

APPLICATION REPORT - PA/344196/19

Planning Committee, 12 February, 2020

Registration Date: 21/11/2019
Ward: Royton South

Application Reference: PA/344196/19
Type of Application: Full Planning Permission

Proposal: Erection of warehouse building (use class B8) including associated parking and servicing areas
Location: Vacant land adjacent to Meek Street / Higginshaw Lane, Woodstock Business Park, Oldham, OL2 6HN
Case Officer: Dean Clapworthy

Applicant CHORLTON EXPRESS
Agent : GSM Industrial Properties LTD

THE SITE

The application relates to a 0.35 hectare parcel of land to the southern end of Woodstock Business Park at the junction of Meek Street and the B6194 (Higginshaw Lane), Royton. The site is presently used as a parking area for vehicles and storage of heavy goods trailers, and comprises a hardstanding service yard enclosed by 2m high concrete post and wire mesh fencing to its southern and western boundaries with flanking highways. Vehicular access is gained via Meek Street and is controlled by a gatehouse, which also serves a number of other industrial units. There is a second vehicle access from Meek Street to the southwest corner of the site.

Surrounding uses include a group of retail, entertainment and leisure units on the opposite side of Meek Street to the south; other industrial units to the east and north, and traditional terraced dwellings on the opposite side of Higginshaw Lane to the west. A 25m deep strip of grassland occupied by scattered planting falls outside the site and intervenes between its western boundary and the footway of Higginshaw Lane.

THE PROPOSAL

The proposal is for the erection of a warehouse building (use class B8) with associated parking and servicing areas. The main warehouse would have a gross floor space of 1147 square metres (49.2m long x 21.2m deep x 9.1m high to ridge) with the front elevation containing seven HGV roller shuttered openings and a glazed office front. There would be a lean-to storage building at the eastern end. The building would contain warehousing and storage space, with ground floor offices and welfare facilities. It would be clad in plastisol coated profiled sheeting.

There would be parking for 9 car and HGV trailer parking.

RELEVANT HISTORY OF THE SITE:

PA/339370/16: Erection of warehouse and vehicle garage building (use classes B8 and B2) including associated parking and servicing areas. Approved May 2017.

RELEVANT PLANNING POLICIES & GUIDANCE

The site is allocated for business and industry within the Higginshaw Business Employment Area (BEA) as defined on the Joint Core Strategy and Development Management Policies

Development Plan Document Proposals Map. The following policies are relevant to the determination of this application.

Joint Development Plan Document (DPD)

Policy 1: Climate change and sustainable development

Policy 5: Promoting Accessibility and Sustainable Transport Choices

Policy 9: Local Environment

Policy 13: Employment Areas

Policy 14: Supporting Oldham's Economy

Policy 18: Energy

Policy 19: Water and Flooding

Policy 20: Design

CONSULTATIONS

Environmental Health

No objection, subject to condition

Highway Engineer

No objection, subject to condition

Coal Authority

No objection, subject to conditions

REPRESENTATIONS

The proposal has been advertised by neighbour notification and site note. No representations have been received.

PLANNING CONSIDERATIONS

Principle of development

The site falls within the Higginshaw Business Employment Area. DPD Policy 14 indicates that B1 and B8 uses will, as a matter of principle, be considered appropriate within this BEA. Furthermore, the previous planning permission for a warehouse unit (PA/339370/16) remains extant. The principle of the development is therefore firmly established.

Visual amenity

The proposed unit would be located adjacent to the northern boundary, beyond which is the long blank elevation of a similarly proportioned business unit. The narrower side elevation would front the landscaped amenity area between the site and Higginshaw Lane, and would be less prominent than the unit approved under the extant planning permission to views from Higginshaw Lane and the dwellings opposite. The unit would therefore be compatible with the prevailing industrial character of the site and its surroundings.

Impact on neighbouring amenity

The closest dwellings to the west would be located a minimum of approximately 44m from the edge of the proposed building, similar to the situation in relation to the extant planning permission. When considered in combination with the building's lower height in comparison to neighbouring industrial units to the north, this spacing would ensure that the unit does not appear as an oppressive or overbearing feature in the outlook of neighbouring dwellings facing the site which is already one of an industrial nature. The easterly position of the building and the lack of any openings to its west facing elevation would also avoid any adverse effects due to overshadowing and overlooking.

