

The application seeks full planning permission for a new gantry crane, storage areas, trailer parking area and boundary wall 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 13 week period for the determination of this application expires on the 14<sup>th</sup> August 2020.**

### **RECOMMENDATIONS**

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

- 1. Standard time limit for commencement of development;**
- 2. Approved plans;**
- 3. Gantry crane colour – goosewing grey;**
- 4. Trailer parking and turning provision;**
- 5. Prior approval of external lighting;**
- 6. Additional soft landscaping, including native species;**
- 7. Tree protection measures;**
- 8. Unexpected ground water contamination;**
- 9. Intrusive coal mining site investigations and remedial works implementation;**
- 10. 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 gantry crane would be large and highly visible, it would be seen within the context of existing buildings and similar structures 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 gantry crane, storage areas, trailer parking area and boundary wall 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.

Part of the site is within a High Risk Coal Mining Area and the application is supported by a coal mining risk assessment. The Coal Authority concurs with the findings of the risk assessment and they raise no objections subject to conditions. It is considered that the application raises no issues of land contamination and highway safety that cannot be addressed through the imposition of conditions and on this basis, the main issues to consider in this application are as follows;

- The principle of the development,
- The impact of the development on the visual amenity of the area, and

- Environmental, ecology and flood risk impacts.

#### The principle of the development

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.

The primary purpose of the application is for an additional outside storage area and associated gantry crane which is necessary to distribute panels from and onto delivery vehicles. The application sets out that the additional storage area would free up areas of land on the existing site for additional manufacturing processes and buildings as part of continued future expansion of the business on the site.

The proposal would enable the further expansion of Thorp Precast within an established industrial estate. The proposals would support the existing business and the principle of the development is acceptable and in accordance with local and national planning policy.

#### The impact of the development 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 directly adjacent to the existing uses of the wider site and appears to have been left vacant and overgrown for a number of years. The site is also adjacent to an existing scrapyards to the north-east with the wider area being an established industrial estate.

The site provides a natural extension to the business and the primary purpose of the land is for additional outside storage. The proposed gantry crane would be similar in appearance and height to the existing cranes on the site. It would be seen within the context of the industrial setting and on this basis it would not have a significant adverse impact on the appearance of the area.

The use of the land for storage and a trailer park, by virtue of its position within the industrial estate would not harm the visual amenity of the area also. Likewise, the proposed boundary treatment would not harm the visual amenity of the area.

The Landscape Development Section (LDS) have requested additional landscaping buffers to the north of the site to supplement the existing buffers that are establishing well and help to soften the appearance of the site within the wider area.

Subject to conditions which secure the colour of the gantry crane and additional landscaping, it is considered that the proposed development is acceptable and complies with the guidance and requirements of the NPPF and the principles of Policy CSP1 of the CSS.

#### Environmental, ecology and flood risk impacts

The application is supported by an Ecology Appraisal and Flood Risk Assessment.

The Ecology Appraisal identifies that the site holds minimal ecological value but it is recommended that a 5m belt of suitable vegetation (hedgerow/scrub) is created along the north-western boundary

with Spring Wood. This area is shown on the submitted plans and this additional landscaped area, with native species, can be secured by a suitably worded condition.

The site is primarily located within Flood Zone 1 but Flood Zone 2 borders and partially crosses the site's eastern boundary and concerns have been expressed by the Lead Local Flood Authority (LLFA) about the content of the submitted Flood Risk Assessment (FRA).

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 LLFA have requested further technical information to be submitted before planning permission can be granted and the applicant has submitted information, including a revised drainage plan. Further comments are now awaited from the LLFA on the amended FRA. It is considered likely that any necessary mitigation measures and any additional details can be secured by condition.

## 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

20/00309/FUL Proposed new building adjacent to Factory 2, proposed new cement silos  
Permitted

### Views of Consultees

The **Highways Authority** raises no objections subject to a condition which secures the trailer parking and turning areas.

The **Environmental Health Division** raises no objections subject to a condition relating to external lighting.

Staffordshire County Council as the **Lead Local Flood Authority** have requested further information to be submitted before they can find the application acceptable. Their comments are awaited on the revised information and drainage plans.

Staffordshire County Council as the **Minerals and Waste Planning Authority** raises no objections to the application.

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

**Natural England** makes no comment on the application.

The **Coal Authority** raises no objections subject to conditions which secure intrusive site investigations and the implementation of any remedial works.

The **Landscape Development Section** raises no objections. They advise that the landscaping buffers that were installed as part of previous applications appear to be establishing well, and will continue to be effective in softening views of the site, and in screening lower storage areas from the surrounding landscape.

The proposal will involve the removal of a small section of the internal screening buffer. Additional planting can be accommodated to the north of the development. It is requested that this area is planted using the planting scheme and principles that have been used successfully for buffer planting elsewhere on this site.

Conditions to secure the following are also considered necessary:

- Retention and protection of trees to the North of the site
- Approval of landscaping proposals, to include replacement buffer planting to the north of the site.

Comments were also invited from the Council's **Waste Management Section**, the **Greater Chesterton Locality Area Partnership** and **Staffordshire Wildlife Trust** and in the absence of any comments from them by the due date it must be assumed that they have no observations to make upon the application.

### Representations

None received.

### Applicant's/Agent's submission

The application is accompanied by a Flood Risk Assessment, an Ecology Report and a Phase 1 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/20/00354/FUL>

Background papers

Planning files referred to  
Planning Documents referred to

Date report prepared

3<sup>rd</sup> July 2020