

Name of Applicant Type of Certificate	Proposal	Map/Plan Policy	Plan. Ref Expiry Date
Mongoose Limited 'A'	Erection of six no. commercial units for B1/B2/B8 use - Plot 8, Saxon Business Park, Hanbury Road, Stoke Prior	EMP CA SETTING	B/2007/0411 20.07.2007

RECOMMENDATION: that permission be **GRANTED**

Consultations

WCC(HP)	Consulted - views received 14.05.2007: <ul style="list-style-type: none"> • No objection • Please note that there is a reduction in the number of parking spaces compared to the County Council's standards. However, the development is sufficiently sited away from the Public Highway that any displacement will not be on to a public highway and there is not considered safety impact as a result of the shortfall
ENG	Consulted - views received 01.05.2007: <ul style="list-style-type: none"> • No objection subject to Conditions
Conservation Officer	Consulted 20.04.2007: views awaited
BW	Consulted - views received 27.04.2007: No objection
HSE	Consulted 24.04.2007: views awaited
Stoke PC	Consulted - views received 15.05.2007: <ul style="list-style-type: none"> • Councillors are concerned that the increase in traffic on the already stretched infrastructure. They are also concerned about the proximity of the development to the Polymerlatex plant
Publicity	1 letter sent 24.04.2007: no response received (expires 15.05.2007) 1 letter sent 03.05.2007: no response received (expires 24.05.2007) 4 letters sent 14.06.2007: no response received (expire 05.07.2007) 1 site notice posted 13.06.2007: no response received (expires 04.07.2007) 1 press notice published 04.05.2007: no response received (expires 25.5.2007)

The site and its surroundings

The application site is located on Saxon Business Park. The Park relates to a number of commercial buildings constructed from a variety of materials of both single storey and two-storey type. The site is open in character and consists of scrubland and is located off a tarmac access road. A vegetated bank runs parallel to the Worcester to Birmingham Canal Conservation Area located to the northern boundary of the site. The remnants of a former brick building are located to the western boundary. Other commercial buildings to the south and east flank the site. The site is located within a recognised employment zone.

Proposal

The proposals relate to the addition of two no. buildings for Use Classes B1, B2 and B8 with a total floor space of 1363 square metres. Building A (containing two units) is located to the western boundary, with Building B (containing four units) located to the rear of one of the recently constructed similar buildings located on Plot 10. Both buildings contain four no. units. Both buildings are two-storey and of typical design to the Park and are to be constructed with a mix of brickwork and plastic faced profiled metal cladding to the walls and plastic faced profiled metal decking to the roofs.

The site is accessed via the existing tarmac access road to the south of the site and proposes 32 no. car-parking spaces and service access. Additional landscaping is proposed to the northern boundary adjacent the Conservation Area and to the southern boundary adjacent the service road.

Relevant Policies

WMSS	PA1, QE1, QE3, QE5
WCSP	SD.2, CTC.1, CTC.2, CTC.19, CTC.20, D.25, D.26, T.1
BDLP	DS13, E1, E2, E3, E4, E5, E6, E7, E8, E9, S35a, TR1, TR11, TR12
Others	PPS1, PPG4, PPG15, PPS23, PPG25

Relevant Planning History

B/2000/0910	Approval of reserved matters (details of access and landscape proposals) of outline planning permission B/1999/1159 for B1, B2 and B8 development: approved 26.10.2000
B/1999/1159	Construction of unadopted service roads and associated engineering works for development of buildings to be used for class B1, B2 & B8 uses: approved 18.01.2000

Notes

I consider the main issues to relate to the impact of the development on the locality and the impact on highway safety and egress. The proposal must also be considered in terms of its impact on the setting of the designated Worcester to Birmingham Canal Conservation Area.

Policy E4 of the Bromsgrove District Local Plan sets out a number of criteria that proposals for the expansion, consolidation or expansion to existing commercial uses in non-Green Belt locations should meet. These relate to issues such as the appropriateness of the scale and nature of the activity to the area, traffic and parking implications, landscaping and environmental disturbance to nearby residences. Paragraph 11.5 of Policy E4 states that such schemes can offer an increased source of employment and thus contribute to a more sustainable pattern of land use. Such schemes, however, must not conflict with other land use objectives. Policy E9 of the Local Plan reflects the guidance contained in Policy E4 for new employment development.

