

## Planning Applications Committee

23 October 2008

<b>Agenda Number:</b>	<b>B4</b>
<b>Section/Area:</b>	INNER
<b>Ward:</b>	MANCROFT
<b>Officer:</b>	Mr Mark Brown
<b>Valid Date:</b>	9 September 2008
<b>Application Number:</b>	08/00952/U
<b>Site Address :</b>	164 - 166 Oak Street Norwich NR3 3AY
<b>Proposal:</b>	Change of use from Auto Centre and Vehicle workshop to a Cash and Carry Warehouse (Class B8.
<b>Applicant:</b>	<b>Mrs Ghofran Hassan</b>
<b>Agent:</b>	<b>Mr Philip Mason</b>

### THE SITE

The site is located to the east of Oak Street and adjacent to St Martin at Oak Wall Lane. The site is located within the City Centre Conservation Area. The existing building is a single storey unit which currently has consent and has previously been operated as a vehicle servicing, repair and MOT centre.

### PLANNING HISTORY

The current use of the site as a M.O.T. testing, servicing and repair centre was approved in October 1992 (application number 4/1992/0643).

Planning consent was granted in January of this year for change of use to a hand car wash and valet garage (application number 07/01245/U) although this consent has not been implemented.

## **THE PROPOSAL**

The proposal is for the change of use of the building to a Cash and Carry Warehouse, use Class B8 of the Town and Country Planning (Use Classes) Order 1987 as amended.

## **CONSULTATIONS**

The proposal was advertised in the press, on site and adjacent occupiers were notified:

One letter of objection was received from 'Mr Plastic', Norfolk Plastic Supplies Co Ltd at 160-162 Oak Street who was concerned that the proposed use would increase congestion on Oak Street which already has high volumes of traffic and that there was insufficient parking and turning areas for the proposed use.

## **PLANNING CONSIDERATIONS**

### **Relevant National Planning Policy**

PPS1: Delivering sustainable development (2005)

PPG4: Industrial, commercial development and Small Firms

PPS6: Planning for Town Centres

PPG15: Planning and the historic environment (1994)

### **Relevant Local Plan Policies:**

EMP1: Small Business Development

EMP2: Protection of sites and premises for small businesses

EP22: Residential Amenity

HBE8: Development in Conservation Areas

TRA5: Approach to design for vehicle movement and special needs

TRA6: Parking standards – maxima

TRA7: Cycle parking standards

TRA8: Servicing Provision

Whilst regeneration in this part of Oak Street is encouraged by the Northern City Centre Area Action Plan which is at pre-submission stage, there are no immediate proposals for change on this site which is proposed to remain in industrial/employment use. Although under saved policies EMP4 and EMP5 it would be preferable to direct this kind of B8 use to a designated employment area, there is a need to retain local employment opportunities in the City Centre under saved policies EMP1 and EMP2 and the Northern City Centre Area Action Plan area in particular. The specialist wholesale food operation proposed would

also appear to be meeting a specific unmet need for the local business and residential communities.

However, it is important that the operation should remain focused on wholesale distribution to the trade and there should be no retail sales to the visiting public. National, regional and local policies seek to concentrate retail uses within and close to designated town centres and district/local centres in accordance with the sequential approach set out in PPS6. A1 retail use here would be inappropriate since servicing and parking on site is limited, the site is some distance from the nearest district centre (Anglia Square/Magdalen Street and St Augustines) and is not served directly by public transport, albeit having reasonably good accessibility on foot and by cycle. It is therefore proposed to condition the use to limit the sale of goods to visiting members of the public.

In relation to highways, access and parking the proposed use as a trade cash and carry warehouse, is typically one of the lowest impact uses in terms of highways and would certainly have a lesser impact than the current use as an MOT servicing and repair centre or the approved car wash and valet garage. In addition, given the limited size of the unit at just 325sqm gross internal floor space the scale of use would be limited. There are also on-street parking controls in effect on Oak Street which would prevent the use causing any highway concerns.

The use would not have a detrimental impact upon the character and appearance of the Conservation Area as there are no external alterations proposed to the building

## **RECOMMENDATIONS**

APPROVE PLANNING PERMISSION subject to the following conditions:

1. Commencement within three years;
2. The Class B8 use (as defined by the Town and Country Planning (Use Classes) Order 1987 as amended) hereby approved shall be for the storage, distribution and sale of goods to trade customers only and there shall be no sale of goods to visiting members of the public.
3. Details of any ventilation or extraction equipment to be installed;

The decision to grant planning permission has been taken having regard to saved policies EMP1, EMP2, EP22, HBE8, TRA5, TRA6, TRA7 and TRA8 of the adopted City of Norwich Replacement Local Plan, PPS1, PPG4, PPS6 and PPG15 and other material considerations. The proposed use of the building would retain an existing employment site within the Northern City Centre and provide a specialist wholesale food operation to meet a specific need for local business and residential communities



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 Site Address - 164-166 Oak Street  
 Scale - 1:1250



**NORWICH**  
**City Council**

DIRECTORATE OF REGENERATION  
 AND DEVELOPMENT

