

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

7th March 2007

AUTHOR/S: Executive Director / Corporate Manager - Planning and Sustainable Communities

S/0076/07/F - PAMPISFORD

Extension at Eastern Counties Leather Plc, Langford Arch Industrial Estate, London Road - for Eastern Counties Leather Plc

Recommendation: Approval

Date for Determination: 8th March 2007

Notes:

This Application has been reported to the Planning Committee for determination because Pampisford Parish Council recommends refusal, contrary to the officer recommendation.

Site and Proposal

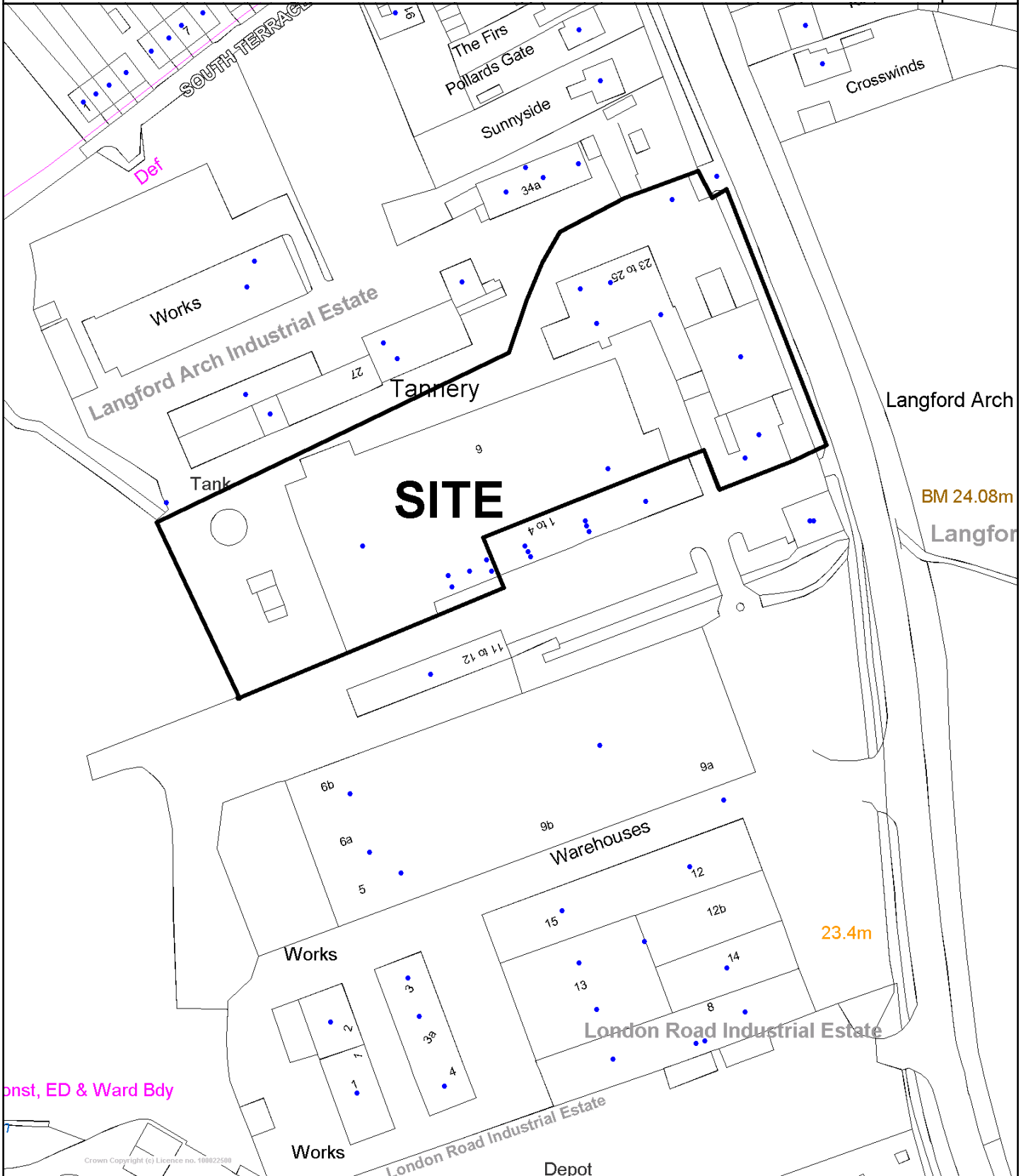
1. Eastern Counties Leather is a large, two-storey factory building that is situated on the northern section of the Langford Arch Industrial Estate, within the Pampisford village framework. The site lies just outside Flood Zone 2 (medium risk) as defined by the Environment Agency.
2. The application, received on 11th January 2007, proposes the erection of a two-storey extension on the northern side of the building to be used as a finished goods store. It measures 22.95 metres in length, 3.25 metres in width, and 6.2 metres in height and would replace the existing plant room, external staircase and area used for outside storage. The proposed materials are brick and fibre cement panels to match the existing building.

