

**Site Address: Norbar Torque Tools
6 Wildmere Road Banbury OX16 3JU**

14/01650/F

Ward: Banbury Grimsbury And Castle

District Councillor: Cllrs Andrew Beere, Ann Bonner and Margaret Cullip

Case Officer: Ernest Addae-Bosompra

Recommendation: Approval

Applicant: Norbar Torque Tools

Application Description: Replacement two storey structure for office use and re-cladding existing warehouse

Committee Referral: Major development

Committee date: 22nd January 2015

1. Site Description and Proposed Development

- 1.1 The application site relates to an existing office block and warehouse building located on Wildmere Industrial Estate, Banbury. The site is a large plot located in the centre of the estate. The building is currently occupied by Norbar Torque Ltd with part of the rear of the site being sub-let to another manufacturer. Norbar is a leading specialist in Torque tools with facilities devoted exclusively to the design, development and production of Torque tightening and measuring equipment. The area is characterised by a range of industrial buildings/warehousing and most with ancillary offices. Wildmere Road borders the site to the north, south and west. Daventry Road borders the site to the east.
- 1.2 The application site comprises of a building with an existing gross internal floorspace of 7743 sq. metres. Fronting onto Wildmere Road is the existing three storey office block which will be demolished. The existing office is connected to the warehouse building by a series of covered walkways across an alleyway between the two buildings. The building is of a steel frame construction with red brickwork at ground floor level with a grey metal cladding above. The warehouse building is also clad in grey metal. Access on to the site is currently provided through two access points off Wildmere Road. The first access benefits from a gatehouse and serves the warehouse whilst the second access serves the office building. There is capacity for approximately 100 cars on land in the applicants control. The site is within Zones 2 and 3 of a flood plain and is potentially contaminated land.
- 1.3 Planning permission is sought to demolish the existing three storey block to the front of the site and replace it with an 'L' shaped two storey office block. The application also seeks permission for works to the existing warehouse including minor alterations internally and re cladding externally. Internally, the ground floor of the new office block will comprise of a visitor entrance, reception area, locker rooms, medical centre, business & tech support, customer services, and offices. The first floor will comprise of a canteen, lecture theatre, terrace area, kitchen, lobby area, meeting room, marketing area and engineering area.
- 1.4 Materials to be used in the construction of the new offices, the re-cladding of the existing warehouse and external surfaces of the site have been stated as follows;
- The walls of the new office will be clad in a combination of aluminium cladding, cement fibre board and curtain walling.
 - The existing warehouse walls will be re clad in grey aluminium cladding.
 - The roof of the proposed office will be constructed from insulated panels.

- Proposed new doors to the offices will be aluminium/steel/glass
- Areas of new hard standing will be tarmacked
- Office windows will be in aluminium/steel frame
- Companies brand will be embedded in the buildings fabric
- New paths and walkways to be constructed from concrete paving slabs and block pavers
- New planters are proposed to the front of the site as a defensive barrier

2 Application Publicity

- 2.1 The application has been advertised by way of neighbour letters, site notice and press notice. The final date for comment was 29th October 2014.
- 2.2 No objection letters have been received.

3. Consultations

- 3.1 Banbury Town Council raises no objection to the proposal.

Cherwell District Council Consultees

- 3.2 **Environmental Protection Officer:** no objections
- 3.3 **Ecology Officer:** no objections

Oxfordshire County Council Consultees

- 3.5 **Highways Officer:** no objections subject to a condition relating to the provision of parking and servicing areas.

4. Relevant National and Local Policy and Guidance

- 4.1 Development Plan Policy

Adopted Cherwell Local Plan (Saved Policies)

C28: Layout, design and external appearance of new development
 ENV12: Contaminated land

- 4.2 Other Material Policy and Guidance

National Planning Policy Framework

Submission Cherwell Local Plan (January 2014)

The Submission Local Plan (January 2014) (SLP) has been through public consultation, and was submitted to the Secretary of State for examination in January 2014, with the examination completed in June 2014. The Examination was suspended by the Inspector to allow further work to be undertaken by the Council to propose modifications to the plan. The examination was carried out in December 2014. Although this plan does not have Development Plan status, it can be considered as a material planning consideration. The plan sets out the Council's strategy for the District to 2031.

