

APPLICATION REPORT - PA/342564/18

Planning Committee, 16 January, 2019

Registration Date: 09/11/2018
Ward: Failsworth West

Application Reference: PA/342564/18
Type of Application: Full Planning Permission

Proposal: Proposed installation of 4 No 60 Ton Polymer Storage Silos (16m high x 3m dia) with associated pipework, safety access ladder and roof top guarding within existing service yard area fronting Albion Street.

Location: Hubron International Ltd, Ashton Road West, Failsworth, M35 0FP
Case Officer: Matthew Taylor

Applicant: Hubron International Limited
Agent : Peter Harrison Architects

THE SITE

This application relates to a large industrial site occupied by the applicant, Hubron International Ltd. The site is located on both sides of Albion Street, an industrial cul-de-sac situated on the south side of Ashton Road West. The site contains a mix of industrial buildings, including a block of 6 silos located approximately halfway along the length of Albion Street.

The rear of residential properties on the west side of Clive Road face the site, with further residential properties to the south on Marlborough Drive. Rochdale Canal is to the north-west.

THE PROPOSAL

Planning permission is sought for the erection of four Polymer Storage Silos, each storing approximately 60 tons of product. They will be located immediately adjacent to the existing silos on the east side of Albion Street. The new silos will measure 16 metres in overall height, will be 3 metres in diameter, and will be faced in aluminium alloy sheet. The appearance will therefore reflect that of the existing silos, but with a maximum height increased by 2 metres.

RELEVANT HISTORY OF THE SITE:

PA/040978/01 - Erection and installation of 6 no. polymer and chalk silos with associated pipe transfer system – Granted 13/03/2001.

RELEVANT PLANNING POLICIES & GUIDANCE

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that, to the extent that development plan policies are material, planning decisions must be taken in accordance with the development plan unless material considerations indicate otherwise. This requirement is reiterated in Paragraph 2 of the National Planning Policy Framework (NPPF).

In this case the 'Development Plan' is the Joint Development Plan Document (DPD) which forms part of the Local Development Framework for Oldham. The application site is

unallocated on the Proposals Map associated with this document.

The following policies are relevant to the determination of this application:

Joint Development Plan Document

Policy 1 - Climate change and sustainable development;

Policy 9 - Local environment;

Policy 14 - Supporting Oldham's Economy

Policy 20 - Design

CONSULTATIONS

Highway Engineer	Does not wish to restrict the granting of planning permission.
Environmental Health	No comments.

REPRESENTATIONS

Councillor Elaine Garry has requested that the application should be determined by Planning Committee as the silos would possibly cause a negative visual impact for residents.

This application was publicised by way of a site notice. No responses have been received to this public consultation.

PLANNING CONSIDERATIONS

The main issues to consider are:

- Principle of the proposed development
- Design;
- Residential amenity; and
- Highway safety.

Principle of the proposed development

DPD Policy 1 seeks to ensure the effective and efficient use of land and buildings, promote economic prosperity and meet the needs of existing and new businesses, and to promote high quality and sustainable design. DPD Policy 14 states that it is important that Oldham has a range of sites to support the local economy for both existing and new firms within the area.

The proposal has been submitted by an established business to assist with enhanced production at the site. It would therefore support an existing local business and help to maintain an employment generating use on the site. It is therefore considered compliant with the aims and objectives of Policy 14.

Design

DPD Policy 20 requires such proposals to respond positively to the environment, contribute to a distinctive sense of place, and make a positive contribution to the street scene.

It is recognised that the proposed silos will exceed the height of the neighbouring buildings and existing silos, and are of a functional, industrial design. However, the new silos will be viewed in the context of the established industrial character of the site, particularly from Ashton Road West. Distant views are generally obscured by established trees or existing

industrial buildings, with only glimpses of the silos being evident.

Other than use of Albion Street by some pedestrians as a cut through, close views will generally be restricted to employees and visitors to the existing industrial site.

In this context it is considered that the development accords with the design principles set out in Policy 20.

Residential Amenity

Policy 9 states that consideration must be given to the impact of a proposal on the local environment. It seeks to ensure that development, amongst other matters, is not located where it would be adversely affected by neighbouring land uses, does not cause significant harm to the amenity of the occupants of the development or to existing and future neighbouring occupants or users through impacts including safety, security and noise.

In terms of visual impact, the silos will primarily be visible from the rear of terraced houses on Clive Road. However, much of this boundary is lined with a tall row of conifers. Views of the existing silos are still evident, and the new silos will further breach the skyline. Nevertheless, given the existing screening, a minimum separation distance of over 50 metres, and the fact the existing silos have been a part of the established view since 2001, it is not considered that the additional impact will result in a significant adverse outlook from these properties. No other residential properties will have clear visibility to the silos.

In terms of other potential amenity impacts, the Environmental Health officer has raised no objection to the proposed development.

Highway safety

It is not anticipated that the development would result in any significant increase in traffic generation, and the Council's Highway Engineer has raised no objections.

Conclusion

The proposal will support an existing business and source of local employment and is located on an established industrial site. Although some visual impact will result due to the scale of the silos, this will be largely mitigated by existing structures and landscaping. It is therefore considered that the proposed development complies with Policies 1, 9, 14 and 20 of the Oldham LDF Joint Core Strategy and Development Management Policies DPD and it is therefore recommended that permission be granted.

