

**DELEGATED**

**AGENDA NO  
PLANNING COMMITTEE**

**DATE: 25<sup>th</sup> October 2006**

**REPORT OF CORPORATE DIRECTOR OF  
DEVELOPMENT AND NEIGHBOURHOOD  
SERVICES**

**06/2250/FUL**

**Bowesfield Lane, Stockton on Tees, TS18 3HF  
Revised application for erection of 6 no. industrial/commercial units,  
substation/switch rooms and office accommodation and associated car parking  
together with new means of access.**

**Expiry Date: 7<sup>th</sup> November 2006**

**Summary:**

Planning permission is sought for the redevelopment of an existing industrial site at Bowesfield. Several industrial and commercial buildings currently occupy the site which is also used as a storage yard.

The application seeks permission to erect six additional industrial and commercial buildings with associated sub stations switch rooms and bin stores as well as a modest sized office building, the provision of a new access onto Bowesfield Crescent and ancillary parking.

One letter of concern has been raised from the occupier of a nearby unit with respect to the construction works and their impact on sensitive equipment used at this premises, requesting advance warning is given with regard to ground compaction or piling works taking place on the site.

Amended details are to be submitted to address comments raised by the Head of Integrated Transport and Environmental Policy and the Council's Landscape Officer. These plans are to be submitted along with a transport assessment. The revised comments of the Head of Integrated Transport and Environmental Policy and the Councils Landscape Officer on these outstanding matters will therefore be reported in an update. However, the Engineers have indicated the need for a contribution to the provision of two new bus stops and relevant infrastructure to support the development of the site. The applicant has agreed to such provision.

The proposed development provides industrial premises on an established industrial site. The proposed buildings are of a scale and appearance in keeping with the surroundings whilst are generally screened from the external areas of the site. Adequate parking and access has been achieved whilst through the implementation of a suitable landscaping scheme the proposed development should significantly improve the appearance of the site. The buildings are located a sufficient distance from buildings on adjoining sites to prevent any undue impact. In view of the above it is considered that through the submission of acceptable revised plans and a satisfactory response from Head of Integrated Transport and Environmental Policy in respect of the Transport Assessment the development can accord with Policies GP1 and IN15 of the Stockton on Tees Local Plan.

## RECOMMENDATION

***Provided that outstanding issues are resolved, it is recommended that application 06/2250/FUL be approved subject to the applicant entering into a Section 106 agreement for a commuted lump sum for the provision of two new bus stops and relevant infrastructure and conditions as set out below.***

- 1. The development hereby approved shall be carried out in accordance with the following approved plan(s); unless otherwise agreed in writing with the Local Planning Authority.  
Drawing Numbers: - To be confirmed***

***Reason: To define the consent.***

- 2. Full details of the proposed means of disposal of surface water and foul drainage shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development hereby permitted and shall be provided in accordance with the approved details before the development is brought into use.***

***Reason: To achieve a satisfactory form of development.***

- 3. No Development hereby approved shall commence on site until a Phase 1a+b desk study investigation to involve hazard identification and assessment has been carried out, submitted to and approved in writing by the Local Planning Authority. The study must identify industry and geologically based contaminants and include a conceptual model of the site. If it is likely that contamination is present a further Phase 2 site investigation scheme involving risk estimation shall be carried out, submitted to and approved in writing by the Local Planning Authority prior to any development hereby approved commences on site.***

***Reason: To ensure the proper restoration of the site.***

- 4. No development hereby approved shall commence on site until a remediation scheme to deal with contamination of the site has been submitted to and approved in writing by the Local Planning Authority. This scheme shall identify and evaluate options for remedial treatment based on risk management objectives. No Development hereby approved shall commence until the measures approved in the remediation scheme have been implemented on site, following which, a validation report shall be submitted to and approved in writing by the Local Planning Authority. The validation report shall include programmes of monitoring and maintenance, which will be carried out in accordance with the requirements of the report.***

***Reason: To ensure the proper restoration of the site.***

- 5. Prior to the commencement of the development on site, details of the areas of external parking and proposed new access including the type of materials to be used shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and no buildings hereby approved shall be brought into use until the approved scheme has been implemented on site.***

