

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,	05.09.2019	19/00624/FUL

This application is being reported to members because it is a major planning application.

RECOMMENDATION: That planning permission be Granted.

Consultations

Highways - Bromsgrove Consulted 06.06.2019

Worcestershire County Council acting in its role as the Highway Authority has raised no objection to the proposal subject to conditions relating too: the provision of electric vehicle charging points, Accessible Parking Provision, Cycle parking provision, conformity with details and Travel Information Pack.

Worcestershire Regulatory Services - Contaminated Land Consulted 06.06.2019

The history of the site suggests that contamination issues may potentially be a significant issue. As a result, in order to ensure that the site is suitable for its proposed use and is in accordance with the National Planning Policy Framework, pre commencement site investigation conditions are recommended for inclusion on any permission granted.

Worcester Regulatory Services- Noise Consulted 06.06.2019

No objection.

North Worcestershire Water Management Consulted 06.06.2019

The site falls within flood zone 1 and is not shown to be susceptible to surface water flooding. As far as I am aware the site is currently 100% impermeable, however with all major applications there is an assumption in favour of sustainable drainage and a reduction in the rate and volume of runoff from the site. As such, I would welcome the inclusion of measures to meet these targets where possible, as it is important that there is no increase in runoff from the site as a result of the development.

Relevant Policies

Bromsgrove District Plan

BDP1 Sustainable Development Principles
BDP13 New Employment Development
BDP14 Designated Employment
BDP16 Sustainable Transport
BDP19 High Quality Design
BDP23 Water Management

Others

Bromsgrove High Quality Design SPD
NPPF National Planning Policy Framework (2019)
NPPG National Planning Practice Guidance

Relevant Planning History

15/0878	Erection of factory extension with 2 storey office block B1, B2 or B8 use	Granted	08.12.2015
08/0867	Extension of existing industrial unit to provide additional single storey factory/storage area and two storey offices.	Granted	03.12.2008
08/1079	Application for the discharge of conditions 2 to 9 of planning approval 08/0867 (Extension of existing industrial unit to provide additional single storey factory/storage area and two storey offices).	Granted	27.03.2009
B/2004/0918	Extension to workshops and offices.	Granted	14.09.2004
B/6594/1979	Change of use from warehouse Class X to industrial Class IV	Granted	10.09.1979

Assessment of Proposal

This application is the resubmission of a previously approved development that was granted in 2015 under planning application reference: 15/0878. The permission granted subject to conditions in December 2015 has now expired.

The site is situated adjacent to the existing All4One factory which is used for light industrial steel fabrication. The application proposes to erect an extension to the west of the existing premises to be used for heavier industrial steel fabrication and offices.

The factory extension would measure 38 metres in length and 31 metres in width, with the overall height being approximately 10 metres and the eaves height being approximately 8.6 metres.

A proposed two storey office development is proposed to be attached to the western side of the proposed factory extension, near to the entrance of the site. This would measure 9.6 metres in length, 6.9 metres in width and 6.75 metres to ridge.

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.

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

The application indicates that the site is currently vacant, however it is currently being used for car storage and scrappage. I have however been informed that this use of the site is due to cease at the end of July.

Use and Principle of the development

The site is allocated for employment purposes within the Bromsgrove District Plan adopted 2017. The development is proposed to be used for business purposes falling within use classes B1, B2 and B8, which are considered to be employment uses. As such it is considered that the principle of the development is acceptable.

It is also noted that 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).

Character and appearance

The design and appearance of the proposed factory and office extension would conform with the design of the surrounding built form including that of the existing factory premises.

Amenity

Given the change in levels and the overall separation distances between the site and the adjacent office development to the north of the site, it is not considered that the proposal would have an adverse impact on the amenity of the existing occupiers of the office building.

Highways

Worcestershire County Council Highways have commented on this application setting out that the proposed development has the benefit of an existing vehicular and pedestrian access with good visibility in both directions. They also set out that the site is situated near to bus stops which are accessible from the site via lit footpaths. The proposal does also include the provision of 16 on site car parking spaces.

Overall Highways have raised no objection to the proposal subject to certain conditions relating to vehicular and cycle parking provision and layout.

Highways did also request for a condition to be imposed relating to a travel information pack. However given that this application is for an extension to an existing business, this is not considered to be necessary.

Drainage

North Worcestershire Water management have confirmed that the site falls within flood zone 1 and is not shown to be susceptible to surface water flooding. As far as they are aware the site is currently 100% impermeable, however with all major applications there is an assumption in favour of sustainable drainage and a reduction in the rate and volume

of runoff from the site. As such, they would welcome the inclusion of measures to meet these targets where possible, as it is important that there is no increase in runoff from the site as a result of the development. To control this surface water drainage condition could do be attached to any permission that is granted.

