

WARD: Bishopston & Ashley Down **CONTACT OFFICER:** Tessa Connolly
SITE ADDRESS: Unit 3D And 3G Merton Road Bristol BS7 8TL

APPLICATION NO: 18/04705/F Full Planning

DETERMINATION DEADLINE: 5 December 2018

Demolition of existing business unit and construction of new larger building consisting of three B1/B8 units.

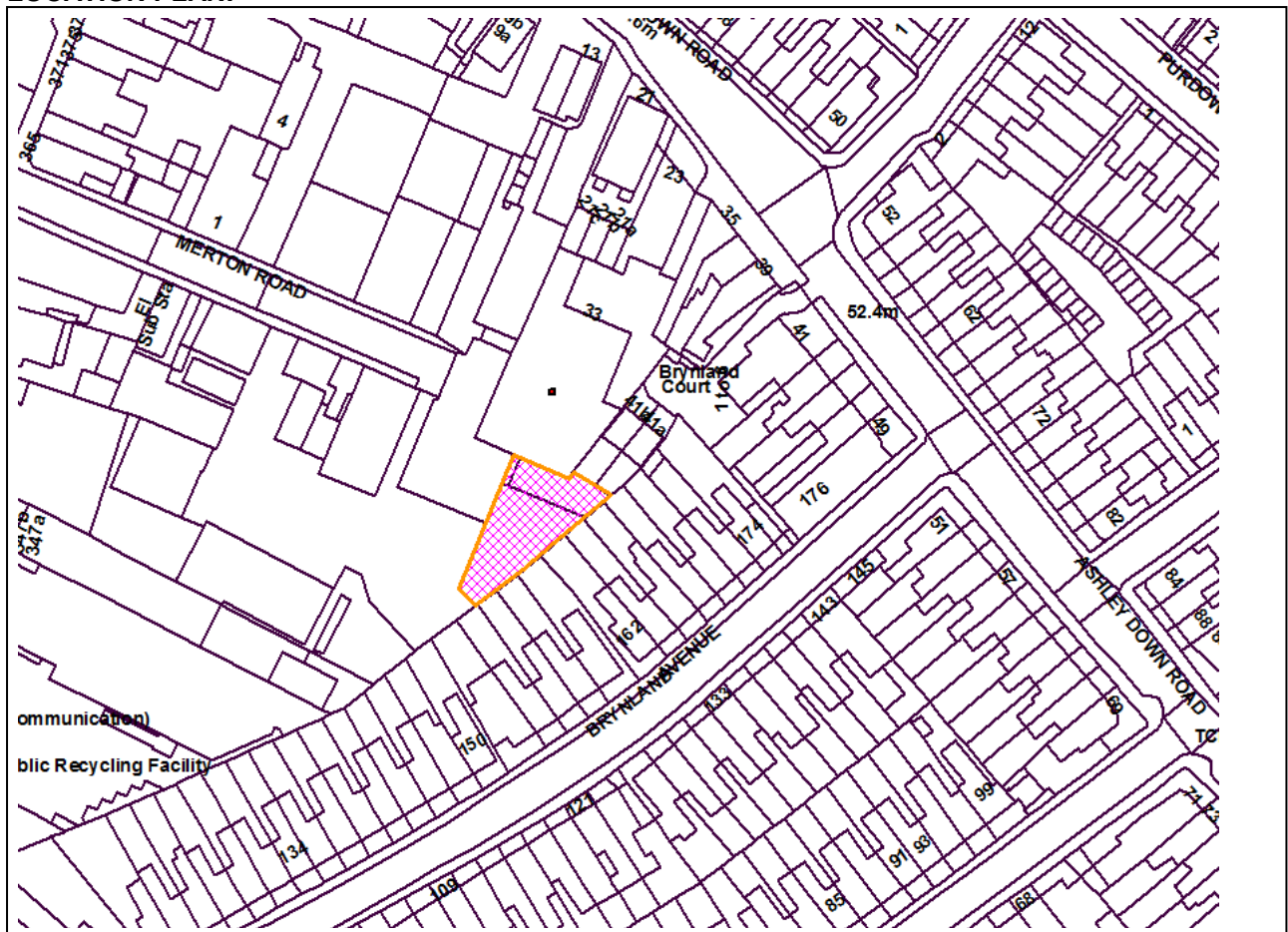
RECOMMENDATION: Grant subject to Condition(s)

