

Agenda Item 3

East Area Planning Committee

12th June 2012

Application Number: 12/01041/FUL

Decision Due by: 27th July 2012

Proposal: Erection of 2 temporary modular buildings for 2 years.

Site Address: BMW UK Manufacturing Ltd Garsington Road Oxford,
Appendix 1.

Ward: Lye Valley Ward

Agent: Alpha Design Ltd

Applicant: BMW UK Manufacturing Ltd

Recommendation:

APPLICATION BE APPROVED

For the following reasons:

- 1 The proposal accords with all the relevant policies within the Development Framework and therefore recommends approval for a temporary permission of two years as it has been demonstrated that there is a short term need for the buildings, they do not adversely affect visual attractiveness, trees or parking provision and nearby residential amenity.
- 2 The Council considers that the proposal accords with the policies of the development plan as summarised below. It has taken into consideration all other material matters, including matters raised in response to consultation and publicity. Any material harm that the development would otherwise give rise to can be offset by the conditions imposed.

subject to the following conditions, which have been imposed for the reasons stated:-

- 1 Development begun within time limit
- 2 Temporary consent for buildings two, two years from the date of this consent,
- 3 Develop in accordance with approved plans
- 4 Materials as specified
- 5 Delivery times

Main Local Plan Policies:

Oxford Local Plan 2001-2016 (OLP)

- CP1** - Development Proposals
- CP6** - Efficient Use of Land & Density
- CP8** - Design Developmt to Relate to its Context
- CP9** - Creating Successful New Places
- CP10** - Siting Developmnt to Meet Functionl Needs
- CP25** - Temporary Buildings

Core Strategy (OCS)

- CS28_** - Employment sites

Other Material Considerations:

National Planning Policy Framework March 2012 (NPPF)

NB: As of 27th March 2012 the National Planning Policy Framework replaced various Planning Policy Statements (PPS's) and Planning Policy Guidance Notes (PPG's) which are now withdrawn.

Relevant Site History:

06/00012/TEM - Erection of temporary events structure and parking for 4 lorries and 42 cars. PER 24th May 2006.

07/01955/FUL - Erection for temporary period of mirror tent for theatre productions with portable buildings for use in association with the theatre use. PER 11th October 2007.

Representations Received:

None.

Statutory and Internal Consultees:

Natural England: The application is in close proximity to Brasenose Wood and Shotover Hill Site of Special Scientific Interest (SSSI). However, given the nature and scale of the proposal, Natural England raises no objection to the proposal being carried out according to the terms and conditions of the application and submitted plans on account of the impact on the designated site.

Highway Authority: No objection subject to the delivery of the buildings taking place outside the peak traffic flows i.e. deliveries to occur between 9.30am and 3.00pm.

At the time of writing this report the consultation period had not ended. Therefore any comments subsequently received will be reported verbally to the committee

Issues:

Temporary Permission
Design/Visual Amenity

Officers Assessment:

Site Description

1. The application site lies within the confines of the BMW plant off Garsington Road. It is located behind building 10.3 which runs parallel to the eastern bypass and is an area of open tarmac. Appendix 1 refers.

Proposal

2. The application is seeking permission for the erection of two temporary buildings, 1500sqm each, for a period of two years. The buildings will be erected and removed over the two year period as and when they are required. The buildings will be of a modular construction with the roof and walls constructed from insulated modular panels in white.

Assessment

Temporary Permission

3. Policy CP25 of the OLP states planning permission will only be granted for temporary or portable buildings where short-term need has been clearly demonstrated, such as on sites already allocated for permanent development, buildings to house short-term or trial projects, to meet seasonal or peak demands, for urgent operational requirements, or in connection with major site development work.
4. The temporary buildings are required whilst construction works and plant modifications are being undertaken elsewhere on site. Therefore over a period of two years spare capacity for storing car parts at particular times in order to maintain manufacturing processes is required.
5. The construction or materials of some temporary buildings may be unsatisfactory for long-term use and the City Council will not support continued requests to renew permissions for temporary buildings. Planning permissions for temporary buildings will be subject to a planning condition that requires the removal of the buildings within a specified time period, in this case 2 years.

Design/Visual amenity

6. Policy CP1 of the OLP states that planning permission will only be granted for development that respects the character and appearance of the area and which uses materials of a quality appropriate to the nature of the development, the site and its surroundings. Policy CP8 of the OLP suggests

the siting, massing and design of the proposed development creates an appropriate visual relationship with the form, grain, scale, materials and details of the surrounding area.

7. Policy CP25 of the OLP also states planning permission for temporary or portable buildings will not be granted where: buildings would adversely affect visual attractiveness, trees or parking provision; and proposals do not adequately address, where appropriate: landscaping; noise insulation; access for people with disabilities; relationship to existing buildings; prejudice future developments; access points; or provide a suitable external appearance.
8. As stated above the buildings will be located behind an existing building (building 10.3). The buildings will be visible from oblique angles from the eastern by-pass and long range views from Horspath Road. They will not be visible from the residential properties which back onto the eastern by-pass to the west of the site due to the various boundary conditions separating the properties from the eastern by-pass. Given their location and construction materials the buildings are not considered to have a detrimental impact on the visual amenity of the surrounding area. The construction materials are considered to be appropriate for the site and the nature of the development. Also given their location the buildings will not have a detrimental impact in terms of noise on the nearby residential properties and they will not impact on any existing landscaping.

