

7 DCNW2006/3978/F - STEEL PORTAL FRAMED PRODUCTION AND STORAGE BUILDINGS, LORRY PARK, ALTERATIONS TO INTERNAL ROADWAYS AND NEW ACCESS AT KINGSPAN INSULATIONS LTD, TORVALE INDUSTRIAL ESTATE, PEMBRIDGE, HEREFORDSHIRE

For: Kingspan Insulations Ltd, Supercraft, Shobdon Airfield, Shobdon, Leominster, Herefordshire, HR6 9NR

Date Received:
14th December 2006

Ward:
Pembridge &
Lyonshall with Titley

Grid Ref:
39094, 60096

Expiry Date:
15th March 2007

Local Member: Councillor RJ Phillips

UPDATE

Members raised concern with regards to the highway impact in Shobdon and requested further negotiation. It has now been agreed that a sum of £30,000 will be contributed by Kingspan. The Head of Terms will be amended accordingly and shall also include reference to the new 'Shobdon School Car Park' which will use some of these funds.

1. Site Description and Proposal

- 1.1 The site is located within the boundary defined as Shobdon Aerodrome, located on the eastern side of road no. C1032 which runs between Shobdon and Pembridge.
- 1.2 The boundaries of the site are defined to the south east by an access road to other industrial units on the airfield and to the north by existing industrial units.
- 1.3 Planning permission is sought for a an extension to the existing buildings to provide additional storage capacity for the increased range of products now being produced as a result of the new Building Regulation standards. The first building is an extension to the existing production building and is located in the centre of the site. This would provide measure 145m x 45m . The roof height reflects that of the adjacent building. Building 2 is an extension to the Hanger that lies to the North of the site. This building would have a floor area of 50 m by 100m and a roof height matching the adjoining building. Building 2 would provide additional storage. These extensions are confined within the concentration of employment generating buildings within Shobdon Aerodrome.
- 1.4 As part of the application a revision to the main access onto the C1032 is also proposed. This has been amended once during the application process. A new lorry park and some revisions to the internal road layout is also proposed. The application has been accompanied by a Road Safety Audit.

2. Policies

2.1 Unitary Development Plan (Revised Deposit Draft)

S4 - Employment
DR1 - Design
DR2 – Land Use and Activity
DR14 - Noise
E6 – Expansion of Existing Businesses
E8 – Design Standards for Employment sites

3. Planning History

- 3.1 DCNW2006/2389/F - Proposed extension to production building (building 1) and extension to storage building (building 2). Lorry park and new access to south of site - withdrawn
- 3.2 DCNW2006/2415/F - Sewage pump chamber.- approved 13th Sept 2006.
- 3.3 DCNW2005/ /3405/f - erection of warehouse extension, new canopy, single storey amenity block- Approved 7th April 2006.
- 3.4 DCNW2005/2210/F - Proposed loading canopy - Approved 12 August 2005
- 3.5 DCNW2005/0998/F - Proposed unit extension (263sqm) _ Approved 12 August 2005
- 3.6 DCNW2004/1446/F - Refurbishment of industrial unit, demolition of existing buildings, re-surfacing of lorry parking and provision of car parking - Approved 29 June 2004
- 3.7 DCNW2003/3852/F - Two-storey extension to existing office block - Approved 6 February 2004
- 3.8 DCNW2003/1946/F - Extension to covered store, two-storey amenity block and 20m extension to building approved in application no. NW2002/1122/F - Approved 4 February 2003
- 3.9 DCNW2003/1535/F - Refurbishment and two-storey extension to existing office block - Approved 14 July 2003
- 3.10 NW2003/0117/F - Warehouse extension to existing planning permission no N98/0529/N - Approved 13 March 2003
- 3.11 NW2002/1122/F - Refurbishment and extension of existing industrial buildings to provide additional warehouse and production space with ancillary officer - Approved 23 September 2002
- 3.12 NW2002/0692/F - Refurbishment of an existing unit to be used to house machinery - Approved 22 May 2002
- 3.13 NW2001/3330/F - Variation of approved plants to NW2001/0788/F to allow a revised footprint plus additional area - Approved 5 February 2002
- 3.14 NW2001/3332/F - Erection of a single storey covered store to existing factory - Approved 28 January 2002

