

PLANNING COMMITTEE

8th June 2021

APPLICATION FOR CONSIDERATION

REPORT OF ASSISTANT DIRECTOR - GROWTH & REGENERATION



Application Number:	0143/2021
Development:	Construction of Aluminium framed building (warehouse)
Location:	BD Schenker, Centurion Way, TAMWORTH, Wilnecote, B77 5PN

1. Introduction

- 1.1. The site is located within a small industrial estate on the south eastern outskirts of Tamworth approximately 4km from the town centre and surrounded on two sides by industrial buildings of a similar nature and size. The area to the south forms part of the Kettlebrook Nature Reserve with the M42 flanking the site to the east. The M42 with Junction 10 is approximately 200 metres to the north.
- 1.2. The site lies within the Centurion Park Employment Area, one of the adopted Local Plan Strategic Employment Areas and is allocated for employment (B1 (b, c), B2 and B8) use under policy EC7.
- 1.3. The application is for an aluminium portal framed building used for warehousing and will be located close to the existing building. The site is approximately 28420m2 with the new building occupying 2050m2. It is be located on a section of the site which was used for external storage with the building providing dry area for this to occur along with additional storage space.
- 1.4. There are no new environmental risks in the erection of the new building as the area of land to which it is situated is currently used for temporary external storage and goods dispatch.
- 1.5. Parking provision within the site includes 95 standard spaces.
- 1.6. The application is supported by the following reports:
 - Planning Statement
 - Transport Assessment

2. Relevant Policies

- 2.1 Adopted Tamworth Local Plan 2006-2031
 - SS1 - The Spatial Strategy for Tamworth
 - SS2 – Presumption in Favour of Sustainable Development
 - EC7 - Strategic Employment Areas
 - EN4 - Protecting and Enhancing Biodiversity
 - EN5 - Design of New Development
 - SU4 - Flood Risk and Water Management
 - SU5 - Pollution, Ground Conditions and Minerals and Soils
 - IM1 – Infrastructure and Developer Contributions
 - Appendix C – Car Parking Standard

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)
Tamworth Borough Council's Community Infrastructure Levy (CIL)

3. Relevant Site History

T16077	Mixed retail park including filling station and fast food centre
T17425	Business, general industry, storage/distribution, new car dealership, motorist centre, petrol station, restaurant, hotel and associated access roads and parking
T17660	Business, general industry, storage/distribution, new car dealership, motorist centre, petrol station, restaurant, hotel and associated access roads and parking: construction of roads and sewers and associated infrastructure
T18211	Approval of reserved matters: landscape soft works to the northern and western boundaries

T18808	Extension to road "f" and relocate road "e"
T20263	Cladding fascia to office block
T20961	Development for classes b1, b2 and b8 of town and country planning (use classes) order 1987
T20962	Development for classes b1, b2 and b8 of town and country planning (use classes) order 1987
T21857	Reserved matters: warehouse
T23028	Extension to warehouse and additional offices, yards and parking
T23082	Extension to warehouse and additional offices, yards and parking
T23752	Construction of warehouse and ancillary offices
T24051	Amendment to approved elevation of warehouse building currently under construction
0655/2004	Advertisement Consent
0434/2010	To create 2 new openings 2700w x 3000h. Install shutter doors and 2 no. external loading pods nominally 3500mmw x 3000mmhg x 5000mm h

4. Consultation Responses

- 4.1 The consultation responses comments are précised if conditions are proposed these are included within the conditions at the end of the report unless stated otherwise. Whilst every effort has been made to accurately summarise the responses received, full copies of the representations received are available to view at www.tamworth.gov.uk.
- 4.2 Staffordshire County Council Highways
No objections
- 4.3 Staffordshire County Council Lead Local Flood Authority - LLFA
No objections
- 4.6 Tamworth Borough Council – Environmental Health

No objections
- 4.7 Tamworth Borough Council – Policy

No objection

5. Additional Representations

- 5.1 As part of the consultation process adjacent occupiers were notified and a press notice and site notices were erected. No responses received.

6. Equality and Human Rights Implications

- 6.1 Due regard, where relevant, has been taken to the Tamworth Borough Council's equality duty as contained within the Equalities Act 2010. The authority has had due regard to the public sector equality duty (PSED). Under section 149 of the Equality Act 2010, a public authority must in the exercised of its functions, have due regard to the interests and needs of those sharing the protected characteristics under the Act, such as age, gender, disability and race. This proposal has no impact on such protected characteristics.
- 6.2 There may be implications under Article 8 and Article 1 of the First Protocol of the Human Rights Act, regarding the right of respect for a person's private and family life and home, and to the peaceful enjoyment of possessions. However, these issues have been taken into account in the determination of this application.

