

The application is for the change of use of the premises from storage and distribution to general industrial use (use class B8 to use class B2). The site measures some 0.72 hectares.

The site as shown on the Local Development Framework Proposals Map lies within the urban area of Newcastle-under-Lyme.

The 13-week period for the determination of this application expires on 2nd June 2014.

RECOMMENDATION

PERMIT subject to the following conditions:

- 1. Standard time limit condition**
- 2. Prior approval of revised access details for one way system, including signage and road markings**

Reason for Recommendation

Subject to appropriate conditions, this change of use to a B2 use would have an acceptable impact in terms of highway safety and environmental protection considerations, and is therefore considered to comply with Policies T16 and T18 of the Newcastle-under-Lyme Local Plan, and the aims and objectives of the National Planning Policy Framework 2012.

Statement as to how the Local Planning Authority has worked with the applicant in a positive and proactive manner in dealing with this application

The Local Planning Authority has worked in a positive and proactive manner in dealing with this application, advising of issues of concern and the need to provide additional supporting information. The development is considered a sustainable form of development which complies with the aims and objectives of the NPPF.

Policies and Proposals in the approved Development Plan relevant to the decision-

Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy 2006-2026 (adopted 2009) (CSS)

- Policy SP1: Spatial Principles of Targeted Regeneration
Policy SP2: Spatial Principles of Economic Development
Policy SP3: Spatial Principles of Movement and Access
Policy ASP5: Newcastle and Kidsgrove Urban Neighbourhoods Area Spatial Policy
Policy CSP3: Sustainability and Climate Change

Newcastle-under-Lyme Local Plan 2011 (NLP)

- Policy T16: Development - General Parking Requirements
Policy T18: Development – Servicing Requirements

Other material considerations include:-

National Planning Policy Framework (NPPF) (March 2012)

National Planning Practice Guidance (March 2014)

Newcastle-under-Lyme and Stoke-on-Trent Urban Design Guidance Supplementary Planning Document (SPD)

Waste Management and Recycling Planning Practice Guidance Note (January 2011)

Relevant Planning History

None

Views of Consultees

The **Highway Authority** has no objections to the application, subject to a condition seeking prior approval of the following:

- Plan showing signage and road markings for a one way system around the site with access into the site off Holditch Road and Egress from the northerly access point onto London Road
- Details of signage for the northerly access point to inform drivers that the access is for egress only
- Plan showing the location of waste and recycling facilities

The **Environmental Health Division** has no objections subject to a planning condition requiring a noise assessment to be carried out prior to the change of use taking place to demonstrate specific noise levels will not be exceeded.

The **Greater Chesterton Locality Action Partnership** objects to the application on the grounds of noise and traffic.

Representations

No representations have been received.

Applicant's/agent's submission

The applicant has submitted a supporting statement along with the requisite plans and application form.

The supporting statement outlines the following:

- Permission is sought for change of use from vacant warehouse/ distribution depot to general industrial use
- The specific operations will be the design and fabrication of air management steel ductwork and associated equipment.
- The applicant company currently operates from a nearby property on Spencroft Road, Chesterton. The unit on Spencroft Road is now too small to meet current operational requirements.
- The application property would provide 2620 square metres of floorspace within a site of 0.72 hectares.
- The premises provide two linked buildings, large open areas with ancillary offices and external surface areas for parking and loading.
- 32 car parking spaces are to be marked out, although there is sufficient space to provide more spaces.
- Disabled parking spaces will be provided close to the main office entrance.
- Motor cycle and bicycle parking is to be provided in the lean-to building located at the south eastern edge of the building.
- The external areas are sufficiently extensive to allow all deliveries and despatch of finished products to take place from within the curtilage of the site.
- The site is enclosed with palisade fencing
- There are two vehicular accesses to the site
- Deliveries and despatch would be to the northern access
- Staff and visitors will use the other access as this is closest to the parking and reception areas
- The company designs, fabricates and installs air management equipment using mild and stainless steel.

- The business employs some 30 full and part time staff and operates Monday to Friday (07.00 to 18.00 hours) and Saturday (07.00 to 13.00 hours).
- A fork lift truck is used at the site for transferring materials and products
- Vans and a pick up are used to transfer and deliver finished products to site for installation
- The site is within an established employment area, well located on the road network.
- In planning policy terms, the application proposal is supported by local and national policy, advice and guidance. The NPPF emphasises the importance of sustainable economic development and the role of the planning system in delivering such development.

All of these documents are available for inspection at the Guildhall and at www.newcastle-staffs.gov.uk/planning/FormerIDSHolditch

KEY ISSUES

Full planning permission is sought for a change of use of the existing premises on Holditch Road, Chesterton from B8 (warehouse) to B2 (general industrial). The application site is the former International Decorative Surfaces LTD premises, which is located at the junction of Holditch Road with London Road in Chesterton.

The key issues in determining this application are:

- Is the development acceptable in terms of highway safety and access?
- Is the development acceptable in terms of noise?

Is the development acceptable in terms of highway safety and access?

The maximum car parking standards for a B8 and a B2 use are the same. As the building measures approximately 2679 square metres in floor area, the car parking standards are 1 space per 80 square metres.

Cycle storage is to be accommodated in an existing lean to building situated at the rear of the site and close to the office entrance. The store would accommodate 10 cycles/ motor cycles.

The northern access to the site was originally proposed to be used for entering the site, however the Highway Authority objected to this strongly on highway safety grounds. The applicant now proposes a one way system, with access from Holditch Road and egress onto London Road via the northerly access point, which the Highway Authority has no objection to, subject to prior approval of plans indicating signage and road markings to clarify the one way system to users. The Highway Authority also seeks prior approval of a plan indicating where waste and recyclable materials are to be stored, however it is considered that the indication of where waste will be stored on the submitted plans is acceptable for the development.

Noise

The Environmental Health Division has requested that a noise survey be carried out for the change of use to B2 from B8, in order to ensure that noise levels created by the B2 use would not harm residential development in the nearby area. The residential development referred to is that granted permission at the former Bennett Arms Public House (reference 09/00155/FUL). However, whilst the development has commenced at the Bennett Arms site, it would appear that as pre-commencement planning conditions have not been satisfied and given that the permission has now lapsed there is no valid planning permission for residential development on that site.

If a new housing scheme was submitted for planning approval in the future on the nearby former Bennett Arms Public House site, that developer would need to ensure that satisfactory noise levels for those dwellings are achieved. Given that there is no residential development that would be affected now, or could be affected at a future date unless planning permission is granted, it is considered that a planning condition requiring approval of a noise assessment could not be justified. The proposal is therefore considered acceptable in terms of noise issues.

Conclusion

Overall as it is considered that the application is acceptable in respect of highway safety and noise grounds, the proposed change the use of the premises from B8 to B2 is considered acceptable and sustainable in this location, and compliant with the aims and objectives of the National Planning Policy Framework.

Background Papers

Planning files referred to
Planning Documents referred to

Date report prepared

23rd April 2014