

**Application Number: F/YR14/0092/F**  
**Minor**  
**Parish/Ward: Wisbech/Medworth**  
**Date Received: 3 February 2014**  
**Expiry Date: 21 March 2014**  
**Applicant: Fenweld Engineering Services**  
**Agent: David Broker Design Services**

**Proposal: Erection of a single-storey office building.**  
**Location: Fenweld Engineering Services, New Bridge Lane, Wisbech**  
**Reason before Committee: The 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**

The application site is a commercial premises located within an established employment area accessed from New Bridge Lane. Main activities take place within a large workshop, with two off-street parking spaces and a portakabin to front. The site is surrounded by a 2.4m high palisade fence with a large shed to the immediate north and east.

The applicant seeks consent to remove an existing portakabin and replace it with a single storey office building. The building would have a footprint of 2.6m x 6.6m in floor area and proposes to stand at 2.4m to eaves and 3.35m to ridge. Proposed materials are LBC heather facings with Redland stonewold tiles.

The main issues associated with this proposal are:

- 1. Design and Layout**
- 2. Access and Parking**
- 3. Neighbour Amenity**
- 4. Flood Risk & Contamination**
- 5. Minerals & Waste**

The key issues have been considered against Local and National Planning Policies. It is considered that, on balance, there would be no unacceptable adverse impact on the character or appearance of the area, access or parking or neighbouring amenity. Therefore this proposal is considered to be acceptable subject to planning conditions.

## **2. HISTORY**

Of relevance to this proposal is:

- |                          |   |                                |
|--------------------------|---|--------------------------------|
| <b>2.1 F/YR04/3600/F</b> | Erection of a workshop extension to existing building | (Delegated Approved 16.8.2004) |
|--------------------------|---|--------------------------------|

### 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.

Paragraph 17: Seek to ensure high quality design and a good standard of amenity for all existing and future occupants.

Paragraph 64: Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area.

Paragraph 100 states 'Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk'.

#### 3.3 Fenland Local Plan Core Strategy (Submission Version) – September 2013:

CS1: Presumption in favour of sustainable development.

CS14: Responding to Climate Change and Managing the Risk of Flooding in Fenland

CS16: Delivering and Protecting High Quality Environments across the District

#### 3.4 Fenland District Wide Local Plan:

E8: New Development

TR3: Car Parking

### 4. CONSULTATIONS

- |     |                                      |   |
|-----|--------------------------------------|---|
| 4.1 | <b><i>Town Council</i></b>           | No comments received at the time of writing this report           |
| 4.2 | <b><i>Environmental Health</i></b>   | No objection  |
| 4.3 | <b><i>CCC Highways</i></b>           | No comments received at the time of writing this report           |
| 4.4 | <b><i>CCC Waste and Minerals</i></b> | No comments received at the time of writing this report           |
| 4.5 | <b><i>Middle Level</i></b>           | No comments received at the time of writing this report.          |
| 4.6 | <b><i>Neighbours</i></b>             | No letters of representation received; to follow in Update Report |

### 5. SITE DESCRIPTION

- 5.1 The application site is a commercial premises located with an established employment area accessed from New Bridge Lane. Main activities take place within a large workshop, with two off-street parking spaces and a portakabin to front. The site is surrounded by a 2.4m high palisade fence with a large shed to the immediate north and east.

## **6. PLANNING ASSESSMENT**

### **6.1 ASSESSMENT**

The main issues associated with this proposal are:

- 6. Design and Layout**
- 7. Access and Parking**
- 8. Neighbour Amenity**
- 9. Flood Risk & Contamination**
- 10. Other Matters**

#### **1) Design and Layout**

The proposed building would be functional in nature and is of a similar size and scale to the existing portakabin. Given the height of the shed at the rear of the site the proposal would not be visually prominent nor result in an unacceptably adverse impact on the character or appearance of the street scene. As such the proposal would accord with Policy CS16 of the Fenland Core Strategy (Submission 2013) and Policy E8 of the Fenland Local Plan (1993).

#### **2) Access and Parking**

The proposed building would be located on the same footprint as the existing portakabin; therefore there would be no net decrease in the number of off-street parking spaces available on site. As such the proposal would not result in an adverse highway safety risk and accords with Policy TR3 of the Fenland Local Plan (1993).

#### **3) Neighbour Amenity**

Given the nature of the adjoining land uses, which are commercial in nature, the proposal would not have an unacceptably overbearing impact on adjacent properties and accords with Policy CS16 of the Fenland Core Strategy (Submission 2013) and Policy E8 of the Fenland Local Plan (1993).

#### **4) Flood Risk & Contamination**

The County Council Environmental Health Officer (EHO) has raised no objections to the proposal.

The application site is located within Flood Zone 1; at the time of writing this report no response has been received from Middle Level.

#### **5) Minerals and Waste**

The site is located within a waste consultation zone; however no comments have been received from the Minerals and Waste team.

## **7. CONCLUSION**

- 7.1 The proposed office building would not have an unacceptably adverse impact on the character or appearance of the street scene, it would not result in an unacceptably adverse impact on neighbour occupiers and the development would maintain existing levels of parking provision on site. At this time it is not considered that the proposal would result in an unacceptably adverse risk of flooding nor affect the future extraction of minerals. Subject to the following conditions the scheme accords with Policy CS1, CS14 and CS16 of the Fenland Core Strategy DPD (Submission 2013, E8 and TR3 of the Fenland Local Plan (1993) and NPPF (2012).

**8. RECOMMENDATION**

**Grant – Subject to the following conditions.**

- 1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.**

**Reason: In accordance with Section 91 of the Town and Country Planning Act 1990 (as amended).**

- 2. The materials to be used in the construction of the external surfaces of the building hereby permitted shall match those indicated on the submitted plan and application forms.**

**Reason: For the Local Planning Authority to ensure a satisfactory external appearance, in accordance with Policy CS16 of the Fenland Core Strategy DPD (Submission 2013), the NPPF (2012) and E8 of the Fenland Local Plan (1993).**

- 3. Approved Plans**