The policies listed below are considered to be material to this case and are not replicated by saved Development Plan Policies:

ESD1: Mitigating and adapting to climate change
ESD3; Sustainable construction
ESD6: Sustainable flood risk management
ESD16: Character of the built environment
SLE1; Employment Development

5. Appraisal

5.1 The issues raised by this development are:

- Principle of the development
- Design
- Highway safety and parking
- Flood risk

Principle of the development

5.2 The purpose of the planning system is to contribute to the achievement of sustainable development and the NPPF defines this as having 3 dimensions economic, social and environmental. Also at the heart of the NPPF is a presumption in favour of sustainable economic development and in the context of this application would include delivering business and industrial units and securing high quality design.

5.3 The framework seeks to secure sustainable economic growth in order to create jobs and prosperity and encourages Local Planning authorities to proactively meet the development needs of businesses. Furthermore under paragraph 21 Local planning Authorities should support existing business sectors, taking account of expansion, new developments, renovations, renewal and be flexible enough to accommodate needs not anticipated.

5.4 The application site is within an area shown as an. existing employment area in the Proposed Submission Local Plan (January 2014). Policy SLE1 states that employment proposals in Banbury and Bicester on non-allocated or on sites which are not shown as approved commitments will be supported if they meet the following criteria;

- Are within the built up limits of the settlement
- Make efficient use of existing and underused sites and premises, by increasing the intensity of the use on accessible sites
- Are , or will be , accessible to the existing and proposed labour supply
- Have good access, or can be made to have good access by public transport and other sustainable modes
- Are designed to a high quality, using sustainable construction, and are of an appropriate scale and character to the surroundings
- Do not have an adverse effect on the surrounding land uses, residents and the historic and natural environment

5.5 There is no specific adopted local plan policy that relates to the site.

5.6 The proposal relates to change to an existing warehouse building and a new replacement building for offices in an established employment park specialising in distribution. The new building is to be occupied by the same company. The new building is required as a facility that will suit the company's future requirements and ensure that the company remain on the Wildmere estate for the foreseeable future. It is considered that the principle of the development proposed which amounts to re

cladding the existing warehouse, proposed two storey replacement office and external alterations with minor landscaping alterations are acceptable and consistent with the core principles of the NPPF and the Submission Draft Local Plan (January 2014)

Design

- 5.7 Government guidance contained within the NPPF attaches great importance to the design of the built environment and that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.
- 5.8 Saved Policy C28 of the adopted Cherwell Local Plan seek to control new development to ensure that it is sympathetic to the character of its context, and that new housing development is compatible with the appearance, character, layout, scale and density of new developments. The proposed new office would replace an existing office at the site and it is considered that the proposed office would be comfortably accommodated within the site without appearing cramped. The new office therefore complies with Policy C28 which seeks to ensure that the standards of layout, design and external appearance including choice of external finish materials are sympathetic to the character of the context of that development.
- 5.9 The proposed footprint of the new office building is not considered to be excessive because it replaces a 3 storey building and the proposed 2 storey building would sit comfortably within the curtilage. The curtilage itself is clearly defined and the choice of materials would be in-keeping with those existing and the local palette.

Highway Safety and Parking

- 5.10 Oxfordshire County Council, as Local Highway Authority made no raised no objections subject to appropriate conditions

Flood Risk

- 5.11 The site is located within a Zone 2 and 3 flood plain and so potential for flooding of the site and surrounding areas as a result of the proposed works must be considered. The proposed development comprises the construction of new offices, the re-cladding of the existing warehouse, minor alterations to the external surfaces of the site, car parking provision and landscaping. The proposal therefore creates an additional gross internal floor space of 393 square metres. No additional flood risk measures are proposed as the proposal creates additional storage volume within the floodplain and therefore reducing risk of flooding. There are no additional residual risks associated with the proposal otherwise requiring further management. The Environment Agency has considered the proposal and raises no objection subject to condition, and consequently it is considered that the proposal is acceptable and will not cause an increase risk to flooding the locality and complies with guidance set out in the NPPF.

