

Planning Committee

13th December 2018

REPORT OF THE DIRECTOR

Reference: **APP/18/01198**

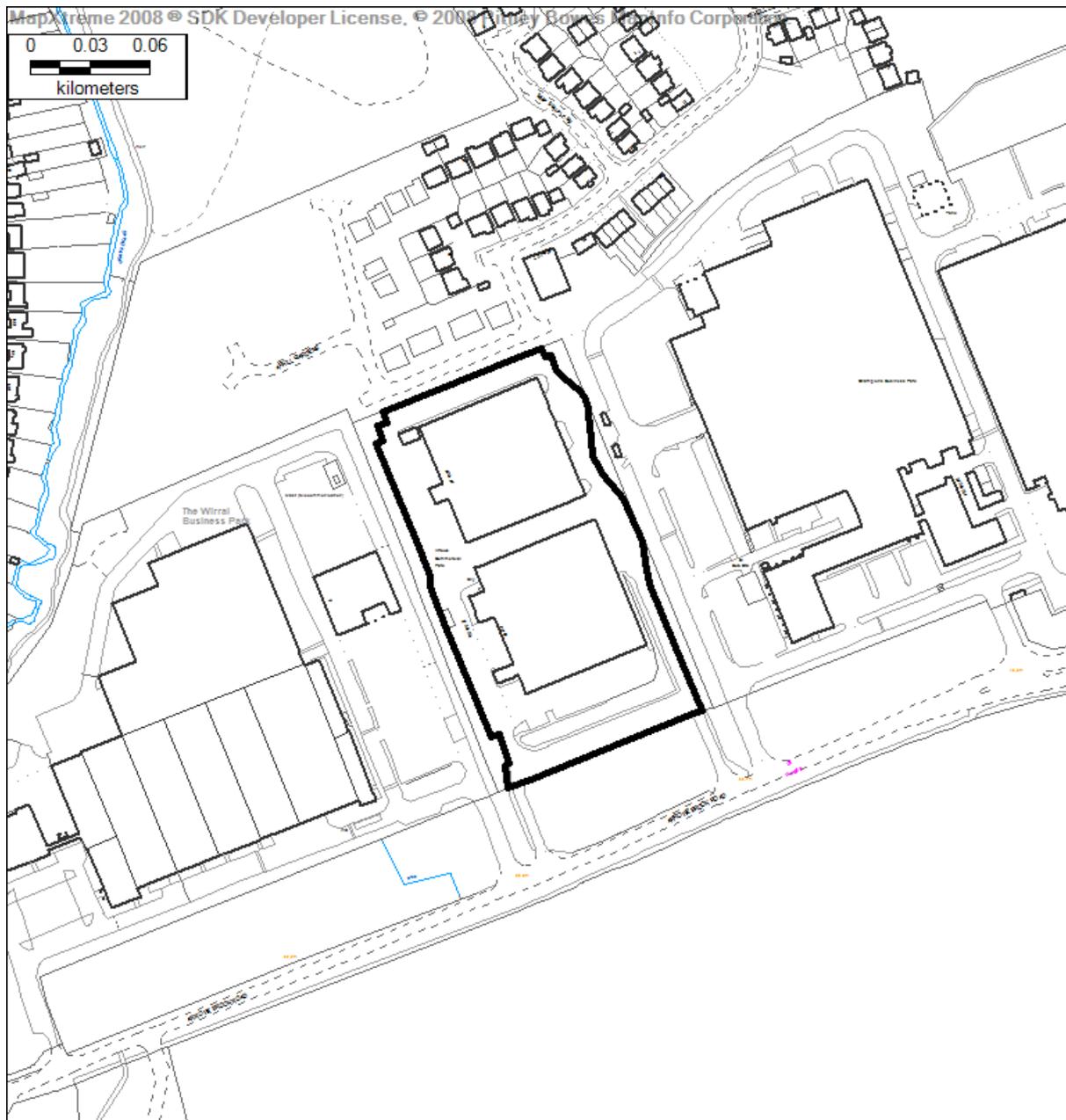
Proposed development: Proposed change of use of vacant Industrial unit to Gymnasium (Class D2) use