Planning History

3. Planning permission was granted in July 2005 for an extension to the factory for a seasoning drum area (reference **S/0805/05/F**).
4. Planning permission was granted in November 2005 for an open building to the west of the main factory for the storage and loading/unloading of hides and skins prior to treatment (reference **S/1364/04/F**). This application also included improvements to the main entrance to the site.

Planning Policy

5. **Policy P1/3** of the Cambridgeshire and Peterborough Structure Plan 2003 seeks to ensure that all new developments incorporate high standards of design that respond to the local character of the built environment.
6. **Policy EM7** of the South Cambridgeshire Local Plan 2004 supports the expansion of existing firms within village frameworks providing there would be no adverse impact



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upon residential amenity, traffic conditions, village character, other environmental factors, and the development would contribute to a greater range of employment opportunities. It also restricts occupancy of new premises.

7. **Policy CS5** of the South Cambridgeshire Local Plan 2004 states that planning permission will not be granted for development where the site is liable to flooding or where development is likely to increase the risk of flooding elsewhere by materially impeding the flow or storage of flood water; increase the risk of flooding in areas downstream due to additional surface water run-off; or increase the number of peoples or properties at risk, unless it is demonstrated that the above effects can be overcome by appropriate alleviation and mitigation measures.

Consultations

8. **Pampisford Parish Council** recommends refusal and makes the following comments:-
 - a) The plans enclosed with this application are unclear and insufficient to see clearly where the extension is being sited;
 - b) We feel that a site visit by planning officers would be advisable as the plans submitted look as though they will involve extending the present building outwards by about 3 metres. This will then encroach upon the width of the road access for lorries and emergency vehicles going to buildings beyond, including one currently under construction;
 - c) The entrance from London Road, to the whole site has not yet been widened, which was one of the conditions of a previous planning approval (3 years ago?) on this site; and,
 - d) Are the Health and Safety Executive aware of the processes occurring on the site? Are the use of chemical and their disposal regulated in any way?
9. The **Chief Environmental Health Officer** has concerns that problems could arise from noise and suggests conditions in order to minimise the effects of the development upon nearby residents or occupiers and informatives with regards to environmental pollution.
10. **Environment Agency** comments are awaited.

Representations

11. None.

Planning Comments – Key Issues

12. The main issues to be considered relate to:-
 - a) The principle of expansion of this employment site;
 - b) Siting, design and external appearance of the building;
 - c) Highway safety; and,
 - d) Environmental issues.

The Principle of Expansion

13. Eastern Counties Leather Plc. is an existing local firm that is situated on an industrial estate within the village framework and its expansion is considered acceptable in principle.

Siting, Design and External Appearance of the Building

14. The extension would project three metres from the building and would be situated between two loading bay doors in a space that is currently occupied by a plant room, staircase and external storage area. It would not encroach upon the main part of the internal road network, the width of which would remain at 5 metres, which is above the 3.7 metres required to allow emergency vehicles to access the buildings beyond. The design and external appearance of the building visually matches that of the existing building and the adjacent extension recently granted planning permission.

Highway Safety

15. Whilst the extension would increase the floor area of the building by approximately 66 square metres, it would not result in additional traffic movements in and out of the site, as the extension would be used for a purpose that is already an existing use on the site. Therefore, the access width is considered acceptable in relation to this application. I will, however, investigate the condition on the previous consent in relation to the width of the access as raised by Pampisford Parish Council and liaise with the Local Highway Authority in regards to whether the works have been carried out. This would not affect the outcome of this application.

