

The application seeks planning permission for two extensions to an existing building on the site of Thorp Precast Ltd, Apedale Road, Chesterton, totalling 2183 square metres of additional floorspace.

The application site lies within the urban area of Newcastle under Lyme, as defined by the Local Development Framework Proposals Map. The site is located on Rowhurst Industrial Estate.

The application is brought to committee as it is major development.

The statutory 8 week determination period for the application expires on 16th August 2016.

RECOMMENDATION

PERMIT subject to the following conditions;

- 1. Time limit**
- 2. Approved plans and details (including submitted details of external lighting)**
- 3. Provision of parking and turning areas prior to use**
- 4. Submission of details and provision of cycle parking prior to use**
- 5. Tree protection throughout construction phase in accordance with information provided**
- 6. Contaminated land conditions**
- 7. No external noise generating plant or equipment, including mechanical ventilation or refrigeration/ air conditioning, refuse compacting/ baling plant shall be installed in any part of the development until full and precise details have been submitted and approved**
- 8. Implementation of the recommendations of the submitted wildlife survey**

Reason for recommendation

The development will bring about economic development and in principle of extending this industrial building for the purposes of increasing industrial floor space for the business is acceptable. The design is also considered to be acceptable in this location within an industrial estate. Overall, the development would comply with the provisions of the Development Plan and the provisions of the National Planning Policy Framework.

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

This is considered to be a sustainable form of development and so complies with the provisions of the National Planning Policy Framework.

KEY ISSUES

Full planning permission is sought for two extensions to an existing industrial building located within the urban area of Newcastle under Lyme as defined by the Local Development Framework Proposals Map. The site is located within the Rowhurst Industrial Estate. The building to be extended is visible from the highway, and is located to the north west of the existing pond.

The total floor space of the extensions would amount to 2165 square metres. The height of the extensions would exceed the height of the building to be extended. The height of the existing building is 10 metres, and the proposed extensions would measure 15.5 metres in height.

The key issues in the determination of the application are considered to be:

- The principle of the development

- The design of the proposal
- The impact of the proposed development on retained trees and wildlife
- Whether there would be sufficient car parking
- Whether there would be any adverse environmental effects (noise, external lighting, etc)

The principle of the development

The development provides additional floor space at Thorp Precast. Policy SP2 of the Core Spatial Strategy supports economic development, diversification and modernisation of businesses within the area. The National Planning Policy Framework supports economic growth in order to create jobs and prosperity, and states that the Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth.

The indication in the submission is that 25 additional full time jobs would be created by the expansion, which is a clear benefit of the proposed development and one that is supported by the Local Planning Authority and the planning framework.

It is therefore considered that the extension of an existing building at Thorp Precast complies with the development plan and with the aims and objectives of the National Planning Policy Framework, subject to other detailed considerations below.

The design of the proposed extensions

The National Planning Policy Framework states that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Policy CSP1 of the Core Spatial Strategy states that new development should be well designed to respect the character, identity and context of Newcastle and Stoke on Trent's unique townscape and landscape and in particular, the built heritage, its historic environment, its rural setting and the settlement pattern created by the hierarchy of centres.

The extensions would be higher than the building that is being extended. The existing building is 10 metres in height, and the proposed extensions would be approximately 5 metres taller. The reason for the proposed height of the extensions is to accommodate the cranes that Thorp Precast utilise in their industrial processes.

In terms of the external material finishes of the extensions, this would be 3 metre high brickwork panes in Ibstock Multi Red Smooth, with metal cladding for the remainder of the elevations, in Goosewing Grey, which is a fairly light colour which would be likely to be less intrusive than alternative colours, and would blend with the surroundings and colour of the sky fairly well. The roof would also be finished in Goosewing Grey.

The application site is within an industrial area with buildings of different sizes of a similar design to that proposed. The site is visible from Apedale Country Park, however it is considered that the proposed development would not be intrusive to wider views, given that the area is an established industrial estate.

Whilst the height of the extensions will not be subordinate to the existing building it is considered that, on balance overall the development is considered acceptable in light of the wider economic benefits of the development. As such the development would comply with Policy CSP1 of the Core Strategy and with the aims and objectives of the National Planning Policy Framework.

The impact of the proposed development on retained trees and wildlife

Policy N12 of the Local Plan states that the Council will resist development that would involve the removal of any visually significant tree, shrub or hedge, whether mature or not, unless the need for the development is sufficient to warrant the tree loss and the loss cannot be avoided by appropriate siting or design.

