

Application Number 16/01064/FUL

Proposal Refurbishment and extension of an existing warehouse building, including new office and storage space.

Site Grove Products, Broadway, Hyde

Applicant Mr Arjen Cooper-Rolfe

Recommendation Grant planning permission subject to conditions

REPORT

1.0 REASON FOR SPEAKERS PANEL DECISION

1.1 A Speakers Panel decision is required because the application proposes a major development, as defined by The Town and Country Planning (Development Management Procedure) (England) Order 2015.

2.0 APPLICATION DESCRIPTION

2.1 The building is an old factory and transport garage, but has been used as a warehouse for some time, latterly by Involvement Ltd. The proposal is to develop extensions to the existing warehouse building along the southern side and at the north-western corner to accommodate new office facilities.

2.2 The existing building is rectangular in shape but with the north-western corner cut-out. The building is 2-storey and has a series of 4 dual pitched roofs. At the eaves the building rises to a height of approximately 5.4m and 8.6m at the ridge.

2.3 The proposed warehouse extension would be built along the whole of the building's southern side and maintain the existing building profile with a mono-pitched roof. The extension would provide an additional 946sqm of warehouse floorspace.

2.4 The proposed office extension would largely in-fill the cut-out north-western corner of the building. The extension would be 2-storey, rising to the same eaves and ridge heights as the existing building but with inverted pitched roofs. The first-floor of the extension would be larger than the ground floor and so over-hang in a series of projecting fins and create a covered pedestrian route at the main entrance of the building. The office roof over-hang office would then continue as a cantilevered canopy along the building's western elevation. The extension would provide an additional 794 sqm of office and staff accommodation.

2.5 The external finishes to the office extension would be brick-work at ground-floor level with lighter-coloured metal cladding at first-floor level. The external walls of the warehouse extension would be clad in the same material to be used in the office extension but with contrasting cladding, to match the existing building, at high level.

3.0 SITE AND SURROUNDINGS

3.1 The site is situated in the Hyde Point Industrial Park in the north-western outskirts of Hyde. The Industrial Park lies on the western side of, and is accessed from,

Dukinfield Road, via Dunkirk Lane. The Park's access road travels southwards from a junction with Dunkirk Lane.

- 3.2 The application site is situated in the south-eastern corner of the Industrial Park. There are other industrial premises, across circulation roads, within the Industrial Park to the north and west. To the east the site is separated by a grassed embankment from the rear of terraced houses that are at a higher level in Dukinfield Road. The former site of Wharf Mill, occupied latterly by Toray Textiles Europe Ltd lies across the site's southern boundary. The northern portion of the former Wharf Mill site has been cleared and outline planning permission (ref. 15/00631/FUL) has been granted for commercial development.

4.0 PLANNING HISTORY

- 4.1 None relevant

5.0 RELEVANT PLANNING POLICIES

- 5.1 Tameside Unitary Development Plan (UDP) Allocation
5.1.1 Established Employment Area.

5.2 Tameside UDP

5.2.1 Part 1 Policies

- 1.1: Capturing Quality Jobs for Tameside People.
- 1.3: Creating a Cleaner and Greener Environment.
- 1.9: Maintaining Local Access to Employment and Services.
- 1.10: Protecting and Enhancing the Natural Environment.
- 1.12: Ensuring an Accessible, Safe and Healthy Environment.

5.2.2 Part 2 Policies

- E3: Established Employment Areas.
- E6: Detailed Design of Employment Developments.
- T1: Highway Improvement and Traffic Management.
- MW11: Contaminated Land.

5.3 Other Policies

- 5.3.1 Employment Land Supplementary Planning Document.

5.4 National Planning Policy Framework (NPPF)

- Section 1 Building a strong, competitive economy
- Section 2 Ensuring the vitality of town centres
- 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 on 29th November 2016 to 25 neighbouring properties in Dukinfield Road and 2 in Peak Forest Close and to 4 premises in the Industrial Park. A notice was posted at the site and published in a local newspaper on 8th December 2016.

7.0 RESPONSES FROM CONSULTEES

- 7.1 The Head of Environmental Services – Highways has raised no objections to the proposal and commented that it is not anticipated that the increased floorspace will in itself result in significantly increased traffic being generated by the site.
- 7.2 The Coal Authority has raised no objections to the proposal subject to a condition being attached to any approval.
- 7.3 United Utilities has identified a sewer that crosses the site but has raised no objections noting that the site should be drained on a separate system with foul water draining to the public sewer and surface water draining in the most sustainable way.

8.0 SUMMARY OF THIRD PARTY RESPONSES RECEIVED

- 8.1 None received.

