

Planning Applications Committee  
2<sup>nd</sup> July 2009  
Section B

<b>Agenda Number:</b>	<b>B3</b>
<b>Section/Area:</b>	Outer
<b>Ward:</b>	Mile Cross
<b>Officer:</b>	Caroline Dodden
<b>Valid Date:</b>	7th April 2009
<b>Application Number:</b>	09/00208/F
<b>Site Address :</b>	Land South Of Burnet Road Sweet Briar Road Industrial Estate Norwich
<b>Proposal:</b>	Use of site for storage and distribution of materials and siting of ground bays and loading equipment.
<b>Applicant:</b>	<b>The Concrete Company Ltd</b>
<b>Agent:</b>	<b>The Concrete Company Ltd</b>

### **THE SITE**

This application relates to an undeveloped parcel of land at the southern most end of Burnet Road, located within the Sweet Briar Industrial Estate, an identified Prime Employment Area.

### **PLANNING HISTORY**

05/00132/O – Erection of two light industrial/ warehouse units – granted outline planning permission subject to completion of a Section 106 legal agreement for a transportation contribution. The legal agreement has not been completed and is currently on hold.

## THE PROPOSAL

To use the site for the storage and distribution of materials and siting of ground bays and loading equipment for a concrete batching business.

## CONSULTATIONS

**The application was advertised in the press and neighbours notified.**

**Neighbours:** one letter from a neighbouring business, which is generally supportive of the land being developed but have the following concerns about the proposal as its nature appears to be more heavy industrial than the more typical light industrial uses:

- Concern for safety of pedestrians and cyclists who use Marriott's Way, which runs alongside the eastern boundary of the site;
- Access from Burnet Road is potentially hazardous due to the number of parked cars on the road. Until this is addressed, the addition of an extra 44 HGV journeys per day would increase the risk of an accident;
- Double yellow lines may be required in order to keep the hammerhead clear as it is often used for parking and this area appears to have subsided adjacent to a drain cover;
- We would like to ensure that the level of dust and dirt does not have a detrimental effect on the appearance of our premises and would expect a 3m high impervious barrier be required on the eastern boundary and suitable protection also be required around the high level discharge point;
- We are concerned about the environmental impact to the area south of the site as a lot of work has been carried out to improve the local wildlife habitat.

**Environmental Health:** A condition would need to be attached to protect neighbouring businesses (north and east site boundaries) from potential noise nuisance.

The Applicant will be required to apply to the Local Authority for a Pollution Prevention Control (PPC) permit. (This would be processed by the Environmental Health section). The Part B permit would have conditions attached to it to control dust emissions.

Details would need to be given to ensure that all surface water could be contained within the site boundary.

**Natural Areas Officer:** it is important that damage or encroachment on the County Wildlife Site (CWS) is avoided, both during the construction phase and afterwards. Permanent fencing should be installed along the southern boundary and no trees should be planted along the site as these may adversely affect the CWS.

**Natural England:** we would have no objection to the proposed development provided a detailed Dust Emissions Strategy is attached as one of the conditions of the PPC permit, to prevent harm to the special features of interest of the SSSI.

**Transportation:** No concerns in principle about the proposed use of the site. As the site is undeveloped with no extant use, a transportation contribution of £13,300 will be required.

## **PLANNING CONSIDERATIONS**

### National Planning Policy

PPS1	Delivering Sustainable Development
PPG4	Industrial, commercial development and small firms
PPS6	Planning for Town Centres
PPS23	Planning and Pollution Control

### East of England Plan Policies

E1	Job Growth - 35,000 new jobs in Norwich area 2001-2021
E2	Provision of land/premises for employment
E3	(Norwich) Identification of strategic employment sites to support regeneration

### Local Plan Policies

NE7	Protection of locally designated sites of nature conservation interest
NE9	Comprehensive landscaping scheme
EMP4	Prime Employment Areas
EP5	Air Pollution emissions and sensitive uses
TRA6	maximum car parking standards
TRA7	Cycle parking standards
TRA8	Servicing provision
TRA11	Contributions for transport improvements

### Supplementary Planning Documents (SPD):

Transport Contributions SPD (draft for Consultation, January 2006)

### Supplementary Planning Guidance (SPG):

Biodiversity and development for Norfolk (2004)

### **Policy:**

The site is located within an established industrial estate, identified as a Prime Employment area under Saved Local Plan Policy EMP4, where development within use classes B1 (light industrial), B2 (general industrial) and B8 (warehouse and distribution) are permitted. The site is currently undeveloped.