Site Address: Unit 11, Arrowe Commercial Park, ARROWE BROOK ROAD, UPTON, CH49 1AB

Applicant: Empowered Fit

Agent : Mr McHugh

Ward: **Greasby Frankby and Irby**



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1.0 RECOMMENDATION

1.1 Approve - subject to conditions detailed in paragraph 4.1

2.0 KEY ISSUES/SUMMARY OF RECOMMENDATION

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 policy advice. In reaching this decision the Local Planning Authority has considered the following:-

The application is contrary to UDP Policy EM8, there being no provision for gymnasiums which are identified as a town centre use in NPPF. Evidence of unsuccessful marketing over the past few years and the unavailability of grant funding in this particular case can be accepted as material considerations that indicate there is currently no reasonable prospect of a site being used for the designated employment purposes in the near to medium term. The applicant has also demonstrated there are currently no other sequentially preferable sites for accommodating the proposed gymnasium in the locality. Having regard to the town centre sequential test set out in the NPPF and the evidence on the prospects of securing the employment uses for the site, it is considered that the proposal would be acceptable on a temporary basis in this particular case as the proposed use of this building is unlikely to result in harm to neighbouring businesses or the viability of nearby retail centres.

3.0 RATIONALE

3.1 Reason for referral to Planning Committee

3.1.1 The proposed development is a departure from the development plan (Policy EM8)

3.2 Site and Surroundings

3.2.1 The proposal relates to Unit 11 which is a vacant industrial unit within a large industrial building located within Arrowe Commercial Park, on the north side of Arrowe Brook Road.

3.2.2 Arrowe Commercial Park is an industrial site containing two separate large 'hangar' type modern industrial single storey sheds which are subdivided into commercial units of varying sizes. Unit 11 sits on the east elevation side of the southern block. It is adjacent to Units 1 and 2 which lie on the southern elevation of this same block, facing the road, and which are already occupied and used by 'Empowered Fit' gymnasium, the applicants for this Unit 11 proposal.

3.2.3 The Commercial Park site as a whole is well screened by mature trees and landscaping, and is set back behind a large grassed verge and tree belt along the Arrowe Brook Road frontage. The whole site is lower down and sunken compared to the main road, and the visual impact of the site as a whole is minimal to the character of the surrounding area. It has 2 south side vehicular access points on to this road, and the buildings within the site are surrounded by large open areas and recessed areas around the edges that provide ample opportunities for on site parking, some of which have parking bays marked out in white.

3.2.4 This industrial site in Upton/Greasby area is bordered by further industrial land to the east Champions Business Park; and further industrial land to the west - The Wirral Business Park; all designated Primarily Industrial Area land under the adopted Wirral UDP (Policy EM8). There are new residential dwellings to the north (Atholl Duncan Drive). To the south of the site are the open fields, playing fields and woodlands of Arrowe Park, which is both designated Green Belt land (Policy GB2) and designated Countryside Recreation Site land (Policy TL11/1).

3.2.5 The premises are located approximately 800 metres from the nearest designated town centre, which is Upton Village Traditional Suburban Centre (Policy SH2/2) to the north-east of the premises. There is also a small retail development consisting of a number of large A1 retailers (Sainsburys, Argos, Homebase), designated as an Out of Centre Retail Development, which lies approximately 350 metres north of the premises, south of the Upton By Pass road.

3.3 Proposed Development

3.3.1 The proposal is for change of use of vacant industrial Unit 11 on the east side of the southern

building block to a Gymnasium use (within Class D2 (Assembly and Leisure) of the Use Classes Order).

- 3.3.2 The proposal will provide an extension to the existing neighbouring functioning Gymnasium use currently operated by the applicant 'Empowered Fit' that occupies the adjacent Units 1 and 2 to the south, a gymnasium use (Class D2) which was granted planning permission on 16 November 2017 (Ref: APP/17/0899). The gymnasium is popular and the applicants wish to provide additional space for a modern style gymnasium featuring state of the art exercise equipment and further facilities such as a dedicated weights area and a separate circuit training, in a single storey building.
- 3.3.3 The applicants agents have provided two detailed reports in support of their case for location here. This includes a Planning Statement – which contains details their property search requirements and the sequential test site search they have undertaken on potential alternative sites in town centre areas before selecting this site. They have also included a Justification for Loss of Employment Land statement, which includes estate agents marketing details and information to demonstrate that this vacant Unit has been continually marketed for over 18 months for industrial uses.