Environmental Issues

16. The use of the extension would be for the storage of finished wool and rugs at the end of the production line before they are collected for transportation to retail outlets. It is not be used as part of the industrial process. I do not consider that the Health and Safety Executive would have any concern, as the extension would not involve the use or storage of hazardous substances or chemicals.
17. The Council is aware that groundwater within the area is known to have been contaminated by solvents from a nearby industrial process. Safeguarding conditions and informatives would be attached to any consent to ensure that the extension accords with health and safety standards.
18. Noise, odour, dust and fumes from the extension is unlikely to be a problem as its use is for storage and conditions regarding the type of equipment and hours of use would be attached to any consent.
19. The site lies just outside Flood Zone 2 (medium risk) as defined by the Environment Agency. The highest flood level recorded on the site was in 1968 and measured at 21.82m AOD. In a previous application the Environment Agency stated that floor levels should be set a minimum of 300mm above the highest recorded flood level. The floor levels of the building would be at 23.00 AOD and 900mm above the recommended minimum floor level. I do not consider that the proposed development would be at risk of flooding.
20. The extension would increase the floor area of the building by 66 square metres, but would be built upon an existing area of hardstanding. I do not consider that the extension would increase the risk of flooding to the surrounding areas as it would not result in additional surface water run-off.

Other Matters

21. The site location plan plainly shows the location of the extension on the north of the main building and the site survey shows the existing site layout but marks the position of the seasoning drum extension already granted consent and the proposed finished good store extension that is subject of this application. In addition, the elevations show the position of the extension between the two loading bay doors on the elevation. I do not therefore consider that the plans are unclear.

Recommendation

22. Approval subject to conditions:
1. Standard Condition A – Time limited permission (Reason A);
 2. Sc19- Matching Materials (Sc19);
 3. During the period of construction, no power operated machinery (or other specified machinery) shall be operated on the premises before 08.00 hours on weekdays and 08.00 hours on Saturdays nor after 18.00 hours on weekdays and 13.00 hours on Saturdays (nor at any time on Sundays or Bank Holidays), unless otherwise previously agreed in writing with the Local Planning Authority in accordance with any agreed noise restrictions.
(Reason - To minimise noise disturbance to adjoining residents);
 4. Details of the location and type of any power driven plant or equipment including equipment for heating, ventilation and for the control or extraction of any odour, dust or fumes from the building but excluding office equipment and vehicles and the location of the outlet from the building of such plant or equipment shall be submitted to and approved in writing by the Local Planning Authority before such plant or equipment is installed; the said plant or equipment shall be installed in accordance with the approved details and with any agreed noise restrictions.
(Reason - To protect the occupiers of adjoining buildings from the effect of odour, dust or fumes);

+ any additional conditions requested by Environment Agency.

Informatives

Reasons for Approval

1. The development is considered generally to accord with the Development Plan and particularly the following policies:
 - **Cambridgeshire and Peterborough Structure Plan 2003: P1/3** (Sustainable design in built development)
 - **South Cambridgeshire Local Plan 2004: EM7** (Expansion of Existing Firms at Villages), **CS5** (Flood Risk)
2. The development is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:
 - Clarity of plans
 - Highway safety

- Health and safety
- Noise

General

1. Should pile driven foundations be proposed, then before works commence a statement of the method for construction of these foundations shall be submitted to the District Environmental Health Officer so that noise and vibration can be controlled.
2. During construction, there shall be no bonfires or burning of waste on site except with the prior permission of the District Environmental Health Officer in accordance with best practice and existing waste management legislation.
3. The ground water underlying this area is known to have been contaminated by solvents from a nearby industrial process. Whilst the Council is not aware of any problems at the moment and the health risk is thought to be negligible it may be prudent to install gas impermeable membrane in the foundations of the building and to treat all services to prevent the ingress of solvent vapours. If you require any further information, please contact the Specialist Support Unit within the Environmental Health Department.
4. South Cambridgeshire District Council: Health Act 2006- Smoke Free Public Places.

South Cambridgeshire District Council is keen to promote smoke free public places in accordance with the proposed regulations under the Health Act 2006. The regulations will require all substantially enclosed buildings (not including private accommodation) to be smoke free. As smokers will not be allowed to smoke in any substantially enclosed place from the 1st July 2007, you should consider the implications for your development.

If you need any further help or guidance in complying with the new legislation, please contact Iain Green on 08450 450063 or e-mail ian.green@scambs.gov.uk

Background Papers: the following background papers were used in the preparation of this report:

- Cambridgeshire and Peterborough Structure Plan 2003
- South Cambridgeshire Local Plan 2004
- Planning File references S/0076/07/F, S/0805/05/F and S/1364/04/F

Contact Officer: Karen Bonnett – Planning Assistant
Telephone: (01954) 713230