DELEGATED REPORT

Recommendation Made: 19 October 2011

Reference:- 11/00712/FUL **Parish:- Burbage Parish Council**

Applicant:- Multi Industrial Doors
Sapcote Road Industrial Estate
Sapcote Road
Burbage
Leicestershire

Location:- Part Unit 1 Sapcote Road Industrial Estate Burbage Hinckley Leicestershire

Proposal:- ERECTION OF NEW STEEL FRAMED BUILDINGS.

Introduction:-

This application seeks full planning permission for the erection of two industrial building units for operation within Use Class B1(c) (Light Industrial) on a vacant site measuring approximately 550 square metres on Sapcote Road Industrial Estate, Burbage. The application is a resubmitted scheme which seeks to address issues raised in respect of the previously proposed parking provision which was not within the boundary of the application site. The two units are proposed to be laid out along the north and south boundaries of the site facing a central yard area. The proposal is to construct one unit measuring 15.2 metres x 5.3 metres with an eaves height of 5.5 metres and a ridge height of 6.6 metres with a monopitch roof set at 10 degrees and a second unit measuring 15.2 metres x 10.2 metres with an eaves height of 5.5 metres and a ridge height of 6.7 metres with a dual pitch roof set at 10 degrees, providing an overall floor space of 228 square metres. It is proposed to construct the units of part block-work walls with composite profiled steel panels finished in olive green above and composite profiled steel panels finished in goosewing grey on the roof. The units have galvanised electrically operated roller shutter doors and steel framed security personnel doors for access. Four parking spaces are provided within the site to serve the proposed units.

The site is currently vacant and enclosed by temporary perimeter Heras type security fencing. The site was previously occupied by a factory unit (of which only the concrete floor slab remains covering approximately two-thirds of the site) and more recently by a number of Nissan huts offering small business premises which have also been removed. Most recently the site has been used for informal/incidental parking and external storage before it was fenced off. The application site forms a small part of a much larger well established industrial estate operating a variety of uses including both Class B1 (Light Industrial) and B2 (General Industrial) uses. The estate is comprised of a number of industrial units of varying size, scale, design and construction generally arranged north to south along a central access road. There are industrial premises to the north, east and west of the application site and residential gardens at a higher ground level to the west screened by a blockwork retaining wall and mature hedgerow. The nearest dwellings are approximately 40 metres to the west.

A Design and Access Statement has been submitted to support the application.

An amended plan has been submitted to replace the proposed blockwork walls with a facing brick and as a result of the relatively minor nature of the amendment no re-consultation has been undertaken.

History:-

10/00782/FUL	Erection of New Steel Framed Building	Withdrawn	30.11.10

Consultations:-

No objection has been received from:-

Burbage Parish Council
Head of Community Services (Land Drainage)

No objection subject to conditions has been received from:-

Director of Environment and Transport (Highways)
Chief Officer for Environmental Health (Pollution)

Ward members have made no comments on the application

No response has been received at the time of writing this report from neighbours.

Development Plan Policies:-

National Planning Guidance

Planning Policy Statement 1 (PPS1): Delivering Sustainable Development
Planning Policy Statement 4 (PPS4): Planning for Sustainable Economic Growth
Adopted Core Strategy (2009)

Policy 4: Development in Burbage

Adopted Local Plan (2001)

Policy EMP1: Existing Employment Sites: category B
Policy BE1: Design and Siting of Development
Policy NE2: Pollution
Policy T5: Highway Design and Vehicle Parking Standards

Other Documents

Employment Land and Premises Study (2010): retain as category B with 100% employment uses

Appraisal:-

The main considerations with regards to this application are: the principle of development; the design, layout and appearance of the development and its impact on the character of the area, the amenities of the occupiers of neighbouring properties and highway safety.

Principle of Development

The application site is located within the settlement boundary of Burbage and within an established and protected employment site on the proposals map of the adopted Local Plan. The Employment Land and Premises Study (2010) also identifies the site as an acceptable and viable employment site that should be retained for 100% employment uses. As a result, the principle of the erection of industrial units on this site which contains a variety of light and general industrial uses is considered to be acceptable and to accord with Policy 4 of the adopted Core Strategy and Policy EMP1 of the adopted Local Plan.

Design, Layout and Appearance

The industrial units proposed are of a similar scale to the unit to the south and other units built within the wider site. They will have a simple yet functional design with plinth walls with profiled metal sheet walls above and metal profile sheet roof panels set at a low profile in order to minimise visual impact. The units will also be built on a similar building line to those either side to the north and south of the site. The layout provides for a total of four parking spaces within the application site and a central service yard area of approximately 160 square metres for loading and unloading.

