

DELEGATED DECISION REPORT

HPK/2017/0353
Valid 12/09/2017

TANN UK LTD
SHAW LANE
DINTING
GLOSSOP

CHANGE OF USE OF UNIT 2
AT THE FORMER TANN UK
BUILDING TO ALLOW FOR B8
USE WITH TRADE COUNTER
USE TO FORM A SCREW FIX
STORE

(FULL - MINOR)

MAIN ISSUES

- Principle of development
- Amenity
- Access and Parking
- Flood Risk

DESCRIPTION OF SITE

Unit 2 comprises part of an industrial building, formerly Tann UK Ltd, which is vacant and currently undergoing refurbishment as part of a comprehensive redevelopment of the wider site. The site is situated to the west of Shaw Lane and north of the A57, within the built up area boundary of Glossop. The site is within Brookfield Industrial Estate Primary Employment Zone (PEZ) and is also within Flood Zone 2.

PROPOSAL

The application is for a change of use of Unit 2 from B2 use to B8 Use (storage and distribution) with an ancillary trade counter to form a Screwfix store. The floor space created (as amended) would extend to 979 sq.m. The proposed opening hours of the store are 7am to 8pm Monday to Friday, 7am to 6pm on Saturdays and 9am to 4pm on Sundays.

The application form states that the proposal would result in 7 full time employees and 13 part time employees.

The applicant confirms that there are 10 designated parking in front of the unit for the proposed Screwfix store but customers will have access and permission to park in any of the available parking spaces across the wider site, of which there is in the region of 90 spaces.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan 2016

S 1 Sustainable Development Principles
S4 Maintaining and Enhancing an Economic Base
S5 Glossopdale Sub-area Strategy
EQ6 Design and Place Making
EQ10 Pollution Control and Unstable Land
EQ11 Flood Risk Management
E1 New Employment Development
E3 Primary Employment Zones
E4 Change of Use of Existing Business Land and Premises
CF6 Accessibility and Transport

National Planning Policy Framework

Paragraph 14, 17, 196-197
Section 1, 2, 4, 7, 8 and 10

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

The site has a long planning history going back a number of years. The following recent applications are considered to be relevant:

HPK/2017/0354 - Formation of external parking and landscaping to form Tann UK building and re-cladding of front and side elevations to main building – Pending.

HPK/2017/0220 - Outline application with all matters reserved for a fast food outlet (A3-A5) – Pending.

HPK/2017/0066 - Proposed engineering works to level the ground and create hard standing at the front aspect of the site – Pending.

CONSULTATIONS

Publicity

Site Notice expiry date: 06/10/2017
Neighbour consultation period ends: 06/10/2017
Press Advert: N/A

Public Comments

One online comment has been received, which, whilst not objecting to the application, requests that careful consideration be given to the parking situation in the area. It is commented that the Glossop Caravans site does not have sufficient parking provision and staff therefore park “all over the place” on Peakdale Road which causes chaos and inconvenience for other businesses in the area. A condition is requested that provision is made for Glossop Caravans staff parking to ease congestion.

Town / Parish Comments

N/A

Environment Agency

No objections, in principle, however in order to ensure that any unacceptable risks from contamination are adequately addressed and mitigated, the Environment Agency recommends conditions requiring submission and approval of a remediation strategy to deal with contamination, including a risk assessment, site investigation, and verification plan/report. If contamination not previously identified is found then a further remediation strategy is recommended.

DCC Flood Risk Team

No comments due to the nature of the plans and site parameters.

HPBC Regeneration

The proposal will bring 1016 sqm of employment space back into use and create 7 full time and 13 part new jobs. The proposal will also generate a range of additional job opportunities including temporary jobs in the construction phase. The proposal will support the growth of an existing business, create jobs and generate spend into the local community. This is in line with the key growth priorities of the High Peak Growth Strategy:

- Growing enterprise culture – Nurturing business growth and job creation to support the rural economy.

HPBC Officers have been working closely with the property owner to bring the Tann UK building back into use. The property owner has secured Screwfix as a tenant and the job vacancies have been advertised. Demand for employment space in Glossop remains high and this proposal will help in part to meet this demand.

Environmental Health

Revised comments 21/11/2017

The initial investigation/screen of VOCs (volatile organic carbons) has determined that there is unlikely to be an immediate risk from the VOCs. It is no longer feasible to recommend pre-commencement conditions for this application but the requirement for an investigation looking at receptors, notably controlled waters, must remain. It is recommended that the Environment Agency's conditions are used and adapted and the previous Environmental Health and Environment Agency conditions can be discarded.

Revised conditions are recommended to ensure that the site does not pose any further risk to human health or the water environment, including submission of a detailed remediation strategy within 3 months of the date of the consent, including a

site investigation, validation plan and verification report. Other conditions are recommended covering noise attenuation, cooking smells, details of external lighting, and delivery hours.

Derbyshire County Council Highways

As the majority of parking spaces within the site will be shared between the existing and proposed uses, it's unlikely these applications will result in any significant demand for on-street parking in the surrounding area. The change of use of the unit in relation to HPK/2017/0353 is unlikely to increase the overall traffic generation associated with the site as a whole. Therefore, provided a suitable condition is included in any consent to ensure the manoeuvring areas and parking spaces in relation to HPK/2017/0354 are constructed and available for use before the Screwfix building is taken into use HPK/2017/0353, then the Highway Authority has no concerns regarding either application.

