

REPORT SUMMARY

REFERENCE NO - 14/506715/FULL		
APPLICATION PROPOSAL Installation of mezzanine floors to be used as B8 (Storage and Distribution) use, and the installation of two new windows as shown on drawing numbers DMWR/A1/3006/PL-10005; dated 19/12/14, DMWR/A1/3006/PL-10111 REV A; dated 08/12/2014, DMWR/A1/3006/PL-10302; dated 09/12/14, Transport Statement by Vectos; dated January 2014 and Transport Technical Note by DW Transportation; dated December 2014		
ADDRESS Integra Bircholt Road Maidstone Kent ME15 9GQ		
RECOMMENDATION: Approve with conditions		
SUMMARY OF REASONS FOR RECOMMENDATION/REASONS FOR REFUSAL The proposal site is located within a designated employment site and is in accordance with policy ED2 of the MBWLP and the National Planning Policy Framework (NPPF) which seeks to promote sustainable economic growth.		
REASON FOR REFERRAL TO COMMITTEE Maidstone Borough Council owns the land		
WARD Park Wood Ward	PARISH/TOWN COUNCIL Boughton Monchelsea	APPLICANT Mr Howard Moss AGENT Mr Shawn Cullen
DECISION DUE DATE 05/03/15	PUBLICITY EXPIRY DATE 05/03/15	OFFICER SITE VISIT DATE 19/01/15

POLICIES

Maidstone Borough-Wide Local Plan 2000: R18(iii), ED2(iv), T13
 Government Policy: National Planning Policy Framework
 Planning for Growth Ministerial Statement (March 2011)
 National Planning Practice Guidance
 Draft Local Plan Policy: SP2, DM17

RELEVANT HISTORY

14/0555 – Installation of mezzanine floor for additional office space – approved with conditions

14/0145 – Application for full planning permission for the erection of 7 units for a mixture of B1, B2 and B8 uses, including the renovation of the existing – Approved with conditions

12/1524 - Variation of condition 6 of permission MA/07/1094 (Erection of 40 Commercial units for a mixture of B1, B2 and B8 use and renovation of existing building) to allow the creation of a mezzanine floor for storage purposes only within Unit 3 'Intregrame' - Approved with conditions

MA/09/1869 - Variation to condition 6 of MA/07/1094 – Approved with Conditions

MA/09/1292 - Provision of mezzanine floor to provide storage and office space, tea station, and service cupboard – Approved with conditions

MA/09/0072 - Provision of mezzanine floor to create two offices, a store room and goods store area – Approved with conditions

07/1094 - Erection of 40 Commercial units for a mixture of B1, B2 and B8 use and renovation of existing building – Approved with conditions

MA/06/1211 - Erection of 41 Industrial Units comprising a mixture of B1, B2 and B8 use and renovation of existing building – Approved with conditions

CONSULTATIONS

Boughton Monchelsea Parish Council: Gave no response.

KCC Highways Officer: Raises no objection.

Environmental Health Officer: Raises no objections.

REPRESENTATIONS

No representations received.

DESCRIPTION OF SITE

The application site relates to Block H at Integra Business Park, Bircholt Road which is occupied by five units with B1, B2 and B8 uses. Block H has allocated parking for 54 cars within the site around the perimeter of the building. .

The application site is within the defined urban area and is a designated employment/car showroom area as shown by the Maidstone Borough-Wide Local Plan 2000 (MBWLP).

PROPOSAL

The proposal is for the installation of a mezzanine floor in block H located at the front of the site. Mezzanine floor is proposed in five units and would be utilised for additional B8 use. The total floor space created would measure some 535m², four of the units would increase by some 97m² while a fifth unit would increase by some 147 m². Two new windows are proposed in the northeast elevation in Unit H3. The existing floor space measures 1514 m² and the proposal would increase this to 2049m² – a 30% increase.

