

PLANNING COMMITTEE

8th August 2018

Planning Application 18/00753/FUL

Demolition of existing offices, Warehouse extension & new ancillary offices

**Kettler GB Ltd, Kettler House, Moons Moat North Industrial Estate, Merse Road,
Church Hill, Redditch**

Applicant: Mr John Newburn: Kettler (GB) Limited
Ward: Church Hill 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 application site is located on the east side of Merse Road, within North Moons Moat Industrial Estate, approximately 3.5km east of Redditch Town Centre. It is bound by Merse Road to the west, a footway to the south and industrial units to the north and east. The site falls within a Primarily Employment Area.

Currently, 46 employees are based at the site and those who drive park at the existing car park to the front of the building. Existing access to the site is from Merse Road.

The site is covered by a 'blanket' Redditch New Town Tree Preservation Order.

Background

Kettler (GB) Ltd currently operate from the existing warehouse at Merse Road and due to the scale of the business they also operate out of several additional rented storage sites located in other parts of the country including Telford, Pershore and Worcester. The applicant states that while this approach is functional it elongates the delivery and goods handling process and creates additional vehicular movements compared to a single site operation. The aim of this planning application is to develop the vacant site adjacent to the existing warehouse into a racked storage facility with new offices and showroom. The proposal would provide Kettler (GB) Ltd with sufficient storage capacity to operate solely from Merse Road.

Proposal Description

The proposed development would be located to the north-west side of the site on currently vacant land.

The proposal is a full planning application for the demolition of existing offices and the creation of 2,842 m2 of new warehouse space creating a total of 6,519 m2 warehousing space. Following the demolition of the existing office space, 616m2 of new office space would be created.

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Staff and visitor's car parking would remain in the current location albeit extended providing a total of 51 parking spaces which would include provision for two dedicated motorcycle parking spaces and five bays equipped with electric charging points

Goods vehicles would enter the site using the current goods access off Merse Road to the southern corner of the site and would be in a separate area to the main car park.

The landscaping on the current site is not considered to be of high quality. Despite this the proposals include the planting of some new trees to the perimeter around the front of the site and some low level landscaping around the new offices.

An ecological report, travel plan and transport assessment have been submitted with the application

Relevant Policies :

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 (2018)
National Planning Practice Guidance

Constraints

Redditch New Town TPO No.7 (1965)

Relevant Planning History

2001/029/FUL	Extension To Warehouse including Loading Bay	Granted	19.03.2001
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Consultations

Highway Network Control

Comments summarised as follows:

The Highway Authority has concluded that there would not be a severe impact on the surrounding highway network and that therefore there are no justifiable grounds on which an objection could be maintained.

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For the total building area of 7,135 m² (comprising 6,519 m² warehousing and 616 m² ancillary offices) this equates to a requirement of 29 car parking spaces, two disabled parking spaces and two motorcycle parking spaces. Three cycle parking spaces would also be necessary. Therefore, the level and type of parking proposed fulfils these requirements.

Covered cycle parking is proposed in the form of four "Sheffield Stands" which will provide parking for eight cycles which is considered to be acceptable.

The proposed extension is likely to generate a very low increase in level of traffic on the surrounding highway network within the AM and PM peak periods.

A Travel Plan ref: 10466/002/02 has also been prepared to support the planning application. The purpose of the Travel Plan is to encourage staff of the warehouse to use alternative sustainable means of travel instead of single occupancy car trips. The applicant should be required to submit a proposed travel plan to the County Councils Travel Plan Officer for consideration.

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

The applicant has looked at site accessibility from the perspective of direction of travel and distance and concluded that the existing walking routes provide the most direct access and therefore additional infrastructure is not required. Having carefully reviewed this position the Highway Authority agrees that the existing routes are advantageous but some enhancement is required. Consequently there is a planning obligation (legal agreement) to address this.

The Highway Authority identified that a contribution should be made of £41,090.56.

The planning obligation will require a developer contribution of £41,090.56 to mitigate for the additional demands on the wider transport network that the development will generate and will provide for Walking and Cycling Infrastructure in Moons Moat Industrial Estate.

In conclusion, 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

Police Crime Risk Manager

No objection

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North Worcestershire Water Management

Drainage plan submitted with application is considered to be acceptable. No requirement for further conditions. No objections.

Arboricultural Officer

Comments summarised as follows:

The site falls within the area covered by Redditch New Town TPO 7 (1965).

No objections are raised subject to the imposition of appropriate planning conditions

Worcestershire Regulatory Services: Noise

No objection

Worcestershire Regulatory Services: Contaminated Land

Worcestershire Regulatory Services (WRS) have reviewed the application in relation to contaminated land. This has included a review of the following reports submitted in support of the application:-

Kettler Warehouse Extension, Merse Road, Redditch Phase 1 Desk Study Report, produced by Fairhurst, dated June 2018, reference 125049/01

Kettler Warehouse Extension, Merse Road, Redditch Geo-Environmental Site Investigation report, produced by Fairhurst, dated June 2018, reference 125049/03

The reports are deemed to represent appropriate contamination assessment of the site and include suitable risk assessment and conceptual site model. No significant risks have been identified from the site investigation undertaken and all samples have fallen below the assessment criteria for a commercial site.

Although the presence of asbestos and other substances has not been identified as part of the site investigation there is the potential for contamination to be present on site due to the historical use of the land as acknowledged in the report. It is therefore advised that a watching brief should be maintained during the construction process. With this in mind, WRS recommend that a condition relating to 'Unexpected Contamination' should be attached to any planning permission granted.

Public Consultation Response

No comments received

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.

