

UTT/18/3518/FUL (SAFFRON WALDEN)

(Major development)

PROPOSAL: Proposed demolition of existing two storey factory and offices. Proposed extension to existing industrial accommodation providing two floors with accommodation and basement. Associated landscaping and engineering works.

LOCATION: Holroyd Components Ltd, Shire Hill Industrial Estate, Shire Hill, Saffron Walden, CB11 3AQ

APPLICANT: Holroyd Components Ltd

AGENT: Andrew Stevenson Associates

EXPIRY DATE: 7 June 2019

CASE OFFICER: Luke Mills

1. NOTATION

1.1 Within Development Limits; Safeguarded Employment Land.

2. DESCRIPTION OF SITE

2.1 The site is located on the Shire Hill Industrial Estate, Saffron Walden. The majority is occupied by a Holroyd Components industrial building, while a smaller building that previously accommodated a factory and offices for a separate components business is located in the eastern corner of the site.

3. PROPOSAL

3.1 The application is for planning permission to demolish the smaller building (480 sq m) and extend the larger building into the vacated area (1,318 sq m).

4. ENVIRONMENTAL IMPACT ASSESSMENT

4.1 The development does not constitute 'EIA development' for the purposes of The Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

5. APPLICANT'S CASE

5.1 The following documents were submitted with the application:

- Covering letter
- Design and Access Statement
- Biodiversity Validation Checklist

5.2 During the determination period, the following additional documents have been submitted:

- Geo-Environmental Phase I Desk Study and Phase II Site Investigation Report
- Geotechnical Site Investigation Report
- Surface Water Strategy Report

6. RELEVANT SITE HISTORY

6.1 There is no recent, relevant planning history for the site. A list of historic applications is provided below:

SWB/0040/68 Extension to existing factory (Approved: 1968)

SWB/0110/69 Extension to factory (Approved: 1970)

SWB/0014/70 Two storey extension to factory (Approved: 1970)

SWB/0044/70 Erection of Factory Offices (Approved: 1970)

SWB/0113/70 Erection of an addition to factory (Approved: 1971)

SWB/0008/71 Erection of entrance area staircase and lift shaft (Approved: 1971)

SWB/0095/71 Proposed two storey addition to a factory including car parking and turning area (Approved: 1971)

SWB/0182/72 Extension to factory at Plot 12 (Refused: 1973)

SWB/0183/73 Housing for generator coolers chillers etc (Approved: 1974)

UTT/0946/76 Proposed erection of a warehouse adjoining an existing factory (Approved: 1976)

UTT/0792/77 Proposed addition to an existing factory and warehouse complex. The addition to be used either as a canteen or tool room ancillary to the factory use (Approved: 1977)

UTT/0389/82 Change of use from warehouse to factory (Approved: 1982)

UTT/0520/82 Small building to house compressor machinery ancillary to the adj. factory use (Approved: 1982)

UTT/0719/84 Proposed small addition to existing factory (Refused: 1984)

UTT/1439/95/FUL Erection of 3 extraction flues, 2 water tanks, reconstruction of store, canopy over entrance to (Approved: 1996)

UTT/0839/03/FUL Insertion of windows and extension for generator store (Approved: 2003)

UTT/0898/08/FUL Erection of two storey front extension (Approved: 2008)

7. POLICIES

7.1 S70(2) of The Town and Country Planning Act 1990 requires the local

planning authority, in dealing with a planning application, to have regard to:

- (a) the provisions of the development plan, so far as material to the application,
- (aza) a post-examination draft neighbourhood development plan, so far as material to the application,
- (b) any local finance considerations, so far as material to the application, and
- (c) any other material considerations.

7.2 S38(6) of the Planning and Compulsory Purchase Act 2004 requires that, if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise.

