

Delegated Report

Planning Ref: 24/00311/FUL
Applicant: Mr Jon Paul
Ward: Hinckley Clarendon



Hinckley & Bosworth
Borough Council

Site: Alliance Healthcare, Dodwells Road, Hinckley

Proposal: Expansion of existing car park to provide additional twenty two parking spaces

Recommendations

- 1.1. **Grant planning permission** subject to Planning Conditions outlined at the end of this report.

Planning application description

- 2.1. The existing site comprises a warehouse building with offices, facilities, and a yard area.
- 2.2. The current facility has 68 car parking bays for existing personnel use, which on occasions can lead to cars being parked in unsuitable locations both on the site and in the near vicinity of the site. The aim is to create an additional 22 car parking bays adjacent to the existing car parking to the west of the building. The proposed location is currently laid to grass. A total of 90 are now proposed. To maximise the space it is intended to double park the new bays, these will be allocated and managed by a banksman sited in the security gatehouse at the entrance to the site.
- 2.3. The finished expanded car parking area will utilize the existing surface water drainage system, so all rain water will fall into the gulleys at the roadway edge and enter into an existing mains sewer system.
- 2.4. This is a private site with no public areas and there are therefore no issues of community safety. It is a secure site monitored by CCTV and security staff. The layout ensures that there is no public access.

Description of the site and surrounding area

- 3.1. The Alliance Healthcare facility is a large building within the Dodwells Bridge Industrial Estate. There is a heavily landscaped bund in front of the site alongside Dodwells Road. There is a car park between the building and the bund with a recently approved fridge unit located next to the southwestern corner of the warehouse, away from the main entrance to the site.
- 3.2. There are currently approximately 430 staff working across shifts, the majority during the daytime. As such the site represents a significant local employer. The maximum number of staff on site at any one time is currently approximately 200.
- 3.3. The Alliance Healthcare Service Centre is sited in an established industrial location with similar industrial units on all sides. The site is located on the Dodwells Bridge Industrial Estate. The land is currently permitted for B1, B2 and B8 use and is to be retained as such.
- 3.4. Alliance Healthcare Hinckley Service Centre is sited in an established industrial location on the corner of Dodwells Rd and Venture Court and comprises a large warehouse approximately 85m x 65m. There is car parking area to the west and north of the warehouse. Goods receiving is to the south with goods dispatch to the

east. There is a vehicle access to Dodwells Rd for dispatch vehicles and cars to enter and exit the site. The Hinckley depot distributes healthcare products to the east coast of England. From this Hinckley depot more than 250,000 items are distributed each week.

4.0 Relevant planning history

23/00199/FUL

- Installation of an external fridge unit
- Approved 02.05.2023

21/01414/FUL

- Portaloo building for a period of 104 weeks
- Planning permission
- 14.02.2022

5.0 Publicity

5.1 A site notice was posted within the vicinity of the site. No representations from the public have been received

6.0 Consultations

6.1 HBBC Pollution
No objection

6.2 Highway Authority
No objection subject to the imposition of a condition should permission be granted.

7.0 Policy

7.1. Site Allocations and Development Management Policies (SADMP) DPD (2016)

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM10: Development and Design
- Policy DM17: Highways and Transportation
- Policy DM18: Vehicle Parking Standards
- Policy DM19 Existing Employment Sites

7.2. National Planning Policies and Guidance

- National Planning Policy Framework (NPPF) (2023)
- Planning Practice Guidance (PPG)

7.3. Other relevant guidance

- Good Design Guide (2020)
- National Design Guide (2019)

8.0 Appraisal

8.1. Key Issues

- Assessment against strategic planning policies

- Design and impact upon the character of the area
- Impact upon neighbouring residential amenity
- Impact upon highway safety

