

Planning Committee: 30 July 2008

Item Number:

Application No: W 08 / 0583

Registration Date: 10/06/08

Town/Parish Council: Warwick

Expiry Date: 05/08/08

Case Officer: Penny Butler

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Unit 3, Lock Lane, Warwick, CV34 5AG

Erection of building for storage and distribution purposes (B8) FOR Globe Trading

This application is being presented to Committee due to an objection from the Town Council having been received.

SUMMARY OF REPRESENTATIONS

Warwick Town Council: Raises objection of the following grounds:

The Town Council considers that if permitted the proposal to operate a storage and distribution centre will lead to an unacceptable level of HGV and similar vehicles which will affect traffic flows to the detriment of neighbourhood properties. There would also be concerns that direct sales to the public and small businesses would also generate even greater traffic levels.

Public response: One letter of support.

Warwick Society: Object to increased traffic on Lock Lane. Although it is unadopted it is a Safer Routes to School cycle way and footpath. There should be no further developments in this area which are likely to attract heavy vehicles and create hazards for pedestrians, as there are already serious hazards associated with the manoeuvring of heavy vehicles.

RELEVANT POLICIES

- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)
- DP2 - Amenity (Warwick District Local Plan 1996 - 2011)
- DP6 - Access (Warwick District Local Plan 1996 - 2011)
- DP7 - Traffic Generation (Warwick District Local Plan 1996 - 2011)
- DP8 - Parking (Warwick District Local Plan 1996 - 2011)
- UAP2 - Directing New Employment Development (Warwick District Local Plan 1996 - 2011)

PLANNING HISTORY

There is no planning history.

KEY ISSUES

The Site and its Location

The application site is located at the end of a private no-through road, that leads off Lock Lane. The site is part of the Lock Lane/Millers Road industrial estate,

and the site is surrounded on all sides by industrial land uses. To the east is a recycling centre and to the west and south is the former Benfords site, which has been cleared and is to be redeveloped to provide new employment buildings.

Details of the Development

It is proposed to erect a new storage and distribution building (use class B8) on the former rear access to what is now the recycling centre, which is now accessed from the front. The building would be 10m by 24.6m, with a low pitched roof with a maximum ridge height of 7.4m.

Assessment

The proposal will accord with policy UAP2 of the Local Plan as this requires new employment development for warehousing and distribution purposes to be located within existing established employment areas.

The siting of the proposal on this area of land will not cause access or parking problems as the road that serves this site, which leads off Lock Lane, is privately owned by the applicant. The application site previously provided a vehicular access to the site that is now occupied by the recycling centre, but this access is no longer in use. A small turning area would still remain in front of the proposed building. The floor area of the proposed use would require 3 parking spaces under the Council's Vehicle Parking Standards. There are no apparent parking problems on this private road, and a large strip of land is available for parking that could provide the required three spaces. The applicant has submitted that it is their intention to share the new storage space with their existing storage buildings adjacent so they do not anticipate any further vehicle movements will arise.

A large number of heavy goods vehicles already use Lock Lane for access to a large number of businesses. It is not considered that the proposal would lead to a significant increase in the number of these vehicles, to the detriment of highway or pedestrian safety.

The appearance of the building will not have an adverse impact on this industrial area, as it will be clad in metal sheet cladding, of a colour to be confirmed by condition.

RECOMMENDATION

GRANT, subject to the conditions listed below.

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years from the date of this permission. **REASON** : To comply with Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The development hereby permitted shall be carried out strictly in accordance with the details shown on the approved drawing(s) (1462-01),

and specification contained therein, submitted on 24 June 2008 unless first agreed otherwise in writing by the District Planning Authority. **REASON** : For the avoidance of doubt and to secure a satisfactory form of development in accordance with Policies DP1 and DP2 of the Warwick District Local Plan 1996-2011.

- 3 No development shall take place until details of all external facing materials have been submitted to and approved by the District Planning Authority. Development shall be carried out in accordance with the approved details. **REASON** : To ensure that the visual amenities of the area are protected, and to satisfy the requirements of Policy DP1 of the Warwick District Local Plan 1996-2011.

INFORMATIVES

For the purposes of Article 22 of the Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2003, the following reason(s) for the Council's decision are summarised below:

In the opinion of the District Planning Authority, the development achieves acceptable standards of layout and design and does not give rise to any harmful effects in terms of highway safety, access, parking or amenity which would justify a refusal of permission. The proposal is therefore considered to comply with the policies listed.