AGENT: Mr Hugh Alexander
 8 Willway Street
 Bristol
 BS3 4BG

APPLICANT: Mr R Blessitt
 Pool House
 Dryers Lane
 Iron Acton
 BS37 9XU

The following plan is for illustrative purposes only, and cannot be guaranteed to be up to date.

LOCATION PLAN:



Development Control Committee A – 27 February 2019
Application No. 18/04705/F : Unit 3D And 3G Merton Road Bristol BS7 8TL

BACKGROUND

This application is being brought to committee following the referral from Councillor Tom Brook. The application was submitted following a planning enforcement investigation and after assessment as explained below the officer recommendation is that conditional retrospective planning permission is granted

SITE DESCRIPTION

This site is within the Merton Road industrial estate in Horfield. This is a long established area of small business units which are of varying size and appearance situated on land behind Gloucester Road, Ashley Down Road and Brynland Avenue.

RELEVANT HISTORY

18/30221/MINOR- A planning enforcement complaint was received in June 2018 concerning the demolition of a derelict industrial building on the site and construction of a larger single storey building. As the building was within 5 metres of the boundary with residential properties, the owner was advised that planning permission was required.

APPLICATION

This is a retrospective application to retain the single storey building which was constructed in the summer of 2018. It comprises one building and is subdivided internally to three units. The total floor area is 191 square metres.

RESPONSE TO PUBLICITY AND CONSULTATION

14 objections have been received:
Gardens overlooked by an overbearing building
Roller door will be noisy and always be open
No waste disposal shown
No mention of how noise will be abated
Disingenuous concerning sustainability

OTHER COMMENTS

Pollution Control - A minimum amount of information has been submitted with the application as to the use of these premises the application form and design and access statement state that they are business and industrial units respectively. No hours of opening have been given for the premises either and therefore I can only conclude that the buildings could potentially be used for a multitude of different uses at any time of the day or night. Whilst a number commercial uses could be carried out at the premises without causing harm to nearby residents there is considerable chance for any uses involving the use of machinery, ventilation or refrigeration equipment and deliveries or collections at unsociable times to cause disturbance to local residents.

Without further information as to the uses of the premises, I would have to object to this application. I would however recommend planning conditions if the planning committee is minded to grant the application to include sound insulation, details of extraction/ventilation, noise from plant and equipment rating level, refuse and recycling collection, deliveries, hours of operation.

Development Control Committee A – 27 February 2019
Application No. 18/04705/F : Unit 3D And 3G Merton Road Bristol BS7 8TL

RELEVANT POLICIES

National Planning Policy Framework – July 2018

Bristol Local Plan comprising Core Strategy (Adopted June 2011), Site Allocations and Development Management Policies (Adopted July 2014) and (as appropriate) the Bristol Central Area Plan (Adopted March 2015) and (as appropriate) the Old Market Quarter Neighbourhood Development Plan 2016 and Lawrence Weston Neighbourhood Development Plan 2017.

In determining this application, the Local Planning Authority has had regard to all relevant policies of the Bristol Local Plan and relevant guidance.

KEY ISSUES

IS THE PRINCIPLE OF DEVELOPMENT ACCEPTABLE?

The application site is within the Merton Road industrial estate and is therefore acceptable in principle. The proposal is for B1/B8 industrial use and the uses which fall within this business use should be able to operate within a residential area. The industrial estate has been in lawful use for many years and operates without any planning conditions by virtue of the length of time it has been operational. In the case of this application given the objections from residents, the owner is prepared to accept planning conditions to control matters such as hours of operation.