9.0 ANALYSIS

- 9.1 The principal issues in deciding this application are:-

- 1) The principle of the development,
- 2) Design and appearance,
- 3) Access and servicing arrangements
- 4) Residential amenity

10.0 The principle of the development

- 10.1 The proposed office extension is designed to create new offices with a much better working environment than exists currently for employees, and to create improved corporate and meeting facilities so as to improve the corporate image to customers and make it a welcoming destination. The warehouse extension would provide a new under-cover loading area to improve functionality and efficiency. In both instances, the extensions would allow for future growth. Section 1 of the NPPF advocates that planning should operate to encourage and not act as an impediment to sustainable growth and therefore significant weight should be placed on the need to support economic growth through the planning system.
- 10.2 Paragraph 24 of the NPPF allows for main town centre uses, including offices, in out-of-centre locations where this is in accordance with an up-to-date development plan. UDP policy E3 states that, in established employment areas, the Council will permit development for employment purposes. The Industrial Park in which the development is proposed is allocated as an established employment area and so the principle of the development is wholly appropriate. Moreover, the disaggregation of

the offices, so that these would be provided remotely, would be inappropriate. The offices are designed for use ancillary to the main use of the premises as a warehouse and not as a discrete operation.

11.0 Design and appearance

- 11.1 The location of the office extension would be in a prominent position and be highly visible to visitors to the premises. Having a contemporary design and external finishes the extension would also acknowledge the existing roof shape in its fin like arrangement and roof form. The irregular shape would also provide areas of south facing facade for daylighting reasons and add visual interest.
- 11.2 The warehouse extension would constitute a continuation of the existing building in scale and form. The extension would acknowledge both the contemporary office extension and the existing building in the choice of finishing materials.
- 11.3 The continuation of the office roof as a canopy which would project along the western elevation of the existing building and partly the warehouse extension and the new elements of the building would appear linked and unified.
- 11.4 According to Section 7 of the NPPF, good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. Having appropriate external finishes, the design and, rising to the same height as the existing building in both instances, the scale of the extensions would be in-keeping with the both the existing building and the Industrial Park location. It is therefore considered that the detailed design of the proposed extensions complies with the relevant requirements of UDP policy E6, the Employment Land SPD and Section 7 of the NPPF.

12.0 Access and servicing arrangements

- 12.1 There is currently car parking along the north side of the building and a loading and manoeuvring forecourt on the west side, open to the Industrial Park circulation road. Parking would remain where it is currently located along the north side, but further parking would be provided in front of the office extension on the north-western side. The total number of parking spaces would be increased from 24 to 35.
- 12.2 Space enough would remain in the northern part of the site, next to the building, for the safe manoeuvring of goods vehicles. The proposed access and servicing arrangements are therefore considered acceptable and in accordance with the relevant requirements of UDP policies E6 and T1 and the Employment Land SPD.

13.0 Residential amenity

- 13.1 The existing building faces out to the north and west in toward the Industrial Park and to the south towards the former site of Wharf Mill where planning permission exists for both residential and commercial developments. The proposed extensions would not impinge on any residential amenities on these sides of the building as the residential development aspect is located on the far side of the site identified for commercial development under the hybrid planning permission.

- 13.2 There would be a distance of more than 45m between the eastern side of the warehouse extension and the rear of houses in Dukinfield Road, the same distance as there is between the existing building and these houses. Application of policy given by the Employment Land SPD requires a minimum spacing of 21m between this face of the warehouse extension and the neighbouring houses and so the impact on existing residential amenity is considered acceptable and in compliance with both the SPD and policy E6 of the UDP.

14.0 Other Issues

- 14.1 The application site falls within an area identified as being at high risk from historic coal mining features that might cause hazards to development and need to be considered in relation to the determination of this planning application. The application is therefore accompanied by a Coal mining Risk Report that acknowledges the risks posed by shallow coal mine workings and proposes to undertake intrusive site investigations to identify any necessary remedial measures. This approach has been reviewed by the Coal Authority and found to be satisfactory and so it is recommended that a condition to this effect be attached to any permission.
- 14.2 Given that the proposed extensions would both be situated on existing hard-surfaced areas surface water would continue to drain in to the existing system. There would be no increase in the area of hard surfacing from where water would need to be drained. The issue of foul water drainage would be addressed directly with United Utilities.
- 14.3 It is not considered there are any local finance considerations that are material to the application.

15.0 Conclusion

- 15.1 The proposed development would assist in sustaining the operation of an indigenous employer in the Borough without impinging unduly on any existing amenities. The design of the proposed extensions achieves the required quality in terms of design and appearance and the presence of the extensions would not impede circulation around, or the operations of any other occupier within, the industrial park. The recommendation is therefore for approval.

RECOMMENDATION

Grant planning permission subject to the following conditions.

- 1) The development must be begun not later than the expiration of three years beginning with the date of this permission.
- 2) Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and/or full specification of materials to be used externally on the building have been submitted to, and approved in writing by, the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Development shall be carried out in accordance with the approved details.

3) The development hereby permitted shall be carried out in accordance with the following approved plans: those ref.: HYD 001, HYD 010, HYD 011, HYD 015, HYD 110 rev. E, HYD 111 rev. F, HYD 116, HYD 117 and HYD 301, received on 16th November 2016.

4) Prior to the commencement of any development:

details of a scheme of intrusive site investigations, including gas monitoring, in order to establish the exact situation regarding coal mining legacy issues on the site shall be submitted to, and approved by, the local planning authority;

any approved scheme shall then be undertaken and a report of findings arising from the investigation, including a scheme of any necessary remedial works, shall be submitted to, and approved by, the local planning authority.

The development shall then be implemented in accordance with the approved remedial works.

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.