

Application Number 16/01066/FUL

Proposal	Proposed extension to an existing factory unit to accommodate a high bay storage facility, along with the remodelling existing parking areas.
Site Location	Whitecroft Electrical Ltd Burlington Street Ashton-Under-Lyne Tameside. OL7 0AX
Applicant	Whitecroft Electrical Ltd

Recommendation Approve

REPORT

1.0 SITE & SURROUNDINGS

- 1.1 The site that is the subject of this planning application is the Whitecross Electrical manufacturing site that is located to the western end of Burlington Street, Ashton, and is located within an allocated employment site on the Tameside UDP
- 1.2 This site is the Borough's largest manufacturing employer, with 410 people currently being employed at the site, who work in the manufacturing floor space and offices. On-site staff car parking is available, although it is highlighted that the site is in a sustainable location in terms of its position to Ashton Town Centre, along with the local tram and rail network. Access and egress to the site are taken via Burlington Street, both for vehicles and pedestrians.
- 1.3 In terms of its physical make-up of the site building, it has a flat roofed modern southern frontage building, which flows through to a traditionally designed manufacturing building. Site car parking and servicing is available to the front of the site and to the eastern portion of the site.
- 1.4 Site boundaries for the application site are made up of an area of open space to the south; the Kayley Industrial Estate and its variety of industrial buildings to the east, the west to east railway line and Ashton Moss Leisure Park form the northern boundary, whilst the existing site building runs to the west, providing a hard a buffer towards the nearest residential accommodation along Thornway Drive.

3. APPLICATION DESCRIPTION AND DETAILS

- 3.1 This application is a full application including the extension to an existing factory unit to accommodate a high bay storage facility, along with the remodelling existing parking areas.
 - 3.1.2 In particular, the proposed high bay storage facility will extend the western elevation of the building towards the Kayley Industrial Estate, and will provide an additional 851m² of commercial floor space to the site.
- 3.2 In terms of the remodelling of the site car parking arrangements, despite the extension taking out 56 car parking spaces, the remodelling works will mean that site car parking provision will be increased to 234 spaces.

4. **RELEVANT PLANNING HISTORY**

- 4.1 There are no current or earlier planning applications that affect the consideration of this proposal

5.0 **RELEVANT PLANNING POLICY**

- 5.1 Tameside Unitary Development Plan (UDP) – Established Employment Area E3

5.2 **PLANNING POLICIES**

Part 1 Policies

1.3 Creating a Cleaner and Greener Environment

1.6 Securing Urban Regeneration

1.12 Ensuring an Accessible, Safe and Healthy Environment

Part 2 Policies

E3 Established Employment Area

T1 Highway Improvement and Traffic management

MW11 Contaminated Land

5.4 **National Planning Policy Framework (NPPF)**

- 5.4.1 Section 2 Achieving Sustainable Development
Section 7 Requiring good design

5.5 **Planning Practice Guidance (PPG)**

This is intended to complement the NPPF and to provide a single resource for planning guidance, whilst rationalising and streamlining the material. Almost all previous planning Circulars and advice notes have been cancelled. Specific reference will be made to the PPG or other national advice in the Analysis section of the report, where appropriate.

6.0 **PUBLICITY CARRIED OUT**

- 6.1 As part of the planning application process, notification letters were sent out to neighbouring properties on 29th November 2016, with a notice being also displayed at the site on the 29th November 2016.

7.0 **RESPONSES FROM CONSULTEES**

- 7.1 Head of Environmental Services – Highways has raised no objections to the proposals.
- 7.2 Head of Environmental Services – Environmental Protection has raised no objections to the proposals, subject to suitable planning conditions.

8.0 THIRD PARTY RESPONSES RECEIVED

8.1 No neighbour objections have been received.

9.0 ANALYSIS

9.1 The key issues attached to this application are:-

- 1) Principle of the development
- 2) The size & scale of the building
- 3) Highway matters
- 4) TV interference

9.2 The Principle of Development

This development site sits within an established employment area, as identified on the Unitary Development Plan Proposals Map. As such, the proposed extension to the building, so as to extend the lawful use is acceptable in principle.

9.3 The Size & Scale of the Building

This proposal would involve the erection of a high level storage building to the eastern elevation of the main site building, so as to provide the site with an additional 851m² of commercial floor space to the site.

The submitted plans show that the proposed building will project 18.5m from the eastern elevation (looking towards the Kayely Industrial Estate). The extension will then run to a length of 46m in a northerly direction towards the site boundary with the railway line, whilst an eaves height of 14.5m and a height to the ridge of 16.5m will also be provided.

9.3.1 In the above context, the bulk and size of the proposed building, along with its relationship to the surrounding area, are the main areas for consideration. In particular, when viewed against the existing two-storey office (7.8m high) and manufacturing building (8.5m to the ridge), the proposed building appears quite dominant towards the host building.

9.3.1 So as to appreciate the scale of the building, additional 3D plan information was requested, so as to see the resultant building in a wider context. This information identified that whilst the building will be relatively dominant towards the host building, in terms of its scale and mass, when viewed in relation to the adjacent Kayley Industrial Estate and Ashton Moss Retail Park, the perceived impacts are considered not to be harmful and the proposed building will not be out of place when viewed in the wider local context.

9.3.3 Further to the above, whilst it is considered that the proposed building will not be out of in the wider local context, the finish materials for the building are a significant factor in the consideration of this application. Whilst the submitted plans identify a

general schedule of materials to be used in the development, no colours of the finishing materials have been set out. As such, and given the size and scale of the building, and its relationship to the surrounding area, it is reasonable to require the submission of finishing materials and colours are submitted via planning condition.

