

PLANNING COMMITTEE

23rd May 2018

Planning Application 18/00275/FUL

Extensions and alterations to existing units (part retrospective) to include: recladding, insertion of new windows and doors, creation of new entrances to units 18 and 19, demolition of existing mezzanine floors and construction of new mezzanine floors to create new office accommodation

18 - 21 Padgets Lane, South Moons Moat, Redditch, Worcestershire, B98 0RB

**Applicant: Mr Paul Jones
Ward: Winyates Ward**

(see additional papers for site plan)

The author of this report is Claire Gilbert, Planning Officer (DM), who can be contacted on Tel: 01527 881655 Email: claire.gilbert@bromsgroveandredditch.gov.uk for more information.

Site Description

The proposed site is located on land which falls within an area designated as a Primarily Employment Area on the Borough of Redditch Local Plan No.4 Policies Map.

It is located within South Moons Moat Industrial Estate on Padgets Lane, with the Coventry Highway to the north and Churchhill Brook to the east. The site is made up of 4 large industrial units, which are currently metal clad and brick and are currently unoccupied, although are currently being refurbished. There are two car parks within the site, one is to the west of units 20 and 21 and the other is to the south of unit 19. There is a service yard in the middle of the 4 units, which has two access points; one from the south of the site between units 19 and 21 and the other is to the north of unit 20.

Proposal Description

The proposal is to alter and extend the existing units. The proposal is part retrospective as some of the works, including the internal alterations to the mezzanine floors and the recladding of the units has already begun.

Relevant Policies:

Borough of Redditch Local Plan Adopted January 2017

Policy 1: Presumption in Favour of Sustainable Development

Policy 15: Climate Change

Policy 16: Natural Environment

Policy 17: Flood Risk Management

Policy 18: Sustainable water Management

Policy 23: Employment Land Provision

Policy 24: Development within Primarily Employment Areas

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Others

NPPF National planning Policy Framework
NPPG National Planning Policy Guidance

Relevant Planning History

2014/344/FUL	Retrospective permission - relocation of storage building	Approved	11.02.2015
2004/068/FUL	Relocation Of Storage Building And Extension To Industrial Premises	Approved	23.04.2004
2001/177/FUL	Storage Building	Approved	03.10.2001
1998/361/FUL	Extension to Industrial Premises And Alterations To Entrance	Approved	29.09.1998
1998/027/FUL	Erect New Chimney	Approved	09.03.1998
1997/380/FUL	Single Storey Extension	Approved	30.12.1997
1996/483/FUL	Replacement Timber Storage unit	Approved	07.01.1997
1996/442/FUL	Extension to Car Park	Approved	02.12.1996
1995/127/FUL	Location of Portacabin for Night/Weekend Security Personnel	Refused	24.05.1995
1993/496/FUL	Construction of Additional Car Parking	Approved	03.03.1994
1982/252/ADV	Two non-illuminated Signs	Approved	12.08.1982

Consultations

Cadent Gas Ltd

No objection to proposed development, however apparatus has been identified as being in the vicinity of the proposed works, so Cadent Gas Ltd have highlighted various responsibilities that the applicant must discharge before and during the development.

Arboricultural Officer Expired 19/04/2018

No objections to this proposed application, in relation to any tree related issues, subject to conditions.

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Drainage Engineers Internal Planning Consultation Expired 19/04/2018

The proposed application is considered acceptable from a flood risk perspective.

Economic Development And Regeneration Service Expired 19/04/2018

No Comments Received To Date

Highways Redditch Expired 19/04/2018

The Highway Authority has undertaken a robust assessment of the planning application. Based on the analysis of the information submitted and consultation responses from third parties the Highway Authority concludes that there would not be a severe impact and therefore there are no justifiable grounds on which an objection could be maintained. The Highway Authority therefore submits a response of no objection.

Public Consultation Response

Site Notice Expired 26/04/2018

Press Notice Expired 27/04/2018

12 Neighbour Letters Expired 19/04/2018

No comments received to date

Assessment of Proposal

The application site is located within a Primarily Employment Area as defined in the Borough of Redditch Local Plan No.4 as such the proposed development is considered to be acceptable in principle.

The proposal, which is part retrospective, includes the addition of two small extensions to unit 19, to create a small link between the existing external storage building and the main warehouse and a new reception area on the south eastern corner of the building. Units 18 and 19 would also be reconfigured, with the demolition of the existing mezzanine floors and the construction of 2 smaller mezzanine floors, one within each unit to enable these units to be occupied independently if required. To facilitate these changes, the proposal includes alterations to the fenestration of these two units and the demolition of the existing entrance to unit 18.

