

Report to Planning applications committee

Item

9 August 2018

Report of Head of planning services

Subject Application no 17/01338/F - Marwood Group Ltd,
Diamond Road, Norwich, NR6 6AW

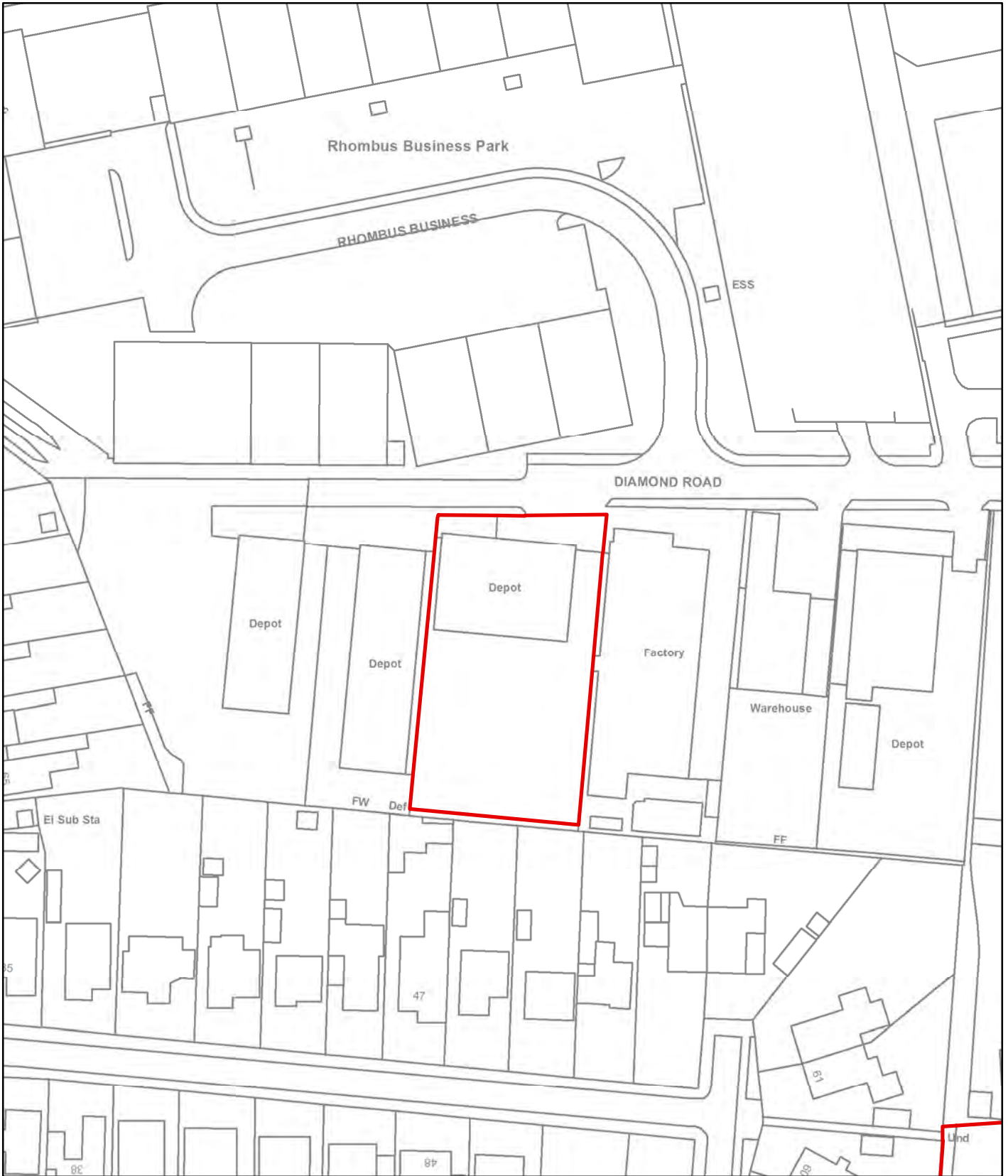
4(d)

