

Item No 08:-

16/01209/FUL (CT.2609/1/A)

**The Colt Car Company Ltd
Watermoor Road
Cirencester
Gloucestershire
GL7 1LF**

Item No 08:-**Erection of single storey extension to lobby at The Colt Car Company Ltd Watermoor Road Cirencester Gloucestershire GL7 1LF**

Full Application 16/01209/FUL (CT.2609/1/A)	
Applicant:	The Colt Car Company Ltd
Agent:	L D & P C Ltd
Case Officer:	Scott Britnell
Ward Member(s):	Councillor Joe Harris
Committee Date:	12th October 2016
RECOMMENDATION:	DELEGATED PERMIT SUBJECT TO THE SATISFACTORY RESOLUTION OF THE ECOLOGICAL MATTER AND NO OBJECTION FROM THE ENVIRONMENT AGENCY

Main Issues:

- (a) The principle of the development
- (b) The impact on the host building and character of the area (including conservation issues)
- (c) The impact on wildlife and the ecology of the site
- (d) On-site parking
- (e) Flood risk and drainage
- (f) The impact on the archaeology of the site
- (g) Land contamination
- (h) The impact of the removal of trees
- (i) The living conditions for occupants of nearby dwellings

Reasons for Referral:

This application was reported as Item 6 to the September meeting. A decision was deferred to allow further negotiations between the applicant and the Environment Agency. These negotiations had not been concluded when this updated report was finalised. An update will be provided at the meeting.

This application was initially referred to committee by Councillor Harris so that Members may consider the impact of the development upon the neighbouring streets and in the interest of transparency, given the recent planning history of the site.

1. Site Description:

The Colt Car Company site sits at the eastern end of Watermoor Road with residential roads and dwellings to the west and north. It is an established employment site within the Development Boundary. To the south, the site is bounded by the A419 Bristol Road. Although the site is not within a conservation area, the boundary of the South Cirencester Conservation Area is nearby. There are also two listed buildings within proximity of the site, both of which are Grade II Listed; the Cotswold Club and Attached Railings to the west and 10 City Bank to the north.

2. Relevant Planning History:

There have been numerous applications made in relation to this site. The most recent are set out below: -

15/00380/FUL- Permitted 14 April 2015: Single storey storage building.

15/03215/FUL - Refused 11 November 2015: Erection of external racking.

16/00009/FUL - Refused 9 March 2016: Retention and alteration of external racking.

Enforcement Action: Following refusal of planning application 16/00009/FUL, the Council served a Planning Enforcement Notice seeking the complete removal of the external racking. That notice has been appealed and at the time of preparing this report the appeal process is on-going.

3. Planning Policies:

LPR05 Pollution and Safety
 LPR09 Biodiversity, Geology and Geomorphology
 LPR10 Trees, Woodlands and Hedgerows
 LPR15 Conservation Areas
 LPR18 Develop within Development Boundaries
 LPR24 Employment Uses
 LPR38 Accessibility to & within New Develop
 LPR42 Cotswold Design Code
 LPR45 Landscaping in New Development
 LPR46 Privacy & Gardens in Residential Deve
 NPPF National Planning Policy Framework

4. Observations of Consultees:

The following consultees have been consulted on this application and their responses incorporated into the Officer's report.

Ecologist: Has requested further information to ensure that the proposals would not result in significant additional light levels.

Highways Officer: No objection.

Drainage Officer: No objection, subject to a condition for a full surface water drainage scheme and standard advisory notes.

Archaeologist: No objection, subject to a condition securing archaeological monitoring.

Environmental Protection Officer: No concerns or objections.

Tree Officer: No objection to loss of trees, subject to new tree planting and tree protection conditions.

Environment Agency: Awaiting response.

5. View of Town/Parish Council:

The description of the development was revised following initial consultation, as the wording was considered to have been confusing. The comments below were in response to the original consultation and have been included for completeness: -

"Whilst Members had no objection to the design of the extension to provide a car museum in principle, concerns were raised with regard to increased visitor traffic to the site and parking on site. Members also regretted the absence of a parking strategy, including times of use and arrangements for parking. It was felt that the determination of this application should be deferred until:

a) Satisfactory assurances are received in this respect; and,

b) The company's appeal against the refusal of planning permission for body shells storage racking erected on the North West elevation of the warehouse building (which also has implications for onsite car parking) has been determined (see 006.17 Other Matters (b)) by the planning inspector."

