

Application Number: F/YR14/0433/F

AGENDA ITEM No. 8

Minor

Parish/Ward: Medworth Wisbech South

Date Received: 27th May 2014

Expiry Date: 25th July 2014

Applicant: Mr J Warren – SB Components (International) Limited

Agent: David Broker Design Services

Proposal: Erection of a detached single-storey workshop

Location: 24 Enterprise Way, Wisbech

Site Area: 0.83 hectares

Reason before Committee: This application is before committee given that the agent for the scheme is a District Councillor

1.0. PLANNING POLICIES

1.1 National Planning Policy Framework:

Para 11 – Applications must be determined in accordance with the development plan unless other material considerations indicate otherwise

Para 17 – support sustainable economic development

Para 56 - Good design

1.2 Fenland Local Plan:

LP1 – A presumption in favour of sustainable development

LP6 – Employment, Tourism, Community Facilities and Retail

LP14 – Responding to Climate Change and Managing the risk of Flooding in Fenland

LP15 – facilitating the creation of a More Sustainable Transport Network in Fenland

LP16 – Delivering and Protecting High Quality Environments across the District

3. HISTORY

F/YR13/0632/F	Erection of single storey extension to front of existing warehouse	Granted 17/10/2013
F/YR04/0077/F	Erection of extension to existing workshop	Granted 16/03/2004
F/YR02/1095/F	Erection of a detached workshop	Granted 11/04/2002
F/YR00/0150/F	Erection of extension to existing factory	Granted 20/04/2000
F/YR00/0453/F	Erection of extension and 2 no. extractor chimneys to existing factory	Granted 18/07/2000
F/98/1095/F	Erection of an Engineering Workshop (Class B2) with associated offices and parking	Granted 06/02/1999

4. CONSULTATIONS

- 4.1 **Parish/Town Council:** Application supported
- 4.2 **Local Highway Authority (CCC):** The proposed building results in a net increase of 460 sq. metres of B2 industry. Car parking standards require two spaces per unit plus one space for every 50 sq. metres of floor area over 50 sq. metres. Therefore the additional 11 car parking spaces and 6 HGV spaces provide adequate parking for the proposed development. The existing access and remaining site layout remain unaffected by the proposals and therefore remain acceptable. Raise no highway objection subject to conditions.
- 4.3 **Middle Level Commissioners:** Noted that they will be commenting
- 4.4 **Environment Agency:** No objection to this proposal recommend that the applicant signs up to EA Flood Warning Service
- 4.5 **FDC Environmental Protection Team:** Note and accept the submitted information and have no objections to the proposed development. The proposal is unlikely to have a detrimental effect on local air quality or the noise climate
- 4.6 **Local Residents:** None received

5. SITE DESCRIPTION

- 5.1 The site comprises an established complex within an established industrial area. It is accessed directly from Enterprise Way and lies to the rear of the Royal Mail Sorting Office at No 26 and No 22 an Office HQ. The boundaries of the site are formed by palisade fencing and the area on which the proposed workshop is to be sited is currently utilised for informal HGV parking of vehicles awaiting preparation.

6. PLANNING ASSESSMENT

6.1 Nature of Application

This application seeks full planning permission for the erection of a detached workshop with overall dimensions of 30.3 metres long 15.150 metres deep with an overall height of 7.350 metres, with 6 vehicle bays. Constructed of composite sheeting finished in blue the materials follow the overall design themes of the existing buildings on site which run along the eastern boundary of the site.

The proposal falls to be considered in accordance with the policy framework outlined above. Given that the proposal represents additional workshop accommodation within an existing complex it accords with the NPPF and Policy LP6, subject to appropriate servicing, no on-site physical constraints and no adverse amenity issues. These elements are reinforced through Policy LP15 (access) and LP (Flood risk)

Considering each element in turn:

Access and Servicing: The proposal provides parking in accordance with the FDC adopted parking standards and the existing access arrangements are maintained. On site manoeuvring is self-regulated as part of the business operation and there are no implications for the wider highway network.

