

## DELEGATED DECISION REPORT

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HPK/2018/0363  
Valid 16/07/2018

UNIT 4  
ROSSINGTON PLACE  
GRAPHITE WAY  
HADFIELD  
GLOSSOP

INSTALLATION OF 3 NO AIR  
CONDITIONING UNITS TO  
EXTERNAL ELEVATION  
  
(FULL - MINOR)

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### MAIN ISSUES

- Design
- Amenity
- Environmental Health

### DESCRIPTION OF SITE

The application site occupies a corner unit in an L-shaped arrangement of industrial buildings. It is a large building, 5m in height which can be seen upon entering Graphite Way, the entrance road to the industrial estate. The company which occupies Unit 4, known as Revolugen, runs a laboratory dedicated to research on DNA and RNA molecules.

The application site is within the development boundary, identified on the Local Plan proposals map. It is also located within the Primary Employment Area.

To the north the application site is physically attached to Units 1, 2 and 3 Rossington Place which are smaller industrial units. To the west the application site is bound by Graphite Way which forms the access road into the industrial estate, beyond this are Units 21 to 30 Graphite Way and a sewage pumping station. To the south the application site is bound by an area of open space which flanks the entrance to the industrial estate. To the east the application site is physically attached to Units 5-8 Rossington Plane there is a large industrial building known as Millwall Works beyond this.

### PROPOSAL

The application seeks planning permission for the installation of 3 no. air conditioning units to the external elevation which can be seen from the highway.

These are required to keep the laboratories at a constant temperature so that the scientific processes required to run the business are not affected by changes in outside temperature.

### RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

#### High Peak Local Plan 2016

S 1 Sustainable Development Principles

S 1a Presumption in Favour of Sustainable Development

EQ 6 Design and Place Making

CF 6 Accessibility and Transport

## **National Planning Policy Framework**

Paragraph(s) 1-14

Section(s) 12

### **SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS**

**HPK/0000/9857** Proposed industrial development APPROVED 19/09/1979

**HPK/0001/2758** Proposed industrial development APPROVED 16/10/1980

**HPK/0007/2825** Road layout for industrial development WITHDRAWN

**HPK/0001/3483** Roads and sewers to serve industrial development APPROVED

**HPK/0001/7862** Proposed new access road and drainage for industrial site APPROVED

**HPK/0002/4473** Roads and sewers for industrial development APPROVED

**HPK/0002/9169** Extension of planning consent for the deposit of waste material on site APPROVED 01/10/1990

**HPK/0003/1062** Extend the existing landfill planning consent to 31 October 1992 APPROVED 11/05/1992

**HPK/0003/3537** Industrial / commercial development APPROVED 28/03/1995

**HPK/0003/7727** Renewal of outline consent HPK/0003/3537 for industrial and commercial development and trans pennine trail and full application for roads and sewers storage tank and trans penning trail

**HPK/2002/0062** Variation of condition 1a to extend the time limit for five years on outline approval HPK/0003/7727 APPROVED 28/02/2002

**HPK/2003/0081** Unit H (phase 1) Incubator Business Units and revised road and infrastructure layout

**HPK/2004/0814** Proposed business / industrial park for class B1, B2 and B8 use APPROVED 22/11/2004

**HPK/2004/0833** Variation of condition 1(a) of permission ref. HPK/0003/7727 to extend the time limit APPROVED 20/12/2004

**HPK/2006/0491** Removal of conditions 10/13 and 14 of permission HPK/2004/0814 APPROVED 28/07/2006

### **CONSULTATIONS**

#### **Publicity**

Site Notice expiry date: 30/08/2018

Neighbour consultation period ends: 08/08/2018

Press Advert: N/A

### **Public Comments**

N/A

### **Environmental Health**

We don't really have a noise sensitive receptor at Rossington Park, so its just protection of general amenity; and due to the STORs (HPK/2016/0470, and HPK/2017/0424) we already have some decent data re the background noise levels at the site, so the following is suggested.

*NSD11 – Site Boundary Noise Levels*

*The rating level of noise emitted from the site's plant, equipment and machinery (subject of this application) shall not exceed 50dB when measures at the boundary of the development. Assessment and calculations shall be made in accordance with British Standard 4142:2014*

### **Derbyshire County Council Highways**

No objection

### **OFFICER COMMENTS**

#### **Principle of Development**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires proposals to be determined in accordance with the Development Plan taking into account any material considerations relevant to the determination of the application.