WOULD THE PROPOSAL UNACCEPTABLY AFFECT THE RESIDENTIAL AMENITY OF THE AREA?

The single storey industrial units are 2.7m away from the boundary of the industrial estate with gardens of residential properties on Brynland Avenue. There are two high level windows on the rear elevation of the smallest unit which faces the boundary to the site. These windows are high level so there is no overlooking of the adjoining gardens. The height of the new building is 1.25m higher than the building which previously occupied this part of the site. It is considered that due to its height and distance from the residential properties, there is no overbearing impact. Following consultation with Pollution Control concern were raised over the lack of information as to the intended occupiers. However in planning terms, as long as the proposed occupiers operate a business which falls under the B1 or B8 Use Class then no further consent is required. The applicant is willing to accept planning conditions to control matters such as sound insulation, details of extraction/ventilation, noise from plant and equipment rating level, refuse and recycling collection, deliveries, hours of operation.

WOULD THE PROPOSED DEVELOPMENT SATISFACTORILY ADDRESS TRANSPORT AND MOVEMENT ISSUES?

The application indicates 4 parking spaces for the users of the industrial estate. There is adequate turning area for users of these spaces and no objection. The site is in a highly sustainable location and is well served by public transport.

ARE THERE ANY SUSTAINABILITY CLIMATE CHANGE MEASURES PROPOSED?

In the submitted sustainability statement, the agent states that the buildings are classified as non-exempt buildings with low energy demand. The basic industrial accommodation has no fixed heating/cooling proposed and as there will be very low energy use. The energy efficiencies can be saved on lighting. There is natural daylight from the high level windows.

Policy BCS13 of the Core Strategy states that sustainability statements should be "proportionate to the scale of development proposed". The development therefore complies with policy.

Development Control Committee A – 27 February 2019
Application No. 18/04705/F : Unit 3D And 3G Merton Road Bristol BS7 8TL

CONCLUSION

The application is recommended for approval subject to the proposed planning conditions.

COMMUNITY INFRASTRUCTURE LEVY

How much Community Infrastructure Levy (CIL) will this development be required to pay? Nil

RECOMMENDED GRANT subject to condition(s)

Post occupation management

1. Details of Plant and Equipment

No equipment or plant shall be installed until details including method of construction, noise levels, its appearance and finish have been submitted to and been approved in writing by the Local Planning Authority. The approved scheme shall be installed before the installation of any such equipment and thereafter shall be permanently retained

Reason: To protect amenity.

2. Noise from plant & equipment affecting residential

The rating level of any noise generated by plant & equipment as part of the development shall be at least 5 dB below the background level as determined by BS4142: 2014 Methods for rating and assessing industrial and commercial sound.

Reason: To protect amenity.

3. Use of Refuse and Recycling facilities

Activities relating to the collection of refuse and recyclables and the tipping of empty bottles into external receptacles shall only take place between 08.00 and 18.00 Monday to Friday only.

Reason: To protect amenity.

