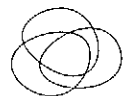
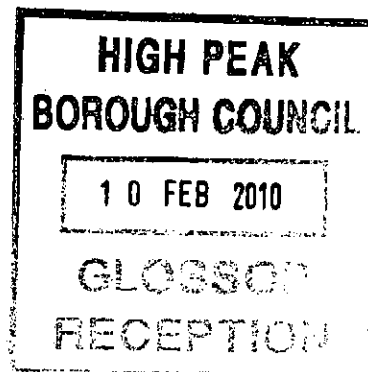


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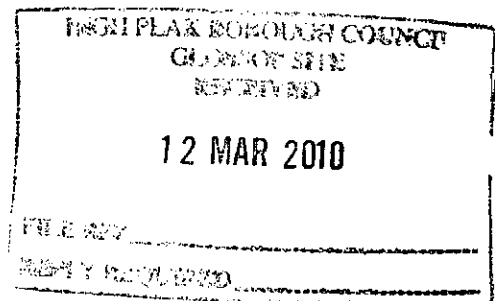


spawforths

High Peak Borough Council  
Planning and Development Services  
Municipal Buildings Glossop  
Derbyshire  
SK13 8AF



8 February 2010



Dear Sir/Madam

**RE: PLANNING APPLICATION TO RENEW EXTANT PLANNING PERMISSION  
REFERENCE HPK/2007/0852 FOR ERECTION OF HIGH BAY WAREHOUSE TO  
REPLACE EXISTING BUILDINGS AT**

**J D WILLIAMS AND CO LTD, WATERSIDE, HADFIELD, GLOSSOP**

On behalf of our client, J D Williams and Co. Ltd, we have been instructed to submit an application for the renewal of a previous planning permission granted on 18 January 2008.

The application package comprises 3 copies of the following:

- The duly completed application forms and certificates;
- The original and completed ownership certificates;
- The original and completed Agricultural Holdings certificate;
- Letter from J D Williams and Co Ltd setting out the business case for the renewal

This letter is provided in support of the application and sets out the reasoned justification for the renewal of this consent.

A cheque covering the statutory planning application fee of £17,810 is included within the application package.

Spawforths

Junction 41 Business Court, East Ardsley, Leeds, West Yorkshire. WF3 2AB  
t: 01924 873873, f: 01924 870777, mail@spawforths.co.uk, www.spawforths.co.uk

Spawforths is a trading name of Spawforth Rolinson Ltd. Incorporated in England, Company Registration Number 2247289

### **The Site**

J D Williams occupies a 9 hectare site bounded by Wooley Bridge Road and Waterside in Hadfield, Glossop. The site is characterised by a range of large scale industrial buildings of which two have recently been constructed. These are modern, hi-bay warehouses measuring 19 and 21.8 metres in height. The remaining buildings on site are lower in height and vary in age, size and construction materials across the site.

The site is located at the bottom of the valley however due to the topography of the surrounding area the site is visible from long distances from higher vantage points such as Tintwistle and Padfield. Wooley Bridge road lies above the site at a higher level and slopes towards River Ethrow.

### **The Proposal**

This is an application to renew the existing full planning application reference HPK/2007/0852 with no amendments to the approved permission.

### **Pre-application Discussion**

Pre-application discussions have taken place between representatives of our client, J D Williams and Co. Ltd, and Anne Jordan of High Peak Borough Council.

### **Planning History**

Planning permission was granted on 7 March 2006 (planning permission reference HPK/2006/0091) for the erection of two new high bay warehouses along with a new dedicated HGV access on Wooley Bridge Road. This permission has now been implemented and works have been completed on site.

Full planning permission was granted on 18th January 2008 by High Peak Borough Council reference HPK 2007/0852 for the erection of high bay warehouses with associated loading bays to replace existing buildings at Waterside, Hadfield. The proposed building is to be sited on the footprint of an existing building which will be demolished as a result of this proposal. The existing building has a floorspace of 8633 square metres which comprise 7465 sq m of warehouse/storage space and 1168 sq m of office space. The proposed building has a floor area of 7962 sqm which is comprised of 7802 sqm of warehouse and storage/distribution and 160 sq m of ancillary office space. This new hi-bay warehouse would measure 21.1 metres in height by 87 metres in depth by 99.8 metres in width. The building would be constructed from steel clad and would match the existing high bay warehouse in terms of external appearance.

The proposal would create 30 new full time jobs on the site as the proposed building will facilitate increased mechanisation result in the creation of additional jobs from the increased efficiency of the site. Furthermore, whilst the expansion will lead to a greater of volume of goods in and out of the site, the building will facilitate deliveries in larger vehicles which will result in fewer deliveries and collections.

### **Background to Renewal**

The Town and Country Planning (Applications) Regulations 1988 allowed applications for renewal of permission through a streamlined procedure whereby a letter setting out enough information to identify the permission sought to be renewed was sufficient. However the Planning and Compulsory Purchase Act 2004 removed the ability to do this. As a result of the economic downturn and the slowdown in the implementation of major schemes, a new Order has been drafted in response to the Government's concerns that planning permissions that lapse for major schemes will have the potential to affect the speed of economic recovery due to the need for the submission of new planning applications. Following lobbying from the development industry, the Government consulted on the potential for extending the length of planning permissions from 18 June to 13 August 2009. An impact assessment was undertaken and published in September 2009 that identified the policy context for the change in legislation and the benefits and costs of extending the lifetime of existing planning permissions. Not only will the amendment enable the extension of a permission without having to submit an entirely new application it will lead to a reduction in administrative costs for LPAs and developers associated with applying for and processing a fresh permission. Ultimately it will therefore reduce delays associated with re-application therefore encouraging some development to come forward earlier.

