DELEGATED REPORT

Recommendation Made: 26 April 2011

Reference:- 11/00176/FUL **Parish:- Burbage Parish Council**

Applicant:-

Crane Electronics
3 Watling Drive
Burbage
Hinckley

Location:- Crane Electronics 3 Watling Drive Burbage Hinckley Leicestershire

Proposal:- EXTENSION TO FACTORY

Introduction:-

This is an application for the erection of a single storey extension to an existing electronics factory building at Watling Drive, Burbage.

The estate is characterised by modern industrial units with car parking and planting areas. This unit is constructed of a red brick and grey corrugated sheeting with red window frames.

The current proposal is for a single storey extension located on the north eastern corner of the existing premises. The proposed extension has 171 square metres floor space.

A Design and Access Statement has been submitted with the application which states that the proposed extension will be built to the same specification as the existing building and will not impact on other properties within the area. There is no change to the existing access.

This is an amended scheme; there have been two previous approved applications in a similar location to this proposal to extend the premises but neither have been implemented.

History:

09/00594/FUL	Extension to factory	Approved 19.10.09
06/00682/FUL	Erection of two storey extension to factory	Approved 16.08.06

Consultations:-

No objections received from:
The Head of Community Services (Land Drainage)
Burbage Parish Council

No objections received from The Director of Environment and Transport (Highways) subject to encouraging sustainable modes of transport and facilities.

Development Plan Policies:-

National Government Policy

Planning Policy Statement (PPS) 1- Sustainable Development and Climate Change. Sets out the Government's objectives for delivering sustainable development and the principles behind the planning system in seeking to provide a good quality environment for people to live in.

Planning Policy Statement (PPS) 4 - Planning for Sustainable Economic Growth. Sets out the Government's objectives to achieve sustainable economic growth through improving economic performance, reducing the

gap in economic growth rates between regions, tackling deprivation and delivering more sustainable patterns of development.

Planning Policy Statement (PPS) 13 - Transport. Sets out the Government's objectives to reduce the reliance on the use of the car whilst promoting other means of travel.

Local Planning Policy

Local Development Framework Core Strategy 2009

The Core Strategy, part of the Local Development Framework, sets out the strategic polices that will guide development within the district until 2026.

Spatial Objective 1: Strong and Diverse Economy, seeks to strengthen and diversify the economy by providing sufficient, sustainably-located, good quality land and premises and other support programmes, including skills training, to encourage appropriate sectors with growth potential.

Spatial Objective 13: Transportation and Need to Travel, seeks to reduce the high reliance on car travel in the Borough and to increase the opportunities for other forms of transport by focusing the majority of development in the Hinckley Urban Area where there is a range of transport options available.

Policy 4: Development in Burbage - ensures that there is a range of employment opportunities within Burbage and in close proximity to Hinckley.

Saved Local Plan Policies

The site is designated an existing employment site in the Hinckley and Bosworth Local Plan.

Policy BE1 seeks to achieve a high standard of design in new development and sets out detailed criteria which should be met, such as providing adequate car parking provision, complementing the character of the area and not having a detrimental effect on neighbouring properties.

Policy T5 refers to the application of appropriate standards for highway design and parking targets for new developments unless a different level of provision can be justified.

EMP1 (a) - actively seeks to retain Existing Employment Sites such as this one.

EMP2 - Expansion of Existing Employment Uses suggests that permission will be granted where the proposal is of good design, not detrimental to the amenities of surrounding residential properties and which protects or enhances the character of the area and its surroundings.

Employment Land and Premises Study

The Study identifies the Sketchley Meadows Industrial Estate to be retained for employment uses.

Appraisal:-

The main considerations with this application are the principle of development, design, impact on neighbouring units and highway safety.

Principle

The proposed extension is to be sited within an existing established industrial estate which is designated an employment area in the Local Plan and which contains a variety of light and general industrial uses. The site currently accommodates an industrial unit. The principle of extending the unit was established by the previous planning permissions granted in 2006 and 2009 although neither have been implemented. Therefore, the principle of extending the premises is acceptable subject to other material consideration being satisfactorily addressed.

Design

The area is characterised by a variety of modern B1, B2 general industrial and B8 warehousing units. The design of the proposed extension to the factory is of a similar design to the existing building and is therefore acceptable.

The original extension approved in 2006 in this location had a footprint of 152 sq metres and overall height of 6.5 metres. The further application approved in 2009 as an amendment to the previous scheme, had a footprint of 171 sq metres (slightly wider) and maximum height of 6.7 metres. This proposal has a footprint of 171 square metres but a maximum height of 3.3 metres to the ridge.

The extension is located to the rear of the existing factory and so it has minimal effect upon the streetscene, although there are limited views through to Sketchley Meadows and Watling Close. notwithstanding this matter, there are no arising material impacts upon visual amenity.

Impact upon Neighbouring Units

There are no residential properties affected by the proposal as the site is located within an existing industrial estate. Although this proposed extension has windows which face the neighbouring site to the north, unlike the previously approved schemes, the windows within the northern elevation will overlook a car park area and are no more intrusive to the neighbouring unit than the existing windows located at both ground and first floor within this elevation of the existing unit. Therefore the relationship with other units is acceptable.
Parking

Highway Safety

The Director of Environment and Transport (Highways) does not object to the proposal but has requested conditions be imposed in relation to secure staff cycle parking and changing/shower facilities on site to comply with sustainable objectives. However, it is considered that such a condition is too onerous and should not be imposed.

Conclusion

This proposal is less onerous than the previously approved schemes. It does not have material impacts on either visual amenity, the character of the area or highway safety, the proposal is therefore recommended for approval.

RECOMMENDATION:- Permit subject to the following conditions:-

Summary of Reasons for Recommendation and Relevant Development Plan Policies :

Having regard to the pattern of existing development in the area, representations received and relevant provisions of the development plan, as summarised below, it is considered that subject to compliance with the conditions attached to this permission, the proposed development would be in accordance with the development plan and would have no material impacts on either visual amenity, the character of the area or highway safety.
Hinckley & Bosworth Borough Council Local Development Framework: Core Strategy (2009):- Policy 4

Hinckley & Bosworth Borough Council Local Plan (2001) :- BE1, T5; EMP1

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

2 The materials to be used on the external elevations of the proposed extension and alteration shall match the corresponding materials of the existing building unless previously agreed in writing with the Local Planning Authority.

3 The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted details as follows: Drawing 102 received on 7 March 2011. Blockplan and Drawing

104 received on 13 March 2011. Drawing 103 received 1 April 2011. Drawings 106 and 107 received on 8 April 2011.

Reasons :-

1 To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

2 To ensure that the development has a satisfactory external appearance to accord with policy BE1 of the adopted Hinckley & Bosworth Local Plan.

3 For the avoidance of doubt and in the interests of proper planning.

Notes to Applicant:-

1 Bats, nesting birds, great crested newts and certain other species are protected by law. If any such species are discovered before or during the works the works must be suspended and the local office of Natural England contacted for advice.

2 This permission does not grant approval under the Building Act 1984 and the Building Regulations 2000 (as amended) for which a separate application may be required. You are advised to contact the Building Control Section.

3 As from 6 April 2008 this Authority are charging for the discharge of conditions in accordance with revised fee regulations which came into force on that date. Application forms to discharge conditions and further information can be found on the planning portal web site www.planningportal.gov.uk.

4 All works within the limits of the Highway with regard to the access shall be carried out to the satisfaction of the Southern Area Manager (0116 3052202).

Contact Officer:- Louise Forman Ext 5682