4. Hours of operation

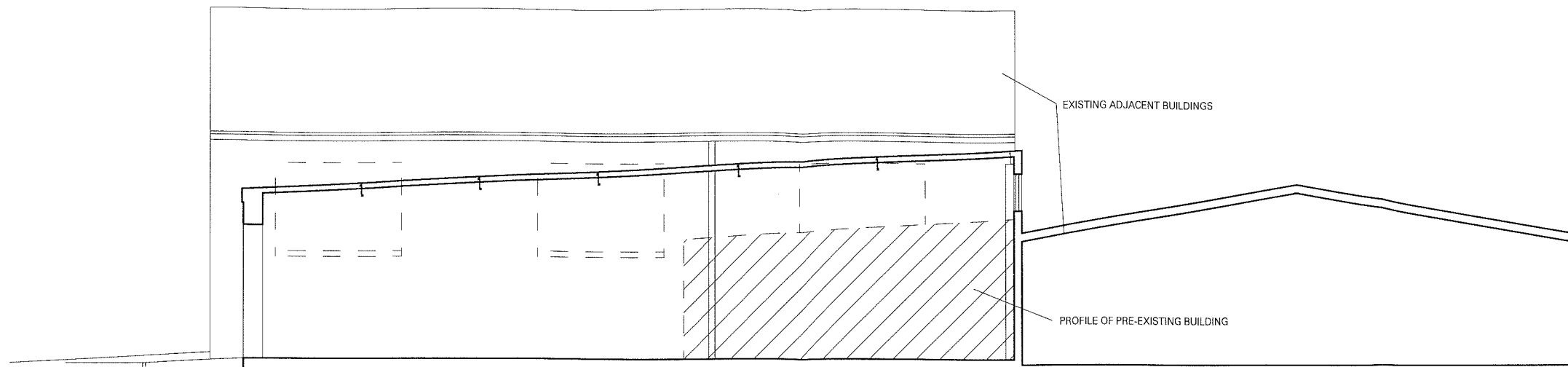
The 3 units hereby approved shall not be used other than between 08.00 to 18.00 Monday to Saturday and not at all on Sundays or Bank Holidays.

Reason: To protect amenity.

