DELEGATED FILE NOTE

CASE OFFICER: ...Ben Glover.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00918/FP	Erection of side extension to existing warehouse.	Unit 22 Cam Centre Wilbury Way Hitchin Hertfordshire SG4 0TW

Submitted Plan Nos

PL001 PL101 PL102C PL103B PL201A PL202B

1.0 Policies

1.1 **North Hertfordshire District Local Plan No.2 with Alterations**

Policy 8 – Development in Towns
Policy 36 – Employment Provision
Policy 55 – Car Parking Standards

1.2 **National Planning Policy Framework**

Chapter 1 – Building a strong, competitive economy
Chapter 7 – Requiring good design

1.3 **North Hertfordshire Draft Local Plan 2011-2031 - (Approved by Full Council April 2017)**

ETC1 – Appropriate uses in Employment Areas
D1 – Sustainable Design
T2 – Parking

1.4 **Supplementary Planning Document**

Vehicle Parking at New Development SPD (2011)

2.0 **Site History**

2.1 None relevant

3.0 **Representations**

3.1 **Site Notice:**

Start Date: 08/05/2018 Expiry Date: 29/05/2018

3.2 **Press Notice:**

Start Date: Expiry Date:

3.3 **Neighbouring Notifications:**

The owners/occupiers of Units 2-4, 5, 6, 7, 8A & 9A, 10, 11, 12-14, 15, 16, 17, 18, 19, 20, 21, 24, 25, 26, 27, 28-30, 31 Cam Centre, Wilbury Way and Unit 4 Wilbury Court were notified on 12/04/2018. No neighbouring representations have been received.

3.4 **Parish Council / Statutory Consultees:**

N/A

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 Unit 22 forms part of a large warehouse situated on the west side of Wilbury Way in Hitchin. The site is within an employment area with surrounding properties predominantly used for office and industrial purposes.

4.2 **Proposal**

4.2.1 Planning permission is sought for the erection of a side extension to the existing warehouse. The proposed extension would measure 23m in depth and 11.5m wide. The extension would feature a mono-pitched roof with materials for the extension consisting of composite metal cladding, and powder coated metal .

4.3 **Key Issues**

4.3.1 The key issues in consideration of the proposed development include the form of development in this location, the design and appearance of the extension and the adequacy of car parking/servicing facilities.

4.3.2 The application site is situated within a Hitchin Employment Area and is surrounded by other industrial and commercial properties. The application is for an extension of the existing warehouse with the extension being sited within the external court yard adjacent to Unit 22. The proposed use of the extension would be for additional warehouse space and in relation to the existing use.

4.3.3 The proposed form of the development would be acceptable. The existing building is set a considerable distance back from the public highway and the development would therefore be out of view of public viewpoints. Furthermore, the use of materials and form of the development would be appropriate to the locality. The development would not result in any unacceptable impact upon the locality.

4.3.4 There has been no information submitted alongside the application referencing employment numbers and whether the extension would result in higher numbers of employed staff.

4.3.5 The application form states that an additional 8 car parking spaces would be provided on-site increasing the total number to 14. Policy 55 of the current local plan states that there should be 1 car parking space provided to every 30sq metres of properties used for General Industrial (B2) purposes and 1 car parking space to every 25sq metres for B1 office use. The proposed extension would result in a total internal floorspace of 424sqm intended for B2 use. The site would therefore require 14.1 car parking spaces for B2 use and 13 car parking spaces for the B1 office use. Therefore a total of 27 car parking spaces are required.

4.3.6 Whilst parking would fall below standards set out within the current local plan, Vehicle Parking at New Development SPD (2011) allows for uses outside of residential a percentage reduction in parking requirement dependant on which accessibility zone the site falls within. The site falls within Zone 2, which allows for a 25-50% reduction in provision of car parking. The proposed development would fall within the acceptable range of reduction and is therefore considered acceptable against Policy 55 of the local plan.

4.3.7 Additionally, Paragraph 39 of the NPPF (2012) notes that the accessibility of the development, availability of public transport and local car ownership level should be taken into account when considering parking standards. The site falls within an area which benefits from a local bus route with bus stops on the highway directly adjacent to the Cam Centre. Additionally, the site is well served by public footpaths and can be

easily reached by bicycle. The site falls within reasonable walking distance of local shops and services. It is therefore considered, on balance, that the lack of on-site car parking to serve the additional warehouse space is not considered a justified reason for refusal in this case.

4.4 **Conclusion**

4.4.1 The proposed development is considered acceptable and is considered to comply with the necessary provisions of both the existing and emerging Local Plan policies and the National Planning Policy Framework. Grant conditional permission.

5.0 **Recommendation**

5.1 That planning permission be **GRANTED** 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 by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out wholly in accordance with the details specified in the application and supporting approved documents and plans listed above.

   Reason:To ensure the development is carried out in accordance with details which form the basis of this grant of permission.

Proactive Statement:

Planning permission has been granted for this proposal. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. The Council has therefore acted proactively in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Signed  Simon Ellis	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF

Determining Officer	
Date: 4 June 2018	