

MAIN CASE

Reference No: 18/01008/FUM

Proposal: Warehouse storage extension to existing building

Site Address: IForce Ltd Elean Business Park Sutton Cambridgeshire
CB6 2QE

Applicant: Mr D Williams

Case Officer: Dan Smith, Planning Consultant

Parish: Sutton

Ward: Sutton

Ward Councillor/s: Councillor Lorna Dupré
Councillor Lisa Stubbs

Date Received: 19 July 2018

Expiry Date: 12 November 2018

[T126]

1.0 RECOMMENDATION

1.1 Members are recommended to APPROVE the application subject to the recommended conditions below: The conditions can be read in full in the attached Appendix 1.

- 1 Approved Plans
- 2 Time Limit – FUL/FUM/LBC
- 3 Specified Materials
- 4 BREEAM
- 5 Biodiversity Improvements
- 6 Specified Use Class

2.0 SUMMARY OF APPLICATION

2.1 The application seeks permission for the erection of an extension to an existing warehouse for the purpose of storage and distribution of goods (B8 Use) as well as the assembly of mixed goods and their distribution. The warehouse extension would comprise 1,079 square metres of additional floor area located on the north side of one of the existing buildings on what is currently a hardstanding service yard between two of the applicant's buildings.

2.2 The full planning application, plans and documents submitted by the Applicant can be viewed online via East Cambridgeshire District Council's Public Access online

service, via the following link <http://pa.eastcambs.gov.uk/online-applications/>.
Alternatively a paper copy is available to view at the East Cambridgeshire District Council offices, in the application file.

- 2.3 The application has been referred to the Planning Committee as it is a full application which falls within the category of major development (floor space of 1,000 square metres or more).

3.0 **PLANNING HISTORY**

- 3.1 75/00451/OUT – Granted permission for the erection of warehousing and associated roads and services.
- 3.2 99/00672/FUL – Granted permission for the erection of a steel framed building (B1 use).
- 3.3 15/00346/FUM – Granted permission for an extension to the warehouse building to the north of the application site and required a landscaping scheme for the open land to the east of the building.

4.0 **THE SITE AND ITS ENVIRONMENT**

- 4.1 The application site is located on the Elean Business Park on the east side of Sutton. The site is outside of the defined development envelope of Sutton but within the confines of the existing Business Park. To the immediate south of the application site is the building which is proposed to be extended which is a large commercial storage building in box profile cladding with a shallow pitched roof. There are windows to the front (west) side and large roller-shutter doors on the north side which provide vehicle access from the adjacent service yard. To the north is a similar building which serves the same business. To the west is the Elean Power Station and open land and to the east is open countryside which separates the business park from the western fringe of Witcham.

5.0 **RESPONSES FROM CONSULTEES**

- 5.1 Responses were received from the following consultees and these are summarised below. The full responses are available on the Council's web site.

Sutton Parish Council – has no concerns regarding the application.

Lead Local Flood Authority – has no concerns regarding the surface water drainage impact of the development as the building would cover an existing hardstanding. It also notes that surface water would be restricted for controlled release into the drainage system which it supports.

Local Highways Authority – no objections to the application in principle. The vehicle access for the site with the A142 is established and suitable for the proposed development. An informative is requested regarding any works within the adopted highway.

Environmental Health –given the location, no issue with noise is anticipated. In respect of proposed lighting, no issues are foreseen, however the applicant should be advised that the granting of planning permission does not confer immunity from action under statutory nuisance.

National Grid – no objection, but requests an informative be added to any decision in respect of its assets on or near the site.

Natural England – has no objection to the proposed development on the basis that it would have no significant impact on statutorily protected sites or landscapes.

Ward Councillors - No comments received

5.2 **Neighbours** – Two neighbouring commercial premises were notified no responses were received.

