STAFFORDSHIRE moorlands DISTRICT COUNCIL

ACHIEVING · EXCELLENCE

Staffordshire Moorlands District Council
Moorlands House, Stockwell Street, Leek
Staffordshire Moorlands, ST13 6HQ
Telephone: 0845 605 3013
www.staffsmoorlands.gov.uk

Part one

Application for Planning Permission.
Town and Country Planning Act 1990

Publication of planning applications on council web sites
Please note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form and in supporting documents may be published on the council's website.
If any other information that is provided as part of the application which falls within the definition of personal data under the Data Protection Act and is not to be published on the council's website, please contact the council's planning department.

1. Applicant Name, Address and Contact Details

Title: | First name: | Surname:

Company name: Manifold Commercials Ltd

Street address: Adderley Mill
Adderley

Town/City: Cheadle
County: Staffordshire Moorlands
Country:
Postcode: ST10 2NJ

	Country Code	National Number	Extension Number
Telephone number:			
Mobile number:			
Fax number:			

Email address:

Are you an agent acting on behalf of the applicant? (•) Yes ( ) No

2. Agent Name, Address and Contact Details

Title: | First Name: Sammons Architectural Ltd | Surname: .

Company name: Sammons Architectural Ltd

Street address: 10
Cawdry Buildings
Fountain Street

Town/City: Leek
County: Staffordshire
Country: United Kingdom
Postcode: ST13 6JP

	Country Code	National Number	Extension Number
Telephone number:		01538 386002	
Mobile number:			
Fax number:			

Email address: david@sammonsltd.co.uk

3. Description of the Proposal

Please describe the proposed development including any change of use:
Erection of replacement commercial building

Has the building, work or change of use already started? ( ) Yes (•) No

09/00066/FUL 23 JAN 2009 - SMD

4. Site Address Details

Full postal address of the site (including full postcode where available)

House: | Suffix:

House name: Manifold Commercials Ltd

Street address:

Adderley

Town/City: Cheadle

County: Staffordshire

Postcode: ST10 2NJ

Description of location or a grid reference
(must be completed if postcode is not known):

Easting: 399134

Northing: 343950

Description:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? (•) Yes ( ) No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title: Mr First name: M Surname: Green

Reference:

Date (DD/MM/YYYY): (Must be pre-application submission)

Details of the pre-application advice received:

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? ( ) Yes (•) No

Is a new or altered pedestrian access proposed to or from the public highway? ( ) Yes (•) No

Are there any new public roads to be provided within the site? ( ) Yes (•) No

Are there any new public rights of way to be provided within or adjacent to the site? ( ) Yes (•) No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? ( ) Yes (•) No

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? (•) Yes ( ) No

If Yes, please provide details:

As indicated on drawing 2008.1591.07

Have arrangements been made for the separate storage and collection of recyclable waste? (•) Yes ( ) No

If Yes, please provide details:

As indicated on drawing 2008.1591.07

8. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? ( ) Yes (•) No

9. Council Employee / Member

Is the applicant or agent related to any member of staff or elected member of the council? (•) Yes ( ) No

If Yes, please provide details:

Applicant's father is Councillor Edwin Wain

10. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

10. Materials (continued)

Walls - description:

Description of *existing* materials and finishes:

Profiled metal sheeting

Description of *proposed* materials and finishes:

Profiled metal sheeting

Roof - description:

Description of *existing* materials and finishes:

Profiled metal sheeting

Description of *proposed* materials and finishes:

Profiled metal sheeting with translucent panels

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? (•) Yes ( ) No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

D&AS and drawings 2008.1591.02A

11. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	0	12	12

12. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer ☒ Package treatment plant ☐ Unknown ☐

Septic tank ☐ Cess pit ☐

Other

Are you proposing to connect to the existing drainage system? (•) Yes ( ) No ( ) Unknown

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

13. Assessment of Flood Risk

Is the site within an area at risk of flooding? Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary. ( ) Yes (•) No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? (•) Yes ( ) No

Will the proposal increase the flood risk elsewhere? ( ) Yes (•) No

How will surface water be disposed of?