The proposed materials included block-work construction to the lower parts of the wall elevations and it is considered that the appearance of the units would be improved by the use of more traditional facing bricks which are more characteristic of other units within the site. An amended plan has now been submitted to replace the block-work with a red facing brick and as a result the proposed units would not be out of character

with surrounding development. The estate is characterised by buildings aligned close to the central access through the estate with small parking and service areas to the fore and side and the proposed development continues that theme. As a result of the siting, design, layout and appearance of the proposed industrial units, subject to the use of appropriate external materials, the proposed development is considered to be in accordance with policy BE1 of the adopted Hinckley and Bosworth Local Plan.

Impact on Neighbouring Properties

The nearest residential properties (Nos. 156, 164 and 168 Hinckley Road) are located to the west of the application site and are approximately 40 metres away on an elevated ground level (by approximately 2 metres) with private amenity areas between. The application site is screened by a mature hedgerow set above a block-work retaining wall. The application site forms part of a long established industrial estate containing a variety of uses including both B1 (Light Industrial) and B2 (General Industrial) uses. The application site was occupied previously by an industrial unit before it was demolished and has since been used for smaller business units and informal/incidental parking and external storage. There have been three other applications for industrial units along this side of the wider industrial site 99/00069/FUL, 00/00886/FUL and 07/01109/FUL which were approved with no conditions restricting noise generation or hours of use. The application proposes that the units are to be used for light industrial uses within Class B1(c) of the Use Classes Order. In view of the above and following further discussion the Head of Community Services (Pollution) does not object to the application. It is considered that subject to a condition restricting the use of the units to operations within Class B1(c) (light industrial) or Class B8 (storage or distribution) of the Use Classes Order it is considered that a further restriction in respect of hours of use is not reasonable or necessary in this case in order to protect residential amenity, particularly given the unrestricted nature of the adjacent units. The surrounding industrial units are of varying scale, design and styles and are set and serviced within their own site boundaries and as a result will not be adversely affected by the proposed development.

No objections have been received from any of the neighbouring properties to the site, either residential or commercial.

Highway Safety

The proposal includes four off-street car parking spaces to serve the two units which provide a total of 228 square metres of internal floor space. The Leicestershire County Council Design Guidance: 'Highways, transportation and development' suggests that for the urban town location of the site one parking space for every 80 square metres of floor space should be provided for Class B1 non-office uses and lower for Class B8 storage uses. Accordingly the provision of four spaces is considered to be adequate in this case. Whilst the central service yard provides limited space for loading, unloading and manoeuvring, the application site is located well inside the industrial estate on an access that is not a through road and has limited traffic flow. Under these circumstances, the lack of manoeuvring space within the site is not considered to result in a justifiable reason to refuse the application in this case. The Director of Environment and Transport (Highways) does not object to the application subject to a condition that the proposed parking spaces are provided and retained for such use at all times thereafter to ensure adequate off-street parking is maintained to serve the units. The proposed development is therefore considered to accord with policies BE1 and T5 of the adopted Local Plan.

Conclusion

As the application site is within an established and viable protected employment site, the principal of additional industrial development is considered acceptable. Overall, as a result of the proposed Class B1 (c) light industrial use of the buildings, their scale, design, layout and appearance and the proposed parking and servicing arrangements, the proposed development will not have an adverse impact on the character or appearance of the area, the amenities of the occupiers of neighbouring properties or highway safety. The proposed development is considered to be in accordance with the aims of Planning Policy Statement 1 Planning Policy Statement 4, Policy 4 of the adopted Core Strategy and Policies EMP1, BE1 and T5 of the adopted Local Plan. Subject to conditions, the proposal is considered acceptable.

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 as the site is within a designated employment site and as a result of the proposed use of the buildings and their scale, design, layout and appearance there would be no adverse impact on the character or appearance of the area, the amenities of the occupiers of neighbouring properties or highway safety.

Local Development Framework: Core Strategy (2009):- Policy 4

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

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

2 The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows: Site Location Plan drawing no. 102 Rev A at 1:1250 scale; Block Plan drawing no. 103 received by the local planning authority on 6 September 2011, and Plans and Elevations drawing no. 101 Rev F received by the local planning authority on 20 October 2011.

3 The external materials to be used in the development hereby permitted shall be in strict accordance with those specified on the approved plan drawing no. 101 Rev F received by the local planning authority on 20 October 2011.

4 Notwithstanding the provisions of the Town & Country Planning (Use Classes) Order 1987 as amended the premises hereby approved shall not be used other than for purposes falling within Class B1(c) (light industrial) or Class B8 (storage or distribution) of the Town and Country Planning (Use Classes) Order 1987 or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.

5 The parking spaces shown within the application site on the approved block plan drawing no. 103 shall be provided before the units hereby approved are first brought into use and shall permanently remain without obstruction and available for vehicle parking at all times thereafter.

Reasons :-

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

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

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

4 To protect the residential amenities of the occupiers of neighbouring dwellings to accord with policy BE1 of the adopted Hinckley and Bosworth Local Plan.

5 To ensure that adequate off-street parking facilities are available to serve the development to accord with policies BE1 and T5 of the adopted Hinckley & Bosworth Local Plan.

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).

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