

DELEGATED DECISION REPORT

HPK/2023/0518
Valid 05/02/2024

**UNIT 3 & UNIT 3A, WHARF
WORKS, REDMOOR LANE,
NEW MILLS, DERBYSHIRE,
SK22 3JL**

**REPLACEMENT OF
DEMOLISHED BURNT DOWN
AND FIRE DAMAGED
BUILDINGS AT UNIT 3 & UNIT
3A WHARF WORKS**

(FULL - MINOR)

MAIN ISSUES

- Impact on the character and appearance of the surrounding area
- Impact on neighbouring amenity

DESCRIPTION OF SITE

This application relates to the former industrial units at 3 & 3a Wharf Works, currently demolished and partly rebuilt following fire damage. The site forms part of a row of industrial units located along a shared access that runs due east off Redmoor Lane. The site falls within the built up boundary of New Mills and sits within a designated Primary Employment Area.

It is not in a Conservation Area, there are no Listed buildings/structures or protected trees which need to be considered.



PROPOSAL

Full planning permission is sought to construct replacement industrial units, each measuring 6.7m high x 10.3m wide and 9.55m deep, replicating the dimensions of adjacent units.

The steel frame is erected and will be clad with grey plastic coated cladding on all sides with natural coloured blockwork. The roof will be clad in composite roofing sheets, with clear roof lights to allow in natural daylight. Grey roller shutter doors will be inserted. There will be no foul sewer connection as the applicant owns the

adjacent unit and those toilets will be used. The surface water will drain, as the previous units did, to ground and filter to nearby canal watercourse.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan (Adopted 2016)

S1 Sustainable Development Principles
S1a Presumption in Favour of Sustainable Development
S6 Central Sub Area Strategy
EQ6 Design and Place Making
CF6 Accessibility and Transport
E3 Primary Employment Zones

Supplementary Planning Document

1. High Peak Design Guide Adopted 2018

National Planning Policy Framework (2023)

Including sections -
12: Achieving well-designed places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None.

CONSULTATIONS

Publicity

Site Notice: 28/02/2024
Neighbour consultation period ends: 26/02/2024

Public Comments

None received during consultation period.

Town / Parish Comments

None received during consultation period.

Highways Authority

Considering that the application is for the replacement of existing units with the same proposed use classification as the previous units, it is considered that there are no grounds for a highway related objection to the application.

DCC Archaeologist

The proposed development overlies part of the former Rope Walk recorded on the Derbyshire HER (MDR14401) dating from c. 1898. The proposed application does not seem to involve groundworks that would impact on any below ground archaeology and as such I have no objection.

Canal and River Trust

No comment to make

United Utilities

Requested a condition requiring information to be submitted for approval regarding proposed surface water and foul drainage water removal from site. (Note: This is not considered necessary due to no foul sewer provision within these units and surface water runs to ground and eventually filter to nearby canal watercourse).

OFFICER COMMENTS

Principle of Development

Local Plan policy S2 identifies New Mills within the Central sub area where there is support in principle for a range of developments including housing and employment related proposals. Whilst there are no 'in principle' objections to the application, all other material planning considerations must be satisfied for the scheme to be supported. In this instance the considerations include design, visual impact, neighbour amenity, drainage, and parking provision.

Design & Visual Impact

There are no design objections to the proposal. Policy EQ6 refers to design and states that all development should be well designed and be of a high quality that responds positively to both its environment and the challenge of climate change, whilst contributing to local distinctiveness and sense of place. New development should be well designed to respect the character, identity and context of the High Peak's townscapes and landscapes. Development is expected to contribute positively to an area's character, history, and identity in terms of scale, height, density, layout, appearance, materials and the relationship to adjacent buildings and landscape features.

The NPPF requires the design of a development to add to the overall quality of an area, by being sympathetic to local character and by being visually attractive as a result of good architecture.

The partly built the single storey industrial units will sit adjacent to other similar industrial units. The units will be constructed of materials to match the adjacent units and will have a shallow apex pitched dual roof.

The backland siting, and single storey nature of the units, amongst other units, and hard landscaping, would mean the proposal would not cause adverse harm to the character and appearance of the streetscene.

The design and materials of the proposed development will complement the existing industrial estate and will not appear visually prominent within the street scene. It is for these reasons that the proposed works will comply with policy EQ6 of the Local Plan and the spirit of the NPPF.

Amenity

High Peak Local Plan Policy EQ6 seeks to secure development that does not result in unacceptable effects on the amenity of the area by reason of visual intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity.

The application site is located within an established industrial estate. The proposal is to replace two units that previously occupied the site. The new units will cause no more impact in terms of visual intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity.

CONCLUSION

The development will have no adverse impact on the public realm nor the amenity and privacy of neighbouring uses.

It is considered that the development constitutes a sustainable form of development and accords with Local Plan policy EQ6 and paragraph 11 of the NPPF.

OFFICER RECOMMENDATION: APPROVE

Case Officer: P. Twigg

Recommendation Date: 07.03.2024

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council