

Application 11/00253/F	No:	Ward: Bicester East	Date 14/02/2011	Valid:
Applicant:	British Bakels Ltd			
Site Address:	British Bakels, Granville Way, Bicester			

Proposal: Extension to existing factory to create a goods in warehouse facility

1. Site Description and Proposal

1.1 The application site is located within an existing industrial estate, approximately 1.5 miles to the south east of the town centre and railway station. The site is positioned centrally on the industrial estate, with Granville Way to the north eastern boundary and Launton Road beyond the north western boundary.

The site has three existing vehicular access points onto Granville Way for car and good vehicle access. The site is not situated within a Conservation Area nor are there any listed buildings within close proximity.

1.2 The existing factory building is occupied by British Bakels, which is part of the Bakels group (a global company). British Bakels is one of the UK's leading suppliers of ingredients to the baking industry. They manufacture and distribute a wide range of products, some of which are tailor made for industrial and in-store bakeries while others are specifically developed for the craft and foodservice sectors.

1.3 The proposal involves an extension to the existing factory building, infilling the 'L' shaped north west end to 'square off' the building. The extension is to form a new 'goods in' warehouse facility. The proposals also include three smaller extensions which will house the re-located vacuum plant for the existing process areas, along with a new store room. The other lean-to structures will form a 'goods in' office and a covered staff entrance into the existing factory areas. A large cantilevered canopy is proposed to be constructed over the north west external yard area, to provide covered side unloading of vehicles by fork lift truck.

1.4 This is a major application, due to the proposed amount of floor space to be created (1,222 square metres).

2. Application Publicity

2.1 The application has been advertised by way of site notices, press notice and neighbour letters. The final date for comments was 25 March 2011.

2.2 No letters of representation have been received.

3. Consultations

- 3.1 Bicester Town Council – no comments received at the time of writing this report. Any comments received will be reported at the meeting.
- 3.2 Environment Agency – No objection to the proposal, subject to a condition requiring the submission and approval of a scheme for drainage incorporating SUDS.
- 3.3 OCC as Local Highway Authority – No objection, subject to conditions.

4. Relevant Planning Policies

- 4.1 National Policy Guidance:
 - PPS1 – Delivering Sustainable Development
 - PPS4 – Planning for Sustainable Economic Growth
 - PPG13 – Transport
 - PPS25 – Development and flooding
- 4.2 Regional Policy Guidance:
 - Policy CC1: Sustainable Development
 - Policy CC6: Sustainable communities and character of the environment
 - Policy RE3: Employment and land provision
 - Policy T4: Parking
 - Policy BE1: Management for an urban renaissance
- 4.3 Local Policy in the Adopted Cherwell Local Plan 1996:
 - Policy C28 – Standards of layout, design and materials
 - Policy C30 – Standards of residential amenity

5. Relevant Planning History

- 5.1 08/00162/F (PERMITTED) – First floor extension to provide additional office space.

09/01775/F (PERMITTED) – Car park extension on land to the north west of British Bakels

10/00304/DISC (PERMITTED) – Discharge conditions 3 & 4 of 09/01775/F.

6. Appraisal

- 6.1 The key issues to consider in the determination of this application are as follows: Principle of the development, impact on neighbour amenity, impact on highway safety and impact on the character and appearance of the area and flood risk. Addressing each point in turn:
- 6.2 Principle of the development
PPS4 states that Local Planning Authorities should adopt a positive and constructive approach towards planning applications for economic growth. Planning applications that secure sustainable economic growth should be treated favourably. Policy RE3 of the South East Plan echoes this advice, seeking to retain accessible and well located industrial and commercial development, where there is a good

prospect of employment use.

