

Report of the Chief Executive

APPLICATION NUMBER:	20/00165/FUL
LOCATION:	MIDLAND INDUSTRIAL DESIGNERS, COMMON LANE, WATNALL, NOTTINGHAMSHIRE NG16 1HD
PROPOSAL:	CONSTRUCT INDUSTRIAL UNITS (CLASS B2) INCLUDING ASSOCIATED HARD SURFACING

1 Executive Summary

- 1.1 This application seeks permission to construct 2 new industrial units, at this existing industrial site. The proposed units will be to the rear of the existing building with associated car parking provided to the side. The buildings will have reasonably traditional designs for buildings of this form, with plastisol coated sheeting used for the elevations and roof. The proposals include the removal of the existing single storey units to the rear of the site, as well as the removal of the containers.
- 1.2 The application site forms part of a designated existing employment site. Part of the application site on the east side is within the Nottinghamshire Green Belt and as such in accordance with Paragraph 143 of the NPPF the proposal is inappropriate development that should not be approved except in very special circumstances.
- 1.3 Policy 9 of the Broxtowe Part 2 Local Plan states that planning permission for the expansion of existing employment sites will be granted permission, subject to a number of requirements, all of which the proposal would comply with. The proposal will support the growth of a local business within an established industrial site, providing jobs for the local area. The site is well screened to the north and east by extensive vegetation, and the position of Common Lane to the east will protect against the unrestricted expansion of the site into the Green Belt. It is therefore considered that very special circumstances have been demonstrated that outweigh the harm to the openness of the Green Belt.
- 1.4 The proposed units are not considered to be harmful to the character of the surrounding area, or have an unacceptable impact on neighbouring amenity or highway safety.
- 1.5 Overall, it is considered that the proposal is acceptable and that planning permission should be granted in line with the resolution contained in the appendix.

APPENDIX

1 Details of the Application

- 1.1 This application seeks permission to construct 2 new industrial units, at this existing industrial site. The proposed units will be to the rear of the existing building with associated car parking provided to the side. The buildings will take on reasonably traditional forms for buildings of this style, with plastisol coated sheeting to be used for the elevations and roof. The proposal includes the removal of the existing single storey units to the rear of the site, as well as the removal of the containers within this area.

2 Site and surroundings

- 2.1 The application site is located at the Common Lane Industrial Estate, and is the last site to the east end of this estate. The site is made up of the main building which is used principally for manufacturing purposes, with some associated offices. To the rear of the site is a smaller industrial building and containers, which are all to be removed. The site is boarded by stainless steel security fencing which is circa 2m high.
- 2.2 To the west of the site are similar industrial units, with the newly expanded Aerofabrications site to the north. To the east of the site are open fields, with the access road to the site being to the south. The application site is an existing employment site, and a small section of the east of the site is within the Nottinghamshire Green Belt.

3 Relevant Planning History

- 3.1 The planning history for the application site shows it has only been used for industrial purposes. In 1986, planning permission 86/00272/FUL was granted for the construction of an additional manufacturing building within the site. Since this time there has been no relevant planning applications.

4 Relevant Policies and Guidance4.1 **Greater Nottingham Aligned Core Strategies Part 1 Local Plan 2014:**

- 4.1.1 The Council adopted the Core Strategy (CS) on 17 September 2014.

- Policy A: Presumption in Favour of Sustainable Development
- Policy 2: The Spatial Strategy
- Policy 4: Employment Provision and Economic Development
- Policy 10: Design and Enhancing Local Identity

4.2 **Part 2 Local Plan 2019**

- Policy 8: Development in the Green Belt
- Policy 9: Retention of Good Quality Existing Employment Sites
- Policy 17: Place-making, design and amenity

4.3 National Planning Policy Framework (NPPF) 2019:

- Section 2 – Achieving Sustainable Development.
- Section 4 – Decision-making.
- Section 12 – Achieving well-designed places.
- Section 13 – Protecting Green Belt Land

5 Consultations

5.1 Council's Economic Regeneration Manager:

No objection.

5.2 Council's Environmental Health Officer:

No objection subject to condition regarding site surveys for contaminated land.