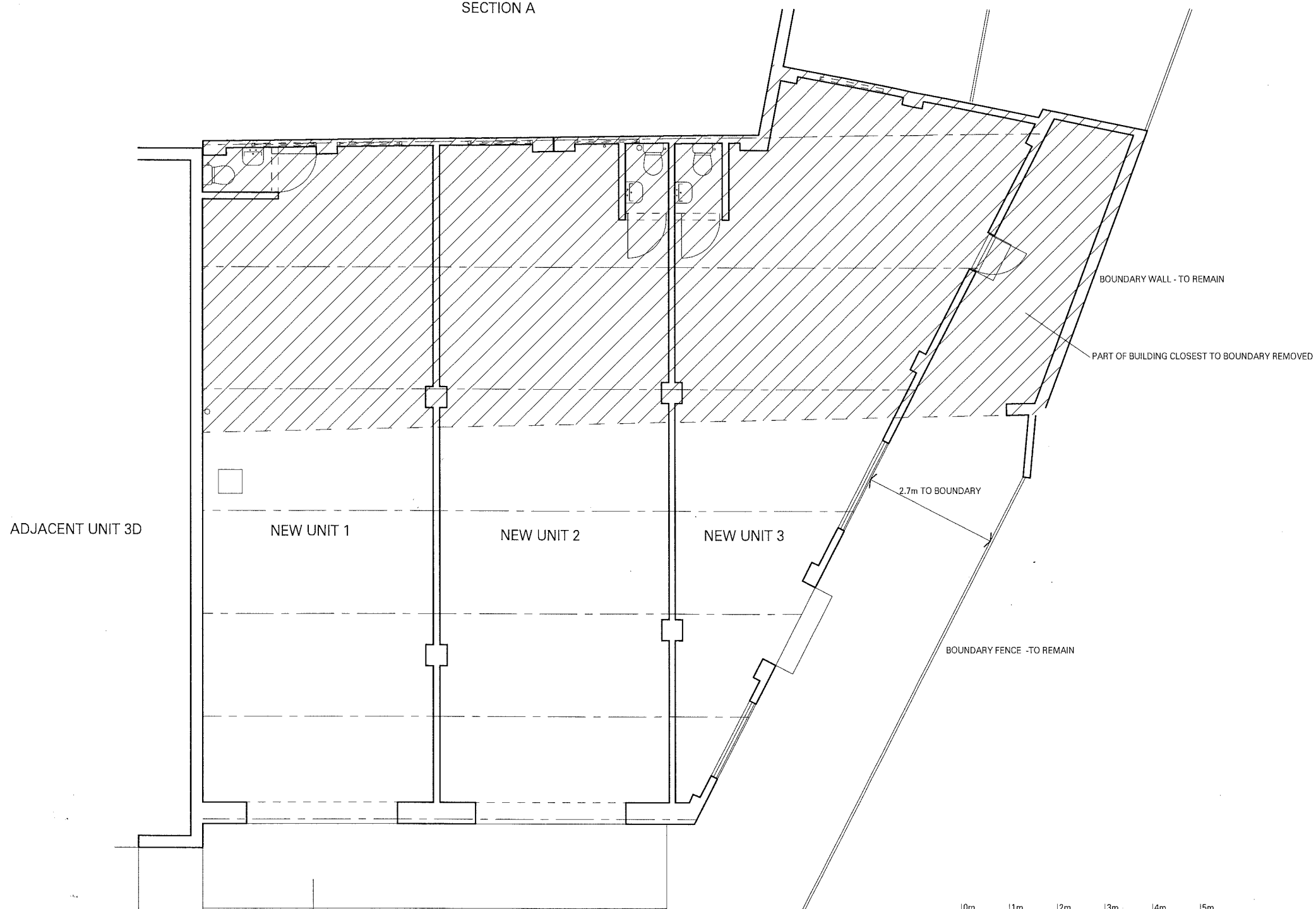
Supporting Documents

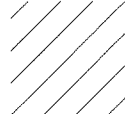
5. Unit 3D & 3G Merton Road, Bristol, BS7 8TL

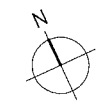
1. 1897273 – Existing plan
2. 1897274 – Proposed elevations



