

**PLANNING
COMMITTEE**

2nd February 2011

PLANNING APPLICATION 2010/304/FUL

WAREHOUSE EXTENSION

**AVON FREIGHT TERMINAL – LAND AT HEMING ROAD/CLAYBROOK
DRIVE, REDDITCH**

**APPLICANT: AVON FREIGHT GROUP LTD
EXPIRY DATE: 11TH FEBRUARY 2011**

WARD: MATCHBOROUGH

The author of this report is Steven Edden, Planning Officer (DC), who can be contacted on extension 3206 (e-mail: steve.edden@redditchbc.gov.uk) for more information.

(See additional papers for Site Plan)

Site Description

The site, which is approximately 0.6 hectares, lies within an established industrial area inside the Heming Road / Washford Industrial Estate. The existing building is a single span portal framed warehouse facility with a brick plinth below the remainder of the construction which has a dark blue coloured metal clad finish. A small office building of brick construction is attached to the northern (gable end) of the building. The building is relatively new, having been erected under an application granted in January 2004. HGV / delivery access to the site is via Claybrook Drive to the South. A separate access for staff / visitors exists off Heming Road to the west. Parking for HGVs and a separate area for cars is provided within the curtilage of the building.

The site is within a designated Primarily Employment Area as defined on the Borough of Redditch Local Plan proposals map.

Proposal Description

The application proposal is for the creation of a B8 (storage and distribution/warehouse) extension of 740 m². The proposed portal framed extension would be attached to the east facing elevation of the existing building. The extension would have a brick plinth with dark blue cladding above to match the existing building and would measure 29 metres in length x 25.5 metres in width. The extension would measure 9 metres to its highest point (to ridge).

The applicant states that the extension would be used on a 24 hrs a day / 7 days a week basis as the current unit does. Approval of the proposal would lead to the creation of two new full time jobs.

The application is supported by a Design & Access Statement.

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Relevant Key Policies:

All planning applications must be considered in terms of the planning policy framework and all other relevant material considerations (as set out in the legislative framework). The planning policies noted below can be found on the following websites:

www.communities.gov.uk

www.wmra.gov.uk

www.worcestershire.gov.uk

www.redditchbc.gov.uk

National Planning Policy

PPS1 Delivering sustainable development
PPS4 Planning for sustainable economic growth
PPG13 Transport

Regional Spatial Strategy

QE3 Creating a high quality built environment for all
T7 Car parking standards and management

Worcestershire County Structure Plan

D19 Employment land requirements
D24 Location of employment uses in Class B8
D25 Use of employment land for specific uses within Class B

Borough of Redditch Local Plan No.3

CS.4 Minimising the need to travel
CS.7 The sustainable location of development
B(BE).13 Qualities of good design
B(BE).14 Alterations and extensions to buildings
E(EMP).2 Design of employment development
E(EMP).3 Primarily employment areas
C(T).12 Parking Standards (Appendix H)
S.1 Designing out crime

SPDs

Encouraging good design
Designing for community safety

Relevant Site Planning History

Appn. No	Proposal	Decision	Date
2003/486	Storage and distribution building (Class B8)	Approved	16.01.04

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Public Consultation Responses

Responses in favour

None received

Responses against

Two letters received in objection. Comments are summarised as follows:

- An increase in the volume of HGV lorries accessing the site will occur resulting in detriment to highway safety
- Too many lorries already park on Heming Road – any increase in numbers here would be dangerous

Consultee Responses

County Highway Network Control

No objection

Police Crime Risk Manager

Comments awaited

Economic Development

Comments awaited

Environmental Health

No objection. Recommends standard condition in the case of any contamination being found at the site during development works

Procedural matters

An application of this nature would normally be assessed under the delegated powers granted to the Head of Planning and Regeneration, but is being reported to the Committee as two letters of objection have been received, and the Officer's recommendation is that permission be granted.

Assessment of Proposal

The key issues for consideration are as follows:

Principle

The principle of industrial development similar to that existing at this site is acceptable in policy terms, subject to criteria pertaining to design and highway safety. No residential dwellings are located within close proximity of the site and as such impact upon residential amenity is not a consideration in this case.

Design of extension

The proposed extension is considered to be of a design and appearance that would respect the character and appearance of the surrounding area and that of the existing building and therefore, the proposal is considered to be

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acceptable having regards to policies B(BE).13 and B(BE).14 of the Local Plan.

Access including parking provision

The proposal would accord with current maximum parking standards based on the floorspace of B8 space to be created and also taking into consideration the existing buildings floorspace which includes B1 (office space) in addition to the existing warehouse. 23 car parking spaces are to be provided in total. The proposal would utilise the existing access points via Heming Road (staff and visitor parking) and Claybrook Drive (HGVs). County Highway Network Control raise no objection to the proposals having regard to parking and manoeuvring space on site for both cars and HGVs and consider that approval of the application would not prejudice highway safety. The objections received appear to relate primarily to the parking of vehicles on Heming Road (double yellow lines) by Avon Freight Ltd's 'sister' company building (Unit 29 Heming Road) which is located approximately 120 metres north-west of the application site, although the objections also state that other companies also park their HGVs in this area. The alleged parking violations above have been referred to Worcestershire County Council who have informed your officers that this matter will be investigated. The illegal parking of vehicles is not a material consideration in the determination of this application.

Conclusion

The proposals are considered to comply with the planning policy framework and would not cause harm to the character of the area or highway safety. As such, the application is considered to be acceptable.

Recommendation

That having regard to the development plan and to all other material considerations, planning permission be GRANTED subject to conditions and informatives as summarised below:

1. Development to commence within three years
2. Contamination – standard condition
3. Approved plans specified

Informatives

1. Reason for approval