DELEGATED REPORT

Recommendation Made: 6 July 2011

Reference:- 11/00460/FUL **Parish:- Market Bosworth Parish Council**

Applicant:- Mr Parkinson
64 Pippestrelle Drive
Market Bosworth, Nuneaton
Warwickshire
CV13 0NW

Location:- Unit 8 Station Road Industrial Estate Station Road Market Bosworth Nuneaton Leicestershire

Proposal:- DEMOLITION OF EXISTING AND ERECTION OF REPLACEMENT INDUSTRIAL UNIT.

Introduction:-

This application seeks full planning permission for the demolition of an existing industrial unit and the erection of a replacement single storey industrial unit.

The existing industrial building is single storey in construction and constructed from concrete panels and profile cement sheets to the roof. There is an existing car parking area to the front and side of the building which is bordered by 2m high metal pallisade fencing. The site is located within the settlement boundary for Market Bosworth on the defined industrial estate known as industrial estate, south of Station Road. The building is used for B1 (c) Light Industrial purposes.

Relevant Planning History:

92/01008/4 Change of use to general engineering Approved 23/12/1992
99/00996/FUL Erection of replacement industrial unit Approved 01/03/2000

Consultations:-

No objections have been received from:

East Midlands Airport
Environment Agency
Market Bosworth Parish Council
Waste Minimisation (HBBC)
NERL Safeguarding

No objection subject to conditions:

Director of Environment and Transport (Highways)

No objection subject to notes to applicant:

Director of Community Services (Pollution)
Director of Community Services (Drainage)
Severn Trent

A site notice was displayed. At the time of writing this report no comments have been received from:

Neighbours
Ward Members
NERL Safeguarding

Development Plan Policies:-

Adopted Core Strategy (2009):

Policy 11- Key Rural Centres Stand Alone

Adopted Local Plan (2001):

EMP1- Existing Employment Sites
BE1- Design and Siting of Development
T5- Highway Design and Vehicle Parking Standards

Other Documents

Employment Land and Premises Study May 2010

Appraisal:-

The main considerations in respect of this application are the principle of development, the impact of the proposed replacement industrial building on the street scene and on the occupiers of neighbouring units.

Principle of Development

The site is located within the settlement boundary of Market Bosworth, within the defined Station Road industrial estate where industrial uses are considered to be the most appropriate. The development proposes a replacement industrial unit only, thereby meaning that the same use on the industrial estate will be retained and no alternative or potentially conflicting uses will be introduced in its place. Policy EMP1 of the Local Plan states that the Local Planning Authority will actively seek to retain this site for employment purposes. The proposed development will retain employment at the site, thereby making the development acceptable in principle. The Employment Land and Premises Study states that the Industrial Estate south of Station Road is a key rural employment area and that the site should be retained for employment. The proposed development ensures that employment will be retained at the industrial estate.

Impact on street scene

The design of the proposed replacement industrial building introduces a two storey brick and metal clad structure which is slightly longer and substantially wider than the building it is to replace. However the replacement industrial building will be sited in similar building line to the industrial building adjacent to the site and will not be higher at its ridge height. There are existing buildings on the industrial estate that are constructed from similar materials and are higher in their respective ridge heights. The dimensions of the proposed replacement industrial building are similar to that of the adjacent unit thereby resulting in a scale of development that is proportionate to surrounding units and to the street scene. Therefore by virtue of its scale, height and materials of construction the proposed industrial building is considered to be proportionate to and not out of keeping with adjacent industrial units, thereby resulting in development that reflects the industrial nature of this part of Station Road.

The proposals show the inclusion of high level windows on the first floor side and front elevations. The applicant has confirmed that a mezzanine floor is not included in the proposed development.

Impact on neighbouring land uses

It should be noted that the industrial building is located on an existing industrial estate where there are a number of light industrial uses on adjacent sites. The use (light industrial) established within the unit will be retained and will be marginally intensified due to the proposed increase in floor area. Therefore there is no potential for conflict with neighbouring land uses through the introduction of a use that has the potential to give rise to loss of amenity. The siting of the replacement building remains unaltered from its current position and the building will not be higher in its ridge height than neighbouring industrial units. Furthermore there are no habitable windows on adjacent units that will be affected by the increase in floor space and ridge height. The roller shutter doors will face onto the existing parking area meaning that any external noise will be contained

within the site. Therefore the proposed replacement industrial building, with regard to its use, scale, height and massing is not considered to give rise to loss of amenity to, or create potential conflict in terms of its intensified use with neighbouring industrial units.

Highway issues

6 off street parking spaces will be provided within the site for staff with sufficient space retained for vehicle turning and for deliveries. The existing gated access into the site will also be retained. The Director of Environment and Transport (Highways) has raised no objections to the proposed development on highway grounds and recommends a condition that cycle parking provision be made within the site. There is sufficient space within the site for this cycle provision to be achieved.

Conclusion

The proposal would respect the scale and character of the existing industrial units on the Station Road Industrial Estate and would not adversely affect the amenities of the occupiers of neighbouring industrial units. The proposed replacement industrial building will retain employment use at the industrial estate and will provide sufficient off street parking space to meet highway parking standards for commercial development. The application is considered to be in accordance with policies BE1, T5 and EMP1 of the Local Plan and is therefore recommended for approval subject to conditions.

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 by virtue of the scale, mass and design of the proposed replacement industrial building would not detrimentally impact on the amenities of neighbouring land uses or the character and appearance of the street scene, it would retain employment use at the Station Road Industrial Estate and would be in accordance with the development plan.

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

Hinckley and Bosworth Borough Council Adopted Core Strategy (2009) :- Policy 11

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 and Block Plan received 08 June 2011, Planning 01 and Planning 02 received 10 June 2011.

3 Before any development commences, representative samples of the types and colours of materials to be used on the external elevations of the proposed industrial building shall be deposited with and approved in writing by the Local Planning Authority, and the scheme shall be implemented in accordance with those approved materials.

4 There shall be no storage of materials, plant, oil drums, tyres or waste materials of any description on the open area of the site, unless otherwise indicated on the approved plan.

5 No development shall take place until a scheme for cycle parking to be provided within the development site have been submitted to and agreed in writing by the local planning authority. The scheme shall identify the location of the cycle park within the site.

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.

4 To safeguard amenities of neighbouring land uses, in the interests of visual amenity to accord with policy BE1 of the adopted Hinckley & Bosworth Local Plan.

5 To ensure that adequate cycle store provision will be available to serve the premises when they are brought into use.

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).

5 If the proposals involve the reconstruction of the hard paving areas then these should be constructed from permeable materials.

6 According to Severn Trent's records there is a public sewer located within the application site. Public sewers have statutory protection by virtue of the Water Industry Act 1991 as amended by the Water Act 2003 and you may not build close to, directly over or divert a public sewer without consent. Therefore you are advised to cotact Severn Trent to discuss the proposed development. Severn Trent Water will seek to assist you in obtaining a solution which protects both the public sewer and the proposed development.

Contact Officer:- Scott Jackson Ext 5929