

**PLANNING
COMMITTEE**

10th June 2019

Planning Application 19/00462/FUL

Demolition of existing building and erection of replacement B2 building

Mettis Aerospace, Windsor Road, Enfield, Redditch, Worcestershire, B97 6EF

Applicant: Mr Andrew Smith
Ward: Abbey Ward

(see additional papers for site plan)

The author of this report is Mr Paul Lester, Planning Officer (DM), who can be contacted on Tel: 01527 881323 Email: paul.lester@bromsgroveandredditch.gov.uk for more information.

Site Description

The application site forms part of the existing Mettis Aerospace, Windsor Road industrial site. The site consists of a 680 sq m single storey industrial building and service yard with concrete and tarmac surface finishes, skips and storage containers. The existing building has become redundant and is no longer used for manufacturing (B2 use class). Following a site visit on 30th April it was evident that the building has already been demolished.

Background

Mettis Aerospace currently forge and datum machine all the aviation industries A320 pylon brackets that are produced worldwide. Once Mettis has completed the initial process, this bracket is shipped to a customer in the USA for final machining and assembly. The fully machined and assembled bracket is then shipped back to the customer in the UK. The proposed Machine Tooling Centre will undertake the final processes of machining, assembling and supplying the UK customer directly.

The proposed development will safeguard 30 existing jobs associated with this process and create a further 6 positions.

Proposal Description

This application seeks full permission for the demolition of the existing and the erection of larger replacement building (Machine Tooling Centre) for manufacturing (B2 use class). The application is for a 20 m by 60 m by 7.8 m high prefabricated industrial building that will have 1136 sq m gross internal floor space. The proposal does not alter any existing accesses into the Mettis site nor reduces the current level of car parking (220 spaces).

Relevant Policies:

Borough of Redditch Local Plan No. 4

Policy 1: Presumption in Favour of Sustainable Development

Policy 17: Flood Risk Management

Policy 18: Sustainable water Management

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Policy 19: Sustainable travel and Accessibility
Policy 20: Transport Requirements for New Development
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 (2019)
NPPG National Planning Practice Guidance

Relevant Planning History

None

Consultations

WRS - Contaminated Land

No objection, due to the increase in the footprint of the new building there is potential contamination from unknown sources, a standard tiered investigation condition is recommended.

WRS - Noise

No objection.

WRS - Air Quality

No objection.

WCC Highways.

No objection subject to conditions relating to one electrical vehicle charging point

North Worcestershire Water Management (NWWM)

The site is within the flood zone of the Batchley Brook and is at surface water flood risk. There are records of the site flooding however the development may present an opportunity to reduce the local flood risk.

As the development is only at flood risk to the business owner and will likely not increase flood risk elsewhere, NWWM propose a condition that surface water attenuation details should be submitted and approved. This is to ensure that satisfactory drainage conditions.

North Worcestershire Economic Development and Regeneration (NWedR)

NWedR support business growth and the creation of additional employment opportunities.

The application is in line with NWedR's aspirations for the area.

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Arboricultural Officer

No objection, subject to a Root Protection Area (RPA) condition for the mature cooper beech tree that is located closed to the proposed development, including that no storage of plant and materials should be within the RPA.

Environment Agency

The Environment Agency has confirmed that the LPA should follow Environment Agency Standing Advice - Development in Flood Zone 3 where the flood zone is generated by an ordinary watercourse.

Public Consultation Response

No representations had been received at the time of preparing this report.

Assessment of Proposal

Principle of Development

The site is situated in an area that is designated as a Primarily Employment Area (Policy 24) within the Borough of Redditch Local Plan No.4 (BoRLP4). As such the proposed development is considered to be acceptable in principle.

Part 5.5 of BoRLP4 Policy 5 states that: "With respect to non-residential development, schemes on 'previously developed land', which propose the redevelopment of tired or redundant sites, will be considered favourably." The site constitutes previously developed land and the proposed development will be on a redundant part of the Mettis site.

Design

BoRLP4 Policy 40.2 states that "All development, including proposals for individual buildings, public and private spaces and wider development schemes will be expected to:
i. be of a high quality design that reflects or complements the local surroundings and materials"

The layout, scale, design and external appearance of the building (light grey and grey external cladding and roof) reflects the commercial use and is considered to be acceptable in this business and industrial area.