The Councils Environmental Health team does not object to the proposal, nor recommend that any conditions are attached requiring mitigation to protect neighbours.

Given the above, the proposal would not have any unacceptable impact on neighbouring amenity.

Traffic and highway safety

The Council's Highway Officer notes that the proposed development is located in an area with established commercial use, that the existing access road would be utilised and there is sufficient area within the site for parking and for delivery vehicles to enter, leave and turn in a forward gear with no effect on the local highway network. Furthermore, the Highway Officer advises that there will not be a significant increase in traffic generation as a result. Given these comments, and subject to the recommended condition securing the parking spaces and turning area, it is considered that the proposal would not have any unacceptable impacts on highway safety.

It would also be appropriate, given that the proposal is an employment generating use, to require that secure cycle parking is also provided.

Other matters

The site falls within the Development High Risk Area with respect to coal mining legacy issues. Accordingly, there are coal mining features and hazards within the site and the surrounding area that need to be considered as part of the application. The applicant has submitted a coal mining risk assessment and the Coal Authority has advised that subject to the imposition of an appropriate condition, the development would not be at risk.

To ensure that the proposal is not put at risk from landfill gas, the Council's Environmental Health Officer has recommended that an appropriate condition is attached.

Conclusion

The proposed development would deliver a major employment scheme at a site identified for such development. Subject to appropriate conditions, the proposal would not have any unacceptable adverse impacts on traffic and highway safety, visual, neighbouring and general amenity.

The proposal therefore complies with the relevant Oldham Local Plan policies and the NPPF.

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 following approved plans and specifications:

Drawing No. 01 A
Drawing No. 02 A
Drawing No. 03 A
Drawing No. 04 A
Drawing No. 05 A

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

3. The development hereby approved shall not be brought into use unless and until the turning area and parking spaces have been provided in accordance with the approved plan (Drawing No. 01 A). The details of construction, levels and drainage shall be

submitted to and approved in writing by the Local Planning Authority prior to the commencement of any development. Thereafter the parking spaces and turning area shall not be used for any purpose other than the parking and manoeuvring of vehicles.

Reason - To ensure that adequate off-street parking facilities are provided and remain available for the development so that parking does not take place on the highway to the detriment of highway safety having regard to Policy 9 of the Oldham Local Plan.

4. The use of the building hereby approved shall not commence until a scheme for the provision of secure cycle parking has been implemented in accordance with details which shall have previously been submitted to and approved in writing by the local planning authority. The approved facility shall remain available for users of the development thereafter.

Reason - In order to promote sustainable means of travel having regard to Policies 5 and 9 of the Oldham Local Plan.

5. No development shall commence until a site investigation and assessment in relation to the landfill gas risk has been carried out and the consultant's report and recommendations have been submitted to and approved in writing by the Local Planning Authority. Written approval from the Local Planning Authority will be required for any necessary programmed remedial measures and, on receipt of a satisfactory completion report, to discharge the condition.

Reason - In order to protect public safety, because the site is located within 250m of a former landfill site and having regard to Policy 9 of the Oldham Local Plan.

6. No development shall take place until a report containing the following details in relation to previous coal mining activities on the site has been submitted to and approved in writing by the Local Planning Authority:

1. A scheme for intrusive site investigations in respect of shallow coal mine workings;
2. A report of the findings arising from the intrusive site investigations;
3. A scheme of remedial works required to ensure that the development does not pose a risk to public safety and/or the stability of the development.

The development shall be carried out in full accordance with the details set out in the duly approved report and a verification report shall be submitted to and approved in writing by the Local Planning Authority to confirm that any necessary remedial works have been implemented before the development is first brought into use.

Reason - In order that appropriate measures are put in place to ensure that the development is not at an unacceptable risk as a result of previous coal mining activities in accordance with the requirements of policy 9 of the Oldham Local Plan.

