

<b>ITEM:</b>		<b>RECOMMENDATION:</b>	APPROVAL
<b>REF NO:</b>	3PL/2018/1206/F	<b>CASE OFFICER</b>	Carl Griffiths
<b>LOCATION:</b>	ATTLEBOROUGH Unit opposite MultiFab Bunns Bank Attleborough	<b>APPNTYPE:</b>	Full
<b>APPLICANT:</b>	Mr M Hall C/O Agent Parker Planning Services East Tuddenham	<b>POLICY:</b>	In Settlemnt Bndry
<b>AGENT:</b>	Parker Planning Services Ltd Orchard House Hall Lane	<b>ALLOCATION:</b>	N
<b>PROPOSAL:</b>	Erection of 1 No. industrial building, split into 6 general industrial units (B2)	<b>CONS AREA:</b>	N
		<b>LB GRADE:</b>	N
		<b>TPO:</b>	N

**REASON FOR COMMITTEE CONSIDERATION**

The application is referred to Planning Committee as it relates to development of over 1,000 square metres in area, therefore constituting major development.

**KEY ISSUES**

The principle of development;  
Highways impacts;  
Amenity impacts.

**DESCRIPTION OF DEVELOPMENT**

The application seeks permission for the erection of 1no. industrial building (Use Class B2) with a floor space of 1,152 square metres (12,400 sqft). The building would be subdivided into 6 separate units which would be let out to individual businesses. Parking would also be provided adjacent to the proposed building.

**SITE AND LOCATION**

The application site is located within Bunns Lane Industrial Estate, approximately 0.6 miles to the south east of Attleborough. Bunns Bank Industrial Estate lies to the north of Bunns Bank Road, to the east of the B1077 Buckenham Road and is a designated General Employment Area with numerous industrial uses currently in situ. The land to which the application relates specifically, is currently utilised for the storage of materials.

**EIA REQUIRED**

No

**RELEVANT SITE HISTORY**

None

**POLICY CONSIDERATIONS**

The following policies of the adopted Breckland Core Strategy and Development Control Policies and the adopted Site Specific Policies and Proposals Document, including the Proposals Maps, have been taken into consideration in the determination of this application. The provisions of the National Planning Policy Framework and National Planning Policy Guidance have also been taken into account, where appropriate

CP.03	Employment
DC.01	Protection of Amenity
DC.06	General Employment Areas
DC.12	Trees and Landscape
DC.16	Design
DC.19	Parking Provision
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

**CONSULTATIONS**

**ATTLEBOROUGH TC**

None

**NORFOLK COUNTY COUNCIL HIGHWAYS**

No objections in principle other than an amount of secured, covered cycle parking needs to be included, which can be dealt with by way of condition.

**FLOOD & WATER MANAGEMENT TEAM**

Officers have screened this application and it falls below our current threshold for providing detailed comment. This is because the proposal is for less than 100 dwellings or 2 ha in size and is not within a surface water flow path as defined by Environment Agency mapping. You should satisfy yourself that the applicant has demonstrated compliance with; The National Planning Policy Framework (NPPF) paragraphs 155 - 165 by ensuring that the proposal would not increase flood risk elsewhere and will incorporate sustainable drainage systems. The applicant should also demonstrate how the proposal accords with national standards and relevant guidance. If the proposal does not accord with these the applicant should state their reasoning and the implications of not doing so.

**TREE AND COUNTRYSIDE CONSULTANT**

No comment

**ECOLOGICAL AND BIODIVERSITY CONSULTANT**

From the information and photograph provided in the design and access statement the site appears to be of limited ecological value. If you are minded to approve this application we recommend that you condition

native species planting needs to be included in the site design to provide net gains for biodiversity(paragraph 170, NPP.

#### **ENVIRONMENT AGENCY**

We have reviewed the information provided and we have no objection to the proposed development. The site is situated within Flood Zone 1 (low risk) of the Environment Agency Flood Map. The site is located above a Principal Aquifer and within Source Protection Zone 2/3 (SPZ). The developer should address risks to controlled waters from contamination at the site, following the requirements of the National Planning Policy Framework and the Environment Agency Guiding Principles for Land Contamination. If the development proposes to use deep infiltration systems including boreholes and other structures that by-pass the soil layer we would wish to be re-consulted. If you have any further queries please do not hesitate to contact us.

#### **ANGLIAN WATER SERVICE**

No objection subject to suggested condition relating to foul and surface water.

