

DELEGATED DECISION REPORT

HPK/2020/0460 Valid 09/02/2021	UNIT 17 ETHEROW INDUSTRIAL ESTATE WOOLLEY BRIDGE ROAD HADFIELD GLOSSOP	RECLADDING OF EXISTING BUILDINGS, RENEWAL OF LOADING DOORS AND 2 NO ADDITIONAL LOADING DOORS (FULL - MINOR)
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MAIN ISSUES

- Principle of development
- Impact on visual amenity
- Amenity considerations
- Highway matters
- Flooding

DESCRIPTION OF SITE

The site lies to the north of Wooley Bridge Road some 250 meters from the junction with the A57 to the south east. The building lies within an existing industrial estate and within the built up area boundary for Hadfield. The industrial estate contains a number of large style buildings constructed of red brick, natural and reconstituted stone and some profiled steel cladding.

The original building was a large red brick and glazed pitch roof warehouse type building with a partial flat roof fully glazed element. As noted below works have commenced at the site. According to the design and access statement, the building is in a B2 use. It is noted that an application for a change of use from a B2 to B8 and offices, along with some external works is pending.

PROPOSAL

As originally proposed the scheme involved the partial demolition of the flat roof element of the industrial building and replacement with a new extension, the recladding of the entire building and renewal of the existing hard surfaces. However, the applicant requested that the description of development be amended to involve the recladding of the flat roof element of the building, along with the rest of the building and the addition of two roller shutter doors. Therefore, reference to the demolition and the replacement of the existing hard surfacing was removed.

Therefore, this application now relates solely to the recladding of the building, the renewal and in some cases the enlargement of existing roller shutter doors and the addition of two roller shutter doors. It is proposed to reclad the building in light grey

steel profiled sheeting. A number of the existing window are to be removed (or covered with cladding), and a number of roof lights added.

Revised plans have been received and a full reconsultation has been carried out with neighbours and other statutory consultees.

The applicant has recently informed the Local Planning Authority that due to the delays with this application, works have commenced on the recladding of the building. Photographs have been provided.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan 2016

S 1 Sustainable Development Principles
S 1a Presumption in Favour of Sustainable Development
S2 Settlement Hierarchy
EQ 6 Design and Place Making
E3 Primary Employment Development
CF 6 Accessibility and Transport

National Planning Policy Framework

Section 2 Achieving sustainable development
Section 6 Building a strong. Competitive economy
Section 12 Achieving well-designed places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/2022/0209 - Occupation of an industrial unit (B2) for storage business (B8) and associated office space (E(g)(I)). Externally, erection of new fencing, gates, parking areas and indicative signage zones - Pending

CONSULTATIONS

Publicity

Site Notice expiry date: 15/4/2021
Neighbour consultation period ends (Reconsultation): 16/03/2022
Press Advert: N/A

Public Comments

None received.

Town / Parish Comments

N/A

Environmental Health

Revised plans – No comments received.

Original Plans - No objection to the proposed development subject to the condition controlling noise, lighting, fumes, dust, waste materials, working times, asbestos and on site radios.

Derbyshire County Council Highways

Revised plans - No further highway comments to make.

Original Plans - No objection subject to adequate off-street parking and manoeuvring space to serve all development being maintained clear of any obstruction to its designated use.

County Archaeologist

Revised plans - Having reviewed the available information I am satisfied that the proposed works do not threaten any known or suspected archaeological interest. On this basis I recommend that no archaeological requirements are placed upon the applicant.

Original Plans - I don't think that it will have any archaeological impact.

Environment Agency

Revised plans – No comments received.

Original Plans - We have no objection to the proposed development as submitted but wish to make the following comments.

We have reviewed the Flood Risk Assessment (FRA), referenced 13914-FRA & Drainage Strategy-01, produced by Waterco dated 6 July 2021, submitted with the application and we are satisfied that it demonstrates that the proposed development will not be at an unacceptable risk of flooding or exacerbate flood risk elsewhere.

The proposed development must proceed in strict accordance with this FRA and the mitigation measures identified as it will form part of any subsequent planning approval. Any proposed changes to the approved FRA and / or the mitigation measures identified, will require the submission of a revised FRA as part of an amended planning application.

