

Name of Applicant	Proposal	Expiry Date	Plan Ref.
Mr Kim Williams	Erection of factory extension with 2 storey office block B1, B2 or B8 use  23 Aston Road, Bromsgrove, Worcestershire, B60 3EX	12.01.2016	15/0878

**RECOMMENDATION:** That planning permission be Granted

### Consultations

**Highways Department- Worcestershire County Council** Consulted 16.10.2015  
No objection subject to conditions relating to access, turning and parking, cycle parking provision and the submission of a travel plan

**Drainage Engineers Internal Planning Consultation** Consulted 16.10.2015  
No objections subject to drainage condition

**Worcester Regulatory Services- Contaminated Land** Consulted 16.10.2015  
No objection

**Worcester Regulatory Services-Noise, Dust, Odour** Consulted 16.10.2015  
No objection

### Application Details

The application proposes the erection of a factory extension to the west of the existing premises (All 4 One Engineering Ltd). The factory extension would be used for both manufacturing and storage of materials. The site extends to 1.26ha and is bordered by George Road to the west and Aston Road to the south.

An existing access located off George Road would serve the development together with a total of 16 new car parking spaces. 45 car parking spaces currently exist at the site.

The factory extension would measure 37.7 metres in length and 30.7 metres in width, representing a floorspace increase of 1157 square metres. The extension would measure 7.75m to eaves and 10m to ridge.

A small two storey pitch roofed office development measuring 9.6 metres in length, 6.9 metres in width and 6.75 metres to ridge is proposed to be attached to the main factory extension at its western end, near to the access point off George Road.

The factory extension would be finished in silver profiled sheeting with blue flashings (walls) under a shallow pitch roof constructed from light grey profiled steel sheeting. The offices would be constructed from facing brickwork (walls) under the same roof materials as used in the proposed factory extension.

The company, which is involved in the manufacture / fabrication of products in the engineering industry, presently employ a workforce of 21 people from its premises in Aston Road. Should permission be granted, it is expected that 6 new jobs would be created.

The land is allocated for employment purposes in the Bromsgrove Local Plan.

### **Relevant Policies**

#### **Bromsgrove District Local Plan 2004 (BDLP):**

E9 Criteria for New Employment Development

BROM8 Employment Development Sites: Buntsford Hill Phase 2

DS13 Sustainable Development

#### **Bromsgrove District Plan Proposed Submission**

BDP13 New Employment Development

#### **Others:**

NPPF National Planning Policy Framework

NPPG National Planning Practice Guidance

### **Publicity**

No Third Party representations received.

### **Assessment of Proposal**

The site to which the application relates is allocated for employment purposes within use Classes B1, B2 and B8 under Policy BROM 8 of the BDLP. The development is proposed to be used for these uses and therefore the principle of the development is acceptable.

Members should note that no objections have been received from consultees in respect of drainage, contaminated land or highway impact. It is concluded that the scheme would comply with Policy E9 of the BDLP (Criteria for New Employment Development). The design of the proposals would conform with the design of the surrounding built form including that of the existing factory premises.

The proposals would contribute to the commercial development of the area, assisting in job creation and economic development in accordance with the principles of the National Planning Policy Framework (NPPF).

### **Conclusion**

The proposal is acceptable and accords with the relevant development plan policies.

**RECOMMENDATION:** That planning permission be Granted

**Conditions**

- 1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004

- 2) The development hereby permitted shall be carried out in accordance with the Approved Plans/ documents listed in this notice:

drawing number 15:27:02

drawing number 15:27:03

drawing number 15:27:04

materials as listed under Q9: Planning application form

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3) The development hereby permitted shall not be brought into use until the access, turning area and parking facilities shown on the approved plan have been properly consolidated, surfaced, drained and otherwise constructed in accordance with details that shall have been submitted to, and approved in writing by, the Local Planning Authority and these areas shall thereafter be retained and kept available for those users at all times.

Reason: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway in accordance with policy TR11 of the Bromsgrove District Local Plan 2004.

- 4) The development hereby permitted shall not be brought into use until secure parking for 6 cycles to comply with the Council's standards has been provided within the curtilage of the application site and these facilities shall thereafter be retained for the parking of cycles only.

Reason: In the interests of sustainability and to comply with the Council's parking standards in accordance with policy TR11 of the Bromsgrove District Local Plan 2004.

- 5) The development hereby permitted shall not be brought into use until the applicant has submitted to and approved in writing an Employment Travel Plan (ETP) that promotes sustainable forms of access to the site with the Local Planning Authority. The approved ETP shall be implemented and monitored in accordance with the regime contained within the ETP. The ETP thereafter shall be implemented and updated in agreement with the Local Planning Authority.

Reason: To reduce vehicle movements and promote sustainable access in accordance with policy DS13 of the Bromsgrove District Local Plan 2004.

- 6) Prior to the development hereby approved commencing, details of a scheme for foul and surface water drainage shall be submitted to and approved in writing by the Local Planning Authority. The details thus approved shall be fully implemented prior to first beneficial use or occupation of the development.

Reason: In order to secure satisfactory drainage in accordance with policy DS13 of the Bromsgrove District Local Plan 2004.

**Case Officer:** Steven Edden Tel: 01527 548474  
Email: [steve.edden@bromsgroveandredditch.gov.uk](mailto:steve.edden@bromsgroveandredditch.gov.uk)