

**UTT/19/2875/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. (Revised scheme following earlier planning approval under reference UTT/18/3518/FUL)

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

APPLICANT: Holroyd Components Ltd

AGENT: Andrew Stevenson Associates

EXPIRY DATE: 20th March 2020

CASE OFFICER: Chris Tyler

1. NOTATION

1.1 Development Limits

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 Proposed demolition of the smaller building and erected an extension to the existing building providing two floors with accommodation and basement. Associated landscaping and engineering works. (Revised scheme following earlier planning approval under reference UTT/18/3518/FUL)

3.2

- The revision to the scheme includes:
The introduction of additional windows to the front side and rear elevations,
- Moving the fire escape secondary means of escape staircase to the external rear elevation of the building,
- Minor changes to door and window positions to cater for factory and production layout,
- Substituting the lean to rear roof section to an enclosed flat roof,

4. ENVIRONMENTAL IMPACT ASSESSMENT

4.1 Town and Country Planning (Environmental Assessment):

The proposal is not a Schedule 1 development, nor does it exceed the threshold criteria of Schedule 2, and therefore an Environmental Assessment is not required.

And

Human Rights Act considerations:

There may be implications under Article 1 and Article 8 of the First Protocol regarding the right of respect for a person's private and family life and home, and to the peaceful enjoyment of possessions; however, these issues have been taken into account in the determination of this application

5. APPLICANT'S CASE

- 5.1 The applicant has provided a Design and Access Statement in support of the planning application to illustrate the process that has led to the development proposal and to explain and justify the proposal in a structured way. Also, submitted is a completed biodiversity checklist, and a Surface Water Strategy report

6. RELEVANT SITE HISTORY

- 6.1 UTT/18/3518/FUL (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).
Approved- 7/6/2019

- 6.2 Other planning history includes:
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

National Policies

7.5 National Planning Policy Framework (2019)

Supplementary Planning Documents/Guidance

7.6 Essex Parking Standards: Design and Good Practice (2009)

8. TOWN COUNCIL COMMENTS

8.1 No Objections

9.0 CONSULTATIONS

The Highways Authority

9.1 The Highway Authority has assessed the proposal and has no additional comments to make to those submitted under UTT/18/3518/FUL dated 29th January 2019 and 5th April 2019.

Environmental Health

9.2 There are no further comments from Environmental Health on the revisions to the scheme approved under UTT/18/3518/FUL. It is requested that the following conditions applied to UTT/18/3518/FUL are replicated on any approval of the current scheme, to address contamination, health and safety and air quality:

Condition 4 Construction Environmental Management Plan

Condition 5 Unexpected contamination

Condition 6 Extract equipment

Condition 7 Low emission transport

Lead Local Flood Authority

9.3 Having reviewed the Flood Risk Assessment and the associated documents which accompanied the planning application, we do not object to the granting of planning permission based on the following:

Condition 1

No works except demolition shall take place until a detailed surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme should include but not be limited to:

- 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.
- The appropriate level of treatment for all runoff leaving the site, in line with the Simple Index Approach in chapter 26 of the CIRIA SuDS Manual C753.
- 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.

The scheme shall subsequently be implemented prior to occupation.

REASON

- To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site.
- To ensure the effective operation of SuDS features over the lifetime of the

development.

- To provide mitigation of any environmental harm which may be caused to the local water environment
- Failure to provide the above required information before commencement of works may result in a system being installed that is not sufficient to deal with surface water occurring during rainfall events and may lead to increased flood risk and pollution hazard from the site.

Condition 2

No works shall take place until a Maintenance Plan detailing the maintenance arrangements including who is responsible for different elements of the surface water drainage system and the maintenance activities/frequencies, has been submitted to and agreed, in writing, by the Local Planning Authority.

Should any part be maintainable by a maintenance company, details of long term funding arrangements should be provided.

Reason

To ensure appropriate maintenance arrangements are put in place to enable the surface water drainage system to function as intended to ensure mitigation against flood risk.

Failure to provide the above required information before commencement of works may result in the installation of a system that is not properly maintained and may increase flood risk or pollution hazard from the site.

Condition 3

The applicant or any successor in title must maintain yearly logs of maintenance which should be carried out in accordance with any approved Maintenance Plan. These must be available for inspection upon a request by the Local Planning Authority.

Reason

To ensure the SuDS are maintained for the lifetime of the development as outlined in any approved Maintenance Plan so that they continue to function as intended to ensure mitigation against flood risk.

Any questions raised within this response should be directed to the applicant and the response should be provided to the LLFA for further consideration. If you are minded to approve the application contrary to this advice, we request that you contact us to allow further discussion and/or representations from us.

We have not considered the following issues as part of this planning Summary of Flood Risk Responsibilities for your Council application as they are not within our direct remit; nevertheless these are all very important considerations for managing flood risk for this development, and determining the safety and acceptability of the proposal. Prior to deciding this application you should give due consideration to the issue(s) below. It may be that you need to consult relevant experts outside your planning team.

- Sequential Test in relation to fluvial flood risk;
- Safety of people (including the provision and adequacy of an emergency plan, temporary refuge and rescue or evacuation arrangements);
- Safety of the building;
- Flood recovery measures (including flood proofing and other building level resistance and resilience measures);

Sustainability of the development.

Anglian Water

9.4 No objections subject to the imposition of conditions.

10 REPRESENTATIONS

10.1 No comments or objections received from neighbouring properties

11 APPRAISAL

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

- 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)
- L Any other material considerations

A Character and appearance (S1, GEN2, NPPF paragraph 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 & NPPF paragraph 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 & NPPF paragraph 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, NPPF paragraph 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 Local Plan Policy GEN6.