**Reason: In the interests of highway safety and to adequately provide for the development in accordance with Policy GP1 of the Stockton on Tees Local Plan.**

- 6. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority, a scheme for hard and soft landscaping and its maintenance, details of ground modelling, an entrance gateway scheme, protection of existing trees, drainage runs and street furniture for all areas of open space within the site. The approved scheme shall be carried out during the first planting and seeding season following the substantial completion of the development and any trees or plants which within a period of five years from the date of planting, die are removed or become seriously damaged, shall be replaced with others of a similar size and species in the next planting season unless the Local Planning Authority gives written consent to any variation.**

**Reason: To ensure satisfactory landscaping to improve the appearance of the site in the interests of visual amenity.**

- 7. The premises shall be used for uses falling within classes B2 and B8 of the Town and Country Planning Use Classes Order 1987 or in any provision equivalent to that class in any statutory instrument revoking and re-enacting that Order with or without modification, and for no other purpose.**

**Reason: In order to adequately control the development.**

- 8. Notwithstanding the details hereby approved the following details shall be submitted to and approved in writing with the Local Planning Authority prior to commencement on site;  
The design and appearance of the bin stores.  
The approved scheme shall be implemented on site and brought into use prior to the occupation of the property.**

**Reason: In the interests of visual amenity.**

- 9. Notwithstanding any description of the materials in the application, no above ground construction of the buildings shall be commenced until precise details of the materials to be used in the construction of the external walls and roof of the buildings have been approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.**

**Reason: In order to allow the Local Planning Authority adequate control over the appearance of the development.**

- 10. A minimum of two weeks notice will be given in writing by the developer of the permission hereby approved to both the Local Planning Authority and the occupants of Unit 7 Riverside View, Bowesfield Crescent, Bowesfield Lane Industrial Estate, Stockton on Tees, TS18 3BL prior to the commencement of any ground works at the site and any other works involving the compaction of the ground being carried out in conjunction with the development hereby approved.**

***Reason: In order to adequately take into account the impact of the proposed development on the surrounding land uses.***

**Informative**

***There is a public sewer and water main running through the site, which would be affected by the development and as such, requires consideration in terms of their protection or re-routeing prior to any commencement on site. As such, the applicant is advised to contact Northumbrian Water on 0870 608 4820 in order to address these matters.***

**Heads of Terms**

***A commuted lump sum of £12,000 is required as a contribution towards the provision of two new bus stops and relevant infrastructure.***

**The decision to grant planning permission has been taken having regard to the policies and proposals in the Structure Plan and Stockton on Tees Local Plan set out below  
Stockton on Tees Local Plan policies GP1 and IN15**

**SITE AND SURROUNDINGS**

1. The application site measures 2.04 hectares and is currently occupied by several large industrial buildings and an expanse of hard standing in the form of access roads, parking and storage areas. One new unit has already been erected along the southern boundary of the site under an earlier approval (03/3073/FUL).
2. To the north of the site and behind an existing mature landscaping buffer lies Bowesfield Crescent, to the east lies further planting beyond which lies industrial land and premises. The southern boundary adjoins industrial premises whilst the western boundary forms the edge of the footpath associated with Bowesfield Lane.
3. As a result of the landscaping around the site and the existing large industrial building located on the western boundary, views into the site are limited.
4. The wider surroundings are characterised by general industrial uses and their associated buildings, plant and areas of external storage.

**PROPOSAL**

5. Planning permission is sought for the redevelopment of an existing industrial site at Bowesfield. Several industrial and commercial buildings currently occupy the site, which is also used as a storage yard.
6. The application seeks permission to erect six additional industrial and commercial buildings with associated sub stations switch rooms and bin stores as well as a modest sized office building, the provision of a new access onto Bowesfield Crescent and ancillary parking.
7. Existing buildings on the site currently provide 3563sqm of accommodation whilst the proposed development will result in an additional 3140sqm being created. In order to implement the development an existing building of

approximately 100sqm footprint, located adjacent to the proposed new access, will require demolition.