Flood Risk: Whilst the site lies within Flood Zone 3 the proposal falls within the 'Less Vulnerable Flood Risk Categorisation' as such the Environment Agency indicates that this is 'appropriate development'. This is borne out by the recommendation of the Environment Agency. It should be noted that a site specific flood risk assessment accompanies the application which highlights that floor levels will be set 300 mm above ground level and flood resilience techniques will be incorporated. The suggestion that the applicants sign on to the Flood Warning Service may be conveyed by informative.

Amenity: The development complements the existing buildings on site in terms of scale, materials and design. There are no neighbour amenity issues arising and given the buildings secondary position within the street scene there are no wider amenity considerations. The proposal represents the expansion of an existing use and no adverse comments have been received through the consultation process.

7. **CONCLUSION**

- 7.1 This proposal has no implications in amenity or servicing terms and is of an appropriate nature and scale; accordingly it is policy compliant with both the NPPF and the Fenland Local Plan and may be favourably recommended.

8. **RECOMMENDATION**

GRANT

- 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.

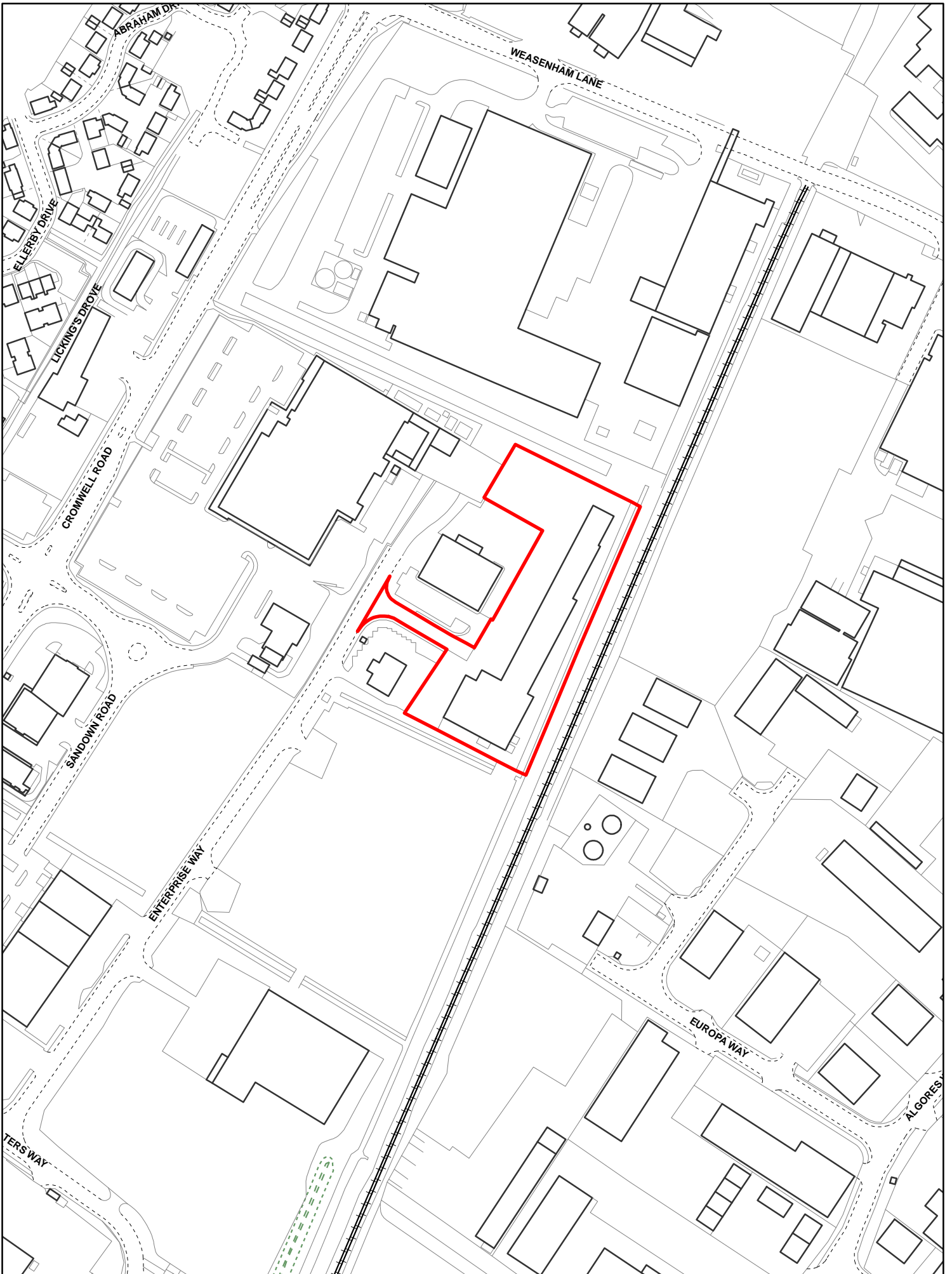
- 2 **Prior to the first occupation of the development, the proposed on-site parking and turning areas shall be laid out, levelled, surfaced, demarcated and drained in accordance with the approved drawings and thereafter retained in perpetuity for that specific use.**