7. Planning Considerations

The key issues to be considered at this stage are:

1. Principle
2. Design and appearance
3. Amenity
4. Highway Safety
5. Flood Risk

7.1 Principle

- 7.1.1 The Local Plan (LP) was adopted in February 2016. Centurion Park is an existing Strategic Employment Area and so policy EC7 (Strategic Employment Areas) of the plan applies. EC7 states that planning permission should be granted for B1 (b,c), B2 and B8 uses on strategic employment sites and that the expansion of any existing business within these use classes will be supported, provided it promotes and supports the role and performance of the employment area in meeting the strategic economic objectives of the plan.
- 7.1.2 As well as the Local Plan there is national policy contained within the National Planning Policy Framework (NPPF) and its practice guidance (NPPG). The NPPF states that *“significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development”*.. There is a requirement within the NPPF to ensure the effective use and re-use of land is undertaken, to approve new development as the market requires and as new development is proposed.
- 7.1.3 Therefore the proposed development is acceptable in principle, subject to siting, design and other planning issues.

7.2 Design and Appearance

- 7.2.1 Policy EN5 – Design and New Development, states that developments should be of a scale, layout form and massing which conserves or enhances the setting of development and utilize materials and overall detailed design which conserves or enhances the context of the development. Proposals should respect and where appropriate reflect existing local architectural and historic characteristics but without ruling out innovative or contemporary design which is still sympathetic to the valued characteristics of an area.
- 7.2.2 The proposal will not have a significant impact on the character and appearance of this locality as the design is a simple aluminium portal framed building in an industrial style that compares well with the other structures which currently occupy the site. It is located to the side of the main entrance and will have no impact on the overall appearance of the front facade.
- 7.2.3 It will match the colour and style of the existing building but at a lower height than the existing buildings. The existing building has been clad using a horizontally orientated, profiled, steel sheeting material coloured goosewing grey. This will allow the structure to blend in to its surroundings and harmonise with the surrounding landscape.
- 7.2.4 Therefore the proposals comply with policy EN5 of the adopted Tamworth Local Plan.

7.3 Amenity

- 7.3.1 Policy EN5 – Design and New Development states that developments will be expected to minimise or mitigate environmental impacts for the benefit of existing and prospective occupants of neighbouring land. Such impacts may include loss of light, privacy or security or unacceptable noise, pollution, flooding or sense of enclosure.
- 7.3.2 The location was chosen to be the most suitable area for the building to be constructed as this portion of the site was already in use for storage and the new building will allow this to be done more efficiently and in a dry environment. The proposal will not have a significant impact on the amenities of occupiers of neighbouring buildings due to its position amongst other industrial units and position close to main roads and M42 motorway. Environmental Protection have no objections to the proposals.

7.4 Highway safety

- 7.4.1 Policy SU2 and EN5 require development proposals to have particular regard to highway safety, service requirements and the capacity of the local road network and the adopted parking standards set out in Appendix C of the Local Plan.

7.4.2 Access to the site is from Centurion Way. There are two vehicular accesses to the site, one for staff and visitors to the north-east of the site and one for collections and deliveries to the south-east of the site. No changes are proposed to the existing vehicular access arrangements to the site. The proposal will not have a significant impact on highway safety as access on the site will not be affected by the proposed development as the new building is to be installed in a section of the existing external storage; the parking arrangement of 95 parking spaces on site will not be altered as a result of the new development, and the existing employee/visitor entrance will be retained and be unobstructed will also remain in full operation throughout the construction period. No additional vehicular movements are expected as a result of the development.

7.4.3 Staffordshire County Council have no objections and do not require any conditions. As the development does not result in a significant change of land use and is not expected to generate significant numbers of new trips on the highway network, it is not considered that the proposed development would have a significant impact on the surrounding highway network.

7.5 Flood Risk

7.5.1 Staffordshire County Council Lead Local Flood Authority have no objections and do not require any conditions. The proposed building will be connected into the existing surface water drainage system. The site is close to an area that benefits from flood defences.

8. Community Infrastructure Levy

Tamworth Borough Council adopted its Community Infrastructure Levy (CIL) Charging Schedule on the 17th July 2018 which came into force for applications determined after 1st August 2018. The proposed development would fall within the "all other development" category of the CIL Charging Schedule which attracts a charge of £0 (nil).

9. Conclusion

The proposal is for an aluminium framed warehouse building on a large section of the external storage yard which was previously used for external storage. The building is considered to be of an appropriate design for the locality in suitable materials. The development raises no issues in respect of highway safety or flood risk and does not impact upon the amenities of neighbouring occupiers. The proposal therefore complies with policies EC7 and EN5 of the Tamworth Local Plan 2006-2031.

10. Recommendation

Approval Subject to Conditions

11. Conditions / Reasons

1. The development shall be started within three years from the date of this decision. Reason: In compliance with Section 92 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).
2. The development hereby permitted shall only be carried out in accordance with the application form, the supporting letter and drawings: DRG01; DRG02; DRG03; DRG04; DR05 unless otherwise agreed in writing by the Local Planning Authority. Reason: To define the permission.