

16 DCNE2005/0445/F - EXTENSION TO UNIT 1 TO FORM OFFICE BUILDING ADJ TO UNIT 1, STATION YARD INDUSTRIAL ESTATE, COLWALL, MALVERN, HEREFORDSHIRE, WR13 6RN**For: Merlin Energy Resources Ltd per Buildplan,
Fairfield Old Church Road Colwall Malvern WR13 6EZ****Date Received:
14th February 2005****Ward:
Hope End****Grid Ref:
75664, 42486****Expiry Date:
11th April 2005**

Local Member: Councillor Rees Mills

1. Site Description and Proposal

- 1.1 The site forms part of the Station Yard Industrial Estate in Colwall and lies immediately adjacent to the railway line. It is positioned adjacent to the entrance of the industrial estate and is currently an area of vacant land.
- 1.2 The application seeks to add an extension to unit one. All of the buildings are clad in profiled sheeting and have monopitch roofs. This proposal is for a brick faced building with a tiled pitched roof and will provide additional office accommodation.
- 1.3 The proposal makes provision for twelve parking spaces; six in front of the building and six on a strip of land opposite which is currently loosely surfaced with stone chippings but does not have any formal use. A supporting statement advises that secure cycle parking will also be provided as part of the scheme.

2. Policies**2.1 Hereford and Worcester County Structure Plan**

E6 – Industrial Development in Rural Areas

2.2 Malvern Hills District Local PlanEmployment Policy 4 – Design Standards on Industrial Estates
Employment Policy 10 – Expansion on Industrial Sites
Landscape Policy 2 – Areas of Outstanding Natural Beauty**2.3 Herefordshire Unitary Development Plan**E6 – Expansion of Existing Businesses
E8 – Design Standards for Employment Sites
LA1 – Areas of Outstanding Natural Beauty

3. Planning History

3.1 None relevant to this application.

4. Consultation Summary

Statutory Consultations

4.1 Severn Trent - No response.

Internal Council Consultations

4.2 Transportation Manager - No objection subject to a condition requiring secure cycle parking.

4.3 Head of Environmental Health - No objection.

4.4 Head of Community and Economic Development - Support the application as it will help to retain a business in this part of the county.

5. Representations

5.1 Colwall Parish Council - No objection but wish to ensure that materials are sympathetic to the area. Also note the potential increase in traffic movements along Station Road.

5.2 Two letters of objection have been received from Mr I R Nesbitt, Stable Cottage, Station Drive, Colwall and Mr & Mrs Kopsch, Winsome Cottage, Station Drive, Colwall. In summary the points raised are as follows:

1. Concern at the increase in traffic movement and the danger this will cause to highway safety.
2. The extension will be detrimental to the residential amenity of an adjacent dwelling.
3. Parking will occur directly under a bedroom window.

5.3 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 Employment Policy 10 of the Malvern Hills District Local Plan sets a number of criteria for expansion on existing industrial estates. These relate to design issues, vehicular access and parking, landscape impact and residential amenity amongst other things. Provided that proposals satisfy these criteria they will normally be permitted.

6.2 The proposal is entirely different in terms of its design and appearance to the existing steel frame and profiled sheet units that exist. The use of brick and tiles more reasonably reflects the historic part of the village, against which this proposal will be

seen from distant views. It is considered that this approach is far more satisfactory than to continue the existing design and materials, which would not improve or enhance the setting of the village or the Area of Outstanding Natural Beauty.

- 6.3 Station Road is the only point of access for the industrial estate and the railway station. It is accepted that this proposal will result in an increase in traffic movements as the scheme is intended as an expansion of the existing business, creating a further twelve jobs. This could result in as many as 24 movements per day. However, the site is located ideally for rail users and the applicant has indicated that secure cycle parking will be provided. In terms of sustainability it is a site with optimum opportunity. Furthermore, the scheme provides ample parking on site and it will not exacerbate current parking problems on Station Road. No objection is raised by the Transportation Manager and it does not appear that a refusal based on highway safety grounds could be substantiated.
- 6.4 In terms of landscape impact and impact on the Area of Outstanding Natural Beauty, the proposal will be seen in the context of the rest of the village. As has been stated previously, the choice of material will be a more appropriate reflection of the rest of the village and therefore it is not considered that the scheme will have a demonstrable impact in terms of landscape issues.
- 6.5 The proposal faces onto an adjacent property. This has two bedroom windows at first floor level and the occupants are concerned that these will be directly overlooked by first floor windows in the office building. Subject to a condition to require the two windows to be obscure glazed; this concern can be satisfactorily addressed.
- 6.6 The same objector has expressed concern that parking is proposed directly under the same windows. The area in question forms part of the industrial estate and is surfaced in the same way as areas used for parking at present. It can be used for parking purposes as the site exists at the moment and therefore to refuse the application on this basis could not be substantiated.
- 6.7 It is therefore concluded that the proposal accords with the requirements of the relevant policies and is acceptable.

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 - B01 (Samples of external materials)

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

3 - E06 (Restriction on Use) (office accommodation) (Class B1)

Reason: The local planning authority wish to control the specific use of the land/premises, in the interest of local amenity.

4 - E19 (Obscure glazing to windows)

Prior to the use or occupation of the [dwelling[[extension] hereby permitted, and at all times thereafter, the window[s] marked "X" on the approved plans shall be glazed with obscure glass only [and shall be non-opening].

Reason: In order to protect the residential amenity of adjacent properties.

5 - H29 (Secure cycle parking provision)

Reason: To ensure that there is adequate provision for secure cycle accommodation within the application site, encouraging alternative modes of transport in accordance with both local and national planning policy.

Informatives:

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

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.