- 6.3 The site is located within an existing industrial estate, and is an existing acceptable employment site. The proposed new facilities are required for the logistical operational needs of the existing, large business and will create the requirement for four additional staff.
- 6.4 It is therefore considered that the principle of an extension to the existing industrial building is acceptable.
- 6.5 Impact on neighbour amenity
The site is located within an industrial area. There are no residential properties within close proximity to the site that would be adversely affected by the proposal. It is therefore considered that the proposal would not be detrimental to neighbour amenity.
- 6.6 Impact on highway safety
The Local Highway Authority raises no objection to the proposal, subject to conditions relating to the implementation and retention of the proposed parking and turning areas in accordance with the plans submitted and the submission and approval of a scheme of drainage, incorporating SUDS.
- 6.7 The existing car parking spaces, which were located adjacent to the west of the factory, are currently in the process of being re-located (almost complete) to a parcel of land towards the north western boundary of the site. The car park extension has already been approved under a separate application (09/01775/F refers), and provides 60 car parking spaces.
- 6.8 The proposed extension is primarily required in order for the flow of goods through the site/factory to be improved. This will avoid the need to move the raw materials and products around the site in order to follow the required route through the production process. The applicant's agents have stated that as a result of this, the number of goods vehicle movements on site will therefore be reduced as a result of the proposed extension.
- 6.9 The extension will also re-locate the goods-in loading facility to the western side of the site, allowing waiting goods vehicles to be routed around the southern site circulation road and therefore avoiding the need to queue on Granville Way.
- 6.10 The Local Highway Authority has stated that the proposal is unlikely to generate any increased levels of traffic that would be of significance to the local highway network. An appropriate level of parking would be available and internal circulation would be improved with access remaining as existing.
- 6.11 As such, it is therefore considered that the proposal would not be detrimental to highway safety, subject to the conditions mentioned above.
- 6.12 Impact on the character and appearance of the area
The extension will infill the 'L' shape to square off the existing building facing towards the Launton Road, matching its height and profile. Additional lean-to structures are proposed to be constructed to match similar features of the existing building.

- 6.13 The extension is to be constructed with brown colour coated profile metal cladding, to match the existing adjoining building and will create a symmetrical appearance of materials, when viewed from the Granville Road elevation.
- 6.14 The scale, layout and design of the building is considered to be in keeping with the style and form of the existing building. As such, it is considered that the proposal would not be detrimental to the character and appearance of the area.
- 6.15 Flood risk
As a small part of the site lies within Flood Zone 2, a Flood Risk Assessment (FRA) has been provided in support of the application. The agents state that they have been engaged in pre-application discussion with the Environment Agency (EA), who stated that a sequential test was not required in this instance, due to the circumstances of the site.
- 6.16 A new site surface water drainage system is to include an element of SUDS, to maintain the existing outfall flow to the public surface water sewer system as a maximum discharge rate, or to meet maximum permissible discharge rates as directed by Anglian Water.
- 6.17 The Environment Agency raise no objection to the proposal, subject to condition 4 noted below. In addition, they have recommended the following planning note to the applicant: We would recommend that finished floor levels for the proposed development are set no lower than 300mm above the 1 in 100 chance in any year plus 20% flood level, OR, where this is not practical, flood proofing measures are incorporated up to the 1 in 100 chance in any year plus 20% flood level. This is to protect the proposed development from flooding.
- 6.18 In light of the above and subject to the condition noted below, it is considered that the proposal would not present a flood risk.

7. Recommendation

Approval, subject to the following conditions;

1. SC 1.4A (RC2) [Time limit]
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: Drawing no's 3927-001 P1, 3927-002 P2, 3927-006 P2, 3927-005 P2, 3927-004 P1, 3927-003 P1, 3927-007 P2 and site specific flood risk assessment by JPP Consulting dated January 2011.
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 Policy BE1 of the South East Plan 2009.
3. Prior to the first use of the building hereby permitted, the parking and turning areas, approved under application no. 09/01775/F, shall be provided in accordance with the approved details and subsequently shall be retained unobstructed except for the parking of vehicles at all times thereafter. (RC13BB)
4. SC 4.21AA (RC19AA) [Surface/Foul Water disposal]

SUMMARY OF REASONS FOR THE GRANT OF PLANNING PERMISSION AND RELEVANT DEVELOPMENT PLAN POLICIES

The Council, as local planning authority, has determined this application in accordance with the development plan unless material considerations indicated otherwise. The development is considered to be acceptable on its planning merits as the proposal pays proper regard to the character and appearance of the site and surrounding area and has no undue adverse impact upon the residential amenities of neighbouring properties, highway safety or flood risk. As such, the proposal is in accordance with Central Government guidance contained in PPS1, PPS4, PPG13 and PPS25, Policies CC1, CC6, RE3, T4 and BE1 of the South East Plan 2009 and Policies C28 and C30 of the Adopted Cherwell Local Plan 1996. For the reasons given above and having proper regard to all other matters raised, the Council considers that the application should be approved and planning permission granted, subject to appropriate conditions as set out above.

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