Contamination

Worcestershire Regulatory Services have reviewed the proposal and set out in their comments that the site historically forms part of Garringtons factory and is on or very close to areas which were subject to landfilling. As such they have recommended that a condition be attached to any permission that is granted in relation to land contamination site investigations.

Noise

The application site appears to be an established industrial site remote from any residential receptors. Furthermore the application does not appear to be proposing any external plant / equipment. Worcestershire Regulatory Services did initially raise concern over the potential noise breakout from the factory extension, therefore asked the applicant to submit a noise statement estimating the likely noise breakout from the proposed extension for comment.

The applicant submitted information relating to the industrial processes to be used within the unit and the potential noise this could give rise to, which does not include: grinding, turret punching or milling machines. The applicant also confirmed that the roller shutter doors would be kept closed. Following this information, Worcestershire regulatory Services confirmed that they have no objection to this application in relation to noise.

Conclusion

The proposal is considered to accord with the relevant development plan policies and therefore be acceptable.

RECOMMENDATION: That planning permission be granted subject to conditions.

Conditions:

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of the grant of this permission.

Reason: In accordance with the requirements of Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby approved shall be carried out in accordance with the following plans and drawings:

Drawing No. 15:27:02 Proposals

Drawing No. 19:16:03 Site Plan and Elevations

Drawing No. 19:16:04 Site Plan and Elevations

Reason: To provide certainty to the extent of the development hereby approved in the interests of proper planning.

3. All new external walls and roofs of the proposed factory extension shall be finished in materials to match in colour, form and texture those on the existing factory building.

Reason: To ensure that the development is satisfactory in appearance, to safeguard the visual amenities of the area and in accordance with Policies in the Local Plan.

4. Prior to their first installation, details of the form, colour and finish of the materials to be used externally on the walls and roofs of the office extension shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

Reason: To ensure that the development is satisfactory in appearance, to safeguard the visual amenities of the area.

5. Other than that required to be carried out as part of an approved scheme of remediation, no development hereby approved shall commence until conditions 1 to 6 have been complied with:

1. A preliminary risk assessment must be carried out. This study shall take the form of a Phase I desk study and site walkover and shall include the identification of previous site uses, potential contaminants that might reasonably be expected given those uses and any other relevant information. The preliminary risk assessment report shall contain a diagrammatical representation (conceptual model) based on the information above and shall include all potential contaminants, sources and receptors to determine whether a site investigation is required and this should be detailed in a report supplied to the Local Planning Authority. The risk assessment must be approved in writing before any development takes place.

2. Where an unacceptable risk is identified a scheme for detailed site investigation must be submitted to and approved in writing by the Local Planning Authority prior to being undertaken. The scheme must be designed to assess the nature and extent of any contamination and must be led by the findings of the preliminary risk assessment. The investigation and risk assessment scheme must be compiled by competent persons and must be designed in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Contaminated Land, CLR11"

3. Detailed site investigation and risk assessment must be undertaken and a written report of the findings produced. This report must be approved by the Local Planning Authority prior to any development taking place. The investigation and risk assessment must be undertaken by competent persons and must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Contaminated Land, CLR11" 4. Where identified as necessary a detailed remediation scheme to bring the site to a

condition suitable for the intended use by removing unacceptable risks to identified receptors must be prepared and is subject to the approval of the Local Planning Authority in advance of undertaking. The remediation scheme must ensure that the site will not qualify as Contaminated Land under Part 2A Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

5. The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development, other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority.

6. Following the completion of the measures identified in the approved remediation scheme a validation report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval of the Local Planning Authority prior to the occupation of any buildings.

7. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where necessary a remediation scheme must be prepared, these will be subject to the approval of the Local Planning Authority. Following the completion of any measures identified in the approved remediation scheme a validation report must be prepared, which is subject to the approval in writing of the Local Planning Authority prior to the occupation of any buildings.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

Pre-commencement conditions for contaminated land risk assessment are considered necessary for the following reasons:

- There is potential for contamination to exist on the site. The degree and extent of contamination is currently unknown. More information relating to ground conditions is required to determine whether or not remediation will be required (prior to any construction work commencing).

6. Prior to the installation or construction of the development hereby approved, details of a scheme for 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 for the site.

7. The Development hereby approved shall not be first used until 2 electric vehicle charging spaces have been provided within the site.

Reason: To encourage sustainable travel and healthy communities.

8. The Development hereby approved shall not be first used until 1 accessible car parking spaces has been provided within the site.

Reason: To provide safe and suitable access for all.

9. The Development hereby permitted shall not be first used until 5 sheltered and secure cycle parking have been provided within the curtilage of the site. These facilities shall thereafter be retained for the parking of cycles only.

Reason: In the interests of sustainability and to comply with the Councils parking standards.

Case Officer: Claire Gilbert Tel: 01527 881655
Email: claire.gilbert@bromsgroveandredditch.gov.uk