

mosaic  
town planning

# Planning Statement

---

Americk Packaging  
Staden Lane, Staden Park, Buxton

March 2017





mosaic  
town planning

Prepared by: Daniel Whitney

Version: Final

Date: 08 March 2017

Mosaic Town Planning

Lowry House

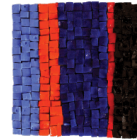
17 Marble Street

Manchester

M2 3AW

0161 638 5654

[enquiries@mosaictownplanning.co.uk](mailto:enquiries@mosaictownplanning.co.uk)



# CONTENTS

<b>1. INTRODUCTION.....</b>	<b>2</b>
<b>2. PROPOSALS .....</b>	<b>3</b>
<b>3 SITE AND SURROUNDINGS .....</b>	<b>5</b>
<b>4 PLANNING POLICY.....</b>	<b>7</b>
National Policy.....	7
Local Planning Policy .....	8
<b>5 ANALYSIS.....</b>	<b>9</b>
Principle.....	9
Design and Layout .....	10
Access .....	10
Sustainability .....	11
<b>6 CONCLUSION .....</b>	<b>12</b>



**1. INTRODUCTION**

1.1 This Planning Statement accompanies an application for the erection of a storage building on behalf of Americk Packaging, on premises off Staden Lane at Staden Park in Buxton.

1.2 It will describe the proposal and the site and surroundings, before setting out relevant planning policy at a national and local level. The analysis will then explore the case for approval of the development.

1.3 The document should be read in conjunction with the following submitted plans:

- Site Location Plan
- Proposed Site Layout
- Proposed Floorplan and Elevations



## 2. PROPOSALS

2.1 The application description is as follows:

***“Erection of three linked single-storey storage buildings ancillary to existing operations at Americk Packaging for a temporary period of three years”***

2.2 Americk Packaging is a manufacturer and distributor of specialist packaging solutions primarily for the food and consumable industries.

2.3 The structures will measure:

- Main structure: 37m length x 12m width
- Connecting structure 1: 8m length x 6m width
- Connecting structure 2: 5m length x 5m width

2.4 The gross external floorspace of the structures, including the links, is 531sq.m.

2.5 The land upon which the structures are to be erected is currently a yard area for the external storage of products, but is open to the elements which effects both products and operator’s working environment.

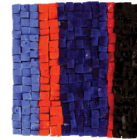
2.6 The main structure is to be used to internally store containers and racking for inks, solvents and pallets. Connecting Structure 1 is to be used to cover a solvent tank and Connecting Structure 2 as an offload area in order to keep deliveries dry. This is needed in order to improve the working area for operators and provide protection to products from the elements, particularly during winter, and to improve temperature controls in production areas. Connecting structure 1 will be located to the west of the main structure. Connecting structure 2 will be located to the north of the main structure.

2.7 Temporary structures are required due to the speed of erection and so that more permanent options can be considered once long-term costs and business plans are reviewed.

2.8 The buildings will be manufactured from an aluminium frame, plastic twin membrane translucent roof and grey steel sandwich cladding with two metal roller shutter doors and two personnel doors.



- 2.9 They will be located to the north of the site adjacent to the existing warehouse building. The hardstanding provides suitable ground to accommodate the building.
- 2.10 Access to the buildings will be from the existing access road off Staden Lane.

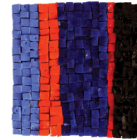


### 3 SITE AND SURROUNDINGS

- 3.1 The site is occupied by Americk Packaging and is situated off Staden Lane within Staden Business Park to the south-east of Buxton. The business has been operating at the site since 1985.
- 3.2 The site contains a large two-storey extended warehouse and office building. The remainder of the site is yard area used for external storage and vehicular parking. There are 59 car parking spaces within the site.

