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Item No: 7.5

Application: 162876

Applicant: Mr Tom Hodgson

Agent: Mr C Egonu

Proposal: Museum store extension.

Location: Colchester Borough Council, 40 Heckworth Close,
Colchester, CO4 9TB

Ward: Highwoods

Officer: Bruce O'Brien

Recommendation: Approval

1.0 Reason for Referral to the Planning Committee

- 1.1 This application is referred to the Planning Committee because the applicant is Colchester and Ipswich Museum Service and the agent is Colchester Borough Homes.

2.0 Synopsis

- 2.1 The key issues for consideration are an extension to the front of an industrial unit and its possible effects on visual amenity and parking layout and provision.
- 2.2 The application is subsequently recommended for approval.

3.0 Site Description and Context

- 3.1 The site is a large triangular-shaped site containing a low rise industrial unit. It is located within the Colchester Business Park amongst other industrial sites. To the North side of the site there is some amenity space that separates the building from a boundary wall. To the front of the industrial building, the East, there is further space for parking and container storage.
- 3.2 The use of the site is B8 (storage and distribution) and is currently occupied by the Colchester and Ipswich Museum Service.

4.0 Description of the Proposal

- 4.1 The proposal is for a single-storey extension to the front of the building.
- 4.2 The extension is in two parts: A main section with a shallow-pitched roof and a front entrance porch section.
- 4.3 The main section would measure 3.2 metres high to the ridge, be 19 metres wide and 9.7 metres deep. It would have aluminium, powder-coated, casement windows to the front and sides. External materials would be a membrane roof and brick facings.
- 4.4 The front porch section would be 3.7 metres squared and 2.8 metres high. It would have double entrance doors to one side (South), a flat membrane roof and external brick facings.

5.0 Land Use Allocation

- 5.1 The site is within an industrial area and is designated as B8 use.

6.0 Relevant Planning History

- 6.1 There is no relevant planning history.

7.0 Principal Policies

7.1 Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework (NPPF) must be taken into account in planning decisions and is a material consideration, setting out national planning policy. Colchester's Development Plan is in accordance with these national policies and is made up of several documents as follows below.

7.2 The adopted Colchester Borough Core Strategy (adopted 2008, reviewed 2014) contains local strategic policies. Particular to this application, the following policies are most relevant:

SD1 - Sustainable Development Locations
CE1 - Centres and Employment Classification and Hierarchy
CE2 - Mixed Use Centres
CE3 - Employment Zones
UR2 - Built Design and Character
TA5 - Parking

7.3 The adopted Colchester Borough Development Policies (adopted 2010, reviewed 2014) sets out policies that apply to new development. Specific to this application are policies:

DP1 Design and Amenity
DP5 Appropriate Employment Uses and Protection of Employment Land and Existing Businesses
DP19 Parking Standards

7.4 Some "allocated sites" also have specific policies applicable to them. The adopted Site Allocations (adopted 2010) policies set out below should also be taken into account in the decision making process:

SA CE1 Mixed Use Sites

7.5 Regard should also be given to the following adopted Supplementary Planning Documents (SPD):

The Essex Design Guide
External Materials in New Developments
EPOA Vehicle Parking Standards
Sustainable Construction

8.0 Consultations

8.1 The stakeholders who have been consulted and who have given consultation responses are as set out below. More information may be set out on our website.

8.2 Environmental Health were consulted and have not objected to this application.

- 8.3 The Highway Authority was consulted and, after negotiation with the applicant, agreed to a revised parking layout.

9.0 Parish Council Response

- 9.1 The site is in the ward of Highwoods, a non-parish area.

10.0 Representations from Notified Parties

- 10.1 The application resulted in a number of notifications to interested third parties including neighbouring properties. No representations were received.

11.0 Parking Provision

- 11.1 Parking provision and layout at the site are acceptable. The proposal would retain five existing car parking spaces, eight cycle spaces, one disabled parking space, one LGV space and one Powered Two Wheeler space. This provision would be in excess of the maximum number of vehicle parking spaces, which was introduced in order to prevent leisure and retail facilities supplying acres of car parking space.

12.0 Open Space Provisions

- 12.1 n/a

13.0 Air Quality

- 13.1 The site is outside of any Air Quality Management Area and will not generate significant impacts upon the zones.

14.0 Planning Obligations

- 14.1 This application is not classed as a “Major” application and therefore there was no requirement for it to be considered by the Development Team and it is considered that no Planning Obligations should be sought via Section 106 (s.106) of the Town and Country Planning Act 1990.

15.0 Report

- 15.1 The main issues in this case are:

The Principle of Development

- 15.2 The principle of the development is acceptable. The scheme would allow the building to become an integrated, dual use facility in which Colchester and Ipswich Museum Service would be able to store and access archives and artefacts whilst carrying out administrative duties.

Design and Layout

- 15.3 The design and layout of the proposed buildings are acceptable. The almost flat-roofed, main extension is unremarkable and would integrate with the surrounding industrial units. The layout of the scheme overall, needs to be revised in order that safe parking arrangements are provided.

Scale, Height and Massing

- 15.4 The scale of the proposed building extension is insignificant in comparison with other buildings in the vicinity, which comprise large industrial units.

Impact on the Surrounding Area

- 15.5 It is not considered that the proposed extension would have any harmful impacts on the surrounding area or the amenity of other users within the industrial estate.

Landscape and Trees

- 15.6 The landscape of the area is that of an urban, industrial site. There are few areas of greenery and it is not considered that the proposal would have an undue effect on any landscape features.

Highway Safety and Parking Provisions (including Cycling)

- 15.7 The site will provide above the maximum parking and cycling standards that are required. A revised layout has been deemed acceptable by the Highways Authority.

Parking Provision

- 15.8 An adequate amount of parking has been proposed within the scheme as has been demonstrated within paragraph 11 above.

16.0 Conclusion

- 16.1 To summarise, the proposal is acceptable in terms of design, impact, amenity, parking provision and external layout.

17.0 Recommendation to the Committee

17.1 The Officer recommendation to the Committee is for:

APPROVAL of planning permission subject to the following conditions:

1. ZAA - Time Limit for Full Permissions

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

2. ZAM – *Development to Accord With Approved Plans

The development hereby permitted shall be carried out in accordance with the details shown on the submitted Drawing Numbers COR 299759 DD02 Rev B, DD07 Rev A and DD08 Rev A.

Reason: For the avoidance of doubt as to the scope of this permission and in the interests of proper planning.

18.0 Informatives

18.1 The following informatives are also recommended:

ZT0 – Advisory Note on Construction & Demolition

The developer is referred to the attached advisory note *Advisory Notes for the Control of Pollution during Construction & Demolition Works* for the avoidance of pollution during the demolition and construction works. Should the applicant require any further guidance they should contact Environmental Control prior to the commencement of the works.