Conclusion:

9. For the reasons given above and taking into account all other matters raised Officers conclude that the proposal accords with all the relevant policies within the Development Framework and therefore recommends approval for a temporary permission of two years as it has been demonstrated that there is a short term need for the buildings, they do not adversely affect visual attractiveness, trees or parking provision and nearby residential amenity.

Human Rights Act 1998

Officers have considered the Human Rights Act 1998 in reaching a recommendation to grant planning permission, subject to conditions. Officers have considered the potential interference with the rights of the owners/occupiers of surrounding properties under Article 8 and/or Article 1 of the First Protocol of the Act and consider that it is proportionate.

Officers have also considered the interference with the human rights of the applicant under Article 8 and/or Article 1 of the First Protocol caused by imposing conditions. Officers consider that the conditions are necessary to protect the rights and freedoms of others and to control the use of property in accordance with the general interest. The interference is therefore justifiable and proportionate.

Section 17 of the Crime and Disorder Act 1998

Officers have considered, with due regard, the likely effect of the proposal on the need to reduce crime and disorder as part of the determination of this application, in accordance with section 17 of the Crime and Disorder Act 1998. In reaching a recommendation to grant planning permission, officers consider that the proposal will not undermine crime prevention or the promotion of community safety.

Background Papers:

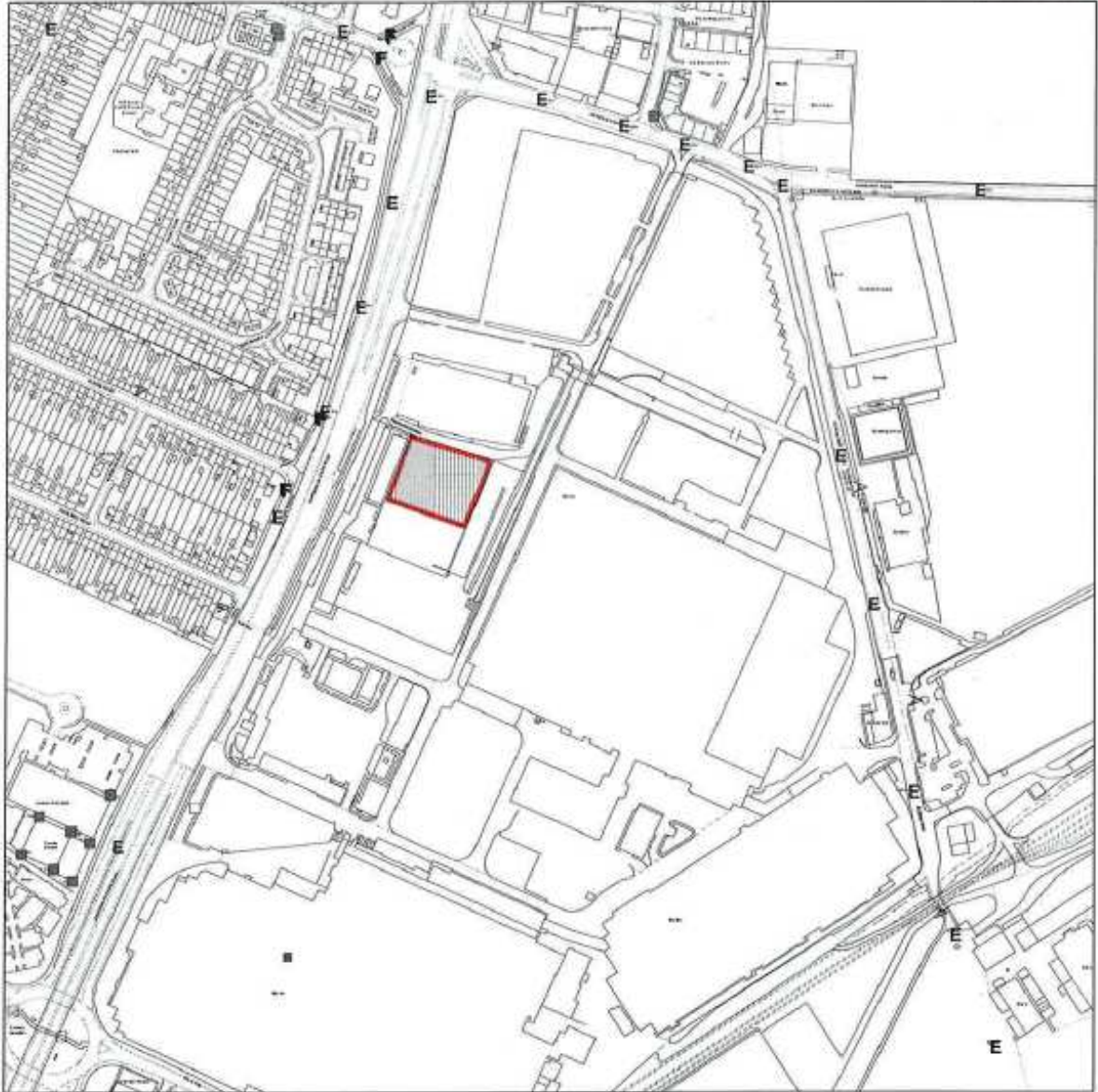
Contact Officer: Lisa Green

Extension: 2614

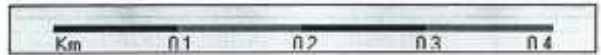
Date: 22nd May 2012

Appendix 1

BMW Garsington Road



Scale : 1:5000



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Organisation	Not Set
Department	Not Set
Comments	12/01041/FUL
Date	22 May 2012
SLA Number	LA100019348