

Forest Heath District Council

**DEVELOPMENT
CONTROL COMMITTEE**

29 APRIL 2015

DEV/FH/15/017

Report of the Head of Planning and Growth

PLANNING APPLICATION DC/15/0236/R3LA - SAM ALPER COURT, DEPOT ROAD, NEWMARKET

Synopsis:

Application under the Town and Country Planning Act 1990 and the Planning (Listed Buildings and Conservation Areas) Act 1990 and associated matters.

Recommendation:

It is recommended that the Committee determine the attached application and associated matters.

CONTACT OFFICER

Case Officer: Charlotte Waugh
Tel. No: 01284 757349

Committee Report

Date 2 February 2015 **Expiry Date:** 4 May 2015

Registered:

Case Charlotte **Recommendation:** Approve

Officer: Waugh

Parish: Newmarket **Ward:** Severals

Proposal: Planning Application DC/15/0236/R3LA - Proposed 10no. B1 business units, together with roof mounted photovoltaic installations and associated works

Site: Sam Alper Court, Depot Road, Newmarket

Applicant: Forest Heath District Council

Background:

This application is referred to the Development Control Committee due to the applicant being Forest Heath District Council.

Proposal:

1. Planning permission is sought for the erection of 10 B1 (light industrial) units, 9 of which measure 115 square metres with 1 measuring 130 square metres. The units have an overall ridge height of 6.2 metres with the addition of photovoltaic panels to the roof slopes. The development is served by an existing vehicular access and will incorporate additional parking, turning and cycle parking.

Application Supporting Material:

2. Information submitted with the application as follows:
 - Existing and proposed plans
 - Planning Statement/Design and Access Statement
 - Arboricultural Impact Assessment
 - Phase II investigation report
 - Topographical survey

Site Details:

3. The site is situated to the north east of Exning Road and accessed via Depot Road, which provides access to a number of industrial units. The site itself measures approximately 0.6 hectares and is largely hard standing with 6 industrial units on the northern boundary of the site.

4. A line of trees protected by a group TPO is located to the east of the site between the site and residential development at Lester Piggott Way. To the west and south of the site are two office buildings and the household waste recycling centre with industrial units beyond.

Planning History:

5. Various applications have been submitted on the site concerning the erection of 6 B1 units in 1998 and subsequently several changes of use of these individual units.

Consultations:

6. Highway Authority: No objections have been raised to the application or accompanying Transport assessment. The Highway Authority is satisfied that no off-site improvements are required. Recommended conditions had not been received at time of writing and will be reported verbally.
7. Environment Agency: No objections. Offers advice to applicant with regard to sustainable drainage systems, contamination and flood proofing.
8. Land Contamination Officer: No objections subject to condition.
9. Environmental Health Officer: The application proposes an intensification of B1 use on this land. The close proximity of residential properties does mean there is the potential for activities undertaken on this site, if not suitably controlled, to impact on those neighbouring properties and the amenity of the area. The application makes no reference to noise generated from use of this site. The hours of operation proposed in this application are reasonable to control noise from B1 operations.

There is no reference made to external plant such as extraction or air conditioning fans and as such it is assumed no noise generating plant shall be fixed to the external of these units.

No objections subject to conditions concerning hours of operation, hours of construction and removal of construction waste.

10. County Archaeologist: No objections and no archaeological mitigation required.
11. Tree and Landscape Officer: No objections to application providing tree protection measures are controlled by condition.
12. Economic Development & Growth: Support the development at Sam Alper Court which will provide much needed business units on an existing, yet largely redundant employment site.
13. Suffolk Fire and Rescue Service: Offers guidance to the applicant and confirms that no additional water supply for fire fighting is required in

respect of this development.

Representations:

14. Town Council: Support the application subject to consideration being given to the traffic flow in Depot Road regarding parked vehicles and access to the junction of Depot Road with Exning Road.

