

**Committee Report
Planning Committee on 13 October, 2009**

**Item No. 3/01
Case No. 09/1746**

RECEIVED: 3 August, 2009

WARD: Alperton

PLANNING AREA: Wembley Consultative Forum

LOCATION: UNIT Y, 272 Abbeydale Road, Wembley, HA0 1PU

PROPOSAL: Change of use of the vacant single storey annexe to 260 Abbeydale Road to an industrial bakery (Use Class B2) and the erection of a corridor and enclosed conveyor belt link between 260 and 272 Abbeydale Road.

APPLICANT: The Polish Bakery

CONTACT:

PLAN NO'S:

- 001 Revision 001 showing Proposed Ground Floor
- 001 Revision 001 showing Proposed Front Elevation
- 001 Revision 001 showing Existing Floor Plan
- Un-numbered A3 Size Plan showing Building Sections S-01, S-02 & S-03
- Un-numbered Ordnance Survey Map Showing the Site Location

RECOMMENDATION

Approval

EXISTING

The application site is composed of two industrial buildings located on the north side of Abbeydale Road. Part of one of the buildings (272 Abbeydale Road) is currently occupied by the Polish Bakery. Part of the other (260 Abbeydale Road) is vacant with the rest occupied by two vehicle repair garages, "Bestcare Enterprises " and "The Alexandra Motor Group". The two units are separated by a 3 metre wide passageway.

The application site is located within the Park Royal Strategic Employment Area as defined in the Unitary Development Plan 2004.

PROPOSAL

The application is for the change of use of the vacant single storey annexe to 260 Abbeydale Road to an industrial bakery, in order to allow the expansion of the neighboring Polish Bakery at 272 Abbeydale Road and for the erection of a corridor and enclosed conveyor belt link between 260 and 272 Abbeydale Road.

HISTORY

There is no planning history relevant to the proposal.

POLICY CONSIDERATIONS

Adopted Unitary Development Plan 2004

Built Environment

BE2	<i>Townscape: Local Context & Character</i>
BE7	<i>Public Realm: Streetscape</i>
BE9	<i>Architectural Quality</i>

Employment

EMP1	<i>Named Occupiers & Existing Employers</i>
EMP2	<i>Small and Medium Sized Enterprises</i>
EMP5	<i>Designation of Strategic Employment Area</i>
EMP6	<i>Employee Facilities in Strategic Employment Areas</i>
EMP8	<i>Protection of Strategic and Borough Employment Areas</i>
EMP10	<i>The Environmental Impact of Employment Development</i>
EMP11	<i>Regeneration of Employment Areas</i>

Transport

TRN3	<i>Environmental Impact of Traffic</i>
TRN4	<i>Measures to make Transport Impact Acceptable</i>
TRN10	<i>Walkable Environments</i>
TRN11	<i>The London Cycle Network</i>
TRN22	<i>Parking Standards - Non Residential Developments</i>
TRN34	<i>Servicing in New Development</i>
PS6	<i>Parking Standards for Use Class B1, B2, B8 & A2</i>
PS16	<i>Cycle Parking Standards</i>
PS19	<i>Servicing Standards for Use Class B1, B2, B8 & A2</i>

CONSULTATION

The following have been consulted on the proposal:

-Nos. 259 Water Road

-Nos. 260, 260A, 260C, Electric Sub-Station at the rear of 265, 267, Unit T, U, V, W, X, Y at 272, Unit A, B, C, D, E, F, G, H & I at 273 & 274-275, Abbeydale Road

In total 2 objections have been received from the neighbouring premises "Bestcare Enterprises Ltd" and "Alexandra Motor Group" at 260 Abbeydale Road raising objections to the proposal on the grounds of noise, dust, litter being left outside neighbouring premises and the irresponsible behaviour of the application premises in the manner they park their cars/vehicles on the road, causing obstruction and preventing free flow of traffic to the detriment of highway and pedestrian safety.

Transportation - raise no objections to the proposal based on revised plan received on 23/09/2009 showing articulated lorry bay, cycle storage area, location of waste/recycling bins and pedestrian and private footway to be resurfaced.

Environmental Health - has no objections to the proposal.

REMARKS

The application is proposing a change of use of an existing vacant single storey warehousing unit (Use Class B8) to an industrial bakery (Use Class B2) which would be used as an expansion of the Polish bakery at 272 Abbeydale Road.