5.3 A site notice was displayed on site on 23 July 2018 and a press notice was published on 2 August 2018.

6.0 **PLANNING POLICY CONTEXT**

6.1 East Cambridgeshire Local Plan 2015

GROWTH 1	Levels of housing, employment and retail growth
GROWTH 2	Locational strategy
GROWTH 3	Infrastructure requirements
GROWTH 5	Presumption in favour of sustainable development
EMP 1	Retention of existing employment sites and allocations
EMP 2	Extensions to existing businesses in the countryside
ENV 1	Landscape and settlement character
ENV 2	Design
ENV 4	Energy efficiency and renewable energy in construction
ENV 7	Biodiversity and geology
ENV 8	Flood risk
ENV 9	Pollution
COM 7	Transport impact
COM 8	Parking provision

6.2 Supplementary Planning Documents

ECDC Design Guide SPD – March 2012

Cambridgeshire Flood and Water – November 2016

Submitting planning applications on land that may be contaminated – January 2015

Developer Contributions – March 2013

6.3 National Planning Policy Framework 2018

Section 2 Achieving sustainable development

Section 4 Decision-making

Section 6	Building a strong, competitive economy
Section 9	Promoting sustainable transport
Section 11	Making effective use of land
Section 12	Achieving well-designed places
Section 15	Conserving and enhancing the natural environment

6.4 Submitted Local Plan 2018

LP1	A Presumption in Favour of Sustainable Development
LP2	Level and Distribution of Growth
LP3	The Settlement Hierarchy and the Countryside
LP8	Delivering Prosperity and Jobs
LP16	Infrastructure to Support Growth
LP17	Creating a Sustainable, Efficient and Resilient Transport Network
LP18	Improving Cycle Provision
LP22	Achieving Design Excellence
LP24	Renewable Energy and Low Carbon Energy Development
LP25	Managing Water Resources and Flood Risk
LP26	Pollution and Land Contamination
LP28	Landscape, Treescape and Built Environment Character
LP30	Conserving and Enhancing Biodiversity and Geodiversity
Sutton3	Allocation Sites
Appendix B	Cycle Parking Standards

7.0 **PLANNING COMMENTS**

7.1 The application seeks permission for the erection of an extension to an existing warehouse for the purpose of storage and distribution of goods (B8 Use) as well as the assembly of mixed goods and their distribution.

7.2 **Principle of Development**

7.2.1 The Elean Business Park has a historic permission for commercial warehousing and is considered as allocated employment land in the adopted Local Plan 2015. It is a Strategic Employment Allocation within the Submitted Local Plan 2018 under policies LP3, LP8 and Sutton3 (SUT.E1).

7.2.2 Adopted policy EMP 1 supports the retention of land or premises which are currently used for employment purposes (B1, B2, B8 use classes) and the proposed development would comply with that requirement.

7.2.3 Adopted Policy EMP 2 supports the expansion of existing businesses in the countryside subject to the extension being for the purpose of the existing business and acceptable impacts on visual amenity, traffic generation and residential amenity.

7.2.4 The detailed impacts are considered below, however the development is considered to accord with current adopted policy regarding employment uses and the allocation of employment land and with the aspiration of emerging policy to see a greater use of the business park.

7.3 Visual Amenity

- 7.3.1 The extension to the warehouse would be located fully within the confines of the business park and would be seen in wider views in the context of the existing warehouse buildings. It is of a similar overall scale to the existing building in terms of its eaves and ridge and is of a similar character. It would be finished in materials which would be of a similar appearance to than the existing building. The extension is set in from either end of the existing building and of no greater height meaning it would be screened by the existing building in views over land from the south east of the site.
- 7.3.2 It is not considered that the extension would result in any significant harm to the visual amenity of the area, either in views from within the park or distance views across the adjacent countryside. Given its location on an established business park it is not considered to adversely impact on the character or appearance of the countryside. A landscaping scheme has been required in respect of the permission previously granted to extend the building to the north of the application site. The landscaping has yet to be implemented, but when it is it would also provide beneficial screening and softening of the development proposed in this current application. No further landscaping is considered necessary in respect of the proposed development.
- 7.3.3 The application refers to the need for lighting which would be downward and inward facing to reduce light pollution to the wider area from the building. The lighting would be mounted on the building and would not need to be any greater than that which could be attached to the existing building without requiring planning permission. On that basis, the proposed development is considered to be acceptable in terms of the impact of the necessary associated lighting and no condition regarding lighting is considered necessary.
- 7.3.4 The proposed development is therefore considered to be acceptable in terms of its impact on the visual amenity of the area in accordance with adopted policies ENV 1 and ENV 2 and submitted Local Plan policies LP22 and LP28.

