

Application Number: F/YR13/0632/F

Minor

Parish/Ward: Wisbech/Medworth

Date Received: 22 August 2013

Expiry Date: 17 October 2013

Applicant: Mr J Warren, S B Components (International) Ltd.

Agent: Mr D Broker, David Broker Design Services.

Proposal: Erection of single-storey extension to front of existing warehouse.

Location: 24 Enterprise Way, Wisbech.

Reason before Committee: This application is before committee given that an elected Member is acting as agent for the scheme. Should this not have been the case it would have been determined under delegated powers by Officers.

1. EXECUTIVE SUMMARY/RECOMMENDATION

This application seeks full planning permission for a single-storey extension to the front of an existing warehouse at 24, Enterprise Way in Wisbech. The site is within the Primary Industrial/Business Area and houses an existing warehouse building. The proposal seeks to introduce a relatively small, single-storey element to the front of the existing building.

The key issues to consider are:

- Design and the character of the area.
- Highways Considerations

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/YR08/0477/F | Erection of 2.4m high security fence and gates. | Granted 21 July 2008. |
| 2.2 | F/YR04/0077/F | Erection of extension to existing workshop. | Granted 16 th March 2004. |
| 2.3 | F/YR02/1095/F | Erection of a detached workshop | Granted 4 th November 2002. |

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.

3.2 **Fenland Local Plan Core Strategy – Proposed Submission February 2013:**
CS16: Delivering and Protecting High Quality Environments across the District.

3.3 **Fenland District Wide Local Plan:**
E9 – Alteration and extension of existing buildings.

4. **CONSULTATIONS**

4.1 ***Town Council*** Recommend approval as Members have no objections or observations in respect of this application.

4.2 ***Environment Agency*** No objection to the proposed development. Provide advisory comments in relation to flood warning and evacuation, flood resilience, foul water drainage and surface water drainage.

4.3 ***CCC Highways*** The extension is to be in line with the site access therefore potentially restricting access to the overall premises. However, the retained access/manoeuvring area within the site does appear to be adequate to cater for two-way trafficking of smaller vehicles and the one-way trafficking of HGVs to this single industrial unit. The applicant should be invited to clarify the number and nature of vehicle movements to the site. I assume that the roller shutter doors are utilised only for a short period of time to allow ingress and egress of vehicles and that service/delivery vehicles will not stand in front of these for any length of time.

4.4 ***FDC Environment & Health*** No objection to the proposed development as it is unlikely to have a detrimental effect on local air quality or the noise climate. Contaminated land is not considered an issue.

4.5 ***Middle Level Commissioners*** No response received at the time of writing this report.

4.6 ***Local Residents:*** None received.

5. **SITE DESCRIPTION**

- 5.1 The site currently comprises a large industrial unit which is located off Enterprise Way in Wisbech. The existing industrial building is blue clad and comprises of offices and workshops. There is ample parking and turning within the site. The wider area is characterised by industrial and commercial premises and the site is within the Primary Industrial/Business Area (PIBA) for Wisbech.

6. **PLANNING ASSESSMENT**

- 6.1 The key considerations for this application are:

- Design and the Character of the Area.
- Highways Considerations

(a) Design and the Character of the Area

This is a full application for a single-storey extension to the front of the existing warehouse. The existing warehouse is a large building which extends across the site and comprises office, storage areas and fitters bays throughout the building. The proposed extension is relatively small and will sit on the front elevation of the proposal, fronting Enterprise Way. The design of the proposed extension matches that of the existing dwelling and is in keeping in terms of design, scale and materials. The proposal will provide an extension to the existing fitter's workshop and steel fabrications area and will have a new roller shutter door to match the existing ones along this elevation.

The proposal is considered to be in keeping with the existing building as well as the overall character of the area. The site is within the PIBA and the area is characterised by existing warehouses and industrial/commercial premises. The proposal will be in keeping with the character of the area and will not give rise to any adverse visual or amenity impacts.

(b) Highways Considerations

The comments from the LHA are noted and the Agent has been invited to clarify the queries raised. The Agent has advised the following in relation to the points raised by the LHA.

- The applicant is aware that the positioning of the entrance is in close proximity to the site entrance. Very careful consideration has been given to the onsite operations and vehicle movements. The extension cannot be achieved anywhere else on the site and the size has been determined specifically to retain manoeuvrability within the site.
- The roller doors will be used for limited periods on limited occasions. There is a nominated employee on site who constantly monitors vehicle movements and their relevant parking in the production process.

