

**19 DCNW2005/3405/F - ERECTION OF WAREHOUSE EXTENSION, NEW CANOPY, SINGLE STOREY AMENITY BLOCK AND ALTERATION TO SITE ACCESS AT KINGSPAN INSULATION, PEMBRIDGE, LEOMINSTER, HEREFORDSHIRE**

**For: Kingspan Insulations Ltd. per Building Design Practice, The Westlands, 132 Compton Road, Wolverhampton, WV3 9QB**

**Date Received:**

**Ward: Pembridge & Lyonshall with Titley**

**Grid Ref:**

**24th October 2005**

**39070, 60217**

**Expiry Date:**

**19th December 2005**

**Local Member: Councillor R Phillips**

## **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 4,445 square metres warehouse extension to the North East of the existing building. This is required for additional bulk storage, brought about by changes in building regulations which has resulted in the expansion of demand. A canopy extension (705 square metres) is also proposed to the South east elevations for undercover loading and small amenity block extension (66 square metres) is proposed to the west elevation. 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 access onto the C1032 was proposed. Due to concerns in relation to this access this part of the proposal has been withdrawn from the scheme for further discussion and negotiation. The application has been accompanied by a Traffic Impact Assessment.

## **2. Policies**

### **2.1 Leominster District Local Plan (Herefordshire)**

A1 – Managing the District's Assets and Resources

A2 – Settlement Hierarchy

A28 – Development Control Criteria for Employment Sites

A35 – Small Scale New Development for Rural Businesses with or around Settlements

BA1 – Shobdon Aerodrome

## 2.2 Unitary Development Plan (Revised Deposit Draft)

### 3. Planning History

DCNW2005/2210/F - Proposed loading canopy - Approved 12 August 2005

DCNW2005/0998/F - Proposed unit extension (263sqm) \_ Approved 12 August 2005

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

DCNW2003/3852/F - Two-storey extension to existing office block - Approved 6 February 2004

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

DCNW2003/1535/F - Refurbishment and two-storey extension to existing office block - Approved 14 July 2003

NW2003/0117/F - Warehouse extension to existing planning permission no N98/0529/N - Approved 13 March 2003

NW2002/1122/F - Refurbishment and extension of existing industrial buildings to provide additional warehouse and production space with ancillary officer - Approved 23 September 2002

NW2002/0692/F - Refurbishment of an existing unit to be used to house machinery - Approved 22 May 2002

NW2001/3330/F - Variation of approved plants to NW2001/0788/F to allow a revised footprint plus additional area - Approved 5 February 2002

NW2001/3332/F - Erection of a single storey covered store to existing factory - Approved 28 January 2002

NW2001/2462/F - Erection of a three-storey office block and ancillary additional car parking area - Approved 12 November 2001

NW2001/0788/F - Extension to the factory - Approved 4 June 2001

NW2000/3165/F - Erection of a portacabin office accommodation - Granted 23 January 2001

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

97/0209/N - Construction of 51 m<sup>2</sup> extension to existing workshop and first floor canteen with 2 no. windows - Granted 23 April 1997

95/0654/N - Construction of laboratory/toilet block - Granted 29 September 1995

94/0715 - Erection of office and associated car parking - Granted 18 January 1995

93/391 - Extension to existing hanger building - Granted 3 August 1993

#### **4. Consultation Summary**

##### Statutory Consultations

4.1 None required.

##### Internal Consultees

4.2 The Transportation Manager requests a Section 106 Agreement for a 25,000 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 Head of Environmental Health and Trading Standards has no objections to make on the application.

#### **5. Representations**

5.1 Pembridge Parish Council is in agreement with the application providing 2 issues are given due consideration:

1. That any planned external lighting is kept to the minimum and directed downwards to avoid light pollution to the area.
2. There is concern at the proposed new exit layout and we would request that Highways are asked to advice and comment.

5.2 Shobdon Parish Council has no objections to the factory extension but express concern over the increase in volume of the HGV traffic through Shobdon Village. this will incur extra expense on road maintenance and will not be conducive to road safety.

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 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 BA1 of Leominster District Local Plan (Herefordshire). This policy and insert map no. 5 defines areas on Shobdon Aerodrome 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 Policy BA1 seeks to limit new development upon the airfield because of traffic generation and environmental impact. In particular paragraph 11.25 indicates that any development upon the airfield should be judged primarily against the effects of heavy goods vehicles upon the local highway network and the amenity of properties along the main road.