The alterations to the fenestration of units 18 and 19 would include, blocking up the windows in the eastern elevation and inserting new windows and doors within the currently blank southern elevation of unit 19 and the western elevation of unit 18. It is considered that these changes would give these units a more visible and defined frontage when viewed from the existing car park to the south of unit 19, and increase the natural surveillance of this existing car park and the service yard.

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The proposed development also includes the recladding of the units in a Grey Metal Profiled sheeting. Although most of the buildings along Padgets Lane are clad in a green metal profiled sheeting, there are some that are clad in a grey material. As such it is not considered that the proposed cladding would affect the overall industrial character and appearance of the area.

The proposal does also include the demolition of part of the mezzanine floors within the units 20 and 21, however no major fenestration changes are proposed to these units.

Overall, due to the scale and design of the proposed alterations and extensions, it is considered that the proposed works would reflect the existing industrial character and appearance of the area.

Highways

The Highway Authority does not consider that the proposed development would have a severe impact on the highway safety; as such they have raised no objection to the proposal.

Flooding

The site is located within Flood Zone 2 and 3 and based on this designation the site is considered to be at flood risk. Based on the surface water flood maps it also appears that there is also large levels surface water pooling on the site.

However, given the extent of the proposed extensions and alterations and the presence of the surface features; which include: a flood bund and culverted water course, North Worcestershire Water management consider that the proposed development would be acceptable from a flood risk perspective. They have however suggested that the owner of the site may wish to consider providing flood resilient measures to the proposed extension and the existing buildings.

Conclusion

Overall it is considered that the proposed development accords with the policies in the Local Plan and is acceptable.

RECOMMENDATION:

That having regard to the development plan and to all other material considerations, planning permission be **GRANTED subject to the following 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.

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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) The materials used on the external faces of the buildings shall be-

Cladding- Single skin WA6 Metal Profiles sheeting ref 38914 colour Goosewing Grey 10a05 with Merlin Grey Trims
All brick work shall match the existing brick work
Windows and doors shall be- PVC-U High Performance Colour- white

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 carried out in accordance with the following drawings:

Location Plan at Scale 1:1250

Drawing No. P-100 Rev. A - Site Block Plan

Drawing No. P026 Rev. A- North and South Courtyard Elevations

Drawing No. P025 Rev. A- East and West Elevation- unit 20 and 21

Drawing No. P024 Rev. A- North and South Elevation- Unit 20

Drawing No. P023 Rev. A- West Elevation- Unit 18 and 19

Drawing No. P022 Rev. A- South Elevations- Unit 19

Drawing No. P021 Rev. A- East Elevations- Unit 18 and 19

Drawing No. P020 Rev. A North Elevations- Unit 18

Drawing No. P011 Rev. A Proposed Area Plans- Units 20 and 21

Drawing No. P010 Rev. A- Proposed Ground and First Floor Plan- Unit 20 and 21

Drawing No. P009 Rev. A- Demolition Plan- units 20 and 21

Drawing No. P007 Rev. A- Proposed Areas Plan- Units 18 and 19

Drawing No. P006 Rev. A- New Office- Unit 18

Drawing No. P005 Rev. A- First Floor Plan- Unit 19

Drawing No. P004 Rev. A- Ground Floor Plan- Unit 19

Drawing No. P003 Rev. A- Proposed Ground and First Floor Plan- Units 18 and 19

Drawing No. P002- Demolition Plan- Unit 18 and 19

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

- 4) All trees and hedges to be retained within or adjacent to the site shall be protected throughout all phases of construction in accordance with BS5837:2012, using suitable protective fencing and/or ground protection as appropriate.

Reason: In order to protect the trees, hedges and landscape features which form an important part of the amenity of the site and adjacent properties.

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- 5) No materials, temporary buildings or any plant and machinery shall be stored or erected within the Root protection areas of any trees or hedges that are to be retained within or adjacent to the site.

Reason: In order to protect the trees, hedges and landscape features which form an important part of the amenity of the site and adjacent properties.

- 6) Any retained or replacement trees or hedges that are either damaged, diseased or removed, within 5 years of the first occupation of the refurbished buildings hereby approved, shall be replaced by trees and hedges that are of suitable size and species.

Reason: In order to protect the trees, hedges and landscape features which form an important part of the amenity of the site and adjacent properties.

Procedural matters

This application is reported to Planning Committee for determination because the application is for major development, and as such the application falls outside the scheme of delegation to Officers.