The following comment was received from the Town Council in response to the re-consultation: -

Members had no objection to the single storey extension to lobby, as long as it not used for a car museum, which would attract public visitors resulting in increased traffic movements and demand for parking on and off site.

6. Other Representations:

A total of 24 comments were received in response to the original consultation exercise, each objecting to the proposals. The issues raised are summarised below. At the time of preparing this report, no comments had been received in response to the second round of consultation, which carried the revised description of development.

i) Increase in traffic movements, on street parking and highway safety in the area

ii) The proposal would be a major attraction for visitors

iii) This application should not be considered until the appeal against the unauthorised racking is determined. Case Officer's Response: This application is for a different area of the site. The appeal relates to the enforcement notice served against the external racking, which was issued on the same grounds as the two recently refused planning applications. The appeal and this application are not related and the latter can be assessed on its own merits against the relevant planning policies.

7. Applicant's Supporting Information:

Planning Statement, Historic Environment Desk Based Assessment, Flood Risk Assessment & Preliminary Drainage Assessment, Ecology Assessment, Calculations to Measure Light Spill onto Surrounding Areas, Arboricultural Report. These documents can be viewed at the Council's offices and on its web-site.

8. Officer's Assessment:

(a) The principle of the development

This application seeks planning permission for the erection of a single storey extension to the south of the existing office building. The site is Mitsubishi's headquarters in the UK and the aim of the proposals is to provide a prestigious focus for visitors and staff; the extension would serve as a museum for approximately 20 vintage Mitsubishi vehicles. The proposed building would be an extension to the existing reception area and would be accessed only by business visitors to the site. It would not operate as a separate entity and there is no intention for the museum to be open to members of the general public.

(b) The impact on the host building and character of the area (including conservation issues)

Section 7 of the NPPF is concerned with good design, stating that good design is a key aspect of sustainable development.

Policy 24 of the Local Plan states that within existing employment sites, new buildings and structures that are required for, and directly related to, an existing business will be permitted provided the development is designed to avoid visual harm and does not extend beyond the existing site into adjacent countryside.

Policy 42 of the Local Plan states development should be environmentally sustainable and designed in a manner that respects the character, appearance and local distinctiveness of Cotswold District, with regard to style, setting, harmony, street scene and proportion, simplicity materials and craftsmanship.

As the application site is situated just outside of the South Cirencester Conservation Area, the Local Planning Authority must pay special attention to the desirability of preserving or enhancing the character or appearance of the area, in accordance with Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990.

Policy 15 of the Cotswold District Local Plan states that development must preserve or enhance the character or appearance of the area as a whole, or any part of that area. It states that development will be permitted unless: new or altered buildings are out-of-keeping with the special character or appearance of the area in general or in a particular location (in siting, scale, form, proportions, design or materials).

As outlined above, there are two listed buildings within the vicinity of the site. The Local Planning Authority is therefore statutorily required to have special regard to the desirability of preserving the building, its setting and any features of special architectural or historic interest it may possess, in accordance of Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

The proposed octagonal extension would be single storey and located south of the existing two storey office building. It would have eaves of 2.7 metres in height with a brown upstand seam zinc roof and glass top apex with dark bronze glazing bars. The walls would be in reconstructed stone, to match the existing, with splayed plinth blocks. Windows would be in dark bronze with doors to match existing profiles and colour. The extension would be a clearly subservient addition to the host building and its location within the site is appropriate. The proposed materials and form of the development are also considered to be acceptable, particularly given the mixed office/warehouse use of the site and the existing buildings.

The application site is located to the south and west of the South Cirencester Conservation Area but sits outside of it. Views of the proposed development would only be available from the extreme south east of the conservation area, due to intervening buildings. Set within the context of the existing buildings on site, the proposed extension would have no harmful impacts upon the setting of the Conservation Area. The two nearest listed buildings at the Cotswold Club (and Attached Railings) to the west and 10 City Bank to the north are sufficiently separated from the location of the proposed extension by distance and intervening buildings as to remain unaffected by these proposals.