The application is supported by a tree survey and arboricultural assessment. The Landscape Division has been consulted on this and has no objections, subject to the inclusion of a tree protection condition to ensure that trees are protected throughout the construction phase of the development, in accordance with the information provided.

The wildlife survey submitted in support of the application does not identify any adverse impact to wildlife or their habitats that would arise from the development, but it is considered that the recommendations of the wildlife survey should be followed, and a condition should be included on any approval to reflect this.

Whether there would be sufficient car parking

The proposal would increase the industrial internal floor space at the site by 2165 square metres. This increase in floor space will increase the level of car parking required at the site for employees. The submitted plans show that 28 additional car parking spaces are proposed adjacent to the existing car parking area within the site, which is considered an acceptable level of provision.

The Highway Authority has no objections to the proposed development, however requires that weatherproof cycle parking is provided at the site, to be secured by condition.

Overall, the proposed development would provide acceptable levels of additional car parking, and would have no adverse impacts to highway safety, therefore the development proposal would accord with the provisions of the development plan and the aims and objectives of the National Planning Policy Framework.

Whether there would be any adverse environmental effects (noise, external lighting, etc)

The proposal is for industrial development within an established industrial area. As such, there are no sensitive neighbouring land uses such as residential premises to take into account.

The development involves an external lighting scheme, and as such further details have been provided relating to this on which the Environmental Health Division (EHD) have commented is acceptable, therefore the requirement for this condition as recommended by Environmental Health is now not necessary.

The EHD recommend a condition relating to prior approval of any external noise generating plant or equipment, in order to mitigate and reduce adverse impacts on health and quality of life arising from noise from new development. They also recommend contaminated land conditions are included on any approval.

Overall, it is considered that the development would be acceptable in terms of its impact upon neighbouring amenity levels provided that the conditions as recommended by Environmental Health are included on any approval.

APPENDIX

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

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

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 CSP1: Design Quality
Policy CSP3: Sustainability and Climate Change

Newcastle-under-Lyme Local Plan 2011 (NLP)

Policy T16: Development: General parking requirements
Policy N12: Development and the protection of trees
Policy N13: Felling and pruning of trees

Other material considerations include:

National Planning Policy Framework (March 2012)

Planning Practice Guidance (2014)

Newcastle-under-Lyme and Stoke on Trent Urban Design Guidance (adopted December 2010)

Relevant Planning History

05/00999/FUL	Permitted	21.12.2005	Outside twin ground rail 12.5 ton gantry crane to move concrete products
07/00949/FUL	Permitted	3.12.2007	Proposed steel storage building
11/00372/FUL	Permitted	17.11.2011	Proposed office building
11/00561/FUL	Permitted	14.12.2011	Erection of palisade fence
12/00765/FUL	Permitted	24.1.2013	Proposed manufacturing building
13/00157/FUL	Permitted	2.10.2013	Proposed external storage area with mobile gantry Crane and new vehicular entrance
14/00140/FUL	Permitted	29.5.2014	Change of use of existing building, completion of cladding and extension to vehicular access

Views of Consultees

The **Environment Agency** has no objections

The County Council, as **Minerals Authority** have no comments

The **Environmental Health Division** recommends full contaminated land conditions are included on any approval. Also require conditions relating to external lighting and noise generating plant

The **Landscape Development Section** have no objections and suggest a planning condition requiring tree protection throughout the construction phase in accordance with the information provided.

The **Highway Authority** have no objections subject to conditions requiring the provision of the parking and turning areas prior to the use of the development, and notwithstanding the submitted plans, details of secure weatherproof cycle parking shall be submitted, and provided prior to the use of the development.

The **Coal Authority, Staffordshire Wildlife Trust, Waste Management Division, and Greater Chesterton Locality Area Partnership** were consulted but as they have not responded by due date it is assumed that they have no comments.

Representations

None received

Applicant/agent's submission

The application is supported by a tree survey, tree protection plan, an ecological appraisal, Phase 2 Land Contamination Assessment, External Lighting Scheme information, Flood Risk Assessment, Waste Management Statement, Brick sample information, Environmental Policy Statement and a supporting statement, which can all be viewed on the Councils website at <http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/16/00300/FUL>

Background Papers

Planning File
Development Plan

Date report prepared

5th July 2016