7.3 Relevant development plan policies and material considerations are listed below.

Uttlesford Local Plan (2005)

- 7.4 S1 – Development Limits for the Main Urban Areas
GEN1 – Access
GEN2 – Design
GEN4 – Good Neighbourliness
GEN6 – Infrastructure Provision to Support Development
GEN7 – Nature Conservation
GEN8 – Vehicle Parking Standards
E2 – Safeguarding Employment Land
E3 – Access to Workplaces
ENV11 – Noise Generators
ENV13 – Exposure to Poor Air Quality
ENV14 – Contaminated Land
SW6 – Safeguarding of Existing Employment Areas

Supplementary Planning Documents/Guidance

7.5 Parking Standards: Design and Good Practice (2009)

National Policies

- 7.6 National Planning Policy Framework (NPPF) (2018)
- paragraphs 11, 80, 102-111, 127-131, 165, 175, 178-179, 180 & 181
Planning Practice Guidance (PPG)
- Air quality
- Design
- Flood risk and coastal change
- Land affected by contamination
- Natural environment
- Planning obligations

Other Material Considerations

- 7.7 Air Quality Action Plan 2017 – 2022
Emerging Local Plan
- The Spatial Vision

- SP 1 The Presumption in Favour of Sustainable Development
- SP 2 The Spatial Strategy 2011-2033
- SP 4 Provision of Jobs
- SP 9 Development Within Development Limits
- SP 12 Sustainable Development Principles
- EMP 1 Employment Strategy
- EMP 2 Existing and Proposed Employment Areas
- TA 1 Accessible Development
- TA 2 Sustainable Transport
- TA 2 The Provision of Electric Charging Points
- TA 3 Vehicle Parking Standards
- TA 4 New Transport Infrastructure or Measures
- INF 1 Infrastructure Delivery
- D 1 High Quality Design
- D 2 Car Parking Design
- D 3 Small Scale Development / Householder Extensions
- D 8 Sustainable Design and Construction
- D 9 Minimising Carbon Dioxide Emissions
- EN 7 Protecting and Enhancing the Natural Environment
- EN 11 Surface Water Flooding
- EN 15 Air Quality
- EN 16 Contaminated Land
- EN 17 Noise Sensitive Development

8. TOWN COUNCIL COMMENTS

- 8.1 No comments received.

9. CONSULTATIONS

Highway Authority (Essex County Council)

- 9.1 No objections. Extract:

“The Highway Authority acknowledges there are local issues regarding on-street parking pressure around Shire Hill Industrial Estate; however, these issues are not dissimilar to problems experienced within Industrial Estates across the county. The proposal would enable the expansion of an established company, and the number of employees is proposed to only increase by 6. The previous use of the building would have had a number of vehicles associated with its employees, and the proposed 6 additional employees are expected to have a minimal impact on on-street parking. Furthermore, the Parking Standards: Design and Good Practice (September 2009) advises of maximum vehicle parking allocation. The applicant/Holroyd Components is encouraged to promote sustainable modes of travel to and from the workplace, including car share, and the provision of secure and covered on-site cycle parking, and the site lends itself well to this as it is in the centre of Saffron Walden.

In conclusion, the Highway Authority has no objection to the proposal.”

Environmental Health

- 9.2 No objections, subject to conditions. Extracts:

“Contamination

The proposal includes demolition and redevelopment of an existing industrial unit on a site which will have accommodated potentially contaminative activities. Further to my comments dated 30th January 2019, an intrusive investigation and risk assessment of the land occupied by the unit has been carried out, and a report “ Geo-environmental Phase I&II site investigation” dated March 2019 prepared by Brown2Green submitted. The findings of the report are accepted and the holding objection removed.

The investigation included sampling of soil beneath the footprint of the structure to be demolished and surrounding land. An area of made ground between the structure and the main building was found to contain asbestos fibres. The proposed redevelopment includes the provision of a basement to the extended main building and the ground containing the fibres will be removed as part of the proposal, so reducing to an acceptable level any risk to future users. The risk to construction workers and existing users of the site and beyond can be controlled through Health and Safety legislative controls specific to handling of asbestos containing material.”

“Air Quality

The proposal includes provision of kiln oven driers, the outlets from which are shown as being close to the eastern boundary, beyond which are commercial premises, an electrical substation and residential premises further afield. It is stated that the installation will be in accordance with best practice, however further details are needed to be satisfied that the emissions will be dispersed without undue loss of amenity to surrounding premises. The following condition is recommended...

The proposed increase in production area will provide for an additional 6 employees, bringing the workforce to 124 employees. Vehicle movements generated by the proposal will impact on Saffron Walden Air Quality Management Area, and opportunities to facilitate sustainable modes of transport should be sought in accordance with National Planning Policy and Guidance in the form of secure covered storage for motorised and non motorised cycles and an electric vehicle charge point.”