The proposals comply with Local Plan Policies 15, 18, 24, and 42, Sections 7 and 12 of the NPPF and with Sections 66(1) and 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990.

(c) The impact on wildlife and the ecology of the site

The Council's Ecologist has requested further information to demonstrate how these proposals would not add significantly to any light impacts already present at the site. That information is currently being considered and assessed by the ecologist.

Officers request that delegated authority is granted to approve this application, subject to the further information being verified by the Council's Ecologist as acceptable. Should officers receive advice that planning conditions are required, to ensure the continued protection of wildlife and the ecology of the site, these will be attached to any planning permission. Subject to this, the application complies with Local Plan Policy 9.

(d) On-site parking

This is the key area of concern for local residents and interested parties. However, the extension would not be located upon any existing on-site parking spaces and it would not be a visitors' attraction. This is clear from the relatively modest size of the extension in terms of floor area and the revised description of development under which the application has been re-advertised. In addition, the Council's Highways Department has confirmed that it has no objection to the scheme.

The proposals comply with Local Plan Policy 38 and Paragraph 39 of the NPPF.

(e) Flood risk and Drainage

A Flood Risk Assessment and Preliminary Drainage Assessment were submitted with this application. No objection is raised, providing a full surface water drainage scheme is submitted prior to the commencement of development; this would be secured by condition.

At the time of preparing this report, the Local Planning Authority has not received a response from the Environment Agency to its consultation exercise. The recommendation to permit the application is therefore also subject to no objection being received from the Environment Agency.

(f) The impact on the archaeology of the site

The Gloucestershire County Council's Senior Archaeologist has assessed the proposals and offers no objection in principle to the proposed development. However, it is recommended that provision is made for archaeological monitoring of the ground works, so that any significant archaeological remains revealed during construction may be recorded. This is a reasonable and necessary step and would be secured by condition, subject to which the proposals comply with paragraph 141 of the NPPF.

(g) Land contamination

The Council's Public Protection Officer has confirmed that she has no concerns with regards to potential land contamination relating to the proposed development. Consequently, the proposals comply with Local Plan Policy 5 and Section 11 of the NPPF.

(h) The impact of the removal of trees

There are 4 trees on site that would need to be removed to facilitate these proposals, 3 ornamental maples and an alder. The Council's Tree Officer has no objection to the removal of these trees. In the context of the site, these trees are not of great importance and could be replaced with new tree planting closer to the road. This could take the form of a single oak or several screening trees and the requirement for replacement tree planting would be secured by condition. In order to ensure that the works would not damage other trees on site a tree protection condition would also be attached to any planning permission.

Subject to the conditions referred to above it is considered that the proposals would comply with Local Plan Policies 10 and 45.

(i) The living conditions for occupants of nearby dwellings

Given the scale of the development, its location and relationship with the nearby residential properties, no adverse impacts have been identified. The proposals therefore comply with Local Plan Policy 46 and Section 7 of the NPPF.

9. Conclusion:

The proposals are considered to be acceptable with no significant adverse impacts identified, subject to the findings of the further ecological report. The application complies with Local Plan Policies 5, 9, 10, 15, 18, 24, 38, 42, 45 and 46, Sections 7, 10, 11 and 12 of the NPPF and Sections 66(1) and 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990. Delegated authority is sought to approve the application subject to the resolution of any outstanding ecological issues and providing no objection is received from the Environment Agency.

10. Proposed conditions:

The development shall be started by 3 years from the date of this decision notice.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

The development hereby approved shall be implemented in accordance with the following drawing number(s): P.01, P.02, P.03, P.04, P.05, P.06, P.07, P.08, P.09, GW-MW-0911/15

Reason: For purposes of clarity and for the avoidance of doubt, in accordance with paragraphs 203 and 206 of the National Planning Policy Framework.

Prior to the commencement of development, a full surface water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the size, position and construction of the drainage scheme, and results of soakage tests carried out at the site to demonstrate the infiltration rate. Three tests should be carried out for each soakage pit as per BRE 365, with the lowest infiltration rate (expressed in m/s) used for design. The development shall be carried out in accordance with the approved details prior to the first occupation of the development hereby approved.

