

# Welcome to Planning Committee

## 5 March 2024

0451/2022

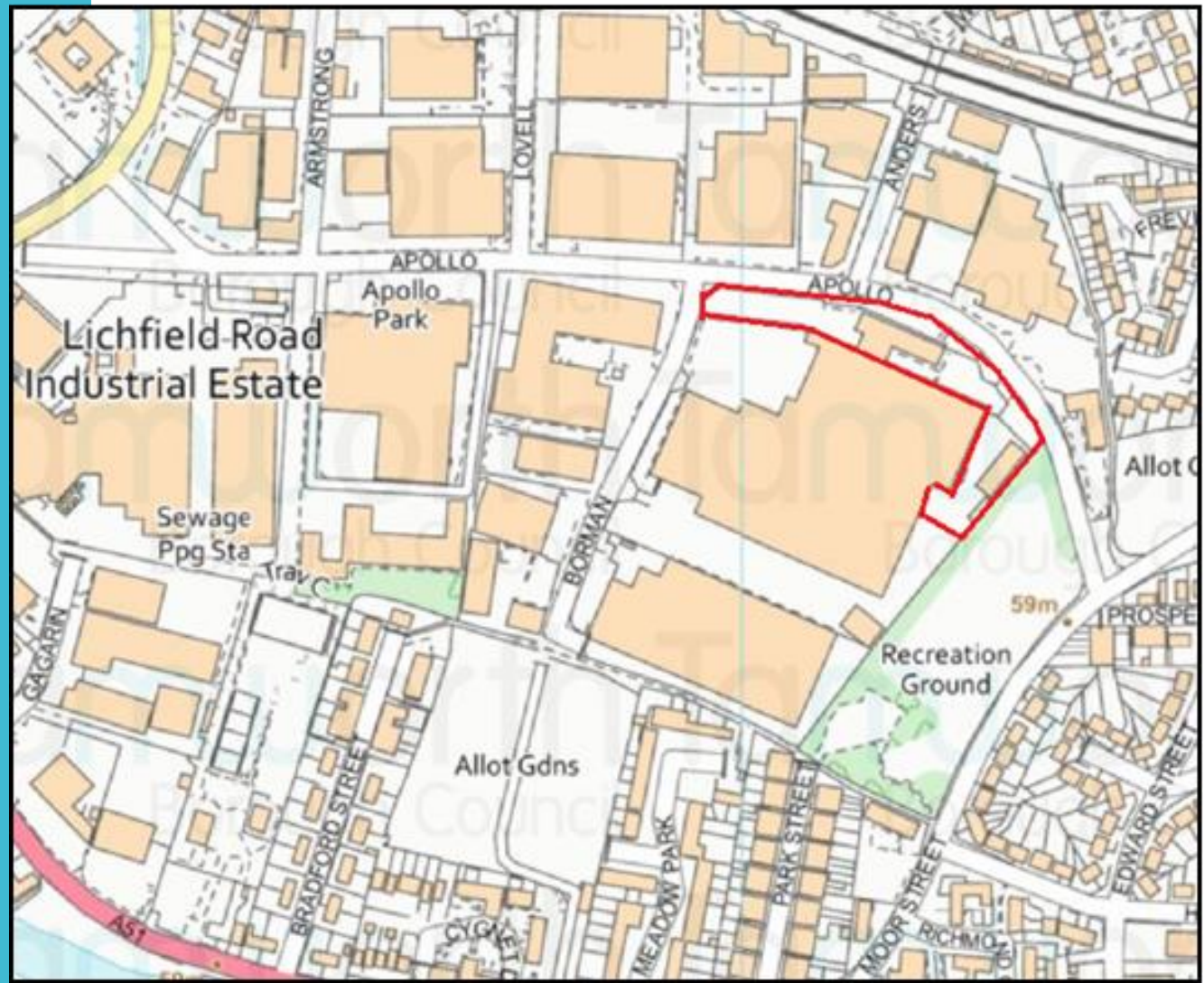
Land off Apollo, Lichfield Road Industrial Estate, Tamworth,  
B79 7TA

