

Planning Applications Committee

Section B

23 April, 2009

Agenda Number:	B2
Section/Area: I	OUTER
Ward:	CATTON GROVE
Officer:	Caroline Dodden
Valid Date:	7 March 2009
Application Number:	09/00196/U
Site Address :	Securicor Omega Express Securicor Ltd Concorde Road Norwich NR6 6BE
Proposal:	Change of use from B8 to storage and repair of vehicles (sui generis).
Applicant:	Mr A Le-May
Agent:	Mr Alan Irvine

THE SITE

The former Securicor premises are located on the southern side of Concorde Road at its junction with Delta Close, which runs to the east of the unit. This site forms part of the Vulcan Road Industrial Estate to the north of the City's Outer Ring Road.

RELEVANT PLANNING HISTORY

The premises were most recently used as a wholesale tyre distribution centre and previous to that, as a Securicor depot.

THE PROPOSAL

Change of use from B8 (storage and distribution) to storage and repair of vehicles (sui generis).

CONSULTATIONS

Neighbours/ Site Notice: no comments received.

PLANNING CONSIDERATIONS

National Policies:

- PPS1 - Delivering sustainable development
- PPS1 Supplement Planning and climate change
- PPG4 - Industrial, commercial development and small firms

East of England Plan:

- E1 - Job growth – 35,000 new jobs in Norwich area 2001-2021
- E2 - Provision of land/ premises for employment
- E3 - Identification of strategic employment sites to support regeneration
- NR1 - Norwich Key Centre for development and change: growth in and around the Airport
- Employment

Relevant Local Plan Policies:

- EMP2 - Expansion of existing businesses
- EMP5 - General Mixed Use Employment Areas

The former Securicor unit is situated within a General Employment Area, under Local Plan Policy EMP5, where B1 (light industrial), B2 (general industrial) and B8 (warehouse and distribution) uses are accepted. The unit would have adequate servicing and parking available.

The Applicant intends to operate their expanding business to provide secure storage for vehicles and for general servicing, repair and MOT testing of vehicles. The repairing of vehicles is considered an acceptable part use of the unit as, at the scale proposed, it would not have a significant impact on the general amenity to neighbouring units.

The proposed use of the unit for storage and repair of vehicles is considered to be compatible with the nature of this General Employment Area and would assist the expansion of an existing business.

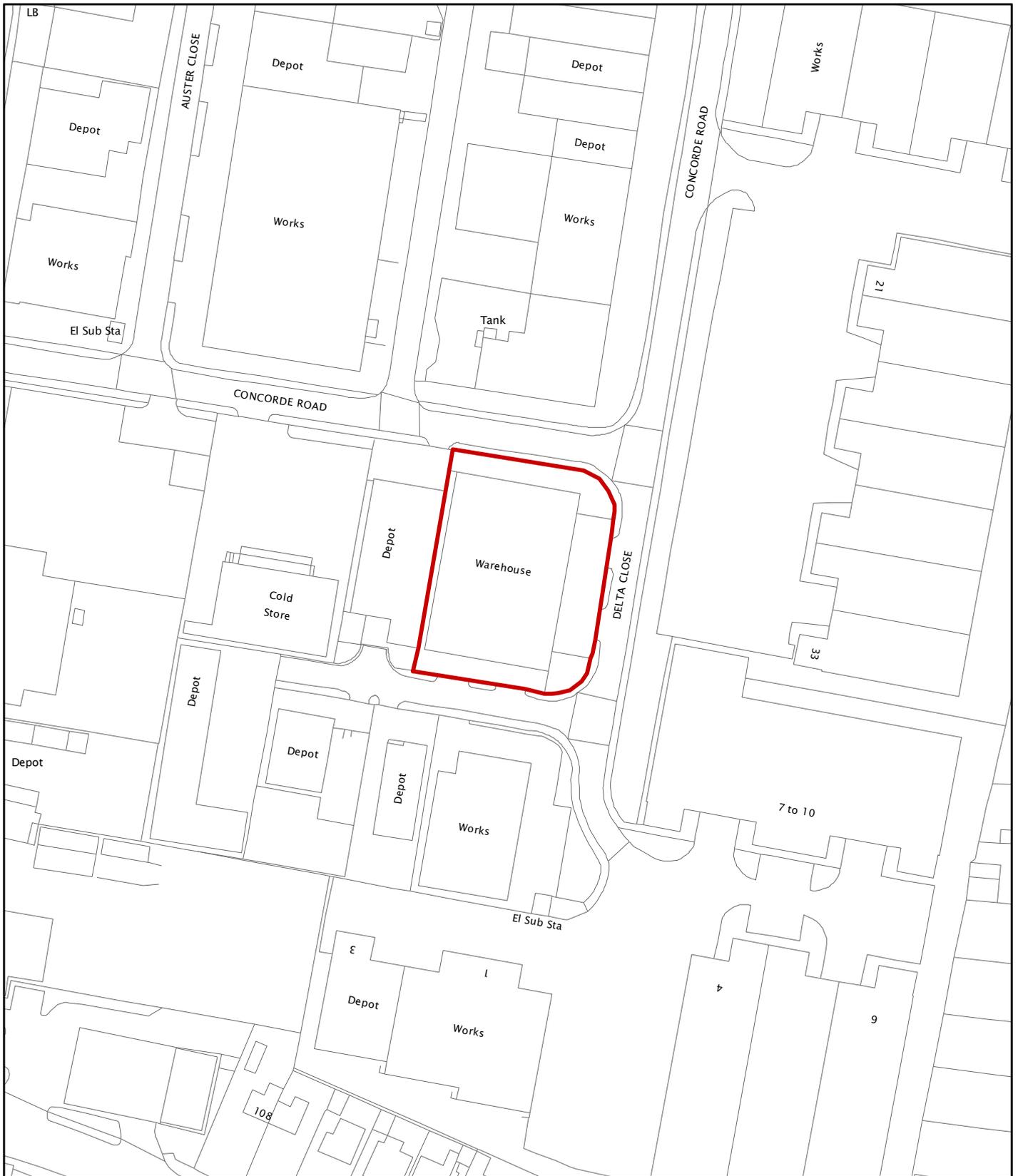
RECOMMENDATIONS

APPROVE PLANNING PERMISSION subject to the following conditions:

1. Commencement of development within three years.
2. Details of any plant and machinery to be submitted.
3. Details of any extract ventilation or fume extraction system.
4. Any paint spraying shall be carried out within the building.

Reasons for Approval:

The proposed change of use to storage and repair of vehicles is considered to be an appropriate use on this General Employment Area in line with Saved Local Plan Policies EMP2 and EMP5 of the City of Norwich Replacement Local Plan (Adopted Version November 2004), where the use would not have a significant impact on the amenities of the neighbouring commercial units.



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Site Address - Securicor Omega Express Securicor Ltd, Concorde Road, Norwich

Scale - 1:1250



NORWICH
City Council

DIRECTORATE OF REGENERATION
AND DEVELOPMENT

