

Name of Applicant Type of Certificate	Proposal	Map/Plan Policy	Plan. Ref Expiry Date
S P Group 'A'	External fitters store - S P Group, Ravensbank Business Park, Hedera Road, Redditch	EMP	B/2007/0381 10.07.2007

RECOMMENDATION: that permission be **GRANTED**.

Consultations

WCC(HP)	Consulted - views received 18.04.2007: No objection
ENG	Consulted 08.05.2007: views awaited
EDO	Consulted - views received 13.04.2007: Economic Development supports the scheme
Redditch BC	Consulted - views received 19.04.2007: No objection
Beoley PC	Consulted - views received 08.05.2007: No objection
Publicity	1 site notice posted 18.05.2007: no response received (expires 08.06.2007) 1 press notice published 20.04.2007: no response received (expires 11.05.2007)

The site and its surroundings

The application site is located on the northern side of Hedera Road within the Ravensbank Business Park. The site consists of an established commercial building of modern design with associated areas dedicated to deliveries, servicing and parking provision. The site is well defined in terms of boundary treatments, consisting of open mesh fencing to all boundaries and soft landscaping to the west and east boundary. The site is located within an employment zone.

Proposal

This full application relates to the erection of a single storey lean-to extension to the front elevation to form a fitters store. The store has dimensions 4 metres by 4 metres with a maximum height of 4.5 metres and is to be constructed in PVC faced profile metal sheeting to the walls and roof. A roller shutter door is located to the front elevation and a personnel door to the side elevation.

Relevant Policies

WMSS	QE2
WCSP	SD.2, SD.4, SD.5, SD.6, SD.7, CTC.1, T.1, D.19, D.20
BDLP	DS13, E1, E4, TR11, TR12
Others	PPS1, PPG4, SPG3

Relevant Planning History

B/2006/0589	External store and plant: approved 14.08.2006
B/2006/0374	Modification of Condition 8 on B/1991/0233 to increase car-parking provision through the removal of landscaping: approved 21.06.2006

- B/2003/1355 Town and Country Planning Act 1990, Section 73. Application to vary outline planning permission B/1991/0233 condition 1(b) to extend the time period for the submission of Reserved Matters: approved 10.12.2003
- B/2002/0349 Erection of B2/B8 buildings with ancillary offices and parking, landscaping and formation of access - Reserved Matters: approved 06.06.02
- B/2001/0781 Engineering operations comprising earthworks: approved 03.09.2001
B/1998/0700 Variation of Condition No. 1(b) of Planning Application Ref. B/1995/0890 to extend the time period for approval of Reserved Matters to 31 October 2003: approved 19.10.1998
- B/1995/0890 Class B1, B2, and B8 uses. Section 73 application to vary outline permission B/1991/0233 condition 1(b) in respect of the period for submission of Approval of Reserved Matters: approved 15.01.1996
- B/1995/0293 Renewal of outline planning permission B/1991/0233 for a Business Park to include Class B1, B2 and B8 uses and associated access works, car parking and landscaping: withdrawn 22.04.1996
- B/1994/0898 Variation of Condition No 5 on Planning Permission B/1991/0233 (structural landscaping): approved 29.11.1994
- B/1991/0234 Development of site as Business Park to include class B1 B2 & B8 uses and associated access works, car parking and landscaping: refused 17.06.1991
- B/1991/0233 Business Park to include Class B1, B2 and B8 uses and associated access works, car parking and landscaping: refused 17.06.1991.
Appeal: allowed 02.06.1992

Notes

Given that the principle of employment-related development has been established through the allowing of B/1991/0233 through the appeal process and the implemented Reserved Matters Approval on this site for warehouse development under B/2003/0349, the main issues relating to this application relate to whether the proposed works are acceptable and the implication for highway safety and egress and amenity of the street scene in this location.

I am of the view that the provision of the store would not be so demonstrably harmful in this location given the commercial and industrial context of the site. I consider the scheme would not lead to any loss of amenity given the siting of unit and the relationship of the proposed works within the Business Park and the form and function of the compound building. Furthermore, the existing landscaping belt and rise in level to the southern boundary provides a good degree of screening from Hedera Road. The scheme therefore accords with Policy E4 of the BDLP.

RECOMMENDATION: that permission be **GRANTED** sfc:

1. Time limit
2. The external materials shown on the approved drawings shall be used and no others substituted without the written approval of the local planning authority.

Reasons

2. In order to secure the satisfactory appearance of the development in accordance with Policy DS13 and E4 of the Bromsgrove District Local Plan January 2004.

Notes

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

WMSS QE2
WCSP SD.2, SD.4, SD.5, SD.6, SD.7, CTC.1, T.1, D.19, D.20
BDLP DS13, E1, E4, TR11, TR12
Others PPS1, PPG4, SPG3

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.