

Report for Resolution

Report to Planning Applications Committee
Date 3 March 2011
Report of Head of Planning Services
Subject 10/02224/F Land Adjacent To And West Of 8 Hurricane Way Norwich

Item
5(6)

SUMMARY

Description:	Change of use of land to storage (Class B8) with associated ancillary assembly of stored items, siting of 1 No. storage container and fencing.
Reason for consideration at Committee:	City Council Application
Recommendation:	Approve
Ward:	Catton Grove
Contact Officer:	Mrs Caroline Dodden Planner 01603 212503
Date of receipt:	22nd December 2010
Applicant:	Norwich City Council
Agent:	Mr Andy Scales, NPS Property Consultants Ltd.

INTRODUCTION

The Site

Location and Content

1. The site is situated on the Airport Industrial Estate to the north of the City. It is located on the south side of Hurricane Way where there are commercial buildings on the opposite side of the road to the north and east, residential dwellings directly to the south and a wooded area immediately to the west of the site. In addition, the site is screened from the road by trees.

Constraints

2. The site itself is specifically identified in Policy EMP12.1 for employment development. The wooded area to the west of the site is identified as Urban Greenspace under Local Plan Policy SR3 and Woodland under Policy NE2. In addition, the neighbouring woodland is identified as a route for part of the Strategic Cycle Network under Policy TRA15.

Planning History

3. The site was formerly part of the larger UEA residences site, specifically where one of the 'H' blocks was situated. The block was demolished in 2008 and the site has remained vacant ever since.

Equality and Diversity Issues

There are no significant equality or diversity issues.

The Proposal

4. To change the use of the land to open storage (use class B8) with associated ancillary assembly of stored items and the installation of 1 no. storage container and additional fencing.

Representations Received

5. Adjacent and neighbouring properties have been notified in writing. One letter of representation has been received citing the issues as summarised in the table below.
- 6.

Issues Raised	Response
Serious concerns regarding the size of the HGV's entering and leaving the site	Paragraph 9 and 20
Due to width of shared access there is concern for safety of staff and customers	Paragraph 9 and 20
How will HGV's turn into the entrance without swinging over neighbouring car park?	Paragraph 9 and 20

Consultation Responses

7. Tree Protection Officer – Concurs with the findings of the Arboricultural Impact Assessment (AIA); there will be no significant arboricultural implications as long as any planning permission has conditions attached to ensure full compliance with the AIA and Arboricultural Method Statement (AMS).
8. Environmental Health Pollution Control Officer – The noise assessment submitted has identified a number of potential issues in relation to the times of operation, noise from fork lift trucks (particularly when unloaded) and potential use of noisy tools. The noise assessment makes a number of recommendations in order to mitigate the impact of this potential noise. The proposal is considered acceptable provided permission is subject to conditions regarding the hours of operation and the submission of a noise management plan to address the issues highlighted in the noise assessment.
9. Transportation Team – As this site has no permanent staff there is no requirement for on-site car or cycle parking. No objections on transportation grounds subject to confirmation of HGV access.
10. Norfolk County Council, Planning and Transport Strategy – no comment to date.

ASSESSMENT OF PLANNING CONSIDERATIONS

Relevant Planning Policies

Relevant National Planning Policies

PPS1 Delivering Sustainable Development
PPG13 Transport (3 January 2011)
PPG24 Planning and Noise

Relevant Local Plan Policies

NE2 Woodland protection
EP22 High standard of amenity for residential occupiers
EMP4 Policy for Prime Employment Areas
EMP12 Sites at Hurricane Way - allocation and conditions
TRA6 Parking standards – maxima
TRA7 Cycle parking standard
TRA8 Servicing provision