- 3.15 NW2001/2462/F - Erection of a three-storey office block and ancillary additional car parking area - Approved 12 November 2001
- 3.16 NW2001/0788/F - Extension to the factory - Approved 4 June 2001
- 3.17 NW2000/3165/F - Erection of a portacabin office accommodation - Granted 23 January 2001
- 3.18 N1998/0529/N - Warehouse extension, 5550 square metres covered loading bay extension housing a 390 sq. metre, two-storey office extension to existing unit - Granted 11 November 1998
- 3.19 97/0209/N - Construction of 51 m2 extension to existing workshop and first floor canteen with 2 no. windows - Granted 23 April 1997
- 3.20 95/0654/N - Construction of laboratory/toilet block - Granted 29 September 1995
- 3.21 94/0715 - Erection of office and associated car parking - Granted 18 January 1995
- 3.22 93/391 - Extension to existing hanger building - Granted 3 August 1993

4. Consultation Summary

Statutory Consultations

- 4.1 Environment Agency - raises no objection to the proposed development as submitted.

Internal Consultees

- 4.2 The Transportation Manager requests a Section 106 Agreement for a £26,639 contribution which would offer mitigation towards the increase in HGV traffic generated by the proposal. A list of possible schemes to which this could contribute include:
- Junction improvements to B4362/C1032 junction - including possible re-alignment, traffic lights, pedestrian crossing facilities
 - Extend footway from Ledicot Lane to Cemetery
 - Improve direction and safety signing in area
 - C1031 Rhyse Lane, edge of carriageway strengthening/widening
 - Safe Routes to School in Shobdon, including footway provision/widening, speed limit reduction/extension of area, equipping "walking bus" etc
 - Cycle parking provision at school
 - Improvements to passenger waiting facilities at Shobdon/Mortimer's Cross

- 4.3 The Conservation Manager (Archaeology) has no objection in principle but is concerned by the ground disturbance in a sensitive location. The application site is within an area of particularly high potential for prehistoric remain. Just to the east is a significant group of Bronze Age burial mounds. Standard condition D01 should be attached to any planning permission.

5. Representations

- 5.1 Pembridge Parish Council has no objection to this application provided that::

- a) Any additional security lighting is angled downwards
- b) all drivers of HGV entering and leaving the site are made aware of using the agreed route and are not to travel through Pembridge Village.

- 5.2 Shobdon Parish Council has no objections .

"No objection to the site improvements, we favour SK10 for the access alterations as it would slow vehicles done. Although the report only considered Mortimers Cross junction we felt that the Pembridge/Presteigne junction at Shobdon should also have been included. We are also concerned at the 100% increase in HGVs and the environmental impact this will have on the village of Shobdon."

- 5.3 Titley Parish Council make the following comments:

"While no specific objections were noted, the Parish Council wished to draw to the Planning Department's attention the following:

1. *As shown in the planning documents submitted, a 100% increase in traffic movements is anticipated in the surrounding area;*
2. *In order to go some way to ameliorate the traffic problems and given the nature of roads in the area it was felt that Planners in consultation with the Highways department should ask the applicant for a significant contribution under Section 106 of the LA Acts towards road improvements and maintenance; and*
3. *Concerns have been raised in the past about light pollution of the surrounding area which have been recognised and certain remedial actions taken by the applicant; the Parish Council would like to draw the Planners attention to ensuring that in this subsequent phase of the plant's expansion, the same care and attention is given to making sure that lighting is directed into work areas and not dissipated around the surrounding countryside (this should also be environmentally friendly in terms of conserving energy and focussing artificial light where it's needed)."*

- 5.4 The full text of these letters can be inspected at Northern Planning Services, Blueschool House, Blueschool Street, Hereford and prior to the Sub-Committee meeting.

6. Officers Appraisal

- 6.1 The main issues for consideration in the appraisal of this application are as follows:

- a) Principle of development
- b) Highway safety and intensification of use
- c) Impact on the landscape and surrounding area

Of direct relevant to this application is Policy E5 of the Herefordshire Unitary Development Plan. Inset Map 53 of the UDP defines the area of Shobdon Airfield as 'safeguarded employment land' where employment-generating uses should be confined. The proposed extensions are located within the defined area of concentration. AS such new development within this area is acceptable in principle.

