

Report to Planning Applications Committee
Date 3 April 2014
Report of Head of Planning Services
Subject 14/00164/F Land Adjacent To And West Of Vulcan House
Vulcan Road North Norwich

Item
4(8)

SUMMARY

Description:	Erection of a single storey Valeting centre for in house vehicle valeting.
Reason for consideration at Committee:	Objections
Recommendation:	Approve
Ward:	Catton Grove
Contact Officer:	Lara Emerson Planner 01603 212257
Valid Date:	8th February 2014
Applicant:	Desira Group Plc
Agent:	AP Property Services

INTRODUCTION

The Site

Location and Context

1. The site is currently used for storing vehicles and is located on the edge of the airport industrial estate and adjacent to residential properties. The site lies on the edge of Norwich City Council's jurisdiction adjacent to Broadland District Council's area.

Constraints

2. There are trees along the west border of the site close to the proposed building. The site is within an area designated as a general employment area under policy EMP5 of the Replacement Local Plan 2004.

Planning History

07/00251/U

Installation of acoustic screen adjacent to residential properties and retrospective application for use of land for bus parking (40 vehicles); bus driver car parking; and erection of 2 No. temporary mobile lighting units.

Refused 06/07/2007

09/00320/F

Proposed bus parking (60) spaces for First Eastern Counties, plus site resurfacing, site lighting and the creation of a landscaped mound with acoustic fence.

Approved 03/11/2009

The Proposal

3. The proposal is for the erection of a single storey valeting centre in the south-west corner of the site. It is intended for the valeting centre to be used solely to clean and service the cars stored on-site and not for use by the general public. The building measures approx 20m by approx 8m. The application states that the facility is to be used between 08:00-18:00 Monday to Friday and 08:00-13:00 on Saturdays and not at all on Sundays or Bank Holidays.

Representations Received

4. Adjacent and neighbouring properties have been notified in writing. 2 letters of representation have been received citing the issues as summarised in the table below.
- 5.

Issues Raised	Response
Hours of use should be restricted	Paragraph 14
Noise must be kept to a minimum	Paragraphs 13 & 14

Consultation Responses

6. Consultee: NCC Tree Officer

Comments: Following direct discussions with the agent, the tree officer has managed to secure a satisfactory Arboricultural Impact Assessment (AIA). The tree officer is satisfied that trees will have sufficient protection so long as compliance with the AIA is conditioned.

7. Consultee: NCC Environmental Health (Pollution Enforcement)
- Comments: Requested the valeting centre to be moved away from residential dwellings or a noise impact assessment to be submitted. The agent chose to submit a noise impact assessment. Environmental health were satisfied with the assessment and the likely noise impacts of the valeting centre, and recommended a number of conditions to limit its impact on neighbouring properties.
8. Consultee: Broadland District Council
- Comments: No comments received.

ASSESSMENT OF PLANNING CONSIDERATIONS

Relevant Planning Policies

National Planning Policy Framework:

Statement 7 – Requiring good design

Statement 11 – Conserving and enhancing the natural environment

Relevant policies of the adopted Joint Core Strategy for Broadland, Norwich and South Norfolk 2011

Policy 1 – Addressing climate change and protecting environmental assets

Policy 2 – Promoting good design

Relevant saved policies of the adopted City of Norwich Replacement Local Plan 2004

NE3 - Tree protection

HBE12 - High quality of design

EP7 – Prevention of noise pollution

EP22 - High standard of amenity for residential occupiers

EMP5 - Policy for General Employment Areas

Emerging DM Policies

DM2 - Ensuring satisfactory living and working conditions

DM3 - Delivering high quality design

DM7 - Trees and development

Supplementary Planning Documents and Guidance

Trees and Development (Adopted September 2007)

Other Material Considerations

The Localism Act 2011 – s143 Local Finance Considerations

Principle of Development

Policy Considerations

9. The valeting facility will be ancillary to the main storage function of the site (use class B8) and will be used only for on-site vehicles and not for use by the public. A condition is recommended as such. The development accords with policy EMP5 for development within General Employment Areas, subject to any impacts on adjoining residential occupiers not being “significantly detrimental”.
10. The most relevant policies are NE3, EP7 and EP22 of the Replacement Local Plan which

relate to the protection of trees, the prevention of noise pollution and the protection of residential amenity.

