

Parish:	King's Lynn	
Proposal:	Alterations and subdivisions of existing industrial buildings to create two separate units, including re-siting of biomass boiler and dust extractor.	
Location:	Reeve Wood Rollesby Road Hardwick Industrial Estate King's Lynn PE30 4LS	
Applicant:	Barrow Breck Ltd	
Case No:	24/01488/F (Full Application)	
Case Officer:	Connor Smalls	Date for Determination: 28 October 2024 Extension of Time Expiry Date: 10 January 2025

Reason for Referral to Planning Committee – Applicant is Borough Councillor De Winton

Neighbourhood Plan: No

Case Summary

The application site relates to an existing industrial site containing the 'Reeve Wood' business within the wider Hardwick Industrial estate. The locality is typical of an industrial estate with a mix of business uses including industry and distribution alongside offices and some retail.

The application itself proposes the redevelopment of the existing site including alterations to existing industrial buildings and subdivision of the site to create two separate units, including the re-siting of the existing biomass boiler and dust extractor.

Key Issues

Principle of development
Form and character
Impact on neighbour amenity
Highway safety
Flood risk
Any other matters requiring consideration prior to determination of the application

Recommendation

APPROVE

THE APPLICATION

The application site relates to an existing industrial site containing the 'Reeve Wood' business within the wider Hardwick Industrial estate. The locality is typical of an industrial estate with a mix of business uses including industry and distribution alongside offices and some retail. Neighbouring uses are to the east, south and west boundaries with Rollesby Road to the north.

The application itself proposes the redevelopment of the existing site including alterations to the existing industrial buildings and subdivision of the site to create two separate units, including the re-siting of the existing biomass boiler and dust extractor. This would be alongside an altered site layout, with an additional access, altered and additional parking, relocated containers and landscaping.

SUPPORTING CASE

Reeve Wood is an established family business along Rollesby Road. As part of this proposal, the applicant intends to subdivide the site to create two industrial units. The site currently consists of a large industrial unit, which Reeve Wood uses to produce its products, and a steel frame storage warehouse at the rear of the site.

Due to technological advancements, Reeve Wood no longer requires such a large unit to facilitate its business. Therefore, the applicant intends to move the business into the existing warehouse at the rear of the site. The warehouse will become Reeve Woods's new factory and allow for a much more efficient use of space. The existing factory will then be available for occupancy by another business requiring the increased floor space without building an additional industrial building.

The biomass boiler serving the main industrial building will be relocated to the proposed rear unit to continue using the waste produced to heat the factory and reduce Reeve Woods's carbon footprint.

The existing industrial unit will be altered to provide a much more efficient space for the potential new occupiers. The alterations will consist of demolishing part of the existing offices to allow for the installation of a new roller door and access on the front elevation for easier delivery access.

The overall site will benefit from increased parking as part of the proposal to sufficiently accommodate the two separate units.

This planning application seeks to maximise the efficient use of the site at Reeve Wood, Rollesby Road, by subdividing the existing industrial premises into two units and relocating the biomass boiler. These changes will allow Reeve Wood to streamline its operations while opening opportunities for another business to utilise the remaining space. The proposed alterations and improvements, including increased parking facilities and improved access, will enhance the functionality and appeal of the site. Importantly, the continued use of the biomass boiler demonstrates a commitment to sustainable practices. This proposal supports economic development in the area without requiring additional industrial construction, aligning with modern business needs and environmental considerations.

PLANNING HISTORY

22/01037/F: Application Permitted: 13/03/23 - Retrospective Application for a workshop Biomass Boiler – delegated decision.

19/01813/F: Application Permitted: 11/12/19 - Construction of 2 new industrial units – delegated decision.

15/01843/FM: Application Permitted: 07/03/16 - Proposed extension to existing warehouse – delegated decision.

14/00974/F: Application Permitted: 09/10/14 - Extension to existing store room to provide biomass plant room and biomass fuel store – committee decision.

RESPONSE TO CONSULTATION

Highways Authority: NO OBJECTION

With reference to the revised plan DEW02.02.02 B. The access parking and servicing would accord with the adopted guidance. Conditions are requested and would be attached to any approval regarding the new access specification and parking and turning area as well as an informative regarding works within the public highway.

Internal Drainage Board: NO OBJECTION

Environment Agency: NO OBJECTION

We have no objection to the proposed development, but strongly recommend that the mitigation measures proposed in the submitted Flood Risk Assessment (FRA) ECL0128-2/ATELIER ASSOCIATES are adhered to. In particular, the FRA recommends that the developer should ensure that the eventual users of the site are sufficiently aware of the risk of flooding, and the standard of the existing defences. The Environment Agency operates a flood warning system for properties at risk of flooding to enable householders to protect life or take actions to manage the effect of flooding on property. Floodline Warnings Service is a national system run by the Environment Agency for broadcasting flooding warnings. The users of the site should register to receive flood warnings.

Emergency Planning Officer: NO OBJECTION

Flood risk advice would be included as an informative on any approval.