Principle of Development

Policy Considerations

11. The specific use proposed would be for the open storage of balcony structures, fabricated metalwork, glass panels and balustrade panels in association with an existing nearby business. The activity on site would include the collection and/or return of items from the site and associated assembly of fabricated components or parts before and after use. A storage container (to be painted green) would be located in the north eastern part of the site to be used for the storage of fabricated parts, components and hand tools. Additional 2.6 metre high fencing is proposed close to the north and west boundaries.
12. Local Plan Policy EMP12 relates specifically to the proposal site as being allocated for employment development predominantly within Classes B1 (light industrial) and B2 (general industrial) of the Use Classes Order. In particular, the policy allows for development for small businesses or other uses that would not be significantly detrimental to the amenities of adjoining residential occupiers.
13. Whilst the proposed use falls within the B8 (storage and distribution) use class with ancillary light industrial operations, it is considered that, subject to conditions, the principle of such a use on the site is acceptable, particularly as the site adjoins a Prime Employment Area (Policy EMP4), as identified on the City of Norwich Replacement Local Plan Proposals Map and Policy EMP12 also enables the site to be assessed against Policy EMP4 following any implemented approval, where B8 uses are considered acceptable.

Impact on Living Conditions

Noise and Disturbance

14. There are bungalows, particularly two, in Gamecock Close situated in close proximity to the southern boundary of the proposal site where, apart from one small cloakroom window, the windows face east or west and part of their gardens run alongside the proposal site. An existing 1.5 metre high close boarded fence is on the boundary with the proposal site.
15. The four closest bungalows were notified of the proposal and to date no letters of representation have been received from these dwellings.

16. The noise assessment submitted with the application identifies a number of potential noise issues. Of particular concern is the potential noise from unloaded fork lift trucks and potential use of noisy tools, in conjunction with the site's times of operation.
17. The Environmental Health Pollution Control team advise that the proposal would be acceptable provided that the permission granted would be subject to a condition to restrict the hours of operation to 08:00 – 18:00 hours Monday to Friday, 08:00 – 13:00 Saturday and no use on Sundays or Bank Holidays. Plus a condition requiring the submission of a noise management plan, which would cover the recommendations made in the noise assessment submitted and is likely to include the limited use of the southern part of the site for storage only and not any assembly and the use of fork lift trucks that prevent 'fork clatter'.
18. The neighbouring bungalows do not directly face the proposal site, but in order to reduce the visual appearance of the open storage it is proposed to limit the height of the storage to 1.5 metres close to the southern boundary and restricted to up to 2.5 metres over the remainder of the site.

Transport and Access

Vehicular Access and Servicing

19. Vehicular access is from Hurricane Way via a shared access point with the neighbouring commercial unit at 8-10 Hurricane Way.
20. The proposal would require approximately 3-4 lorry (up to 40ft vehicle) movements per week. The Transportation Team believe that a lorry could turn within the site. However, a drawing has been requested to confirm the tracking of a HGV lorry being able to manoeuvre on and off the site in forward gear and that there would be protected space on site to enable this movement at all times. It is considered that the existing vehicular access would be appropriate for the limited number of vehicular movements proposed. Fork lift movements would take place in relation to the associated assembly and loading of stored materials. The fork lift trucks would be stored off-site (at 3 Hurricane Way).

Car and Cycle Parking

21. As the site would be used in association with another nearby commercial site, there would be no requirement for car and cycle parking on the proposal site.

Trees and Landscaping

Impact on Trees

22. The AIA submitted states that the trees to the north and west of the site would not be directly affected by the proposal. The Tree Protection Officer is in agreement with the AIA and recommends that if permission is granted that it is subject to a condition to ensure full compliance with the AIA and AMS.

