

Application Number: F/YR13/0407/F

Minor

Parish/Ward: Wisbech/Clarkson Ward

Date Received: 4 June 2013

Expiry Date: 30 July 2013

Applicant: Mr B Skoulding, Snowmountain Enterprises Ltd.

Agent: Mr B Skoulding, Snowmountain Enterprises Ltd.

Proposal: Formation of a new access and erection of 2.43 metre high iron gates to existing units.

Location: Pinnacle House, Nene Parade, Wisbech.

Reason before Committee: The proposal is before the Planning Committee as Councillor Skoulding has an interest in the ownership of the site.

1. EXECUTIVE SUMMARY/RECOMMENDATION

This application seeks full planning permission for new access and erection of 2.43 metre high iron gates to the existing units at Pinnacle House, Nene Parade, Wisbech. The site comprises a large industrial unit located off Nene Parade, which is an unclassified road.

The key issues to consider are:

- Design and the character of the area.
- Highway Safety

The key issues have been considered along with current Local and National Planning Policies and the proposal is considered to be acceptable in terms of the principle and design. It is considered that there will be no adverse impacts on highway safety or the character of the surrounding area. Therefore the application is recommended for approval.

2. HISTORY

Of relevance to this proposal is:

2.1 F/YR11/0843/F	Installation of 2no roller shutter doors to existing building.	Granted 20 th December 2011.
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3. PLANNING POLICIES

3.1 National Planning Policy Framework:

Paragraph 2: Planning law requires that applications for planning permission must be determined in accordance with the development plan.

Paragraph 14: Presumption in favour of sustainable development.

3.3 Fenland Local Plan Core Strategy – Proposed Submission February 2013:

CS16: Delivering and Protecting High Quality Environments across the District.

3.4 Fenland District Wide Local Plan:

E9 – Alteration and extension of existing buildings.

4. CONSULTATIONS

4.1 Town Council

Recommend approval as no objections or observations.

4.2 CCC Highways

An access is acceptable in principle in this location. However, details of the proposed width/radii and visibility (2.4m x 43m) must be achieved. It is noted that where the access is located it will not be suitable for large commercial vehicles.

4.3 FDC Environment & Health

No objections as the proposal is unlikely to have a detrimental impact on local air quality or the noise climate. Contaminated land is not considered an issue.

4.4 FDC Assets & Projects

No response or objections received within the consultation period.

4.5 Local Residents:

None received within the consultation period.

5. SITE DESCRIPTION

5.1 The site currently comprises a large industrial unit which is located on a corner plot on the junction of Osbourne Road and Nene Parade. There is an existing access to the North onto Mount Pleasant Road, another access to the West onto Osbourne Road and the proposed access is to be onto Nene Parade. The site is within the Primary Industrial Business Area (PIBA) of Wisbech and in close proximity to the Port Area. The area is characterised by a number of commercial and industrial units. There is residential development to the North of the site.

6. PLANNING ASSESSMENT

6.1 The key considerations for this application are:

- Design and the Character of the Area.
- Highway Safety.

(a) Design and the Character of the Area

This is a full application for a new access and gates to serve the existing commercial unit at Pinnacle House. The proposal access is to be off Nene Parade, which is an unclassified road. The area is characterised by a number of commercial and industrial units. The proposed access is to sit to the Southern corner of the site, which is adjacent to an existing access. The purpose of this new access is to allow for a boundary fence to be built between the existing unit and the commercial property to the south as these units are now to be in different ownership and therefore require the subdivision of the site.

The proposed gate is to be 2.43 metres high and of a design to reflect the existing gates along this stretch of fencing. The existing fencing and gates are industrial in nature and therefore the proposed design and height is considered to reflect the existing character of the area.

(b) Highway Safety

The proposed access is off Nene Parade, which is an unclassified road. The proposed access will lead into an area of hardstanding within the site which serves the existing unit. The access width will be approximately 7 metres at its narrowest point and will sit approximately 10 – 15 metres away from the nearest adjacent access. The Local Highway Authority have advised that an access is acceptable in principle in location however they would have liked to have seen details of the proposed width/radii and the available visibility. This should be 2.4 metres x 43 metres. These comments have been sent to the applicant to be addressed however no further information has been submitted to date and the visibility can be dealt with by condition.

7. CONCLUSION

7.1 The proposal has been assessed in line with Local and National Planning Policies in relation to the design, scale and impact on the surrounding area and residential amenity. The proposal is considered to be acceptable in terms of siting and design and will not give rise to any adverse visual or highway impacts. As such the proposal is recommended for approval with appropriate conditions.

