

Erection of two industrial units (Outline application - all matters reserved except part access)

Report Item No
A7

Land At Samson Road Coalville Leicestershire LE67 3FP

Application Reference
16/00409/OUT

Applicant:
Leicestershire County Council

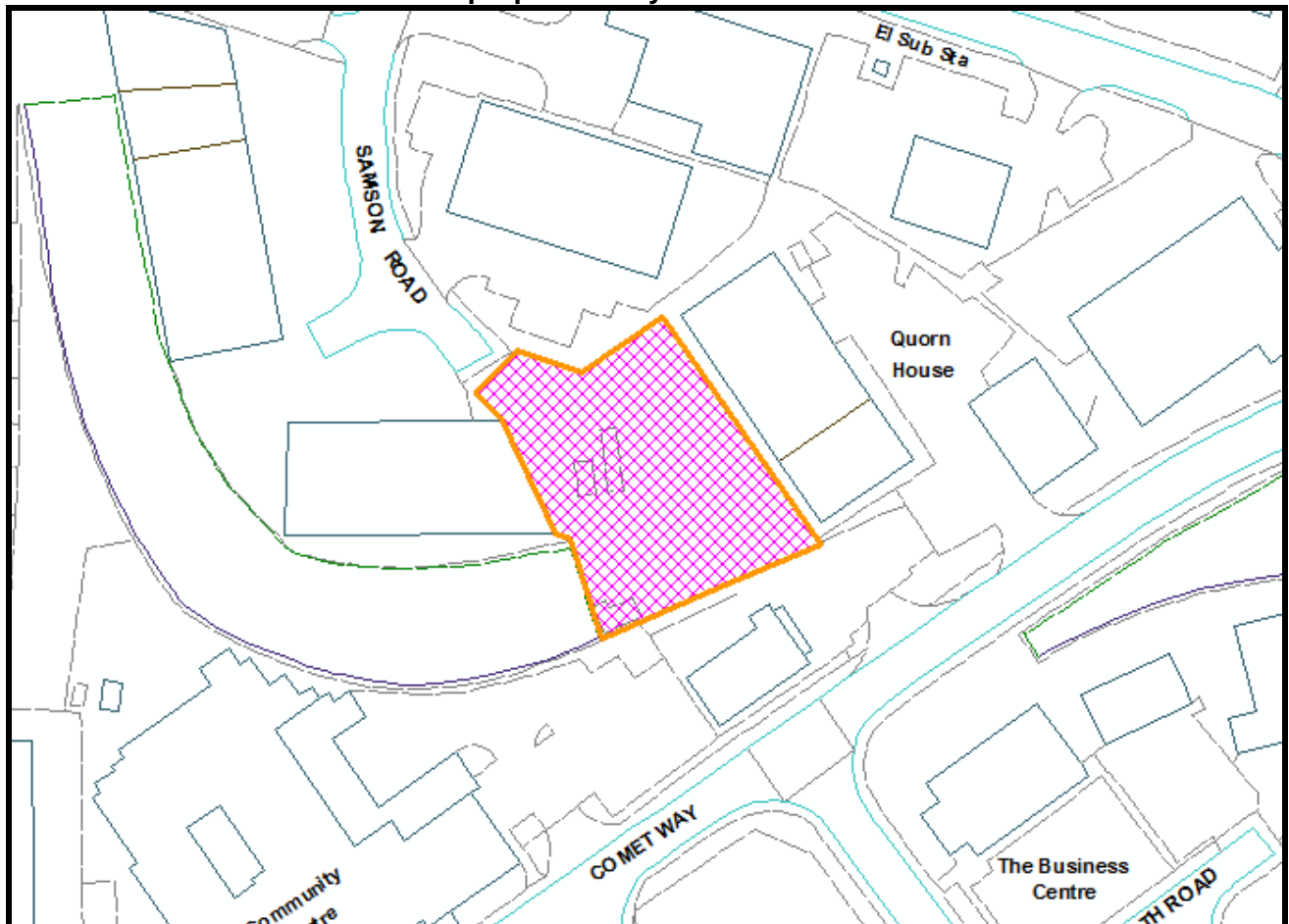
Date Registered
14 April 2016

Case Officer:
Robert McKillop

Target Decision Date
9 June 2016

Recommendation:
PERMIT

Site Location - Plan for indicative purposes only



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Executive Summary of Proposals

Reason for Call In

The application has been called to the Planning Committee by Councillor Legrys due to it being linked to applications 16/00414/OUTM and 16/00415/OUTM at Workspace 17, Highfield Street, Coalville which would result in the loss of employment units.