3.4 Development Plan

Adopted Wirral Unitary Development Plan (UDP) 2000

- 3.4.1 Policy EM8 Development within Primarily Industrial Areas: This states, that within the Primarily Industrial Areas indicated on the Proposals Map, proposals for the following uses will be permitted, uses falling within Classes B1, B2 or B8 of the Town and Country Planning (Use Classes) Order 1987 and 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.
- 3.4.1
- 3.4.2 Policy TR9- Requirements for Off Street Parking : This states that in assessing any off-street provision associated with development proposals, that the LPA will be guided by a number of considerations, including: the operational minimum and maximum level of car parking associated with the proposed development; road safety and traffic management issues in the locality of the proposal; and the likelihood of cars being parked on roads. Further supplementary guidance is given in adopted Supplementary Planning Document SPD4 on Parking Standards
- 3.4.3 Adopted Wirral SPD4 – Parking Standards (June 2007): Within this, the general parking standards set out in its tables show a maximum number of off street parking spaces that should be provided alongside new development and changes of use at existing premises like this. Spaces for vehicles carrying disabled people, service vehicles, taxis and motor cycles are the minimum required. The table for Use Class D2 (Assembly and Leisure) leisure facility uses like this proposed gymnasium requires a Maximum 1 space per 25 square metres of area, for staff and operational parking.
- Emerging Wirral Core Strategy Local Plan
- 3.4.4 Relevant policies in emerging Local Plan may be given weight according to the degree of consistency with to national policies in the revised National Planning Policy Framework (July 2018).
- 3.4.5 Emerging Draft Policy CS17 (as amended) - Protection of Employment Land (July 2013) Draft Policy CS17 (as amended) is relevant, as it seeks to safeguard employment land within designated employment areas such as the Primarily Industrial Area in which the application site lies, as designated under in the adopted Wirral UDP (Policy EM8) for B1, B2, and B8 uses. It also provides a method of considering potential losses of employment land on Primarily Industrial Area sites when changing to non compliant town centre uses such as this proposed D2 leisure use.
- 3.4.6 On Marketing, Policy CS17 on Protection of Employment Land states:
"Alternative uses will only be acceptable on land designated for B1,B2, B8 or other similar employment uses where:

2. The site has been continuously marketed for employment uses at realistic prices for a period of at least 12 months and there is no reasonable prospect of the site being re-used for employment uses; "

- 3.4.7 On a Sequential Test search for alternative sites, Policy CS17 on Protection of Employment Land states:
"Alternative uses will only be acceptable on land designated for B1, B2, B8 or other similar employment uses where:
6. In the case of main town centres uses, that the proposal has been subject to an impact and sequential test under national policy and meets the requirements of Policy CS29;"
- 3.4.8 Emerging Core Strategy Policy CS29 - Criteria for Edge-of-Centre and Out-of-Centre Facilities (July 2013) includes the statements that:
" New floorspace for Use Classes.....D2 and other main town centre uses outside the centres listed in Policy CS25, including changes of use,will be permitted where it can be demonstrated that:
1. No alternative, suitable sites are available, first within, and then at the edge of a centre listed in Policy CS25"
(Note: Policy CS25 = Hierarchy of Retail Centres (town centres locations)
- 3.4.8 Emerging Core Strategy Policy CS29 - Criteria for Edge-of-Centre and Out-of-Centre Facilities (July 2013) includes the statements that:
" New floorspace for Use Classes.....D2 and other main town centre uses outside the centres listed in Policy CS25, including changes of use,will be permitted where it can be demonstrated that:
1. No alternative, suitable sites are available, first within, and then at the edge of a centre listed in Policy CS25"
(Note: Policy CS25 = Hierarchy of Retail Centres (town centres locations)
- 3.4.9 It is noted that the list of current adopted and designated Town Centre areas can be found under Policy SH1 - Key Town Centres and Policy SH2 - Traditional Suburban Centres in the UDP, and they are also shown on the UDP Proposals Map.