Lead Local Flood Authority (Essex County Council)

- 9.3 No objections, subject to conditions.

Anglian Water

- 9.4 No objections, subject to the use of a condition to secure an appropriate surface water drainage strategy.

Education Authority (Essex County Council)

- 9.5 No objections. Extract:

“As the employment generated by the proposed development does not reach our specified thresholds, an education contribution will not be requested.”

London Stansted Airport

9.6 No objections.

NATS

9.7 No objections.

10. REPRESENTATIONS

10.1 Neighbours were notified of the application by letter, and notices were displayed near the site and in the local press. The following concerns have been raised among the submitted representations:

- 1) Increased on-street parking
- 2) Risk of contamination from historic use of the site
- 3) Reduced air quality at nearby commercial premises and residential properties due to the proposed kilns
- 4) Risk of fire from relocated kilns

10.2 Support for economic growth has been expressed among the representations.

10.3 The following comments are made in relation to the above concerns:

- 1) – 3) Covered in the below appraisal.
- 4) Not a material consideration. Suitable fire protection measures would be required through the separate Building Regulations approval process.

11. APPRAISAL

The issues to consider in the determination of the application are (relevant policies in brackets):

- A Character and appearance (S1, GEN2, 127-131 & PPG)
- B Transport (GEN1, GEN8 & 102-111)
- C Accessibility (GEN2, E3 & 127)
- D Amenity (GEN2, GEN4, ENV11, 127 & 180)
- E Infrastructure (GEN6 & PPG)
- F Biodiversity (GEN7, 175 & PPG)
- G Employment safeguarding (E2 & SW6)
- H Air quality (ENV13, 181 & PPG)
- I Contamination (ENV14, 178-179 & PPG)
- J Economic growth (80)
- K Sustainable drainage (165 & PPG)

A Character and appearance (S1, GEN2, 127-131 & PPG)

11.1 The proposed extension would follow the established design principles on the site, combining a functional industrial form with external finishes of metal cladding and render. It is therefore considered that the development would be compatible with the existing building and its industrial estate setting, in accordance with the above policies.

B Transport (GEN1, GEN8 & 102-111)

- 11.2 Taking into account the comments of the highway authority, it is considered that the proposal would not have an adverse effect on highway safety or efficiency. In particular, the level of parking provision has been assessed and found to be sufficient, in combination with relatively good sustainable transport options, to prevent unacceptable impacts on highway safety from on-street parking. It is therefore concluded that the proposal accords with the above transport policies.

C Accessibility (GEN2, E3 & 127)

- 11.3 Policies GEN2 and E3 seek to ensure a high level of accessibility. However, the Council has not adopted any technical standards against which the proposal can be assessed. It is therefore considered that compliance with the most up-to-date standards in the Building Regulations would ensure an appropriate level of accessibility.

D Amenity (GEN2, GEN4, ENV11, 127 & 180)

- 11.4 Taking into account the comments of the Environmental Health Officer and the location of the site within an existing industrial estate, it is considered that there would be no significant impacts on the amenity of neighbouring residents. It is therefore concluded that the proposal accords with the above policies insofar as they relate to amenity.

E Infrastructure (GEN6 & PPG)

- 11.5 Taking into account the nature and scale of the development, and the above consultation responses, it is considered that there would be no requirement for improvements to off-site infrastructure. It is therefore concluded that the proposal accords with Policy GEN6.

F Biodiversity (GEN7, 175 & PPG)

- 11.6 Taking into account the submitted Biodiversity Validation Checklist and observations made during the officer's site visits, it is considered unlikely that the development would have significant adverse effects on any protected species or valuable habitats. It is therefore concluded that the proposal accords with the above policies.

G Employment safeguarding (E2 & SW6)

- 11.7 The site is identified in the Local Plan as a key employment area, which is safeguarded by policies E2 and SW6. As the proposal involves only an extension and no change of use, it is concluded that there is no conflict with these policies.

H Air quality (ENV13, 181 & PPG)

- 11.8 Taking into account the comments of the Environmental Health Officer, it is considered that there would be no significant reduction in air quality around the site or in the nearby Air Quality Management Area (AQMA) provided that appropriate conditions would be used. Therefore, subject to conditions to secure details of extraction equipment and measures to encourage low-emission transport, it is concluded that the proposal accords with the above

policies.