☐ Sustainable drainage system ☐ Main sewer ☐ Pond/lake

☐ Soakaway ☒ Existing watercourse

14. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

( ) Yes, on the development site ( ) Yes, on land adjacent to or near the proposed development (•) No

b) Designated sites, important habitats or other biodiversity features

( ) Yes, on the development site ( ) Yes, on land adjacent to or near the proposed development (•) No

c) Features of geological conservation importance

( ) Yes, on the development site ( ) Yes, on land adjacent to or near the proposed development (•) No

15. Existing Use

Please describe the current use of the site:

Workshop for the modification of commercial vehicles

Is the site currently vacant? ○ Yes ◉ No

Does the proposal involve any of the following:

Land which is known to be contaminated? ○ Yes ◉ No

Land where contamination is suspected for all or part of the site? ◉ Yes ○ No

A proposed use that would be particularly vulnerable to the presence of contamination? ○ Yes ◉ No

Application advice
If you have said Yes to any of the above, you will need to submit an appropriate contamination assessment.

16. Trees and Hedges

Are there trees or hedges on the proposed development site? ○ Yes ◉ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ○ Yes ◉ No

If Yes to either or both of the above, you will need to provide a full Tree Survey with accompanying plan before your application can be determined. Your Local Planning Authority should make clear on its website what the survey should contain, in accordance with the current BS5837: Trees in relation to construction - Recommendations'

17. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ◉ Yes ○ No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste:

Small amounts of waste metal. Removed from site for recycling

18. Residential Units

Does your proposal include the gain or loss of residential units? ○ Yes ◉ No

19. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss or gain or change of use of non-residential floorspace? ◉ Yes ○ No

Use class/type of use		Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
A1	Net Tradable Area				
A2	Financial and professional services				0.0
A3	Restaurants and cafes				0.0
A4	Drinking estabishments				0.0
A5	Hot food takeaways				0.0
B1 (a)	Office (other than A2)				0.0
B1 (b)	Research and development				0.0
B1 (c)	Light industrial				0.0
B2	General industrial	211.0	211.0	340.0	129.0
B8	Storage or distribution				0.0
C1	Hotels and halls of residence				0.0
C2	Residential institutions				0.0
D1	Non-residential institutions				0.0
D2	Assembly and leisure				0.0
Other					0.0
Other					
	Total	211.0	211.0	340.0	129.0

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

Use Class	Types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	0	0	0
C2	Residential institutions	0	0	0
Other		0	0	0

19. All Types of Development: Non-residential Floorspace (continued)

Other				

20. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	6	0	6
Proposed employees	10	0	10

21. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday Start Time	Monday to Friday End Time	Saturday Start Time	Saturday End Time	Sunday and Bank Holidays Start Time	Sunday and Bank Holidays End Time	Not Known
B2	8.00	18.00	8.00	13.00			☐

22. Site Area

What is the site area? 00.48 hectares

23. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Modification to commercial vehicles. Generally this operation relates to the modification of chassis lengths.

Is the proposal for a waste management development? ○ Yes ◉ No

24. Hazardous Substances

Is any hazardous waste involved in the proposal? ○ Yes ◉ No

25. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ○ Yes ◉ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

◉ The agent ○ The applicant ○ Other person

26. Certificates (Certificate A)

Certificate of Ownership - Certificate A

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Title: Mr First name: David Surname: Breakwell

Person role: Agent Declaration date: 22/01/2009 ☒ Declaration made

26. Certificates (Agricultural Holdings Certificate)

Agricultural Holding Certificate

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

Agricultural Land Declaration - You Must Select Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding. ◉

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below: ○

Title: Mr First Name: David Surname: Breakwell

Person role: Agent Declaration date: 22/01/2009 ☒ Declaration Made

27. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. ☒

Date 22/01/2009

DESIGN AND ACCESS STATEMENT AND PLANNING STATEMENT

PROPOSAL : **Erection of replacement industrial building**

ADDRESS : **Manifold Commercials Ltd, Adderley Mill, Adderley, Cheadle**

APPLICANT : **Manifold Commercials Ltd**

DATE : **January 2009** **JOB No.** : **2008.1591**

DESIGN

ASSESSMENT

Assessment Area

The application proposes the erection of a replacement industrial building on an established commercial site. Given the nature of the proposal and its location, it is considered that the Assessment Area should principally be the curtilage of the industrial site.

Physical

The application site measures about 0.45 ha. It was formerly used as part of Adderley Mill which historically was a colour mill associated with the ceramics industry. It has been separated from Adderley Mill for many years and has been used by the applicant for the modification of commercial vehicles since 2005. The site is surrounded by grassed fields on its north and west sides, and there are further fields to the east beyond the road. To the south is Adderley Mill and, between the two, the applicants home.

The existing industrial building has a floorspace of 211 sq.m., measures 6.4m to the ridge and 3.8m to eaves. It has a metal frame construction which is clad with metal sheets.

Between the vehicular parking and manoeuvring area and the site boundary the applicant has carried out extensive tree planting.

