

The Borough Council has been consulted by the City Council on a reserved matters application for the erection of a building to provide a 5,791sqm. warehouse (Use Class B8) space with ancillary office and associated access.

The site is accessed from Shelton Boulevard which is accessed off Forge Lane.

For any comments that the Borough Council may have on these proposals to be taken into account, they have to be received by the City Council by no later than 29th October.

RECOMMENDATION

That the City Council be informed that the Borough Council has no objections to the proposed development.

Reason for Recommendation

The principle of the warehouse development has previously been approved when outline planning permission was granted. The scale, appearance and location of the building as proposed do not raise issues that would affect the interests of Newcastle-under-Lyme Borough Council.

Policies and proposals in the Development Plan relevant to this recommendation on both applications:

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

Policy CSP1: Design Quality

Other Material Considerations include:

National Planning Policy Framework (March 2012)

National Planning Practice Guidance (2014)

Etruria Valley Enterprise Area – Supplementary Planning Document (adopted by the City Council March 2013)

Newcastleunder-Lyme and Stoke-on-Trent Urban Design SPD (2010)

Relevant Planning History

Permission has been granted for the following developments on the Phase 2A site:

- NuLBC Ref. 348/170 (SOT/48426) Trade Park 4 and Wade Ceramics: Erection of four buildings, two for Use Class B2/B8, one for Use Class B1 and one for Use Class B2, was granted planning permission in September 2008. The consent has been implemented and Wade Ceramics has been completed. The Borough did not object to this application.
- NuLBC Ref. 348/171 (SOT/48428) Festival Court: Erection of four office buildings (Use Classes B1 and A2), granted planning permission September 2008. The consent has been implemented and the Hanley Economics building has been completed. The Borough objected to this application.
- NuLBC Ref. 348/165 (SOT/47948) Vodafone Ltd: New office building granted planning permission September 2008 and has been completed. The Borough objected to this application.

- NuLBC Ref 348/187 (SOT/52732) Stoke-on-Trent Regeneration Ltd. Business Park comprising Use Classes B1 business, B2 general industrial and B8 storage and distribution was granted outline permission in 2012. The Borough objected to this application. The application, the subject of this report, is pursuant to this outline planning permission.

Applicants Submission

The applications are supported by a number of documents as follows:-

- Transport Statement
- Land Quality Statement
- Flood Risk Assessment

All these documents are available to view on Stoke City Council's website www.stoke.gov.uk using the City Council reference 57466/RES

Key Issues

The Borough Council were consulted, in 2011, by the City Council on an application for outline planning permission to construct a business park containing B1 (Business), B2 (General Industrial) and B8 (Storage and Distribution) uses on 6.3ha of Phase 2A of the Etruria Valley site in Stoke-on-Trent. All matters were reserved for consideration at the reserved matters application stage. The proposal was considered at the Planning Committee meeting of 24th January 2012 and subsequently at the meeting of 21st August 2012 following a further consultation by the City Council. Following both consultations the Borough Council objected to the proposal for the following reason:-

The proposal involves large scale Class B1(a) office floorspace, a main town centre use as identified in PPS4, in this out of centre location. Furthermore the application has not demonstrated, through the sequential assessment, that the proposed office development cannot be met within Newcastle Town Centre.

Outline planning permission was granted by the City Council and the application that is the subject of this consultation relates to reserved matters approval for a Class B8 warehouse measuring 5,791sqm.

The lower part of the warehouse building is to be clad in silver metallic and slate grey horizontal metal cladding, with the upper part in white horizontal metal cladding. The two storey office, which is attached to the warehouse, is to be clad in horizontal silver metallic cladding. The shallow pitched roof is to be finished in Alaska Grey roof cladding.

The location of the building, which is located next to Wade Ceramics and close to the Vodafone building, will be visible from the A500. The scale and appearance of the building is in keeping with the other industrial and commercial buildings of Etruria Valley.

Overall it is considered that the details of the development due not raise any concern to the interests of the Borough Council and as such it is considered that no objections should be made.

Background Papers

Planning Policy documents referred to
Planning files referred to

Date Report Prepared

10th October 2014.