

UTT/0954/12/FUL - SAFFRON WALDEN

PROPOSAL: **Erection of steel framed industrial building**

LOCATION: **Council Depot, Shire Hill Industrial Estate, Saffron Walden**

APPLICANT: **Uttlesford District Council**

AGENT: **Uttlesford District Council**

GRID REFERENCE: **TL 547-379**

EXPIRY DATE: **4 July 2012**

CASE OFFICER: **Mr C Theobald**

APPLICATION TYPE: **MINOR**

1. NOTATION

1.1 Within Development Limits/Employment Land to be Safeguarded (E2/SW6).

2. DESCRIPTION OF SITE

2.1 The application site forms the Council's depot located on Shire Hill Industrial Estate. The site slopes downwards from east to west. To the north and east are industrial units, to the south is a nursery school. To the west is a lane separating the industrial estate from the residential development located at Stanleys Farm Road.

3. PROPOSAL

3.1 The proposal comprises the erection of a steel framed industrial building along the eastern boundary of the site. The building would measure 23 metres by 17 metres in ground area, an eaves height of 6 metres and a ridge height of 7.5 metres. The building would be clad with composite steel panels with roller shutter doors. The building is required for the maintenance of the Council's fleet of vehicles. This is a revised proposal to that approved in July 2011. The revisions relate to the increase in the depth of the building by 2m, the insertion of a door in the south elevation and three windows in the north elevation. It is also proposed to reconfigure the position of the shutter doors and pedestrian door on the front (west) elevation.

4. APPLICANT'S CASE

4.1 The site has been owned by the Council for many years and is used as the Council Depot with activities including street services and vehicle maintenance. The present access would remain and the site is surrounded by similar buildings to that proposed. There is an existing brick building on the site which provides adequate office, mess room, toilets and work related storage facilities.

4.2 It is not intended to change the use of the site, the building would not be obviously visible from outside the site, there would be no conflict with any other business on the estate and there is adequate parking on the site.

5. RELEVANT SITE HISTORY

5.1 UTT/1045/11/DC: Erection of steel framed industrial building. Conditional approval 28 July 2011.

6. POLICIES

6.1 National Policies

National Planning Policy Framework

6.2 East of England Plan 2006

E2 - Land for Employment.

6.3 Essex Replacement Structure Plan 2001

No policies relevant.

6.4 Uttlesford District Local Plan 2005

Policy GEN1 - Access.

Policy GEN2 - Design.

Policy GEN4 - Amenity.

Policy GEN8 - Vehicle Parking Standards.

Policy E2 - Safeguarding Employment Land.

Policy S1 - Development Limits for the Main Urban Areas.

7. TOWN COUNCIL COMMENTS

- 7.1 This application was not discussed as the meeting was inquorate once the two District Councillors had left due to a personal non-prejudicial interest being declared.

8. CONSULTATIONS

Environmental Services

- 8.1 No outdoor working condition required.

9. REPRESENTATIONS

- 9.1 One representation has been received: Been advised that the change relates to the doors being altered to roller doors. My concern is that these doors would be very noisy when being operated and as my property is in close vicinity to the depot it would cause an additional noise disturbance to that which I already endure from this site.

10. APPRAISAL

The issues to consider in the determination of the application are:

- A** The principle of the development (ULP Policies S1, E2 and SW6);
- B** Visual and residential amenity, (ULP Policies GEN2 and GEN4);
- C** Highway safety (ULP Policies GEN1 and GEN8).

A The principle of the development (ULP Policies S1, E2 and SW6);

- 10.1 The site is located on the established industrial estate within the settlement boundary and as such there is a presumption in favour of industrial development provided other issues are satisfactorily addressed. The principle of the proposal has previously been established with planning permission being granted for a similar building on the site. The nature of the proposal has not been amended and this proposal accords with the relevant land use policies.

B Visual and residential amenity, (ULP Policies GEN2 and GEN4);

- 10.2 The proposed building would be sited adjacent to an existing industrial building with further industrial units to the north. The site is well landscaped along the western boundary and as a result, despite the higher land level, the building would not be prominent when viewed from outside the site. The building would be in keeping with the character and appearance of the site and surroundings in terms of siting, design, size and materials.
- 10.3 The building would be sited 40 plus metres away from the western boundary where dwellings back onto the footpath a corridor of a further 15 metres wide at a lower level. Environmental Health stated that the application has the potential to cause noise disturbance to residential properties in Stanleys Farm Road to the south and west and that this could be controlled by conditions preventing the use of power tools, equipment or machinery other than within the building and that the roller shutters to the front of the building shall be kept closed other than to allow the entry and exit of vehicles.
- 10.4 Notwithstanding the objections received in relation to noise it is considered that the recommended conditions would ensure that the use of the building for the maintenance of vehicles would not result in undue noise and disturbance for residents of adjacent properties. It is also not considered that the use of the building would generate a level of air pollution or that the potential impact on adjacent units would be sufficient to resist the proposal.

C Highway Safety (GEN1 and GEN8).

- 10.5 The existing access would be used and the site would retain sufficient space for the parking of vehicles to ensure that there should not be any further parking beyond the site. Notwithstanding the objections received it is not considered that the proposal could be resisted parking and access issues.

