

FLINTSHIRE COUNTY COUNCIL

REPORT TO: **PLANNING AND DEVELOPMENT CONTROL COMMITTEE**

DATE: **12TH NOVEMBER 2014**

REPORT BY: **CHIEF OFFICER (PLANNING AND ENVIRONMENT)**

SUBJECT: **FULL APPLICATION – DEMOLITION OF A DISUSED SUB-STATION AND PROPOSED NEW BUILDING EXTENSION WHILST RETAINING THE EXISTING SITE ACCESS TO THE EXISTING FARMERS BOY FACILITY UNIT 105 – 106, TENTH AVENUE, DEESIDE INDUSTRIAL ESTATE, FLINTSHIRE**

APPLICATION NUMBER: **052360**

APPLICANT: **FARMERS BOY LTD**

SITE: **FARMERS BOY FACILITY, UNIT 105 – 106, TENTH AVENUE, DEESIDE INDUSTRIAL ESTATE, FLINTSHIRE**

APPLICATION VALID DATE: **3 JULY 2014**

LOCAL MEMBERS: **COUNCILLOR MRS. C. M. JONES**

TOWN/COMMUNITY COUNCIL: **SEALAND COMMUNITY COUNCIL**

REASON FOR COMMITTEE: **AT THE REQUEST OF THE LOCAL MEMBER WHO WISHES THE EXISTING TRAFFIC CONGESTION PROBLEMS TO BE WITNESSED AND CONSIDERED BY COMMITTEE MEMBERS.**

SITE VISIT: **YES, FOR THE REASON SET OUT ABOVE**

1.00 SUMMARY

- 1.01 This full application seeks permission for a proposed extension to the existing food processing plant at 'Farmers Boy Ltd'. The proposals seek to extend the delivery and service bay areas and create purpose designed delivery and loading bays which will facilitate the faster turnaround of vehicles delivering to and collecting from the plant.

2.00 RECOMMENDATION: TO GRANT PLANNING PERMISSION, SUBJECT TO THE FOLLOWING:-

2.01 Conditions

1. Commencement within 5 years.
2. Development as per approved plans.
3. Samples of proposed finish materials to be submitted and agreed.
4. No external storage of materials.
5. Delivery Vehicle Traffic Management Plan to be submitted and agreed.

3.00 CONSULTATIONS

3.01 Local Member : Councillor Mrs. C. M. Jones

Requests that the application is considered by Members of the Planning and Development Control Committee, following a site visit, in order that existing traffic congestion problems associated with the existing premises can be considered by Members in their determination of the application.

Sealand Community Council

Objects to the proposals. Considers the traffic, parking and congestion problems associated with the existing facility are such that amounts to a highway hazard. Considers no further application proposals should be considered until this issue is adequately addressed.

Highways Manager (DC)

No objections. Requests that conditions are imposed prohibiting the external storage of materials and requiring the submission of a Delivery traffic management plan.

Pollution Control Officer

No response at time of writing.

Natural Resources Wales

No adverse comments. Advises that any permissions should have notes in relation to flood proofing techniques and the NRW flood warning system added.

Airbus

No objection.

4.00 PUBLICITY

4.01 The application has been publicised by way of a site notice and neighbour notification letters.

4.02 No response.

5.00 SITE HISTORY

5.01 55/23243

Extension to factory
Withdrawn 22.2.1994

97/00915

Extension to factory to extend meat processing operations
Permitted 3.11.1997

97/01005

Alterations to office building
Permitted 6.11.1997

9701103

Extension to factory
Permitted 2.12.1997

9800168

Temporary service link between units
Permitted 9.4.1998

9800448

Erection of service platform and staircase access
Permitted 3.6.1998

9800462

Provision of 2No. temporary office units
Permitted 5.6.1998

9800476

Provision of an effluent treatment plant
Permitted 4.8.1998

0000526

Renewal of P.P 98/8/462
Withdrawn 11.7.2000

0000596

Renewal of P.P 98/8/462
Permitted 7.7.2000

0100094

Expansion to effluent treatment plant
Permitted Development 14.2.2001

039880

Erection of an electricity sub-station
Permitted 19.8.2005

039882

Additional car parking area for 72 vehicles
Permitted 5.8.2005

6.00 PLANNING POLICIES

6.01 Flintshire Unitary Development Plan

- Policy STR1 - New development
- Policy STR3 - Employment
- Policy GEN1 - General requirements for development
- Policy AC13 - Access & traffic impact
- Policy AC18 - Parking provision & new development
- Policy EM3 - Development zones & principal employment areas

7.00 PLANNING APPRAISAL

7.01 Site Description & Proposals

The site comprises 0.56 hectares of the larger Farmers Boy food processing facility at units 105 & 106 Tenth Avenue and is located within Zone 3 of Deeside Industrial Park. It is approximately 500 m from the A548 Shotwick Road and 2 miles from the A550. The site forms part of the service yard to the site and is flat across both axis. Access to the site is directly derived from an existing access from Tenth Avenue although internal site circulation links the area to another access within the wider site.