Conclusions

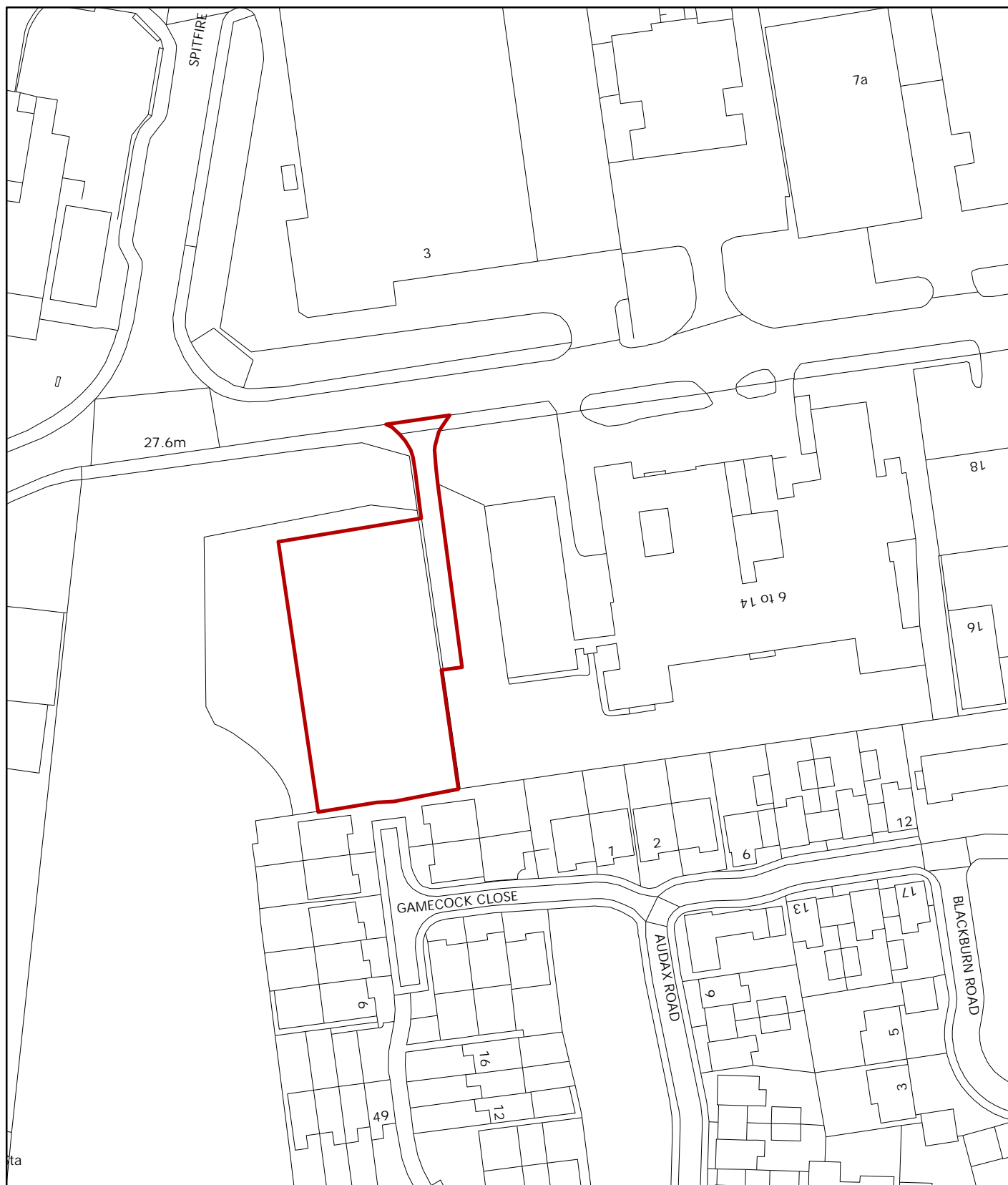
23. Subject to conditions and the submission of a drawing showing the turning and manoeuvring area for a HGV lorry within the site, it is considered that the proposed use of the site for open storage with associated ancillary assembly would be an acceptable use for the site within this Employment Area.

RECOMMENDATIONS

Subject to the submission of a drawing showing the tracking details of a HGV lorry being able to enter and exit the site in forward gear, to approve Application No. 10/02224/F and grant planning permission, subject to the following conditions:-

- 1) Commencement of development within three years
- 2) Submission and approval of a noise management plan prior to occupation
- 3) Restriction of hours of operation: 08:00 – 18:00 Mon.-Fri., 08:00-13:00 Saturdays and no use on Sundays or Bank Holidays
- 4) Restriction of maximum height of open storage on southern part of site to be no more than 1.5 metres and no more than 2.5 metres on the rest of the site
- 5) Container to be painted green prior to occupation
- 6) Implementation to be in full compliance with AIA and AMS submitted

Reasons for approval: The decision to grant planning permission has been taken having regard to Saved Local Plan Policies EMP4, EMP12, EP22, NE2 and TRA8 of the City of Norwich Replacement Local Plan, Adopted Version November 2004 and to all material considerations. The use of the site for open storage and associated ancillary assembly would be an acceptable use of the site within this Employment Area and subject to conditions, the use would not be significantly detrimental to the residential amenities of the nearby residents by way of noise disturbance.