Assessment against strategic planning policies

- 8.2. Paragraph 85 of the National Planning Policy Framework (NPPF) states that planning policies and decisions should help create the conditions in which business can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.
- 8.3. Within the applicant's Design and Access Statement the case has been put forward that if the site is not developed to provide the additional capacity, the business would need to secure additional parking elsewhere locally, which if not found could lead to Alliance Healthcare looking to relocate or outsourcing to a third-party operator, possibly outside the Hinckley area.
- 8.4. The NPPF identifies that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Paragraph 2 of the NPPF also identifies that the NPPF is a material planning consideration in planning decisions. Paragraph 12 of the NPPF states that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where planning applications conflict with an up-to-date plan, permission should not usually be granted unless other material considerations indicate otherwise.
- 8.5. The development plan in this instance consists of the Core Strategy (2009), and the Site Allocations and Development Management Policies (SADMP) Development Plan Document (2016).
- 8.6. The proposed development is supported in principle, it is for the expansion of parking within an established site and would not prejudice the use of the employment site in compliance with policy DM19.

Design and impact upon the character of the area

- 8.7. Policy DM10 of the SADMP seeks to ensure that new development should complement or enhance the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features.
- 8.8. The proposed extended carpark is to be located to the west of the existing building and would adjoin an existing carpark. From the highway the proposed would not be highly visible due to the distance from the highway and various elements such as the existing fencing, bund and existing car parking facilities acting as a screen. The loss of grassed area is regrettable but for the reasons above this greenery does not readily contribute to the character of the area.
- 8.9. The proposed would not be out of character with the existing industrial unit and wider industrial units located within the area in terms of its scale and visual appearance. Therefore it is considered that the proposal is in accordance with Policy DM10 of the SADMP.

Impact upon neighbouring residential amenity

- 8.10. Policy DM10 of the adopted SADMP requires that development would not have a significant adverse effect on the privacy and amenity of nearby residents and occupiers of adjacent buildings.
- 8.11. The development site is surrounded by industrial units on all sides and is not within close proximity to any residential dwellings. The proposed car park extension is not expected to cause impacts upon the adjoining buildings in terms of overshadowing, overlooking, overbearing impacts or loss of light by virtue of its scale and nature. It is considered that the proposal would cause no impact to residential amenity or amenity issues in relation to adjacent buildings and therefore is considered to be in accordance with Policy DM10 of the SADMP.

Impact upon highway safety

- 8.12. Policy DM17 of the adopted SADMP supports development that would not have any significant adverse impacts on highway safety. Policy DM18 of the SADMP requires new development to provide an appropriate/justified level of parking provision.
- 8.13. The Local Highway Authority (LHA) have been consulted by Hinckley & Bosworth Borough Council as the Local Planning Authority (LPA) on a full application for the expansion of an existing car park to provide an additional 22 parking spaces at Alliance Healthcare, Dodwells Road, Hinckley.
- 8.14. The LHA have reviewed the following documents that have been submitted by the Applicant in support of the proposals:
- CADXtra drawing number AW6105-10-02 Rev. A (Proposed Site Plan, Proposed Car Park Expansion)
 - Parking Provision Details document authored by CADXtra dated March 2024
 - Design and Access Statement authored by CADXtra dated 26th March 2024
- 8.15. Access to the site is off Dodwells Road, an A classified road (A47) subject to a 30mph speed limit. Based on the submitted application form, no amendments are proposed to the existing site access arrangements. This is accepted by the LHA.
- 8.16. Based on available records to the LHA, two Personal Injury Collisions (PIC's) have occurred on Dodwells Road between the Dodwells roundabout to the south of the access and 500m northeast of the site access within the last five years.
- 8.17. The first PIC occurred at the junction of Dodwells Road and Jacknell Road in November 2019 and was recorded as slight. This involved a turning vehicle and a tractor. The second PIC occurred approximately 100m northeast of the site access at the access to a neighbouring industrial unit in August 2023. This involved a turning vehicle and a motorcycle and was, regrettably, recorded as serious.
- 8.18. Notwithstanding the recorded PIC's, the LHA considers the proposals are unlikely to exacerbate an existing highway safety concern and could reduce the possibility of vehicles parking on the highway in the surrounding area.
- 8.19. The LHA do not consider that an assessment of the level of vehicle trips the proposed additional car parking spaces could generate is necessary. Based on the submitted application form, the proposals would not result in any additional employees being recruited.