#### **ENVIRONMENTAL PLANNING**

No Comments Received

#### **ECONOMIC DEVELOPMENT**

No Comments Received

#### **REPRESENTATIONS**

Site Notice posted and neighbors consulted- No response received

#### **ASSESSMENT NOTES**

##### 1.0 Principle of Development

1.1 The application site is located within the Bunns Bank Industrial Estate which is a designated General Employment Area. Policy CP3 and DC6 of the development plan are therefore relevant to the consideration, relating to Employment and General Employment Areas respectively.

1.2 In strategic terms, Policy CP3 of the Core Strategy states that provision is to be made for development that will deliver at least 6,000 jobs in the district to 2021, with 1500-2000 of these jobs to be located in Attleborough. Policy CP3(b) goes on to state that existing employment sites that have been identified as fit for purpose (General Employment Areas) will be protected and promoted.

1.3 In specific relation to General Employment Areas, Policy DC6 states that General Employment Areas will be protected for employment use and proposals to accommodate new employment development will be permitted where it is not a town centre use and it will not undermine the function of the wider employment area.

1.4 The application seeks permission for the erection of an industrial building of 1152 square metres which would be subdivided into 6 separate units. The units would operate under a B2 use class (General Industrial Use) with no end users currently identified. It should be noted that all uses under class B of the Use Classes Order are considered to be employment uses.

1.5 Having regard to the above, it is clear that the proposed development would be fully in accordance with policy and would support and enhance the role and function of the Bunns Bank Industrial Estate General Employment Area, providing additional employment opportunities in accordance with Policies DC6 and CP3 of the development plan.

## 2.0 Highways Impacts

2.1 The development proposes 48 parking spaces across the 6 units which would be laid out in rows with a perpendicular relationship to the proposed unit. The parking would be accessed from the road connecting to the existing vehicular access point from Bunns Bank Road which runs centrally through the site and terminates in a hammerhead layout adjacent to the site. Given the infrastructure currently in situ, minimal facilitation works would be required to implement the development.

2.2 NCC Highways were consulted on the application and had no objections subject to conditions relating to the provision of covered cycle parking and in relation to the laying out and implementation of the parking area. Such conditions are therefore attached accordingly. It is also considered prudent to attach a condition requiring the submission of a servicing and delivery management plan.

## 3.0 Amenity Impact

3.1 The proposed industrial unit is located within an existing industrial estate which accommodates existing premises operating within the same use class as that for which permission is sought with the current application. Given the established use of the industrial area and the absence of residential properties within the immediate vicinity of the site, it is considered that there is limited potential for the development to result in any unacceptable impact on the amenity of neighbouring occupiers. Nevertheless, given that the end users are not known at this stage - it is considered prudent to attach conditions relating to the operational details of the end use.

## 4.0 Other Issues

4.1 In terms of flooding, the application site is located within Flood Zone 1 which is identified as being low risk. Both the Environment Agency and the LLFA had no objections to the application.

4.2 In terms of trees and arboriculture, the site does not contain any existing trees however hedging bounds the site to the north and east. The hedging will be unaffected by the development. The Council's Arboricultural officer was consulted on the application and outlined no objections. The application is therefore accordant with Policy DC12 of the development plan.

4.3 With regards to ecology and biodiversity, NCC were consulted on the application and had considered that the site was of limited ecological value. There was therefore no objection to the application subject to a condition relating to native species which is attached accordingly.

## 5.0 Conclusion

5.1 The application seeks permission for the introduction of an employment use into a designated General Employment Area and would help to support and promote the function of the industrial estate. The application has been fully assessed in terms of all other issues and no harmful impacts or policy contradictions identified. The application is fully accordant with policies CP3 and DC6 of the development plan and as such is recommended for approval subject to the listed conditions.

### **RECOMMENDATION**

The application is recommended for approval subject to the listed conditions.

**CONDITIONS**

- 2 Full Permission Time Limit (3 years)**  
The development must be begun not later than the expiration of THREE YEARS beginning with the date of this permission.  
  
Reason for Condition: As required by section 91 of the Town and Country Planning Act 1990.
- 3 In accordance with submitted plans NEW 2017**  
The development must be carried out in strict accordance with the application form, and approved documents and drawings as set out in the table at the end of this notice.  
Reason for condition:-  
To ensure the satisfactory development of the site.
- 4 Trees/hedges to be retained**  
The existing hedges on the site shall be retained. Should any die or be removed without the written consent of the Local Planning Authority, they shall be replaced during the next planting season with a tree(s) or hedging of a species, size and in the same location to the satisfaction and written agreement of the Local Planning Authority.  
  