Environmental Quality: NO OBJECTION but makes the following comments:

Contaminated Land

We have reviewed our files and the site is on land first seen developed in aerial photography from 1988. The surrounding landscape is largely commercial and industrial. Due to the age of the property on site there is the potential for asbestos containing materials to be present. An informative is recommended in this regard and would be attached to any approval.

Air Quality

In terms of this development proposal as it will involve moving the biomass boiler to heat a warehouse building to the rear of the existing, it is necessary to re-assess in terms of air

Planning Committee
6 January 2025

quality to ensure there are no unacceptable pollution impacts that would be contrary to section 180 of the NPPF.

As this biomass boiler is of relatively large capacity (ETA Hack 199kW), moving it to the new location has the potential to impact nearby receptors. However, as we have previously assessed this boiler's emissions, it is possible to re-assess based on its new location and its proposed height of flue.

This screening assessment shows that, as long as the wood being burnt remains dry and within manufacturer limits, the pollutants emitted will unlikely exceed the objectives. As such we would not object to the proposed change.

Ecology: NO OBJECTION

The de minimis exemption for Biodiversity Net Gain is agreed. The dust extractor will impact habitat, but I measure that as 16m² = below the threshold. The other areas impacted appear to be hardstanding. An informative is recommended and would be attached to any approval.

REPRESENTATIONS None received at time of writing.

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS03 - King's Lynn Area

CS08 - Sustainable Development

CS10 - The Economy

CS11 - Transport

CS12 - Environmental Assets

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

DM15 – Environment, Design and Amenity

DM17 - Parking Provision in New Development

DM19 - Green Infrastructure/Habitats Monitoring & Mitigation

NATIONAL GUIDANCE

National Planning Policy Framework (NPPF)
Planning Practice Guidance (PPG)
National Design Guide 2021

PLANNING CONSIDERATIONS

The main considerations are:

Principle of development
Form and character
Impact on neighbour amenity
Highway safety
Flood risk
Any other matters requiring consideration prior to determination of the application

Principle of Development:

The application proposes the provision of a new separate unit (B2 use separate from the Reeve Wood Business) with a subdivided and reconfigured layout within the existing 'Reeve Wood' site in the Hardwick Industrial Estate.

The application site is within the Development Boundary for King's Lynn as defined within the Site Allocations and Development Management Policies Plan 2016. Policy DM2 states:

"Development will be permitted within the development boundaries of settlements shown on the Policies Map provided it is in accordance with the other policies in the Local Plan".

Further to this, Policy CS10 outlines that the local economy will be developed sustainably facilitating job growth and additional employment land. The development of a local business alongside the redevelopment of an existing site and the provision of a new additional unit would all be in accordance with the aims and objectives of Policy CS10 as well as the aims of increased job growth within Policy CS03 – King's Lynn.

Therefore, the principle of development is acceptable.

Form and Character:

The application itself proposes the redevelopment of the existing site including alterations to the existing industrial buildings. This includes demolition of part of the front projection to each side of the main unit (unit 1 – B2 unit) to the front of the site. This would bring the projection in line with the western side elevation of the main building behind and inset from the east allowing for the provision of a new roller door on the front elevation.

Further changes include the subdivision of the site to create two separate units (Unit 1 - new B2 unit and Unit 2 - Reeve Wood), including the re-siting of the existing biomass boiler which includes a flue (approx. 2.5m in total height from where it exits the roof) and dust extractor to the east of the rear unit (Unit 2 - Reeve Wood). This would be alongside an altered site layout, with an additional access from Rollesby Road alongside altered and additional parking, relocated containers and landscaping. The containers would be relocated to the

Planning Committee
6 January 2025

southeast of the rear parking area. Landscaping would be located across the site including within parking areas as well as to the rear southeast corner of the site.

Overall, in the context of the site and its setting these changes are more minor and would not have an unacceptable or adverse visual impact. The development would therefore be in accordance with Policy CS08 of the Core Strategy 2011, Policy DM15 of the Site Allocations and Development Management Policies Plan 2016 as well as the NPPF 2024.

Impact on Neighbour Amenity:

Given that the site is located within the existing industrial estate, it is not considered that the proposed development would create any adverse or unacceptable impacts on adjoining uses. There are also no residential dwellings within the immediate locality of the site. No objection has been raised by any neighbouring businesses or uses. Further, while relocated within the site the biomass boiler, associated flue and the existing dust extractor are already present on site. The development would therefore be in accordance with Policy DM15 of the Site Allocations and Development Management Policies Plan 2016 as well as the NPPF 2024.

Highway Safety:

The Local Highway Authority raises no objection to the latest amended plan based on layout, access or parking with recommended conditions and an informative as outlined. The development would on this basis be in accordance with parking standards and Policy DM17 of the Site Allocations and Development Management Policies Plan 2016 and Policy CS11 of the Core Strategy 2011. In addition, cycle parking provision would be conditioned on any approval to ensure the provision of suitable cycle parking for future occupiers and in the interests of encouraging sustainable forms of transportation in accordance with Policy CS08 of the Core Strategy 2011 and the NPPF 2024.