F Biodiversity (GEN7, NPPF paragraph 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 Local Plan 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, NPPF paragraph 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 be imposed should planning permission be granted. 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, NPPF paragraph 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 (NPPF paragraph 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 (NPPF paragraph 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.

L Any other material considerations

- 11.12 The following policies are included in emerging Local Plan submission and therefore have been considered in the assessment of the application; these policies hold some limited weight.

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

12 CONCLUSION

- A The proposal revised development 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. Thereafter 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:

1. 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.
2. Final modelling and calculations for all areas of the drainage system.
3. Half drain times- Storage devices should half empty within 24 wherever possible following a 1 in 30 year event.
4. The appropriate level of treatment for all runoff leaving the site, in line with the Simple Index Approach in chapter 26 of the CIRIA SuDS Manual C753.
5. Detailed engineering drawings of each component of the drainage scheme.
6. A final drainage plan which details exceedance and conveyance routes, FFL and ground levels, and location and sizing of any drainage features.
7. 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 Policy GEN3 and 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 Policy GEN3 and 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 The applicant or any successor in title must maintain yearly logs of maintenance which should be carried out in accordance with any approved Maintenance Plan. These must be available for inspection upon a request by the Local Planning Authority.

REASON: To ensure the SuDS are maintained for the lifetime of the development as outlined in any approved Maintenance Plan so that they continue to function as intended to ensure mitigation against flood risk, in accordance with Policy GEN3 and the National Planning Policy Framework.

- 5 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. Thereafter, 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.

- 6 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.

- 7 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.

- 8 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. Thereafter, the measures must be installed operation 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.

- 9 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

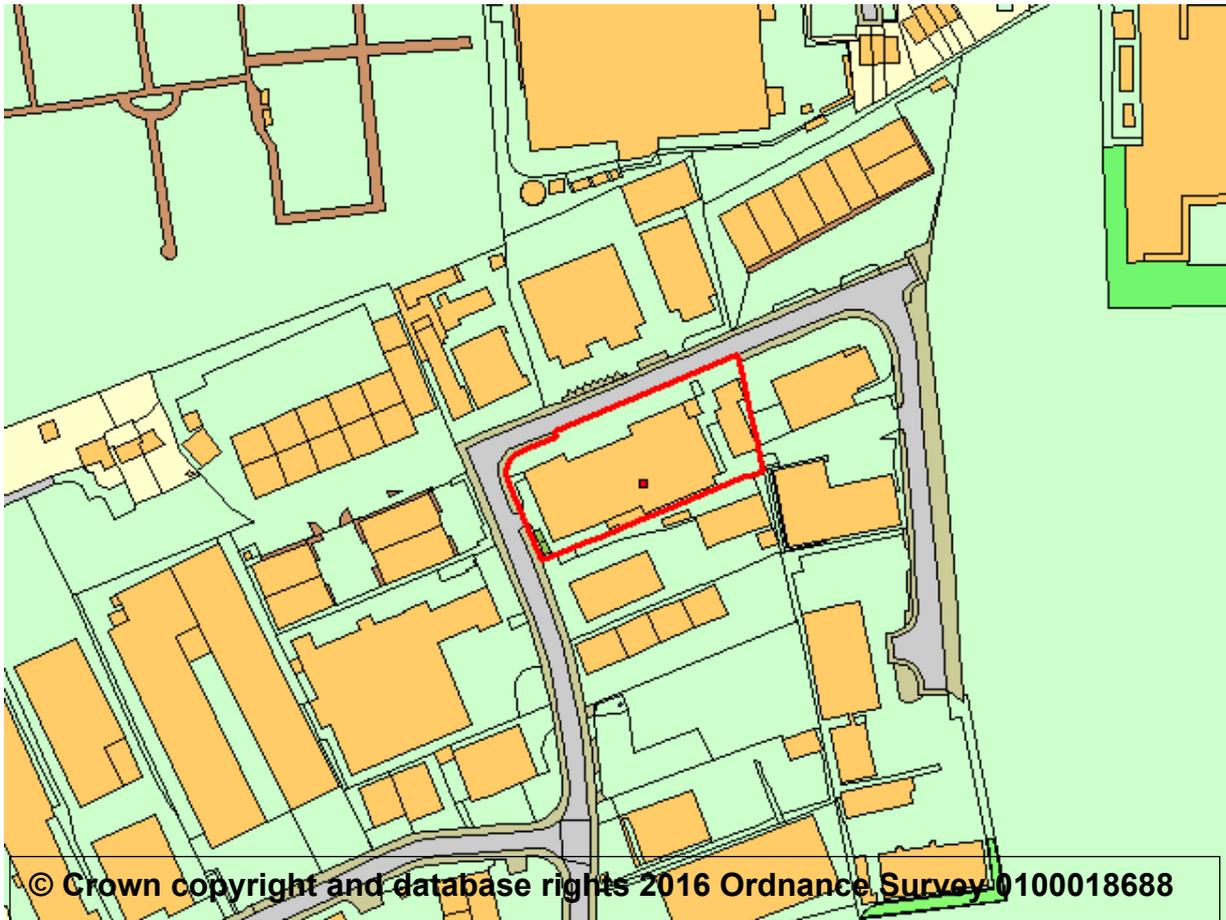
All hard landscape works must be carried out in accordance with the approved details.

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.

- 10 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.



Organisation: Uttlesford District Council

Department: Planning

Date: 25 February 2020