The Local Development Plan for this site constitutes the High Peak Local Plan (Adopted April 2016) and any relevant Supplementary Planning Documents (SPD's). The Revised National Planning Policy Framework (NPPF) published in July 2018 sets out the Government's planning policies for England and how these are expected to be applied. As stated in paragraph 2 of the NPPF, the document is a material consideration which must be taken into account in planning decisions.

The proposed development is within the curtilage of the site and is situated within the development boundary as highlighted in the adopted Local Plan proposals map. The site is not constrained by any sensitive statutory designation and as such the presumption in favour of sustainable development is engaged.

Policy S1 of the adopted Local Plan sets out a number of development principles which new development should adhere to in order to contribute positively to the social, economic, and environmental improvement of the High Peak.

Policy S1a of the adopted Local Plan reflects the presumption in favour of sustainable development set out within the National Planning Policy Framework (NPPF). It states that planning applications that accord with relevant policies in the Local Plan will be approved without delay.

Policy S2 of the adopted Local Plan directs new development towards sustainable locations in accordance with the settlement hierarchy identified in this policy.

In light of the above, the principle of development is considered to be acceptable subject to the application demonstrating compliance with relevant national and local planning policy relating to design and amenity.

### **Design**

Policy EQ6 of the adopted Local Plan reflects that high quality design which is required by new development across High Peak. It states that all development should be well designed and of a high quality echoing the policies set out in the NPPF which states that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve.

Chapter 12 of the NPPF highlights the importance of the good design and states that design quality should be considered throughout the evolution and assessment of individual proposals.

The proposed air conditioning units are to be sited to the southern elevation which faces the open space but which can be seen from the highway. The units measure 1.05m in width, 0.98m in height and 0.33m in depth. They are to be installed inside cages which measure 1.15m in width, 1.15m in height and 0.65m in depth. There is a small gap of 0.18m between each unit. They are to be sited 2.8m off the ground which is just under the height of the eaves.

Upon undertaking a site visit, several other air conditioning units were noted on other buildings within the industrial estate. There are also several other vents and pipes protruding out of the building at various heights. Air conditioning units are not an unusual feature within the street scene.

It is considered the air condition units are of a conventional design which are not unusual within the context of industrial buildings. The proposals are considered to be of a high quality design which accords with planning policy in this regard.

### **Amenity**

Policy EQ6 of the Local Plan states that new development should be designed to respect the site and its surroundings and promote a positive sense of place and identity through its scale, density, layout, siting, landscaping, character and appearance; protect the amenity of the area, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

Paragraph 127(f) of the NPPF requires developments to achieve a high standard of amenity for existing and future users.

The proposed air conditioning units are on the side of the building which does not face any other industrial units. They can be seen from the public highway but are not considered to be obtrusive in any way. The Environmental Health Officer has assessed the proposed development and suggested a condition in relation to noise levels. As such, it is considered that the proposed development accords with Policy EQ6 and national policy in relation to amenity.

### **Highway Safety**

Policy CF6 of the Local Plan relates to highways, it states that the Council will seek to deliver development which can be safely accessed in a sustainable manner. Derbyshire County Council have assessed the proposed development in relation to any impacts upon the highway, they have no objection to the proposals. It is considered that the proposed development accords with Policy CF6 of the Local Plan.

### **CONCLUSION / PLANNING BALANCE**

This application seeks planning permission for the erection of three air conditioning units to the side elevation of the building at a height of 2.8m off the ground. They can be seen from the entrance to the industrial estate off Graphite Way. However, it is considered that they should be read in the context of the other industrial equipment which protrudes from buildings of this nature and are not an unusual feature in this environment. The proposed development is located within the development boundary where the principle of development is established, subject to accordance with design and amenity. It is considered that the proposed units are of a high quality design which are in keeping with the surrounding environment, they would not cause any amenity issue with neighbouring industrial units.

Overall, it is considered that the proposed development accords with planning policy and should be approved, subject to conditions.

**OFFICER RECOMMENDATION :    Approve**

**Case Officer: Laura Barnes**

**Recommendation Date: 10<sup>th</sup> September 2018**

X *B.J. Haywood*  
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Signed by: Ben Haywood

**On behalf of High Peak Borough Council**