

Planning Applications Committee
2nd July 2009
Section C

Agenda Number:	C1
Section/Area: I	Outer
Ward:	Catton Grove
Officer:	Caroline Dodden
Valid Date:	9th May 2009
Application Number:	09/00334/U
Site Address :	191 Mile Cross Lane Norwich NR6 6RE
Proposal:	Change of use from car showroom and repair workshop to retail tile showroom with ancillary storage and car park.
Applicant:	Rev Michael Gallagher
Agent:	Rev Michael Gallagher

THE SITE

The application site is located on the south side of Mile Cross Lane, the Outer Ring Road, on the eastern corner of the junction with Curtis Road. Vehicular access is from Curtis Road.

PLANNING HISTORY

The site was most recently used by Constitution Motors as a car showroom (a sui generis use – a use on its own) and an associated car repair workshop (B2 use). The policy for General Employment Areas in the previous adopted Local Plan included vehicle sales and repairs as additional accepted uses in these areas.

THE PROPOSAL

Change of use from car showroom and repair workshop to retail tile showroom with ancillary storage and car park.

CONSULTATIONS

No letters of representation have been received from nearby residents or businesses.

Broadland District Council: Broadland District Council has adopted policies, EMP1 and EMP2, which protect uses (B1, B2, B8) within specifically identified employment areas. In this case the use being applied for is retail and if it were within the Broadland area it would not comply with policy. We understand that Norwich City Council has a comparable policy which the application similarly does not comply with. If this is the case then Broadland Planning Authority supports Norwich Planning Authority in resisting the proposal.

Councillor Collishaw: as the local councillor for Catton Grove, supports this application as it is a viable business which has been forced to look for new premises and states that we should be encouraging business in this recession.

PLANNING CONSIDERATIONS

National

PPS1	Delivering Sustainable Development
PPS1 Supplement	Planning and Climate Change
PPG4	Industrial, commercial development and small firms
PPS6	Planning for Town Centres

East of England Plan

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
NR1	Norwich Key Centre for development and change: Employment growth in and around the Airport

Local Plan Policies

SHO3	Retail Development – scale, location and position in hierarchy
EMP5	General Mixed Use Employment Areas

The site falls within a traditional industrial estate allocated as a General Employment Area under Policy EMP5 of the City of Norwich Replacement Local Plan.

Prior to its use for car sales 191 Mile Cross Lane had been in use for a variety of retail purposes for many years predating current retail and employment policy. However the proposal needs to be assessed in accordance with the current development plan policies which prioritise the area for B class business use.

Notwithstanding that there are a number of similar retail and “trade retail” outlets in and around this area, Local Plan Policy EMP5 seeks to retain a majority of Class B business uses (light and general industry, offices and warehouse/distribution) in these areas. New A1 retail uses are not normally accepted unless the retailing is of products made on the same or adjoining manufacturing premises.

Additionally, the Regional Spatial Strategy promotes the area in and around the airport as a focus for new employment growth particularly for uses which can benefit from an airport-related location. The 2008 Employment Growth and Sites and Premises Study (supporting the emerging Joint Core Strategy) recommends that existing employment areas should continue to be safeguarded for these uses and policy protection of existing employment areas should be strengthened. It identifies the Weston Road/Mile Cross Lane area as suitable for future upgrading to Prime Employment Area status.

The proposal does not satisfy the tests of PPS6 and the locational criteria of Local Plan Policy SHO3, in that no evidence has been submitted to support that there are no other more sequentially suitable sites available and that there is a proven need for the use in this location.