Engagement

- 5.12 In accordance with the town and Country Planning (Development Management Procedure) (England) (Amendment No 2) Order 2012 and paragraphs 186 and 187 of the National Planning Policy Framework (March 2012), this decision has been taken by the Council having worked with the applicant/agent in a positive and proactive way recommending approval for a scheme which represents sustainable development and is compliant with adopted and emerging local plan policy.

Conclusion

- 5.13 In conclusion therefore taking into account the above appraisal it is considered that the proposal is acceptable and complies with the Government guidance contained in the NPPF and other relevant development plan policies listed above

6. Recommendation

Approval subject to

The following conditions

1. The development to which this permission relates shall be begun not later than the expiration of three years beginning with 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. Except where otherwise stipulated by conditions attached to this permission, the development shall be carried out strictly in accordance with the following plans and documents and the materials and finishing details included therein: Application forms, Design and Access Statement, Amended Plans Ref; A14-035-PL001 Rev A received 11 11 14,- PL002 Rev A received 11 11 14, - PL003 Rev A received 11 11 14, - PL004 Rev A received 11 11 14, - PL005 Rev A received 11 11 14,- PL006 Rev A received 11 11 14,- PL007 Rev A received 11 11 14, - PL008 received 11 11 14, and - PL009 Rev A received 11 11 14

Reason: For the avoidance of doubt, to ensure that the development is carried out only as approved by the Local Planning Authority and to comply with The National Planning Policy Framework.

3. That the reconfigured parking and manoeuvring areas shall be constructed and laid out in accordance with approved drawing no. A14-035-PL001 Rev A received 11 11 14, prior to the use of the new office building and shall be retained unobstructed except for the parking and manoeuvring of vehicles at all times thereafter.

Reason - In the interests of highway safety and sustainability and to ensure a satisfactory form of development and to comply with Government guidance contained within the National Planning Policy Framework.

4. If during development, contamination is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority), shall be carried out until the applicant has submitted, and obtained written approval from the Local Planning Authority for, a Method Statement as to how to deal with this contamination. Thereafter the development should be carried out in accordance with those approved details.

Reason - To ensure that any unexpected contamination encountered during the developments is suitable assessed and dealt with, such that it does not pose a unacceptable risk to ground or surface water and to comply with guidance contained within the National Planning Policy Framework.

5. Notwithstanding the provisions of Class A of Part 8, Schedule 2 of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 1995 and its subsequent amendments, the new office building shall not be extended or altered without the prior express planning consent of the Local Planning

Authority.

Reason – To enable the Local Planning Authority to retain planning control over the provision of additional floorspace in order to maintain a satisfactory layout and sustain an adequate overall level of parking provision and servicing on the site in accordance with Policy C28 of the adopted Cherwell Local Plan and Government guidance contained within the National Planning Policy Framework.

6. The new office building shall be used only for purposes falling within Class B1 as specified in the Schedule to the Town and Country Planning (Use Classes) (Amendment) (England) Order 2005 and for no other purpose(s) whatsoever.

Reason - In order to maintain the character of the area, sustain an adequate overall level of parking provision and servicing on the site in the interests of highway safety and safeguard the amenities of the occupants of the adjoining premises in accordance with Policy C28 of the adopted Cherwell Local Plan and Government guidance contained within the National Planning Policy Framework.

STATEMENT OF ENGAGEMENT

In accordance with the town and Country Planning (Development Management Procedure) (England) (Amendment No 2) Order 2012 and paragraphs 186 and 187 of the National Planning Policy Framework (March 2012), this decision has been taken by the Council having worked with the applicant/agent in a positive and proactive way recommending approval for a scheme which represents sustainable development and is compliant with adopted and emerging local plan policy