

**17 DCNE2004/0539/F - EXTENSION TO EXISTING
WAREHOUSE AT THE SPRINGS, WALWYN ROAD,
COLWALL, MALVERN, HEREFORDSHIRE, WR13 6QG****For: Coca Cola Enterprises, Pickering & Associates,
Independence House, Queen Street, Worcester, WR1
2PL****Date Received:**
16th February, 2004**Ward:**
Hope End**Grid Ref:**
75744, 42666**Expiry Date:**
12th April, 2004

Local Members: Councillors R. Mills and R.V. Stockton

1. Site Description and Proposal

- 1.1 This application is for the erection of an extension to the warehouse building on the Coca Cola Site at Colwall. The proposed building measures approximately 10 metres by 30 metres and an eaves height of approximately 6.3 metres and a ridge height of approximately 7.1 metres. This is slightly lower than the existing warehouse building to which it will be adjoined. The building will be steel framed and steel clad. The proposal also involves a demolition of an existing two-storey element on the northwest end of the existing warehouse building.
- 1.2 The proposal also involves the removal of the grass-covered mound adjacent to the existing warehouse, which houses disused effluent tanks.
- 1.3 The site lies within the Area of Outstanding Natural Beauty and within an Area of Great Landscape Value.

2. PoliciesHereford and Worcester County Structure PlanPolicy CTC1 – Areas of Outstanding Natural Beauty
Policy CTC2 – Areas of Great Landscape Value
Policy E6 – Industrial Development in Rural AreasMalvern Hills District Local Plan (Herefordshire)Policy LAN2 – Areas of Outstanding Natural Beauty
Policy LAN3 – Areas of Great Landscape Value
Policy EMP2 – Retention of Existing Industrial LandHerefordshire Unitary Development Plan (Deposit Draft)Policy E10 – Employment Proposals within or Adjacent to Rural Settlements
Policy LA1 – Areas of Outstanding Natural Beauty

Colwall Village Design Statement

3. Planning History

No recent planning history.

4. Consultation Summary

Statutory Consultations

4.1 None required.

Internal Council Advice

4.2 Head of Engineering and Transportation has no objection.

5. Representations

5.1 In support of the proposal the applicant's agent advises that the application is to extend the existing warehouse, which has an internal floor area of 284 m² by a further 286 m². The increased storage area is not required through an increase or planned future increase in production but through a necessity to improve the efficiency in the sites storage and handling of finished goods and to improve safety on site.

5.2 The finished goods are palletted bottles of mineral water, which are handled by forklift trucks. At present the quantity of palletted goods stored exceeds the capacity of existing warehouse and are stored in various locations around the factory. There will be an improvement in the site safety if all finished goods can be stored in one area.

5.3 There will be no increase in the number of persons employed and no change in the working hours of those employed. The 50 existing staff and visitor parking spaces are more than are required for the operation of the site with the majority remaining unused on a daily basis. There will be no increase to the numbers nor changes to the types of collection and delivery vehicles as a consequence of this development.

5.4 Colwall Parish Council has no objection.

5.5 The Malvern Hills Area of Outstanding Natural Beauty Planning Group advise: "We are particularly concerned with the views from the hills and hope that any extension will take this into consideration by using roofing materials and its colour does not stand out unnaturally and that the height of the extension does not exceed that of the original building. We would be grateful if you could build such conditions into a new approval."

5.6 Objections have been received from:

Miss S. Ballard of Lamorna, Broadwood Drive, Colwall
G. & G. Hogston of Field House, Three Acorn Close, Colwall
Miss V. Probert of Avola, Harper Drive, Colwall
J. Gibson of Woodbank, Cowl Barn Lane, Colwall
E.R. Lane of Rhea House, Walwyn Road, Colwall
Mary Roberts of Tarradale, Colwall
R. & M. Hurst of The Knell, Walwyn Road, Upper Colwall
Mr. McGregor of Larkfield House, Harper Drive, Colwall
Miss F.M. Ballard of Broadwood Drive, Colwall

The objections can be summarised as follows:

- a) Additional congestion
- b) Additional noise and pollution from vehicles
- c) Believe it will lead to increased production
- d) The views from the Malvern Hills and the Area of Outstanding Natural Beauty will be adversely affected.
- e) The modern building is out of character with the original Victorian structure.
- f) We received no notification from either the applicant or the Council only became aware of the application when we saw the site notice.
- g) Vehicles parked overnight.
- h) Site plan out of date.

5.7 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 proposal is for a modest extension to the existing warehouse facility. The extension is to be accessed via the existing warehouse building, the only door being a pedestrian fire exit. The site is set well back from the main road behind existing planting. The proposal also involves the demolition of an unsightly element on the front of the existing warehouse. The ridge height of the new extension does not exceed that of the existing warehouse.

6.2 It is not considered that the proposal will have an unreasonable detrimental impact upon the views from the Malvern Hills nor upon the character or visual amenity of the Area of Outstanding Natural Beauty. It is not considered that the proposal will lead to any unreasonable or undetrimental impact to the amenity to the neighbours. It is therefore considered that the proposal complies with the relevant adopted policies.

RECOMMENDATION

That planning permission be granted subject to the following conditions.

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 - A06 (Development in accordance with approved plans)

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

3 - B01 (Samples of external materials)

Reason: To ensure that the materials harmonise with the surroundings.

Informative:

1 - N15 - Reason(s) for the Grant of PP/LBC/CAC

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.