Proposal

Outline planning permission is sought for the erection of two industrial units on land at Samson Road, Coalville.

Consultations

Members will see from the main report below that no public objections to the scheme have been received and there are no other objections raised by statutory consultees.

Planning Policy

The application site is within Limits to Development as defined in the adopted North West Leicestershire Local Plan. Also relevant are the employment policies of the National Planning Policy Framework.

Conclusion

The proposed employment units would be located in an existing industrial estate within the limits to development in Coalville, which is a sustainable settlement and the scheme is considered to accord with national and local policies. Subject to suitable conditions, the proposal would have no adverse impacts upon residential amenities, highway safety, design, ecology or trees. Overall the development would accord with Policies S2, E3, E4, E7, J1, T3 and T8 of the adopted Local Plan and Policies D1, D2, Ec3 and IF7 of the publication version Local Plan and advice in the NPPF. The application is, therefore, recommended for approval.

RECOMMENDATION - PERMIT, SUBJECT TO THE IMPOSITION OF CONDITIONS

Members are advised that the above is a summary of the proposals and key issues contained in the main report below which provides full details of all consultation responses, planning policies, the Officer's assessment and recommended conditions, and Members are advised that this summary should be read in conjunction with the detailed report.

MAIN REPORT

1. Proposals and Background

Outline planning permission is sought for the erection of two industrial units at land at Samson Road, Coalville. Details of access onto Samson Road are included for determination at this stage with other matters reserved for subsequent approval. The site is within an industrial area adjacent to other businesses and is located within the defined limits to development as identified in the North West Leicestershire Local Plan.

The site measures an area 0.19 hectares and the application form states that 743.2 square metres of new floor space would be created for general industrial purposes under Use Class B2. The site is currently unoccupied except for some small storage buildings and greenhouses.

The illustrative plans indicate that two new units would be proposed in one building with on-site parking, turning and landscaping also indicated. The application is accompanied by a Design and Access Statement, Transport Assessment, Habitat Survey and Geo-Environmental Investigation Report.

Applications 16/00414/OUTM and 16/00415/OUTM at Workspace 17, Highfield Street, Coalville have been submitted by the same applicant and are currently being considered by the local planning authority. These other applications propose the demolition of existing employment units and erection of new residential units at a different site in Coalville. This application is submitted to provide replacement employment units to mitigate against the potential loss should the other applications be approved. Application 16/00416/OUTM for the erection of business/industrial units at Vulcan Way, Coalville is also under consideration which would further offset any loss of employment units in Coalville. All of these applications are reported in this Planning Committee Agenda.

No recent planning history found for this application.

2. Publicity

16 neighbours have been notified (Date of last notification 15 April 2016)

Site Notice displayed 15 April 2016

3. Consultations

County Highway Authority
Severn Trent Water Limited
Head of Environmental Protection
NWLDC Tree Officer
LCC ecology
Kay Greenbank

4. Summary of Representations Received

Third Party Representations

No letters of representation have been received.

Statutory Consultees

Leicestershire County Council - Ecologist has no objections subject to conditions.

Leicestershire County Council - Highways has no objections subject to conditions.

NWLDC Environmental Protection Team has no environmental observations.

Severn Trent Water Ltd has not responded.

5. Relevant Planning Policy

National Policies

National Planning Policy Framework

The NPPF (Paragraph 215) indicates that due weight should be given to relevant policies in existing development plans adopted before 2004 according to their degree of consistency with the Framework. The closer the policies in the development plan to the policies in the Framework, the greater weight they may be given.