3.5 Other Material Planning Considerations

The National Planning Policy Framework (July 2018)

- 3.5.1 On "*Building a strong, competitive economy*" (Chapter 6), and helping businesses, the NPPF, at paragraph 80 states:
" Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development."
- 3.5.2 Under NPPF paragraph 120, the Local Planning Authority would need to be satisfied that there is no reasonable prospect of the site being used for business purposes (Use Classes B1, B2 and B8 under UDP Policy EM8 and be prepared to reallocate the land for a more deliverable use through the Local Plan; and in the interim support planning applications on the basis that they would contribute to meeting an unmet need.
- The site has not been identified for deallocation in the current Development Options Review for the emerging Local Plan or in the Wirral Employment Land & Premises Study (EPLS), which indicates that the industrial estate is an important source of local employment and is of good quality albeit with some vacant units.
- 3.5.3 Main Town Centre Uses: - The definition of these, in the NPPFs Annex 2: Glossary includes:"more intensive sport and recreation uses (including.....health and fitness centres...)"
The proposed gymnasium D2 use here is therefore a town centre use under the NPPF.
- 3.5.4 On "*Ensuring the vitality of town centres*" (Chapter 7) the NPPF, with regard to a sequential

test site search, states at paragraph 86 that:

"Local authorities apply a sequential test to planning applications for main town centre uses which are neither in an existing centre nor in accordance with an up-to-date plan.

Main town centre uses should be located in town centres, then in edge of centre locations; and only if suitable sites are not available (or expected to become available within a reasonable period) should out of centre sites be considered."

- 3.5.5 Also on supporting the role town centres play, the NPPF states, on impact assessments, at paragraph 89, that:
"When assessing applications for retail and leisure development outside town centres, which are not in accordance with an up-to-date plan, local planning authorities should require an impact assessment if the development is over a proportionate, locally set floorspace threshold (if there is no locally set threshold, the default threshold is 2,500 sq.m of gross floorspace)"
This should include an assessment of impact of proposal on investment in a centre, and impact on town centre vitality and viability.
- 3.5.6 Under NPPF paragraph 89, as the area (549 sq metres) of this proposed town centre use proposal (outside of a centre) falls below the national default threshold of 2,500 sq metres gross floor space, an Impact assessment is not required, but a Sequential test is required.
- 3.5.7 National policy in the NPPF and emerging Policy CS17 and therefore require information on a sequential test be submitted with the application, showing that developers have looked at sites in designated town centres first.

3.6 Assessment

3.6.1 The main issues pertinent in the assessment of the proposal are;

- Principle of development
- Assessment of Proposed Use against Adopted Wirral Policy, Emerging Wirral Policy, and the revised National Planning Policy Framework (NPPF), with regard to Site marketing and Sequential Test Search
- Highways and Traffic Implications

Main Issues

- 3.7 Principle of Development:
- 3.7.1 The proposal is a departure from the adopted development plan the site being designated as part of a Primarily Industrial Area subject to UDP Policy EM8. The application must be determined in accordance with the statutory development plan unless material considerations indicate otherwise.
- 3.8 Assessment of Proposed Use against Adopted Wirral Policy, Emerging Wirral Policy, and the revised National Planning Policy Framework (NPPF), with regard to Site marketing and Sequential Test Search
- 3.8.1 Wirral UDP Policy EM8 on Development within Primarily Industrial Areas: As within the Primarily Industrial Areas indicated on the Proposals Map only proposals for the uses falling within Classes B1, B2 or B8 of the Town and Country Planning (Use Classes) Order 1987 (as amended) will be permitted, the proposed D2 use is therefore not in accordance with the UDP and is a departure from the development plan.
- 3.8.2 Emerging Wirral Policy and NPPF and Site Marketing
On marketing, the Justification For Loss of Employment Land Statement contains appropriate evidence of and agents brochures and information and marketing activity that has taken place over quite a period of time for this Unit 11 and Park site as whole.
- 3.8.3 To check the prospects of the industrial units attracting employment uses, the applicants had previously contacted Wirral Chamber of Commerce regarding current financial support for industrial businesses, and the Wirral Chamber of Commerce had confirmed that there are no

start up loans on offer or grants available, a regional growth fund was available to existing businesses however this fund has now come to an end with no planned replacement.