- 6.2 It is well accepted that the traffic movements that result from the Kingspan site cause local concern, especially in the village of Shobdon. As a result of this a Traffic Impact Assessment (safety audit) was submitted with the application, which confirms that Kingspan intend to increase the output of this plant by 25% over the next 4 – 5 years. This will mean that vehicle movements will increase by 100% as a result of the proposed extension and demands on Kingspan with the introduction of the new building regulations this year. The plant currently employs 350 personnel in total and the increase in staff is likely to be 5% maximum.
- 6.3 Since 2003 Kingspan has routed all of their HGV traffic through the new main entrance. All HGV traffic is currently directed away from Pembridge. The main entrance has restricted visibility and the change proposed improves this through the alteration of the layout and improved line marking. The proposed layout is considered acceptable and subject to engineering specifications being submitted (appropriate condition attached) the Transportation Manager is satisfied.
- 6.4 The Transportation Manger has also accepted that the highway network can cope with this increase if mitigation works are undertaken. A sum of £26,650.00 has been requested which will be used towards for one or more of the proposed schemes (As above). They are satisfied that this financial contribution would mitigate against the perceived harm caused by the increase in traffic movements. As such a Heads of Terms is included at the end of this report..
- 6.5 In relation to the laying of the lorry park and alteration of internal road layouts, these will improve the lorry manoeuvring space within the site. There is no impact externally.
- 6.6 The proposed extensions themselves are in keeping with the existing structures and buildings on site and will have little or no impact on the surrounding landscape or area. Concerns expressed by Pembridge Parish Council's and neighbouring Parish Councils, highlighted on this and previous applications have been noted. Landscape works have been undertaken as part of previous applications and further landscaping is not required. Further conditions will seek details of all external illuminations of the site in order to minimise sky glow.

RECOMMENDATION

- 1) **That The Legal Practice Manager be authorised to complete a planning obligation under Section 106 of the Town and Country Planning Act 1990 to (set out heads of agreement) and any additional matters and terms as he considers appropriate.**
- 2) **Upon completion of the aforementioned planning obligation that the officers named in the Scheme of Delegation to Officers be authorised to issue planning permission subject to the following conditions:**

3) That the officers named in the Scheme of Delegation to Officers be authorised to amend the above conditions as necessary to reflect the terms of the planning obligation.

1 - A01 (Time limit for commencement (full permission))

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.

2 - A07 (Development in accordance with approved plans)

Reason: To ensure adherence to the approved plans in the interests of a satisfactory form of development.

3 - B03 (Matching external materials (general))

Reason: To ensure the satisfactory appearance of the development.

4 - F21 (Scheme of surface water regulation)

Reason: To prevent the increased risk of flooding.

5 - F32 (Details of floodlighting/external lighting)

Reason: To safeguard local amenities.

6 - D01 (Site investigation - archaeology)

Reason: To ensure the archaeological interest of the site is recorded.

7 - H13 (Access, turning area and parking)

Reason: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway.

8 - H17 (Junction improvement/off site works)

Reason: To ensure the safe and free flow of traffic on the highway.

9 - H18 (On site roads - submission of details)

Reason: To ensure an adequate and acceptable means of access is available before the dwelling or building is occupied.

10 - H19 (On site roads - phasing)

Reason: To ensure an adequate and acceptable means of access is available before the dwelling or building is occupied.

11 - H21 (Wheel washing)

Reason: To ensure that the wheels of vehicles are cleaned before leaving the site in the interests of highway safety.

- 3) That the officers named in the Scheme of Delegation to Officers be authorised to amend the above conditions as necessary to reflect the terms of the planning obligation.

Informatives:

- 1 - HN01 - Mud on highway
- 2 - HN04 - Private apparatus within highway
- 3 - HN05 - Works within the highway
- 4 - HN10 - No drainage to discharge to highway
- 5 - HN22 - Works adjoining highway
- 6 - N15 - Reason(s) for the Grant of PP/LBC/CAC
- 7 - N19 - Avoidance of doubt

Note to Applicant

- i) This permission is granted pursuant to an agreement under Section 106 of the Town and Country Planning Act 1990.

Decision:

Notes:

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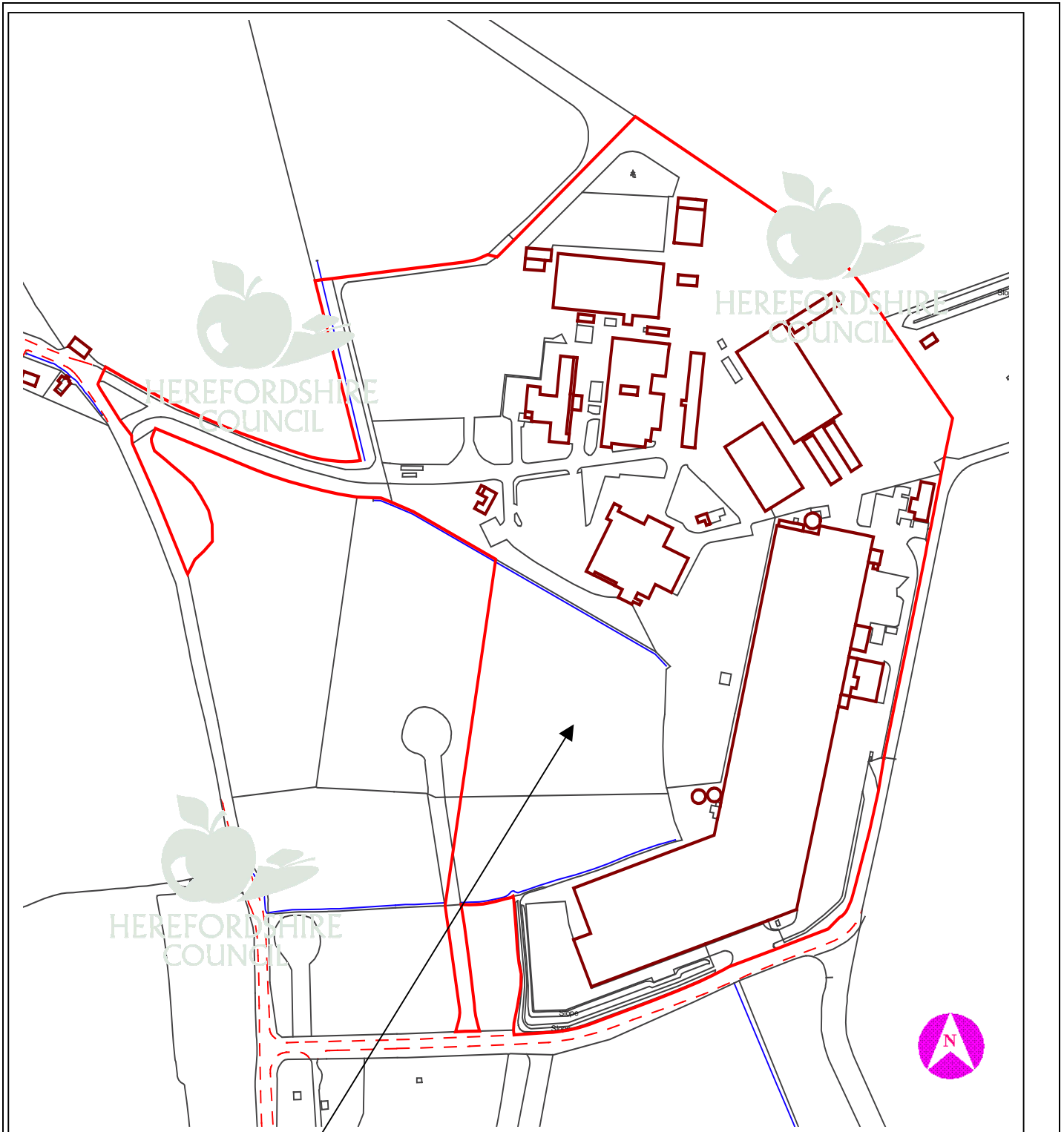
Background Papers

Internal departmental consultation replies.

DRAFT HEADS OF TERMS
Proposed Planning Obligation Agreement
Section 106 Town and Country Planning Act 1990

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Kingspan, Pembridge.

1. The developer covenants with Herefordshire Council, to pay Herefordshire Council the sum of £30,000 to provide transportation facilities to serve the development which sum shall be paid on or before the commencement of development.
2. The monies shall be used by Herefordshire Council at its option for any or all of the following purposes:
 - a) Junction improvements to B4362/C1032 junction - including possible re-alignment, traffic lights, pedestrian crossing facilities
 - b) Extend footway from Ledicot Lane to Cemetery
 - c) Improve direction and safety signing in area
 - d) C1031 Rhyse Lane, edge of carriageway strengthening/widening
 - e) Safe Routes to School in Shobdon, including footway provision/widening, speed limit reduction/extension of area, equipping "walking bus" etc
 - f) Cycle parking provision at school
 - g) Improvements to passenger waiting facilities at Shobdon/Mortimer's Cross
 - h) Shobdon School car park
3. In the event that Herefordshire Council does not for any reason use the said sum of Clause 6 for the purposes specified in the agreement within 5 years of the date of this agreement, the Council shall repay to the developer the said sum or such part thereof which has not been used by Herefordshire Council
4. The developer shall pay to the Council on or before the completion of the Agreement, the reasonable legal costs incurred by Herefordshire Council in connection with the preparation and completion of the Agreement.



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APPLICATION NO: DCNW2006/3978/F

SCALE : 1 : 3816

SITE ADDRESS : Kingspan Insulations Ltd, Torvale Industrial Estate, Pembridge, Herefordshire

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