5.3 Cadent

No objection.

5.4 Highways Authority:

No objection subject to conditions relating to car parking.

5.5 Four properties either adjoining or opposite the site were consulted and a site notice was displayed. One response was received with no objections raised.

6 Assessment

6.1 The main issues for consideration are whether or not the principle of development is acceptable in the Green Belt, the design and appearance of the proposal, impact on neighbouring amenity and any impact on highway safety.

6.2 Principle

6.2.1 The east part of the application site is located in the Nottinghamshire Green Belt, which covers approximately a quarter of the total area of the site. Paragraph 143 of the NPPF states that inappropriate development is by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Paragraph 144 states that when considering any application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. Very Special

Circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other proposals.

6.2.2 Paragraph 145 of the NPPF states that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. The paragraph goes on to identify a number of exceptions, although the development proposed as part of this application is not covered by any of these exceptions. Therefore, the proposal is inappropriate development in the Green Belt, and whether or not it is acceptable will depend on whether any Very Special Circumstances that outweigh the harm of the development can be demonstrated.

6.2.3 The Broxtowe Part 2 Local Plan designated the entire application site for employment, including the part of the site which lies within the Green Belt. Policy 9 of the Part 2 Local Plan states that permission will be granted for the expansion, conversion or redevelopment of land and premises for employment purposes on allocated and protected employment sites provided:

- a) The employment use is within Use Class B1 – B8 or sui generis use of a similar nature; and*
- b) The redevelopment provides the necessary quality of design, landscaping, parking and amenity in accordance with other policies in this Local Plan, having regard to the local environment and in particular the amenity of nearby and adjoining occupiers.*

The existing use at the application site, and the proposed use for the new units is B2 (General Industrial), and therefore the proposal satisfies part a) of Policy 9. An assessment against part b) of this policy will be made in conjunction with Policy 17 of the Part 2 Local Plan, and this will be assessed later in this report.

6.2.4 The third part of Policy 9 specifically relates to development in the Green Belt. The policy states: *3. For sites located in the Green Belt permission will only be granted under parts 1 and 2 (above) provided:*

- a) It would not have a greater impact on the openness of the Green Belt; or*
- b) It does not conflict with the purpose of including land within the Green Belt*

An assessment therefore needs to be made having regard to openness and the purposes of including land in the Green Belt.

6.2.5 The proposed buildings will be sited within the boundary of the existing site, which is currently used for manufacturing. The site is bordered by security fencing, and predominantly hard surfaced around the existing buildings. The proposed buildings will be identified in the context of the existing building within the application site and the industrial buildings

that form part of the wider estate to the west. The height and style of the buildings proposed will be in keeping with these surrounding properties. The Green Belt does not cover the entirety of the site, but a relatively small section at the east end of the site” to “The Green Belt does not cover the entirety of the site, but a relatively small section at the east end of the site, which makes up approximately a quarter of the site’s total area. Taking this into account along with the fact that the design of the building will be in keeping with the character of the wider industrial estate, it is considered that the proposal will not have a more harmful impact on the openness of the Green Belt.

6.2.6 Paragraph 134 of the NPPF identifies the five purposes of the Green Belt:

- a) to check the unrestricted sprawl of large built-up areas;
- b) to prevent neighbouring towns merging into one another;
- c) to assist in safeguarding the countryside from encroachment;
- d) to preserve the setting and special character of historic towns; and
- e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

To comply with Policy 9 of the Part 2 Local Plan, the proposal must not conflict with any of these purposes.

6.2.7 The application site is to the end of an established industrial estate. The site is bordered by metal security fencing, with a clear and definitive boundary to the east provided by Common Lane and the screening provided by the vegetation to the east and north. In particular, the position of Common Lane to the east forms a clear defendable barrier to check the unrestricted sprawl of the site further into the Green Belt to the east. As previously noted, the Green Belt covers only a quarter of the site, with the majority of the site falling outside of the Green Belt boundary. Given the limited extent of the development in the Green Belt, the extent of the screening and the lack of clear visibility to or from any built up areas to the east, there will be no noticeable merging of towns/settlements. It is therefore considered that the proposal will not conflict with purposes a)-c) of paragraph 134.

