

Planning Committee

16 February 2012

Reference:
APP/11/01301

Area Team:
South Team

Case Officer:
Mr K Spilsbury

Ward:
Bromborough

Location: Harbison-Walker Refractory, DOCK ROAD SOUTH, BROMBOROUGH, CH62 4SQ

Proposal: Existing storage area clad walls & roof to be removed and replaced with new clad walls and higher level roof, the erection of a 4,300²ft and 17,000²ft extension to side and rear of existing storage area and associated works.

Applicant: ANH Refractories Europe Ltd
Agent : Muir Associates UK Ltd

Site Plan:



Development Plan allocation and policies:

Primarily Industrial Area

Planning History:

APP/04/07668 Installation of two propane tanks - Approved 23/01/2004

Summary Of Representations and Consultations Received:**REPRESENTATIONS**

Having regard to the Council's Guidance on Publicity for Applications, 20 notifications were sent to adjoining properties. A site notice was also displayed. At the time of writing this report no objections have been received.

CONSULTATIONS

Director of Law, HR and Asset Management (Pollution Control Division) - no objections

Director of Technical Services (Traffic & Transportation Division) - no objections

United Utilities - no objections

Health and Safety Executive - Do not advise against the development.

Director's Comments:**REASON FOR REFERRAL TO PLANNING COMMITTEE**

The proposal is a major development with a floor area over 100m² and is therefore required to be considered by the Planning Committee under the Council's adopted Scheme of Delegation for Determining Planning Applications.

INTRODUCTION

The proposed development is for the removal of the existing storage area clad walls and roof and replacement with new cladding and a higher roof and a new extension to the side and rear of the storage area creating a net additional gross floor space of 1980m².

PRINCIPLE OF DEVELOPMENT

The site is located within a Primarily Industrial Area and is therefore acceptable in principle subject to Policy EM8 - Development within Primarily Industrial Areas and as such Policy EM7 - Environmental Criteria for New Employment Development Policy and EM6 - General Criteria for New Employment Development.

SITE AND SURROUNDINGS

The building is located within a Primarily Industrial Area and is made up of a predominantly low level building with a tall centrally located section which extends to approximately 6.5m in height. The general character of the building is made up of a series of corrugated pitched roofs with an unassuming facade. To the front of the site is a two storey, flat roof office building with a hard standing area for car parking.

There is a large area of trees located to the east of the site that screens the existing building from the adjacent Mersey Estuary.

The site is accessed off Dock Road South and is surrounded by other industrial uses to the south and east, an office building and what appear to be allotment or market gardens to North.

POLICY CONTEXT

Policy EM8 - Development within Primarily Industrial Areas states:

Within the Primarily Industrial Areas indicated on the Proposals Map, proposals for the following uses will be permitted, subject to Policy EM6 and Policy EM7:

(i) uses falling within Classes B1, B2 or B8 of the Town and Country Planning (Use Classes) Order 1987; and

(ii) proposals for the reconstruction, extension or expansion of existing businesses, including those involving the introduction of a notifiable hazardous substance above its controlled quantity subject to Policy PO8.

The proposal is for an extension to an existing industrial use (B2) to extend the existing facilities.

The proposed extension will be located to the rear of the site away from Dock Road South on the South Eastern boundary.

It is considered that the proposal will improve the overall appearance of the building by re cladding the existing facade and increasing the overall height of the roof of the existing storage area so that there is a more attractive visual transition between the existing building and the proposed extension. The existing trees to the south east of the site will partially screen the development from the adjacent Mersey Estuary.

It is considered that due to the proposals siting and design the development will not lead to an unacceptable loss of amenity or have an adverse impact upon operations of neighbouring uses as the proposed extension is located within well within the site, thereby complying with the principles of Policy EM6 of Wirral's Unitary Development Plan.