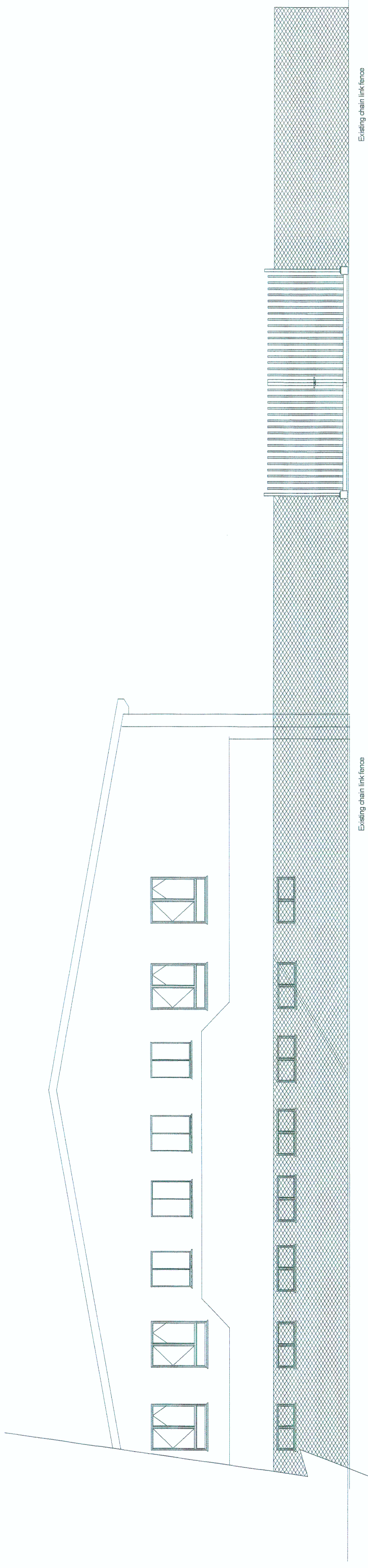
8. RECOMMENDATION

Grant – Subject to the following conditions.

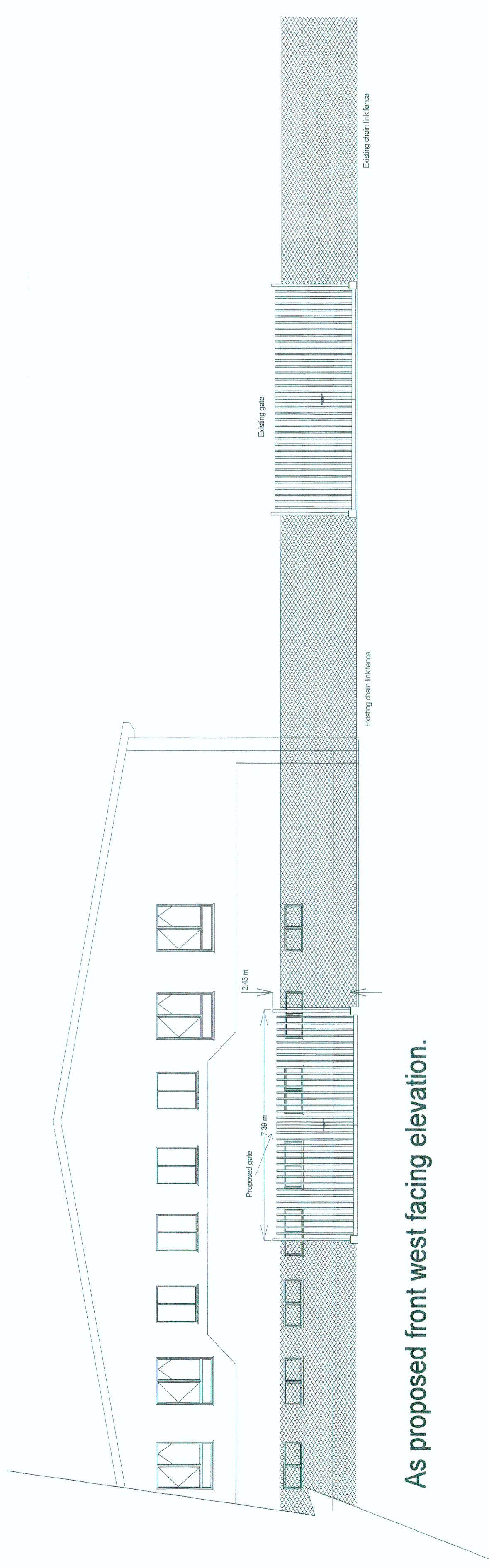
- 1. The development permitted shall be begun before the expiration of 3 years from the date of this permission.
Reason:
To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.**
- 2. Any conditions requested by the Local Highways Authority following receipt of any additional information. These to include visibility splays.**
- 3. Approved Plans.**