Lead Local Flood Authority

Revised plans – Derbyshire County Council as the Lead Local Flood Authority (LLFA) has reviewed the information submitted for this application, which was received on 26th July 2021. As this is a minor application the Lead Local Flood Authority (LLFA) has no formal comment to make and would refer the applicant to our informative. We would add that the FRA submitted on 26-July 2021 includes a site drainage scheme, flood warning procedures, flood resilience measures and surface water treatment recommendations all of which we agree with, and hope are incorporated into final plans.

Original Plans - The application is in Flood Zone 3 and a Flood Risk Assessment should be supplied. No statements have been supplied to show how surface water runoff will be restricted from the proposed site. There are no ground levels supplied. SuDS or considerations for re-using roof water, or for source or site control SuDS have not been supplied. Also, as the proposed application is located within Flood Zone 3 the LLFA anticipate that the Environment Agency should be consulted.

OFFICER COMMENTS

Principle of Development

The site lies within the built up area boundary for Hadfield, identified under Policy S2 as a “larger village” where a moderate scale of development to meet local needs will be permitted. In addition the site lies within a primary employment zone, allocated under Policy E3 as Wooley Bridge Road. Policy E3 explains that planning permission will be granted for employment development, including B1b, B1c, B2 and B8 uses, and other economic development as appropriate. Primary employment zones will generally be retained for business, industry and other economic development and where a change of use to other uses is proposed, new development should accord with Policy E4.

In this case, the proposed works relate solely to a change to the external appearance of the building. The current use of the site for B2 purposes would remain, although it is noted that the Council is currently dealing with an application for a change of use to B8 and office use. Whether this use is acceptable or not, is a matter for this application.

As the works only affect the external appearance of the building, and the lawful use would remain the proposals would not conflict with Policy E3.

Design

The proposed recladding of the building would involve a significant change to the external appearance of the building. The original building was constructed mainly with red brick with an asbestos roof, and therefore recessive colours, which did not appear prominent. In contrast the use of light grey cladding has resulted in a more prominent building. However, the surrounding industrial estate contains a variety of building materials, including some light grey cladding. The building can be glimpsed

from the junction with Wooley Bridge Road, however there are other industrial buildings which due to their location facing onto the road, appear more prominent. Therefore, on balance, the cladding of the building and other external changes would not appear out of keeping with the character of the industrial estate and would not harm the wider visual amenity of the surrounding area.

Amenity

The building lies towards the centre of the industrial estate, with existing industrial buildings surrounding the premises on all four sides. The closest residential properties lie to the east on Wooley Bridge Road some 60m from the application site, with other industrial buildings in-between. Despite the visual changes to the building, it would not harm the amenities of any neighbouring property. The impact on residential amenity is not considered to be a constraint to the proposed development.

Highway Safety

As the works do not involve an increase in overall floor area, nor any changes to the existing access or parking arrangements, it is considered that the proposals do raise any highway safety concerns or adverse impact on the local road network.

Flooding considerations

The site lies within flood zone 2 and 3, and therefore in an area which is susceptible to flooding. During the initial consideration of this application, and in response to the Lead Local Flood Authority's initial comments, a flood risk assessment was submitted. The initial proposals involved nearly 2000 sqm of renewed and new hard standing. However, as the application no longer proposes any changes to the existing hard surfacing surrounding the site, it is not considered reasonable or necessary to impose any conditions requiring compliance with the FRA recommendations. The changes only amount to change to the external appearance of the building and therefore would not increase flood risk elsewhere. Consequently, flood risk is not considered to be a constraint to the development works.

Other Matters

The comments of the EHO are noted. However, again, it would be unreasonable to impose conditions relating to the operation of the premises, when the revised plans simply involve a change to the external appearance of the building.

CONCLUSION / PLANNING BALANCE

The development proposal involves a modernisation of the external appearance of the building. For the reasons given above, it is considered that the development comprises sustainable development and meets the relevant policy tests of the adopted Local Plan and NPPF.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Faye Plant/Jane Colley

Recommendation Date: 14/07/2022

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council