6.2.8 The application site is not set within or on the edge of a historic town, and therefore will not conflict with purpose d). With respect to purpose e), the application site is an existing employment site, and therefore whilst it is not in an urban area, it will make efficient use of currently derelict land within this established site.

6.2.9 Overall it is therefore considered that the proposal is in accordance with Policy 9 of the Broxtowe Part 2 Local Plan. Notwithstanding this, in accordance with Policy 8, and paragraph 143 of the NPPF, Very Special Circumstances need to be demonstrated to ensure the principle of development is acceptable in the Green Belt.

6.2.10 The entire application site forms part of a designated, and established employment site. As detailed above the proposal is in accordance with Policy 9 of the Broxtowe Part 2 Local Plan, which supports the expansion of employment sites. The proposal will potentially result in job creation and retention and supports an existing local business. The applicant is currently limited in their production capacity by the amount of space available for machinery and assembly. They state that they can only just cope with their current turnover with the space they have, and have been increasing their turnover steadily for the last 20 years. They rent an additional unit in Ilkeston for assembly, but this is a 15 minute drive away and having a split site comes with significant challenges. The proposed units will enable them to move all their production to one site, to the benefit of the long term prospects for the business and their local employees. Taking into account the position of the application site, the siting of the proposed industrial units, and the extent of the site which is within the Green Belt, it is considered that there would be very limited harm to the openness of the Green Belt, and it will not conflict with the purposes of including land in the Green Belt.

6.2.11 Taking the above into account it is considered that the Very Special Circumstances demonstrated outweigh the limited harm of the proposal to the openness of the Green Belt. As such it is considered that the principle of development is acceptable, subject to an assessment of the design of the proposal and its impact on the occupiers of any neighbouring properties.

6.3 Design

6.3.1 The proposed industrial units will be positioned to the rear of the existing unit within the application site. Whilst the buildings cover a large footprint relative to the existing building, the height is in keeping with the existing building in the site and the other units within the industrial estate to the west of the site. Furthermore, the application site is reasonably large compared to the footprint of the existing building and therefore it is considered that it can withstand the scale of development proposed without resulting in a cramped effect that would be out of keeping with the character of the area. The proposal will also result in the removal of a smaller building to the rear of the main building, and some containers to the rear of the site, which could arguable improve the appearance of the site.

6.3.2 Whilst the application site is to the east end of the industrial estate, adjoining open countryside, there is a clear and definitive boundary to the site formed by a combination of the existing security fencing, vegetation to the east and north of the site, and Common Lane running to the east of the site. It is considered that the siting and style of the proposed units will have a clear relationship to the existing site and the adjacent industrial sites, and therefore not have a harmful impact on the open countryside to the east.

6.3.3 No details regarding materials have been included on the drawings submitted, although within the application form it is stated that the units will be constructed using a facing brickwork plinth, with plastisol coated sheeting above and on the roof. It is not considered this will be out of keeping with the character of the area.

6.3.4 Overall it is considered that a satisfactory standard of design has been achieved.

6.4 Amenity

6.4.1 The application site is not within close proximity to any residential dwellings. There are properties to the west and south of the site, both with industrial uses. The unit to the south of the site is a considerable distance from the proposed unit and will therefore not be affected. Whilst the unit to the west is in relatively close proximity to the boundary with the application site, the proposed units will be set away from the boundary by the proposed car parking. The neighbouring unit is also designed to address Common Lane, and it is therefore considered that it will not be significantly affected by the proposal. There are no neighbouring properties to the north and east that would be affected by the proposal.

6.4.2 Overall it is considered that the proposal will not have a harmful impact on the amenity of the occupiers of any neighbouring properties.

6.5 Highway Safety

6.5.1 The Highways Authority does not raise any objection to the proposal. Whilst there is a slight shortfall in parking spaces than what would usually be required for a scheme of this size, it is not considered that this will cause road safety concerns. The proposed parking will exceed that which is currently provided, and considering the proposed units will accommodate the expansion of an existing business as oppose to forming a new site in itself, it is considered that this is acceptable.