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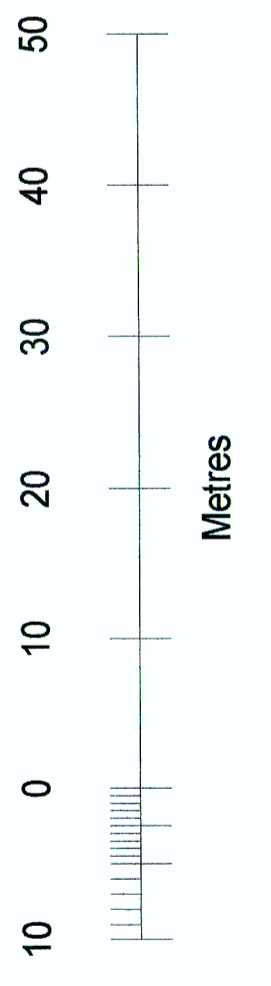
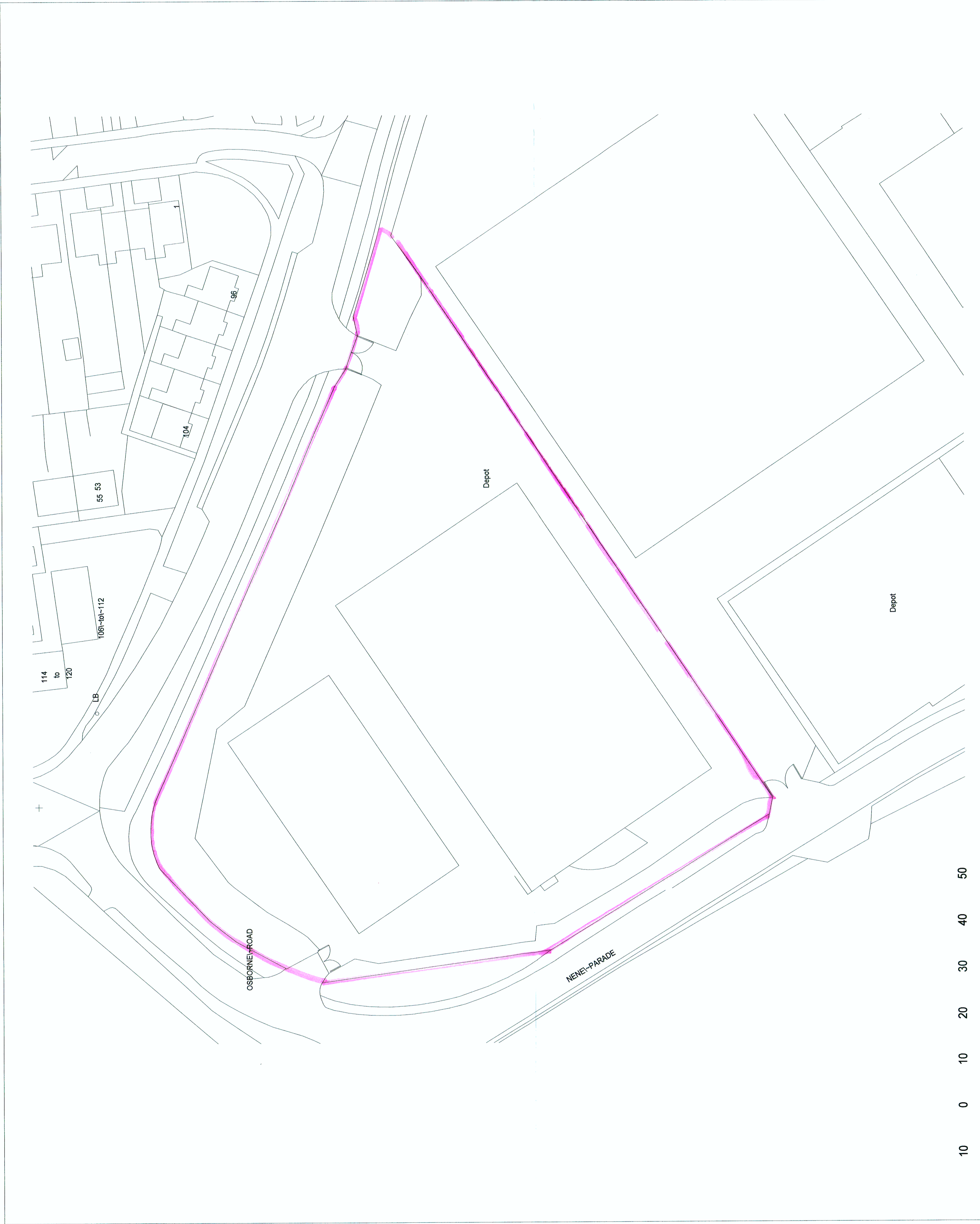
As existing front west facing elevation.



As proposed front west facing elevation.

<p>SNOWMOUNTAIN ENTERPRISES LIMITED Marwick House, Station Road, MARCH phone March (01354) 653649 Proposed gate at Pinnacle House, Nene Parade, Wisbech, ELEVATIONS</p>	<p>dwg number</p>
<p>scale 1:100</p>	<p>dwg number</p>

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SNOWMOUNTAIN ENTERPRISES LIMITED
 Warwick House, Station Road March
 phone March (01354) 653649
 New Entrance Gate, Mount Pleasant Rd, Wisbech
 As Existing

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scale **1:500**
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 May 2013