RECOMMENDATION

Approve, subject to the following conditions:

1. The development must be begun not later than the expiry of THREE years beginning with the date of this permission.

Reason - To comply with the provisions of the Town & Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

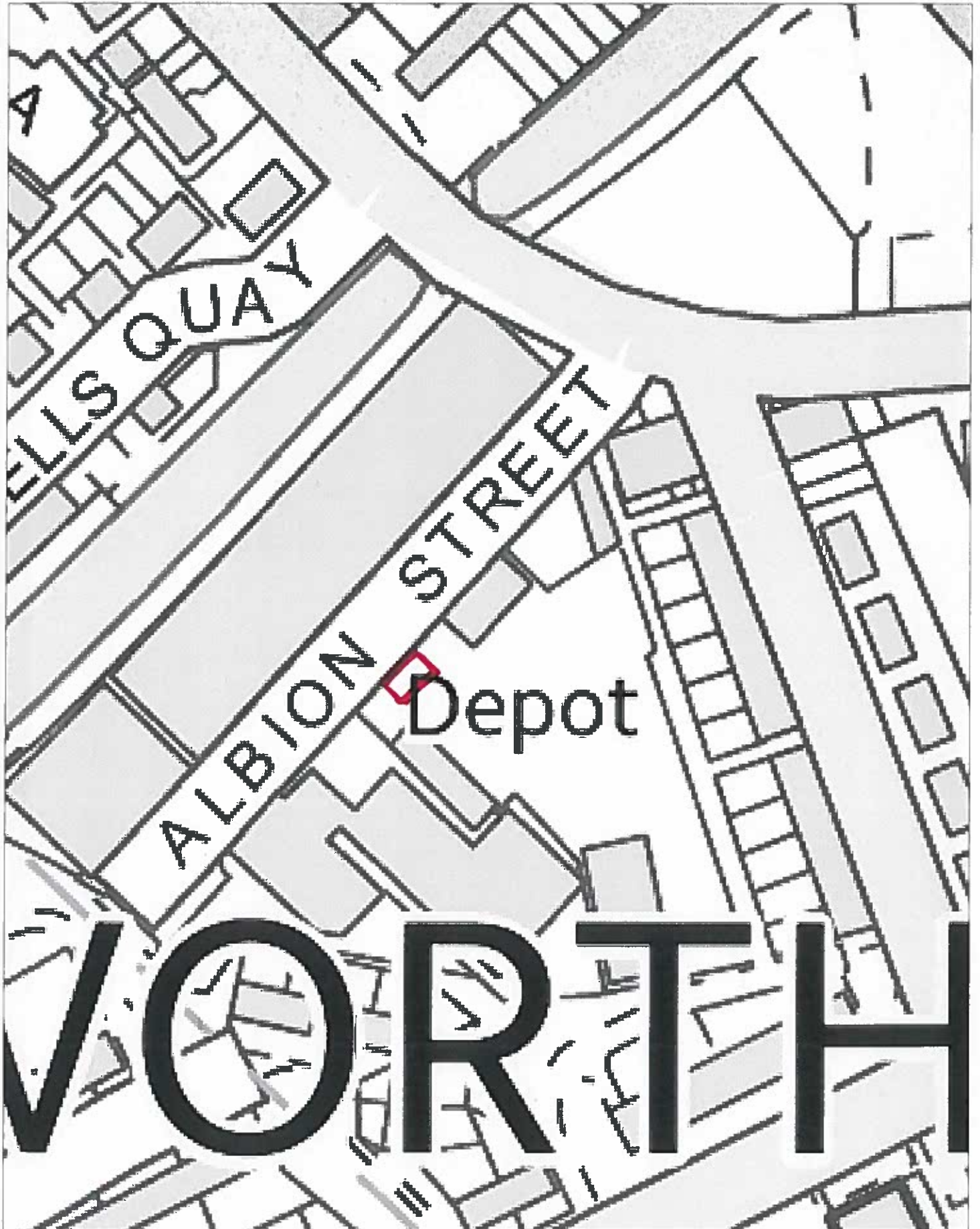
2. The development hereby approved shall be fully implemented in accordance with the approved plans and specifications, received on 9th November 2018, which are referenced as follows:

Drg. no. 2783/AL/0001

Drg. no. 2783/AL/0002

Drg. no. 2783/AL/0004

Reason - For the avoidance of doubt and to ensure that the development is carried out in accordance with the approved plans and specifications.



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PLANNING COMMITTEE - BACKGROUND PAPERS

REPORT OF THE HEAD OF PLANNING AND INFRASTRUCTURE

PLANNING AND ADVERTISEMENT APPLICATIONS

The following is a list of background papers on which this report is based in accordance with the requirements of Section 100D (1) of the Local Government Act 1972. It does not include documents, which would disclose exempt or confidential information defined by that Act.

THE BACKGROUND PAPERS

1. **The appropriate planning application file:** This is a file with the same reference number as that shown on the Agenda for the application. It may contain the following documents:
 - The application forms
 - Plans of the proposed development
 - Certificates relating to site ownership
 - A list of consultees and replies to and from statutory and other consultees and bodies
 - Letters and documents from interested parties
 - A list of OMBC Departments consulted and their replies.
2. **Any planning or advertisement applications:** this will include the following documents:
 - The application forms
 - Plans of the proposed development
 - Certificates relating to site ownership
 - The Executive Director, Environmental Services' report to the Planning Committee
 - The decision notice
3. Background papers additional to those specified in 1 or 2 above or set out below.

ADDITIONAL BACKGROUND PAPERS

1. The Adopted Oldham Unitary Development Plan.
2. Development Control Policy Guidelines approved by the Environmental Services (Plans) Sub-Committee.
3. Saddleworth Parish Council Planning Committee Minutes.
4. Shaw and Crompton Parish Council Planning Committee Minutes.

These documents may be inspected at the Access Oldham, Planning Reception, Level 4 (Ground Floor), Civic Centre, West Street, Oldham by making an appointment with the allocated officer during normal office hours, i.e. 8.40 am to 5.00 pm.

Any person wishing to inspect copies of background papers should contact Development Management telephone no. 0161 770 4105.