

| Name of Applicant | Proposal  | Expiry Date | Plan Ref. |
|-------------------|---|-------------|-----------|
| Mr JAMES<br>KILBY | Construction of new 418 sqm Tape Print Facility, extension of service yard area, and demolition of 534 sqm of existing redundant out buildings.<br><br>192 Alcester Road, Hollywood |             | 15/0639   |

**Councillor Baxter has requested that this application is considered by Planning Committee rather than being considered under delegated powers.**

**RECOMMENDATION:** That planning permission be **Granted**

### **Consultations**

#### **Worcestershire Highways**

No objection

#### **Tree Officer**

**No objection**

#### **North Worcestershire Water Management**

No objection subject to Conditions

#### **WRS Contaminated Land**

No objection

#### **WRS Noise, Dust, Fumes**

No objection

#### **WRS Air Quality**

No objection

#### **North Worcestershire Economic Development and Regeneration**

It is considered, therefore, that significant weight needs to be attributed to the requirements of this business which is seeking to grow its operations and provide additional employment opportunities (c.7 new full time positions). This job creation is something wholeheartedly supported by NWEDR.

In terms of the local policy framework, it is considered that the proposal is suitable and is in broad conformity with Policy B4, which permits consolidation of existing commercial uses in non-Green Belt areas

Overall, the proposal seeks to provide a more modern and efficient facility to support a local business to grow and create further job opportunities. Therefore, it is recommended that the application is approved in line with NPPF paragraph 187 that states “decision-takers at every level should seek to approve applications for sustainable development where possible”.

### **Councillor Baxter**

Loss of amenity to the close neighbour at 194c Alcester Road with respect to proximity of new building, noise from machinery, staff and vehicles coming and going, increased operating hours.

### **Relevant Policies**

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

E9 Criteria for New Employment Development

B4

DS13 Sustainable Development

TR8 Off-Street Parking Requirements

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

BDP13 New Employment Development

#### **Others:**

**NPPF**

**NPPG**

### **Relevant Planning History**

Various extensions to warehouses and offices in 1970's and 80's.

### **The Proposed Development**

The proposals relate to the demolition of existing buildings and the erection of a 418 square metre tape print building. This will expand and replace the existing tape print operation housed within an existing lean-to space (measuring 113 square metres attached to the main factory).

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### **Planning Considerations**

The main issues to be considered in assessing the application are the following:

- Design and scale;
- Impact on residential amenity;
- Parking and Highways considerations;
- Trees and ecology

## **Assessment of Proposal**

### **Site and description**

The application proposes the construction of a new facility for Kilby Packaging, based in Alcester Road, Hollywood. The proposal would see the construction of a new 418sqm unit following the demolition of existing redundant buildings totalling 534sqm. As identified within the supporting documentation that accompanies this application, Kilby Packaging is a family owned and managed company specialising in the manufacturer and distribution of packaging materials. The company was established in 1946 and now employs 35 people.

Part of the process at the site is printing messages on tapes and ribbons for decorative packaging. The existing facility requires updating and expansion. It is proposed to construct a new building in place of 3 smaller empty buildings at the site boundary.

The site is located within an area of residential frontage with open land to the north, south and western sides. The existing buildings are set back from the road and comprise two large factory units and a range of outbuildings along the boundary.

A group of 4 new houses were added approximately 2 years ago, one of which abuts the southern boundary of the site with a tapering garden. Rear windows at first floor have clear views into the site which is bounded by a 2.4m high fence and 3 existing disused outbuildings on the site.

The site comprises two main factory buildings which include offices and associated parking and service areas. The rear part of the site adjacent to the outbuildings is overgrown.

A row of mature oak trees runs along this boundary.

The rear of the site is open grassland and also forms the boundary of the green belt.

### **Main Issues**

The matters of most relevance to the proposal for the new building are the principle of the use, scale and design and impact on residential amenity, as well as highways and servicing and environmental issues in respect of noise and disturbance. Impact on trees and ecology are also relevant.

### **Principle**

In policy terms the site is located in a residential area but the site itself is an established commercial activity. Policy B4, Extension to existing Commercial Uses, of the Bromsgrove District Local Plan 2004 (BDLP) applies to proposals for the expansion, consolidation or extension to existing commercial uses in non- Green

Belt areas subject to a number of criteria including, a) that the scale and nature of the activity is appropriate for the area in which it is located, d) that the scheme would not lead to excessive traffic generation; e) that parking is provided in accordance with standards; f) that the proposal does not adversely affect the existing amenities of adjoining occupiers and l) states that where the proposal relates to non-conforming uses within residential areas then the proposal must not generate unacceptable levels of pollution including noise, smell or vibration or have adverse safety implications.

The NPPF stresses the importance of promoting good, sustainable design through the planning system and supports economic proposals subject to minimising impacts. The proposal would contribute to the economic and social roles of sustainable development.

In principle therefore the expansion of an existing business is acceptable.

### **Design and Scale**

The proposal involves the removal of 3 empty brick buildings in poor repair which currently bound the site. These total 534 sqm in floor area and range from 3.1m high to 4.4m high and are approximately 3m in depth extending some 60m along the boundary.

The proposed building would be 36m by 11m, covering 418sqm in one unit which would be 6.3m high tapering down to 4m high. The other existing warehouse on the site is 5.9m to eaves and 7.9m to the ridge and considerably larger, with another larger unit towards the front of the site.

Whilst overall floorspace is less than existing, the scale therefore appears larger due to the increased height and depth and shorter length.

However, in relation to existing brick and clad buildings on the site the design is functional and acceptable in appearance in profiled metal cladding and roofing in grey colouring. The south elevation facing neighbouring properties has no windows or doors and is positioned away from the trees to retain screening.

