

Parish:	King's Lynn	
Proposal:	Proposed Extension to Industrial Unit	
Location:	24 - 26 Austin Fields Austin Fields Industrial Estate King's Lynn Norfolk	
Applicant:	Client of Holt Architectural	
Case No:	21/00680/F (Full Application)	
Case Officer:	Mr C Fry	Date for Determination: 3 June 2021

Reason for Referral to Planning Committee – Applicant is partner of a staff member involved in Planning Process.

Neighbourhood Plan: No

Case Summary

The application site is located on the Austin Fields Industrial Area in Kings Lynn.

The site contains a single storey industrial unit and a forecourt with shipping containers. The shipping containers are located against the western boundary.

The site is enclosed with palisade fencing.

The proposal seeks consent for single storey extension projecting from the western elevation of the existing unit. The extension will have solar panels on it roof.

Key Issues

1. Principle of Development
2. Impact upon Visual Amenity
3. Impact upon Neighbour Amenity
4. Highway Safety
5. Flood Risk
6. Other Material Considerations

Recommendation

APPROVE

THE APPLICATION

The application site comprises an existing industrial unit, with hardstanding forecourt and storage shipping containers. The forecourt and storage containers are located behind palisade fencing.

The proposal seeks consent for an extension to an existing B8 industrial unit at Austin Fields, Kings Lynn scaling 22.5m (l) x 6m (w)x 4.9m (h) and will match the existing materials and appearance of the industrial unit.

To facilitate the extension, the shipping containers on the site will be double stacked. The double stacking of shipping containers also allows for some off-road parking.

SUPPORTING CASE

None submitted.

PLANNING HISTORY

15/01125/F: Application Permitted: 21/08/15 - Over-clad building and

2/94/0397/F: Application Permitted: 12/04/94 - Demolition of existing single storey part of building and creation of new access to premises

RESPONSE TO CONSULTATION

Parish Council: N/A

Environment Agency: The LPA need to consider the application in line with standing advice

NCC Highways: NO OBJECTION

Environmental Quality: NO OBJECTION subject to condition

Environmental Health Community Safety Neighbourhood and Nuisance: comment received at the time of writing the report.

Historic Environment Service: NO OBJECTION

REPRESENTATIONS

NONE received

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

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CS03 - King's Lynn Area

CS08 - Sustainable Development

CS10 - The Economy

CS11 - Transport

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM15 – Environment, Design and Amenity

DM2 – Development Boundaries

DM21 - Sites in Areas of Flood Risk

NATIONAL GUIDANCE

National Planning Policy Framework (NPPF)
Planning Practice Guidance (PPG)
National Design Guide 2019

PLANNING CONSIDERATIONS

The main planning considerations relating to the application are-

1. Principle of Development
2. Impact upon Visual Amenity
3. Impact upon Neighbour Amenity
4. Highway Safety
5. Flood Risk
6. Other Material Considerations

Principle of Development

The site comprises of a single storey prefabricated building (B8 use) with hard standing. The hard-standing area contains shipping containers along the western boundary of the site. The site is enclosed on three boundaries by the existing industrial and business units at Austin fields, with the southern boundary enclosed with palisade fencing. Access via gated entrance from Austin Fields.

The proposal is to extend the existing building to enable an existing business to expand which would accord with Policy CS10 of Kings Lynn and West Norfolk Core Strategy, and other local and national policies seeking to support the economy.

Impact upon Visual Amenity

The extension to the unit, will project from the western elevation of the existing unit by 22.5m (l) x 6m (w) x 4.9m (h). It will be constructed from materials that match the existing building.

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Other elements of the scheme include the double stacking of the containers to facilitate the extension and some off-road parking.

Given the scale of the extension, and its siting which is contained behind existing units on the western and northern boundary little of it will be seen from wider public area.

The double stacking of containers will only marginally protrude above the unit that flanks the western boundary and the solar panels will be located on the roof of the extension.

The proposal causes no detrimental visual amenity impact, given its location and siting.

Impact upon Neighbour Amenity

The scale, siting and nature of the proposal does not cause any detrimental impact upon the adjacent industrial units in terms of overbearing, overshadowing, or overlooking issues. The B8 use is already established on the site and with the site being contained in an industrial area, there is no detrimental impact upon adjacent neighbours in terms of noise.

Highway Safety

The Austin Fields area is known for having several cars parked on and off the highway. The proposal will help to provide an additional 3 parking spaces on the site.

In relation to other highway matters, the unit is served by small vans rather than Lorries and HGV's thus whilst the extension will remove some space for vehicle to turn, the smaller vehicles will be able to enter and leave in forward gear.

The highways officer has no objection to the application and does not require any conditions imposed.

Flood Risk

Foremost, there is no additional hardstanding because of this proposal, accordingly it was not considered necessary to consult the IDB.

The site is in Flood Zone 3 and Tidal Breach area. The Environment Agency standing advice applies to proposals of this nature, because the extension is less than 250m² in footprint. In this case, with the size of the extension and the use being "less vulnerable" in flood risk classification terms, provided the floor levels of the building are set no lower than existing, then the proposal is compatible. With the proposal involving casting a new floor on foundation pad, the floor levels will be above existing site level anyway. A condition is therefore not required to be imposed.

Whilst the Emergency planners' comments are noted, about the occupiers signing up to flood warnings direct, it is not considered reasonable to impose such a condition when the existing premises is not governed by such a condition. Nevertheless, an informative will be imposed to draw the applicant's attention to the Environment Agency flood warning system.

Other Material Considerations

The site is contained within an archaeologically sensitive area, with the proposal using foundation pads, with shallow foundations, then casting concrete floor, the Historic Environment Service have no objection to the proposal.

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CONCLUSION

The proposed extension to the industrial unit at Austin Fields, is of a scale, siting, and appearance that is entirely appropriate. The highways officer has no objection to the proposal and there are no flood risk or other issues arising from the proposal.

The proposal is therefore recommended approval subject to the following conditions

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:
 - HAL21-24.26-200 dated 1st April 2021
- 2 Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 Condition: In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken, and where remediation is necessary a remediation scheme must be prepared which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

- 3 Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.