Reason: To ensure the proper provision for surface water drainage and/ or to ensure flooding is not exacerbated in the locality (The Cotswold Strategic Flood Risk Assessment, National Planning Policy Framework and Planning Policy Statement 25 Technical Guidance).

No development shall take place within the application site until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority.

Reason: It is important to agree and implement a programme of archaeological work in advance of the commencement of development, so as to make provision for the investigation and recording of any archaeological remains that may be destroyed by ground works required for the scheme. The archaeological programme will advance understanding of any heritage assets which will be lost, in accordance with paragraph 141 of the National Planning Policy Framework.

The development shall be undertaken in accordance with the arboricultural method statement and tree protection plan in the report of Phil Dye of Wotton Tree Consultancy dated 14 April 2016. All of the provisions shall be implemented in full according to any timescales laid out in the method statement unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the retained/protected tree/s in accordance with Cotswold District Local Plan Policies 10 and 45

Prior to commencing the development, a scheme of replacement tree planting shall be submitted to and approved by the Local Planning Authority. Details of the size, species and location of the replacement trees shall be agreed with the Local Planning Authority in writing and shall be planted within 3 months from the date of completion of any part of the development or, if this period does not fall within a planting season, by 31 January next.

Reason: In the interests of visual amenity and to conserve the contribution of trees to the character of the area in accordance with Cotswold District Local Plan Policies 10 and 45.

Informatives:

NOTE TO APPLICANT:

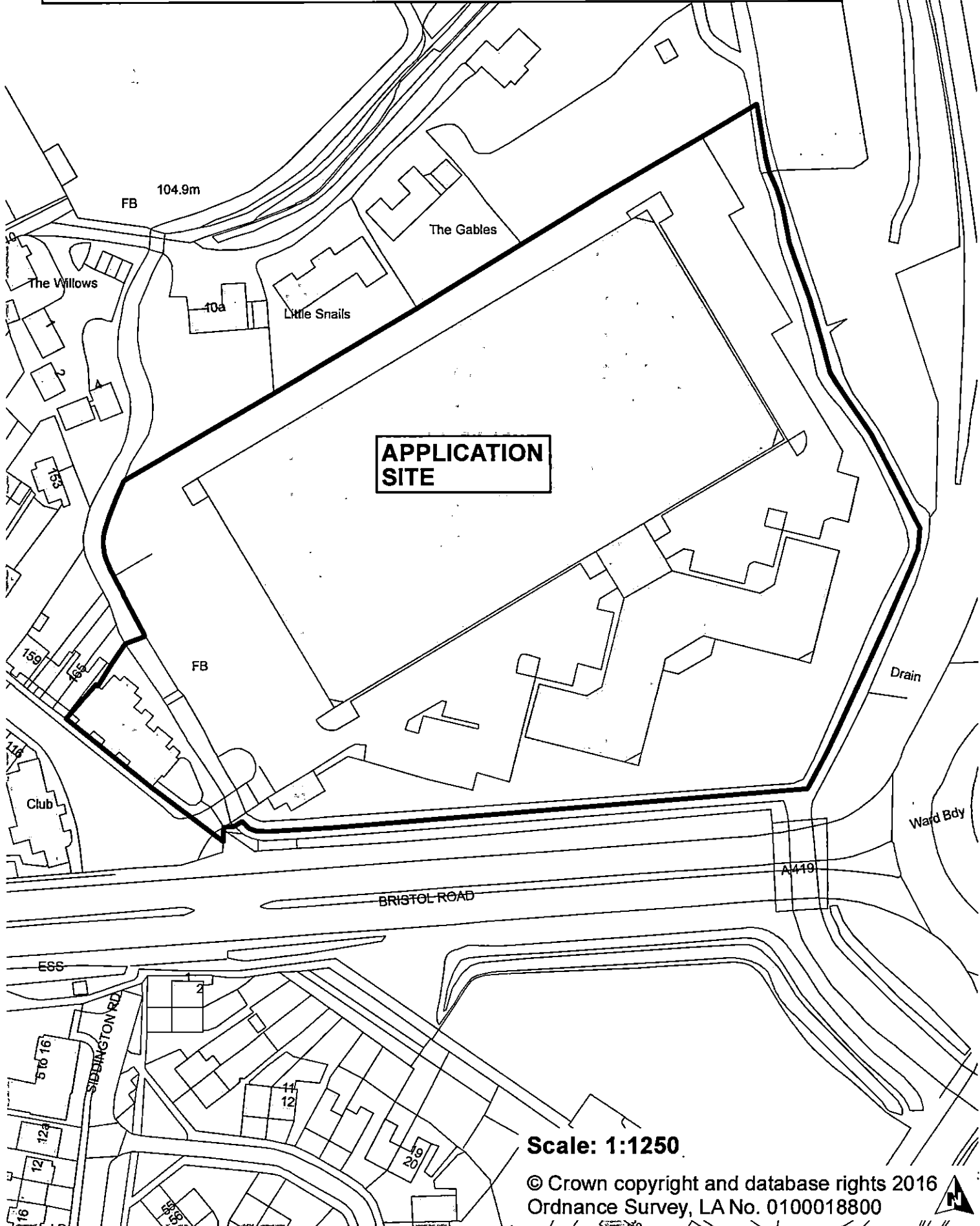
The Surface Water Drainage scheme should, where possible, incorporate Sustainable Drainage Techniques in order to ensure compliance with:

- Flood and Water Management Act 2010 (Part 1 – Clause 27 (1))
- Code for sustainable homes - A step-change in sustainable home building practice
- The local flood risk management strategy published by Gloucestershire County Council, as per the Flood and Water Management Act 2010 (Part 1 – Clause 9 (1))
- Gloucestershire SuDS Design and Maintenance Guide (November 2015)
- CIRIA C753 SuDS Manual 2015

The Colt Car Company Ltd, Watermoor Road, Cirencester

16/01209/FUL CT.2609/1/A

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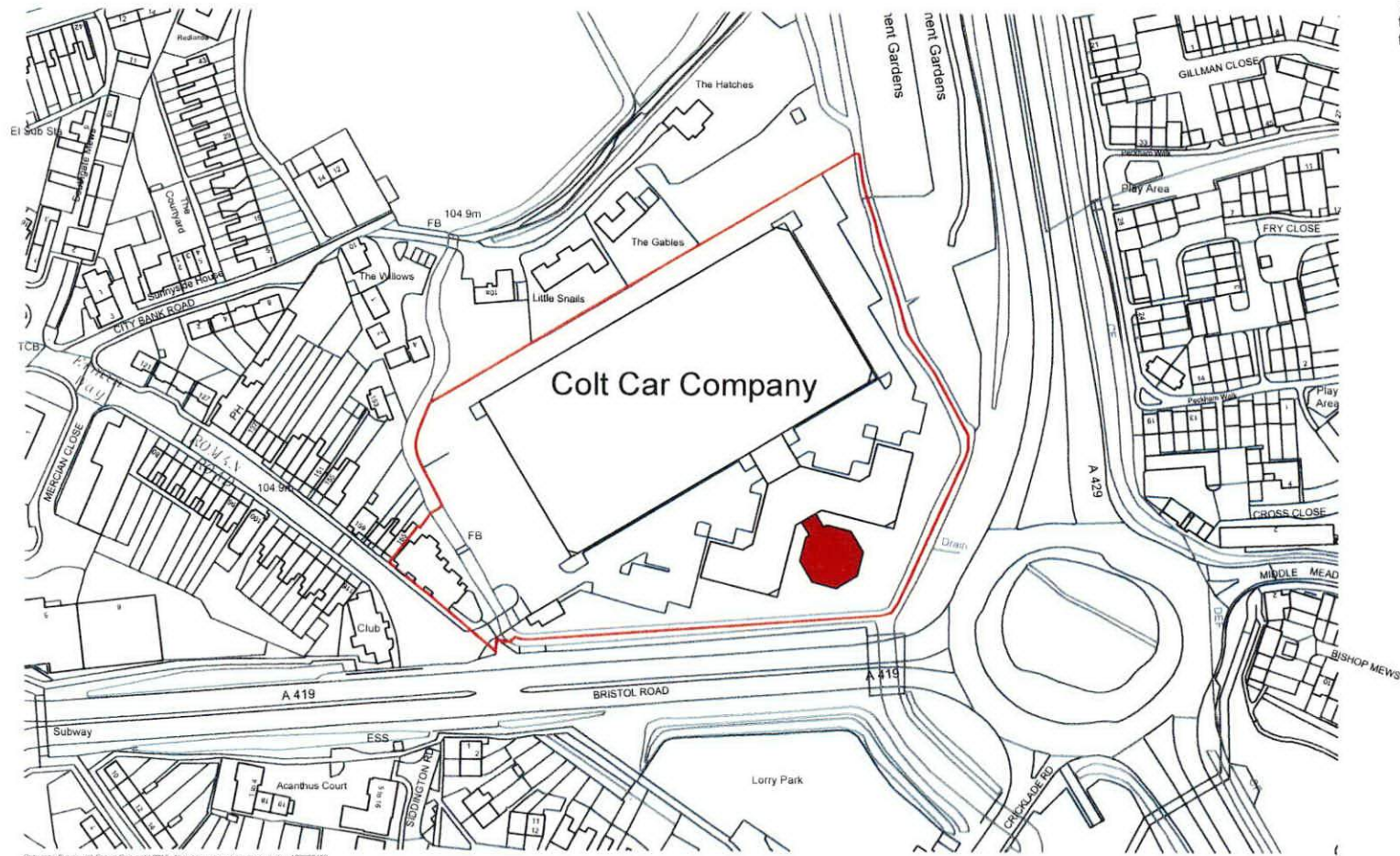
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16/01/2016/FUL - APPENDIX A

