

ITEM:		RECOMMENDATION:	APPROVAL
REF NO:	3PL/2018/0116/F	CASE OFFICER	Fiona Hunter
LOCATION:	SNETTERTON Snetterton Business Park Limited Snetterton Thetford	APPNTYPE:	Full
APPLICANT:	Snetterton Park Limited Reads Property Developments Diss Business Park	POLICY:	Out Settlemnt Bndry
AGENT:	Snetterton Park Limited Reads Property Developments Diss Business Park	ALLOCATION:	N
PROPOSAL:	Change of Use from Shops, Cafes and Storage (A1/A3/B8) to Offices, General Industrial, Storage and Distribution and Assembly and Leisure (B1a/B2/B8/ D2), together with external alterations.	CONS AREA:	N
		LB GRADE:	N
		TPO:	N

REASON FOR COMMITTEE CONSIDERATION

The application site is over 1ha and therefore in accordance with the Council's scheme of delegation is a major and must be considered by planning committee.

KEY ISSUES

Principle of Development
Impact on the Countryside
Access and Highway Impact
Design and Layout
Impact on Amenity
Ecological Implications
Other issues - Contaminated Land and Gas Pipe

DESCRIPTION OF DEVELOPMENT

Consent is sought to change the use of the buildings on site from use as Shops, Cafes and Storage (A1/A3/B8) to a Offices, General Industrial, Storage and Distribution and Assembly and Leisure (B1a/B2/B8/ D2), together with external alterations. There would be associated changes to the fenestration of the buildings, no other external works are proposed.

SITE AND LOCATION

The site is located adjacent to the Snetterton Heath Employment Area, a large expansive site targeted for employment growth under policy SS1, the existing Core Strategy and the emerging Local Plan. The site is

also adjacent to the A11 providing efficient access to the motorway network of the region and beyond. The business park is adjacent to Snetterton Race track, located between the track and the A11. To the south is parking space, an expanse of fields and open countryside.

The majority of the built form is in two blocks of retail units surrounded by ancillary facilities such as parking and storage space. The buildings vary in size and scale but are typically retail/warehousing structures in character, steel framed with a metal cladding skin and brick finished office space. There are no residential developments in close proximity to the site, with the settlement of Eccles located to the north east, on the other side of the race track and beyond other commercial premises. The general character of the area is of commercial sites set in open countryside.

EIA REQUIRED

No

RELEVANT SITE HISTORY

3PL/2007/1821/F	Withdrawn INVALID	06-06-08
-----------------	-------------------	----------

Erection of 7 bay building

3PL/2009/1204/F	Permission	17-08-10
-----------------	------------	----------

Erection of model & toy expo building, garden centre, tank museum, covered market & cafe, relocate market & playarea etc

3PL/2013/0473/F	Permission	20-08-13
-----------------	------------	----------

Minor material amendment to pp 3PL/2009/1204/F

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

CP.04 Infrastructure

CP.10 Natural Environment

CP.11 Protection and Enhancement of the Landscape

DC.01 Protection of Amenity

DC.06 General Employment Areas

DC.07 Employment Development outside General Employment Areas

DC.13 Flood Risk

DC.16 Design

DC.19 Parking Provision

DC.20 Conversions of Buildings in the Countryside

SS1 Spatial Strategy

NPPF National Planning Policy Framework (2019)

NPPG National Planning Practice Guidance

OBLIGATIONS/CIL

Not applicable

CONSULTATIONS

HIGHWAYS ENGLAND

Request Design & Access/Transport Statement.

Awaiting response from re-consultation in January 2019.

CONTAMINATED LAND OFFICER

No objection subject to conditions relating to a desk study, site investigation, remediation if necessary and unexpected contamination/presence of asbestos.

HEALTH & SAFETY EXECUTIVE

Do not advise against.

ECOLOGICAL AND BIODIVERSITY CONSULTANT

No objection.

NATIONAL GRID

Gas pipelines are in the vicinity of the site. Please take no further action until 5th March 2019 to enable the proposal to be considered.

SNETTERTON PARISH COUNCIL

No comments to add.

ECONOMIC DEVELOPMENT

This proposed change of use will provide much needed lettable business space within one of Breckland Council's key employment sites. The proposed uses provide a good mix of office and light industrial space with a small amount of warehousing space. We understand that the D2 use will be a gym which will be attractive to the types of businesses we wish to attract at Snetterton Heath.

OLD BUCKENHAM AIRFIELD

No Comments Received

NORFOLK COUNTY COUNCIL HIGHWAYS

No Comments Received

ECONOMIC DEVELOPMENT

No Comments Received

PRINCIPAL PLANNER MINERAL & WASTE POLICY No Comments Received

QUIDENHAM PARISH COUNCIL CLERK

No Comments Received

SNETTERTON P C

No Comments Received

REPRESENTATIONS

Site Notice erected on 3rd April 2018. Newspaper notice published on 2nd April 2018. Consultations sent 26th March 2018 and 16th January 2019.

No local representation received.

ASSESSMENT NOTES

1.0 Principle of the Development

1.1 The application is outside but immediately adjacent to the Snetterton Employment Area which contains a range of buildings and land in use for employment purposes. Both the existing and emerging Local Plan identifies the suitability of the area for further expansion of such uses. The ease of access to the A11 which opens up connectivity to the country's motorway network and main rail line connections makes the area particularly suitable for employment and storage and distribution uses.