7.4 Residential Amenity

- 7.4.1 The proposed development is situated approximately 500m from the nearest residential dwellings and is for the expansion of an existing use through the extension of an existing building. Given the spatial separation and the nature of the proposed use of the building, it is not considered that there would be any significant impact on the nearest neighbouring properties either in through the impact of the built form or noise from the proposed use.
- 7.4.2 The Council's Environmental Health Officer has considered that lighting may be required and does not foresee issues with what is proposed from a residential amenity point of view and has not requested a condition be applied to the lighting.
- 7.4.3 The proposed development is therefore considered acceptable in terms of its impact on residential amenity in accordance with adopted policy ENV 2 and submitted Local Plan policy LP22.

7.5 Highways

- 7.5.1 The site would continue to be accessed via the internal business park estate road. The Local Highways Authority has confirmed that the established vehicle access for the site with the A142 is suitable for the proposed development. Given the existing use of the site and the fact that the building would be in warehouse use, it is not considered that a significant number of additional trips to the site would be generated.
- 7.5.2 The location for the extension would be on part of the service yard area which is currently occupied by some external storage of pallets and recycling. This limited external storage could be accommodated within the proposed building or elsewhere on the service yard so would not need to be displaced off the site. The plans submitted with the application demonstrate that a sufficient service yard would remain to allow HCVs to access the loading bays and turn on site before exiting onto the business park.
- 7.5.3 The host building and the neighbouring building to the north are operated by the same business. The land to the west of both buildings provides car parking for both buildings with a total of 114 spaces provided across the site. This is considered to be sufficient provision and the additional warehouse space, while significant, in terms of its floor area, is not considered likely to generate a significant additional parking demand. The applicant states that there are currently 50 full time equivalent employees and that two additional full time equivalent posts would be created. The applicant currently operates a Green Travel Plan for the site and its operation would include the new building in the promotion of sustainable transport to the site. As a result, it is not considered that further parking provision is required in respect of the proposed development.
- 7.5.4 The proposed development is therefore considered to be acceptable in terms of its impact on highways and its parking provision in accordance with adopted policies ENV 2 and COM 8 and submitted Local Plan policy LP17.

7.6 Ecology

- 7.6.1 While the site is currently covered in hardstanding and occupies a site on the business park, it is within the outer limit of the Impact Zone for the Hundred Foot Washes Site of Special Scientific Interest (SSSI) Impact Zone. Natural England have therefore been consulted and have stated that the proposed development would not have any significant adverse impacts on statutorily protected sites or landscapes. Given the existing nature of the site its potential for biodiversity interest is extremely low and the development of the site is not considered to harm ecological interests either on or off site, including the relatively distant SSSI.
- 7.6.2 It is not considered necessary to require any ecological mitigation for the proposed development which is therefore considered acceptable in terms of its ecological impact in accordance with adopted policies ENV 2 and ENV 7 and submitted Local Plan policy LP30.

- 7.6.3 In accordance with adopted policy ENV7 there is an expectation that all development should maximise opportunities for the enhancement of ecological habitats. In this case it is considered that this could be achieved through a scheme for the provision of building mounted bird boxes. A condition would be applied to the permission requiring a scheme of enhancement prior to the first occupation of the building.

7.7 Flood Risk and Drainage

- 7.7.1 The site is within Flood Zone 1 and is currently entirely laid to hardstanding. It is therefore not considered that the proposed extension would result in any loss of permeable land or any increased surface water run-off. Drainage runs may have to be moved to accommodate the extension, but there is no obvious impediment to achieving this within the site. It is therefore not considered necessary to apply conditions relating to the provision of drainage details as green-field run-off rates would be maintained.
- 7.7.2 On the basis of the above, the proposed development is considered to be acceptable in terms of flood risk and drainage and to accord with adopted policy ENV 8 and submitted Local Plan policy LP25.