8. The industrial and commercial buildings are generally laid out around the periphery of the site with a central parking area. The buildings appearance is consistent with one another, being basic in their form, having almost entirely blank side and rear elevations and only large roller shutter doors within their front elevations.
9. The office block is a single storey 100sqm building as measured externally and is shown located at the entrance to the site adjacent to the position of the existing security cabin. The accommodation comprises 3 offices, a meeting room, reception, kitchen area and toilets.

## **PUBLICITY**

10. The application has been advertised on the site, in the local press and neighbouring occupants notified individually.
11. One letter of representation has been received from Adam Potter the occupier of Unit 7 Riverside View Bowesfield Crescent which in summary states that should there be any piling, ground compaction or other work, which may result in seismic disturbance, we would request that the principal contractor gives at least 7 days notice to enable the scheduling of work requiring the use of the scanning electron microscope and other sensitive instrumentation and to allow it to be shut down.

## **CONSULTATIONS**

12. The following Consultations were notified and any comments made are below:

### Councillors

13. None received

### Head of Integrated Transport and Environmental Policy

14. The development should be designed and constructed in accordance with the Councils Design Guide and Specification (Residential and Industrial Estates Development) current edition, and to that end I comment as follows: -

- The proposed new access to the development is located in an acceptable position. Kerb radii should be 12m. A detailed design including drainage and levels at the junction is required for further consideration
- A footpath link from Bowesfield Crescent should be provided (minimum width 1.8m) to link all proposed units and safeguard pedestrians from vehicular traffic.
- Unobstructed visibility splays of 9 x 90metres should be achieved in both directions from the proposed new access.

- Covered / secure cycle storage should be provided at 2 cycle spaces per 200sqm (industrial) and 1 space per 35sqm (office).
- Internal road widths within the proposed development are 5metres this is inadequate.
- Parking proposed onto Bowesfield Lane is unacceptable; therefore I have not taken this section of parking into consideration when assessing the parking provision.
- Parking provision to the existing and proposed development should be in accordance with the Councils Design Guide. Parking provision for a development of this size should have provision for 150 vehicles. The proposed site (excluding those on Bowesfield Lane) is 127, equating to a short fall of 23 vehicle spaces. Parking provision for disabled motorists is adequate.
- The bin stores do not appear to be centrally located therefore clarification that a refuse vehicle can adequately access them and leave in a safe manner is necessary.
- In line with SBC Planning Validation Guidance a Transport Assessment should be undertaken for a development of this size. The scooping study should be agreed with the local highway authority.
- A commuted lump sum of £12,000 is required in order to introduce 2 new bus stops and relevant infrastructure. This will encourage sustainable modes of transport to the development.

#### Environmental Health Unit

15. Summarised: I have no objection in principle to the development, however, I do have concerns regarding the following environmental issues and would recommend that conditions relating to contaminated land be imposed on the development should it be approved.

#### Northumbrian Water Limited

16. General comments made with regard to the location of a water main and sewer within the site and their protection and the provision of foul and surface water drainage.

#### Northern Gas Networks

17. No objections.

#### Landscape Officer

18. *Frontage treatment:* The use of the sites active frontage with Bowesfield Lane as car parking arranged along the length of the road is unacceptable in landscape and visual terms. Landscape screening should be created along the road at a minimum width of 3 metres to give screening to this development site. This is particularly important given the regeneration proposals for North Bowesfield of which this site forms part of and which the present no through road section of (cul-de-sac) Bowesfield Lane may become a new access road to the wider regeneration site.

*Enclosure:* Recommended treatment along Bowesfield Lane would be a mixture of brick walls with metal fencing panels. The use of galvanised palisade is to be discouraged in line with the LPA design guide for fencing. Any brick walls shall be formed of bricks/copings/plinths to match the development. The colour of the fencing shall be consistent with enclosure proposals for Bowesfield Park.

