

Application Number

P/2011/0656/MPA

Site Address104 Teignmouth Road
Torquay
Devon
TQ1 4EX**Case Officer**

Mrs Helen Addison

Ward

Tormohun

Description

Demolition of 2 warehouse/storage/distribution (B8) and retail (A1) units and redevelopment to form 2 warehouses/storage/distribution (B8) and retail (A1) units with car parking and car turning facility.

Executive Summary / Key Outcomes

The proposal is for two industrial buildings to be used for warehouse/storage purposes. One building would be constructed at the rear of an existing two storey brick building on the site. Each building would have a collection or sales area. They would be located on similar sites to former industrial buildings. The existing access to the site would be utilised and 24 parking spaces would be provided. As the site is located within a Business Investment Area the proposal would be an appropriate form of development in this location.

Recommendation

Subject to satisfactory consultation responses from the highway engineer and Environment Agency, conditional approval (Conditions shown at end of report).

Site Details

The application site relates to a two storey flat roof brick building situated on the north west side of Teignmouth Road. Two warehouses previously stood on the site but have been demolished. The site extends into a quarry with an extensive stone rockface at the rear. The site is currently vacant and has previously been used for warehousing/storage/distribution, shop sales and trade. The site is located within a group of commercial properties on both sides of Teignmouth Road. In the Torbay Local Plan 1995-2011 the site is allocated as being located within a Business Investment Area (BIA).

Part of the site falls within Flood Zone 3.

Detailed Proposals

The application is to construct two industrial buildings which would be on similar sites to the buildings that have been demolished with car parking adjacent to

Teignmouth Road and at the rear of the site. Twenty four parking spaces in total are shown. Unit 1 would be sited behind the existing brick building. Including the existing building on the site it would have a floor area of 577m² (6200ft²). The proposed use is for warehouse/storage B8 with the existing building being used as a collection area. Unit 2 would have a total floor area of 301m² (3241 ft) and would also be used for warehouse/storage B8 use, with the front of the building being used for sales purposes. The elevation to Teignmouth Road would have a glazed shop front. Materials for both buildings would be brick plinth with grey cladding for the walls and roof.

Summary Of Consultation Responses

Highways Officer – consultation response awaited

Senior Transport Officer- consultation response awaited

Environment Agency – consultation response awaited

Summary Of Representations

None received.

Relevant Planning History

2010/1123MPA Demolition of 2 warehouse/storage/distribution B8 and retail units; redevelopment to form 2 warehouse/storage/distribution B8 and retail units and self contained first floor flat to be used in conjunction with units with car parking, turning facility and vehicular access. Application withdrawn

Key Issues / Material Considerations

The main issues to be considered are principle of B1/B8 development in this location, siting and design of buildings, highways and floodrisk.

Principle and Planning Policy -

The application site is located within a Business Investment Area as defined in the Torbay Local Plan 1995-2011. Policy E3 promotes development within Use Classes B1 and B8 within these areas. The application is consistent with this objective. In addition it is noted that the proposed use is a replacement of the previous use. The proposal includes an area of floor space to be used for sales in Unit 2. There are a number of premises in this area that are in use for retail purposes and this would be an appropriate use on this site. It is considered that the principle of the use would be acceptable in this location.

Policy E9 in the Torbay Local Plan 1995-2011 sets out a number of relevant criteria that are applicable to commercial and industrial development. A number

of these criteria relate to traffic and vehicular accessibility. The proposed development would utilise the existing access to the site although it is indicated that the size of the crossover would be reduced. As the proposal is a replacement of former industrial floorspace it is unlikely that there would be a significant increase in vehicular traffic using the access. The highways officer's consultation response is awaited.

The footprint of the two proposed units is greater than the previous buildings on the site. Unit 1 would be approximately 3 metres wider and Unit 2 would project 4 metres closer to Teignmouth Road. The survey plan submitted with the application indicates that both of the previous units on the site had two floors. In this proposal the new buildings would have one floor.

The external appearance of the proposed buildings would be fairly simple. The use of grey metal cladding for the walls and roof would be functional. There are other buildings in this locality finished in a similar material and this would be appropriate for the location. Unit 1 would be largely screened in the street scene by the existing brick building. The scale and height of the proposed buildings would be appropriate in this location and they would not be overly dominant given their location within a quarry. The height of unit 1 would be lower than the previous building on the site. Their appearance would accord with the objectives of Policies BES and BE1 in the Torbay Local Plan 1995-2011. The proposal includes the demolition of a brick wall in front of Unit as this building would project in front of the existing wall which would increase its prominence in the street scene.

