

Planning Applications Committee

Section C

05/06/2008

Agenda Number:	C1
Section/Area:	OUTER
Ward:	CATTON GROVE
Officer:	Caroline Dodden
Valid Date:	15th January 2008
Application Number:	07/01438/F
Site Address :	Diamond H Controls Ltd, Vulcan Road North, Norwich. NR6 6AQ
Proposal:	Installation of 102 self-storage container units.
Applicant:	Peter Colby Commercials Limited
Agent:	Peter Colby Commercials Limited

THE SITE

The site is the former rear car park area of Diamond H Controls within the Vulcan Road employment area. The site is accessed from the northern side of Diamond Road.

PLANNING HISTORY

4/1992/0071 - Formation of car park. (APPROVED - 11/05/1992)

05/00109/F - Erection of ten new B1/B2 units and alterations to existing buildings with associated parking and servicing. (REFUSED - 31/03/2006)

06/00539/F - Installation of 62 storage containers. (CANCELLED - 21/11/2006)

06/01075/F - Erection of ten B1/ B2 units, part demolition and alterations to existing buildings with associated parking and servicing. (APPROVED – 20/2/2008)

THE PROPOSAL

To install 102 self-storage container units for public and commercial use.

CONSULTATIONS

Neighbours/ Site Notice: no representations received.

PLANNING CONSIDERATIONS

Relevant East of England Plan Policies

ENV7: Quality in the Built environment

Relevant Local Plan Policies:

EMP5 - General Employment Areas

NE9 - Landscaping scheme

The storage containers are steel clad, 6 metres long, 2.4 metres wide and 2.4 metres high and would be arranged around the perimeter of the site. The site would be available to customers at all times via an electric sliding gate operated by swipe card and the use and security of the common service area would be monitored by CCTV.

The estimated daily traffic flow to the site is estimated to be approximately 35 customers with a peak hour flow of 5 customers. As the traffic flow is so low, particularly when set against its previous use as a factory car park, it is considered that a transportation contribution is not required for the proposal.

The proposed occupier, Easy Store Ltd., manage a similar business at Burnet Road on the Sweet Briar Industrial Estate that is operating at full capacity.

A landscaping strip of a minimum depth of 5 metres would be provided on the Diamond Road frontage. There is also an existing landscaping belt to the west of the site (adjacent to the Rhombus Park access road). Palisade fencing 2.4 metres high would be located behind the landscaping strip enclosing the rest of the site.

The proposal is considered to be acceptable on this General Employment Area.

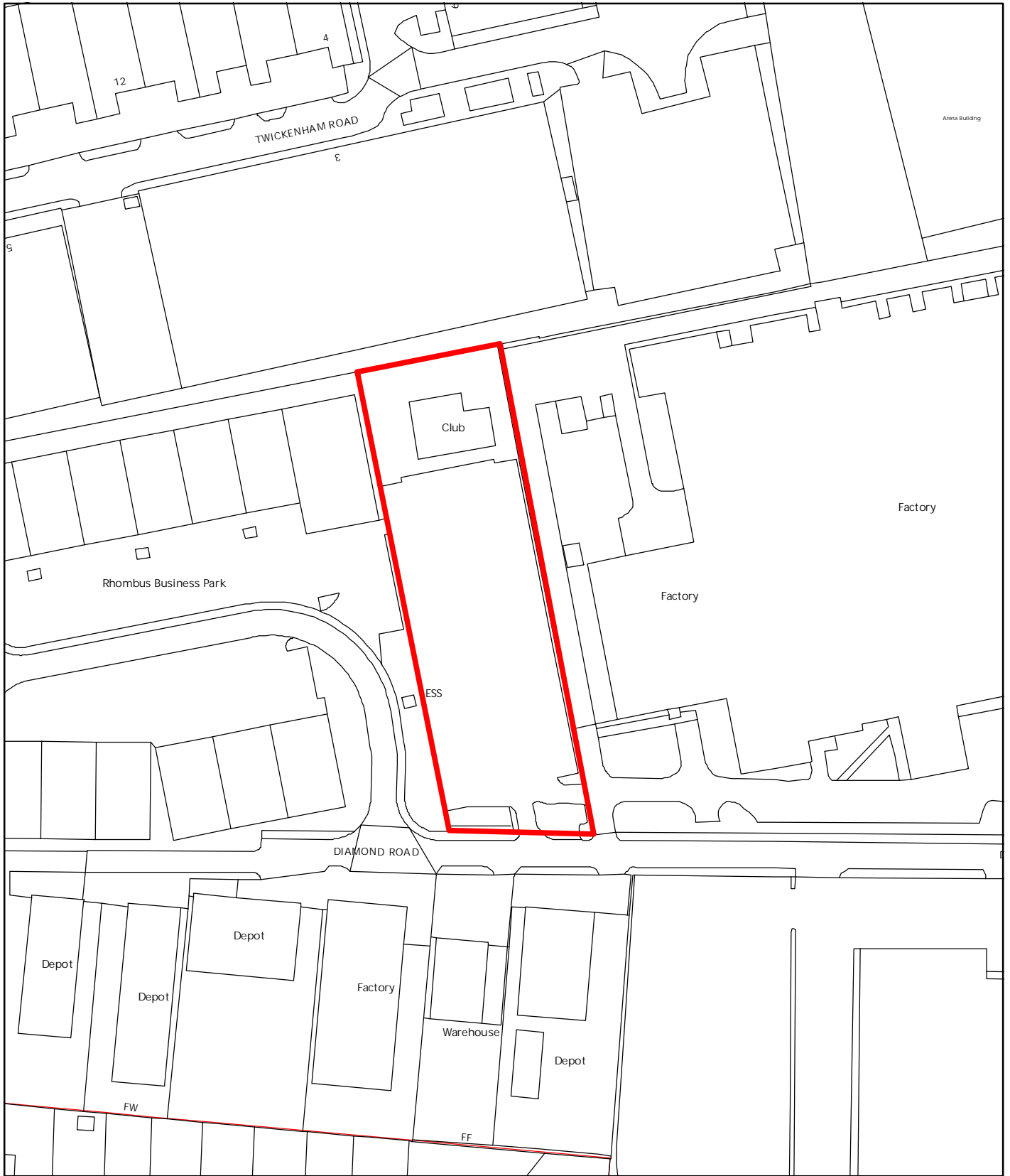
RECOMMENDATIONS

GRANT PLANNING PERMISSION subject to the following conditions:

1. Commencement of development within three years.
2. Details of landscaping.
3. Maintenance of landscaping.

REASONS FOR APPROVAL

The installation of self-storage containers is considered acceptable and, subject to conditions, will not be detrimental to the amenity of nearby businesses in accordance with Policies EMP5 and NE9 of the City of Norwich Replacement Local Plan (Adopted Version November 2004), policy ENV7 of the East of England Plan, May 2008 and to all material planning considerations.



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Site Address - Diamond H Controls, Vulcan Road North
Scale - 1:1250



NORWICH
City Council

DIRECTORATE OF REGENERATION
AND DEVELOPMENT