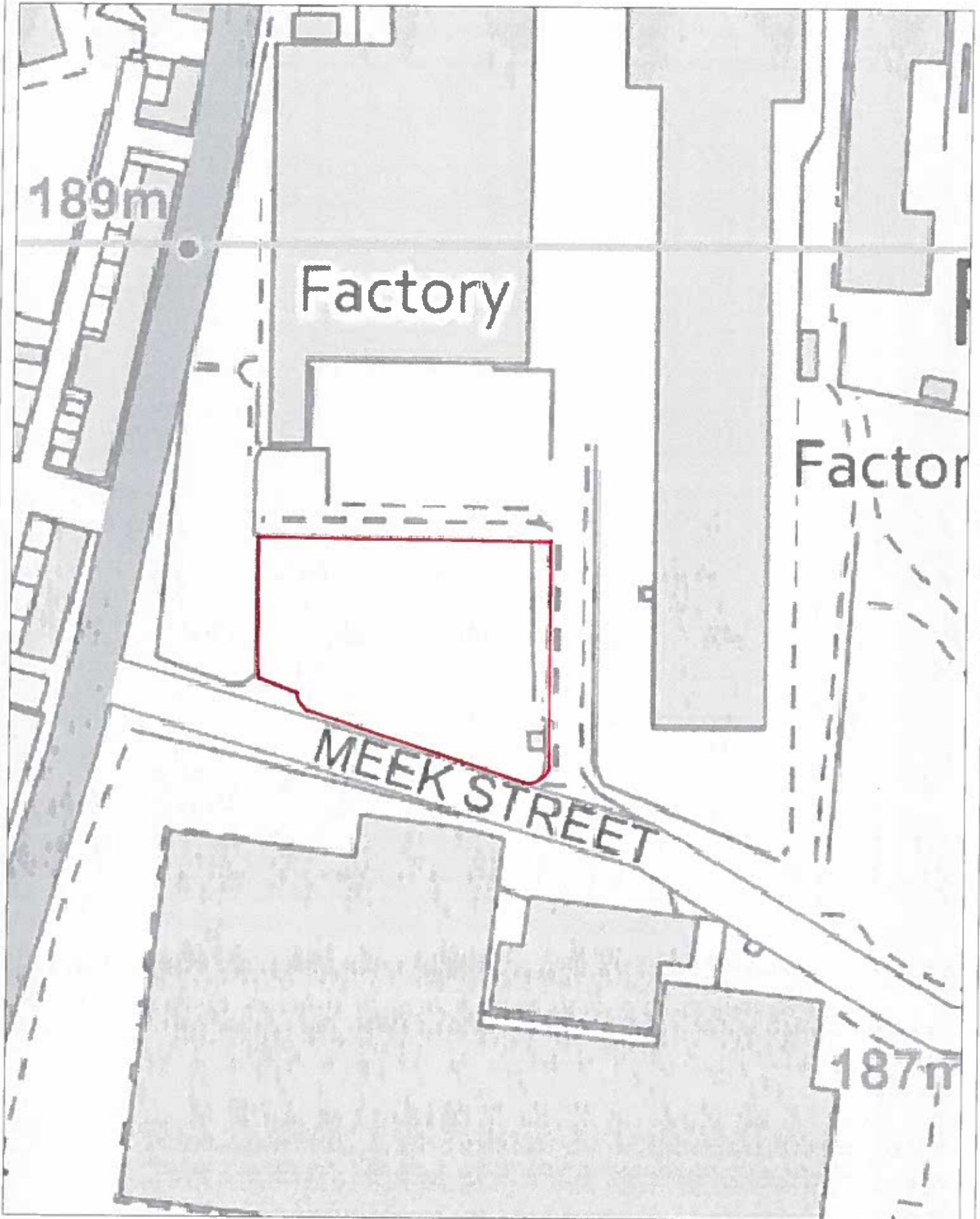
7. No development comprising the erection of any external walls shall take place until details of the materials to be used in the construction of the external surfaces of the development, including the roof, have been submitted to and approved in writing by the Local Planning Authority. The Development shall be carried out in accordance with the approved details. The materials to be used throughout the development shall be consistent in terms of colour, size and texture with the approved details.

Reason - To ensure that the appearance of the development is acceptable in the interests of the visual amenity of the area having regard to Policy 20 of the Oldham Local Plan.

8. Prior to the installation of any external lighting on the building or the external areas of the site an external lighting scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the lighting's: (i) position and height on the building(s) and/or site; (ii) spillage, luminance and angle of installation; and (iii) any hoods to be fixed to the lights. Any external lighting shall only be installed in accordance with the duly approved scheme.

Reason - To ensure that any external lighting to be installed at the site does not cause a nuisance to surrounding occupiers or detract from visual amenity in the surrounding area as a result of light pollution in accordance with the requirements of Policy 9 of the Oldham Local Plan.

344196



Contact Us



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.