7.8 Energy and Water Efficiency and Renewable Energy

- 7.8.1 As the extension would provide over 1,000sqm there is a requirement for the building to meet BREEAM Very Good standard or equivalent (policy ENV4). To ensure the building is sustainable in terms of energy and water consumption and to achieve compliance with adopted policy, a condition requiring that the development meets BREEAM standard Very Good or equivalent would be applied to the permission.

7.9 Planning Balance

- 7.9.1 The proposed development is in accordance with adopted and emerging policies for the location of warehousing uses on the established business park. The development would make better use of the existing site by increasing the warehousing capacity while retaining the necessary functions associated with the service yard. It would not cause any significant harm to the character of the area, residential amenity, highway safety or capacity, parking provision, ecology, flooding or drainage. The development is considered to be sustainable and would be conditioned to be efficient in terms of water and energy use.
- 7.9.2 The application is therefore recommended for approval, subject to conditions.

8.0 APPENDICES

- 8.1 Appendix 1 – List of Conditions

<u>Background Documents</u>	<u>Location</u>	<u>Contact Officer(s)</u>
18/01008/FUM	Dan Smith Room No. 011 The Grange Ely	Dan Smith Planning Consultant 01353 665555 dan.smith@eastcambs.gov.uk

National Planning Policy Framework -

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

East Cambridgeshire Local Plan 2015 -

<http://www.eastcambs.gov.uk/sites/default/files/Local%20Plan%20April%202015%20-%20front%20cover%20and%20inside%20front%20cover.pdf>

APPENDIX 1 - 18/01008/FUM Conditions

- 1 Development shall be carried out in accordance with the drawings and documents listed below

Plan Reference	Version No	Date Received
3355/18/1		18th July 2018
OS PLAN		18th July 2018
3355/18/2		18th July 2018
3355/18/3		18th July 2018

- 1 Reason: To define the scope and extent of this permission.
- 2 The development hereby permitted shall be commenced within 3 years of the date of this permission.
- 2 Reason: To comply with Section 91 of the Town and Country Planning Act 1990, as amended.
- 3 The materials to be used in the construction of the external surfaces, including walls, roof, windows and doors, shall be as specified on the application form and approved drawing 3355/18/1a. All works shall be carried out in accordance with the approved details.
- 3 Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 and LP22 of the Submitted Local Plan 2018.
- 4 The development hereby approved shall meet BREEAM Very Good standard or equivalent. If this standard cannot be achieved by virtue of the site's location then prior to above floor slab construction works it must be demonstrated by a BRE Licensed Assessor how all other BREEAM standards have been fully explored in order to meet the highest standard of BREEAM Good or equivalent and agreed in writing by the Local Planning Authority.
A certificate, following post construction review, shall be issued by a BRE Licensed Assessor to the Local Planning Authority, indicating that the relevant BREEAM standard has been achieved or its equivalent within six months of first occupation of the site for written agreement by the Local Planning Authority.
- 4 Reason: To ensure that the proposal meets with the requirements of sustainability as stated in policy ENV4 of the East Cambridgeshire Local Plan 2015 and LP23 and LP24 of the Proposed Submission Local Plan 2018.
5. Prior to occupation a scheme of biodiversity improvements shall be submitted to and agreed in writing with the Local Planning Authority. The biodiversity improvements shall be installed prior to the first occupation of the hereby approved development and thereafter maintained in perpetuity.
5. Reason: To protect and enhance species in accordance with policies ENV1, ENV2 and ENV7 of the East Cambridgeshire Local Plan 2015 and LP28, LP22 and LP30 of the Submitted Local Plan 2018.

6. The warehouse extension hereby permitted shall be used for purposes within use Class B8 of the Town and Country Planning (Use Classes) Order 2015, as amended, with ancillary use within use Class B2 of that Order and for no other purpose or class usually permitted by the order.
6. Reason: To ensure the building is used as described in the submitted Design and Access Statement and to ensure additional impacts that might result from other uses are controlled.