The site is located within the Park Royal Strategic Employment Area as defined in Brent's Adopted Unitary Development Plan 2004 and therefore the Council's policy EMP8 relating to "*Protection of Strategic and Borough Employment Areas*" is applicable to the proposal. According to policy EMP8, in the Strategic and Borough Employment Areas, Industry (Use Class B2), Warehousing

(Use Class B8) and closely related uses not falling within a use class but which are commonly found on industrial estates (such as haulage yards, bus garages and MOT testing stations) will be permitted. The proposed change of use to industrial bakery (Use Class B2) is therefore considered to be an acceptable use within the Strategic Employment area and therefore would comply with the Council's policy EMP8. The proposed application site to be used as an expansion of the neighbouring Polish Bakery is also supported by the policy EMP 2 which seeks to encourage the expansion of small and medium enterprises provided it would not result in the loss of residential amenity or residential units. The application site is located in a wholly industrial area and therefore the proposal will not impact on residential amenity.

As the proposed unit would be used as an expansion of the neighbouring bakery, the application is also proposing to link the two units across the existing 3m wide service/emergency passageway via a corridor at ground level and a conveyor belt at a higher level (i.e. 3m above the ground level). The proposed corridor and conveyor belt link between the two units will therefore enable the bakery to carry out all its production operation within the existing two buildings.

The proposed corridor across the passageway at ground level would be constructed in bricks to match those of the existing building. The corridor (3m deep x 3m wide x 3m high) with a flat roof design with a set-back of 24.6m from Abbeydale Road frontage is not considered to have any adverse impact on the visual amenity of the locality/streetscene. The corridor will have double doors facing on to the existing passageway between the two units to allow access along the whole passage way in case of emergency.

The proposed conveyor belt (a galvanized steel box) to be position at a height of 3m across the passageway with a similar set-back from the Abbeydale Road frontage as the proposed corridor link and is not considered to have any significant impact on the visual amenity of the locality/streetscene. The conveyor belt being at a higher level is not considered to interfere with the emergency access along the passageway.

Transportation

Transportation had following comments in respect of the original proposal

The proposed development will increase the floorspace available to the premises from 960sq.m. to approximately 1500sq.m.. Parking standards are set out in PS6 of the Unitary Development Plan 2004, under which 1 car space can be permitted per 150sq.m. outside town centres. Under this provision the standard will rise from a total of 6 spaces to a total of 10 spaces therefore, a significant increase. The applicant stated on site that many of the employee live locally and walk, cycle or take public transport to get to the site. There is limited availability of parking in the locality, however on-street parking is tolerated throughout the estate and is well used.

Servicing requirement are also detailed in PS19. Units between 280sqm. and 2000sqm require a full-sized loading bay for a 16.5m articulated vehicle. This level of servicing provision is also applicable to each of the existing units and cannot currently be provided on-site. The depth of the off-street loading bay in the new facility is shown as 13.8m. However, the servicing standards for B2 units do not differ from those for B8 units and a change from B8 to B2 in itself is not likely to result in an increase in servicing demand in itself. Also, the site frontage is wide enough to allow servicing vehicles to park on-street in front of the unit, notwithstanding the issues relating to the parking of cars in this area.

Your officers consider that, given the nature and scale of the proposed change of use and extensions, the likely servicing requirement for the units does not change and the failure to introduce a full sized (16.5 m) off-street servicing bay accordingly does not warrant the refusal of planning consent as the proposal

The proposed link corridor is set well into the site and emergency access will not be affected. No other units rely on use of the passageway.

The proposed conveyor belt will be at a height of 3m and also is to be set well into the site and so will not obstruct pedestrian or vehicular movement along the service/emergency escape passageway.

Details of refuse and recycling storage have not been detailed and will be required in compliance with policy TRN34 of the adopted UDP 2004.

Cycle parking is not currently available at the site. Parking Standard PS16 recommends a provision of 1 space per 500sq.m. (3 spaces in this case therefore). Details will be sought through condition.

Research into the adoption status of the footway adjacent to the site frontage has shown that of the 5.5 m wide footway, only a 1m strip adjacent to the highway is adopted, the remainder is accordingly private.

As the premises will remain under 2,500sqm. floorspace, there will be no requirement for a Travel Plan.