Reason – In the interests of highway safety

- 3 **Approved Plans**

Informative:

Recommendation of Environment Agency to sign up to their Flood Warning System



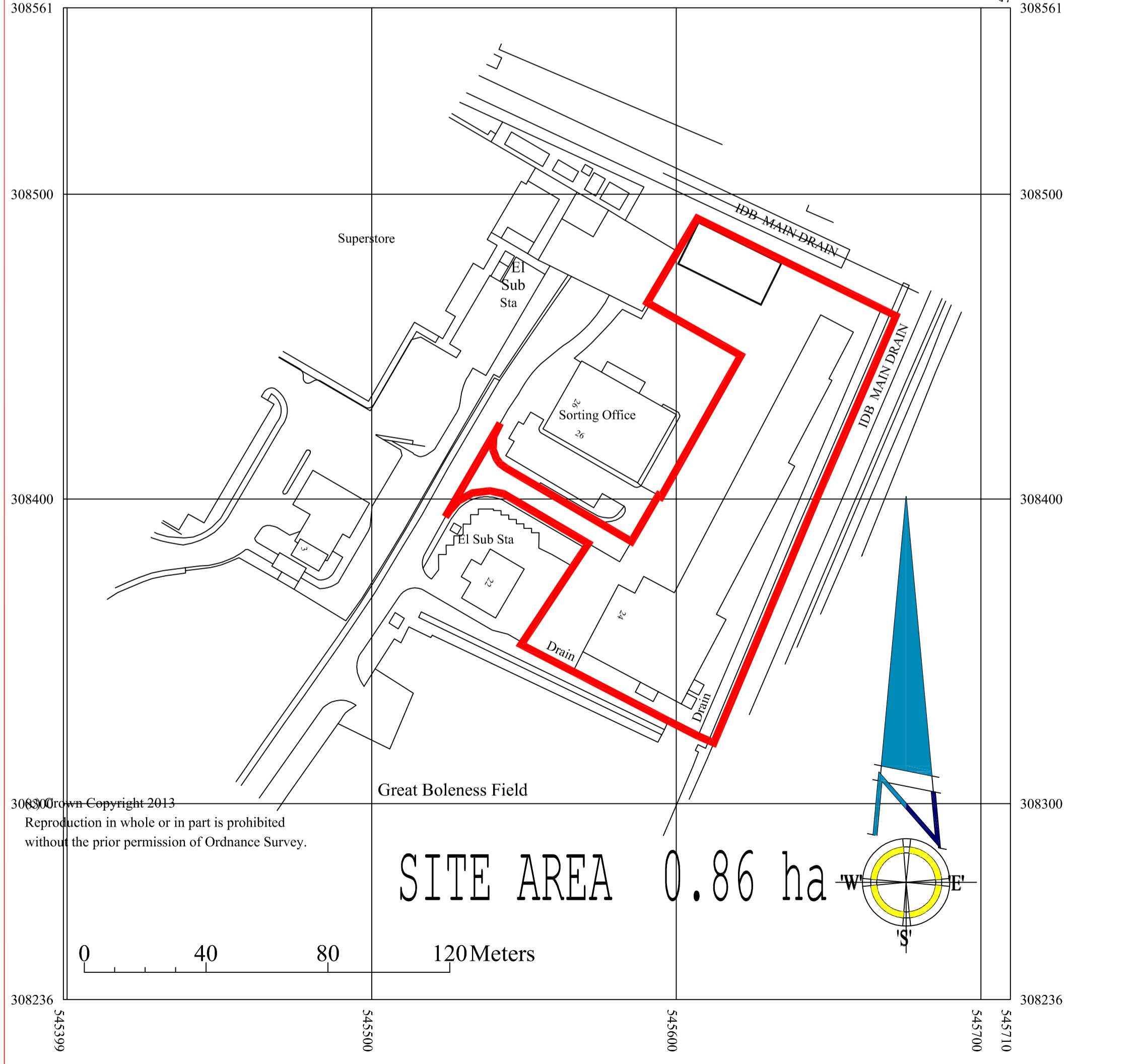
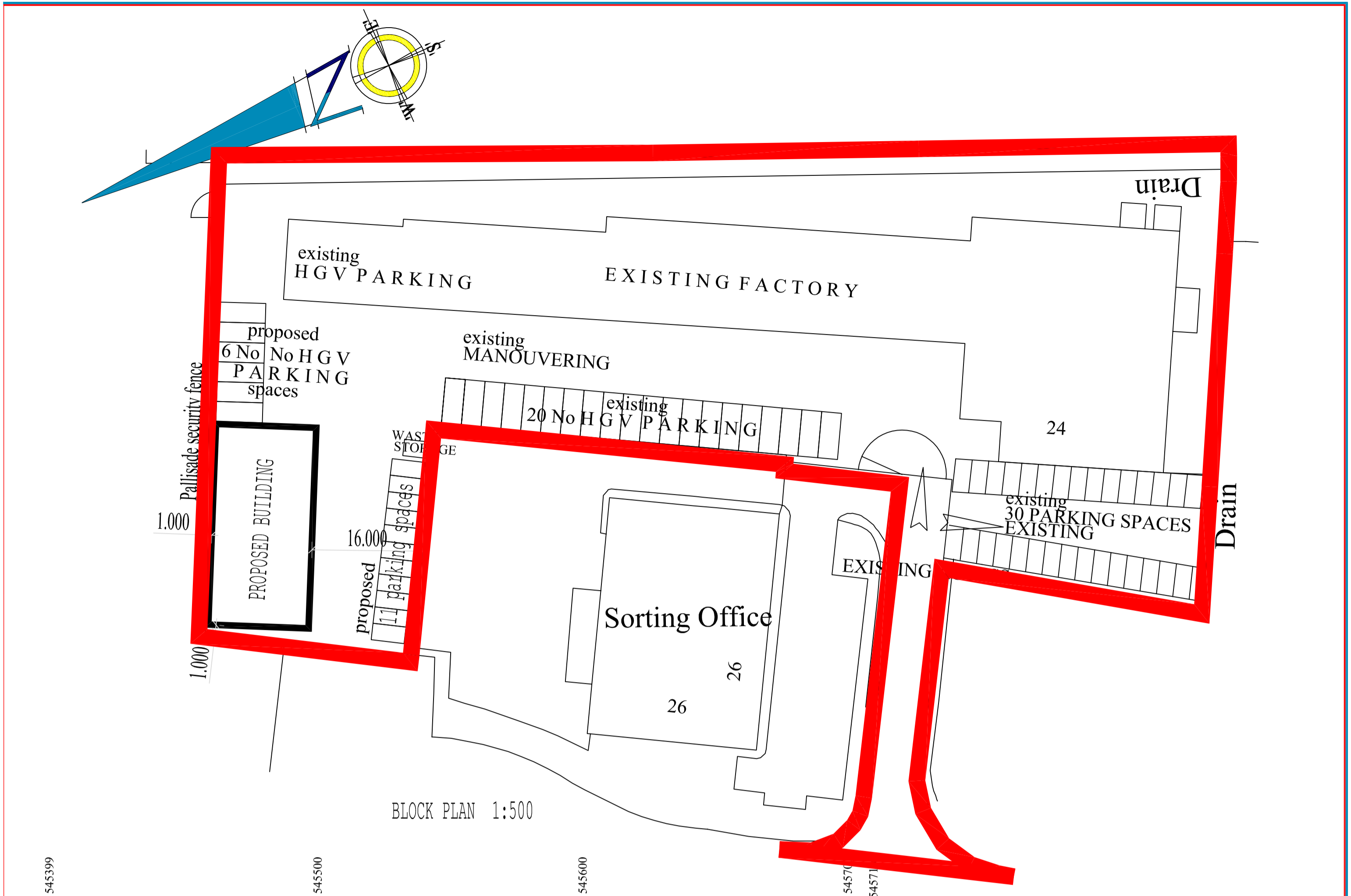
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Scale = 1:2,500





