

**THORP PRECAST, APEDALE ROAD, CHESTERTON**  
**HARVEY THORP**

**20/00309/FUL**

The application seeks full planning permission for a new industrial building and new cement silos at Thorp Precast Ltd, Apedale Road, Chesterton.

The application site is located within the Rowhurst Industrial Estate in the urban area of Newcastle, as designated on the Local Development Framework Proposals Map.

The proposed building would have a floor area of 2,312 square metres.

**The 13 week period for the determination of this application expires on the 24<sup>th</sup> July 2020.**

**RECOMMENDATIONS**

**Subject to the receipt of no objections from the Chesterton Locality Area Partnership by the date of the Committee meeting that cannot be overcome through the imposition of conditions or, if no comments are received by that date, the Head of Planning be given the delegated authority to determine the application after the 23<sup>rd</sup> June 2020 as follows,**

**PERMIT the application subject to conditions relating to the following matters:-**

- 1. Standard Time limit for commencement of development**
- 2. Approved plans**
- 3. Materials and colour as per submitted plans**
- 4. Prior approval of external lighting**
- 5. Contaminated land remediation, including the risk to controlled waters**
- 6. Implementation of the recommendations of the Preliminary Ecological Appraisal**
- 7. Flood risk mitigation measures and Sustainable Drainage Strategy**

**Reason for Recommendation**

The proposed development would support economic growth on an established industrial estate and whilst the proposed building would be large, it would be seen within the context of existing buildings on the site and those of the wider industrial estate. All other matters can be addressed by suitably worded conditions to mitigate any impact and the proposed development is a sustainable form of development that accords with the development plan policies identified and the guidance and requirements of the National Planning Policy Framework and should be approved.

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

Officers have requested further information to be submitted to address concerns and information has been submitted for consideration and approval.

**Key Issues**

The application seeks full planning permission for a new industrial building and new cement silos at Thorp Precast Ltd, Apedale Road, Chesterton.

The application site is located within the Rowhurst Industrial Estate in the urban area of Newcastle, as designated on the Local Development Framework Proposals Map.

This application follows a previous planning permission for extensions to the adjacent building, granted under planning permission reference 16/00300/FUL. That permission was never fully implemented and the building now proposed is being progressed instead.

A separate full planning application for a proposed new crane area, storage areas, trailer parking area and boundary wall has been submitted (Ref. 20/00354/FUL) and will come before a future Committee.

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

- The principle of the development,
- The design and impact on the visual amenity of the area,
- Car parking and the impact on highway safety, and
- Environmental, ecology and flood risk impacts.

#### The principle of the development

The proposed development provides additional industrial floor space at Thorp Precast.

Policy SP2 of the Core Spatial Strategy supports economic development, diversification and modernisation of businesses within the area.

Paragraph 80 of the National Planning Policy Framework (NPPF) states that significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.

Thorp Precast is an established business in the area and this proposal would enable the further expansion of the company on an established industrial estate. Therefore, the principle of the development is acceptable and in accordance with local and national planning policy.

#### The design and impact on the visual amenity of the area

Paragraph 127 of the NPPF lists 6 criterion, a) – f) with which planning policies and decisions should accord and details, amongst other things, that developments should be visually attractive and sympathetic to local character and history, including the surrounding built environment and landscape setting while not preventing or discouraging appropriate innovation or change.

Policy CSP1 of the adopted Newcastle under Lyme and Stoke on Trent Core Spatial Strategy (CSS) details that new development should be well designed to respect the character, identity and context of the area.

The application site is located on the edge of an established industrial estate. The proposed building would occupy a fairly central position within the site and it would have a floor area of 2,312 square metres and an overall height of approximately 15 metres. It would be located immediately adjacent to an existing building known as 'Factory 2' (F2) which has an approximate height of 10.5 metres. Whilst the proposed building would have a greater height than the adjacent building (F2) it would be no taller than the extension previously approved under planning permission 16/00300/FUL.

The site is visible from Apedale Country Park but the proposed building would be viewed in the context of other buildings and structures on the site which include gantry cranes and enclosed gantry crane buildings. The proposed building would also be viewed within the context of the wider industrial estate. The materials would comprise metal cladding in a goosewing grey colour and while the building would have a functional appearance, it would resemble the appearance of other buildings on the site and within the wider industrial estate.

6 no. cement silos are proposed to the rear of the building. They would measure 16.2m in height and would be goosewing grey in colour. They would also be viewed in the context of the site and the wider industrial setting which has an array of existing silos and other similar structures.

The applicant has carried out various soft landscaping schemes within the site which would also help to soften the appearance of the proposed building.

The proposed development would provide a number of benefits to an established business within an industrial setting and on balance it is considered that the proposed building would not have a

significant adverse impact on the appearance of the area. It would therefore comply with the guidance and requirements of the NPPF and the principles of Policy CSP1 of the CSS.

#### Car parking and the impact on highway safety

Access to the site and the car parking areas would be via the existing access off Apedale Road.