A floodrisk assessment has been submitted in support of the application. This concludes that the proposed development would be safe from flood risk due to the floor levels of the buildings being higher than Teignmouth Road, there would be no additional surface water run off as a result of the development and the proposal would incorporate flood resistant and flood resilient construction measures. The Environment Agency's consultation response is awaited and this will advise whether the flood risk assessment is acceptable.

Economy -

The proposal would have a positive impact on the economy in Torbay. It would provide new commercial floorspace in a Business Investment Area. No data on the number of proposed jobs has been submitted. This is likely to be because the development will be speculative with no definite end users.

Climate change -

The proposed development is located in a sustainable site that is within the Torquay and is accessible by public transport. Current building standards will ensure that the new buildings will be more energy efficient than the buildings that were previously on the site.

Environmental Enhancement -

There is limited opportunity for soft landscaping on the site. The overall appearance of the site would be significantly improved as it has been vacant for a number of years.

Accessibility -

The site is relatively central and would be accessible by bus, cycling and walking.

S106 / CIL -

As the proposal is essentially a replacement of previous commercial floorspace no S106 contributions would be applicable.

Conclusions

In conclusion, the proposal represents an investment in industrial floorspace in an area that is identified as a Business Investment Area in the Torbay Local Plan 1995-2011. It would result in an enhancement of the site which is currently vacant. The scale of development would be appropriate for this site.

Condition(s)/Reason(s)

01. Before any development is commenced details of the existing and proposed levels of all buildings or structures and the levels of the site and any changes proposed to the site shall be submitted to and approved in writing by the Local Planning Authority. The development hereby approved shall then be constructed in accordance with the approved level details unless otherwise agreed in writing by the Local Planning Authority.

Reason; In the interests of visual amenity, in accordance with Policy BE1 of the Torbay Local Plan 1995-2011.

02. Notwithstanding the provisions of Schedule 2, part 8, Class A of the Town and Country Planning (General Permitted Development) Order 1995 (or and Order revoking or re-enacting that Order with or without modification), no development on the site shall be carried out without the granting of a specific planning permission.

Reason: To safeguard the character of the area, in accordance with Policy BE1 of the Torbay Local Plan 1995-2011.

03. The sales area in Unit 2 shall be used ancillary to the whole building and shall not be used as a separate retail unit unless otherwise agreed in writing by the Local Planning Authority.

Reason; In order to ensure the principle use of the site is for industrial purposes in accordance with Policy E3 of the Torbay Local Plan 1995-2011.

04. No materials or equipment shall be stored on the site outside the buildings except waste materials which should be kept in bins for removal periodically.

Reason; To safeguard the visual amenities of the area and to ensure that the approved parking spaces are kept available, in accordance with Policies BE1 and T25 of the Torbay Local Plan 1995-2011.

05. The parking facilities shown on the approved plan shall be provided before the use of the dwelling hereby approved commences and thereafter used for no other purpose unless otherwise agreed in writing by the Local Planning Authority.

Reason; To ensure that parking facilities will be available at all times to serve the premises, in accordance with Policy T25 of the Torbay Local Plan 1995-2011.

06. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the position and details of cycle parking on the site. The cycle parking shall be made available before the use hereby permitted is commenced. Development shall be carried out in accordance with the approved details.

Reason; To encourage the use of a sustainable and environmentally acceptable mode of transport, in accordance with Policy T2 of the Torbay Local Plan 1995-2011.

07. Details of the colour, type and texture of all external materials, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development to which this permission relates.

Reason: To ensure a satisfactory external appearance and grouping of materials in accordance with policy BE1 of the Torbay Local Plan 1995-2011.

08. No mezzanine floor shall be formed in the buildings hereby approved unless otherwise agreed in writing by the Local Planning Authority.

Reason; To maintain control over the use of the site, in the interests of the impact on the highway network, in accordance with Policy T25 of the Torbay Local Plan 1995-2011.

Relevant Policies

T2 Transport hierarchy
T27 Servicing

BES Built environment strategy
BE1 Design of new development
E3 Business Investment Areas
E6 Retention of employment land
E9 Layout, design and sustainability
T1 Development accessibility
T25 Car parking in new development
PPS25 Development and Flood Risk