Save where stated otherwise, the policies of the North West Leicestershire Local Plan as listed in the relevant section below are consistent with the policies in the NPPF and, save where indicated otherwise within the assessment below, should be afforded weight in the determination of this application.

The following sections of the NPPF are considered relevant to the determination of this application:

- Paragraph 14 (Presumption in favour of sustainable development)
- Paragraph 19 (Building a strong, competitive economy)
- Paragraph 20 (Building a strong, competitive economy)
- Paragraph 57 (Requiring good design)
- Paragraph 59 (Requiring good design)
- Paragraph 61 (Requiring good design)
- Paragraph 112 (Conserving and enhancing the natural environment)
- Paragraph 118 (Conserving and enhancing the natural environment)
- Paragraph 123 (Impacts of development)

Adopted North West Leicestershire Local Plan (2002)

The application site is within the Limits to Development as defined in the adopted North West Leicestershire Local Plan. The following Local Plan policies are relevant to this application:

- Policy S2 - Limits to Development
- Policy E3 - Residential Amenities
- Policy E4 - Design
- Policy E7 - Landscaping
- Policy T3 - Highway Standards
- Policy T8 - Parking

Other Policies

6Cs Design Guide (Leicestershire County Council)

The 6Cs Design Guide sets out the County Highway Authority's requirements in respect of the design and layout of new development.

Publication Version North West Leicestershire Local Plan

On 15 September 2015 the District Council's Full Council approved a draft Local Plan for consultation. That consultation has now ended and the publication version of the Local Plan was agreed by Council on 28th June 2016 with a view to its submission for examination in

September 2016. Given the more advanced stage that has now been reached with agreement of a publication version of the Local Plan it is considered that more weight can be attached to the following policies:

Policy S1 - Presumption in Favour of Sustainable Development

Policy D1 - Design of New Development

Policy D2 - Amenity

Policy IF7 - Parking Provision and New Development

National Planning Practice Guidance - March 2014.

6. Assessment

Principle and Sustainability

The site is within an existing employment area and lies within the defined limits to development of Coalville which is considered a sustainable location for new development. The NPPF promotes sustainable growth and expansion of all types of business and enterprise through the conversion of existing buildings and well designed new buildings and extensions. In these circumstances the principle of the development would be accepted subject to compliance with other relevant policies of the Local Plan and other material considerations.

Residential Amenity

The site is located within an existing industrial estate and there are no residential properties within the immediate vicinity of the site that would be affected by the proposed building. The Council's Environmental Protection Section does not object to this application and overall the scheme would accord with the aims of Paragraph 123 of the NPPF, Policy E3 of the adopted Local Plan and Policy D2 of the publication version Local Plan.

Design

The need for good design in new development is outlined not only in Local Plan Policy E4 but also Paragraphs 57, 60 and 61 of the NPPF with Paragraph 61 outlining that although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.

The application site lies at the end of Samson Way between two existing industrial units. There are some existing greenhouses, storage buildings and containers present at the site. It is considered that the site is sufficiently large to accommodate two new units and associated space for vehicle parking, turning and landscaping. The layout, scale, appearance and landscaping are reserved matters to be agreed through a subsequent application although the indicative site layout and elevation drawings as submitted in the Design and Access Statement indicate that the site is capable of accommodating the proposed development in a manner that would have an acceptable visual impact within the surrounding area. On this basis, the application would accord with guidance in the NPPF, Policy E4 of the adopted Local Plan and Policy D1 of the publication version Local Plan.

Highway Safety

This is an outline application and only the point of access onto Samson Road has been considered under this application. Precise details of parking, layout and servicing would be agreed by way of a subsequent reserved matters application. The County Highway Authority has not raised any objections to the proposed access to serve the development subject to conditions being attached to any permission granted. The illustrative layout indicates that 11

parking spaces could be accommodated within the site boundary along with turning and servicing areas. This illustrative layout also includes two cycle parking spaces and it is noted that the site is within walking distance from the centre of Coalville which benefits from good access to public transport. The precise number of spaces required at this stage is unknown given the outline nature of the application however there appears to be ample space within the site to accommodate an appropriate level of parking in accordance with current highway standards. Taking the above into account it is considered that the proposal would not be detrimental from a highway safety point of view. As such, the scheme would accord with Policies T3 and T8 of the adopted Local Plan and Policy IF7 of the publication version Local Plan.