To enable further consideration of the landscape proposals an amended layout is required that indicates all hard landscaping/enclosure and plots for planting including tree planting. No inter-relationship of species will be required. The provision of a detailed planting plan (where inter-relationship of planting will be required) shall form part of the conditions on any planning approval. The conditions shall cover the following and shall be discharged before start on site:

1. A detailed planting plan indicating soil depths, plant species, numbers, densities, locations, and sizes;
2. Specifications for planting methods, maintenance and management for a 2 year period;
3. Detailed hard proposals for surfacing and enclosure

NEDL

19. No objections.

Police Crime Reduction Architect

20. No comments received.

Care For Your Area

21. No comments received

Development Plans Officer

22. No comments received

**PLANNING POLICY CONSIDERATIONS**

23. Where an adopted or approved development plan contains relevant policies, section 54A of the Town and Country planning Act requires that an application for planning permission shall be determined in accordance with the Plan, unless material planning considerations indicate otherwise.

24. The relevant development plan in this case is the adopted Stockton on Tees Local Plan

Policy GP1

Proposals for development will be assessed in relation to the policies of the Cleveland Structure Plan and the following criteria as appropriate:

- (i) The external appearance of the development and its relationship with the surrounding area;
- (ii) The effect on the amenities of the occupiers of nearby properties;
- (iii) The provision of satisfactory access and parking arrangements;
- (iv) The contribution of existing trees and landscape features;

- (v) The need for a high standard of landscaping;
- (vi) The desire to reduce opportunities for crime;
- (vii) The intention to make development as accessible as possible to everyone;
- (viii) The quality, character and sensitivity of existing landscapes and buildings;
- (ix) The effect upon wildlife habitats;
- (x) The effect upon the public rights of way network.

Policy IN15

Detailed proposals for industrial development will be assessed according to policy GP1 and should also provide screening to any outside storage areas.

## **MATERIAL PLANNING CONSIDERATIONS**

### Principle of Development

25. The site lies within the established industrial area of Bowesfield, currently being used as an industrial and commercial area. The proposed redevelopment works will result in the demolition of an existing building and the erection of six new industrial buildings clustered around proposed parking areas to the eastern side of the site. In view of the sites existing use and location, it is considered that the principle of the proposed development is acceptable. The main considerations of this application therefore relate to the appearance and layout of buildings, their impact on surrounding land uses and the provision of access and parking. These, and other issues, are considered as follows;

### Appearance and Layout of Buildings

26. The buildings are laid out around the periphery of the site with one building located more centrally. This layout results in a large courtyard area of parking to the centre. There are several sizes of buildings based on the same bay arrangement, offering 3, 4, 5, 6 and 9 bay units.
27. The buildings are of a general industrial appearance having walls being constructed from fair faced block work at a low level and pre finished steel cladding at the upper level whilst the roof is also indicated as being pre finished steel cladding. The units have generally blank rear and side elevations apart from fire exits and only roller shutter type access doors along the front facing elevations. The eaves and ridge heights of buildings is consistent throughout at 6.1m and 7.4m respectively. All of these details result in the buildings not achieving a particularly high quality appearance although in view of their intended use, their screening from the main highway network surrounding the site, and the similar appearance of units on surrounding sites, this is considered to be adequate.
28. There are two types of Sub station within the site, double and single, which measure 10m x 5m and 5m x 5m respectively. Both are single storey in height with a pitched roof. There are two single sub stations and one double to be located on the site, two of which would be screened by the proposed buildings whilst all three will only be readily visible from within the site.
29. The office building measures 10m x 10m in plan, being single storey and having a pitched roof. This has a higher quality appearance than other buildings proposed by this application and existing buildings on site as a result of its more refined detailing, inclusion of windows and small scale.



30. In view of the scale, appearance and location of the industrial buildings, the office accommodation and the ancillary sub stations, bin stores and other elements, it is considered that the proposed development will accord with Policies GP1 and IN15 of the Borough Local Plan which requires new industrial development to be considered against its external appearance and relationship with the surrounding area.