- 3.8.4 In accordance with Wirral Policy CS17, the site (including Unit 11) has been continuously marketed for employment (B1, B2, B8) uses at realistic prices for at least the past 12 months up to the submission of this current planning application (i.e. at least from August 2017 to September 2018, and before that and is still being marketed today. This meets the marketing requirements of emerging Policy CS17. The statement and evidence show there has been little interest in re-using the site in this time, and there is no reasonable prospect of the site being re-used for employment purposes.
- 3.8.5 Emerging Wirral Policy and NPPF and Sequential Test Search for Sites
In their Planning Statement the applicant has given the following information regarding their search for alternative sites:
- 3.8.6 They set out their search parameters for the type of sites and floorspace they were looking for, including preferably vacant D2 use sites. They state that the gymnasiums existing catchment area and proposed catchment area including additional space is the whole Wirral peninsula. A sequential test search for alternative D2 use sites in town centre locations within this catchment area was carried out and researched and results are contained within Appendix 1 of their Planning Statement
- 3.8.7 For suitable sites they first searched within the designated town centres listed under adopted Wirral UDP Policies SH1 and SH2 (Key Town Centres and Traditional Suburban Centre locations) They then searched for sites at the edge of these centres for potential suitable locations. Only then did they search for suitable sites in out of town centre locations in the Wirral area which included business parks and employment areas. They conducted this sequential site search in accordance with the sequential test search requirements of the revised NPPF (Paragraph 86) and emerging Wirral Core Strategy Policy CS17.
- 3.8.8 In their Planning Statement Conclusion they include the following statements:
“The sequential test search for alternative D2 use sites in Wirral UDP designated town centre locations has concluded that there are no other suitable buildings available for this proposal in the local town centre. Furthermore there are no suitable units on the edge of the centres or in other out of town centre locations that will suit the business model of the proposed gym that are more suitably located.” And:
- 3.8.9 “To leave the Units at Arrowe Commercial Park and look for a larger unit elsewhere would economically not be viable and would most definitely lose members, staff and would therefore destroy the success the gym has built of the past years. It has therefore been concluded that all available properties on the Wirral aren’t suitable for this business. The current business needs to remain in its current location and make use of the vacant unit to strengthen the business further.

We would put forward and as demonstrated by the accompanying Justification for Loss of Employment Land that the units can be difficult to let to industrial and employment uses, which is demonstrated by the occupancy figures at the site over the last number of years.” And:
- 3.8.10 “The building instead would be perfect for the existing gymnasium to extend providing an enlarged modern gym environment which would continue to energise the site and create much needed income to reinvest in the site. There are no alterations proposed to the building which means there would be no effect to the character of the industrial area. The extended gymnasium will continue to improve the health and well-being of the local community.” And
- 3.8.11 “The Gym would provide additional employment. Currently the gym employees the equivalent of 20 full time employees. With the additional area the Gym anticipates a staff growth employing the equivalent of 25-30 full time employees in total.” And

- 3.8.12 “We would therefore propose that the use is viable, will bring a vacant building back into use and provide social and economic benefits to the area and should be considered an acceptable use of the building, which would not materially harm the character of the industrial area and meets the criteria of the NPPF.” And
- 3.8.13 “We also confirm we have undertaken the required sequential test site search within designated town centres and edge of town centre locations as required by the NPPF an emerging Wirral Core Strategy Policy CS17 indicating no alternative suitable sites are available”
- 3.8.14 Therefore it is considered that the applicant has provided sufficient evidence of available but unsuitable sites across the Wirral that they have discounted for the proposed use. Marketing evidence has also been provided from the current agents along with information on vacancy rates within the industrial area.