Principle of development

The proposal site is located within a designated employment site under policy ED2 of the MBWLP, as well as within an area where vehicle showrooms are permitted under policy R18 of the MBWLP. Given the existing use of the site and the ancillary nature and use of the proposal, I am satisfied that the development under consideration here would be in accordance with these policies.

The proposal is also in line with the National Planning Policy Framework (NPPF) which seeks to promote sustainable economic growth. Indeed, a key reason for the proposal here is to maximise the site's economic potential.

The principle use of the Block H has been established as being a mix of B1, B2 and B8 under MA/07/1094. The issue to consider here is the impact of the proposed mezzanine floor, and whether there is sufficient parking for the floorspace proposed.

Highway safety implications

The reason for restricting the level of floor space to each unit is to ensure that the car parking provided continues to meet the needs of the building approved in the interests of highway safety.

The proposed mezzanine floor would increase the overall floor area of Block H by 535m². Block H has the benefit of 54 parking spaces at present. There are currently no locally adopted parking standards, but as guidance only the Kent County Council Supplementary Planning Guidance (SPG 4) – ‘Kent Vehicle Parking Standards’ is of use. These standards indicate that Block H should provide 60 parking spaces if it increased by 535m², six more spaces than at present. Given the shortfall in spaces the applicant has submitted a Transport Statement to assess the level of parking provision and trip generation.

The Transport Statement has been reviewed by KCC Highways who raise no objections to the shortfall of 6 parking spaces in this instance.

Given the relatively minor shortfall in parking provision I am satisfied that the parking provision available is acceptable and therefore raise no objection on highway safety grounds.

The proposal site lies within an established business area and it does make use of the existing access; and I would not expect the proposal to lead to a significant increase in traffic movements to and from the site as confirmed by the Transport Statement.

Design, siting and appearance

The proposed mezzanine floors are internal alteration and the addition of two new windows in the northeast elevation would have a limited impact on the external appearance of the building. I am therefore of the view that the proposal would not appear visually harmful to the character of the building and the surrounding area.

Residential amenity

There are no residential properties within a significant distance of this proposal which is for internal alterations only. I am therefore satisfied that the proposed works would not have an adverse impact on the amenity of any residential occupant.

Other considerations

There is no ecological, drainage or arboricultural issues to consider as part of this planning application.

CONCLUSION

Boughton Monchelsea Parish Council gave no response and so it is therefore assumed that they raise no objection.

I therefore consider that this proposal is acceptable with regard to the relevant provisions of the Development Plan, the NPPF and all other material considerations such as are relevant and recommend conditional approval of the application on this basis.

11.0 RECOMMENDATION – GRANT Subject to the following conditions

CONDITIONS to include

(1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission;

Reason: In accordance 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.

Planning Committee Report

(2) The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing Nos. as shown on drawing numbers DMWR/A1/3006/PL-10005; dated 19/12/14, DMWR/A1/3006/PL-10111 REV A; dated 08/12/2014, DMWR/A1/3006/PL-10302; dated 09/12/14, Transport Statement by Vectos; dated January 2014 and Transport Technical Note by DW Transportation; dated December 2014

Reason: To ensure the quality of the development is maintained and to prevent harm to the residential amenity of neighbouring occupiers.

INFORMATIVES

to Applicant: APPROVAL

The Council's approach to this application:

In accordance with paragraphs 186 and 187 of the National Planning Policy Framework (NPPF), the Council takes a positive and proactive approach to development proposals focused on solutions. We work with applicants/agents in a positive and proactive manner by:

Offering pre-application advice.

Where possible, suggesting solutions to secure a successful outcome.

As appropriate, updating applicants/agents of any issues that may arise in the processing of their application.

In this instance:

The application was considered by the Planning Committee where the applicant/agent had the opportunity to speak to the Committee and promote the application.

Case Officer: Andrew Jolly

NB For full details of all papers submitted with this application please refer to the relevant Public Access pages on the council's website.

The conditions set out in the report may be subject to such reasonable change as is necessary to ensure accuracy and enforceability.