**Reason
for referral** Objection

Ward:	Catton Grove
Case officer	Stephen Polley - stephenpolley@norwich.gov.uk

Development proposal		
Construction of external racking in yard.		
Representations		
Object	Comment	Support
2	0	0

Main issues	Key considerations
1 Principle of Development	Expansion/intensification of business use
2 Scale and Design	The impact of the development within the context of the original design / surrounding area
3 Residential Amenity	The impact of the proposed development on the neighbouring properties located on Brabazon Road
Expiry date	17 August 2018
Recommendation	Approve

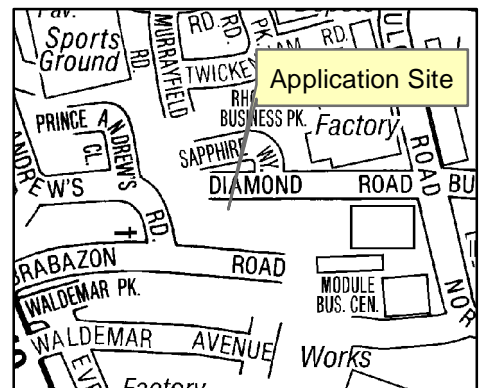


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Planning Application No 17/01338/F
Site Address Marwood Ltd, Diamond Road
Scale 1:1,000



NORWICH
City Council
PLANNING SERVICES



The site and surroundings

1. The site is located to the south side of Diamond Road, a cul-de-sac forming part of the Vulcan Road / Fifers Lane industrial estate to the north of the city. The predominant character of the area is a mixture of light industrial and warehouse storage units.
2. The site comprises of a pitched roof depot building accessed via Diamond Road which features an open storage area to the rear. The site is used for the storage of plant hire equipment associated with road works. Various equipment is currently stored in small groups around the open part of the site with forklifts used for its moving.
3. The site boundary to the rear is marked by a 2m tall metal fence and some sections of mature planting located within the rear gardens of neighbouring properties. The site is bordered by similar industrial units to the east and west. To the south of the site are a number of residential properties located on Brabazon Road. Nos 47, 49 and 51 abut the site, with no. 47 including an outbuilding on the shared boundary.

Constraints

4. Employment Area: Vulcan Road / Fifers Lane

Relevant planning history

5. There is no relevant planning history.

The proposal

6. The proposal is for the installation of a steel racking storage system along the southern boundary. The racking system is to extend across the entirety of the southern boundary and is to feature three tiers of racking with the supporting columns being a maximum height of 4.5m tall.

Representations

7. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. Two letters of representation have been received citing the issues as summarised in the table below. All representations are available to view in full at <http://planning.norwich.gov.uk/online-applications/> by entering the application number.

Issues raised	Response
Racking system is too tall; industrial appearance at rear of residential properties.	See main issue 2.
Racking system too tall / proximity to residential properties – will result in noise disturbance.	See main issue 3.

Consultation responses

8. Consultation responses are summarised below the full responses are available to view at <http://planning.norwich.gov.uk/online-applications/> by entering the application number.

Environmental protection

9. The proposal seems reasonable and should not cause residents living in the vicinity especially those at Brabazon Road any undue disturbance. The use of electric lift trucks really helps.