3.9 Highways and Traffic Implications:

- 3.9.1 SPD4 states maximum parking standards for D2 uses (1 space per 25m² for D2 uses). The Arrow Commercial Park has many open areas where parking can take place. The agent has stated that parking arrangements within the site are on an informal basis with the land owner. Discussions have taken place with the Highway Authority, who wish to prevent any overspill parking on Arrowe Brook Road, for highway safety reasons. The applicants Block Plan shows a maximum 40 additional spaces for the gymnasium use shall be provided, when adding Unit 11, so that a maximum of 80 spaces in total for the gymnasium users (based on max SPD parking standard). The applicants Block Plan has also included a supplementary note, as parking is informally arranged in this site, stating that: “*If all above car parking spaces are full at any one time, any excess parking requirements will be accommodated by use of other vacant parking spaces within Arrowe Commercial Park, on an informal basis*”.
- 3.9.2 The Highway Authority have raised no objection to the proposal and this parking arrangement, subject to use of a condition limiting potential car parking overspill to other spaces within the site, at a busy time on the informal basis the applicants have suggested.

Other Issues

3.10 Design/Appearance Issues:

- 3.10.1 There is no material change to the external appearance of the Unit, the change of use will take place within the existing building and have no external impact. The conversion of this unit would have a limited impact on the visual character of the industrial area. The proposal would bring back into use one of the vacant units out of 9 currently vacant units, which would be a positive contribution to maintaining active uses in the surrounding area.

3.11 Environmental/Sustainability/Ecology Issues:

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

3.12 Amenity:

- 3.12.1 There are no residential properties nearby that will be adversely affected by this development, and separation distances do not apply in this instance.

3.13 Health Issues:

- 3.13.1 There are no health issues relating to this proposal. The proposal will provide extra gymnasium space for people to undertake fitness and health giving activities.

3.14 Conclusion

- 3.14.1 The application is contrary to UDP Policy EM8, there being no provision for gymnasiums which are identified as a town centre use in NPPF. The site has not been identified for deallocation in the current Development Options Review for the emerging Local Plan or in the

Wirral Employment Land & Premises Study (EPLS), which indicates that the industrial estate is an important source of local employment and is of good quality albeit with some vacant units. However, evidence of unsuccessful marketing over the past 18 months and the unavailability of grant funding in this particular case suggests there is currently no reasonable prospect of a site being used for the designated employment purposes in the near to medium term. The applicant has also demonstrated there are currently no other sequentially preferable sites for accommodating the proposed gymnasium in the locality. In which case, a temporary permission could be justified and enable for further assessment in the light of future economic condition.

- 3.14.2 Having regard to the sequential test set out in the NPPF and the evidence on the prospects of securing the employment uses for the site it is considered that the proposal would be acceptable on a temporary basis in this particular case as the proposed use of this building is unlikely to result in harm to neighbouring businesses or the viability of nearby retail centres.

4.0 RECOMMENDATION

4.1 Approve - subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

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

2. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority and listed as follows: Drawings and reports numbered: 2018 017 300 001 Revision 01 (Existing and Proposed Unit Plans), received on 4 October 2018; 2018 017 000 LP01 Revision 01 dated 21.11.18 (1:1250 Location Plan), received on 21 November 2018; 2018 017 000 LP02 Revision 01 dated 21.11.18 (1:500 Block Plan), received on 21 November 2018; Justification for Loss of Employment Land Statement, Sept 2018 – Rev A, received on 4 October 2018; Planning Statement, November 2018 – Rev B, received on 22 November 2018.

Reason: For the avoidance of doubt and to define the permission.

3. The Unit 11 at Arrowe Commercial Park shall be used as a gymnasium and for no other purpose (including any other purpose in Class D2 of the schedule to the Town and Country Planning (Use Classes) Order 1987 as amended, or any subsequent Order or statutory provision revoking or re-enacting that Order.

Reason: In order to protect the character of the area and amenities of nearby occupants and to accord with the National Planning Policy Framework.

4. The use hereby permitted shall be discontinued and the building and land restored to its former condition on or before 16 November 2027 in accordance with a scheme of work(s) to be submitted to and approved in writing by the Local Planning Authority.

Reason: To enable an assessment of the effect(s) of the development on the amenities and character of the area, having regard to Policy EM8 of the Wirral Unitary Development Plan, and to accord with Condition 6 (10 years) of the gymnasium use permission granted to adjoining Units 1 and 2 on 16 November 2017 (Reference: APP/17/0899).

5. All vehicle parking for gymnasium users and staff shall take place within the Arrowe Commercial Park site area on the car parking space areas for gymnasium use shown on the 1:500 Block Plan; unless these spaces are completely full at any one time, when excess parking shall be accommodated on other available spaces within the site, on an informal

basis.

