

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Development and Conservation Control Committee 3rd November 2004
AUTHOR/S: Director of Development Services

S/1364/04/F - Pampisford
Storage Building on land rear of Eastern Counties Leather, London Road for Eastern Counties Leather PLC

Recommendation: Approval

Departure Application

Site and Proposal

1. The main body of the application site (i.e. excluding the access) measures approximately 120m x 28m and, at the time of the case officer's site visit, was being used for outside storage, mainly for pallets. The site is accessed from London Road through the Eastern Counties Leather site to the east of the main body of the site. There is open land to the north and south and the bypass to the west.
2. This full application, registered on the 1st July 2004, proposes the erection of a 84m x 17m x 9m high building to be used for the storage of animal hides and skins in association with Eastern Counties Leather's adjacent operation. Three of the walls of the building would be 'Yorkshire boarding', with the fourth being open. Plastic coated steel sheeting would be used for the roof. Improvements to the access onto London Road are proposed.

Planning History

3. There is an extant, unimplemented permission for a slightly smaller storage building (84m x 14m x 9m high) for Eastern Counties Leather on the site (**S/0094/02/F**).

Planning Policy

4. Local Plan 2004 **Policy Pampisford 1** allocates 2.3 ha of land west of Eastern Counties Farmers Leather, including the application site, for industrial use.
5. Local Plan 2004 **Policy EM1** relates to this same 2.3 ha area of land and states that it is allocated for Use Class B1 (offices; research and development; and light industry).
6. Part of the site is within the Environment Agency's Flood Risk Zone 3. The remainder of the main body of the site is within Flood Risk Zone 2. Local Plan 2004 **Policy CS5** states that planning permission will not be granted for development where the site is liable to flooding, or where development is likely to: (1) increase the risk of flooding elsewhere by materially impeding the flow or storage of flood water; (2) increase flood risk in areas downstream due to additional surface water runoff; or (3) increase the number of people or properties at risk unless it is demonstrated that these effects can be overcome by appropriate alleviation and mitigation measures and secured by planning conditions or planning obligation providing the necessary improvements which would not damage interests of nature conservation.

Structure Plan 2003 **Policy P1/2** states that no new development will be permitted within or which is likely to adversely affect functional flood plains or other areas where adequate flood protection cannot be given and/or there is significant risk of increasing flood risk elsewhere. Structure Plan **Policy P6/3** states that, if development is permitted in areas where flood protection is required, flood defence measures and design features must give sufficient protection to ensure that an unacceptable risk is not incurred, both locally and elsewhere.

7. Structure Plan 2003 **Policy P1/3** requires a high standard of design for all new development which responds to the local character of the built environment.

Consultation

8. **Pampisford Parish Council** was consulted but no comments have been received.
9. **Chief Environmental Health Officer** states that, prior to the development commencing, an investigation of the site shall be undertaken to establish the nature and extent of any contamination together with details of any necessary remediation strategy and post-remediation testing.
10. **Local Highway Authority** states that it has no comment.
11. **Environment Agency** recommends conditions to be attached to any approval relating to schemes for ground contamination investigation, assessment and remediation and pollution control. It also makes advisory comments.
12. **Cambs Fire & Rescue Service** asks that adequate provision is made for fire hydrants by S.106 Agreement or condition.

Representations

13. Eastern Counties Leather Group (a separate company from Eastern Counties Leather PLC) asks that the following concerns be taken into account:
 - Impact of proposed use on neighbouring properties, including odour and airborne salt;
 - Drainage;
 - Groundwater pollution;
 - Increased traffic; and
 - The need to ensure the proposed access can and would be provided.

It also states that it did not receive the original requisite notice from the applicants.

Planning Comments – Key Issues

14. The key issues in relation to this application are:
 - Whether there are any material planning considerations which justify approving the application as a departure from the development plan;
 - Environmental matters including ground contamination and pollution control;

- Design/visual impact of the development; and
 - Highway matters.
15. The application is a departure from the development plan in that, as it does not involve B1 development, the development does not comply with the B1 allocation of the site (Local Plan Policy EM1). However, the proposed building would be in place of the similar sized storage building in the same position approved but not implemented under reference S/0094/02/F. The only difference between the two schemes being that the proposed building is 17m rather than 14m wide. In a letter submitted as part of the application, the agent states that this additional width is required because: when the original permission was granted, skins could be prepared and stand outside under tarpaulins and then loaded before leaving the site but this is no longer possible; even these loads will need to be stored in secure conditions; new regulations forbid external loading and unloading; the building must therefore be capable of accommodating lorries as they load and unload; there would therefore be no further activity on the site as a result of the larger building and no additional skins would be stored, staff required or additional traffic movements generated as a result. In view of the extant permission, and given that the building would provide ancillary storage in association to the adjacent Eastern Counties Leather operation, I consider that these matters are material planning considerations which justify approving the application as a departure from the development plan. In view of the extant permission, I also consider that the development would not seriously prejudice the implementation of the development plan and, if Members are minded to support the application, it would not therefore be necessary to refer it to the Secretary of State.
16. Environmental matters and highway matters, including the requirement for improvements to the access onto London Road can be secured by condition. The design/visual impact of the development would be acceptable. In addition to meeting planning requirements, the development and use are also likely to have to meet the requirements of other legislation eg. the Environmental Protection Act.

Recommendation

17. Approval subject to the conditions attached to planning permission S/0094/02/F (including the conditions stating that the building shall not be used other than as ancillary storage for Eastern Counties Leather PLC and requiring schemes of ground contamination and pollution control to be agreed and implemented and the condition relating to the junction improvements to require the works to be completed before development commences) plus an additional condition relating to the provision of fire hydrants.

Informatives

Reasons for Approval

1. Although the proposal is not in accordance with Policies EM1 and "Pampisford 1" of the South Cambridgeshire Local Plan 2004, it is considered to be acceptable as a Departure from the Development Plan for the following reasons: there is an extant permission for a similar sized storage building on the site; and the building would provide ancillary storage in association to the adjacent Eastern Counties Leather operation.

2. The development is considered generally to accord with the Development Plan in all other respects and particularly the following policies: Cambridgeshire and Peterborough Structure Plan 2003 Policies P1/2 (Environmental Restriction on Development), P1/3 (Sustainable Design in Built Development) and P6/3 (Flood Protection); and South Cambridgeshire Local Plan 2004 Policies CS5 (Flood Protection) and Pampisford 1 (Industrial Use Allocation).
3. The development is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise: Impact of proposed use on neighbouring properties, including odour and airborne salt; Drainage; Groundwater pollution; Increased traffic; and the need to ensure the proposed access can and would be provided.

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

South Cambridgeshire Local Plan 2004
Cambridgeshire and Peterborough Structure Plan 2003
Planning file Ref: S/0094/02/F and S/1364/04/F.

Contact Officer: Andrew Moffat – Area Planning Officer
Telephone: (01954) 713169