- 7.02 The proposals involve the erection of a new extension to the northern elevation of Unit 105 to create new delivery and loading docking facilities. The extension will measure approximately 33m x 56 m x 12.5m (height to ridge) and will be constructed with metal cladding walls and roof to match the existing building. The proposals also involve the demolition of an existing, redundant, electricity sub station.

The Main Issues

The main issues to be considered during the determination of this planning application are:

1. the principle of the development in planning policy terms,
2. the highway implications, and
3. the visual appearance of the proposals.

Principle of Development

The proposals seek permission for an extension to an existing industrial building upon Deeside Industrial Park, an area identified as a location for employment growth within the Flintshire Unitary Development Plan. Accordingly development of this nature upon this site is acceptable in principle.

Highway Issues

Concerns have been raised in relation to the potential for the proposed development to further detrimentally impact upon the highway situation which presently exists at this site.

Whilst there are concerns within the locality in relation to the levels of on street parking and congestion arising from shift changeovers at the factory, Members are reminded that this application relates to an extension to the existing premises but with no increase in the numbers of employees.

The proposals seek to create an extension to enable an improvement in the processes at the factory relating to the loading and unloading of goods. At present the space limitations within the factory hinder the efficient processing of deliveries and loading of goods to be shipped from the site. In addition, the existing loading docks are not compatible with the vehicles which deliver to the site and do not allow unloading at a level compatible with the internal levels within the building. The impact of this is that these processes take much longer than would be the case as a consequence of the proposal.

The effect upon the highway of the current situation is that delivery vehicles are forced to wait within the existing service yard and, when this full, park on the highway.

The proposals will create level access docking bays which will enable vehicles to be loaded and unloaded in a more efficient manner. At present, it takes 1 hour and 45 minutes to unload a vehicle and 45 minutes to reload the vehicle. A total of 2.5 hours per vehicle. During this time, the service yard is not accessible by other vehicles.

The proposals will reduce unloading time to 35 minutes and reloading time to 20 minutes. This is a total reduction in turnaround time of 1 hour and 35 minutes.

The implications of this increased speed of processing is such that there is an increased time during which the service yard will be empty, thereby removing the need for waiting vehicles to park on the highway. In the event of a vehicle missing its delivery time, as a consequence of the suggested delivery traffic management plan, these vehicles will be required to park at the nearby HGV parking spaces at the petrol filling station on Zone 3.

I am advised in response to consultation by the Highways Manager (DC) that the proposals are acceptable in highway terms. It is suggested that a condition be imposed to prevent the external storage of goods and materials in the service yard areas in the interests of ensuring that the parking and turning areas are not impeded. It is also suggested that the management of delivery vehicles and their

expected arrival at the site should be the subject of control. To this end I would suggest the imposition of a condition which requires the submission, agreement and implementation of a traffic management plan for delivery vehicles.

Visual Appearance

The building is of a form, scale and external appearance to the existing building. Whilst the height, to ridge, is higher than the existing adjacent building, there is a variety of heights of buildings and apparatus within the area such that the proposals will assimilate well in visual terms to the surroundings.

8.00 CONCLUSION

8.01 For the reasons set out above, it is considered that the proposal is acceptable in planning terms, subject to the specified conditions. I have carefully considered the issue of highway impact and for the reasons set out above, I have concluded that this proposal will not have a further detrimental impact upon the existing highway situation and I therefore recommend accordingly.

8.02 In considering this planning application the Council has acted in accordance with the Human Rights Act 1998 including Article 8 of the Convention and in a manner which is necessary in a democratic society in furtherance of the legitimate aims of the Act and the Convention.

LIST OF BACKGROUND DOCUMENTS

Planning Application & Supporting Documents
National & Local Planning Policy
Responses to Consultation
Responses to Publicity

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