The applicant also proposes to improve the traffic flow within the site by extending the perimeter site road together with a new vehicular entrance/exit onto Dock Road South. Following consultation with the Director of Technical Services (Traffic & Transportation Division) there have been no objections raised to the proposed scheme as it is deemed that the proposal does not generate traffic in excess of that which can be accommodated by the existing highway network. There is also a proposed increase in 10 on site car parking spaces proposed thereby providing an adequate supply of car parking. Should members be minded to approve the proposed scheme a condition can be imposed for cycle parking on the site.

It is considered that the proposed development is acceptable in terms of the criteria set out in Policy EM6, EM7 and EM8 of Wirral's Unitary Development Plan.

APPEARANCE AND AMENITY ISSUES

As described above, the existing building is located within a Primarily Industrial area and is made up of a predominantly low level building with a tall centrally located section which extends to approximately 6.5m in height. The general character of the building is made up of a series of corrugated pitched roofs with an unassuming facade. To the front of the site is a two storey, flat roof office building with a hard standing area for car parking.

The proposed extension will be located to the rear of the site and will involve the recladding of the existing storage area, the raising of the roof level to 4.3m at its highest point and a new extension to the side and rear of the storage area creating a net additional gross floor space of 1980m².

It is considered that the design of the proposed scheme will be in keeping with the general character of the industrial area and the recladding of the existing building will not only tie the extension into the existing building but will vastly improve the appearance of the building as a whole. Should members be minded to approve the proposed scheme a condition for samples of materials can be imposed to ensure the development is acceptable in terms of visual amenity.

SEPARATION DISTANCES

Separation distances do not apply in this instance, as no residential properties will be affected by the proposed development.

HIGHWAY/TRAFFIC IMPLICATIONS

The Director of Technical Services (Traffic & Transportation Division) has raised no objections to the proposed scheme as it is deemed that the proposal does not generate traffic in excess of that which can be accommodated by the existing highway network. There is also a proposed increase in 10 on site car parking spaces proposed thereby providing an adequate supply of car parking. Should

members be minded to approve the proposed scheme a condition can be imposed for cycle parking on the site.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

There are no Environmental/Sustainability issues relating to these proposals.

HEALTH ISSUES

There are no health implications relating to this application.

CONCLUSION

The proposed development is acceptable in terms of the criteria set out in Policy EM6, EM7 and EM8 of Wirral's Unitary Development Plan and is therefore recommended for approval.

Summary of Decision:

Having regards to the individual merits of this application the decision to grant Planning Permission has been taken having regards to the relevant Policies and Proposals in the Wirral Unitary Development Plan (Adopted February 2000) and all relevant material considerations including national and regional policy advice. In reaching this decision the Local Planning Authority has considered the following:-

The proposed development is acceptable in terms of the criteria set out in Policy EM6, EM7 and EM8 of Wirral's Unitary Development Plan and is therefore recommended for approval.

Recommended Approve
Decision:

Recommended Conditions and Reasons:

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990.

2. Before any construction commences, samples of the facing and roofing materials to be used in the external construction of this development shall be submitted to and approved in writing by the Local Planning Authority. The approved materials shall then be used in the construction of the development.

Reason: To ensure a satisfactory appearance to the development in the interests of visual amenity and to comply with Policy EM8 of the Wirral Unitary Development Plan.

3. No part of the development shall be brought into use until space and facilities for cycle parking of a type and in a location previously submitted to and agreed in writing by the Local Planning Authority have been provided and these facilities shall be permanently retained thereafter.

Reason: In the interests of highway safety and to accord with Policy EM6 in the in the Wirral Unitary Development Plan

4. Development shall not be commenced until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The provisions of the Travel Plan shall be implemented and operated in accordance with the timetable contained therein unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of highway safety and to accord with Policy EM8 in the in the Wirral Unitary Development Plan.

Further Notes for Committee:

Last Comments By: 22/12/2011 16:28:00
Expiry Date: 20/02/2012