Assessment of planning considerations

Relevant development plan policies

10. **Joint Core Strategy for Broadland, Norwich and South Norfolk adopted March 2011 amendments adopted Jan. 2014 (JCS)**
 - JCS2 Promoting good design
 - JCS5 The economy
 - JCS12 The remainder of the Norwich urban area including the fringe parishes
11. **Norwich Development Management Policies Local Plan adopted Dec. 2014 (DM Plan)**
 - DM1 Achieving and delivering sustainable development
 - DM2 Ensuring satisfactory living and working conditions
 - DM3 Delivering high quality design
 - DM16 Supporting the needs of business

Other material considerations

12. **Relevant sections of the National Planning Policy Framework March 2012 (NPPF):**
 - NPPF0 Achieving sustainable development
 - NPPF1 Building a strong, competitive economy
 - NPPF7 Requiring good design

Case Assessment

13. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Relevant development plan policies are detailed above. Material considerations include policies in the National Planning Framework (NPPF), the Councils standing duties, other policy documents and guidance detailed above and any other matters referred to specifically in the assessment below. The following paragraphs provide an assessment of the main planning issues in this case against relevant policies and material considerations.

Main issue 1: Principle of development

14. Key policies– DM16

15. The site is located within the Vulcan Road / Fifers Lane employment area which is covered by policy DM16 which seeks to support the needs of businesses. DM16 supports the expansion of established businesses and upgrading, improvement or redevelopment of existing premises within defined employment areas provided that proposal do not conflict with the requirements of policy DM2, which seeks to protect residential amenity. The acceptability of the proposal is therefore considered in more detail within the sections below.

Main issue 2: Design

16. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 9, 17, 56 and 60-66.
17. The proposal will have a very limited impact on the overall character of the site, with the racking system being of a light industrial appearance.
18. Concern has been raised that the racking system and items stored upon it will be visible from the residential properties located to the rear on Brabazon Road, impacting negatively on the residential character of the area. Whilst it is accepted that some parts of the racking system may be visible from residential properties, it is not considered that this will cause significant harm. The majority of the shared boundary is well screened by tall mature planting, effectively obscuring the racking system from view. The section where planting is not present is marked by an outbuilding with a roof height of approximately 3.5m. As such, a portion of the racking system will be visible above the ridge line. At a minimum distance of 20m between the rear of the residential properties and the proposed racking system, it is not considered that the proposal will impact significantly on the residential character of the area, with it being common for some parts of the industrial sites to be visible from neighbouring residential properties.

Main issue 3: Amenity

19. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 9 and 17.
20. The proposal will not result in any harm being caused to neighbouring residential properties by way of overshadowing, overlooking or loss of outlook as there is sufficient distance and screening between properties and the site to mitigate such harm.
21. Particular concern has been raised that the racking system will result in an increase in noise disturbances as plant equipment is stored close to the shared boundary. Following receipt of concerns, a noise impact assessment was carried out which includes an assessment of the existing site and a similar site in Aberdeen where a racking system of the same design is currently in situ. The assessment concluded that it is likely that the resultant noise from the proposal should have a 'less than' a 'low adverse impact', in accordance with BS4142.
22. It can therefore be considered that the proposal will not result in significant harm being caused to the residential amenities of neighbouring properties on Brabazon Road by way of noise disturbance.
23. Regard has however been given to the potential imposition of planning conditions designed to ensure that harm in the future does not occur. It has been concluded that it is not considered necessary to impose any additional conditions as the use,

hours of operation and activities within the site are to remain the same as the current situation. The proposed racking system allows for plant equipment which is already stored within the site to be better organised and manoeuvred.

Equalities and diversity issues

24. There are no significant equality or diversity issues.

Local finance considerations

25. Under Section 70(2) of the Town and Country Planning Act 1990 the council is required when determining planning applications to have regard to any local finance considerations, so far as material to the application. Local finance considerations are defined as a government grant or the Community Infrastructure Levy.

26. Whether or not a local finance consideration is material to a particular decision will depend on whether it could help to make the development acceptable in planning terms. It would not be appropriate to make a decision on the potential for the development to raise money for a local authority.

27. In this case local finance considerations are not considered to be material to the case.

Conclusion

28. The proposal will result in an upgraded business located within a defined employment area in accordance with policy DM16 which does not cause significant harm to the residential amenities of neighbouring properties, in accordance with policy DM2.

29. The development is in accordance with the requirements of the National Planning Policy Framework and the Development Plan, and it has been concluded that there are no material considerations that indicate it should be determined otherwise.