Economic

The applicant's business involves the modification of used commercial vehicles. Generally customers request modifications to used articulated vehicles (usually 2/3 year old retail delivery vehicles) by converting them into a rigid chassis. Articulated vehicles of this age are effectively redundant, and the applicant provides a service that gives a second life to vehicles that might otherwise be scrapped. The applicant's business therefore has a sound sustainability element to it through the recycling of commercial vehicles.

Conversion operations carried out on the site concern cutting (usually by a grinder), drilling, bolting, welding, general fabrication and wiring and piping. An average vehicle conversion takes about two weeks (150 man hours). Grinder cutting accounts for about 0.5 hours of this.

The business employs six people- five engineers and one office staff. The proposal achieves two business aims, the retention of the existing level of employment and a sustained increase in employment to between 8 and 10. Currently the building is too small for current operations and the current level of throughput. Production therefore accommodates inefficiencies where vehicles have to be shunted between indoors and outside. On some occasions conversion operations take place in the open. The proposed larger building provides for a more efficient working process and secures the current level of employment. It also ensures that all

conversion operations take place inside the building, and the applicant would be willing to accept a planning condition to this affect. In addition, the proposal makes provision for higher levels of throughput that would increase future levels of employment, certainly by 2 and possibly by 4.

The times and days that the business operates on the site is not restricted by planning conditions. The applicant generally operates between 8.00 and 18.00 Monday-Friday and 8.00-13.00 Saturday. Saturday working is usually restricted to 3/4 employees. Inevitably, some projects or timetables require the business to operate outside these hours, but this happens rarely and when required, is done in a responsible way so that it does not have an adverse effect on neighbours or the countryside generally. The applicant's business has operated on the site for three and a half years, the first eighteen months of which operations were shared between this site and another site, but the last two years of which have seen the applicant's business operate solely on the application site. During those periods operations have not been the subject of formal or informal complaints.

The applicant does not envisage operations on the site changing as a result of the proposal and would challenge any proposal by the Planning Authority to place restrictions on hours of operation. Whilst the applicant chooses not to use all of the hours available to him, and has no plans to operate in an unneighbourly way, it is considered that removing the ability of the business to operate outside these hours (albeit on a very rare basis) would place an unfair burden on his ability to operate competitively in a highly competitive market. The site adjoins other commercial premises that are also free of limited hours. Within this environment it is therefore considered unreasonable to restrict the applicant's operating hours, particularly in a location where neighbouring businesses operate without such restrictions.

The site is in a generally isolated location and has only one residential neighbour (South View). At present the nearest point between the existing industrial building and the dwelling measures 47m. The application proposes a replacement building 63m away from the dwelling. The application therefore delivers a measure of improvement to the relationship between the industrial building and the nearest dwelling.

Planning Policy

The application site is located in an area of open countryside identified in the Local Plan as a Special Landscape Area that has been included in the North Staffordshire Green Belt. The proposal must therefore be judged against the policies contained within PPG 2 'Green Belts' and the 'saved' Green Belt and Special Landscape Area policies of the Staffordshire Moorlands Local Plan. The Local Plan Green Belt policy is contained in Policy N2. This states that, except in the case of very special circumstances, there is a general presumption against inappropriate development in the Green Belt. Special Landscape Policy N8 states that planning permission will not be granted for development that would materially detract from the quality of the landscape and that where the SLA overlaps the Green Belt there will be a presumption against most development.

Paragraph 3.1 of PPG2 states that Green Belts are subject to normal countryside protection policies but, in addition, include a presumption against inappropriate development and that such development should not be permitted except in very special circumstances. Paragraph 3.4 of PPG2 states that new buildings in the Green Belt are inappropriate unless falling within a limited list which is set out in that paragraph. This list does not include the type of buildings proposed by this application. The proposal therefore represents inappropriate development.

The Employment Section of the Local Plan recognises that Cheadle has relatively few jobs in relation to its population. It is notable that the emerging local Development Framework Core Strategy Draft Preferred Options seeks to create further employment growth in the Cheadle area by the provision of new employment areas.

Planning policy requires the proposal to demonstrate very special circumstances to justify a planning permission being granted in the Green Belt. These are explained in the Evaluation section of this Statement.

INVOLVEMENT

This proposal has been the subject of a pre-application consultation process with the Planning Service. It has also been guided by the consideration and decisions of earlier proposals for a replacement building on the site.

EVALUATION

In view of the Green Belt status of the site, the proposal is required to demonstrate that very special circumstances justify the granting of a planning permission. Those very special circumstances are considered to be:-

Very Special Circumstance 1. The application proposes the erection of a replacement building on an established industrial site. Industry has operated on this and neighbouring sites for over a century.