1.2 Notwithstanding this the site is outside the designated employment area. It contains a range of buildings with a lawful use for A1, A3 and B8 purposes. It is evident the site is currently underused with many vacant units. Outside the boundary of the employment area, the site is therefore in open countryside. The application must therefore be considered against Policy DC.20 "Conversion of Buildings in the Countryside". The policy states that the conversion or reuse of appropriate buildings to economic purposes will be supported. Furthermore, the application has been supported by the Council's Economic Development Team.

1.3 The proposal also includes 227sqm of D2 floor space which the applicant advises would be for a gym. Whilst not within the business uses classes, it is small in scale and would support the success of the change of use and also the adjacent General Employment Area. It would also promote and enable healthy lifestyles as workers in the area may choose to use the facility in and around their working day. Subject to a condition restricting its use to a gym, this is considered acceptable in principle also.

2.0 Impact on the Countryside

2.1 The development is a change of use of existing building and land with limited external alterations. The built form is already existing and therefore no negative impact on the character or appearance of the countryside is anticipated. The development therefore conforms with Policy DC 20 and CP 11.

3.0 Access and Highway Impact

3.1 Both Highways England and NCC Highways were consulted to the original proposal in 2018 and requested a Transport Statement be submitted, and the applicant has subsequently provided this. A consultation response is awaited from both parties and an update will be provided at committee regarding these matters.

3.2 The submitted Highways Statement sets out in the authors view the proposed change of use would result in less vehicle movement compared to the permitted use should the units be re-occupied for their lawful use.

4.0 Design and Layout

4.1 The importance of the character and form, height, scale, massing and layout amongst other key design considerations are set out in policy DC.16 of the Core Strategy. This states that all design proposals must preserve or enhance the existing character of an area. Particular regard should be given to reinforcing locally distinctive patterns of development, landscape, culture and complimenting existing buildings.

4.2 The development includes some external alterations to facilitate the new uses. These are considered

acceptable and will not result in a reduction of design quality of the existing buildings. The proposal complies with Policy DC 16.

5.0 Impact on Amenity

5.1 The applicant proposes unfettered 24 hour operating at the site. The site is not in close proximity to any residential uses and therefore the development would not harm any residential amenity. The proposal accords with policy DC.01.

6.0 Ecological Implications

6.1 Following clarification and further information the NCC Natural Environment Team have not objected to the application. No ecological impact is anticipated and the the proposal is in accordance with policy CP.10.

7.0 Other issues

7.1 The Contaminated Land Officer has recommended ground investigation, however, as no intrusive ground works are proposed this is not reasonable or related to the application. It is therefore recommended a condition no this affect is not applied. The scheme is in accordance with policy DC.09.

7.2 A high pressure gasline passes close to the site. HSE have not advised against the development. National Grid's response is awaited.

8.0 Conclusion

8.1 The principal of development is considered acceptable, and the development would enable to re-use of existing buildings next to an employment site for employment purposes. No technical issues have been identified which would make the development unacceptable. Accordingly, approval is recommended subject no objection being received from National Grid (Cadent Gad), NCC Highways or Highways England by 11th March 2019.

RECOMMENDATION

Approval is recommended subject no objection being received from National Grid (Cadent Gad), NCC Highways or Highways England by 11th March 2019.

CONDITIONS

- 1 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.
- 2 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.

No intrusive ground works or works to roads is permitted by this planning permission.

Reason for condition:-

To ensure the satisfactory development of the site and for the avoidance of doubt.

3

External materials to match existing

All new external facing materials shall match in colour and form those of the existing building unless otherwise agreed in writing with the Local Planning Authority.

Reason for condition:-

In the interest of the satisfactory appearance of the development.

This condition is imposed in accordance with Policies DC1 and DC16 of the Breckland Adopted Core Strategy.

4

No other use within Use Classes Order

The premises shall be used solely for purposes within Classes B1a, B2 and B8 and D2 of the Town & Country Planning (Use Classes) Order 2005 (as amended) as shown on approved plan reference SBP/SL002 rev D, and shall not be used for any other purpose without the prior consent in writing, of the Local Planning Authority. Unit 4 shall be retained in its existing retail use as shown by approved plan reference SBP/SL002 rev D only.

The D2 use will be strictly used as a gymnasium unless otherwise first agreed in writing with the Local Planning Authority, and the D2 use will be limited to Unit 3B as shown by approved plan reference SBP/SL002 rev D only.

Reason for condition:-

In order that the Local Planning Authority may retain control over any future use of the site, in the interest of the vitality and viability of the Town Center of Attleborough and Thetford.

5

Non-standard condition

Notwithstanding development permitted within Class T of Schedule 2 Part 3 of the Town and Country Planning (General Permitted Development) Order (England) 2015 or any subsequent re-enactments and amendments of, the development hereby permitted shall only be used for a purpose or purposes falling within use class B1a, B2 and B8 and D2 as restricted by condition 4 of the Town and Country Planning (Use Classes) Order 1987 (as amended), unless planning permission has otherwise been granted by the Local Planning Authority.

Reason for condition:-

In the interests of sustainable development, to prevent a school being located away from residential areas increasing the need for travel by private car.