PROJECT:
 Proposed Car Museum
 Mitsubishi Motors at Watermoor Road,
 Cirencester Glos, GL7 1LF
 DRG TITLE:
 Site Location Plan

JOB NO: 16.05 DRG NO: P.09
 SCALE: 1:2500 @ A4 DRN BY: RG
 DATE: February 2016 CKD BY: .

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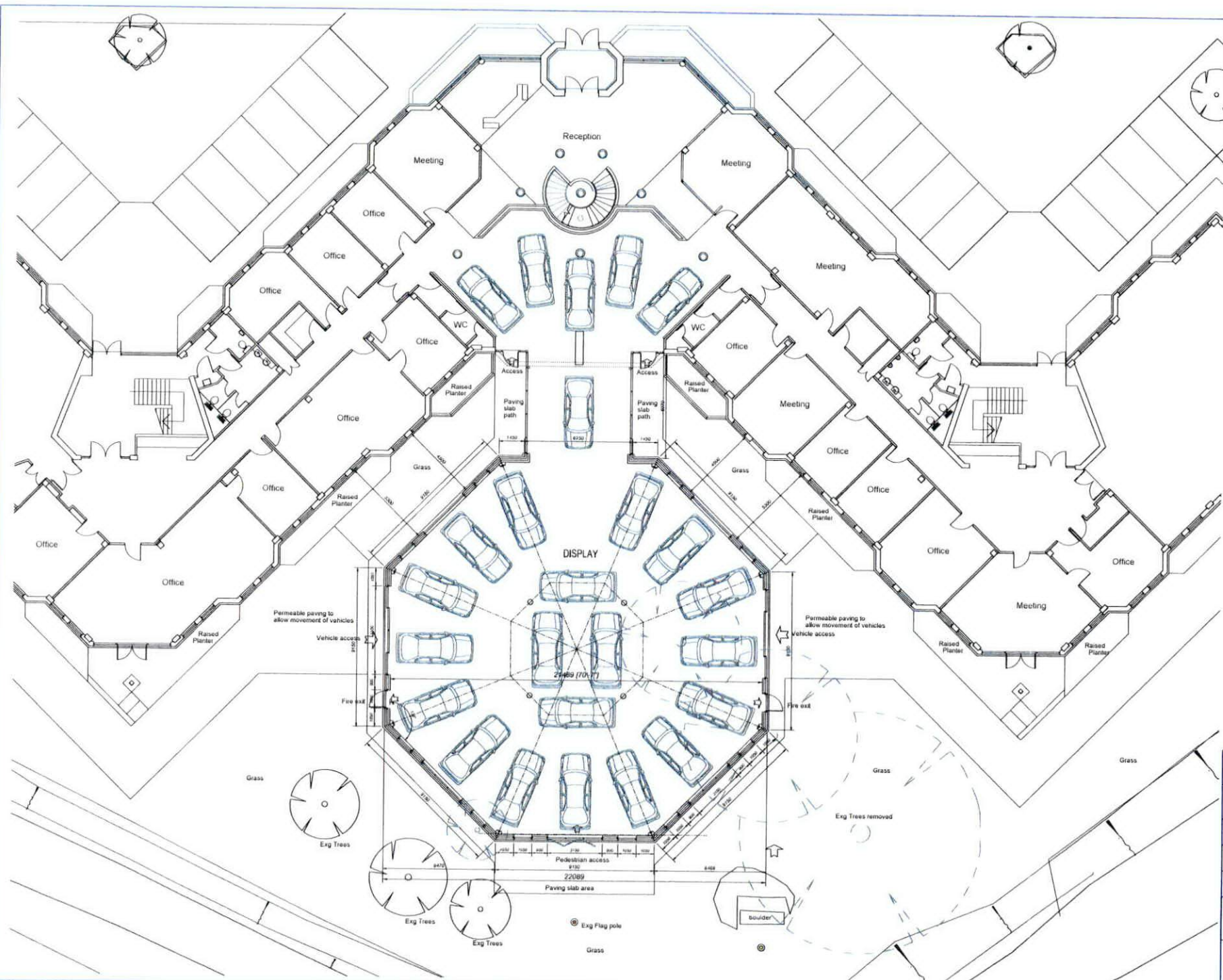
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 Otherwise Stated
 If In Doubt Ask!
 This plan is drawn as hand/drawing

