

TWC/2018/0956

Plot 5B, Telford 54 Business Park, Nedge Hill, Telford, Shropshire

Erection of an industrial unit (B1 Use Class) with associated car park and service yard

APPLICANT

Torus Technology Group, Mike Parry

RECEIVED

20/11/2018

PARISH

Hollinswood and Randlay

WARD

The Nedge

THIS APPLICATION HAS BEEN REFERRED TO PLANNING COMMITTEE AS IT CONTAINS A S106 AGREEMENT RELATING TO FINANCIAL CONTRIBUTIONS

1.0 SUMMARY RECOMMENDATION

1.1 Grant approval subject to Condition(s) and Informative(s) and the applicant/landowner entering into a Section 106 Agreement.

2.0 SITE AND SURROUNDINGS

2.1 The site is located on the eastern fringe of the Telford urban area, on land to the east of the A442 Queensway and to the south of the A464. It forms part of the T54 development, an allocated employment site in east Telford. The site is currently a vacant parcel of agricultural pasture land located in between the applicants own existing premises to the north and an industrial unit under construction to the south. It is contained by mature hedgerows on its north, east and south boundaries. Open countryside is located beyond the boundary to the east. Two mature trees are located within the north boundary.

2.2 The site is accessed by an existing road link known as Naird Lane, which is accessed off Naird Roundabout from the A464.

2.3 The nearest residential properties are located approximately 330 metres to the west along Stirchley Avenue in Randlay and The Nedge Farm, located approximately 285 metres to the south.

3.0 PROPOSAL

3.1 This application seeks full planning permission for the erection of a 930 sq. metres (10,000 sq. ft.) Industrial Unit (B1 Use Class) with associated parking, access and landscaping.

3.2 The application is supported by the following documents:

- Design and Access Statement
- Tree Report
- Ecological Appraisal

4.0 RELEVANT PLANNING HISTORY

- 4.1 Various Outline Applications relating to the wider T54 Site.
- 4.2 TWC/2015/0864 - Erection of an industrial building (Use Class B1, B2 and B8) with associated parking, access and landscaping (Plot 5) Granted 04 August 2016
- 4.3 TWC/2018/0013 - Erection of 2no. Industrial buildings (Use class B1(c), B2 & B8) with associated parking, access and landscaping – Granted 30/04/2018

5.0 PLANNING POLICY CONTEXT

5.1 National Guidance:

National Planning Policy Framework
Planning Practice Guidance

5.2 Telford & Wrekin Local Plan

6.0 SUMMARY OF STATUTORY CONSULTATION RESPONSES

6.1 Local Member & Town/Parish Council Responses:

6.1.1 Hollinswood & Randlay Parish Council: No objection:

The Parish Council has no objections to the proposals but wish to receive confirmation regarding the trees and in particular potential damage to the roots.

6.2 Standard Consultation Responses

6.2.1 Drainage: Support subject to Condition(s):

Request conditions requiring details of a foul and surface water drainage scheme.

6.2.2 Highways: Comment:

Raises no objection subject to conditions and a financial contribution of £16,429.79 towards strategic highways improvements.

6.2.3 Ecology: Support subject to Condition(s):

Raises no objection subject to conditions requiring works to be carried out in accordance with the EPS Licence and Protected Species Survey, and submission of a landscaping plan, artificial nest/roosts and external lighting details.

6.2.4 Trees: No comment received.

6.2.5 Shropshire Fire Service: Comment, request that early consideration is given to information contained within Fire Safety Guidance.

7.0 NEIGHBOUR CONSULTATION RESPONSES

7.1 None received

8.0 PLANNING CONSIDERATIONS

8.1 Having regard to the development plan policy and other material considerations including comments received during the consultation process, the planning application raises the following main issues:

- Principle of Development
- Highways Issues
- Layout and Design
- Trees and Ecology
- Other Matters
- Planning Obligations

8.2 Principle of Development

8.2.1 The site is allocated for employment development in the Telford & Wrekin Local Plan (TWLP) as part of the wider T54 development (Site E19) and has been earmarked for industrial development by its allocation in the Wrekin Local Plan since at least 2000. The site is also located within a Strategic Employment Area, where Policy EC1 confirms that B use classes will be supported.

8.2.2 The proposal will provide 930 sq. metres (10,000 sq. ft.) of B1 floor space and therefore complies with both the site allocation and the requirements of Policy EC1.

8.3 Highways Issues

8.3.1 Principle: The proposed development is the latest part of the wider T54 development on the eastern fringe of the Telford Urban Area. The impact of the development on the highways network has previously been assessed by the Council and Highways England as part of the initial Outline Consent. Whilst the necessary highway network improvement works have now taken place, individual developments on the T54 park will be required to contribute to the cost of those works on a proportionate basis. Based on the floor area and mix of uses proposed, the contribution for this development would be £16,429.79 secured through the appropriate legal agreement.

8.3.2 Layout: The site layout will provide the industrial unit along the southern side with HGV turning area in the north east corner and employee parking in the north west corner. The site will be accessed from the west from Naird Lane which has been extended to serve all units within T54. The Highways Officer has considered the general layout and is satisfied that it is fit for purpose and

meets technical requirements in terms of the access bellmouth design, site arrangements and HGV parking and turning provision.