7 Planning Balance

7.1 The benefits of the proposal are that it will utilise an existing, designated employment site to expand a local business in an established industrial estate. Whilst part of the site is set within the Green Belt and therefore the proposal is inappropriate development, it complies with local planning policy regarding the expansion of existing employment sites. Furthermore, the siting and scale of the proposed development is not considered to be overly harmful to the openness of the Green Belt, taking into account the clearly defined boundary of the site to the east due to substantial vegetation and Common Lane running along the east boundary. As such it is considered that very special circumstances can be demonstrated that outweigh any potential harm to the openness of the Green Belt.

7.2 On balance it is therefore considered that the benefits of the proposal outweigh the harm.

8 Conclusion

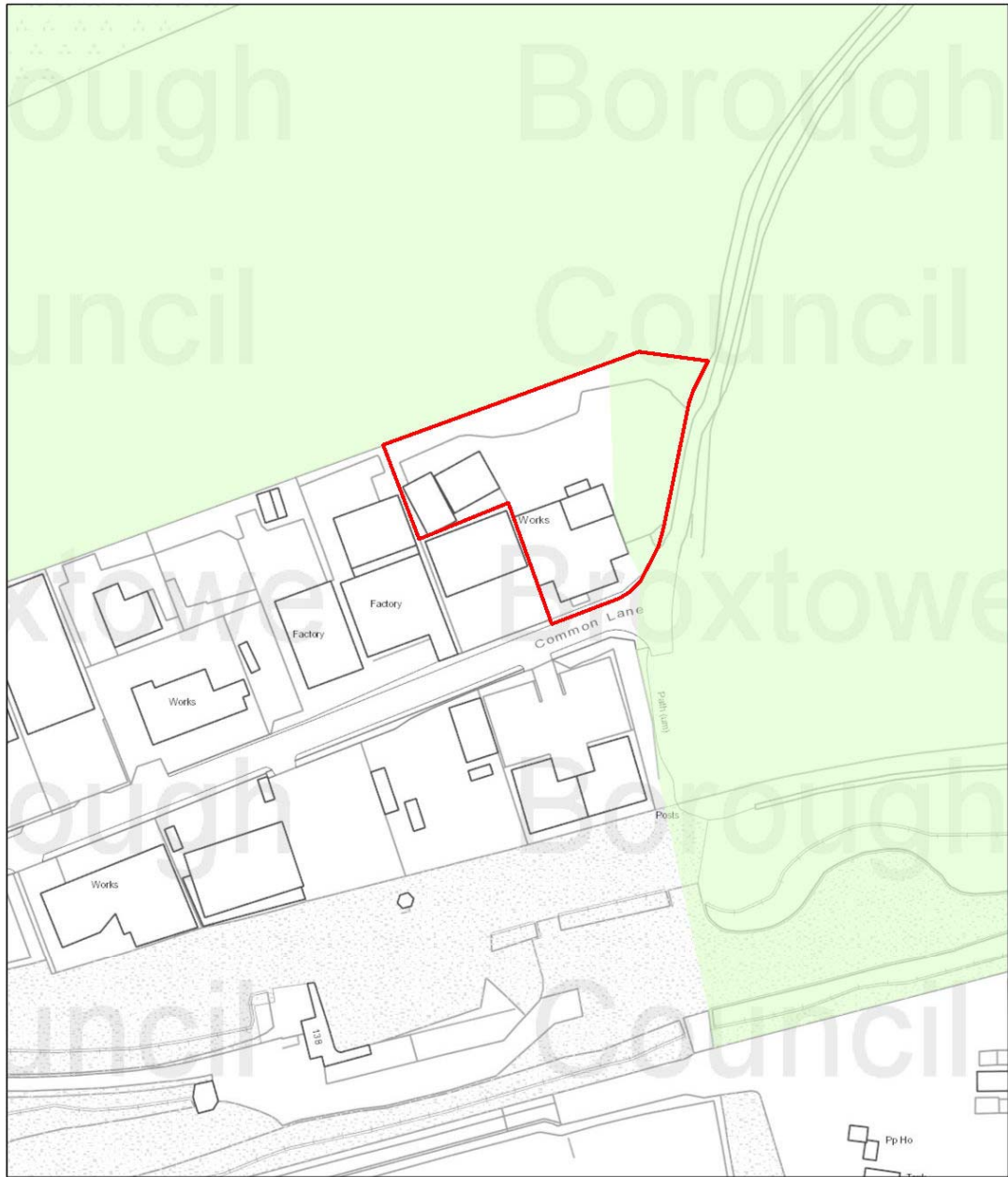
8.1 The proposed development will not be out of keeping with the character of the area or result in an unacceptable loss of amenity for the occupiers of any neighbouring properties. The principle of the development is considered acceptable and as such it is recommended that planning permission is granted.