OFFICER COMMENTS

Principle of Development

The site is within a Primary Employment Zone (PEZ) and in a sustainable and accessible location within the built-up area boundary. Local Plan Policy E3 states that planning permission will be granted for employment developments within the PEZ, including proposals within use classes B1b, B1c, B2 and B8 and other economic development as appropriate. The proposed use seeks a change of use to Use Class B8 warehouse with ancillary trade counter. B8 use is acceptable in the PEZ and the principle of this development is therefore acceptable in policy terms.

In terms of the three strands to sustainable development, the proposed change of use would generate a number of social and economic benefits, including the creation of 7 full time and 13 part new employment opportunities. The proposal will also generate additional job opportunities in the construction phase. The proposal will support the growth of an existing business and generate additional spending in the local economy. This is in line with the key growth priorities of the High Peak Growth Strategy: *Growing enterprise culture – Nurturing business growth and job creation to support the rural economy*. Demand for employment space in Glossop remains high and this proposal will help in part to meet this demand. The proposal would also have environmental benefits in terms of bringing a derelict industrial unit back into use and the associated works to refurbish the building and the wider site would enhance the appearance of the site. The proposal therefore represents sustainable development and the benefits outlined above weigh in favour of the proposal in the planning balance.

A small proportion of the unit would comprise a retail use but as this would clearly be ancillary to the B8 warehouse use, it is not considered that the proposal would compromise the vitality and viability of the Town Centre nor would it harm the character and status of the Primary Employment Zone. In order to ensure that the main use of the unit remains as B8, it is considered reasonable to restrict the size of the trade counter to that detailed on the submitted plans and this can be achieved

through a condition. A condition would also be required to restrict the range of goods that can be sold from the premises.

Taking the above into account, it can be concluded that the principle of this development is acceptable, subject to any other material considerations.

Amenity

Local Plan Policy EQ6 requires development to achieve a satisfactory relationship to adjacent development and not cause unacceptable effects by reason of visual intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity.

The site is largely industrial/commercial in nature with neighbouring industrial uses on the other side of the A57 (Glossop Caravans), to the north and west (off Peakdale Road), and on the other side of Shaw Lane to the east. There is a row of terraced properties to the north east on Shaw Lane however there is a reasonable separation distance between the unit and these residential properties.

Other than the re-cladding works to the building proposed under a separate application (HPK/2017/0354), together with changes to fenestration and new signage to the front elevation, no extension or alteration to the building is proposed and the main alterations associated with the change of use will be to the interior of the unit. It is considered that the proposed B8 use would be of a similar character to the previous use of the unit and most activities associated with the proposed use and its main entrance will be to the front of the unit on the other side from the neighbouring residential properties.

Environmental Health have recommended a number of conditions to protect the amenities of nearby properties and the wider environment, including the need for noise attenuation, details of artificial lighting and ventilation/filtration equipment and a restriction on hours of construction. A condition is also recommended to require an investigation into potential contamination of the site due to its previous use, together with any necessary remediation measures within 3 months of the date of the decision.

Subject to the revised conditions recommended by Environmental Health, it is considered that there would be adequate safeguards in place to protect future occupants of the application site and the amenities of neighbouring occupiers. The application thereby complies with Local Plan Policy EQ6.

Access and Parking

Policy CF6 of the Local Plan seeks to ensure development can be safely accessed in a sustainable manner. Proposals should minimise the need to travel, particularly by unsustainable modes. It aims to ensure that all new development is located where the highway network can satisfactorily accommodate traffic generated by the development or can be improved as part of the development.

County Highways advise that as the majority of parking spaces within the wider site will be shared between the existing and proposed uses, it is unlikely that the proposed change of use will result in any significant demand for on-street parking in the surrounding area. The applicant confirms that customers of the proposed store will have access to available parking spaces at the front of the unit itself as well as across the wider site, of which there are 90 spaces. Subject to a condition to ensure the manoeuvring areas and parking spaces in relation to the wider Tann UK site are available for use before the Screwfix building is brought into use then it can be concluded that this application will not result in any significant impact on highway safety. In relation to the comments made by the neighbouring business occupier, it is considered likely that the provision of parking spaces across the wider Tann UK site will assist in alleviating the parking problems identified by the neighbouring business.

Overall, it is considered that the application would not result in an adverse impact on the local road network and it thereby accords with the requirements of Policy CF6.

Flood Risk / Pollution

The site is within Flood Zone 2. The development is for a change of use from Use Class B2 to B8 and no extension to the building is proposed. Accordingly it is considered that the proposal would not contribute further to flood risk. The Flood Risk Assessment submitted for the applications on this site concludes that the proposed redevelopment of the wider site can be appropriately designed and built to manage any outstanding flood risk that exists through incorporation of sustainable drainage measures and ensuring that the ground floor is sufficiently elevated above outside ground levels.

The Environment Agency raise no objection, subject to conditions to manage the pollution risk posed to controlled waters by this development. The Environment Agency recommends conditions requiring submission and approval of a remediation strategy to deal with contamination, including a risk assessment, site investigation, and verification plan/report. The conditions recommended by the Environment Agency have been adapted as suggested by Environmental Health to require submission of the remediation strategy within 3 months of the decision.

In summary, it is concluded that the proposal complies with Policies EQ10 and EQ11 of the Local Plan and Chapter 10 of the NPPF.

CONCLUSION / PLANNING BALANCE

Overall the proposal is a sustainable development, which would result in social, economic and environmental benefits as detailed above, whilst not resulting in any significant harm to the immediate or wider area. The application is therefore recommended for conditional approval.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Mark Ollerenshaw

Recommendation Date: 22/11/2017

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council