

**Planning Applications Committee**  
**11<sup>th</sup> June, 2009**  
**Section C**

<b>Agenda Number:</b>	C9
<b>Section/Area:</b>	Outer
<b>Ward:</b>	Wensum
<b>Officer:</b>	Malcolm Dixon
<b>Valid Date:</b>	30th April 2009
<b>Application No:</b>	09/00343/U
<b>Site Address :</b>	5 Guardian Road Industrial Estate Guardian Road Norwich NR5 8PF
<b>Proposal:</b>	Change of use from garage to B2 (General Industrial).MOT Workshop and Garage
<b>Applicant:</b>	<b>Mr Andrew Carter</b>
<b>Agent:</b>	<b>Mr Andrew Carter</b>

**The Site**

A small (225 sq.m.) single storey commercial building, located at the northern end of a terrace of 4 similar buildings, in the north-west corner of the Guardian Road Industrial Estate. The premises are adjacent to a garden landscaping business on the recently developed Henderson Business Park to the west, open space to the north, vacant industrial premises to the south and a steel fabrication business opposite to the east.

**PLANNING HISTORY**

**07/00011/U** - Change of use from warehouse (Class B8) to recording/rehearsal studios and a guitar and amp repairs and set-ups work area (Sui Generis). (Approved - 21/02/2007)

**09/00115/U** - Change of use from garage to B2 (General Industry). (Withdrawn - 28/04/2009) Prior to the withdrawal of the application, one objection was received

raising concerns about the potential noise disturbance to nearby residential properties and adjacent business units and also suggested restricting the hours of operation and the use to a B1 use.

## **THE PROPOSAL**

The application proposes the change of use of the existing building to B2 (General Industrial) use, primarily for use as an MOT Station with ancillary car repairs. The premises have been used as a car repair business for the last 18 months or so and the last authorised use was a warehouse (B8).

## **CONSULTATIONS**

- Eleven neighbouring properties (residential and commercial) have been notified and no objections have been received to date.

### **Transportation:**

- No objections subject to restricting car parking to 5 vehicles.

### **Environmental Health:**

- Unlikely to cause nuisance to residential properties
- MOT Stations not normally noisy and normally would operate during day time
- Residential properties (nearest is approximately 100metres away) are largely screened by other buildings
- Traffic generation is limited

## **PLANNING CONSIDERATIONS**

### **Relevant Policies:**

#### **National Policies**

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

#### **Regional Policies**

East of England Plan

NR1	Norwich Key Centre for development and change
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#### **Local Planning Policies**

City of Norwich Replacement Local Plan (2004)

EMP2	Expansion of existing businesses
EMP 5	General Mixed Use Employment Areas
EMP13	Proposed employment allocation – Guardian Road

Employment Growth and Sites and Premises Study, Arup May 2008.

Guardian Road is identified as a general mixed use employment area prioritised for B1, B2 and B8 uses under Local Plan policy EMP5 covering prime and general employment areas and is identified under policy EMP13 as being a site where future redevelopment for these type of uses would be encouraged. The 'Employment Growth and Sites and Premises Study' recommends that such sites on the ring and radial roads should be safeguarded for such uses.

Although motor trade uses are not normally considered appropriate within identified prime employment sites because of potential detrimental amenity issues, nonetheless it is recognised that such uses do create employment opportunities; in this case 2 jobs.

As verified by the Council's Environmental Health Service above, MOT testing stations do not normally give rise to noise nuisance and in this particular case, residential amenities are sufficiently safeguarded by distance and shielding through the presence of other buildings from other motor repair activities. In fact motor repairs have been carried on for 18 months or so from this site without generating any complaints concerning noise or any other nuisance. Indeed, directly opposite the site, as mentioned above, there is a steel fabrication business which, if anything, is a more intensive use than the present proposal. This would appear to indicate that B2 general industrial uses can operate quite comfortably in this location.

Finally under policy EMP13 smaller commercial units are supported and this building falls within this category being approximately 225sq.m. in area.

It is therefore considered that this development makes good use of a small commercial unit, broadly complying with the spirit of relevant planning policy and can therefore be supported.