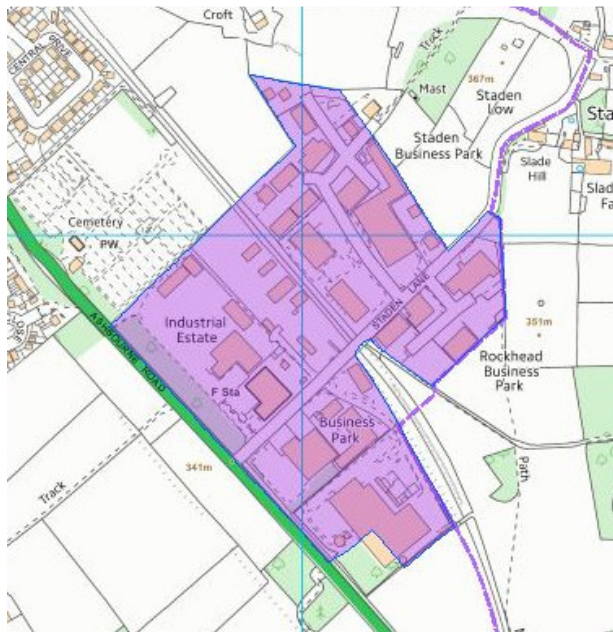


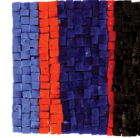
- 3.3 The surrounding area is generally industrial in nature, with commercial and warehouse buildings located to the north, south and west as part of the wider industrial estate, while there is open countryside to the north-east. A range of business are located here including Bradbury's Cheese, Northern & Central Electrical and Howdens Joinery.
- 3.4 Staden Lane connects to Ashbourne Road to the south which subsequently leads to Buxton Town Centre, and the wider road network. There are bus connections within walking distance of the site on Ashbourne Road and the site is therefore well connected for both private and public transport.



Local Plan Designation

- 3.5 The application site is designated as a Primary Employment Zone (Policy E3) within the High Peak Local Plan (2016).





## 4 PLANNING POLICY

### National Policy

- 4.1 The **National Planning Policy Framework 2012** advises that Local Planning Authorities support business as part of the overarching national planning strategy.
- 4.2 One of the core planning principles in the Framework is to ***“encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value.”*** (parag. 17)
- 4.3 LPA’s are encouraged to ***“work closely with the business community to understand their changing needs...”*** (parag. 160)
- 4.4 In terms of economic growth, NPPF states that ***“The Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system.”*** (parag. 19)
- 4.5 The Framework advises that ***“Investment in business should not be over-burdened by the combined requirements of planning policy expectations.”*** (parag. 21)
- 4.6 LPA’s are advised to ***“support existing business sectors, taking account of whether they are expanding or contracting...”*** (parag. 21)



### Local Planning Policy

- 4.3 The development plan for the site consists of the High Peak Local Plan (adopted 2016).

#### High Peak Local Plan (2016)

- **Policy E1** - New Employment Development

*“New business and industrial developments in sustainable locations that contribute towards the creation and retention of a wide range of jobs, education and training opportunities will be supported. This will be achieved by...Encouraging the redevelopment, intensification and more efficient use of Primary Employment Zones where they are either not fully utilised or unsuited to modern employment requirements, particularly those sites located within the main towns and those with good access by a variety of transport modes provided that they accord with Local Plan Policy E3 and the wider Local Plan policies”.*

- **Policy E3** – Primary Employment Zones

*“Planning permission will be granted for employment developments within Primary Employment Zones, including proposals within use classes B1b, B1c, B2 and B8 and other economic development as appropriate. Proposals for town centres uses, including B1a (office) will be required to comply with the sequential site and impact tests specified in Policy CF1.*

*Primary Employment Zones will generally be retained for business, industry and other economic development.”*

- **Policy S1** - Sustainable Development Principles
- **Policy S1a** - Presumption in Favour of Sustainable Development
- **Policy S7** - Buxton Sub-area Strategy
- **Policy EQ6** - Design and Place Making
- **Policy CF6** - Accessibility and Transport