The proposal would increase the industrial floor space at the site by 2,312 square metres to 12,722 square metres. Saved NLP Policy T16 advises that for that amount of floorspace, no more than 153 spaces should be provided (an additional 29 spaces). However, the application indicates that the number of spaces would not be increased from the existing 110 spaces available on site. The application also indicates that the number of employees would not increase.

The NPPF indicates that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

The Highway Authority raises no objections to the proposed development on the basis that the site has 110 car and 20 cycle parking spaces.

The site is located within a highly sustainable location and there are currently no obvious on street car parking problems. On this basis it is considered that the proposed building is unlikely to lead to or exacerbate an on street car parking problem that would result in highway safety implications. Therefore the proposal accords with the provisions of the development plan and the aims and objectives of the National Planning Policy Framework.

#### Environmental, ecology and flood risk impacts

The application is supported by a Flood Risk Assessment, Ecology Appraisal and a Phase 2 Ground Investigation Report, including a Coal Mining Risk Assessment.

As discussed, the site is on an established industrial estate in the urban area and the Environmental Health Division (EHD) has raised no concerns subject to conditions regarding contaminated land remediation and the control of external lighting. The Coal Authority has also raised no concerns.

The applicant has confirmed that waste disposal will be via the existing commercial waste contract that the business has and this is considered appropriate.

The Ecology Appraisal provides a number of recommendations and these can be secured by condition, as they were for the previous application, 16/00300/FUL.

The site is located within Flood Zone 3A, with part of the site also in Flood Zone 2 and concerns have been expressed by the Lead Local Flood Authority (LLFA) about the content of the submitted Flood Risk Assessment (FRA) which was prepared in 2016. This has resulted in an up to date (amended) FRA being submitted, along with sustainable drainage and maintenance plans.

Paragraph 165 of the NPPF advises that major developments should incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate. The systems used should take account of advice from the lead local flood authority; have appropriate proposed minimum operational standards; have maintenance arrangements in place to ensure an acceptable standard of operation for the lifetime of the development; and where possible, provide multifunctional benefits.

The amended FRA concludes that the development site is not considered to be at risk from fluvial flooding nor at risk from groundwater flooding. The FRA does propose mitigation measures and it is considered that these can be secured by condition. Likewise an acceptable sustainable drainage and maintenance plan can be secured by condition. However further comments are awaited from the LLFA on the amended FRA.

## 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](#)

Policy SP2: Spatial Principles of Economic Development  
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 \(NLP\) 2011](#)

Policy E9: Renewal of Planning Permissions for Employment Development  
Policy T16: Development – General Parking Requirements

### **Other Material Considerations include:**

National Planning Policy

[National Planning Policy Framework](#) (February 2019)

[Planning Practice Guidance](#) (March 2014)

Supplementary Planning Guidance/Documents

[Newcastle-under-Lyme and Stoke-on-Trent Urban Design Guidance Supplementary Planning Document](#) (2010)

#### Relevant Planning History

05/00999/FUL	Gantry crane	Permitted
07/00949/FUL	Proposed steel storage building	Permitted
11/00372/FUL	Proposed office building	Permitted
11/00561/FUL	Erection of palisade fence	Permitted
12/00765/FUL	Proposed manufacturing building	Permitted
13/00157/FUL	Proposed external storage area with mobile gantry crane and new vehicular entrance	Permitted
14/00140/FUL	Change of use of existing building, completion of cladding and extension to vehicular access	Permitted
16/00300/FUL	Extensions to building	Permitted
17/00688/FUL	Storage building in relation to the manufacture of large bespoke architectural panels	Permitted
17/00724/FUL	Cement silos	Permitted
18/00505/FUL	Erection of a Class B2 Manufacturing Building	Permitted
19/00426/FUL	Proposed enclosure to existing crane gantry	Permitted
19/00621/FUL	Extension to factory 1	Permitted

20/00354/FUL Proposed new crane area, storage areas, trailer parking area and boundary wall  
Pending consideration

#### Views of Consultees

The **Highways Authority** raises no objections.

The **Environmental Health Division** raises no objections subject to conditions relating to external lighting and contaminated land remediation.

Staffordshire County Council as the **Lead Local Flood Authority** raises concerns about the submitted Flood Risk Assessment (FRA) and Drainage information and their comments are awaited on the revised FRA and drainage plans.

Staffordshire County Council as the **Minerals and Waste Planning Authority** advises that they have no comments to make on this application.

The **Environment Agency** raises no objections subject to a condition regarding contamination of groundwater.

The Council's **Waste Management Section** advise that it is unclear whether the building will be used for purposes which may lead to the creation of waste requiring a commercial waste contract.

The **Coal Authority** raises no objections.

The **Chesterton Locality Area Partnership** have been consulted and their response is awaited.

#### Representations

None received.

#### Applicant's/Agent's submission

The application is accompanied by a Flood Risk Assessment, an Ecology Report and a Phase 2 Ground Investigation Report, including a Coal Mining Risk Assessment.

All of the application documents can be viewed on the Council's website using the following link:  
<http://publicaccess.newcastle-staffs.gov.uk/online-applications/plan/20/00309/FUL>

#### Background papers

Planning files referred to  
Planning Documents referred to

#### Date report prepared

9<sup>th</sup> June 2020