11. CONCLUSION

The following is a summary of the main reasons for the recommendation:

- A The proposal would be acceptable in land use terms and would be satisfactory in relation to visual and residential amenity, access and parking.
- B Conditions can be imposed to ensure that residential amenity would not be adversely affected.
- C No access or parking issues are raised

RECOMMENDATION –CONDITIONAL APPROVAL

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this decision.
REASON: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. The development hereby permitted shall be carried out in accordance with the approved plans as set out in the Schedule.
REASON: For the avoidance of doubt as to the nature of the development hereby permitted, to ensure development is carried out in accordance with the approved application details, to ensure that the development is carried out with the minimum harm to the local environment, in accordance with the Policies of the Uttlesford Local Plan (adopted 2005) as shown in the Schedule of Policies.
3. The development hereby permitted shall be constructed entirely of the materials details of which are shown on the schedule of materials on the planning application form unless otherwise agreed in writing by the Local Planning Authority.

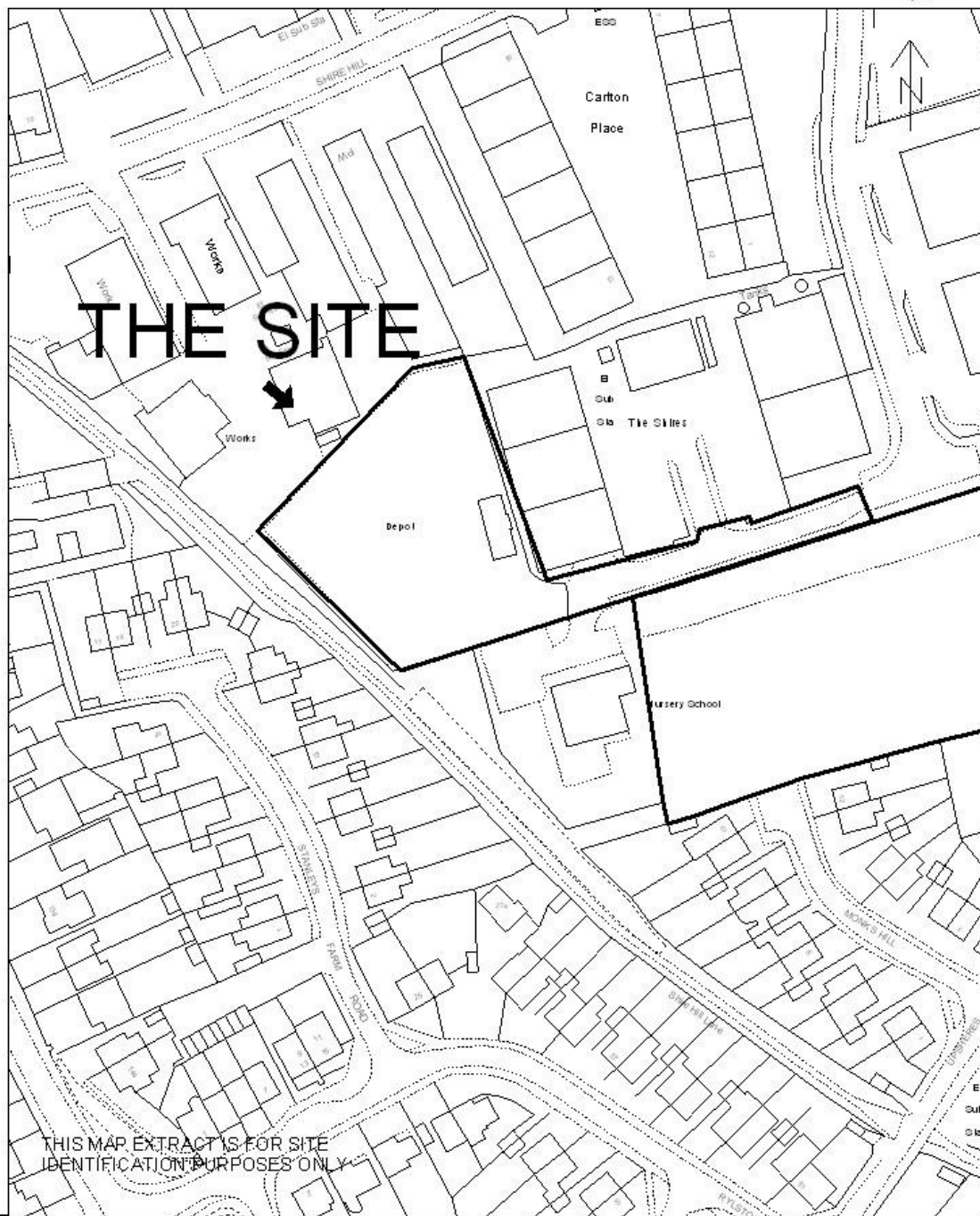
REASON: In the interests of the appearance of the development, in accordance with Policy GEN2 of the Uttlesford Local Plan (adopted 2005).

4: No power tools, equipment, machinery or plant of any kind shall be used at any time anywhere on the site except within the building hereby permitted.

REASON: To protect the amenities of the occupiers of adjoining properties, in accordance with Policy GEN4 of the Uttlesford Local Plan (adopted 2005).

5 The roller doors to the front of the building shall be kept closed except to allow the entry and exit of vehicles.

REASON: To protect the amenities of the occupiers of adjoining properties, in accordance with Policy GEN4 of the Uttlesford Local Plan (adopted 2005).



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