

The application is for the change of use of Units 21 and 22 Rosevale Road from B8 (storage and distribution) to a mixed B2 (general industrial) and B8 use.

The application site is located within the existing Parkhouse Industrial Estate, as indicated by the Local Development Framework Proposals Map.

The 8 week period for the determination of this application expires on 20th March 2017.

RECOMMENDATION

PERMIT with the following conditions:

- 1. The provision of the parking, servicing and turning areas in accordance with the approved plans prior to use, and retained for the lifetime of the development**
- 2. Prior approval of secure weatherproof parking for a minimum of 8 cycles, to then be implemented prior to the use commencing and retained for the life of the development**
- 3. Prior approval of an odour assessment, and an odour management and response plan**
- 4. Prior approval of a noise assessment, and implementation of mitigation measures**

Reason for Recommendation

The proposed change of use in this existing industrial area is acceptable; however given the nature of the proposed use and proximity to residential properties, odour and noise assessments and management plans are required to ensure the use has an acceptable environmental impact. The proposed level of car parking is considered acceptable and in accordance with Policy T16 of the Local Plan, and overall, provided the recommended conditions are included on any approval, the proposal is considered to comply with 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

Further information relating to the car and cycle parking at the site was requested and received during the course of the application, to ensure compliance with the Development Plan and National Planning Policy Framework. The development is considered to represent a sustainable form of development and therefore accords with the aims and objectives of the National Planning Policy Framework 2012.

KEY ISSUES

Full planning permission is sought for the change of use of the two units which are in B8 storage and distribution use to accommodate manufacturing and distribution, which is a mixed B2 and B8 use. The units are located on the Parkhouse Industrial Estate, an existing industrial area, as indicated on the Local Development Framework Proposals Map.

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

- The principle of the change of use
- The impact of the change of use on highway safety issues
- The environmental impact of the proposal

The principle of the development

The proposal is to change the use of the units from B8 (warehousing and distribution) to a mixed B2 (light industrial) and B8 use. The applicant is Air Liquide Calgaz, and their specific proposals for the site are to produce and distribute small calibration gas mixtures.

The property is located within the Parkhouse Industrial Estate, which is an established industrial area. The introduction of a further general industrial use in this location is considered acceptable and compliant with the aims and objectives of the National Planning Policy Framework.

The impact of the change of use on highway safety issues

The existing access to the site will be utilised. A car parking and cycle parking plan was requested and provided during the course of the application, which shows that 51 car parking spaces and 5 cycle parking spaces are currently provided at the site. It is considered that this level of parking is acceptable for the proposed use and it is noted that the Highway Authority has no objections in this regard. They have, however, requested an additional 3 weatherproof cycle parking spaces, which is considered to be a reasonable requirement and can be secured via condition.

Therefore, provided that conditions are included to ensure the provision of the parking, servicing and turning facilities prior to the use commencing, and to seek details of a total of 8 weatherproof cycle parking spaces, to then be provided and retained for the lifetime of the development, the proposal would have an acceptable impact upon highway safety and would comply with the aims and objectives of the National Planning Policy Framework 2012.

The environmental impact of the proposal

The proposal would involve the production of calibration gas mixtures, and proposes several items of external plant which will be in use from 6:30am until 10:30pm. Due to the presence of residential units approximately 200 metres away there is therefore the potential for disturbance arising from noise and in light of that the Environmental Health Division has requested a condition is applied to require a noise assessment.

Further, Environmental Health officers have commented that historically, operations of this type carried out upon Parkhouse East generated a large number of complaints relating to odours, typically as a result of certain elements of the gas mixtures and arising from the disposal of returned residual gases. As this proposed development is to be located much closer to other commercial and residential units they request that a condition is applied to require an assessment of potential odour impacts arising from the proposed development and submission of an odour management and response plan for approval and implementation.

Given the proximity of the residential properties, these two conditions are considered reasonable and necessary in planning terms to ensure the proposed use does not cause unacceptable noise or odour issues.

APPENDIX

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

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

Policy SP1: Spatial Principles of Targeted Regeneration
Policy SP3: Spatial Principles of Movement and Access
Policy CSP1: Design Quality
Policy CSP3: Sustainability and Climate Change

Newcastle-under-Lyme Local Plan (NLP) 2011

Policy T16: Development – General Parking Requirements
Policy T18: Development – servicing requirements

Other Material Considerations

National Planning Policy

National Planning Policy Framework (2012)
Planning Practice Guidance (March 2014)

Supplementary Planning Guidance/Documents

Developer Contributions Supplementary Planning Document (SPD) (September 2007)

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

Relevant Planning History

05/01235/COU Permitted Change of use from general industrial use (use class B2) to use for parcels sorting and distribution (use class

06/00331/FUL Permitted Variation of condition 1 of permission 05/01235/COU so as to allow for articulated vehicles to egress onto Rosevale Road

Views of Consultees

Environmental Health – The proposed development looks to make use of several items of external plant and it is intended to operate from 6.30am until 10.30pm. Due to the presence of residential units approximately 200 metres away, it is recommended that a condition is applied to require a noise assessment.

Historically, operations of this type carried out upon Parkhouse East generated a large number of complaints relating to odours, typically as a result of use of mercaptans and hydrogen sulphide within gas mixtures from the disposal of returned residual gases. As this proposed development is to be located much closer to other commercial and residential units, a condition is requested to require an assessment of potential odour impacts arising from the proposed development and submission of an odour management and response plan for approval

Highway Authority – No objections subject to the parking, servicing and turning areas being provided in accordance with the approved plans prior to the commencement of the use, and prior approval of weatherproof parking for a minimum of 8 cycles, to be provided prior to occupation of the development and retained for the lifetime of the development.

Representations

None received

Applicant/agent's submission

The application is accompanied by a parking and cycle parking layout, external equipment details and a supporting statement, as well as the requisite planning application form and plans.

All of the application documents can be viewed at the Guildhall or using the following link.
<http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/16/01089/FUL>

Background Papers

Planning files referred to
Planning Documents referred to

Date report prepared

8th February 2017