Erection of ten units (Use Class B2, B8 and Class E (g)

(ii) and E (g) (iii)) with ancillary office use, associated

parking and landscaping

# Site Location



# Site Location



- KEY PLAN
-  Application Site Boundary
  -  Land in Same Ownership

# Proposed Layout

BLOCKS 1-10 - Gross Internal Areas		
Unit	sq.ft	sq.m
1	2100	195
2	1700	158
3	1400	130
4	1360	126
5	1360	126
6	1600	149
7	1600	149
8	2400	223
9	5000	465
10	2200	204
<b>TOTALS</b>	<b>20720</b>	<b>1925</b>

**SITE BOUNDARY**  
Total Site Area:  
1.56 acres (2.56ha)

Page 7



Page 8  
Key Planning  
Issues

- Principle
- Character and Appearance
- Highway Safety
- Amenity
- Ecology
- Flood Risk Assessment and Mitigation
- Drainage

## Principle

## Character and Appearance

## Highway Safety

## Amenity

## Ecology

## Flood Risk Assessment and Mitigation

## Drainage

- Tamworth Borough Council Local Plan 2006-2031 (the local plan) adopted February 2016
- Policy SS1 The Spatial Strategy for Tamworth is to provide development in the most accessible and sustainable locations and SS2 Presumption in Favour of Sustainable Development, states that proposals that accord with the local plan are sustainable and will be approved without delay.
- Policy EC7 Strategic Employment Areas, identifies the Lichfield Road Employment Area as an area within which planning permission should be granted for B1 (b). (c), B2 and B8 uses, Furthermore, new development should provide appropriate soft and hard landscaping, permeable surfaces and appropriately designed signage and lighting.
- Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020, replaced Use Class B1 with Class E
- Class E subsections applied for of E g (ii) and E g (iii) relating to the research and development of products and processes or any industrial process respectively, that can be carried out in any residential area
- The proposed development is therefore considered to comply with key policies of the Tamworth Borough Council Local Plan

## Principle

## Character and Appearance (1)

## Highway Safety

## Amenity

## Ecology

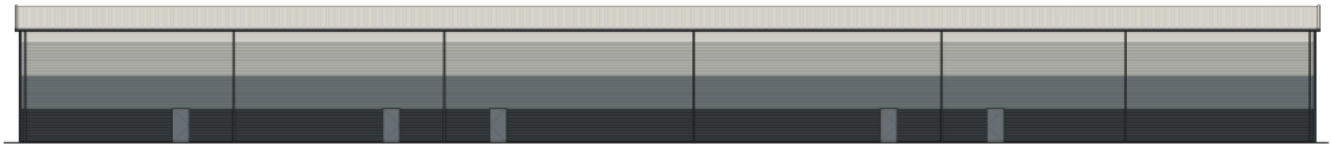
## Flood Risk Assessment and Mitigation

## Drainage

- Policy EN5 Design of 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.
- The site is currently largely cleared and unused and typically narrow in width at around twenty to thirty two metres
- Existing buildings on Apollo vary with a mix of facing brick, metal cladding and combinations of the two; are typically single or one and a half storey in height, with functional design
- The proposed development would include ten units within three separate structures
- The part of the site closest to Apollo used mainly as car parking, circulatory space and peripheral landscaped areas.



- Principle
- Character and Appearance (2)
- Highway Safety
- Amenity
- Ecology
- Flood Risk Assessment and Mitigation
- Drainage



Principle

Character and Appearance  
(3)

Highway Safety

Amenity

Ecology

Flood Risk Assessment and  
Mitigation

Drainage

- All of the proposed buildings would be two storey in height, ranging in floor area from 86sqm to 465sqm and of uniform external appearance
- Units 1 to 8 inclusive, facing on to Apollo would be of new build construction and Units 9 and 10 would be a re-developed existing structure on the eastern side of the site.
- Colour – graduated grey cladding with yellow vehicle access,
- The scale and height of the buildings would be in keeping with the surrounding area.
- Character and appearance considered to accord with Policy EN5 Design of New Development