### **Residential Amenity**

Throughout the processing of the application various amendments have been made in respect of the positioning of the building to increase landscaping and protect trees and increase separation to reduce impacts on the neighbouring properties.

The current amendment shows a gap of 6.3m to the boundary along which is proposed a new close boarded fence of 2.4m in height.

The nearest property at 194c Alcester Road has a garden of approximately 15m in length. The new building would be positioned in line with the furthest point of the garden and rear windows of the house face towards the corner of the new building.

Although there would be a change in outlook for the occupiers, the loss of the derelict buildings would be an improvement of an existing commercial site. As the height tapers down away from the fence line it is not considered that the new building would have an overbearing impact. In addition there would be no overlooking windows, trees would be retained and new fencing provided. At such a distance, which has been increased through negotiation, it is considered that the relationship would be acceptable.

As regards noise and disturbance, the new building would be insulated to modern standards and would need to comply with other legislation in that respect.

Following consultation, comments have been received from Environmental Health stating no objections and requesting a condition requiring the main door to be kept closed except for access. As there are no other doors or windows facing the residential properties there is unlikely to be a noise issue.

Objectors also refer to noise from vehicles. There is a new hard standing area proposed to the front of the building which is for delivery to the building. Revised plans show that HGV's would turn in the area between the existing buildings as they do now, and reverse into the new space for unloading.

The number of vehicles entering and leaving the site is very few and the impact of the new facility is likely to result in no more than one additional vehicle a week, making deliveries to the new unit.

The agent has confirmed that the core business operational hours are as per the application forms and as existing. ie. 7.45am - 18.00hrs Monday to Friday and 7.45am - 13.00hrs Saturday morning. Saturday morning operational time is occasional and dependant on business need. In addition to this between the hours of 4.00am and 8.00am 5 lorries leave the site every morning Monday to Friday, this again, is an existing situation.

The new facility will not impact on this.

In addition, whilst the existing buildings do act as buffer between the service yard and the existing residential, they are unsightly and somewhat of an 'eye soar' due to their dilapidated state. The proposals replace these with a new 2450mm high fence and screen planting along the boundary where it separates the service area from the

garden of the neighbouring house. As such it is not considered that the development would create undue noise and disturbance over and above the existing operation.

Objectors also refer to adverse impacts of security lighting however no such lighting is proposed for assessment. A condition regarding submission of details is included below to allow the LPA to assess and control any such lighting.

### **Highways, parking, and servicing**

Car parking for customers and staff is currently available on site and has been included on amended plans as requested. Vehicle turning areas are also shown on the plans as requested and amendments to the site frontage gate. Neither the County Highways Engineer nor the District Drainage Engineer has raised an objection to the proposals. I am therefore satisfied that the proposal can suitably serviced.

### **Trees and Landscaping**

The Council's tree officer has visited the site and assessed the submitted tree report. On his request that the building be moved further away from the trees to ensure their retention and protection, amended plans now show a distance of over 6 metres to the boundary and tree trunks which will allow root protection areas to be safeguarded. Suitable conditions are added below to ensure adequate tree protection both during and after construction.

### **Ecology**

A bat survey was undertaken in the derelict buildings and confirms no evidence of bat activity or existence. There is therefore no requirement for further surveys or protection of species.

### **Other matters**

Objectors also refer to the large amount of space available at the rear of the property and question why this cannot be used for the new facility. However, the boundary of the Green Belt runs through the site at the rear of existing buildings and any such building would have an adverse impact on the character and openness of the Green Belt. Keeping the buildings contained within the existing commercial curtilage is therefore required.

Other comments refer to demolition of the buildings. This will have to meet standards and is controlled by separate legislation.

### **Conclusion**

The removal of dilapidated buildings and replacement with a modern purpose built facility on an established commercial site would result in a form of development that would be in keeping with the layout, form and character of the locality, and have

limited impact on residential amenity, existing trees or highways and therefore comply with policies of the Bromsgrove District Local Plan and the NPPF.

**RECOMMENDATION:** That planning permission be **GRANTED**

**Conditions**

- 1) The proposal must be started within 3 years from the date of this notice.
- 2) In accordance with plans
- 3) The premises shall only be open for trade at the following times on Mondays to Saturdays inclusive:
  - 4) Parking
  - 5) Tree protection measures
  - 6) Details of lighting
  - 7) Drainage

**Informatives**

1. No works or development shall take place until a scheme for foul and surface water drainage has been submitted to, and approved in writing by the Local Planning Authority. If infiltration techniques are used then the plan shall include the details of field percolation tests.
2. The peak runoff rate from the development for the 1 in 1 year rainfall event and the 1 in 100 year rainfall event plus an appropriate allowance for climate change must be as close as reasonable practicable to the Greenfield runoff rate from the development for the same rainfall event but shall never exceed the rate of discharge from the development prior to redevelopment for that event. Flows resulting from rainfall in excess of a 1 in 100 year rainfall event shall be managed in exceedance routes that minimise the risk to people and property.
3. The runoff volume from the development in the 1 in 100 year 6 hour rainfall must be as close as reasonable practicable to the Greenfield runoff volume from the development for the same rainfall event but shall never exceed the runoff volume from the development prior to redevelopment for that event.

4. The scheme shall be designed so that flooding does not occur on any part of the site for a 1 in 30 year rainfall event and not in any part of any building for the 1 in 100 year rainfall event plus climate change.
5. The scheme shall provide an appropriate level of runoff treatment. The approved scheme shall be completed prior to the first use of the development hereby approved

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