spaces be made available for the use before the development hereby approved is occupied.

Reason: To comply with Parking Standards

- 7) All trees within and situated outside the boundary of the site must be afforded full protection through the demolition and construction phase in accordance with BS5837:2012.

Reason: To protect important landscape features

- 8) Any trees pruning shall be carried out in accordance with BS3998:2010 Tree Work - Recommendations.

Reason: To protect important landscape features

- 9) The development hereby approved shall be restricted to the operating hours of 08:00 – 18:00 Monday to Friday, 8:00 – 13:00 on Saturdays but not at all on Sundays and bank holidays.

Reason: To protect residential amenity

Informatives:

- 1) 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.
- 2) This permission does not authorise the laying of private apparatus within the confines of the public highway. The applicant should apply to the Worcestershire County Council's Network Control Manager, County Hall, Spetchley Road, Worcester WR5 2NP (telephone 01905 751651), for consent under the New Roads and Streetworks Act 1991 to install private apparatus within the confines of

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the public highway. Precise details of all works within the public highway must be agreed on site with the Highway Authority.

- 3) This permission does not authorise the applicant to carry out works within the publicly maintained highway since such works can only be carried out by the County Council's Approved Contractor, Ringway Infrastructure Service who can be contacted by email worcestershirevehicle.crossing@ringway.co.uk. The applicant is solely responsible for all costs associated with construction of the access.
- 4) Drainage arrangements shall be provided to ensure that surface water from the driveway and/or Vehicular turning area does not discharge onto the Public Highway. No drainage or effluent from the proposed development shall be allowed to discharge into any Highway drain or over any part of the Public Highway.

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.