Impact on Living Conditions

11. The proposed building lies approximately 15 to 20 metres from the nearest residential properties.

Loss of light, outlook and privacy

12. No loss of light, outlook or privacy can be expected due to the building being single storey and screened by trees.

Noise

13. The facilities will be in use only to clean the vehicles stored on-site and not for use by the public. This will lead to an increase in vehicle movements within the site and noise from the equipment within the proposed facility.
14. An Acoustic Report has been submitted in support of the application which shows that if certain mitigation measures are put in place, the noise impact on residential neighbours will only be of marginal significance. As such, the impact of the noise created is considered acceptable, subject to several recommended conditions. The conditions aim to minimise the impact of the facility by limiting noisy activities and equipment to internal use on and by restricting the hours of use.

Design

15. The proposed building will be well screened from nearby residential dwellings by trees on the western boundary. In any case, the design is functional and appropriate within its light industrial/commercial setting.

Trees and Landscaping

Impact on Trees

16. The valeting centre is to be built approx. 6m from a Leylandii hedgerow and a Black Poplar. In order to facilitate the development, the tree officer has agreed to allow the felling of the Black Poplar and the protection of the Leylandii hedgerow.
17. The tree officer is keen to ensure that the boundary hedgerow is retained since it offers a natural buffer between the airport industrial estate and residential dwellings.
18. An Arboricultural Impact Assessment (AIA) has been submitted which offers sufficient protection to those trees which are to remain. A condition is recommended which ensures that development takes place in accordance with the submitted AIA.

Local Finance Considerations

19. Under Section 143 of the Localism Act the council is required to consider the impact on local finances as a material consideration. The benefits from the finance contributions for the council however must be weighed against the above planning issues. In this case the financial considerations are relatively limited and therefore limited weight should be given to them.

Financial Liability	Liable?	Amount
Council Tax	No	-
New Homes Bonus	No	-
Community	Yes	£5/m ² for all additional

Infrastructure Levy		floorspace (146m ²) = £730 total
Business Rates	Yes	Business rates for the land may be adjusted as a result of these works.

Equality and Diversity Issues

There are no significant equality or diversity issues.