Overall Transportation has no objections to the proposal provided the above requirements are met and therefore further revised plans/information was sought and this was received via e-mail on 04/09/2009 and 23/09/2009. The applicants also propose 2 Sheffield Style bicycle stands to hold 4 cycles on the western corner of the frontage of the Polish bakery, provision for storage of recycling and refuse bin at the side of application unit within 9m of the frontage of Abbeydale Road and pedestrian and private footway to be resurfaced in tarmac has now been reviewed by transportation and is generally considered to be acceptable. However, further details of the proposed provision would need to be submitted for consideration at a later date to ensure that the development is carried out satisfactorily and therefore to this effect conditions are attached.

Response to Objections

With regards to objections received from neighbouring occupiers in respect of irresponsible behaviours of the drivers of the bakery showing no respect for the other road users, it has now been confirmed by the applicant's agent that the bakery has recently implemented a new parking policy for its drivers and this will improve the drivers behaviour on the use of the road near the site and therefore would not give rise to any more complaints from occupiers of the neighbouring premises. With regards to objections relating to noise and dust from the flour of the proposed bakery, the applicant's agent has confirmed that the internal walls of the new bakery unit have now been cladded with PVC sheeting to conform to food and safety standards and this should also improve noise absorption and prevent dust from the building. Further more it has been confirmed that the machinery that would be used in the new bakery unit for slicing bread is "Hartman Bread Slicer" which is the state of the art technology and is known in the industry for its near silent operation and therefore there will be little to no noise disruption affecting the occupiers of the neighbouring premises. It should be noted that the premises are located within Strategic Employment Area where such industrial uses are permissible and with the above measures to improve the existing situation is considered to be acceptable.

RECOMMENDATION: Grant Consent

REASON FOR GRANTING

(1) The proposed development is in general accordance with policies contained in the:-

Brent Unitary Development Plan 2004

Relevant policies in the Adopted Unitary Development Plan are those in the following chapters:-

- Built Environment: in terms of the protection and enhancement of the environment
- Employment: in terms of maintaining and sustaining a range of employment opportunities
- Transport: in terms of sustainability, safety and servicing needs
- Park Royal: to promote the opportunities and benefits within Park Royal
- Design and Regeneration: in terms of guiding new development and Extensions

CONDITIONS/REASONS:

- (1) The development to which this permission relates must be begun not later than the expiration of three years beginning on the date of this permission.

Reason: To conform with the requirements of Section 91 of the Town and Country Planning Act 1990.

- (2) All new external work shall be carried out in materials that match, in colour, texture and design detail those of the existing building.

Reason: To ensure a satisfactory development which does not prejudice the amenity of the locality.

- (3) Prior to the commencement of the use of any part of the approved development the proposed parking spaces, turning areas, loading bays, access roads and footways shall be constructed in concrete, tarmac or other stable dustless materials and permanently marked out in accordance with the approved plans. Thereafter they shall be retained and used solely for the specified purposes in connection with the development hereby approved and shall not be obstructed or used for any other purpose/s. No buildings shall be occupied until such works are undertaken to the satisfaction of the Local Planning Authority.

Reason: To ensure a satisfactory design and access to service the development and to enable vehicles using the site to stand clear of the highway so that the proposed development does not prejudice the free-flow of traffic or the conditions of general safety within the site and / or along the neighbouring highways and in the interests of pedestrian safety.

- (4) Details of arrangements for the storage and disposal of refuse and recyclable materials, and vehicle access thereto, within the site shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works on site. The approved arrangements shall be implemented in full prior to first occupation of the development and permanently retained as approved unless the prior written consent of the Local Planning Authority is obtained.

Reason: To ensure a satisfactory appearance and adequate standards of hygiene and refuse collection.

- (5) The floorspace subject of this application shall be used solely in association with the existing ground floor premises at 272 Abbeydale Road and for no other purpose whatsoever, without the prior written consent of the Local Planning Authority.

Reason: To ensure adequate parking, servicing and access can be provided in the

interests of the free flow of traffic and conditions of highway and pedestrian safety within the site and on the neighbouring highways.

- (6) The passage between the existing Polish Bakery and the application building shall not be obstructed and kept clear at all times to provide an emergency access.

Reason: To safeguard the amenities of the adjoining occupiers.

- (7) Details of the provision of a minimum of 3 secure cycle parking spaces (including details of cycle stands) shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of work on site. Thereafter the development shall not be occupied until the cycle parking spaces have been laid out in accordance with the details as approved and these facilities shall be retained.

Reason: To ensure satisfactory facilities for cyclists.

INFORMATIVES:

- (1) The applicant must ensure that the treatment/finishing of flank walls can be implemented, before work commences, as this may involve the use of adjoining land and should also ensure that all development, including foundations and roof/guttering treatment is carried out entirely within the application property.