<u>Recommendation</u>	
<p>The Committee is asked to RESOLVE that planning permission be granted subject to the following conditions.</p>	
1.	<p>The development hereby permitted shall be commenced before the expiration of three years beginning with the date of this permission.</p> <p><i>Reason: To comply with S91 of the Town and Country Planning Act 1990 as amended by S51 of the Planning and Compulsory Purchase Act 2004.</i></p>
2.	<p>The development hereby permitted shall be carried out in accordance with the drawings numbered N7667-101 (1:1250), N7667-100 (1:200), and N7667-01A (1:100, 1:500); received by the Local Planning Authority on 12 March and 17 April 2020.</p> <p><i>Reason: For the avoidance of doubt.</i></p>
3.	<p>No part of the development hereby permitted shall be brought into use until the parking, turning and servicing areas are surfaced in a bound material with the parking bays clearly delineated in accordance with drawing number N7667 -01. The parking, turning and servicing areas shall be maintained in the bound material for the life of the development and shall not be used for any purpose other than the parking, turning and loading and unloading of vehicles.</p> <p><i>Reason: To ensure that adequate off-street parking provision is made to reduce the possibilities of the proposed development leading to on-street parking in the area.</i></p>

<p>4.</p>	<p>a) No part of the development hereby approved shall be commenced until an investigative survey of the site has been carried out and a report submitted to and approved in writing by the Local Planning Authority. The survey must have regard for any potential ground and water contamination, the potential for gas emissions and any associated risk to the public, buildings and/or the environment. The report shall include details of any necessary remedial measures to be taken to address any contamination or other identified problems.</p> <p>b) No building to be erected pursuant to this permission shall be occupied or brought into use until:-</p> <p>(i) All necessary remedial measures have been completed in accordance with details approved in writing by the local planning authority; and</p> <p>(ii) It has been certified to the satisfaction of the local planning authority that necessary remedial measures have been implemented in full and that they have rendered the site free from risk to human health from the contaminants identified.</p> <p><i>Reason: In the interest of public health and safety.</i></p>
	<p>NOTES TO APPLICANT</p>
<p>1.</p>	<p>The Council has acted positively and proactively in the determination of this application by working to determine it within the agreed determination timescale.</p>
<p>2.</p>	<p>The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority</p>
<p>3.</p>	<p>Due to the proximity of the site to residential properties it is recommended that contractors limit noisy works to between 08.00 and 18.00 hours Monday to Friday, 08.00 and 13.00 hours on Saturdays and no noisy works on Sundays and Bank Holidays.</p>
<p>4.</p>	<p>Burning of commercial waste is a prosecutable offence. It also causes unnecessary nuisance to those in the</p>

	locality. All waste should be removed by an appropriately licensed carrier.
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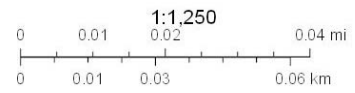
20/00165/FUL - Midland Industrial Designers, Common Lane, Watnall



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 INTERNAL: PCO Applications

 Green Belt



Photographs



Front elevation of existing building.



East end of site.



Location of proposed units, looking east.



Location of proposed units, looking west.