Highly Commended
Borough Council of Kings Lynn Residential New Build
& West Norfolk The Mayors Award for Design in the Environment 2011

Winner, New Small Scale housing development 2011
Highly commended Commercial category building Design and Construction award 2010

Winner, Heritage award 2010 for Conversion or Renovation
Highly commended for Conversion or Renovation
Highly commended Heritage award New Build 2009

Building Excellence in Penland

Rev	Purpose	By	Date
-	-	-	-

DBDS

DAVID BROKER DESIGN SERVICES ARCHITECTURAL TECHNICIANS
 to DANBROOKE HOUSE STATION ROAD
 CONCEPT 2000 WISBECH ST MARY
 DESIGN AND DEVELOPMENT WISBECH CAMBS PE13 4RW
 LTD Telephone 01945410421
 ESTABLISHED 1975 Facsimile 01945410400
 E-mail- david.broker@binternet.com

Issue: No 1 For client comment and approval
 Issued prior to Council approval and subject to amendment

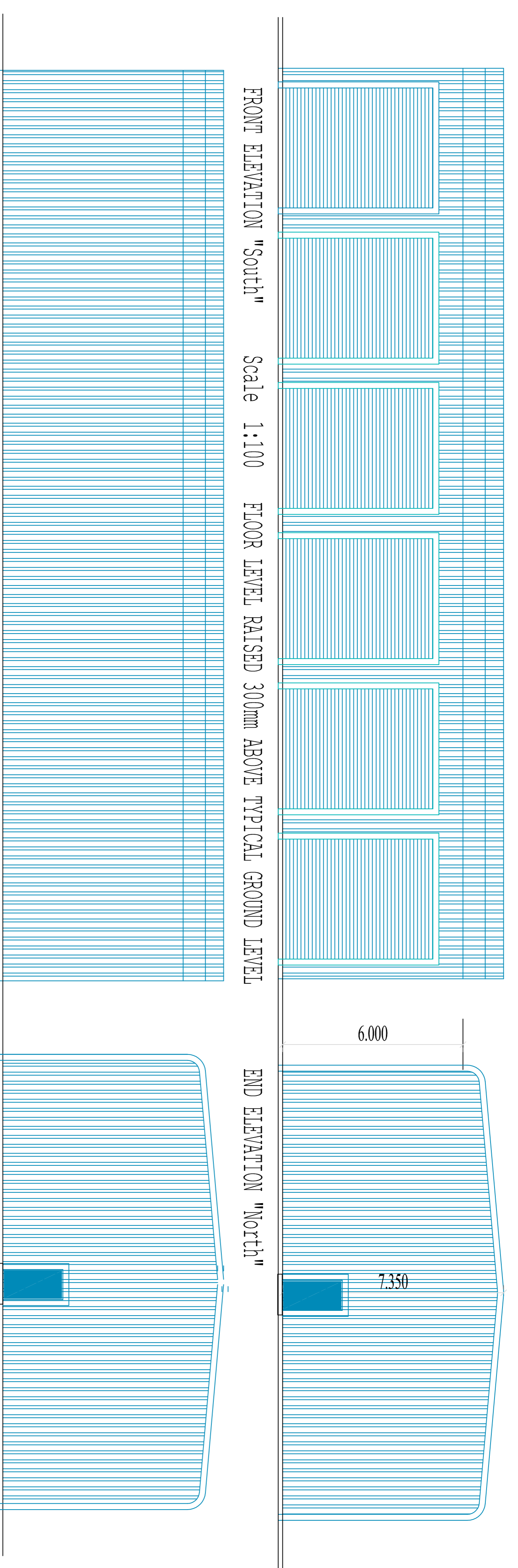
Client: S B COMPONENTS INTERNATIONAL

Drawing No: 1760 G,A PLAN

Project: PROPOSED 6 x 5m BAY WORKSHOP

Site: MILLENIUM WORKS ENTERPRISE WAY WISBECH

Postcode: PE14 0SJ	Drawn: DB	Checked: -
Print Scale: 1:50 @ A1	Date: 09-04-2014	Revision No: -



