

DELEGATED DECISION REPORT

APPLICATION NUMBER S120544/F

Fortis Et Fides, Whitestone Business Park, Whitestone, Hereford HR1 3SE

CASE OFFICER: Mr E Thomas
DATE OF SITE VISIT: 8th March

Relevant Development Plan Policies: S1, DR1, DR3, DR7, DR8, E3, E8, T11, LA2, LA6, NC1 NPPF

Relevant Site History: There is a lot of history relating to the development of the existing estate, which is on allocated employment land. There is, however, nothing specific to the application site.

CONSULTATIONS

	Consulted	No Response	No objection	Qualified Comment	Object
Parish Council	Y		X		
Transportation	Y			X	
Ecologist/Landscape Officer	Y			X	
Environmental Health (contaminated land)	Y			X	
Forward Planning	Y	X			
Economic Development	Y	X			
Neighbour letter/ Site Notice	Y		X1		
Local Member	Y		X		

PLANNING OFFICER'S APPRAISAL:

Site description and proposal:

Planning permission is sought for the erection of a new office/factory building for Allpay Ltd on land allocated in the UDP for employment uses within classes B1, B2 and B8 at Whitestone.

Allpay already has a significant presence on the existing industrial estate and this application seeks the addition of a third large building to the respective east and south-east of their existing buildings. The site is at the southern edge of the allocation of 2.9ha to which policy E3 of the UDP refers. Beyond this to the east is agricultural land, with the railway to the south and the remainder of the estate, including large parking areas to the north and west. Station Bungalow is a solitary residential property to the SW of the application site, although there are others further west. At present the site comprises a grassed 'amenity area' for existing employees with a pond and decking area to the immediate SW between the site and Station Bungalow.

The building itself originally comprised basement, ground and first floor. The basement has now been withdrawn with the effect that the originally proposed 4,181sq.m is reduced by 1,350 sq.m.

The building has a very strong family resemblance to the adjoining unit 12a. The materials, brick with Kingspan cladding over under a Merlin Grey composite panel roof, match the existing units and the

form is essentially the same too. The finished floor level would be set 600mm lower than the adjoining 12a. Excluding the entrance portico and lean-to against the east elevation, the building measures 42m x 34m in plan.

Drawing S002A extends the application site area to cover all of Allpay's interest, including the available parking. This shows the building in the wider context, with limited parking around the periphery of the new building, but more generous provision across the Allpay estate as a whole.

Representations:

Local Member: No objection – confirmed via 'phone conversation at 08:00am 21.5.12

Parish Council: No objection. The PC was concerned at the plan that showed potential car parking spaces to the east of the pond, but have withdrawn this concern following confirmation that with the omission of the basement, no spaces would be required in this location.

Neighbour/Notice: Mr Fields from Station Bungalow did write to express concern at the levels of the pond and the potential for flooding. He subsequently met with the applicant and their agent and wrote to withdraw his initial objection.

Environmental Health: Recommends a condition in view of the proximity to a former landfill site.

Landscapes: The application does not offer much in the way of landscaping and the NPPF does highlight the need to enhance biodiversity. As such a pre-commencement condition should be imposed.

Transportation: Omitting the basement give a combined GFA of 7,182sq m. This would equate to 287 spaces at full parking standards, and they are proposing 235 spaces in total. This equate to 82% of full standards provision. Comparing their existing 78% usage compared to full standards, as derived from existing parking usage for units 12 and 12A, this would appear acceptable.

The Traffic Manager would like to see the travel plan reviewed and updated and would recommend conditions CA1 and CB2.

Pre-application discussion: No

Appraisal:

The application is for economic development on a site allocated for such uses within the UDP. The principle of development is beyond question in accordance with Policy E3 of the UDP, which notes that the allocation will form the final phase of employment development at this location. In addition the NPPF notes that investment in business should not be unduly burdened by planning policy expectations.

The proposal is wholly located within the allocated area and the amended layout proposal has removed potential car parking expansion from the area to the east of the pond. It should also be noted that due to viability concerns, the originally intended basement has been withdrawn from the proposal and the application is considered on this basis.