15. Ward Member: No representations received.

16. No third party representations received.

Policy: The following policies of the Forest Heath Development Plan have been taken into account in the consideration of this application:

17. Joint Development Management Policies Document (2015):

- DM1 – Presumption in favour of sustainable development
- DM2 – Creating places
- DM13 – Landscape features
- DM30 – Appropriate employment uses and protection of employment land
- DM45 – Transport Assessments
- DM46 Parking standards

18. Forest Heath Core Strategy (2010)

- CS5 – Design quality and local distinctiveness
- CS6 – Sustainable economic and tourism development

Other Planning Policy:

19. National Planning Policy Framework (2012) core principles and paragraphs 18-22, 56 – 68

Officer Comment:

20. The issues to be considered in the determination of the application are:

- Principle of Development
- Impact on visual amenity
- Impact on residential amenity
- Traffic impacts

Principle of development

21. Newmarket currently suffers a shortfall in commercial space and this proposal, which is on redundant land in a commercial area, will help to address this issue. Newmarket is considered a sustainable location for further development and as such, this proposal is supported by the NPPF which seeks to provide a strong competitive economy by encouraging economic growth to create jobs and prosperity. The application fulfils the economic, social and environmental role required by the NPPF and is considered acceptable in principle.

Impact on visual amenity

22. The units proposed are typically industrial in appearance, with elevations comprising silver cladding above a brick plinth. Roofs will be grey profiled steel panel cladding with front elevation doors and trim details in marine blue.
23. The units will have a ridge height of 6.2 metres and an eaves height of 4.75. While this is 0.5 metres higher than the existing units on site these are considered modest proportions for this commercial area. Overall, the development has a spacious appearance, accommodating sufficient access, parking and outside space for each unit as well as incorporating sustainable features such as photovoltaic panels.
24. A line of trees protected by a group Tree Preservation Order is located to the eastern boundary. They are not within the application site and will be separated from such by the replacement boundary fence. An arboricultural assessment accompanies the application and confirms that trees to be removed are limited and the proposed works will not negatively impact on the retention of the existing group. No objections have been raised by the Tree and Landscape Officer.
25. Whilst the units will be visible from the public realm, they are considered in keeping with the character of surrounding development and due to screening on the eastern boundary will not appear intrusive to adjacent residents. At present the site is largely hardstanding and on this basis, its re-development will likely result in an improvement to the appearance of the locality.

Impact on residential amenity

26. The application proposes each unit to have a B1 (light industrial) use. This use is considered to be compatible with residential uses due to its low noise impact. A replacement 2.1 metre high acoustic fence is proposed on this boundary to negate any additional disturbance caused. The site is separated from the rear of residential dwellings at Lester Piggott Way by a tree belt, path and 2 metre high fence. This is considered sufficient to ensure that the development does not result in a loss of residential amenity to nearby occupants.

Traffic impacts

27. The proposed development contains an additional 47 vehicular parking spaces as well as secure cycle storage. This is above the minimum Suffolk parking standards of 1 space per 30 square metres floor space. Furthermore, 4 spaces will be provided with electric car charging points. A transport assessment has been undertaken to assess traffic movements from the site onto Exning Road and any congestion caused to this junction as a result. This report concludes that although this development will increase the volume of traffic in Depot Road, the impact is not severe. As such, no off-site works are required as a result of the development.

28. The site is close to the town centre and is therefore, well suited to employees who could walk or cycle to work. In addition, Depot Road benefits from a bus stop making public transport a realistic option for employees.

29. The site is located within an industrial area which is currently under-developed. The proposal would contribute to the economic viability of Newmarket, encouraging prosperity and growth without creating any adverse impacts on residential amenity, highway safety or protected trees. Moreover, re-developing the area will improve both the security and appearance of the site.

Conclusion:

30. In conclusion, the principle and detail of the development is considered to be acceptable and in compliance with relevant development plan policies and the National Planning Policy Framework.

Recommendation:

31. It is recommended that planning permission be **APPROVED** subject to the following conditions:

1. Time limit
2. Hours of operation to be limited to 08:00-18:00 Monday–Saturday, 09:00-17:00 Sundays and bank holidays
3. Construction waste shall not be burnt on site
4. Hours of construction, demolition and site preparation shall be limited to 08:00-18:00 Monday – Friday, 08:00-13:30 Saturdays, and at no time Sundays or bank holidays
5. Tree protection measures to be in place prior to work commencing on site
6. Highway conditions to be reported verbally
7. To be in accordance with approved plans

Documents:

All background documents including application forms, drawings and other supporting documentation relating to this application can be viewed online:

<https://planning.westsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=NJ8ROIPD03F00>

Alternatively, hard copies are also available to view at Planning, Planning and Regulatory Services, Forest Heath District Council, District Offices, College Heath Road, Mildenhall, Suffolk, IP28 7EY