Impact on Highway System, Parking and Service Space

Policy E9 resists development that would overload the capacity of the highway network and seeks to ensure adequate loading, off-loading, manoeuvring and parking space for cars is made available. The views of the Parish Council are noted. Members will be aware, however, that this proposal is located on a site allocated for employment use within the Local Plan and consequently the principle of traffic movements and volume has already been accepted.

The views of the WCC(HP) are currently awaited and I will update Members at your Committee on this issue.

Environmental Disturbance

Policy E9 resists development that would cause harm to the amenities of the occupiers of any adjacent residential dwelling. Given that the site is located some distance away from the nearest residential property, I find the application acceptable in this aspect.

Landscaping

Additional landscaping is proposed to the northern boundary adjacent the Conservation Area and to the southern boundary.

Design

Both buildings are to be externally finished with a mix of facing brickwork and plastic coated profiled metal cladding to the walls and steel profile roof sheeting. Given the context of the site and the design and appearance of the surrounding structures, I raise no objection to the design or appearance of the new units.

Impact on the setting of the Worcester to Birmingham Canal Conservation Area

Policy CTC.20 of the WCSP and Policy S35a of the BDLP and seeks to preserve or enhance the character or appearance of the Conservation Area. Criteria (b) of Policy S35a requires new development, in or adjacent to such areas, to be sympathetic to the character of buildings in the detailed treatment of matters of design including the form, scale and materials. Policy CTC.19 of the WCSP states that any development which would adversely affect those features and areas of historic and/or architectural significance which contribute to the character of the urban or rural parts of the County will not normally be allowed. Such features and areas include Conservation Areas and their settings.

The CO has raised no objection to the scheme on Conservation Area grounds subject to the imposition of a suitable landscaping scheme Condition.

Conclusions

Given all material circumstances I find this application to be acceptable.

RECOMMENDATION that permission be **GRANTED**:

1. Time limit
2. C39
3. Prior to the commencement of the development hereby permitted, details of storm water and foul sewage drainage systems to serve the application site shall be submitted to and approved in writing by the Local Planning Authority. The approved drainage system shall be implemented and operational before the buildings hereby approved are first used
4. Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas and hardstandings shall be passed through an oil interceptor designed and constructed to have a capacity and details compatible with the site being drained. Roof water shall not pass through the interceptor. Roof water shall not pass through the interceptor
5. Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The volume of the bunded compound shall be at least equivalent to the capacity of the tank plus 10%. If there is a multiple tankage, the compound shall be at least equivalent to the capacity of the largest tank, vessel or the combined capacity of interconnected tanks or vessels plus 10%. All filling points, associated pipework, vents, gauges and sight glasses must be located within the bund or have separate secondary containment. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipework shall be located above ground and protected from accidental damage. All filling points and tank/vessels overflow pipe outlets shall be detailed to discharge downwards into the bund
6. C10

Reasons

3. To prevent pollution of the water environment in accordance with Policy DS13, ES1 and ES2 of the Bromsgrove District Local Plan
4. To prevent pollution of the water environment in accordance with Policy DS13, ES1 and ES2 of the Bromsgrove District Local Plan
5. To prevent pollution of the water environment in accordance with Policy DS13, ES1 and ES2 of the Bromsgrove District Local Plan

Notes

This decision has been taken having regard to the policies within the West Midlands Spatial Strategy (WMSS) June 2004, the Worcestershire County Structure Plan (WCSP) June 2001 and the Bromsgrove District Local Plan (BDLP) January 2004 and other material considerations as summarised below:

WMSS PA1, QE1, QE3, QE5
WCSP SD.2, CTC.1, CTC.2, CTC.19, CTC.20, D.25, D.26, T.1
BDLP DS13, E1, E2, E3, E4, E5, E6, E7, E8, E9, S35a, TR1, TR11, TR12
Others PPS1, PPG4, PPG15, PPS23, PPG25

It is the Council's view that the proposed development complies with the provisions of the development plan and that, on balance, there are no justifiable reasons to refuse planning permission.