## Principle

## Character and Appearance

## Highway Safety

## Amenity

## Ecology

## Flood Risk Assessment and Mitigation

## Drainage

- Road access from Apollo with two entrances, one serving units 1 to 8 inclusive and the other units 9 and 10.
- Transport Statement and Framework Travel Plan submitted and accepted by Staffordshire County Council Highways
- 81 parking spaces of which eight are for persons of reduced mobility and eleven would be fitted with electric vehicle charging points along with a total of 24 cycle parking spaces.
- SCCH have requested the imposition of planning conditions relating to (a) the provision of appropriate car and vehicle parking in terms of spaces being marked and of a suitable porous surface material and (b) secure cycle parking.
- Proposal considered to be acceptable in respect of Policy SU2 Sustainable Transport

Principle

Character and Appearance

Highway Safety

Page 14  
amenity

Ecology

Flood Risk Assessment and Mitigation

Drainage

- Nearest residential dwellings to the site, (on Freville Close) are at least 50m away to the north, separated from the site by Apollo itself and a commercial premises on its northern side. The next nearest on Moor Street are at least 100m away from the nearest part of the site with a playing field in between them.
- Consequently, there would be insignificant overlooking, loss of privacy or sense of overbearing to the nearest residential neighbours.
- All other buildings sharing a boundary with the site or located within up to 100m of it are commercial premises that would be unlikely to have any amenity concerns and indeed have not raised any amenity concerns with the proposal.
- Construction Management Plan, although intended primarily to assure highway safety, should also include limitations on working hours and where appropriate measures to limit construction noise for the benefit of the nearest neighbours.

Principle

Character and Appearance

Highway Safety

Amenity

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- The application was referred to the Staffordshire County Council Ecologist for consideration who has concluded that, following the provision of suitable plans for landscaping and lighting, the proposal is acceptable subject to the imposition of a pre commencement planning condition requiring a plan detailing species (bat, bird and hedgehog) and tree protection measures including role of a supervising ecologist.
- The proposal is therefore considered to be in accordance with Policy EN4 Protecting and Enhancing Biodiversity of the Tamworth Borough Council Local Plan 2006-2031 and the National Planning Policy Framework.

Principle

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- The proposed development is within Flood Zone 3, defined by the Environment Agency as having a high probability of flooding.
- However, the site is protected from flooding to the 100 year standard by defences along Lichfield Road. As such the Environment Agency has stated that it would have no substantial bespoke comments to offer and would defer to its Flood Risk Standing Advice.
- The Environment Agency advised that finished floor levels of the proposed building should be set 300mm above the 1 in 100 year plus climate change flood level which would mean a level of 59.56m AOD but if that cannot be achieved, the building should incorporate flood resilience measures.
- The applicant has confirmed that a range of flood resilience measures set out in the submitted Flood Risk Assessment would be included.
- Furthermore, the proposed site would be in an area covered by the Environment Agency's flood warning systems.

Principle

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- The applicant has worked extensively with Staffordshire County Council in its role as Lead Local Flood Authority (LLFA).
- The LLFA considers the proposed drainage plans acceptable subject to conditions
- Severn Trent Water was consulted and responded stating that it had no objections to the proposals subject to conditions which .
- It is considered therefore that subject to compliance with conditions requested by the LLFA that the proposal is in accordance with Policy SU4 Flood Risk and Water Management of the Tamworth Local Borough Council Plan 2006-2031.

The proposal for the erection of ten units (Use Class B2, B8 and Class E (g) (ii) and (iii)) with ancillary office use, associated parking and landscaping has been assessed with respect to principle of development, character and appearance, highway safety, neighbour amenity, ecology, flooding and drainage implications.

Being a proposal for further industrial uses within a designated Strategic Employment Area within the urban area of Tamworth, the principle of development should be accepted subject to the proposal meeting the requirements of the local plan in respect of the key considerations outlined above.

In each of the policy areas considered, the proposal has, with conditions where necessary, met or exceeded the policy requirements established by the Tamworth Borough Council Local Plan 2006-2031 and the interests of consultees. It is recommended therefore that the proposal is approved subject to conditions.