6.3 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 was submitted with the application, which confirms that the 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. After much discussion, the Transportation Manger has accepted that the highway network cope with this increase if mitigation works are undertaken. A sum of £25,000 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..

6.4 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 she 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:

**Note to Applicant**

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

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 £25,000 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
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.

**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 - Details of open storage shall be submitted to and approved in writing by the local planning authority. No outside storage shall occur other than those specifically approved.

Reason: In order to protect the visual amenity.

Informatives:

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

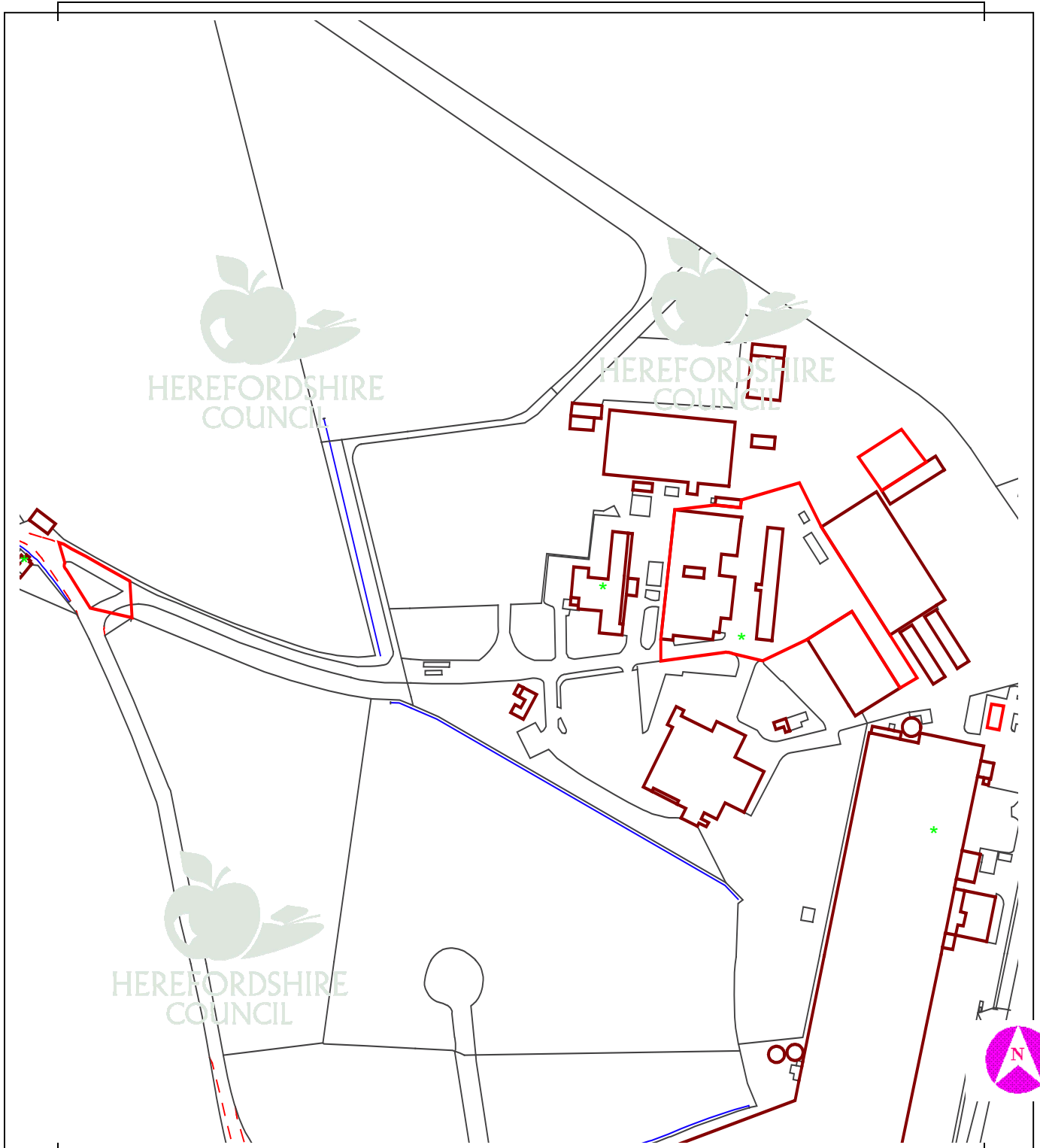
Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.



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**APPLICATION NO:** DCNW2005/3405/F

**SCALE :** 1 : 3262

**SITE ADDRESS :** Kingspan Insulation, Pembridge, Leominster, Herefordshire

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