

**APPLICATION REPORT - FUL/349317/22
Planning Committee 15th February 2023**

Registration Date: 28th June 2022
Ward: Chadderton Central

Application Reference: FUL/349317/22
Type of Application: Full Application

Proposal: Retrospective application for design changes to the car park layout and external areas plus minor additions to planning consent PA/340926/17, including non-material amendment NMA/343706/19.

Location: Police Station, Broadgate, Chadderton, Oldham.

Case Officer: Matthew Taylor
Applicant: Mr Jeremy Fryer
Agent: Ms Victoria Skinner

INTRODUCTION

The application is referred to Planning Committee for determination as the application site is over 1 ha in area, in accordance with the Council's Scheme of Delegation.

RECOMMENDATION

It is recommended that the application should be approved subject to the conditions as set out in this report.

THE SITE

The application site is approximately 1.17ha, triangular in shape and is bounded to the northeast by the Rochdale Canal, Gateway Crescent to the west and Broadgate to the south.

The site currently comprises the existing Chadderton Police Station, a part two storey and part single storey building occupying the southern area with parking in the northern section. Access to the site is attained from the northeast leading from Gateway Crescent.

THE PROPOSAL

Retrospective planning permission is sought for design changes to the car park layout and external areas plus minor additions to the planning permission granted under application reference PA/340926/17 and the subsequent non-material amendment application considered under reference number NMA/343706/19. The changes are as follows:

- Drop Off/delivery area reconfigured to provide fully screened parking area;
- Site roadway route revised to reflect existing route and to suit new Drop Off area;
- Parking layout has been amended to retain more of the existing parking, as operational vehicle spaces reassigned as general parking, whilst additional spaces provided near the entrance (total increase of 18 spaces from previously approved), motorcycle parking bays repositioned;
- Mini roundabout and lay-by added to car parking layout previously approved;
- Ground floor and first floor minor internal layout alterations;
- The external door arrangements of Ancillary Building 2 has been altered;
- The height of Ancillary Building 1 has been reduction, it had been approved to be raised by 2.24 metres, however, it will now only be increased by 1.430 metres above existing; and,
- Alteration to the boiler flue and 2 No. extract flues.

REPRESENTATIONS

This application has been publicised by means of a site notice and neighbour notification letters. No representations have been received.

RELEVANT PLANNING HISTORY

PA/340926/17 - 1) Partial demolition of the existing single storey rear element of the station 2) Two storey extension to the north of the site 3) Changes to the landscaping adjacent to the extension plus 4) Vehicle entrance from Gateway Crescent 5) Associated works (Re-submission of PA/338984/16) – Granted 22.12.2017.

NMA/343706/19 - Non-material amendment to PA/340926/17 for various external alterations to elevations/landscaping – Granted 08.11.2019.

RELEVANT PLANNING POLICIES

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

The site is unallocated by the Proposals Map associated with the Development Plan. As such, the following policies are relevant to the determination of this application:

Joint Development Plan Document:

Policy 1 - Climate Change and Sustainable Development;
 Policy 3 – An Address of Choice;
 Policy 5 – Promoting Accessibility and Sustainable Transport Choices;
 Policy 9 – Local Environment;
 Policy 13 - Employment Areas;
 Policy 14 – Supporting Oldham's Economy; and,
 Policy 20 - Design

National Policy/ Guidance:

National Planning Policy Framework (NPPF)

Statutory and Internal Consultees:

Highways
Engineer: No objection.

Tree
Consultations: No objection following the submission of the planting methodology to support the new landscape scheme.

Environmental
Health: No objection.

PLANNING CONSIDERATIONS

The main planning issues to consider are:

- Land use;
- Impact of the proposal on the character of the area;
- Effect on Amenity; and
- Highway Considerations.

Land Use

Policy 1 seeks to promote economic prosperity by meeting the needs of existing and new businesses by providing employment land in accessible locations. Policy 13 states that the Council has designated employment areas across the borough to provide a broad and diverse range of 'appropriate' employment generating uses. These are designated strategically to respond to the changing local economy and will provide opportunities for investment from new businesses and existing firms. Policy 14 outlines the permitted uses within employment areas.

Having regard to the original approval (ref: PA/340926/17) it is clear the development has allowed the creation of additional office space to complement the original use. As such, given the current proposal will continue to enhance and support the Business and Employment Area designation of the site and will serve an existing business, the proposal is considered compliant with Policies 1, 13 and 14 of the Local Plan. As such, the principle of development is considered acceptable.

Design and Impact on the character of the area

Policy 9 of the Local Development Framework provides that the Council will protect and improve local environmental quality by ensuring that development does not have a significant, adverse impact on the visual amenity of the surrounding area, including local landscape and townscape. Policy 20 provides that development proposals must meet a set of design principles, including local character. The proposed alterations are not considered to be of a scale that would materially alter the approved scheme or lead to any adverse impact on the character of the area.

Having regard to the overall package of amendments to the previously approved development it is not considered that the proposal would lead to any significant adverse impact on either the

existing site or the local character. As such, it is considered to comply with the requirements of Policies 9 and 20.

Effect on Amenity

Policy 9 requires that development does not cause significant harm to the amenity of existing and future neighbouring occupants or users through impacts on privacy, safety and security, noise, pollution, the visual appearance of an area, access to daylight or other nuisances.

In the context of this application, the site is located at the edge of an existing commercial area. As such, it is considered that the proposed development would be acceptable in this location and would have a negligible impact on the level of amenity currently enjoyed by neighbouring land uses.

Highway Considerations

Policy 9 indicates that development should protect and improve local environmental quality and amenity by ensuring that development will minimise traffic levels and do not harm the safety of road users. Paragraph 111 of the National Planning Policy Framework states:

“Development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.”

The current proposal has been considered by the Council’s Highway Engineer and it is considered it would not lead to any materially different highway issues beyond what the original scheme would generate. As such, the proposals remain acceptable against the requirements of Policy 9 from highway safety and capacity perspectives.

CONCLUSION

The proposed scheme is not considered to be of a scale that would impact on the character of the area neither would they lead to any severe highway issues and accords with the Local Plan. As such, it is recommended that the application is approved subject to the imposition of the conditions referenced below.

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 Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby approved shall be fully implemented in accordance with the Approved Details Schedule list on this decision notice.

The landscaping works shown on the approved plans [Drawing No. P18042/0110 Rev P1 P18042-CTG-SP-Combined Specification_C2_Landscaping Extracted dated 01.02.23] shall be carried out in accordance with the approved details within the first planting season following final occupation of the development hereby permitted. Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted. Reason - To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and in accordance with Policy 9, 20 and 21 of the Oldham LDF Joint DPD and the National Planning Policy Framework.

SITE LOCATION PLAN (NOT TO SCALE):