It is considered, therefore, that the principle of the proposed use of the site as a concrete batching business (B2 use) complies with Policy EMP4. The Applicant

has other depots in Norfolk and is looking to relocate one of these operations from Longwater Industrial Estate, in New Costessey to the application site on the Sweet Briar Industrial Estate.

There are two foul sewer easements that run across the site. These have largely dictated the location of the plant equipment on the site.

**Traffic Impact:**

The site is accessed directly off the hammerhead at the end of Burnet Road. Information regarding vehicle movements at the current site at Longwater Industrial Estate revealed that peak hour movements would be very low. Nevertheless, as the site has no extant use, a transportation contribution is required and would amount to £13,300.

It is considered that adequate servicing and parking has been provided within the site.

**Environmental Impact:**

Sweet Briar Road Meadows, a Site of Special Scientific Interest (SSSI) is situated approximately 80 metres to the south of the site. This consists of a series of unimproved wet meadows with permanent water-logging lying in the Wensum Valley. Natural England have confirmed that they have no objection to the proposal provided a detailed Dust Emissions Strategy is attached as one of the conditions of the PPC permit, to prevent harm to the special features of interest of the SSSI.

The site is also adjacent to a County Wildlife Site (CWS ref.no.1453). This Site mainly covers the area of a disused railway line, Marriotts Way, but also includes an area of acid grassland and mature scrub, which is situated directly to the south of the site. It is considered that provided no vehicles, plant and materials encroach on any part of the CWS and that permanent fencing is installed to the boundary, the proposed use is acceptable. The value of this part of the CWS is down to its open grassland habitat and so no trees would be wanted along the southern boundary of the site.

However, a pedestrian link to Marriotts Way runs directly to the east of the site and it is likely that the small transportation contribution required under Policy TRA11 would be used specifically to improve and enhance this pedestrian/ cycle path.

**Conclusion:**

It is considered that the proposed use is acceptable on this established industrial estate and subject to conditions, would not be detrimental to the amenities of the neighbouring businesses and would not have a significant impact on the nearby SSSI and CWS.

## RECOMMENDATIONS

GRANT PLANNING PERMISSION subject to the following conditions:

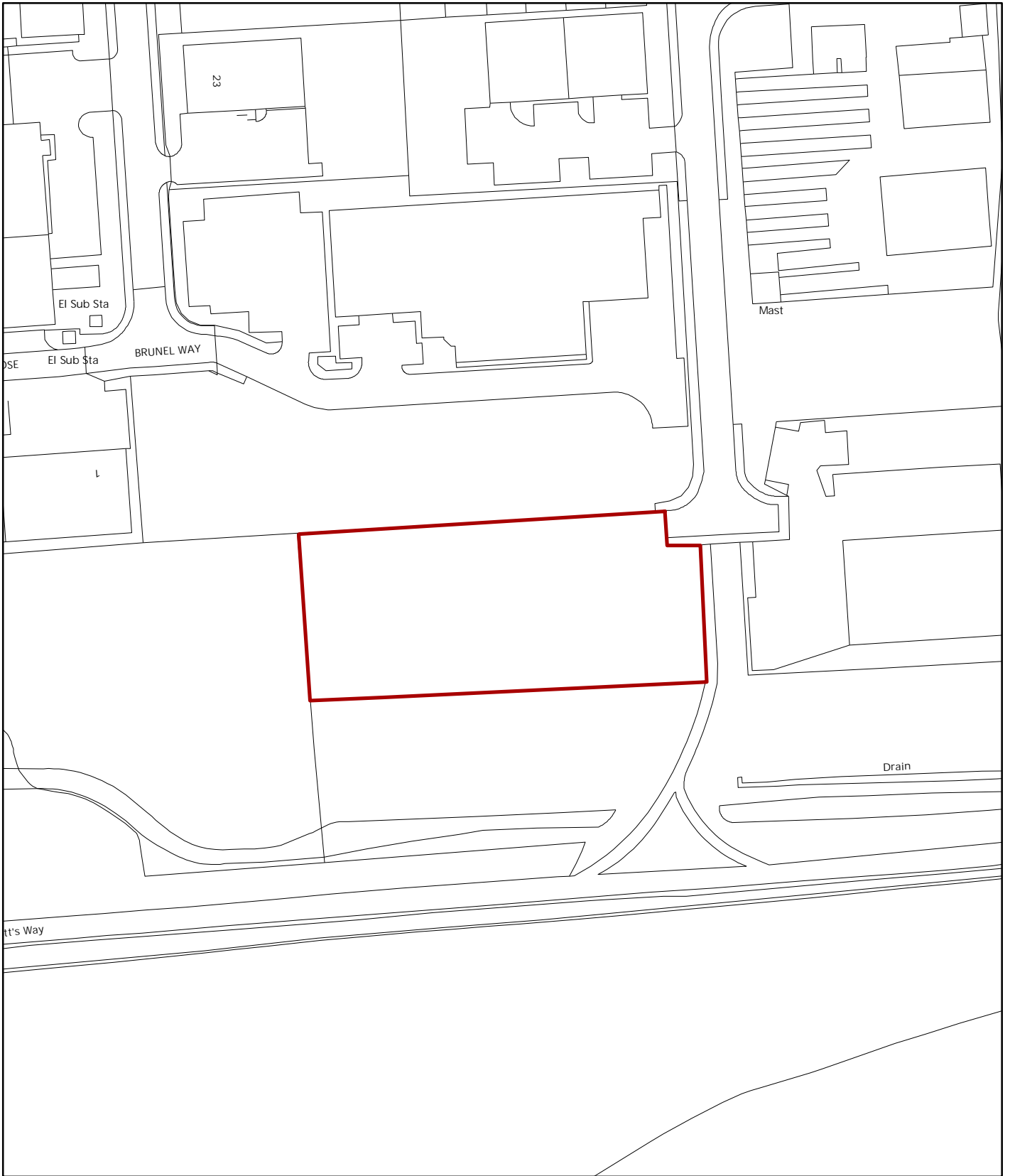
1. Commencement of development within three years.
2. Details of boundary fencing to be submitted.
3. Details of any plant and machinery to be submitted and approved.
4. Noise levels along the northern and eastern site boundary shall not exceed 65dBA (15 mins).
5. Details to be submitted and approved to ensure that all surface water is contained within the site boundary.
6. Submission of a landscaping scheme.
7. No development shall take place until a method for mitigating the transport impact of the development has been submitted to and approved by the Council.
8. Details of parking and cycle storage submitted and approved.

Informative:

No encroachment of plant, vehicles or materials within the County Wildlife site to the south

Reasons for Approval:

The recommendation has been made having regard to Saved Local Plan Policies NE7, NE9, EMP4, EP5, TRA6, TRA7, TRA8 and TRA11 and all other material considerations. It is considered that the development of the site for the storage and distribution of materials and siting of ground bays and loading equipment for a concrete batching business is acceptable on this established industrial estate and subject to conditions, would not be detrimental to the amenities of neighbouring businesses and would not have a significant detrimental impact on the nearby Site of Special Scientific Interest or County Wildlife Site.



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Planning Application No- 09/00208/F

Site Address - Land South of Burnet Road, Sweet Briar Road Industrial Estate

Scale - 1:1250



**NORWICH**  
City Council

DIRECTORATE OF REGENERATION  
AND DEVELOPMENT