REFERENCE DOCUMENTS:

1. Adopted Unitary Development Plan 2004
2. Two letters of objections from neighbouring premises at No. 260 Abbeydale Road

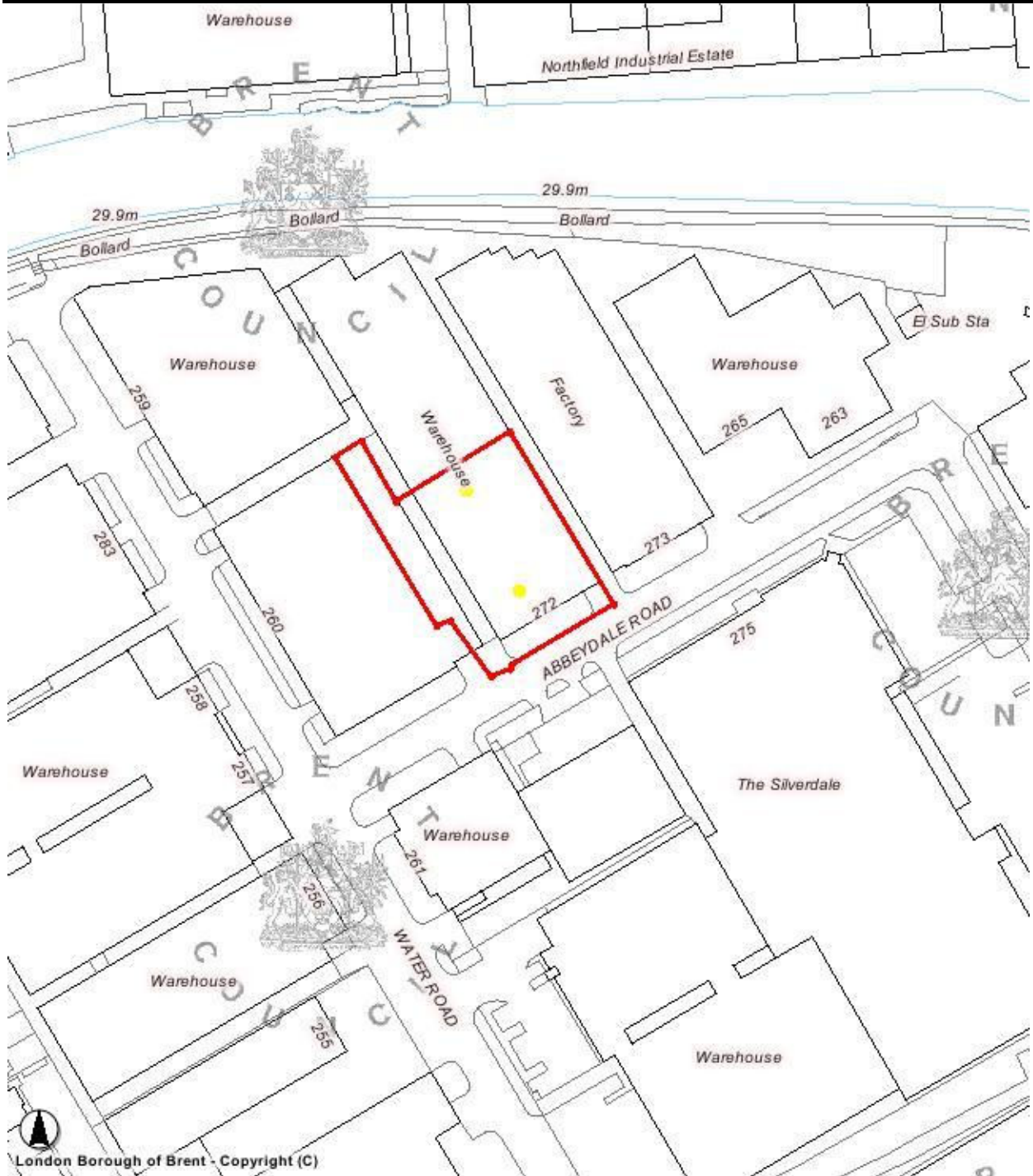
Any person wishing to inspect the above papers should contact Mumtaz Patel, The Planning Service, Brent House, 349 High Road, Wembley, Middlesex, HA9 6BZ, Tel. No. 020 8937 5244



Planning Committee Map

Site address: UNIT Y, 272 Abbeydale Road, Wembley, HA0 1PU

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