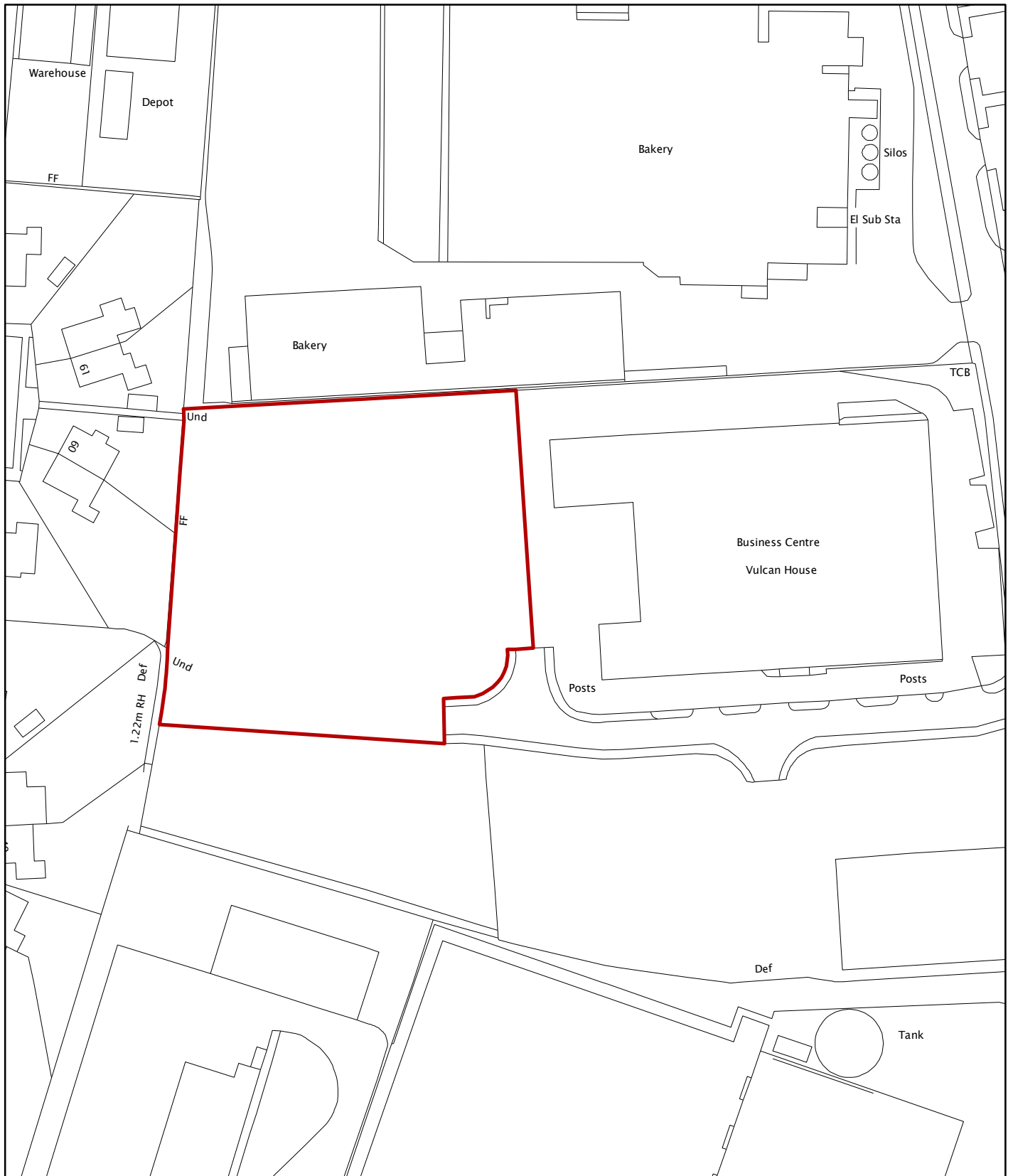
Conclusions

20. It is considered that the proposals, subject to the conditions recommended below, are acceptable in terms of their design, impact on residential neighbours and impact on trees. As such, the development accords with the NPPF and saved policies NE3, HBE12, EP7 and EP22 of the City of Norwich Replacement Local Plan 2004.

RECOMMENDATIONS

Approve application no. 14/00164/F subject to the following conditions:

- 1) Time limit
- 2) According to plans
- 3) In accordance with AIA
- 4) Limited hours of use (8am-6pm M-F, 8am-1pm Sat)
- 5) No trade deliveries or collections between 7pm-7am Mon-Sat or at any time on Sundays or bank holidays
- 6) Not for use by the public
- 7) No machinery or power tools to be used outside the building
- 8) No extract ventilation to be installed
- 9) All doors to be kept closed except for access and egress



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Planning Application No 14/00164/F

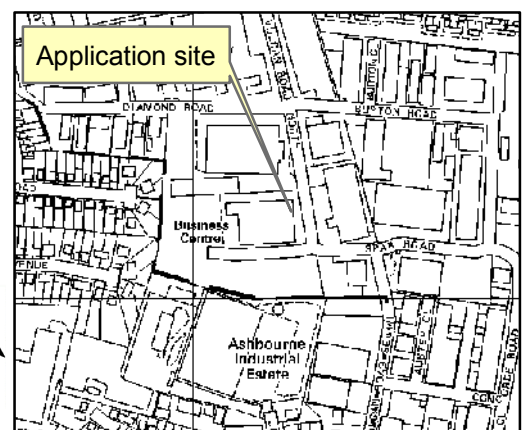
Site Address Land adjacent to & West of
Vulcan House Vulcan Road North