Very Special Circumstance 2. The site is the subject of a planning permission for a replacement building that was granted in 2006 (reference 05/1424/FUL). That permission has not been implemented but is still capable of being implemented.

Very Special Circumstance 3. Part 8 of the Town and Country Planning (General Permitted Development) Order 1995 allows industrial buildings to be extended up to 25% by volume or 1000 sq.m. by floorspace without the need for planning permission. The scope of permitted development is recognised as a material consideration in the determination of planning applications.

Very Special Circumstance 4. In view of the importance of maintaining openness in the Green Belt policy, the proposal has been examined within the context of it neighbouring large industrial buildings, and comparisons between the current building, the permitted unimplemented replacement building and the proposed building.

Context. The site is seen against the context of other large industrial buildings nearby. Clearly the impact a building has on the landscape is perceived differently if it is seen against other buildings that themselves impact on openness rather than in an open field. It is considered that the impact of the proposed building is considerably reduced by its relationship with existing neighbouring bulky industrial buildings. This was identified as a factor that led to the planning permission for the replacement industrial building in 2006.

Comparisons. The existing building on the site has a floorspace of 191sq.m. and a volume of 1056cu.m. The approved replacement building proposed an increase in floorspace to 235sq.m. and in volume to 1761cu.m. The current application proposes a floorspace of 341sq.m. and a volume of 2104cu.m. The height of the existing building measures 6.9m; the permitted building, 8.1m and the proposed building, 7.0m.

A comparison of these figures arrives at the following conclusions:-

- The current application proposes a 150 sq.m. increase in floorspace; 150 sq.m. represents 44% of the proposed 341sq.m.
- The current application proposes a 1048 cu.m. increase in volume. 1048cu.m. represents 50% of the proposed 2104cu.m.
- The current application proposes a building 0.1m higher than the existing building but is on slightly lower land. It will therefore be perceived as a lower building. The proposed building is 1.1m lower than the permitted building.

Conclusion. The application proposes a larger building on the site. Its impact on openness can be measured in a number of ways. The Council tends to examine floorspace and volume. In this respect the proposal represents a 44% and 50% increase. When height is taken into account, the proposal will be slightly lower (200mm) than the existing building and 13% lower than the permitted building. Thirdly, the current proposal places the building at the rear of the site against an existing tree belt. Setting it back lessens its impact when viewed from the public highway. Lastly, any building on the site is seen against the backcloth of large bulky industrial

buildings. Given the nature of the increases in floorspace and volume, the reduced height of the proposal, its setting back and the context of other industrial buildings nearby, it is considered that the impact of the proposal on the openness of the Green Belt is not significant.
Very Special Circumstance 5. The applicant's business involves the recycling of a sector of redundant second hand commercial vehicles. Whilst PPS1 recognises that the statements within it need to be read in conjunction with other relevant planning statements, the provision of sustainable development through the planning system is supported.
Very Special Circumstance 6. The population/employment ratio in Cheadle is recognised in the current development plan and in the emerging LDF as being imbalanced. Emerging LDF proposals propose increases in employment opportunities in Cheadle. A significant element of this proposal involves the removal of land from the Green Belt. It is considered that this signals that the Council has concluded that an enhancement of employment opportunities in Cheadle outweighs Green Belt considerations.

This unique set of circumstances is considered to represent very special circumstances that allow planning permission to be granted to the proposal.

DESIGN
Use
The proposed building is to be used for industrial purposes.
Amount
The proposed building has a floorspace of 341 sq.m.
Layout
The proposed building has been placed at the rear of the site to assist issues of openness and to maximise vehicular manoeuvring facilities on the site.
Scale
The footprint of the proposed building is 23.5m by 14.5m which is the minimum required to accommodate the proposed level of production. The external height of the building to ridge is 7m.
Landscaping
Given the position, density and nature of existing trees and hedgerows on the site and nearby, and the tree planting schemes carried out by the applicant on the site, additional landscaping is considered unnecessary.
Appearance
The proposed building has an industrial appearance and has been influenced by the character of the existing and permitted buildings on the site. Materials proposed are coloured corrugated sheeting.

ACCESS

VEHICULAR AND TRANSPORT LINKS
The site is located 4km from the junction of Brookhouse Road with the A521 Cheadle Road which is a principal road and a bus route.
INCLUSIVE ACCESS
The development provides for use by less abled people through compliance with Part M of the Building Regulations by the provision of level accesses to the principal entrances to the proposed building, and provides internal arrangements that are suitable for less able access.