

**16 DCNE2005/0638/F - PROPOSED WAREHOUSE
EXTENSION AND A SECTION OF RAISED ROOF
AMCOR FLEXIBLES, LOWER ROAD INDUSTRIAL
ESTATE, LEDBURY, HEREFORDSHIRE, HR8 2DJ**

**For: Amcor Flexibles Ledbury per Blencowe
Associates, Old Parish Barn, Sandford St. Martin,
Oxfordshire, OX7 7AG**

Date Received:
25th February 2005

Ward:
Ledbury

Grid Ref:
70069, 37601

Expiry Date:
22nd April 2005

Local Member: Councillors P Harling, B Ashton & D Rule MBE

1. Site Description and Proposal

- 1.1 This application is for the erection of a warehouse extension and to raise the roof of part of the existing building at Amcor Flexibles, Lower Road Industrial Estate, Ledbury.
- 1.2 The application arises from the business restructuring plans and a relocation of part of its operation to Ledbury.
- 1.3 The new warehouse extension has a floor area of approximately 1760m² and is positioned on the western elevation of the existing premises, which currently has a floor area well in excess of 9,000m². It measures 15 metres to its highest point and is to be clad in profiled sheet. The area currently appears to be the main point for deliveries to the factory.
- 1.4 The increased roof height in the existing building is required to accommodate new larger and more efficient machinery used in the production of flexible packaging. This particular element extends to a height of 21 metres.
- 1.5 The majority of the existing building has a height of 10 metres, with elements of it up to 16 metres tall.
- 1.6 The premises occupy land allocated for industrial and commercial use and form part of the wider Lower Road Industrial Estate. Residential dwellings lie to the south and south west of the application site, the closest being approximately 60 metres from the existing factory and 100 metres from the proposed warehouse extension.
- 1.7 A public footpath skirts the northern boundary of the site and the plans have been amended since their original submission to account for this and to ensure that a diversion order is not necessary.

2. Policies

2.1 Malvern Hills District Local Plan

Employment Policy 4 – Design Standards on Industrial Estates
Employment Policy 10 – Expansion on Industrial Estates

2.2 Hereford and Worcester County Structure Plan

E12 – Industrial Development in Urban Areas

2.3 Herefordshire Unitary Development Plan

E6 – Expansion of Existing Businesses
E8 – Design Standards for Employment Sites

3. Planning History

3.1 NE02/2141/F - Warehouse extension and office refurbishment - Approved 30/08/02.

4. Consultation Summary

4.1 Statutory Consultations

None required.

Internal Council Consultations

4.2 Transportation Manager - No objection subject to condition to provide covered cycle parking and in light of amendments to the fence line no objection subject to a note stating that the minimum width of the footpath should be 2 metres with regard to the public right of way.

4.3 Environmental Health Officer:

‘Although the warehouse extension will increase the size of the factory, I understand that there will be no flues, additional fans or equipment that might increase noise levels to the nearest housing (some 150m). I also understand that the HGV deliveries on the adjacent yard will remain unchanged by this development – this includes night time activity. However, I am informed that plastic resin deliveries and skip collections will continue to take place only between the informally set times of 0700 and 1900. This application could take the opportunity to regularise this as a planning condition.

The raised roof part of the application results from the relocation of the ‘casting activity’ off site and their replacement with new blowing/extrusion machines, which require greater headroom. Although I understand that no new flues will be constructed, there will be some roof level ventilation of ozone from fans. However, as similar fans exist for the same purpose on the existing and adjacent extrusion lines, an increase in noise is not anticipated, especially bearing in mind the distance of the nearest housing (some 120m).’

5. Representations

- 5.1 CPRE - No objection but suggest the colouration of profiled sheeting is too light and would suggest a darker, more subdued colour.
- 5.2 Ledbury Town Council - Recommend approval subject to roof colouring and protection of footpaths.
- 5.3 The Ramblers Association - Draw attention to the rights of way in proximity to the application site and ask that developer is made aware of legal requirements to maintain and keep clear the public right of way.
- 5.4 Two letters of objection have been received from Miss C Pritchard, 35 Lower Road, Ledbury and Mr C Gummery and Miss E Shail, 37 Childer Road, Ledbury. In summary the points raised are as follows:
- Any extension will increase noise pollution.
 - Raising of the roof will affect the amenity of surrounding properties.
 - Possibility for overshadowing to occur.
 - Potential increase in traffic
- 5.5 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 site forms part of a well established industrial estate where there is a presumption in favour of the expansion of existing businesses, subject to particular criteria, of those relating to residential amenity would appear to be most relevant.
- 6.2 As previously stated, the warehouse extension is approximately 100 metres from existing dwellings and occupies an existing service delivery area.
- 6.3 The applicant's agent advises that there will be no increase in traffic movement as the business currently operates under a policy of off-site warehousing. This has become costly and ineffective and currently requires four articulated lorry journeys per day. By providing on-site storage facilities these journeys will be eliminated.
- 6.4 With regard to the increase in roof height, the applicant advises as follows:

"Roof alterations are essential for the installation of additional Blown Extrusion machinery. The Ledbury factory is operating at 150% extrusion capacity. In order to meet the required volumes, we are currently utilising production capacity from factories in Denmark, Poland and Portugal. The current planning application forms part of the business strategy to install new production machinery at Ledbury, which will offer sufficient capacity in order to eliminate the dependency on outsourcing. The machinery required is very similar to existing extrusion machines at Ledbury, which occupy the existing raised roof section of the factory. Due to the vertical nature of blown extrusion machines and following consultation with the equipment manufacturers, the additional height is essential for the equipment to operate safely and effectively".

6.5 The proposals will undoubtedly increase the visual impact of the existing industrial buildings. This will be mitigated to a degree by bunding which acts as a screen to properties on Lower Road and Childer Road.

6.6 However, it is considered that the benefits to be derived from allowing this application outweigh any issues of visual prominence and the application is therefore recommended for approval.

RECOMMENDATION

That planning permission be granted subject to 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 - B11 (Details of external finishes and cladding (industrial buildings))

Reason: To secure properly planned development.

3 - 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.

4 - A09 Amended plans

Reason: To ensure the development is carried out in accordance with the amended plans.

5 - All deliveries of plastic resin and collections/deliveries of skips from the proposed warehouse extension and adjacent yard area shall only be permitted on site between the hours of 0700 and 1900, Monday to Friday and 0800 to 1400 on Saturdays. No such deliveries or collections shall take place on Sundays or Bank Holidays.

Reason: In the interests of adjacent residential dwellings.

Informatives:

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

2 - HN2 (Public Rights of Way Affected)

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.