Highways

Criterion (iii) of BoRLP4 Policy 20 states that: "all proposals should incorporate safe and convenient access arrangements in their design for all potential users (including pedestrians, cyclists, emergency services and waste collection vehicles). Access arrangements should be designed to reflect the function and character of the development and its wider surroundings"

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The development will utilise existing access and parking, which is considered sufficient. The site has 220 spaces none will be lost as the result of this development. No new access into the site is being proposed. The Highway Authority has raised no objection to the proposal and the application is considered to comply with Policy 20 of the BoRLP4.

Noise

WRS Noise has no objection to the development and consider that the building will sufficiently contain any machine activity noise. The proposed building is a significant distance from existing residential uses along Windsor Road and the new housing on Brockhill.

Flooding and Drainage

A flood risk assessment has been submitted as part of the planning application. This is a detailed report which is considered to comply with Environment Agency Standing Advice - Development in Flood Zone 3. It proposes a number of flood mitigation measures which will be a betterment for this building. This includes higher finished floor levels, electrical or water sensitive equipment installed above surrounding ground levels and EA flood alert is signed up to. A Flood Response Plan is currently being agreed with Mettis, this document can be conditioned.

North Worcestershire Water Management has no objection to the development subject to a condition regarding attenuation details. At the time of preparing this report discussion was ongoing regarding what attenuation measures will be provided, members will be updated regarding the outcome.

Contamination

WRS Contamination has no objection to the planning application and has recommended a tiered investigation condition. This is a pre commencement condition and therefore Mettis Aerospace would have to prepare and submit further information before they can start any building work. This has the potential to delay Mettis implementing any planning consent. Therefore, a Phase I Site Appraisal has been prepared and submitted to WRS Contamination for comment. Members will be updated regarding the outcome.

Conclusion

Overall it is considered that the proposed development for the new industrial unit within Mettis Aerospace accords with the policies in the Borough of Redditch Local Plan and the NPPF and is therefore acceptable. The proposal would enable the continued growth of an established Redditch business and would ensure that their future remains within the area. It will secure 30 existing positions and provide 6 new jobs.

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

Location Plan - MET-ONE-ZZ-XX-DR-L-0001 Rev (P01)
Block Plan - MET-ONE-ZZ-XX-DR-L-0002 Rev (P01)
Masterplan - MET-ONE-ZZ-XX-DR-L-0003 Rev (P01)
Proposed Sections - MET-ONE-ZZ-XX-DR-L-0004 Rev (P03)
Proposed Elevations - MET-ONE-ZZ-XX-DR-L-0005 Rev (P02)
Drainage Plan - MET-ONE-ZZ-XX-DR-C-0001 Rev (P01)

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

- 3) 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.

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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.

- 4) The development hereby permitted shall not be first occupied until one electric vehicle charging point has been installed on site. Thereafter the charging point shall be kept available for the charging of electric vehicles.

Reason: To encourage sustainable travel and healthy communities and in the interests of the living conditions of occupiers of nearby properties and future occupiers of the site.

- 5) Prior to the commencement of development the copper beech tree which is shown to be retained on the approved plans shall be protected with fencing around its Root Protection Area. This fencing shall be constructed as detailed in Figure 2 and positioned in accordance with Section 4.6 of British Standard BS5837:2012 and shall be maintained as erected until all development has been completed. No storage, burning or disposal of materials shall be within the RPA of the retained tree.

Reason: In order to protect the tree which forms an important part of the amenity of the site and adjacent properties.

- 6) Notwithstanding details outlined on Drainage Plan MET-ONE-ZZ-XX-DR-C-0001 Rev (P01), no development above foundation level of the scheme hereby approved shall take place until details of the proposed level of surface water attenuation has been submitted to, and approved in writing by the Local Planning Authority. The approved level of attenuation shall be provided 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.

- 7) The development hereby permitted shall not be first occupied until the applicant has submitted to and had approved in writing by the Local Planning Authority a Flood Response Plan (FRP).

Reason: To limit the risk of flooding by ensuring the provision of a satisfactory means of flood management on the site.

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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.