

UNIT 1 BROOKHOUSE ROAD, ROSEVALE BUSINESS PARK, CHESTERTON
INTELIPAC PAPER MANUFACTURING

20/00311/FUL

The application seeks full planning permission for the retention of the change of use of a building from use class B8 (storage and distribution) to use classes B1c (industrial processes), B2 (general industrial) and B8 (storage and distribution).

The application site is located on Rosevale Business Park in the urban area of Newcastle, as designated on the Local Development Framework Proposals Map.

The building has a floor area of approximately 11,592 square metres.

The 13 week period for the determination of this application expired on the 3rd August but the applicant has agreed an extension of time to the statutory determination period to the 23rd September 2020.

RECOMMENDATIONS

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

- 1. Provision of secure weatherproof parking for 46 cycles**
- 2. Prior approval of external plant**
- 3. Prior approval of external lighting**

Reason for Recommendation

Policies of the Development Plan support proposals for employment provision in this location and subject to conditions the development would not lead to significant highway safety implications or an adverse impact on the amenity of the area. Therefore the development represents a sustainable form of development which would comply with 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

The applicant sought to submit further information during the consideration of the application and officers have allowed this. Information has now been submitted and the development is considered to be a sustainable form of development in accordance with the National Planning Policy Framework.

Key Issues

The application seeks full planning permission for the retention of the change of use of a building from use class B8 (storage and distribution) to use classes B1c (industrial processes), B2 (general industrial) and B8 (storage and distribution).

The application indicates that the applicant has been operating from the building since September 2019 and that it has been used for the manufacture and supply of paper and packaging. On this basis the application is retrospective.

The application site is located on Rosevale Business Park in the urban area of Newcastle, as designated on the Local Development Framework Proposals Map.

The building has a floor area of approximately 11,592 square metres.

No external alterations or extensions to the building are proposed and therefore the key issues in the determination of the application are considered to be:

- The principle of the development,

- Car parking and the impact on highway safety, and
- Impact on amenity.

The principle of the development

The building is located on an established business park which has a range of buildings operating as B1, B2 and B8 uses.

The application site consists of a large building with an approximate floor area of 11,592 square metres. The site also benefits from an associated yard area and parking.

The application indicates that the business employs 70 full time employees.

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 change of use would retain the building in a commercial use on an established business park. On this basis the principle of the development is acceptable and in accordance with local and national planning policy.

Car parking and the impact on highway safety

The site has three accesses, two for car parks and one for a yard area served by HGVs, which are accessed off Brookhouse Road.

The application seeks to allow a B1c and B2 use class to the existing B8 use class. Saved NLP Policy T16 advises that for a building with this amount of floorspace, no more than 145 spaces should be provided. This is the same level that is required for the existing B8 use of the building.

The application indicates that the existing number of spaces available on the site is 128 spaces and this level of parking will be retained.

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 application is supported by a Transport Statement which indicates that the traffic generation for the existing B8 use against the proposed B1 / B2 use would result in a marginal increase in vehicle (car) trips of 12 trips in the am peak and 6 trips during the pm peak. It also indicates that there will be a net reduction of HGV trips with 4 less in the am peak and 11 less during the pm peak.

The Highway Authority raises no objections subject to conditions which secure the accesses, parking, servicing and turning areas, along with cycle parking for 46 cycles. The existing access and car parking arrangements would be maintained and a condition to further secure these is not considered necessary.

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 change of use 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.

Impact on amenity

Paragraph 127 of the NPPF lists a set of core land-use planning principles that should underpin decision-taking, one of which states that planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

The NPPF further states at paragraph 180 that decisions should ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment. The aim is to mitigate and reduce the potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life.

As discussed the existing building is on an established business park which has a range of size of existing buildings in use as B1, B2 and B8 use classes.

The existing building is in B8 and the additional B1c and B2 use has the potential to generate greater noise and disturbance to the amenity of the area. In particular the nearest residential properties are over 200 metres away.

The Environmental Health Division (EHD) have raised no objections to the application but have requested conditions to mitigate the impact on the amenity of the area. In particular they have requested that the operating hours be restricted to 08:00 – 17:00 Monday to Friday and no working on weekends or public holidays - this is what the applicant had indicated on the submitted application form. However, the applicant has now indicated that the business operates 24 hours a day, 7 days a week and a restriction on operating hours is not necessary to make the development acceptable.

A noise assessment (NA) has also now been submitted to demonstrate that the business operating 24 hours a day would not harm residential amenity levels. The NA indicates that noise surveys have been carried out in day time hours and during night time hours. On the basis of these survey results the NA concludes that current activities will not result in any adverse noise impact at the nearest dwellings. Therefore, a condition which restricts operating hours is not justified.

The further comments of EHD have been sought and they have informally indicated that on the basis of the conclusions of the NA, a restriction on hours is not necessary but conditions related to lighting and external plant are necessary to protect existing amenity levels.

In consideration of the above it is now accepted that the change of use of the building to B1, B2 and B8 use classes would not harm the amenity of the area and the development accords with the guidance and requirements of the NPPF.

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 CSP3: Sustainability and Climate Change

[Newcastle-under-Lyme Local Plan \(NLP\) 2011](#)

Policy T16: Development – General Parking Requirements

Other Material Considerations include:

National Planning Policy

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

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

Relevant Planning History

Planning permission was granted for the unit in 1990, under references N19220 and N19220/D1, for a New Distribution Warehouse for the distribution of video tapes to retail outlets.

Views of Consultees

The **Highways Authority** raises no objections subject to conditions which secure the access, parking, turning and service areas and 46 cycle parking spaces.

The **Environmental Health Division** raises no objections subject to conditions relating to external lighting, hours of operation and the prior approval of additional plant equipment. However, their further comments on the submitted noise assessment are awaited.

Comments were also invited from the **Greater Chesterton Locality Area Partnership** 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 Planning Statement, Transport Statement and Noise 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/20/00311/FUL>

Background papers

Planning files referred to
Planning Documents referred to

Date report prepared

28th August 2020