Flood Risk:

The application site is within Flood Zone 3, however it is important to note that the proposal is for the re-development of an existing industrial site, within an existing industrial estate and the proposal would be in connection with the existing business.

The Environment Agency do not object but do note that the mitigation measures within the submitted Flood Risk Assessment (FRA) are adhered to. The EA state: "In particular, the FRA recommends that the developer should ensure that the eventual users of the site are sufficiently aware of the risk of flooding, and the standard of the existing defences. The Environment Agency operates a flood warning system for properties at risk of flooding to enable householders to protect life or take actions to manage the effect of flooding on property. Floodline Warnings Service is a national system run by the Environment Agency for broadcasting flooding warnings. The users of the site should register to receive flood warnings".

A condition is attached to this decision to ensure that the development is carried out in accordance with this.

It is also important to note that the BCKLWN Emergency Planning Officer raises no objection and flood risk advice is included as an informative to this decision.

Planning Committee
6 January 2025

Other matters requiring consideration prior to the determination of this application:

Ecology

The application has been confirmed by the Senior Ecologist to be subject to the de minimis exemption in regard to Biodiversity Net Gain. Notwithstanding, this additional landscaping is shown throughout the site as per the proposed site plan and the area to the south/east of the site is shown to be retained for dedicated land for Biodiversity Net Gain. This is a benefit in accordance with Paragraph 187 of the NPPF 2024 as well as Policy CS12 of the Core Strategy 2011.

Contamination/Air Quality

The Environmental Quality team raise no objection based on contaminated land considerations. In terms of air quality, Environmental Quality note that as the biomass boiler is of relatively large capacity, moving it to the new location has the potential to impact nearby receptors. However, as they have previously assessed this boiler's emissions, it is possible to re-assess based on its new location and its proposed height of flue. This screening assessment shows that, as long as the wood being burnt remains dry and within manufacturer limits, the pollutants emitted will unlikely exceed the objectives. They raise no objection based on this.

As such, the development would be acceptable in this regard and in accordance with Policy CS08 of the Core Strategy, DM15 of the Site Allocations and Development Management Policies Plan 2016 as well as the NPPF.

CONCLUSION

Overall, the development would be supported in principle by introducing a new industrial unit and supporting an existing business within King's Lynn. The development would also be acceptable as outlined in regard to form and character, neighbour impact, highways, flood risk and ecology. Therefore, the development is in accordance with Policy CS03, CS08, CS10 and CS11 of the Core Strategy 2011, Policy DM2, DM15 and DM17 of the Site Allocations and Development Management Policies Plan 2016 as well as the NPPF 2024.

RECOMMENDATION:

APPROVE subject to the imposition of the following condition(s):

- 1 Condition: The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 1 Reason: To comply with Section 91 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 2 Condition: The development hereby permitted shall be carried out in accordance with the following approved plans:
 - EXISTING & PROPOSED ELEVATIONS, Drawing Number: DEW02.02.01, received 26/11/24.

Planning Committee
6 January 2025

- EXISTING AND PROPOSED SITE PLAN & LOCATION PLAN, Drawing Number: DEW02.02.02 Rev: B.
- EXISTING AND PROPOSED FLOORPLANS, Drawing Number: DEW02.02.03.

- 2 Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 Condition: The development hereby approved shall be carried out in accordance with the submitted Flood Risk Assessment (authored by: ELLINGHAM CONSULTING LTD, Dated: AUGUST 2024) in regard to Section 5.0 FLOOD RISK MITIGATION.
- 3 Reason: To reduce the risk of flooding on the users of the facility hereby permitted in accordance with the Site Allocations and Development Management Policies Plan 2016 and the NPPF 2024.
- 4 Condition: Prior to the first occupation of the development hereby permitted the vehicular access / crossing over the footway shall be constructed in accordance with the highways industrial access specification and thereafter retained at the position shown on the approved plan. Arrangement shall be made for surface water drainage to be intercepted and disposal of separately so that it does not discharge from or onto the highway.
- 4 Reason: To ensure construction of a satisfactory access and to avoid carriage of extraneous material or surface water from or onto the highway in the interests of highway safety in accordance with Policy CS11 of the Core Strategy 2011 and the NPPF 2024.
- 5 Condition: Prior to the first occupation of the development hereby permitted the proposed access / on-site car and cycle parking / servicing / loading / unloading / turning / waiting area shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.
- 5 Reason: To ensure the permanent availability of the parking/manoeuvring areas, in the interests of satisfactory development and highway safety in accordance with Policy CS11 of the Core Strategy 2011 and the NPPF 2024.
- 6 Condition: Prior to use of the development hereby permitted, a scheme for cycle parking shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented prior to use and retained as permitted in perpetuity.
- 6 Reason: To ensure the provision of suitable cycle parking for future occupiers and in the interests of encouraging sustainable forms of transportation in accordance with Policy CS08 of the Core Strategy 2011 and the NPPF 2024.