



Mark Jones
PLANNING CONSULTANCY

PLANNING, DESIGN AND ACCESS **STATEMENT**

on behalf of

UK Landcare Ltd

for

Extension to existing light industrial unit – Use Class E(g)

AT

Glossop Brook Business Park, Glossop Brook Road Glossop



March 2024

CONTENTS

- 1.0 Background and Purpose of the Planning Statement**
- 2.0 Application Site and Planning History**
- 3.0 Planning Proposal**
- 4.0 Planning Policy**
- 5.0 Planning Assessment**
- 6.0 Conclusion**

1.0 Background and Purpose of the Planning Statement

- 1.1 Mark Jones Planning Consultancy has been appointed to address the planning policy issues regarding proposed single storey extension to the existing industrial building at Glossop Brook Business Park.

2.0 Application Site and Planning History

- 2.1 The application site comprises a light industrial unit located at Glossop Brook Road. The site extends to approximately 0.17 Hectares in area and is located within the designated Surrey Street Glossop Primary Employment Zone. To the north is a railway line and to the east and west are other industrial units. To the south there is a short terrace row of houses at 64 – 70 Surrey Street, which is also within the Primary Employment Zone.
- 2.2 Access to the site is gained from Glossop Brook Road.
- 2.3 In 2006 planning permission was granted to change the use of the building from a Class D2 to a Class B1 use – Light industrial and associated offices as well as the insertion of additional window openings (HPK/2006/0468). During May 2021 planning permission was granted for minor alterations to the external appearance of the building (HPK/2021/0137).

3.0 Planning Proposal

- 3.1 Planning permission is sought for a single storey extension to the existing industrial building on its south elevation. The extension will have a floorspace of 120 sq. metres. It will be 3 metres to its eaves and 4.2 metres to its ridge.
- 3.2 All materials used on the building will match the existing building. The site of the proposed building is a hardstanding area for the business and is used as an outside storage area.
- 3.3 No windows or other opening, apart from roof lights, are proposed on the south facing elevation that faces the rear of the houses on Surrey Street.

4.0 Planning Policy

- 4.1 During September 2004 the Planning and Compulsory Purchase Act 2004 ('the Act') came into effect which reformed the development planning system in England. Section 38(6) of the Act requires that all planning applications should be determined in accordance with the development plan, provide the policies or proposals it contains are relevant and unless '*material considerations*' indicate otherwise.

- 4.2 The development must therefore be assessed against National Planning Policy in the form of the National Planning Policy Statement and the High Peak Local Plan

National Planning Policy Framework (NPPF)

Presumption in Favour of Sustainable Development

- 4.3 Paragraph 11 of the Framework sets out that a presumption in favour of sustainable development is at the heart of the National Planning Policy Framework. The Framework also advises that decision takers at every level should seek to approve applications for sustainable development where possible. Sub-section c) of paragraph 11 seeks to approve development proposals that accord with an up-to-date development plan without delay.

Achieving well-designed places

- 4.4 Section 12 of the NPPF refers to achieving well-designed places. Paragraph 131 states that the creation of high quality, beautiful and places is fundamental to what the planning and development process should achieve.

High Peak Local Plan 2016

- 4.6 The Local Plan was adopted on 14 April 2016 and sets out the council's vision and strategy for the borough until 2031. It also looks at the proposed locations for development, and policies which will be used in determining planning applications. The Local Plan covers the High Peak area except for the part that lies within the Peak District National Park Authority.

- 4.7 The relevant policies are:

S1 Sustainable Development principles
S1a Presumption in Favour of Sustainable Development
S2 Settlement Hierarchy
E3 Primary Employment Zones
EQ6 Design and Place Making

5.0 Planning Assessment

- 5.1 Policy S1a of the adopted local plan accords with the presumption in favour of sustainable development as set out within the NPPF. It states that planning applications that accord with relevant policies in the Local Plan will be approved without delay. It is also located within the settlement of Glossop and as such complies with Policy S2. In addition, the site is specifically allocated as being within the Surrey Street Glossop Primary Employment Zone as coloured in purple below:



- 5.2 Policy E3 states that permission will be granted for employment developments within a PEZ including proposals within classes B1, B2 and B8.
- 5.3 In light of the above policy context an extension to the existing light industrial use will be acceptable, subject to being able to satisfy local plan policies in respect of amenity and design

Amenity and Design

- 5.4 Policy EQ5 is a general design and place making policy that seeks to deliver high quality development that responds positively to its environment, whilst contributing to local distinctiveness and sense of place. Of particular relevance to this application is its objective to achieve a satisfactory relationship to adjacent development and does not cause a loss of visual amenity or cause an adverse impact on local character or amenity.
- 5.5 The proposal results in an extension to the existing industrial building in matching materials on an existing hardstanding area that is currently used for the storage of equipment. In terms of visual impact, the removal of external machinery and equipment, and their replacement with a modest single storey extension will improve the visual appearance of the area. In general design terms the proposal will result in an enhancement to the character of the area.
- 5.6 The proposal does not include any opening facing rear of the houses on Surrey Street apart from roof lights and as such the proposal results in a neutral impact. In terms of outlook the scale and massing of the extension will be domestic in scale and not have a seriously detrimental impact on outlook.

5.9 The site is located in close proximity to residential properties and as such the applicant is mindful that the amenity of neighbours is protected. The site will continue to be a light industrial use and as such will not result in any harm to residential amenity.

6.0 **Conclusion**

6.1 The application seeks to extend the existing light industrial unit with a single storey extension and clad in matching materials. There can be no question that the proposal will be a visual enhancement to the area as it will remove the external equipment and materials that are not visually attractive and replace it with a simple, well-designed building. In terms of visual amenity no additional windows are proposed on the elevation facing the rear of the neighbouring houses.

6.2 The extended building will ensure that jobs and a local business can be retained in the town. The site is located within a PEZ which supports light industrial uses. The unit has been attractively designed and provides a visually attractive building within the industrial estate. The development accords with all relevant local development plan policies and other material planning considerations including the NPPF. The development therefore constitutes sustainable development and in line with Policy S1a of the local plan and paragraph 11 of the NPPF is considered to be acceptable.