Ecology

The County Council Ecologist has been consulted and has confirmed that the submitted ecology report is satisfactory and would not have any objections to the application, subject to a condition requiring site clearance outside bird-nesting season. On this basis, and subject to a suitable worded condition, it is deemed that the application would not have any detrimental impact on ecology or protected species.

Trees

In terms of the impact on trees, following an officer visit to the site it is noted that there are several conifers to the north of the site, with several trees and shrubs elsewhere within the site. The submitted information states that the conifers would be retained to provide screening, with the other trees and shrubs to be removed to allow for the proposed development. Although the retention of trees and shrubs would be preferable, there are no Tree Preservation Orders within the site and given their relatively low amenity value, it is considered the removal of existing trees and shrubs would not have any significant detrimental impact on trees and the character of the area. Overall it is deemed that the application would accord with Policy E7 of the adopted Local Plan and advice within the NPPF.

Conclusion

The principle of the development is acceptable and the proposal is considered not to have any significant detrimental impacts on residential amenity, design, highway safety, ecology or trees. There are no other relevant material planning considerations that indicate planning permission should not be granted. The proposal is deemed to comply with the relevant policies in the adopted Local Plan, in this case S2, E3, E4, E7, J1, T3 and T8 and also the relevant policies of the publication version North West Leicestershire Local Plan, namely Policies D1, D2, Ec3, and IF7. It is therefore recommended that the application be permitted.

RECOMMENDATION - PERMIT, subject to the following conditions:

- 1 An application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission and the development hereby permitted shall begin before the expiration of two years from the date of approval of the last of the reserved matters to be approved.

Reason- to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 Approval of the details of the appearance, landscaping, layout, access (save for the details of vehicular access into the site from Samson Road) and scale (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing

before any development is commenced.

Reason- this permission is in outline only.

- 3 This application has been determined on the basis of the application site outlined in red on "Location Plan 1:2500" and "OS Plan/Aerial/Survey/Block Plan 1:1250 and 1:500", received by the local planning authority on 11th April 2016, and development shall be carried out strictly in accordance with this plan unless otherwise required by a condition of this permission or subsequent reserved matters application.

Reason- to determine the scope of this permission.

- 4 No development shall commence on the site until such time as a construction traffic/site traffic management plan, including wheel cleansing facilities and vehicle parking facilities, and a timetable for their provision, has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details and timetable.

Reason- To reduce the possibility of deleterious material (mud, stones etc.) being deposited in the highway and to ensure that construction traffic/site traffic associated with the development does not lead to on-street parking problems in the area.

- 5 Operations that involve the destruction and removal of vegetation, buildings or parts of buildings shall not be undertaken during the months of March to August inclusive unless otherwise agreed in writing by the Local Planning Authority that breeding birds will not be adversely affected by any works.

Reason- to reduce the impact of the proposal on nesting birds, which are a protected species.

Notes to applicant

- 1 Outline planning permission has been granted for this proposal. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. The Local Planning Authority has therefore acted pro-actively to secure a sustainable form of development in line with the requirements of the National Planning Policy Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.
- 2 This planning permission does NOT allow you to carry out access alterations in the highway. Before such work can begin, separate permits or agreements will be required under the Highways Act 1980 from the Infrastructure Planning team. For further information, including contact details, you are advised to visit the County Council website: - see Part 6 of the '6Cs Design Guide' at www.leics.gov.uk/6csdg.
- 3 The highway boundary is the wall/hedge/fence etc. fronting the premises and not the edge of the carriageway/road.
- 4 The point of access to the site from Samson Road, shown on the approved plans, is considered to be acceptable. Precise details of the access arrangements will be considered under a subsequent reserved matters application.