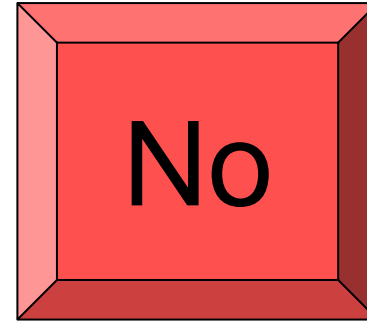
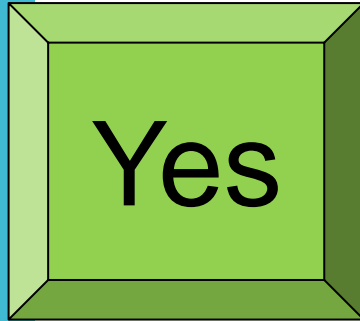
**0451/2022**

**Land off Apollo, Lichfield Road Industrial Estate, Tamworth,  
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**Recommendation: Approval with Conditions**

**Are there any  
speakers?**

Page 20



## Guidance

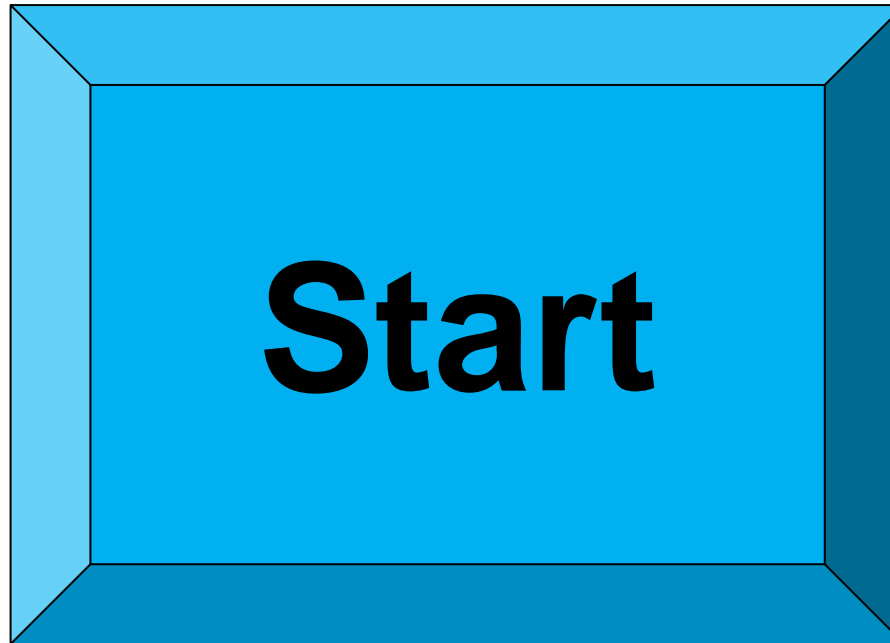
You have 3 minutes to address the Committee

The time will begin when you start to speak

When the last slide goes red, please stop speaking

You will see warnings at 1 minute, 30 seconds and 10 seconds

# Are you ready?



3

Minutes Remaining

1

Minute Remaining

30

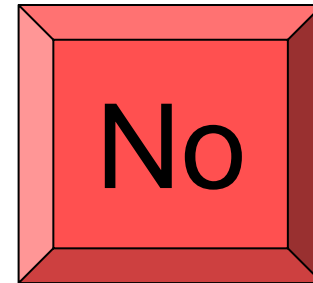
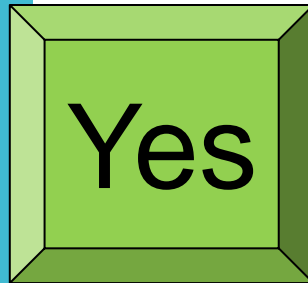
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# Finish



Are there  
any other  
speakers?

Page 27



**Thank you for your  
attendance**

**Next meeting:  
23 April 2024**