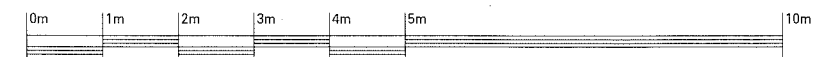
SECTION A

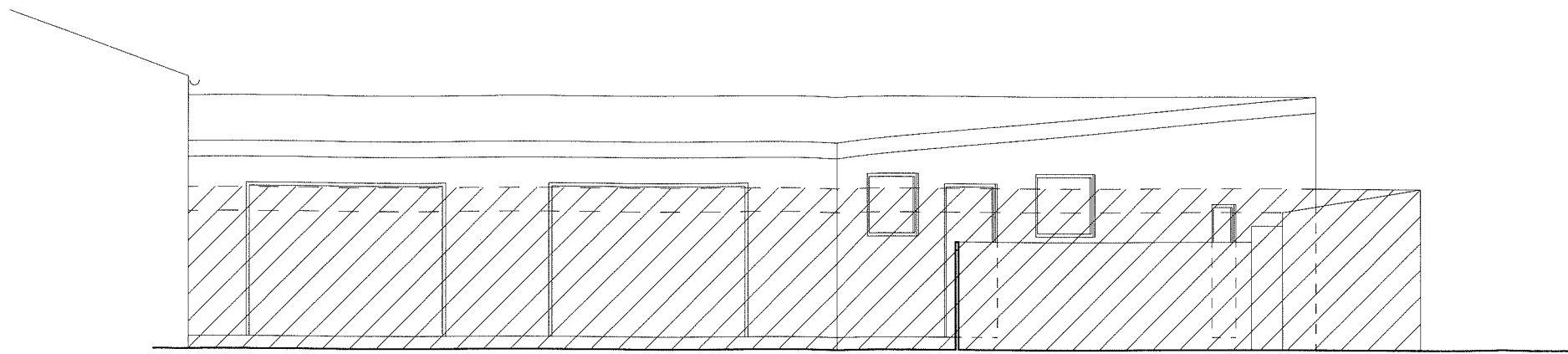



 LOCATION OF PRE-EXISTING BUILDING SHOWN HATCHED

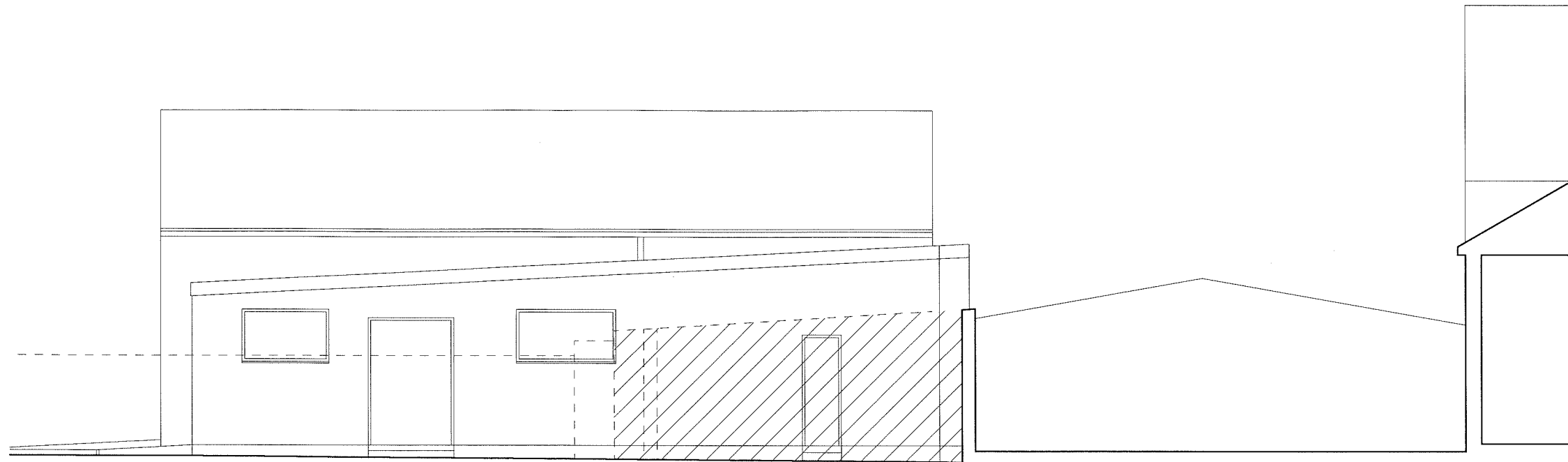


SCALE AT 1:100 A3 SIZE
 PRINTING FROM COMPUTER FILES MUST BE AT FULL SIZE (IGNORE MARGINS)
DO NOT PRINT TO FIT PAGE

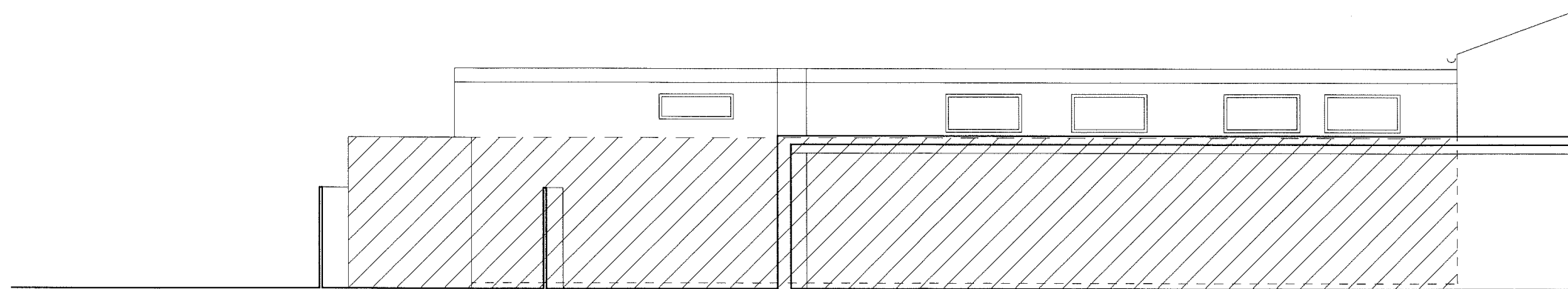




SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

SCALE AT 1:100 A3 SIZE
 PRINTING FROM COMPUTER FILES MUST BE AT FULL SIZE (IGNORE MARGINS)
DO NOT PRINT TO FIT PAGE