Reason for condition:- In the interests of the satisfactory appearance of the development.
- 5 Non-standard highways condition**  
Prior to first occupation of the development hereby permitted a scheme for the parking of cycles shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented before the development is first occupied or brought into use and thereafter retained for this purpose.  
  
Reason: To ensure the provision of adequate cycle parking that meets the needs of occupiers of the proposed development and in the interests of encouraging the use of sustainable modes of transport.
- 6 Non-standard highways condition**  
Prior to the first occupation of the development hereby permitted the proposed access/parking/servicing/loading/unloading/turning/waiting area shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.  
  
Reason: To ensure the permanent availability of the parking/manoeuvring areas, in the interests of satisfactory development and highway safety.
- 7 Hours of Deliveries**  
No deliveries shall be made or dispatched from the site, materials loaded or unloaded, refrigerated units run or engines idled outside the following times: hours.  
  
Reason for condition:- In the interests of the amenities of adjoining residents in accordance with policy DC1 of the Adopted Core Strategy and Development Control Policies Development Plan Document 2009.

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**Hours of operation during construction**

No demolition, site clearance or construction shall be carried out, no machinery operated nor deliveries taken at or waste despatched from the site outside the hours of 07:30 - 18:00 Monday to Friday, 08:00 - 13:00 Saturday nor at any time on Sundays, Bank Holidays or Public Holidays.

Reason for condition:-In the interests of the amenities of the locality in accordance with policy DC1 of the Adopted Core Strategy and Development Control Policies Development Control Document 2009.

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**Non standard use restriction**

Prior to the first occupation of each of the 6 units, a delivery, servicing and operational management plan shall be submitted to and approved in writing by the Local Planning Authority, The plan shall include:

- hours of operation
- hours of deliveries
- servicing and refuse collection arrangements
- details of specific operational requirements of the end user

Reason for condition:- In the interests of the amenities of adjoining residents and in the interests of highway safety in accordance with Policies DC1 and DC19 of the Adopted Core Strategy and Development Control Policies Development Plan Document 2009.

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**Precise details of foul water disposal**

Prior to the commencement of any works above slab level precise details of the means of foul water disposal shall be submitted to and approved in writing by the Local Planning Authority in consultation with Anglian Water. The details shall include the following:

- Development size
- Proposed discharge rate (for pumped connections, minimum pumped discharge rate is 3.8l/s)
- Connecting manhole discharge location (No connections can be made into a public rising main)
- Notification of intention to connect to the public sewer under S106 of the Water Industry Act
- Feasible mitigation strategy in agreement with Anglian Water (if required)

Reason for condition:-

The details are required to be submitted prior to the commencement of development to minimise the possibilities of flooding from the outset of the development.

This condition is imposed in accordance with Policies DC 1 and DC 13 of the Adopted Core Strategy and Development Control Policies Development Plan Document 2009

**This condition will require to be discharged**

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**Precise details of surface water disposal**

Prior to the commencement of any works above slab level precise details of the means of surface water disposal shall be submitted to and approved in writing by the Local Planning Authority in consultation with Anglian Water. The details shall include the following:

- Development hectare size

- Proposed discharge rate (minimum discharge rate is 5l/s. The applicant can verify the site's existing 1 in 1 year greenfield run off rate on the following HR Wallingford website - <http://www.uksuds.com/drainage-calculation-tools/greenfield-runoff-rate-estimation>. For Brownfield sites being demolished, the site should be treated as Greenfield. Where this is not practical Anglian Water would assess the roof area of the former development site and subject to capacity, permit the 1 in 1 year calculated rate)
- Connecting manhole discharge location
- Sufficient evidence to prove that all surface water disposal routes have been explored as detailed in the surface water hierarchy, stipulated in Building Regulations Part H (Our Surface Water Policy can be found on Anglian Water website)

Only such agreed system or works shall be used in connection with this approval.

Reason for condition:-

The details are required to be submitted prior to the commencement of development to minimise the possibilities of flooding from the outset of the development.

This condition is imposed in accordance with Policies DC 1 and DC 13 of the Adopted Core Strategy and Development Control Policies Development Plan Document 2009

**This condition will require to be discharged**