Drawing Revisions			
ISSUE	DATE	REVISION	BY



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PROJECT
 Proposed Car Museum
 Mitsubishi Motors,
 Watermoor, Cirencester, Glos, GL7 1LF

DRG TITLE
 Proposed Floor Plan

JOB NO 16 05	DRG NO P.05	REV
SCALE 1:100 @ A1	DRN BY RG	
DATE February 2016	CHK BY	

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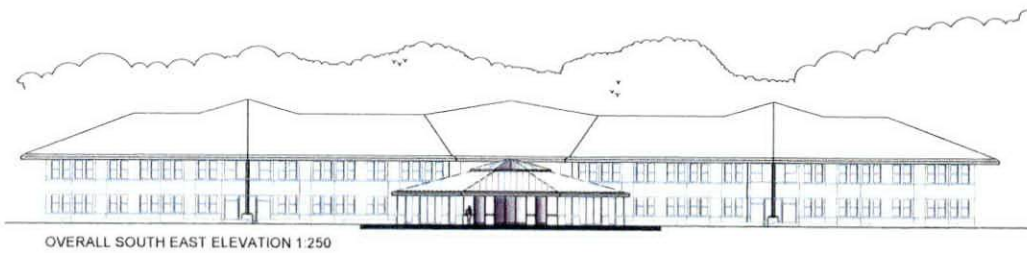
Glevum Design & Build Ltd
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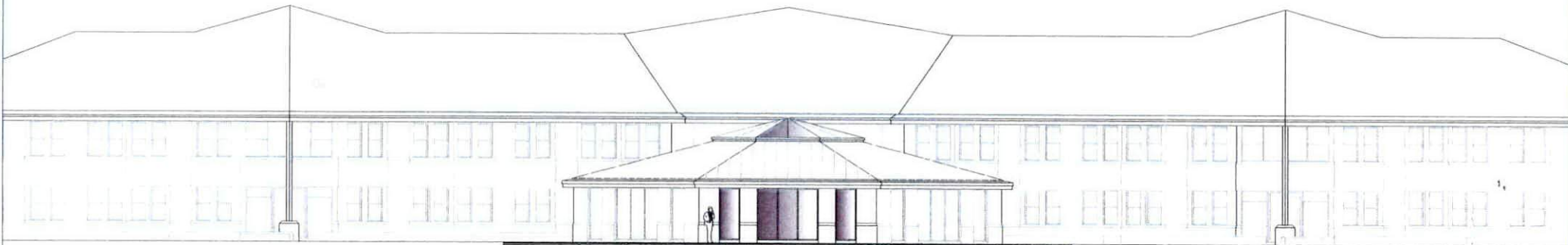
161012091FVL - APPENDIX B

