

Name of Applicant Type of Certificate	Proposal	Map/Plan Policy	Plan Ref. Expiry Date
Lear Corporation Ltd 'B'	Erection of an enclosed semi-permanent storage structure - 10 Hedera Road, Ravensbank Business Park, Redditch	Emp	11/1210-TC 10.06.2011.

RECOMMENDATION: that permission be **GRANTED**.

Consultations

Worcestershire Highways	Received 30.03.2011 - no objection to the grant of permission.
Economic Development	Consulted 17.03.2011 expired 07.04.2011 no comments.
Drainage Engineer	Received 05.04.2011 - no objections. Existing storm water facilities should be able to accept any additional discharge from proposed new structure.
Ramblers Association	Consulted 17.03.2011 expired 31.03.2011 no comments.
Worcestershire County Council Public Paths Order Officer	Received 06.04.2011 - The proposal should have no detrimental affect on the public rights of way.
Beoley Parish Council	Consulted 17.03.2011 expired 07.04.2011 no comments.
Environmental Health	Received 17.03.2011 - no objections in principles to this application.
Redditch BC	Received 15.04.2011 - no comments to make on the application.

Publicity

Site notice	Posted 25.03.2011	expired 15.04.2011	no objections.
Press notice	Posted 24.03.2011	expired 14.04.2011	no objections.

The site and its surroundings

The site is located in an established employment area of Bromsgrove district to the North of Redditch and has an employment land designation in the Bromsgrove District Local Plan. The site contains a large steel structure warehouse with mezzanine floor for the manufacture of mechanical parts to compile chairs for automobiles. The existing service

yard is located to the south east of the site and has a concrete surface. The site is surrounded by warehouses and office buildings to the North, South and West and is accessible from Acanthus and Lovage Road which provides access into Redditch District. Bridleway '583' borders the North West boundary of the site and footpath 799 borders the southern boundary of the site in Redditch Borough.

Proposal

Erection of an enclosed semi-permanent storage structure to extend from bay's 4-11 to meet requirements for additional covered storage space on the existing site. The structure would have dimensions 34.34m length x 20.9m width creating a total of 717.7 square metres additional storage.

Relevant Policies

WMSS	QE3, PA1
WCSP	CTC1, D19, D20, RST3
BDLP	DS13, E4, E6, E9
DCS2	CP3, CP11, CP12
Others	PPS1, PPS4

Relevant Planning History

B/2003/1559	Proposed single storey extension to works canteen area - granted 23.01.2004.
B/2004/0580	Modification of Condition 8 on B/1991/0233 to permit removal of landscaping to site perimeter - granted 25.06.2004.

Assessment

It is important to consider the permitted development position in relation to the proposal. The General Permitted Development Order 2010, Part 8 Class A (e) notes that development would not be permitted if the gross floorspace of any new building erected would exceed 100 square metres. In addition the development would lead to a reduction in the space available for the parking or turning of vehicles (f). The proposal does not meet permitted development requirements thus the applicant must seek planning approval by means of a full planning application.

The proposal is for a semi-permanent external freestanding storage warehouse to the south western side of the warehouse and would comprise a steel structure with flame retardant PVC "skin". The 'revised' structure will be approximately 717.7 sq metres with the front and rear sides being closed with PVC sliding curtains for access.

Employment

The site is located within a designated employment area of Bromsgrove and the site borders onto Redditch District. It is noted that the proposed extension has an identified need to enhance the operational requirements at the warehouse. The extension has strong commercial reasons for expansion as the proposal would lead to the creation of

additional employment on the site. It would also be practically useful and provide a dry area for off loading and receiving additional materials.

The site requires a storage structure to ensure that goods delivered to the factory would be stored within sheltered access to the factory. The proposal would create temporary storage thus would be easily detachable should there be any need to reduce storage space in the future.

The application form states that an additional 4 employees are to be gained from the proposal. The facility would be in use from 6am Monday - 2pm Friday. The proposal would enhance the current site's employment designation. The proposed use would be in keeping with the existing use and would be acceptable in this location. The proposed structure would be subservient to the existing warehouse. Any alteration(s) to the existing fabric should be sympathetic to the form and character of the development and its setting.

Policy E4 of the Bromsgrove District Local Plan considers 'extensions to existing Commercial Uses'. Proposals for the expansion, consolidation or extension to existing commercial uses in non-Green Belt areas will need to meet the criteria in this policy. In assessing this application It is considered that the scale and nature of the activity is appropriate for the area in which it is located and it would be subservient to the existing manufacturing unit and related to the existing employment use.

Transport

In terms of accessibility the current arrangements for delivery vehicles would remain the same, there would be adequate loading, off-loading, manoeuvring and parking space for vehicles within this enlarged site. There would be no changes to the 346 spaces car parking spaces. The proposal would not impact the levels of traffic accessing the site. The site access will not change and it is noted that the existing access to the site is in accordance with the requirements of the Highway Authority without the need for significant further work. It is noted that there are no objections from Worcestershire Highways and it is considered that the proposal is acceptable in terms of transport issues.

Design/ Streetscene

The proposal is subservient to the existing warehouse. It would be 9.776 metres high (8.3 metres to gable height). The proposed storage area would be located to the rear of the existing warehouse and would be partly visible from Ravens Bank Drive. As the site is located in an employment area and the proposed storage tent would not be visible beyond the perimeter of the existing warehouse from Ravens Bank Drive

In addition the visual impact of the proposal would be minimised by the existing tree cover on the land between Ravens Bank Drive and the application site. It is considered that the proposal would be acceptable in terms of the streetscape. Redditch district abounds Ravens Bank Drive and it is noted that there have been no objections from Redditch Borough Council.

The proposed materials for the walls and roof use a steel frame with flame-retardant PVC skin and PVC sliding curtains doors with concrete vehicle access. It is considered that the proposed building would have materials similar to the existing fabric and would be sympathetic to the form and character of the development and its setting.

Environmental Health

The proposed use of the additional structure would be storage for the existing use of the site. There would be no undue environmental disturbance, by way of noise, vibration, smell, dust or significantly reduced daylight to adjacent areas as a result of the proposal. It is noted that there is no objections in principle to this application from the Environmental Health Officer.

Public Rights of Way

The proposal is adjacent to public rights of way. The public rights of way include Beoley bridleway 583 and Redditch footpath 799. The applicant should note Policy RST3 of the Worcestershire County Structure Plan to ensure that the development does not reduce the utility, convenience, recreational value, attractiveness and historic significance of the public rights of way. It is considered that the proposal would not impact existing arrangements for access to the site thus it is considered acceptable.

Drainage

There have been no objections from the drainage engineer. The site would continue to use the existing surface water drainage systems.

Residential amenity

The proposal does not adversely affect the existing amenities of adjoining occupiers.

Conclusion

It is considered that the application for the erection of an enclosed semi-permanent storage structure is acceptable in an employment area, would be in keeping with the employment designation of the Bromsgrove District Local Plan.

RECOMMENDATION: that permission be **GRANTED subject to the following conditions:**

- 1) C001
- 2) C001a