Design and appearance

It is apparent that the Allpay estate has been developed with unity in mind. The existing buildings are constructed in similar fashion with facing materials proposed to match. First and foremost the buildings are functional, but with slightly more architectural aspiration than most buildings on site. I consider it reasonable and appropriate that the proposed building continue in the same vein. Having regard to Policies DR1 and E8 I consider the design and external appearance of the building acceptable.

Neighbour impact

The land is allocated for employment use. The nearest affected residential property is Station Bungalow. The owner had concerns in relation to the drainage of the pond, but the promise to install a larger outfall pipe have allayed these. In terms of neighbour impact I note that the proposed unit is to the NE of Station Bungalow, whereas 12A is directly north. I have been in unit 12A at first-floor and note the existing landscaping filters views towards Station Bungalow. Given the greater distance and more oblique angle I consider the proposed unit will not have an undue impact on the residential amenity of this property in accordance with Policy E8.

Parking

The Highways Design Guide sets maximum parking standards according to development type. In this instance it has been confirmed that the existing use of the two Allpay units equates to 78% of standard. Latterly, with the removal of the basement, the proposed parking would equate to 82% of standard. Given the historic parking 'rates' this is considered acceptable. Allpay have a travel plan, which it is recommended by updated.

Other issues

The drainage of the pond is an issue that the agent is prepared to address with the addition of a larger outfall pipe.

The landscapes officer recommends the imposition of a landscaping condition, with bolstering of the east boundary key.

The EHO recommends a desk study with potential SI if required. This can be met by condition.

Summary and conclusion

The principle of development is acceptable, the application site forming part of the UDP allocation at Whitestone. The existing site is grassed, with no obvious biodiversity value. The erection of a two-storey building will not unduly affect adjoining amenity and the application is thus recommended for approval.

RECOMMENDATION: PERMIT ☒ REFUSE ☐

CONDITION(S) & REASON(S) / REASON(S) FOR REFUSAL:

(please note any variations to standard conditions)

- 1) C01
- 2) C08
- 3) C96 - Landscaping
- 4) C97
- 5) CB2 - Cycles
- 6) CAL - Parking
- 7) CC2 - external lighting
- 8) No development shall take place until the following has been submitted to and approved in writing by the local planning authority:
 - a) A 'desk study' report including previous site and adjacent uses, potential contaminants arising from those uses, possible sources, pathways, receptors, and a conceptual model and risk assessment in accordance with current best practice;
 - b) If the risk assessment in (a) confirms the possibility of a significant pollutant linkage(s), a site investigation should be undertaken to characterise fully the nature and extent and

severity of contamination, incorporating a conceptual model of all the potential pollutant linkages and an assessment of risk to identified receptors.

- c) If the risk assessment in (b) identifies risk(s), a detailed scheme for specifying remedial works and measures necessary to avoid risk from contaminants when the site is developed. The Remediation Scheme shall include proposals to deal with situations where, during works on site, contamination is encountered which has not previously been identified. Any further contamination encountered shall be fully assessed and an appropriate remediation scheme submitted to the local planning authority for written approval.

Reason: To ensure potential contamination is satisfactorily dealt with before the development is occupied and to comply with Policy DR10 of the Herefordshire Unitary Development Plan.


- 9) The Remediation Scheme approved pursuant to condition 8 shall be fully implemented before the development is first occupied. On completion of the remediation scheme the developer shall provide a validation report to confirm that all works were completed in accordance with the agreed details, which must be submitted before the development is first occupied. Any variation to the scheme including the validation reporting shall be agreed in writing with the local planning authority in advance of work being undertaken.

Reason: To ensure potential contamination is satisfactorily dealt with before the development is occupied and to comply with Policy DR10 of the Herefordshire Unitary Development Plan.

10) CBO

Reasons for Approval

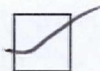
The proposal has been considered having regard to Policies S1, DR1, DR3, DR7, DR8, E3, E8, T11, LA2, LA6, NC1 of the Herefordshire Unitary Development Plan and guidance set out within the National Planning Policy Framework. The development involves land allocated for employment purposes and the principle of development is beyond question. The proposed parking levels are acceptable and the local planning authority concludes there would be no impact undue impact upon the residential amenity of the adjoining neighbour or the character and appearance of the site and the wider locality.

Signed:  Dated: 21.5.12

TEAM LEADER'S COMMENTS:

DECISION:

PERMIT



REFUSE



Signed:  Dated: 21/5/12