Buildings to be removed

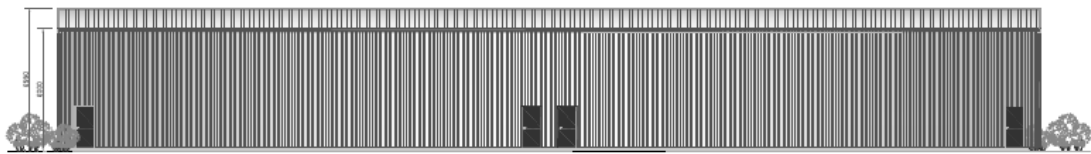
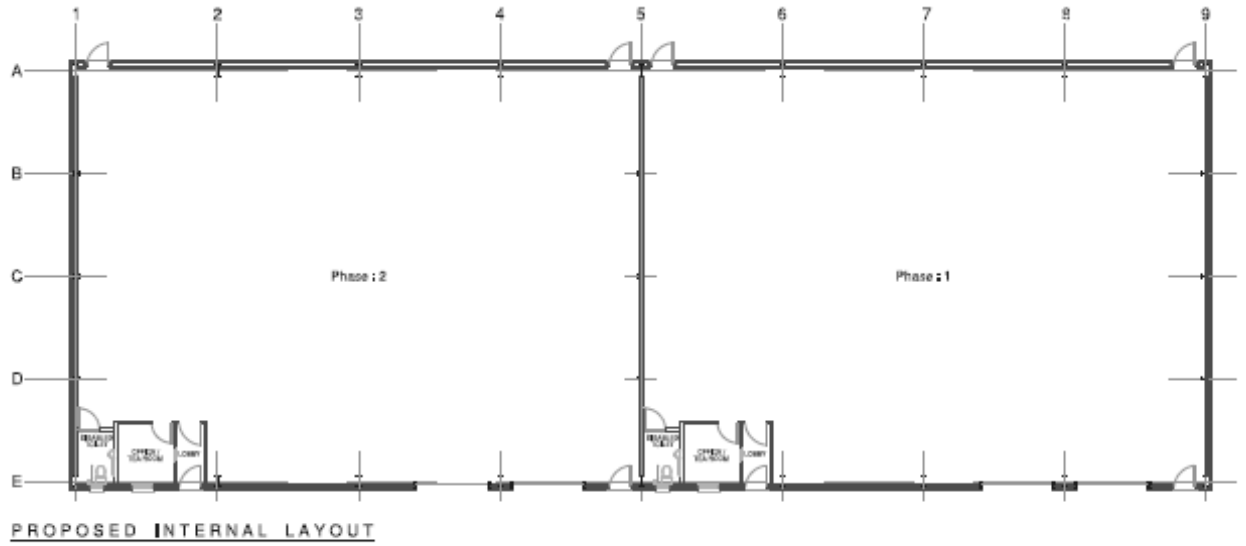


Containers to be removed

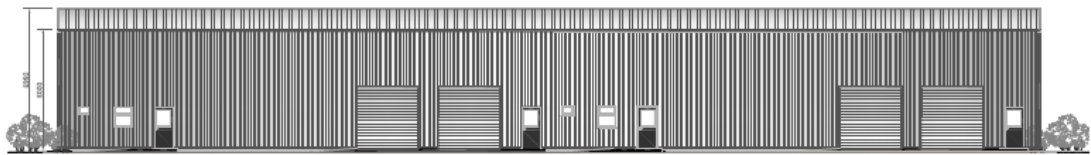
Plans (not to scale)



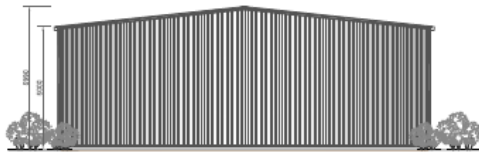
Site Plan



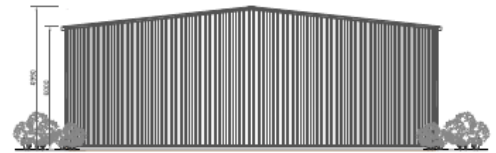
Elevation on G.L.A



Elevation on G.L.E



Elevation on G.L.1



Elevation on G.L.5