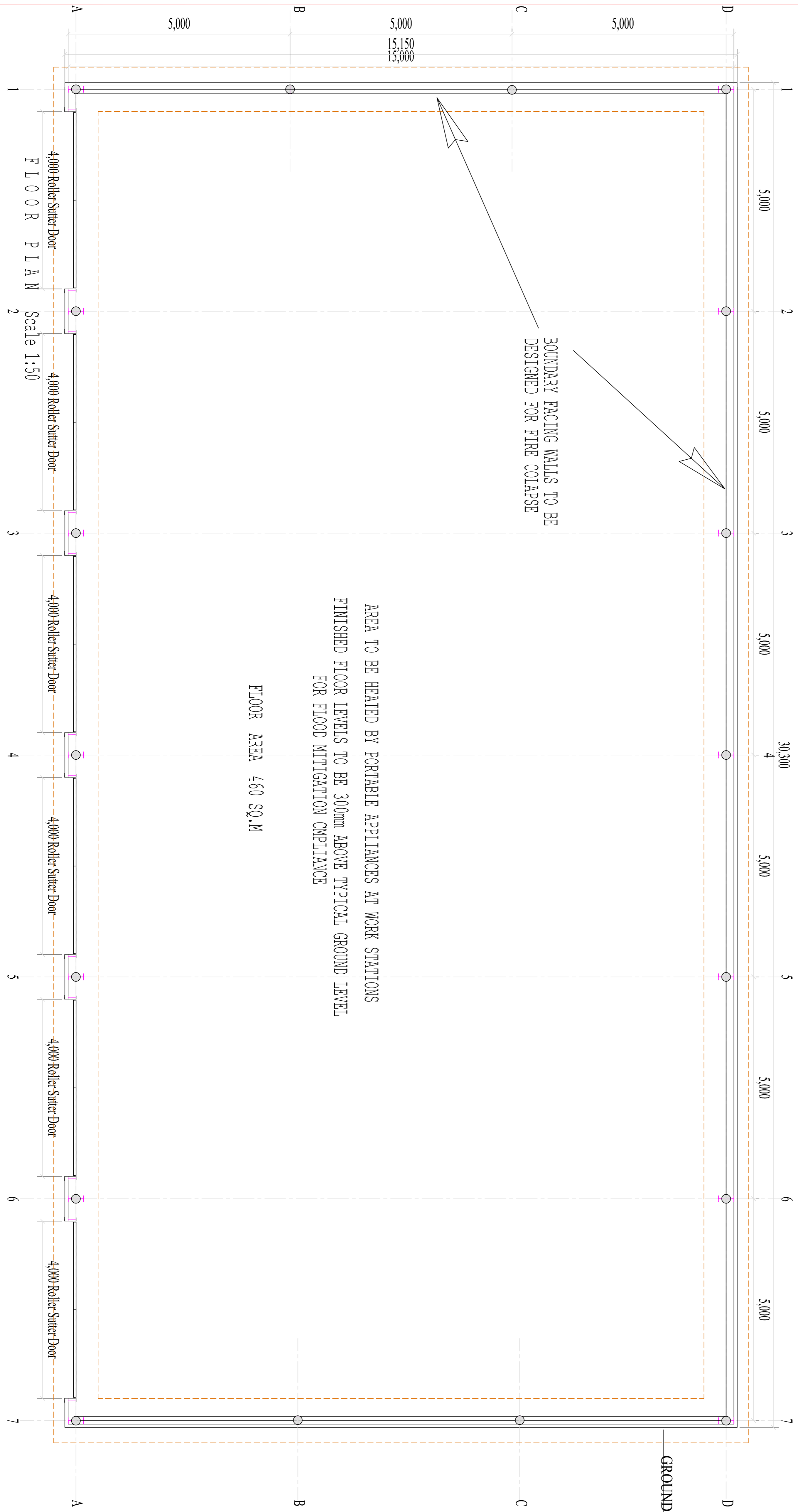
COMPOSITE ROOF SHEETING
KINGSPAN K.S 1000 RW
80mm THICK U, VALUE 0.25

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KINGSPAN K.S 1000 RW
80mm THICK U, VALUE 0.25

BOUNDARY FACING WALLS TO BE
DESIGNED FOR FIRE COLLAPSE

AREA TO BE HEATED BY PORTABLE APPLIANCES AT WORK STATIONS
FINISHED FLOOR LEVELS TO BE 300mm ABOVE TYPICAL GROUND LEVEL
FOR FLOOD MITIGATION COMPLIANCE

FLOOR AREA 460 SQ.M



4,000 Roller Shutter Door

4,000 Roller Shutter Door

4,000 Roller Shutter Door

4,000 Roller Shutter Door

4,000 Roller Shutter Door

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4,000 Roller Shutter Door

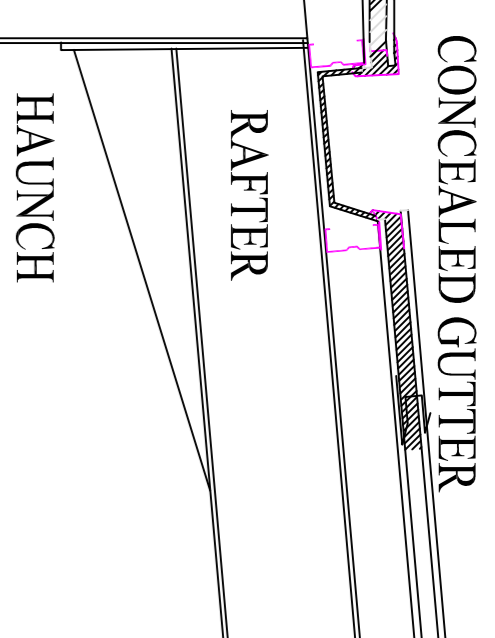
4,000 Roller Shutter Door

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4,000 Roller Shutter Door

4,000 Roller Shutter Door



Note:-
Piled Foundation as other buildings on site
Ground bearing floor slab
Steel Portal Frame

SECTION

LABBC Building Awards for Construction or Renovation
Heritage Award 2010
Highly commended
2010
Highly commended
2011
Winner, New Small Scale
housing development
2011
Highly commended
Commercial category building
Design and Construction award 2010
Prestonport City Council

DBDS DAVID BROOKER DESIGN SERVICES ARCHITECTURAL TECHNICIANS
CONCEPT 2000 DESIGN AND DEVELOPMENT WISBRETTE CAHNS P14 48W LTD ESTABLISHED 1975
150/6 AI Dnr 09/46/2014
NO.1 For detail content and approval
Issued prior to Council approval and subject to amendment