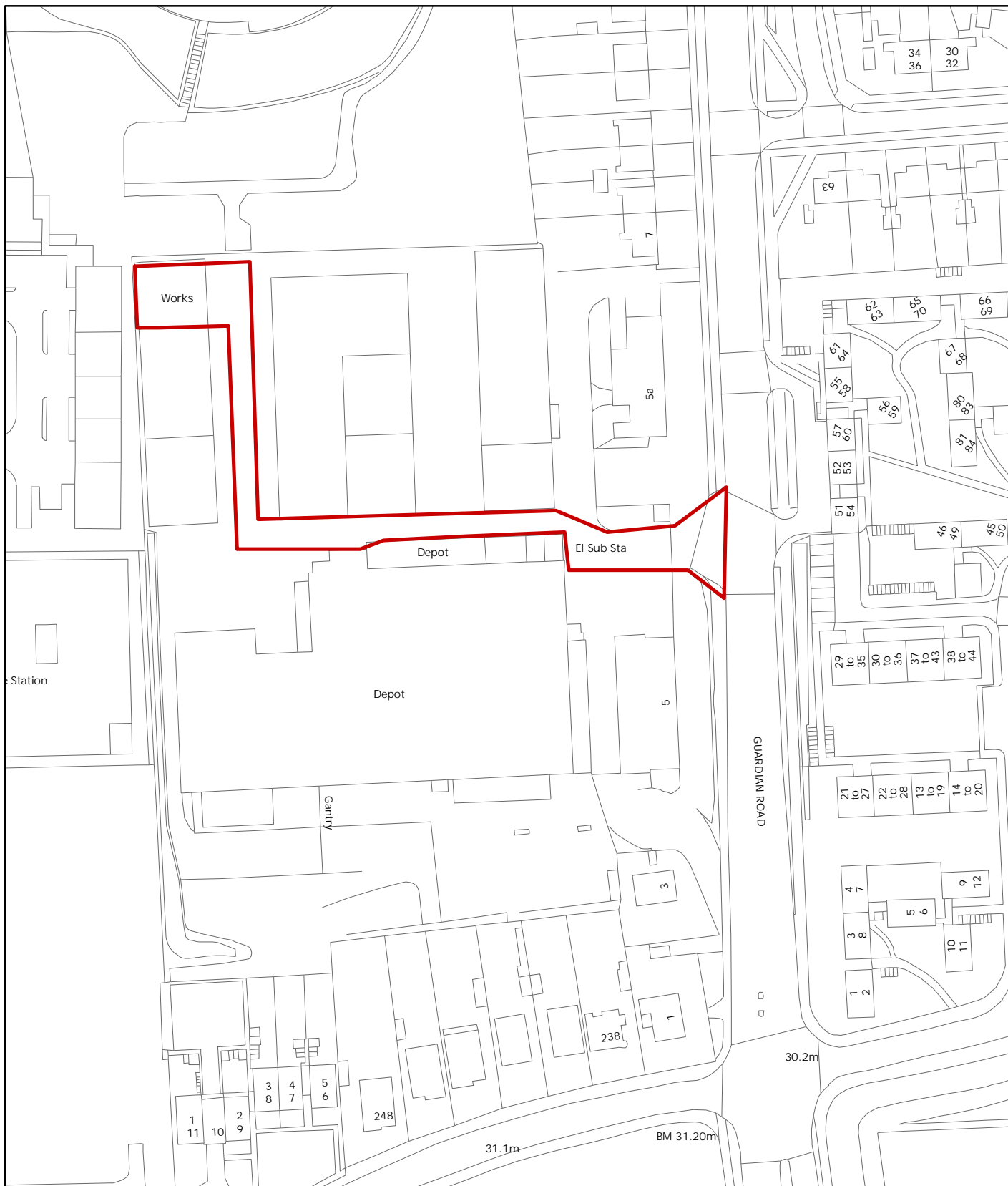
## **RECOMMENDATIONS**

GRANT PLANNING PERMISSION subject to the following conditions:

- 1) Use to commence within 3 years
- 2) Restriction on parking spaces

**Reasons for Recommendation:**

The use is considered to broadly accord with national and regional policies and saved Local Plan policies EMP2, EMP5 and EMP 13 and, in so doing, makes good use of a commercial unit within an industrial area, some distance from residential properties in the surrounding area.



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Site Address - 5 Guardian Road Industrial Estate, Guardian Road, Norwich

Scale - 1:1,250



**NORWICH**  
**City Council**

DIRECTORATE OF REGENERATION  
AND DEVELOPMENT

