DELEGATED DECISION REPORT

NMA/2017/0009 **Valid 27/03/2017**	**H TIDESWELL & SONS LTD** **NEW HADEN INDUSTRIAL ESTATE DRAYCOTT CROSS ROAD BROOK HOUSES CHEADLE**	**EXTENSION TO EXISTING INDUSTRIAL UNIT.** **(NON MATERIAL AMENDMENTS)**

MAIN ISSUES

- The main point for consideration is whether the proposed amendments constitute a non-material amendment that has no greater impact on:-
- The character and appearance of the application site and wider site context;
- The amenity of nearby properties/users; or
- Highway safety.

DESCRIPTION OF SITE

This application relates to a unit located on the New Haden industrial Estate, within the Cheadle Town Development Boundary as defined by the Core Strategy Policy proposals Maps. Approval was granted by the Local Planning Authority for the construction of an extension under planning reference SMD/2015/0182. The site is characteristic of the wider context of the industrial estate.

PROPOSAL

This application seeks approval for a non-material amendment in order to allow for additional openings to the north and south elevations. No alterations are proposed to the overall scale and form of the approved extension.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy Development Plan Document (Adopted 2014)

S01 Spatial Objectives
SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 1 - 17
Section(s) 1, 7.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2015/0182 Extension to existing industrial unit.
Approved

CONSULTATIONS

Publicity

Site Notice expiry date: N/A
Neighbour consultation period ends: N/A
Press Advert: N/A

OFFICER COMMENTS

In accordance with policy SS1 and SS1a the Council expects all new development to contribute positively to the social, economic and environmental improvements of the Staffordshire Moorlands. Furthermore, in accordance with the NPPF, when considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development. This application seeks approval for a non-material amendment to a scheme that has already been considered and approved by virtue of planning reference SMD/2015/0182. Accordingly the principle of development has been considered to be acceptable by the Local Planning Authority.

In accordance with policy DC1 new development should be of a high quality and be designed to respect the site and its surroundings, promoting a positive sense of place and identity through scale, density, layout, siting, landscaping, character and appearance. Furthermore, new development should be designed to protect the amenity of the area.

It is proposed to insert 2 no. additional roller shutter doors and 2 no. additional personnel doors within the south elevation. 2 no. additional personnel doors are proposed within the north elevation. No alterations are proposed to the scale and proportions of the approved extension and it is therefore considered that the proposal would not result in harm to amenity. The proposed additional openings are to be of the same design, colour and proportions of those already approved. It is therefore not considered that the proposal would detract from the design of the application site or wider context of the site.

Taking account of the scale and nature of the amendment proposed it is not considered that the proposal would material detract from the approved scheme.

CONCLUSION / PLANNING BALANCE

The proposed amendment would not materially detract from the approved scheme. This application is therefore considered to accord with the design, amenity and highway safety objectives of the Core Strategy and NPPF.

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa Howard
Recommendation Date: 24.04.2017

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council