- 8.20 The submitted Design & Access Statement indicates that the site employs approximately 430 staff working across shifts, the majority during the daytime. The maximum number of staff on site at any one time is currently approximately 200. A portion utilise public transport links, car share or use alternative means of travel. However, on occasions the existing level of parking provision within the site cannot accommodate demand.
- 8.21 CADXtra drawing number AW6105-10-02 Rev. A provides details of the additional parking spaces within the site. The Applicant has stated within the submitted Parking Provision Details document that there are currently 68 car parking spaces available on the site, with spaces located to both the north and west of the warehouse building.
- 8.22 The proposed development includes the expansion of an existing car park to increase the capacity by 22 spaces, to provide a total of 90 spaces. The Applicant intends to maximise the space available by double parking cars in the expanded area. It is stated these spaces will be allocated, monitored and controlled by a banksman operating from the security office located at the main entrance gate close by.
- 8.23 The Applicant has also stated that the additional spaces are urgently required to directly improve the Alliance Healthcare site parking provisions and also to indirectly improve the Dodwells Bridge Industrial Estate external areas. Currently cars are being parked at every available space and that this would be alleviated with the implementation of this proposal.
- 8.24 Whilst the LHA discourages parking in a tandem arrangement for employment sites, as this can lead to difficulties for employees when arriving and departing from the site, as well as underutilisation of the spaces, it appears the spaces would be managed by existing staff controlling access to the site. In addition, the LHA is aware of concerns in respect of parking in the vicinity of the site and the impact that this has on the highway verge and segregated footway/ cycleway. This is in terms of vehicles both obstructing the route and depositing mud on the surface, causing a hazard for cyclists in particular.
- 8.25 Given the above, the LHA welcomes the proposals as it is considered this could help to alleviate an on-going on-street parking problem in the area. Overall the proposal would not result in adverse impacts upon highways safety and would be in accordance with Policies DM17 and DM18 of the adopted SADMP.

9. Equality implications

9.1 Section 149 of the Equality Act 2010 created the public sector equality duty. Section 149 states:-

- (1) A public authority must, in the exercise of its functions, have due regard to the need to:
 - (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

9.2 Officers have taken this into account and given due regard to this statutory duty, and the matters specified in Section 149 of the Equality Act 2010 in the determination of this application.

9.3 There are no known equality implications arising directly from this development.

9.4 The decision has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including General Data Protection Regulations (2018) and The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

10. Conclusion

10.1. The proposal seeks to expand the existing car park within the site to provide additional parking space for vehicles. The proposal is considered acceptable due to the limited impacts upon the character of the area and the amenity of adjacent buildings.

10.2. It is considered that the proposed development would be in accordance with Policies DM10, DM17 and DM18 of the adopted SADMP.

11. Recommendation

11.1 **Grant planning permission** subject to:

- Planning conditions outlined at the end of this report

11.2 Conditions and Reasons

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

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:

Location Plan Drg No. AW6105-10-04 Rev A
Block Plan Drg No. AW6105-10-05 Rev A
Proposed Site Plan Drg No. AW6105-10-02 Rev A
Proposed Car Park Landscaping Plan Drg No. AW6105-10-03 Rev A
Flood Risk Assessment Ref No.CADX3264-FRA-0001
Parking Provision Details Ref No.CADX3264-PP-0001
Planning Statement all received 02.04.2024

Reason: To ensure a satisfactory form of development in accordance with Policies DM1 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

3. The parking and turning facilities shall be implemented in accordance with CADXtra drawing number AW6105-10-02 Rev. A. Thereafter the onsite parking and turning provision shall be kept available for such uses in perpetuity.

Reason: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally (and to enable vehicles to enter and leave the site in a forward direction) in the interests of highway safety and in accordance with the National Planning Policy Framework (December 2023).

11.3 **Notes to applicant**

1. The approved development may require Building Regulations Approval, for further information please contact the Building Control team via e-mail at buildingcontrol@hinckley-bosworth.gov.uk or call 01455 238141.
2. It is an offence under Section 148 and Section 151 of the Highways Act 1980 to deposit mud on the public highway and therefore you should take every effort to prevent this occurring.