I Contamination (ENV14, 178-179 & PPG)

- 11.9 Taking into account the comments of the Environmental Health Officer, it is considered that the submitted contamination reports demonstrate that the development could proceed without adverse effects with respect to contaminated land. Therefore, subject to the use of appropriate conditions, it is concluded that the proposal accords with the above policies insofar as they relate to contamination.

J Economic growth (80)

- 11.10 In accordance with paragraph 80 of the NPPF, significant weight is given to the positive effect of the proposed extension on the expansion of an existing business and the promotion of economic growth.

K Sustainable drainage (165 & PPG)

- 11.11 As the proposal is a 'major development', paragraph 165 of the NPPF requires the use of a sustainable drainage system (SuDS) to handle surface water. Taking into account the comments of the lead local flood authority, it is considered that the submitted Surface Water Strategy Report demonstrates that a suitable SuDS could be installed. Therefore, subject to the use of conditions to secure full details, it is concluded that the proposal accords with the above policy.

12. CONCLUSION

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

- A** The proposal accords with the development plan and the NPPF, and no material considerations indicate that planning permission should be refused. It is therefore recommended that permission be granted.
- B** The applicant has been consulted on all 'pre-commencement' conditions, in accordance with The Town and Country Planning (Pre-commencement Conditions) Regulations 2018.

RECOMMENDATION – APPROVAL WITH CONDITIONS

Conditions

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. Prior to commencement of the development, a detailed surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, must be submitted to and approved in writing by the local planning authority. The scheme must be implemented in accordance with the

approved details prior to occupation of the development, and should include but not be limited to:

- Measures to minimise the risk of off-site flooding during construction, from surface runoff and groundwater.
- Verification of the suitability of infiltration of surface water for the development. This should be based on infiltration tests that have been undertaken in accordance with BRE 365 testing procedure.
- Provide sufficient storage to ensure no off site flooding as a result of the development during all storm events up to and including the 1 in 100 year plus 40% climate change event.
- Final modelling and calculations for all areas of the drainage system.
- Half drain times- Storage devices should half empty within 24 wherever possible following a 1 in 30 year event
- Detailed engineering drawings of each component of the drainage scheme.
- A final drainage plan which details exceedance and conveyance routes, FFL and ground levels, and location and sizing of any drainage features.
- A written report summarising the final strategy and highlighting any minor changes to the approved strategy.

REASON: To prevent surface water flooding both on- and off-site, in accordance with the National Planning Policy Framework. This condition must be 'pre-commencement' to ensure that the development is only carried out in accordance with the above details.

3. Prior to commencement of the development, a detailed Maintenance Plan for the surface water drainage scheme must be submitted to and approved in writing by the local planning authority. The surface water drainage scheme must thereafter be maintained in accordance with the approved Plan.

REASON: To ensure the long-term effectiveness of the surface water drainage scheme, in accordance with the National Planning Policy Framework. This condition must be 'pre-commencement' to ensure that the development is only carried out in accordance with the above details.

4. Prior to commencement of the development, a detailed Construction Environmental Management Plan must be submitted to and approved in writing by the local planning authority. The development must be carried out in accordance with the approved Plan, which must include:

- Health and safety measures, specific to the area of land containing asbestos fibres shown in Figure 4 of the submitted Geo-Environmental Phase I Desk Study and Phase II Site Investigation Report (Brown 2 Green Associates Ltd, Ref: 2199/Rpt 1v1, March 2019)
- Provision for the disposal of contaminated material

REASON: To minimise contamination risks, in accordance with Policy

ENV14 of the Uttlesford Local Plan (adopted 2005) and the National Planning Policy Framework.

5. In the event that contamination is found at any time when carrying out the approved development that was not previously identified, it must be reported immediately to the local planning authority and work halted on the part of the site affected by the unexpected contamination.

Prior to re-commencement of the development, an assessment of the nature and extent of contamination must be submitted to and approved in writing by the local planning authority.

If the assessment identifies that remediation is necessary, a detailed remediation scheme must be submitted to and approved in writing by the local planning authority prior to re-commencement of the development.

Remediation must be carried out in accordance with the approved remediation scheme prior to re-commencement of the development.

REASON: To minimise contamination risks, in accordance with Policy ENV14 of the Uttlesford Local Plan (adopted 2005) and the National Planning Policy Framework.

