
**CONSULTATION FROM CHELMSFORD BOROUGH
COUNCIL
OUTLINE PLANNING FOR ERECTION OF 8 (NO.)
WAREHOUSE UNITS - UNITS 1, 2, 3, 4 AND 5 HAWK
HILL, BATTLEBRIDGE**

1 SUMMARY

- 1.1. The planning application on which this council is being consulted relates to the Mayphil Industrial Estate on the north side of the River Crouch in Battlesbridge. The site is accessed off Hawk Hill and relates to the land that is beyond the building known as Yettons of Battlesbridge. Matters of detail applied for include siting, design and means of access.
- 1.2. The consideration of planning applications is a statutory function for the Authority charged to deal with them. In this case it is discretionary whether this Council responds.

2 JUSTIFICATION

- 2.1. The site is designated in the Chelmsford Borough Local Plan as an area for Industry and Warehousing which permits expansion, conversion and redevelopment of premises for uses falling within Classes B1 (b)(c), B2 and B8 of the Use Classes Order. The site is within the flood plain. The south west corner to which units 5 and 6 relate is within Rochford District Council's boundary and also is designated as Industrial land. Policy EB2 of Rochford District Council Local Plan states that applications for B1 and B8 uses will normally be permitted.
- 2.2. The proposal seeks outline planning permission and includes matters such as the siting, design and means of access. The proposal is for land currently not built upon and forming a waste transfer station. The structure forms an 'L' shape in plan providing 1,998 square metres of floor space.
- 2.3. In appearance the building's design is utilitarian and typical of an industrial estate. Overall height would not exceed other units within the estate. Access is via an unmade road. The rear façade facing across the river will have no openings and its roof will come down over the building leaving approximately 2 metres of wall height to the ground. Effect and impact are considered to be minimal given the screening by high trees to the southern boundary and location within the industrial estate.

- 2.4 The parking standards require 1 space per 30 square metres of floor space for Business Use. The minimum number of spaces required is not met by this application. However and in addition, the submitted plans indicate a use other than storage, with provision for customer parking and this suggests a possible retail use. Were such a use sought it would not comply with the Local Plans' policy of both Local Authorities.
- 2.5 The site is part of the flood plain. A flood risk assessment is therefore appropriate. Reference to PPG25 and to Chelmsford Borough Council's own adopted flood risk policy would be necessary

3 RECOMMENDATION

- 3.1 It is proposed that the Committee **RESOLVES to OBJECT** to the proposal on the following grounds: -
- (1) The proposed car parking provision is inadequate and does not meet the standards of 1 space per 30 square metres of floor area adopted by this Council.
 - (2) Concern would be further raised should the proposal seek a retail use, which would be contrary to the designated use of the land for business (industrial and warehousing) use. (HPS)

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