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The application seeks the redevelopment of this vacant part of the site for employment purposes. The proposals clearly accord with the policies of the adopted Local Plan which seek to safeguard employment sites in the Primarily Employment Areas for employment development.

Design and layout

The proposed new warehouse extension which would be located alongside the existing with internal openings between the two is of a size and design to accommodate the number of pallets required by the business to operate more efficiently from one site. The arrangement would allow a clear goods in and goods out flow to be established within the warehouse.

The current offices would be removed to make space for a goods in/unloading area. New offices and a product showroom would be built to the front / North West corner of the site. The position of the offices would provide active frontage to Merse Road – similar to other units in the area, meanwhile the warehouse would be orientated south west to north east to match the existing warehouse.

The warehouse is to be clad with profiled metal cladding and facing brickwork to tie into the current building. Meanwhile the offices would be constructed using a combination of insulated metal panelling and Polyester Powder Coated (PPC) curtain walling. Window openings to the front would be maintained at high level and infilled with render at lower levels to maintain security to the warehouse. The roof is proposed to be a mix of profiled metal roofing and roof lights.

Your officers are satisfied that the design and external appearance of the proposed development would respect the context of the site and would therefore comply with relevant policies of the development plan.

Highways, access and parking

County Highways have raised no objections to the proposed development on highway safety grounds.

There are two accesses to the site from Merse Road; one for staff and visitors and one for deliveries and servicing. County Highway considers this arrangement to be acceptable considering the demand the proposed development will place on the surrounding highway network.

The applicant has agreed to enter into a planning obligation which requires a sum be paid to the County Council for the provision of localised improvements to the cycle and walking network in order to promote sustainable travel due to the increased demand.

Cycle parking would be provided on site and secured by a recommended planning condition. Car parking on site is in accordance with the Councils standards.

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No objections have been received from nearby occupiers on highway safety grounds.

Planning Obligation required

As referred to above, WCC highways have asked for contributions towards the provision of localised improvements to the cycle and walking 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 overarching objectives to sustainable development outlined at Paragraph 8 of the NPPF providing substantial economic benefits by redeveloping a vacant site within an employment area for employment uses generating jobs both during the construction and operational phase of the development.

Account has been taken of environmental issues through the preparation of technical reports on transport, ecology and contamination with mitigation measures identified being implemented through the consent and via recommended planning conditions.

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 cycle and walking network and**
- b) The conditions and informatives set out below:**

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) 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 and in accordance with Policy B(BE).13 of the Borough of Redditch Local Plan No.3.

- 3) Prior to the first commencement of the development hereby approved, a scheme for the provision of bat roost opportunities and bird nest boxes within the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented by suitably qualified personnel to the satisfaction of the Local Planning Authority prior to the first use of the development approved.

Reason: In the interests of biodiversity and in accordance with the provisions of National Planning Policy Framework

- 4) No development shall take place until an Arboricultural Method Statement and tree protection plan has been submitted to and approved in writing by the Local Planning Authority. All trees to be retained within the site shall be given full protection in accordance with BS5837:2012 recommendations.

Reason: To safeguard trees which contribute positively to the visual amenities of the area

- 5) No development shall take place until full details of both hard and soft landscape works to include plans showing all utility services to be installed and their routing 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

- 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

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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

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

appropriate references to be inserted here

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

- 8) The Development hereby approved shall not be occupied until an area has been laid out within the curtilage of the proposed development for the parking of 51 cars at a gradient not exceeding 1 in 8. This area shall thereafter be retained for the purpose of parking a vehicle only. The 51 parking spaces provided to include two disabled spaces (one with electric charging facility).

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

- 9) The Development hereby permitted shall not be first occupied until 5 standard car parking bays and one disabled bay has been fitted with an electric vehicle charging point in accordance with details that shall first be submitted to and approved in writing by the Local Planning Authority and thereafter the charging point shall be kept available for the charging of electric vehicles.

Reason: To encourage sustainable travel and healthy communities.

- 10) The Development hereby permitted shall not be first occupied until sheltered and secure cycle parking to comply with the Council's adopted highway design guide (3 spaces) has been provided in accordance with details which shall first be submitted to and approved in writing by the Local Planning Authority and thereafter the approved cycle parking shall be kept available for the parking of bicycles only.

Reason: To comply with the Council's parking standards.

- 11) The Development hereby approved shall not be brought into use until the access, turning area and parking facilities shown in Appendix B of the transport Statement has been provided. These areas shall thereafter be retained and kept available for their respective approved uses at all times.

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

- 12) 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 in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11' and where remediation is necessary a remediation scheme must be prepared and approved in writing by the Local Planning Authority in advance of the scheme commencing. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority prior to development commencing other than that required to be carried out as part of an approved scheme of remediation.

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

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) Considerations in relation to gas pipeline/s identified on site: Cadent have identified operational gas apparatus within the application site boundary. This may include a legal interest (easements or wayleaves) in the land which restricts activity in proximity to Cadent assets in private land. The Applicant must ensure that proposed works do not infringe on Cadent's legal rights and any details of such restrictions should be obtained from the landowner in the first instance. If buildings or structures are proposed directly above the gas apparatus then development should only take place following a diversion of this apparatus. The applicant should contact Cadent's Plant Protection Team at the earliest opportunity to discuss proposed diversions of apparatus to avoid any unnecessary delays.

If any construction traffic is likely to cross a Cadent pipeline then the Applicant must contact Cadent's Plant Protection Team to see if any protection measures are required. All developers are required to contact Cadent's Plant Protection Team for approval before carrying out any works on site and ensuring requirements are adhered to.

Email: plantprotection@cadentgas.com Tel: 0800 688 588

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- 3) 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.

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.