Recommendation

To approve application no. 17/01338/F - Marwood Group Ltd, Diamond Road, Norwich, NR6 6AW and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans.

...

Adjoining Building

Boundary

SWAN02

SWAN02

Cully

Access point

**EXTERNAL
CANTILEVER
RACKING**



Forecourt / Parking Area

31-300

Rear Yard

Entrance

View panel

Office / Reception

View panel

2200

Office Manager

NO
Minimum of face ceiling height 2800mm.
Height from finished face level to
finished face level of mazzanine 2000mm

12 000

1020mm high timber handrail / balustrade
to perimeter of mazzanine face over
of face

Caravan

W.C.

W.C.

Gate to mazzanine storage area

Gate

Raised Loading Bay
2700mm x 2200mm
x 1000mm high

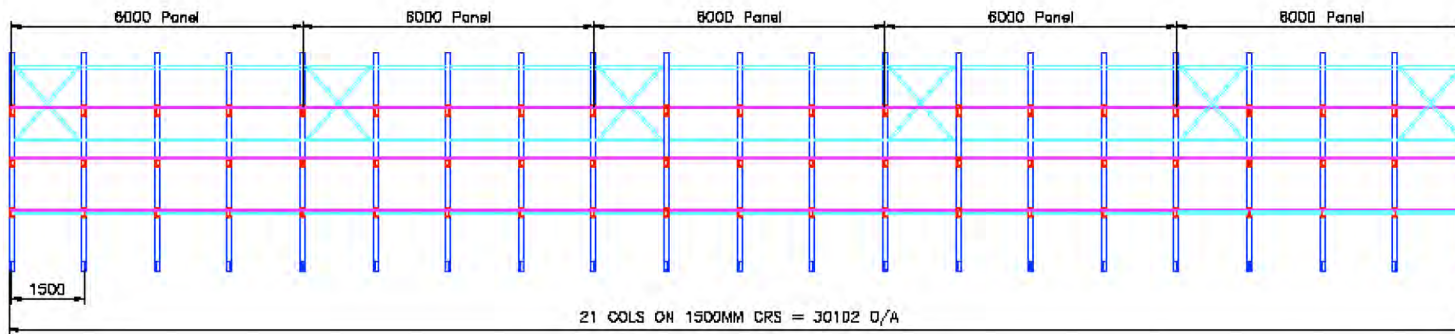
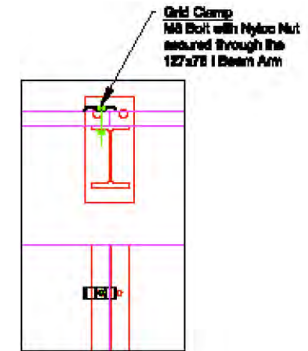
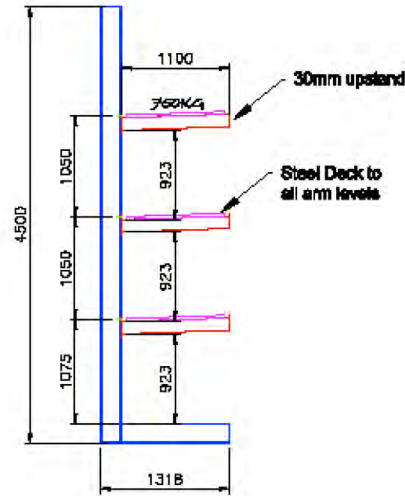
Cully

Boundary

Adjoining Building



FINAL POSITION OF RACKS TO BE AGREED WITH CLIENT



-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
REV.	By	Date	Description

Drawn: PE	Chkd: -
Date: 10/08/17	Date: -
Dwg Number: PD14456/01	

Client: MARWOOD GROUP LTD -NORWICH-
Title: CANTILEVER RACKING LAYOUT

Scale NTS
Rev Org