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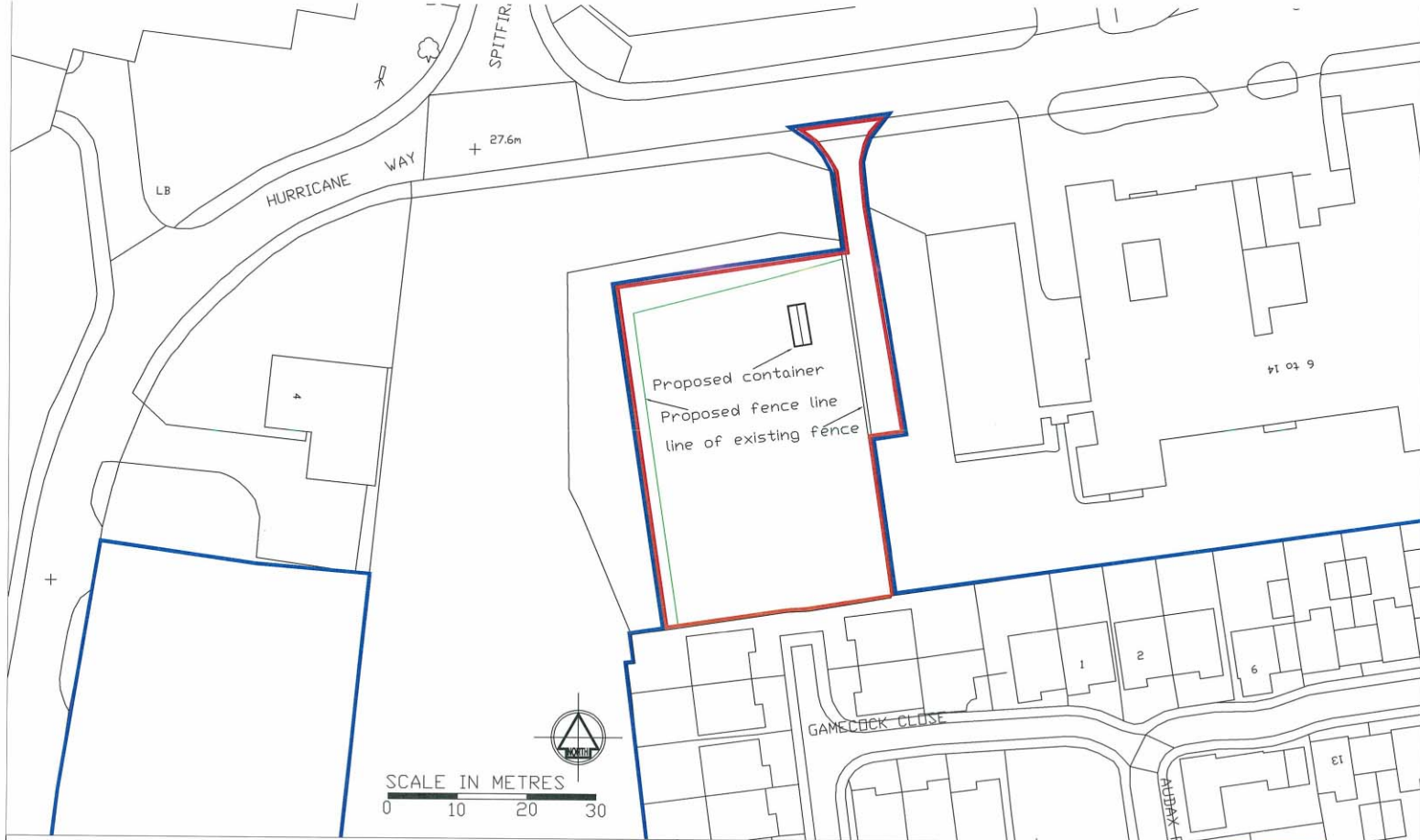
Planning Application No 10/02224/F
 Site Address Land adjacent to Hurricane Way
 Scale 1:1,000



NORWICH
 City Council

PLANNING SERVICES





Plan No. 02

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Scale 1:500

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Date: dec 10

Site Plan

Hurricane Way Norwich
Open Storage Site