The LHA have been consulted on this further information and their response will be updated at Committee. The proposal will not protrude further forward than the office area of the existing building and the LHA have noted that sufficient parking and manoeuvring areas will be retained.

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. 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.**

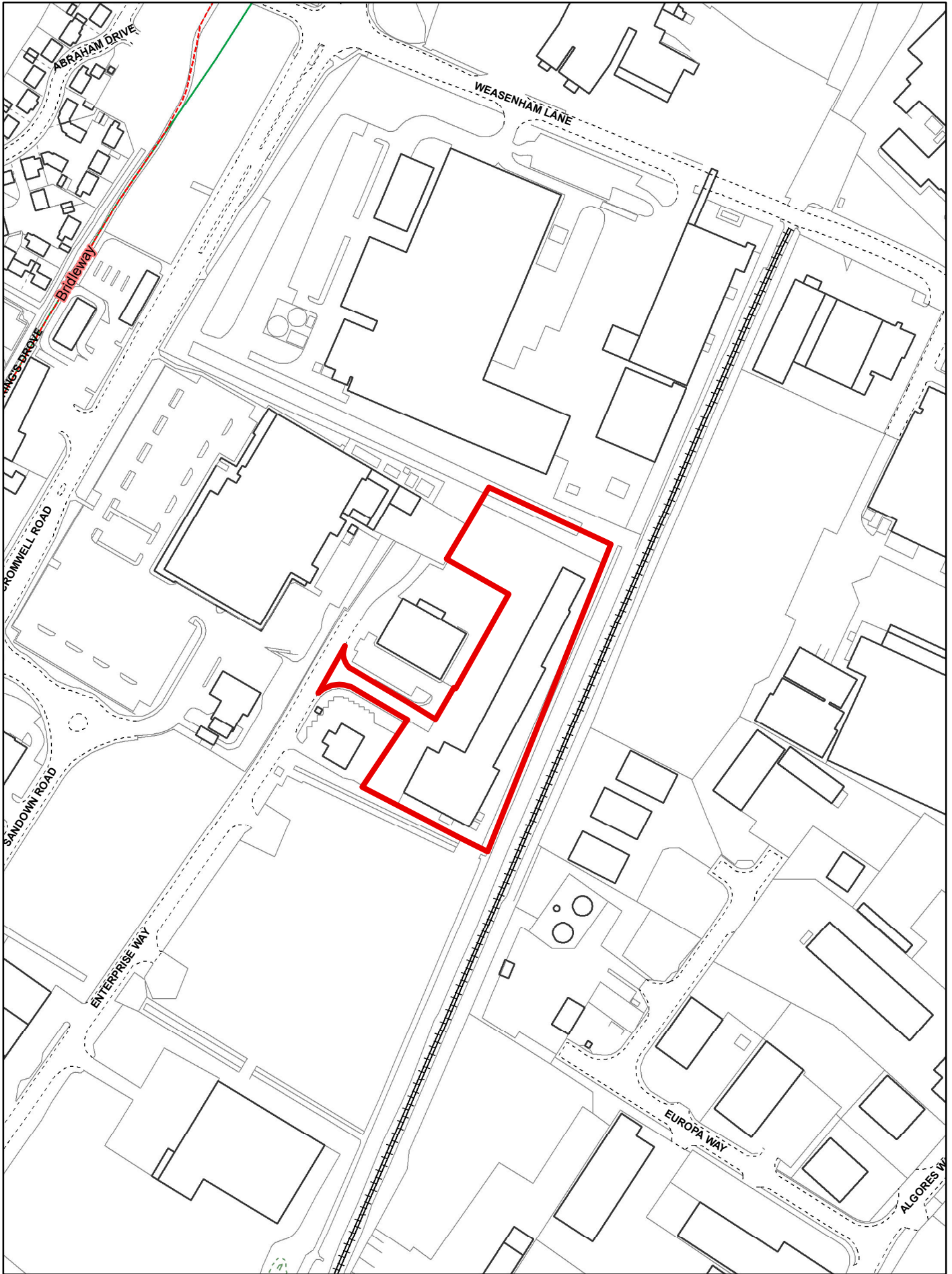
Reason: To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.

2. **The development hereby approved shall be finished externally in materials to match the existing building, unless the Local Planning Authority otherwise agrees in writing prior to the commencement of development.**

Reason: To safeguard the visual amenities of the area.

3. **Any highways conditions as may be requested by the LHA following the receipt of further comments.**

4. **Approved Plans**



Created on: 30/08/2013

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