Reason: In the interests of highway safety.

6. NO DEVELOPMENT SHALL TAKE PLACE until details of secure covered cycle parking and/or storage facilities have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be provided in accordance with the approved details and made available for use prior to the first use of the development hereby permitted and shall be retained for use at all times thereafter.

Reason: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than the private car, having regard to Policy TR12 of the Wirral Unitary Development Plan.

5.0 PLANNING HISTORY

Location: Vacant Factory, 1 Arrowe Brook Road, Upton, Wirral, CH49 1SX
Application Type: Full Planning Permission
Proposal: Recladding of elevations, new openings and infrastructure
Application No: APP/07/07011
Decision Date: 05/12/2007
Decision Type: Approve

Location: Vacant Factory, 1 Arrowe Brook Road, Upton, Wirral, CH49 1SX
Application Type: Full Planning Permission
Proposal: Demolition of existing single storey structures and recladding of elevations to form additional openings
Application No: APP/07/07206
Decision Date: 10/01/2008
Decision Type: Approve

Location: Micropore ,1 Arrowe Brook Road ,Upton ,L49 1SX
Application Type: Full Planning Permission
Proposal: Erection of canteen and alterations to elevations
Application No: APP/82/20498
Decision Date: 18/06/1982
Decision Type: Approve

Location: Micropore 1, Arrowe Brook Road, Upton. L49 1SX
Application Type: Full Planning Permission
Proposal: New Windows.
Application No: APP/85/05451
Decision Date: 09/04/1985
Decision Type: Approve

Location: Micropore Insulation, 1, Arrowe Brook Road, Upton. L49 1SX
Application Type: Full Planning Permission
Proposal: Erection of a single storey extension for canteen.
Application No: APP/90/05154
Decision Date: 22/03/1990
Decision Type: Approve

Location: Micropore Insulation, 1, Arrowe Brook Road, Upton. L49 1SX
Application Type: Full Planning Permission
Proposal: Erection of a first floor extension to offices and an external fire escape.
Application No: APP/90/06569
Decision Date: 10/09/1990
Decision Type: Approve

Location: Micropore Insulation, 1, Arrowe Brook Road, Upton. L49 1SX

Application Type: Full Planning Permission
Proposal: Erection of a first floor extension.
Application No: APP/93/06023
Decision Date: 03/09/1993
Decision Type: Approve

Location: Unit 1&2, Arrowe Commercial Park, ARROWE BROOK ROAD, UPTON,
CH49 1AB
Application Type: Full Planning Permission
Proposal: Proposed change of use from vacant Industrial unit to D2 Use - Gymnasium
Application No: APP/17/00899
Decision Date: 17/11/2017
Decision Type: Approve

Location: Unit 1 And 2 Wirral Business Park, Arrowe Brook Road, Upton, Wirral, CH49
1SX
Application Type: Full Planning Permission
Proposal: Change of use to leisure (for soft play based family entertainment centre)
Application No: APP/07/07077
Decision Date: 30/05/2008
Decision Type: Refuse

Location: Insulation Factory ,1 Arrowe Brook Road ,Upton ,L49 1SX
Application Type: Full Planning Permission
Proposal: Construction of an office extension.
Application No: APP/84/25942
Decision Date: 30/11/1984
Decision Type: Conditional Approval

Location: Micropore International Ltd.,1 Arrowe Brook Road,Upton,L49 1SX
Application Type: Full Planning Permission
Proposal: Erection of factory extension for storage and production.
Application No: APP/80/14696
Decision Date: 14/02/1980
Decision Type: Conditional Approval

6.0 WARD MEMBER COMMENTS

6.1 No comments received.

7.0 SUMMARY OF REPRESENTATIONS

7.1 REPRESENTATIONS

Having regard to the Council's Guidance for Publicity on Planning Applications, 7 notifications were sent to adjoining properties; and a site notice was displayed near the site, in 3 different locations. At the time of writing this report no objections have been received

7.2 CONSULTATIONS

Environmental Health - No objection

Highways - No objection

8.0 CASE OFFICER: Mr B Smith

Senior Planning Officer

9.0 DATE PREPARED: November 28, 2018