The Town and Country Planning (General Development Procedure) (Amendment No. 3) (England) Order 2009) is a statutory instrument which enables the submission of applications to extend the time limit on existing planning permissions granted on or before 1 October 2009, which are subject to general conditions limiting the duration of the planning permission, where development has not yet begun and where the application timescales for commencement have not expired. It is therefore applicable to this full planning permission for the erection of the High Bay Warehouse and loading bays at the site to which this letter relates.

Condition one attached to planning permission HPK/2007/0852 requires that development is begun before 18th January 2011. Due to the present economic position, J D Williams wish to extend this period through this application for a five year period to enable them to implement this permission when the economic position improves in order to expand and continue the growth of their business.

### **Business Case for Renewal**

J D Williams & Company Limited have prepared a detailed letter which explains the need for this renewal which is submitted with the application submission. This section summarises this letter:

J D Williams & Company Limited are the UK's largest direct home shopping company and have more than 20 separate trading titles and almost as many websites selling a variety of domestic goods and clothes to customers across the UK. The company have operational sites within Oldham, Shaw and central Manchester however the main warehouse site is located at Hadfield.

At the time the original application reference HPK/2007/0852, was submitted and granted approval, J D Williams & Company Limited were operating confidently with high levels of customer demand. The business case at the time was therefore based upon double-digit sales growth, which in turn generated an operating requirement for the Hadfield site of proportional storage and operational throughput capacity.

However the recent worldwide recession has hit the retail sector hard which has significantly reduced the level of customer demand that fulfils the operations at Hadfield. A further effect has been the stagnation in the housing market which has decreased the sales in the 'Home and Garden' sector of the market which is a sector that the Hadfield site specifically operates within.

In addition, the turmoil in the banking sector has also severely limited or withdrawn the availability of borrowing capital at a reasonable interest rate in relation to construction and development projects.

As such, these three key issues have resulted in the J D Williams & Company Limited being unable to proceed with the redevelopment of Building B within the 3-year time limitation of the planning permission. However, the original business case for the redevelopment of Building B remains sound and it is the intention of J D Williams & Company Limited to proceed with this development project. The recession has simply caused slowdown into the business growth plan for the Hadfield site.

The requirements for the building as per the original application remains unchanged and are summarised as follows: -

- **End-of-Life**

The current fabric of Building B is getting towards the end of its useful life. The basic construction methods make the building very expensive to maintain and heat. The roof and roof structure are very costly to maintain and do not comply with J D Williams & Company Limited own's internal energy efficient / green policies.

- The floor structure, capacity and integrity are insufficient for modern warehousing and the internal layout does not lend itself to efficient warehousing operations.

- **Business Growth**

The current recession has only deferred the planned growth of J D Williams & Company Limited. The capacity of the Hadfield Site has to be able to support the current business plans

- **Capacity and Operational Efficiency**

The design of the new building B will allow J D Williams & Company Limited to increase the static storage and operational capacity of the site. This will support the business thorough the projected growth for 10 years and beyond using our current models

### **Planning Policy**

The proposal has existing planning permission and has therefore been judged to be acceptable in principle. It has been agreed by Officers that there have been no significant changes in the development plan or any other relevant material considerations indicate the proposal should no longer be treated favorably given that the LDF is still at a very early stage.

Furthermore, Planning Policy Statement 4: Planning for Sustainable Economic Growth which was published on the 29 December 2009, states that "Local planning authorities should adopt a positive and constructive approach towards planning applications for economic development". It goes on the state that Local Planning Authorities should "take full account of any longer term benefits, as well as the costs, of development, such as job creation or improved productivity including any wider benefits to national, regional or local economies". Consequently, there is policy support for the renewal.

## Conclusion

This application has previously been supported by both Officers and Members and accepted through the determination of the existing planning permission previously for the same development. There have been no changes in the development plan or other relevant material considerations to indicate that this permission cannot be renewed for a five year period to enable the development to proceed when the economic climate improves.


Three key issues have resulted in the J D Williams & Company Limited being unable to proceed with the redevelopment of Building B within the 3-year time limitation of the existing planning permission. However, the original business case for the redevelopment of Building B remains sound and it is the intention of J D Williams & Company Limited to proceed with this development project. The recession has simply caused a slowdown into the business growth plan for the Hadfield site.

This proposed scheme would deliver 30 new full time jobs on the site as the proposed building will facilitate increased mechanisation result and therefore increased efficiency of the site.

We consider that the proposal is therefore acceptable and supportable as indicated by Council Officers during pre-application discussions.

We trust that this package contains sufficient information for the application to be registered and renewed. We look forward to receiving your formal acknowledgement of this application and trust that it will be considered as soon as possible.

Yours faithfully

  
HANNAH RICHARDSON Bsc (Hons), MA, MRTPI  
Principal Planner



Encl: As above

Cc: Malcolm McGowan, J D Williams and Co Ltd  
Robert Seger, WCP Associates