

**PLANNING
COMMITTEE**

13th July 2022

Planning Application 22/00506/FUL

Warehouse Storage Building.

Land At Shawbank Road, Redditch, Worcestershire, B98 8YP

Applicant: Mr Andrew Crompton
Ward: Lodge Park Ward

(see additional papers for site plan)

The case officer of this application 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 rear storage/service yard to the existing Fly by Nite rehearsal studio/offices which front Broad Ground Road. This 0.6 ha site is situated at the eastern extremity of the Lakeside Industrial Estate and is bounded by Shawbank Road to the north, the associated Fly by Nite Rehearsal Studios and offices to the south, Holloway Drive local distributor road (directly linking with the A4189 Warwick Highway junction just 0.5km to the south) and by the Grinsty Rail Ltd Redditch headquarters to the west.

The site lies within the designated employment land shown on the Borough of Redditch Local Plan (BoRLP) and protected by Policy 24. The site also forms part of an allocation under Policy 23 Employment Land Provision (IN52). The area is characterised by a mix of modern employment development uses/buildings within an established estate.

Background

The applicant, Fly by Nite Conferences Ltd is a large, specialised company based in Redditch. It has a fleet of trucks and trailers with dedicated drivers who transport stage equipment and scenery for bands, entertainment, theatre, and opera groups as well as the corporate and exhibition industry.

The proposed new storage facility is essential to the logistical efficiency of the business. It will sustain existing employment and allow for expansion of the warehouse team (with 5 further members of staff). The business currently employs more than 200 members of staff.

Proposal Description

This application seeks full permission for the erection of a 26m by 38m by 10m high portal frame, profile steel clad warehouse building that will have total floorspace of 1740

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sq m (including mezzanine level). The development will use an existing access from Shawbank Road.

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

Policy 19: Sustainable travel and Accessibility

Policy 20: Transport Requirements for New Development

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

NPPF National Planning Policy Framework (2021)

NPPG National Planning Practice Guidance

Redditch High Quality Design SPD

Relevant Planning History

2014/190/OUT	Proposed rehearsal studio with offices (outline permission with matters of access, layout and scale for consideration)	Approved	11.09.2014
2014/283/RM	Appearance and landscaping reserved matters relating to the rehearsal studio with offices granted permission under 2014/190/OUT	Approved	13.11.2014

Consultations

Worcestershire Archive and Archaeological Service

No archaeological investigation required

North Worcestershire Water Management

NWWM are seeking further clarification on several drainage matters.

WRS - Contaminated Land

No objection subject to Tiered Investigation condition

WRS - Noise

No objection

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Highways Redditch

No objection subject to conditions

- Electric Vehicle Charging Facilities
- Accessible Parking Provision
- Cycle parking
- Conformity with Submitted Details

Candent Gas

No objection, informative note required

Public Consultation Response

The application has been advertised by a Press Notice, Site Notice and 10 neighbour letters. No comments have been received to date.

Assessment of Proposal

Principle of Development

The site is situated in an area that is designated as a Primarily Employment Area (Policy 24) and as an allocated employment site under Policy 23 within the Borough of Redditch Local Plan No.4 (BoRLP4). As such the proposed development for a warehouse unit is acceptable in principle.

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 which proposes main grey cladding panels to be framed in blue trim to match the Fly by Nite company livery details of the existing buildings 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 Highway Authority has raised no objection to the proposal subject to conditions 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 significant distance from any residential use.

Flooding and Drainage

A flood risk assessment and drainage strategy has been submitted as part of the planning application by PJA.

This is a detailed report which is considered to comply with Environment Agency Standing Advice - Development in Flood Zone 2. In accordance with NPPF less vulnerable development is appropriate within Flood Zone 1, 2 and 3a. Given this, the proposed development meets the requirements of the Sequential Test and there is no requirement to apply the Exception Test.

North Worcestershire Water Management (NWWM) have sought clarification on several matters. In response PJA have produced further drainage information and this is currently being reviewed by NWWM. NWWM consider that a solution can be achieved and therefore delegated powers are being requested, so the final detail can be finalised.

Contamination

WRS Contamination has no objection to the planning application and has recommended a tiered investigation condition.

Conclusion

Overall, it is considered that the proposed development for the new warehouse storage unit within part of the existing Fly by Night premises, this 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. The recommendation is that planning permission should be granted.

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RECOMMENDATION:

That having regard to the development plan and to all other material considerations, that;

(a) DELEGATED POWERS be granted to the Head of Planning, Regeneration and Leisure Services to determine the planning application subject to the satisfactory views of North Worcestershire Water Management.

(b) Minded to GRANT full planning permission

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:

209-0222-01-LOCATION PLAN
209-0222-04-PROPOSED SITE PLAN
209-0222-05-PROPOSED FLOOR PLAN
209-0222-06-PROPOSED ELEVATIONS

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.

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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 the Environment Agency's "Land Contamination: Risk Management" guidance.

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 the Environment Agency's "Land Contamination: Risk Management" guidance.

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 approved shall not be opened to the public until 1 car parking space has been fitted with an electric vehicle charging point. The charging point shall comply with BS EN 62196 Mode 3 or 4 charging and BS EN 61851 and the Worcestershire County Council Streetscape Design Guide. The electric vehicle charging point shall be retained for the lifetime of the development unless they need to be replaced in which case the replacement charging point shall be of the same specification or a higher specification in terms of charging performance.

Reason: To encourage sustainable travel and healthy communities.

- 5) The development hereby approved shall not be brought into use until 1 accessible car parking space has been provided and thereafter shall be kept available for disabled users as approved.

Reason: To provide safe and suitable access for all.

- 6) The development hereby approved shall not be brought into use until sheltered, safe, secure and accessible cycle parking for 10 cycles have been provided and thereafter the be kept available for the parking of bicycles only.

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

- 7) The development hereby approved shall not be occupied until the parking and turning facilities have been provided as shown on 209-0222-04-PROPOSED SITE PLAN.

Reason: To ensure conformity with submitted details.

Informatives:

1. 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.
2. Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant

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must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist.

If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting cadentgas.com/diversions.

Prior to carrying out works, including the construction of access points, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

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.