6. Prior to occupation of the development, full details of extraction equipment from the kiln ovens including nature of emissions, flue height, hours of operation and maintenance schedule must be submitted to and approved in writing by the local planning authority. The equipment must be installed in accordance with the approved details prior to occupation of the development.

REASON: To minimise any adverse effects on air quality, in accordance with Policy ENV13 of the Uttlesford Local Plan (adopted 2005) and the National Planning Policy Framework.

7. Prior to occupation of the development, details of measures to maximise the use of low-emission transport modes (e.g. secure covered storage for motorised and non motorised cycles, an electric vehicle charge point) must be submitted to and approved in writing by the local planning authority. The measures must be installed in accordance with the approved details prior to occupation.

REASON: To minimise any adverse effects on air quality, in accordance with Policy ENV13 of the Uttlesford Local Plan (adopted 2005) and the National Planning Policy Framework.

8. Prior to occupation of the development, details of the following hard landscaping works must be submitted to and approved in writing by the local planning authority:

- Hard surfaces
- Boundary treatment

All hard landscape works must be carried out in accordance with the approved details.

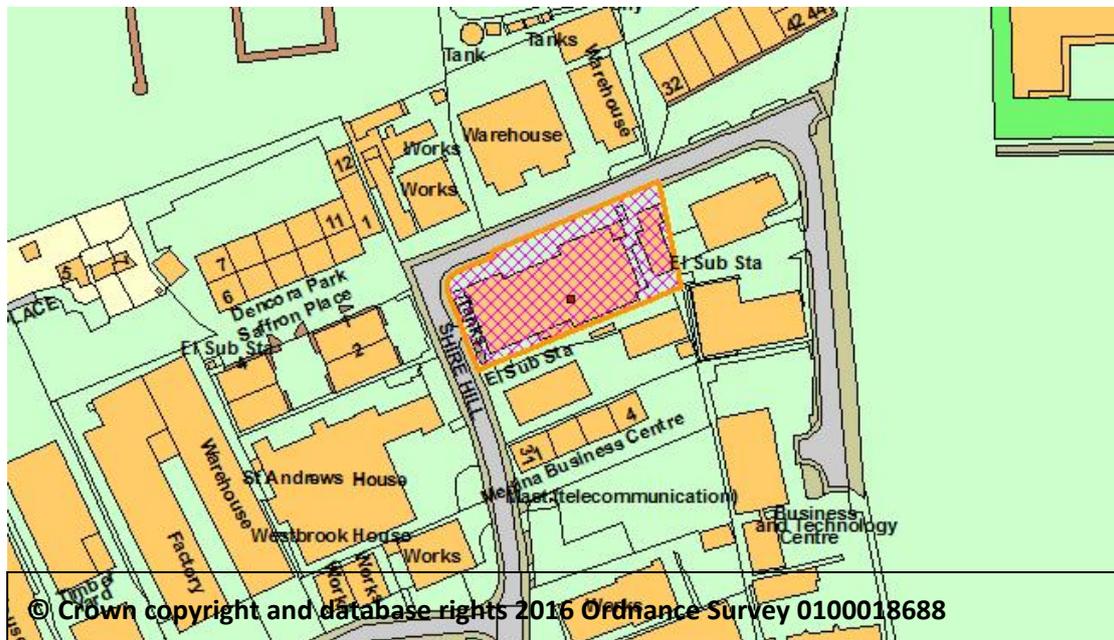
REASON: To ensure compatibility with the character of the area, in accordance with Policy S1 and Policy GEN2 of the Uttlesford Local Plan (adopted 2005) and the National Planning Policy Framework.

9. The development must be carried out in accordance with the schedule of proposed materials on the submitted application form, unless otherwise approved in writing by the local planning authority prior to commencement of the development. The development must thereafter be carried out in accordance with the approved details.

REASON: To ensure compatibility with the host building and the character of the area, in accordance with Policy GEN2 of the Uttlesford Local Plan (adopted 2005), and the National Planning Policy Framework.

Application: UTT/18/3518/FUL

Address: Holroyd Components Ltd, Shire Hill Industrial Estate, Shire Hill, Saffron Walden, CB11 3AQ



Organisation: Uttlesford District Council

Department: Planning

Date: 14/05/2019