- 9.3.4 In terms of residential amenity, it is considered that the siting of the proposed extension (on the far side of the site) is positioned sufficiently away from the nearest residential properties on Burlington Street, Richmond Street and Thornway Drive so as to avoid any undue impacts on residential amenity which would warrant refusal of the application.

9.4 **Highway Matters**

The highways engineer has been consulted as part of this proposal, given that 56 car parking spaces will be lost in the area of the proposed new building. However, following the remodelling of the sites overall parking provisions, on-site car parking provision will be increased to 234 spaces, providing a net increase of 28 spaces.

In this context, he has commented that there will be a potential increase in employees at the site (60 as set out on the application form), which may result in increased traffic to and from the site. However, evidence that has been submitted with the application (The Travel Plan) identifies that 35% of employees don't use car, so it is anticipated the increase two way trips would be relatively minor. As such, and taking all highway related matters into account, it is considered that there will be no adverse impacts in terms of highway or pedestrian safety.

9.5 **TV interference**

Television reception interference has been identified as a consideration, particularly given that the proposed extension to the site will be higher than many of the surrounding buildings.

As part of the planning application process, the applicants were made aware of the potential for interference with television reception, and they commissioned an initial information report to provide the basis for an investigation towards the alleviation of potential disruption to TV services. This report identified that reported interference would be thoroughly investigated by means of signal measurement, comparison with the baseline survey measurements and desk-based modelling where appropriate.

Taking these factors into account, the provision of a survey report to include a locally based investigation into the potential disruption to TV services should be carried out, prior to the commencement of the development. If such a report concludes that there are locally based problems with TV interference, the same planning condition shall require that mitigation measures will be introduced to resolve any resultant problems.

10.0 **Conclusion**

- 10.1 The proposals for the site are set out earlier in this report, and would result in the provision of a high level storage unit that the Company need, so as to carry on its expansion in the Borough. As part of this, it has been highlighted that the numbers of

employees will increase by 60, taking employee numbers up to 470 people, making the site the biggest manufacturing employer in the Borough.

Whilst the proposed building will be 8 metres higher than the host building, when it is viewed in relation to the surrounding area, it is considered that the proposed extension will not result in a development that is over-dominant in its massing and scale. In addition, a planning condition has been recommended, so as to require a locally based assessment of TV reception in the area, along with mechanisms to deal with any resultant TV interference.

Overall, it is considered the application complies with both development plan policy and national guidance and, subject to compliance with the planning conditions that are set out later in this report, there is will no significant harm resulting from the proposal in terms of traffic impact, impact on neighbours, visual amenity or character of the area.

RECOMMENDATION

To grant planning permission subject to the conditions set out below:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. The development hereby permitted shall be carried out in strict accordance with the plans and supporting information that submitted and considered as part of this planning application, those being:
 - The site location plan - dated September 2016;
 - The existing site plan (WSA.0339.p1.02) Rev C - dated September 2016;
 - The existing ground floor plan - (WSA.0339.P1.06) Rev B - September 2016;
 - The existing east and west elevations - (WSA.0339.P1.09) Rev A - September 2016;
 - The existing north and south elevations - (WSA.0339.P1.10) Rev A - September 2016;
 - The proposed site plan - (WSA.0339.P1.03) Rev G - September 2016;
 - The proposed ground floor plan - (WSA.0339.P1.07) Rev B - September 2016;
 - The proposed east and west elevations - (WSA.0339.P1.11) Rev B - September 2016;
 - The proposed north and south elevations - (WSA.0339.P1.12) Rev B - September 2016;
 - The proposed roof plan - (WSA.0339.P1.08) Rev B - September 2016;

3. Prior to the commencement of development details of all materials and material colours to be used externally shall be submitted to and approved in writing by the Local Planning Authority and the development shall only be carried out using the agreed materials and material colours.
4. Prior to the commencement of the development hereby approved, a survey report to include a locally based investigation into the potential disruption to TV services shall be submitted and approved in writing by the Local Planning Authority. Such a report shall include a recommended procedure for:-
 - Quantifying the interference effect.
 - Determining whether the interference is due to the development.
 - Provision of mitigation to deal with and manage interference including a timetable for implementation of any works.

All mitigation measures shall be carried out in accordance with the approved timetable.

5. Development shall not commence until the following information has been submitted in writing and written permission at each stage has been granted by the Local Planning Authority.
 - i) A preliminary risk assessment to determine the potential for the site to be contaminated shall be undertaken and approved by the Local Planning Authority. Prior to any physical site investigation, a methodology shall be approved by the Local Planning Authority. This shall include an assessment to determine the nature and extent of any contamination affecting the site and the potential for off-site migration.
 - ii) Where necessary a scheme of remediation to remove any unacceptable risk to human health, buildings and the environment shall be approved by the Local Planning Authority prior to implementation.
 - iii) Any additional or unforeseen contamination encountered during development shall be notified to the Local Planning Authority as soon as practicably possible and a remedial scheme to deal with this approved by the Local Planning Authority.
 - iv) Upon completion of any approved remediation schemes, and prior to occupation, a completion report demonstrating that the scheme has been appropriately implemented and the site is suitable for its intended end use shall be approved in writing by the Local Planning Authority.

The discharge of this planning condition will be given in writing by the Local Planning Authority on completion of the development and once all information specified within this condition and other requested information have been provided to the satisfaction of the Local Planning Authority and occupation/use of the development shall not commence until this time, unless otherwise agreed by the Local Planning Authority.

6. Prior to first occupation of the extension hereby-approved, the proposed car park as shown on 'The proposed site plan - (WSA.0339.P1.03) Rev G - September 2016' shall be fully completed and available for use.