#### Impact on Surrounding Land Uses

31. Adjoining premises lie to the southern boundary of the site, generally having their open storage and parking areas adjoining the boundary with associated buildings being set further into the site. The buildings proposed by this application are located 2m away from the southern boundary at which point they are 6m in height. This generally accords with the building recently erected on the site under planning approval 03/3073/FUL. In view of these matters it is considered that the proposed development should not have any significant impact on the adjoining land uses.
32. One letter of concern has been submitted from Axiom Engineering who occupy unit 7 Riverside View at Bowesfield Crescent. Axiom Engineering operate an electron microscope and other sensitive instrumentation which will require shutting down prior to piling or ground compaction works taking place. Axiom Engineering have been in contact with the agent for the proposed development who has advised that no further piling or ground compaction works are required for the erection of the remaining units. In view of this issue and in order to prevent any undue impact of construction works, it is considered appropriate to require by condition, that adequate notice be given with regard to any ground works.

#### Access and Highway Safety Considerations

33. The Head of Integrated Transport and Environmental Policy raised several issues with the layout and provision at the site following which amended plans are to be submitted. These changes were not significant and the agent for the scheme has indicated that the matters raised can be resolved. Amended plans had been expected in prior to the preparation of the committee report although this has not occurred and as such further comment on revised plans will be made within an update report.
34. In addition to the above the Head of Integrated Transport and Environmental Policy requested a Transport Assessment be carried out in order to indicate the impact of the development on the wider highway network. This information is being carried out although at the time of writing the report had not been submitted for formal consideration. As such, comment on this will be given within the above mentioned update report.

#### Residual Matters

35. The Environmental Health Officer has advised that conditions are required relating to the investigation for possible contamination and any subsequent remedial works to be carried out. Appropriate conditions can be attached.
36. It was advised that two new bus stops and relevant infrastructure should be provided to encourage sustainable modes of transport to the development. The applicant has accepted a Section 106 legal agreement to provide a commuted lump sum of £12,000 for such provision.

37. The Council's Landscape Officer raised several issues in respect of the initial layout relating to the use of the sites active frontage with Bowesfield Lane being used for parking, the provision of a landscaping scheme for the internal areas of the site and the provision of adequate boundary treatments. These changes were not significant and the agent for the scheme has indicated that the matters raised can be resolved. Amended plans had been expected in prior to the preparation of the committee report although this has not occurred and as such further comment on revised plans will be made within an update report.
38. In respect of the concerns of Adam Potter, any permission would be subject to a condition, which requires that notice be given by the developer of the intended start date of on-site works to the Local Planning Authority and occupier of Unit 7 Riverside.

## **CONCLUSION AND RECOMMENDATION**

39. The proposed development provides industrial premises on an established industrial site. The proposed buildings are of a scale and appearance in keeping with the surroundings and generally screened from the external areas of the site. Adequate parking and access appears to be achievable whilst through the implementation of a suitable landscaping scheme would significantly improve the appearance of the site. The buildings are located a sufficient distance from buildings on adjoining sites to prevent any undue impact. In view of the above it is considered that through the submission of acceptable revised plans and a satisfactory response from Head of Integrated Transport and Environmental Policy in respect of the Transport Assessment the development can accord with Policies GP1 and IN15 of the Stockton on Tees Local Plan.
40. Provided that outstanding issues are resolved, it is recommended that application 06/2250/FUL be approved subject to the applicant entering into a Section 106 agreement for a commuted lump sum for the provision of two new bus stops and relevant infrastructure and conditions as set out above.

**Corporate Director of Development and Neighbourhood Services**  
**Contact Officer Mr Andrew Glossop**  
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### **Financial Implications.**

None

### **Environmental Implications.**

As Report.

### **Community Safety Implications.**

Not Applicable.

### **Human Rights Implications.**

The provisions of the European Convention of Human Rights 1950 have been taken into account in the preparation of this report.

### **Background Papers.**

Adopted Stockton on Tees Local Plan (June 1997)  
Planning Application No. 06/2250/FUL and 03/3073/FUL

**Ward** Parkfield and Oxbridge

**Ward Councillors** Councillor C. Coombs  
Councillor R Rix