Do Not Scale!
All Dimensions Are in Millimetres Unless
Otherwise Stated
If in Doubt Ask!
This plan is drawn as hand-drawing

Drawing Revisions			
ISSUE	DATE	REVISION	BY

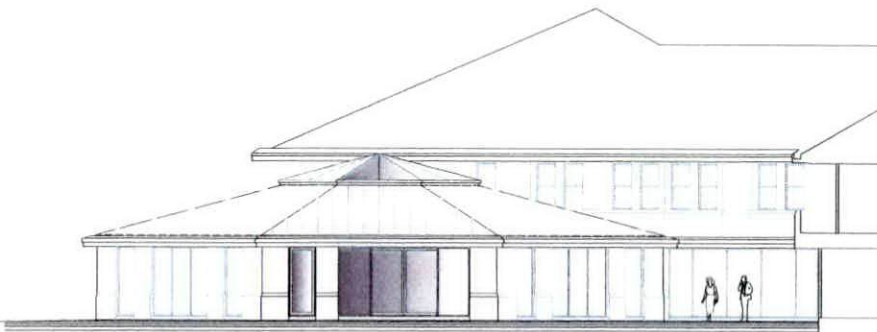


OVERALL SOUTH EAST ELEVATION 1:250

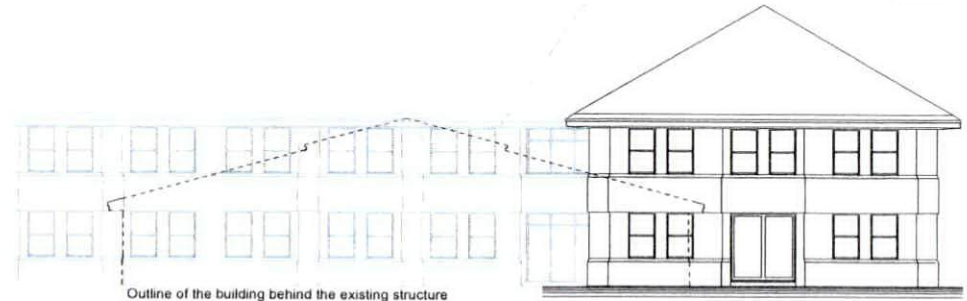


SOUTH EAST ELEVATION 1:100

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NORTH EAST ELEVATION 1:100



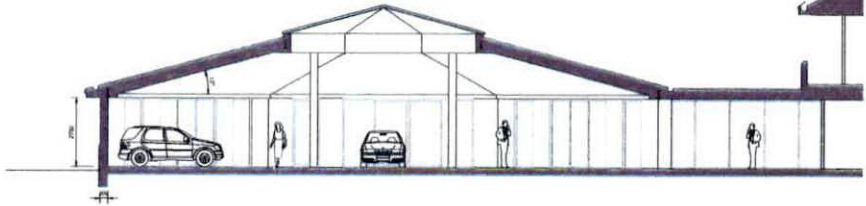
ELEVATION TRUE TO WEST ELEVATION 1:100

Outline of the building behind the existing structure

Materials:
Roof:
 Glass top apex with Dark Bronze glazing bars,
 Brown upstand seam zinc roof with Dark Brown metal fascia and white soffit similar to the existing main building. Brown rainwater pipes external

Walling:
 Reconstructed stone to match existing with splayed plinth blocks.

Windows and doors:
 Dark Bronze aluminium window frames and doors to match existing profiles and colour.



SECTION 1:100

PROJECT:
 Proposed Car Museum
 Mitsubishi Motors,
 Waterloot, Cirencester, Glos, GL7 1LF
DRG TITLE:
 Proposed Elevation and Section

JOB NO. 16 05	DRG NO. P 06	REV
SCALE 1:100, 1:250 @ A1	DRN BY RG	
DATE February 2016	CKD BY	

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161012091EVL - APPENDIX C