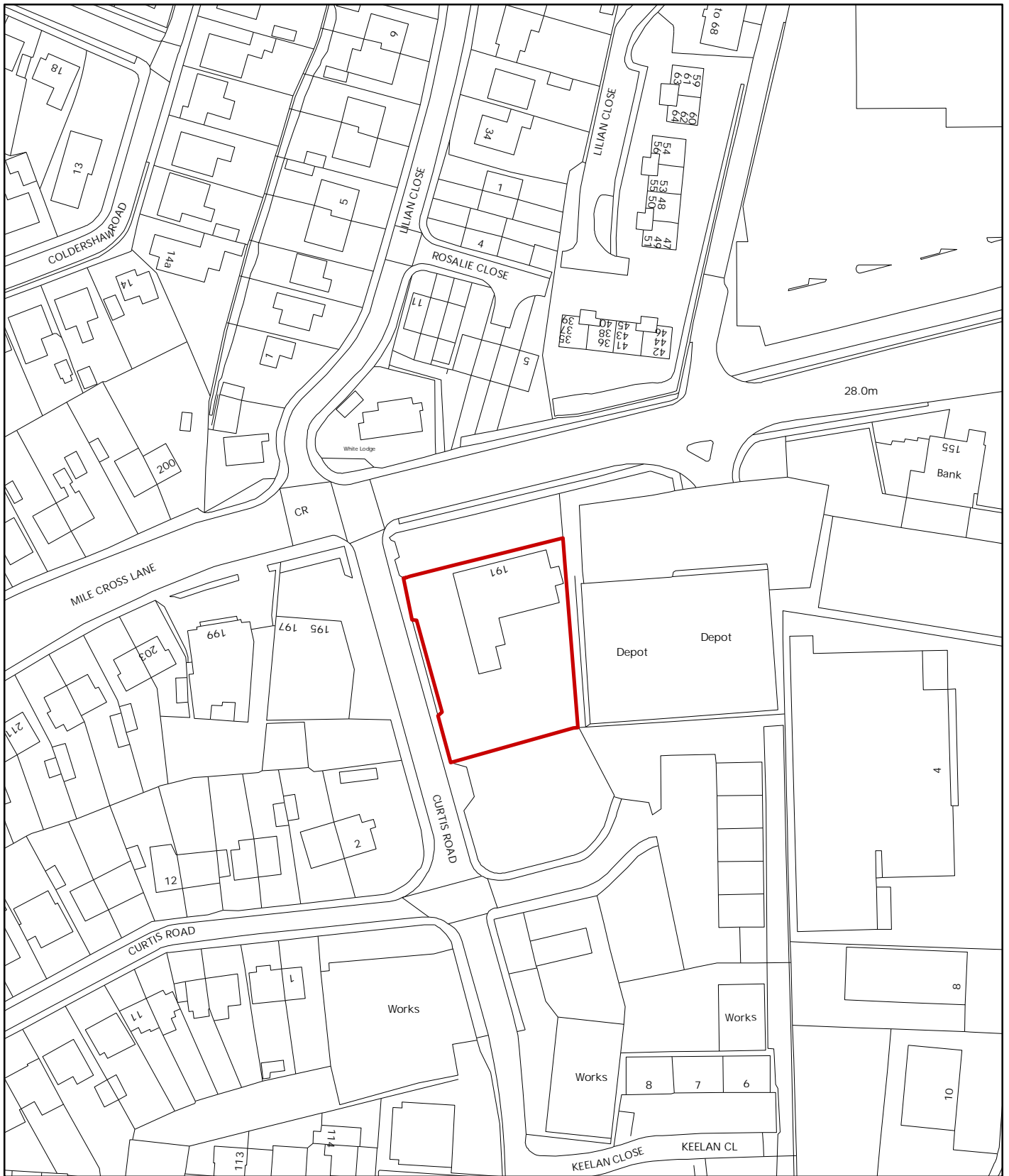
The proposed use of the site as a retail tile showroom with ancillary storage would result in the loss of potential employment land in an area where promoting B class business uses is a priority.

RECOMMENDATIONS

REFUSE PLANNING PERMISSION for the following reasons:

1. The change of use to a retail tile showroom with ancillary storage is inappropriate within a General Employment Area, where land and buildings should be retained primarily for B1 (light industrial), B2 (general industrial) and B8 (warehouse and distribution) uses, contrary to Saved Local Plan Policy EMP5 of the City of Norwich Replacement Local Plan, Adopted Version, November 2004.

2. Insufficient information regarding the sequential approach undertaken for the proposal was submitted and no information was submitted to justify why no.191 Mile Cross Lane could not be used by an appropriate commercial business contrary to Saved Local Plan Policy SHO3 of the City of Norwich Replacement Local Plan, Adopted Version November 2004.



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 Site Address - 191 Mile Cross Lane
 Scale - 1:1250



NORWICH
City Council

DIRECTORATE OF REGENERATION
 AND DEVELOPMENT