## 5 ANALYSIS

### Principle

- 5.1 Under Section 38(6) of the Planning and Compulsory Purchase Act 2004, the application should be determined in accordance with the development plan unless material considerations indicate otherwise. In this case, the development plan comprises the High Peak Local Plan.
- 5.2 The site is located within a Primary Employment Zone where Policy E3 of the Local Plan states that the Council planning permission will be granted for employment development including within use classes B1, B2 and B8. Policy E1 also states that new industrial development in sustainable locations that contribute towards the creation and retention of jobs will be supported. It adds that ***“This will be achieved by...Encouraging the redevelopment, intensification and more efficient use of Primary Employment Zones where they are either not fully utilised or unsuited to modern employment requirements”***.
- 5.3 The proposal will help to meet these objectives by utilising an existing area of the business’s site which is lying vacant and by bringing new industrial floorspace to the area. The principle of the proposed building to be used for additional storage space is therefore acceptable.
- 5.4 The proposed storage use is ancillary to the existing Americk Packaging operations where there is an urgent need for additional storage space to improve the working area and keep products dry. This will enable space to be created in the existing warehouse to allow the installation of additional machinery to cope with the demand for products. The building will therefore ensure the continued growth and efficiency of this local business.
- 5.5 NPPF recognises the need for local planning authorities to ***“plan proactively to meet the development needs of business”*** (parag. 20) and should ***“operate to encourage and not act as an impediment to sustainable growth”*** (parag. 19).
- 5.6 The proposed use is entirely appropriate to its surroundings and will allow a local business to continue to operate to its maximum output, and should be supported by the Council.



### Design and Layout

- 5.7 The structures will be constructed of a dull silver aluminium frame with galvanised steel connections, a white PVC thermo roof and grey steel clad doors (see below for an example of the design and appearance of a similar building). This will ensure compatibility with the colours of other buildings in the area. The appearance of the building will therefore blend in with the existing industrial character of the area.



- 5.8 The siting of the overall building has been chosen due to its proximity to the existing warehouse, as well as providing an efficient use of the available space at the site, with the area of hardstanding currently being vacant.
- 5.9 Given that the site is located within an existing industrial area, the proposals are suitable in their design, layout and massing.
- 5.10 There are no residential premises that will be affected by the development.

### Access

- 5.11 Vehicles will be able to access the new building from the existing access road off Staden Lane.



- 5.12 There will be a new 1m wide pedestrian entrance on the west elevation of connecting structure 1 and 4.8m wide roller shutter door on the north elevation. This is indicated in the accompanying Building Plans and Elevations. There will also be a roller shutter and pedestrian door on the north elevation of the main structure.
- 5.13 The doorways will be at ground level and completed to building regulations guidelines, allowing for disabled access to and from the surrounding area.
- 5.14 The orientation and siting of the building will allow for safe movements of employees from the surrounding area and between the new building and other buildings at the site.
- 5.15 Car parking will not be affected by the proposed development as the number of employees will not increase as a result of the proposals.

#### **Sustainability**

- 5.16 The NPPF sets out how there are three aspects of sustainability: economic, social and environmental. It states that these must be sought jointly and simultaneously through the planning system.
- 5.17 In terms of **economic sustainability**, the scheme will ensure the ongoing operation, growth and retention of a local employer. The building itself will result in additional space for the storage and improved working areas for operators.
- 5.18 With regard to **social sustainability**, there are 111 members of staff employed on the site, many of whom live locally, and the development will help in the retention of these jobs with potential for further growth in the future.
- 5.19 The proposed development is situated on previously developed land which is accessible by car and public transport, allowing for an **environmentally sustainable** development.
- 5.20 For the above reasons, the application would equate to sustainable development and a presumption in favour should be applied in accordance with paragraph 14 of NPPF.



## 6 CONCLUSION

- 6.1 This statement has demonstrated that the proposals should be approved having regard to national and local planning policy, together with other material planning considerations.
- 6.2 National guidance encourages local planning authorities to support economic and employment growth. The proposed development site is characterised by employment uses and is located within an existing industrial area. The principle of use of the application site for employment is acceptable as it is located within an existing industrial site and helps to meet the aims of Policy E1 and E3 of the High Peak Local Plan.
- 6.3 An urgent need has been identified for the buildings in order to provide space for the storage of containers and racking for inks, solvents and pallets, and to improve the working area for operators, which will ensure the efficient operation and continued growth of the business which has benefits to the local economy.
- 6.4 The appearance of the building is acceptable and reflects the design of nearby industrial buildings in the area.
- 6.5 National guidance seeks Local Planning Authorities to encourage economic growth and advises of the 'significant weight' to support local businesses. Furthermore, it encourages LPAs to approve planning applications that accord with local policies without delay.
- 6.6 The application would equate to sustainable development and a presumption in favour should be applied in accordance with paragraph 14 of NPFF.
- 6.7 This statement has demonstrated that the proposal is an appropriate use and complies with relevant planning policy guidance; the scheme would improve the ongoing operations of a local employer for staff and there is therefore a compelling case for the granting of permission without delay.