8.3.3 Parking: The applicant has confirmed that the building will house their specialist climate-controlled calibration and contract inspection facilities, machine programming and testing business together with ancillary office space. Officers consider this constitutes a B1 Use classes. The proposal includes a total of 40 spaces which meets the local plan parking standards for a B1 Use (required 38 spaces). Officers are satisfied that the parking provision is adequate for the development proposed and raise no objection in this respect. The layout also includes the provision of cycle stands at the front of the building, with room for more if required.

8.3.4 As a result, officers are satisfied that the proposed development has been designed and laid out satisfactorily and will not have a detrimental impact upon vehicular or highway safety, therefore meeting Local Plan Policies C3, C4 and C5.

8.4 Layout and Design

8.4.1 The site will be accessed from the west with parking provided in the north west corner, and HGV turning and delivery area in the north east corner. The building will be situated in the southern half of the site and will consist of a portal framed building with flat roof rising to 8 metres in height. It will be clad in silver and blue panels to match the applicant's existing buildings to the north. The proposed development will be appropriate in terms of its design and appearance, respecting the context of the site and its surroundings and complying with Policy BE1.

8.4.2 Due to the limited space available within the site there is little potential for landscaping to be carried out, however, it should be possible for some planting to be carried out in the areas immediately surrounding the building. The site plan shows the land surrounding the building as laid to grass and this arrangement would be suitable.

8.5 Trees and Ecology Issues

8.5.1 Trees: An Arboricultural Report has been submitted in support of the application which categorises the trees located on or adjacent the site. The report highlights that part of the parking area and HGV turning area will encroach into the root protection area (RPA) of a large mature Oak, a Category A tree of high quality and amenity value. The report provides details of how the development will be constructed to avoid damage to the roots of the Oak, including the use of no-dig construction techniques and a cellweb (or similar) system to protect the roots and soil from compaction. The report recommends that a further method statement will be required to show precise details of how these will be carried out, however, these can be requested as a planning condition.

8.5.2 Ecology: The application has been accompanied by an Ecological Appraisal report which confirms that the site is not considered to support any invertebrate, reptile, bird or mammal of such conservation significance that their presence would impose any serious constraints to the current proposed works or lead to any breaches in laws protecting species from harm. The site has been subject to recent licenced amphibian translocation and, based on data provided, it is considered highly unlikely that the site now supports any priority or protected amphibians. The Planning Ecologist has considered the application, concurs with the findings of the report and raises no objection subject to conditions requiring works to be carried out in accordance with the EPS Licence, Protected Species Survey, and submission of a landscaping plan, artificial nest/roosts and external lighting details.

8.5.3 The proposal is therefore considered to comply with Policies NE1 and NE2 of the Telford & Wrekin Local Plan.

8.6 Other Matters

8.6.1 Drainage: A site wide flood risk assessment has previously been reviewed by the Council's Drainage Officers who are satisfied with the drainage principles for the site, however, request that conditions are added requiring the submission of a detailed drainage design prior to the commencement of the development.

8.6.2 Residential Amenity: The nearest residents to the site are The Nedge Farm, approximately 360m to the south and properties along Stirchley Avenue, 430m to the west. The proposal is unlikely to generate levels of noise, activity or disturbance which would be harmful to the surrounding environment or the amenities of residents located further afield, particularly taking into account the distances involved. It is not considered necessary to impose any operating hours restrictions on the proposed development.

8.7 Planning Obligations

8.7.1 The application generates the need to secure a financial contribution of £16,429.79 towards strategic highways improvements including the link between the Randlay Interchange and the M54 Junction 4.

8.7.2 In identifying the required Planning Obligations on this application the following three tests as set out in the CIL Regulations (April 2010), in particular Regulation 122, have been applied (in addition to saved Wrekin Local Plan Policy T22) to ensure that the application is treated on its own merits and that the obligation is:

- necessary to make the development acceptable in planning terms;
- directly related to the development; and
- fairly and reasonably related in scale and kind to the development.

8.7.3 It is considered that the requested contribution meets the above tests and that as such the applicant should enter into an agreement to provide the financial contribution on the commencement of the development.

9.0 CONCLUSIONS

9.1 The erection of a new commercial/industrial unit on an allocated employment site is an acceptable form of sustainable development in accordance with the NPPF and the development plan. The design and layout is acceptable, the proposal can be accommodated by the highway network, can be drained satisfactorily, will not result in significant harm to amenities of nearby residents or land users and will respect the character and appearance of the surrounding area. A financial contribution to strategic highways improvement works will be secured as part of the development.

9.2 Accordingly, officers are satisfied that the proposal meets the requirements of the relevant policies within the local development plan and the NPPF and is recommended for approval.

10.0 RECOMMENDATION

10.1 Based on the conclusions above, the recommendation to the Planning Committee on this application is to **GRANT PLANNING PERMISSION** subject to the following:

- A.) The applicant/landowners entering into a Section 106 agreement with the Local Planning Authority relating to:
 - (i) A financial contribution of £16,429.79 towards improvements to the local highway network in the vicinity of the application site, and with indexation calculated from the date of this committee.
- B.) The following Condition(s) and Informative(s) (with authority to finalise conditions and reasons for approval to be delegated to Development Management Service Delivery Manager):

Conditions

- A04 Time Limit
- B150 SEMP
- B061 Foul and Surface Water
- B049 Highways Details
- B049 Highways Details
- B141 Ecology Surveys
- C019 EPS Licence
- C100 Artificial Nest/Roosts
- B145 External Lighting
- C074 Tree Protection
- C002 Materials as Submitted
- C38 Development in Accordance