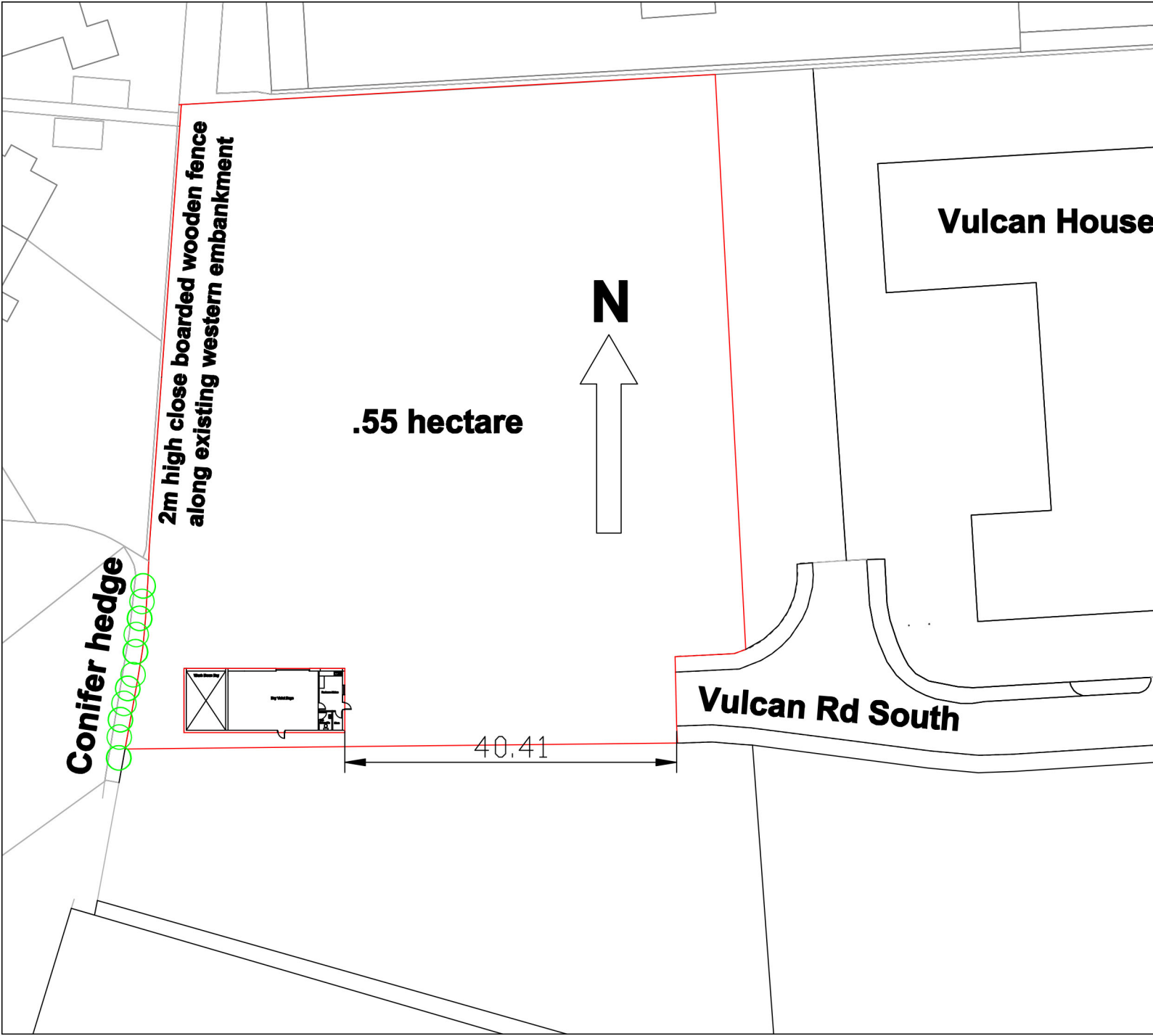
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NORWICH
City Council

PLANNING SERVICES





AP Property Services
Ridge House,Bungay Rd
Scole,IP21 4DX
07836 544855

Site Plan
Vulcan Rd South

622007 / 312076

PDF Print A3

Valeting bay and
washbay .

Rev A shows 2m high wooden
fence to western boundary.Also
valeting centre is 40.41m from
entrance gate and 6.8m from
the nearest conifer tree.

Scale 1:500 DWG DES851B Rev A

Drawn by Andy Phillip

25th Nov 2013