DELEGATED DECISION REPORT

NMA/2018/0002 **Valid 30/01/2018**	**UNIT 8** **CHURNETSIDE BUSINESS PARK STATION ROAD CHEDDLETON**	**NON MATERIAL AMENDMENT RELATING TO APPLICATION SMD/2016/0697** **(NON MATERIAL AMENDMENTS)**

MAIN ISSUES

- Character and Design

DESCRIPTION OF SITE

The 0.33ha 'triangular-shaped' brownfield site contains a single storey 'redundant' building, which was last occupied by Cottage Delight c.1998. The site predominantly fronts onto Harrison Way to the northwest, with FW Ball & Co directly to the east and Staffordshire Brewery Ltd directly to the south 'rear'. The proposal is located to the eastern end of the established 30-acre Churnetside Business Park, which lies 3 miles directly south of the town of Leek.

Site access is gained from the Harrison Way frontage via Station Road. The application site is located within the Cheddleton Development Boundary and Flood Zone 3b owing to its located adjacent to the River Churnet.

PROPOSAL

The approved proposals consists primarily of the demolition of a single storey brick clad building (680sqm footprint) with a replacement portal frame building, but still located to the rear of the site. It would have a 1080sqm footprint area to provide for 4 business units catering for a B1(b,c), B2 and B8 use. The division into 4 units would provide floor space of between 174sqm and 332sqm per unit. The height of the replacement building would increase to approximately 11.0m to the ridgeline.

Staff and delivery roller shutter door entrances are provided to the building's north 'front' and west 'side' elevations. As to facing materials, brick is proposed to a height of 2.1m with composite cladding above and in a colour to be approved by the Local Planning Authority. The roof would also incorporate an even distribution of roof lights along each plane.

The two existing site access points are proposed to be retained from the Harrison Way frontage. To access the service yard (as well as Units A, B and C), large vehicles will enter the site through the 'west' site entrance whereas Unit D would be

served from the north entrance. Car parking provision equating to 25 spaces, including disabled provision is shown to the frontage and the west area of the site.

Permission is sought for a non-material minor amendment (NMA) in respect of simple elevation amendments proposed. The scheme in respect of the front facing north and west elevations proposes to increase the facing brickwork to a height of 2250mm whereas the rear facing South and East Elevations would have a reduced height of facing brickwork. This is justified by the applicant on the basis that the front facing elevation would reflect the aesthetics of the buildings sited opposite. The applicant further states that the brickwork height on the rear facing elevations is proposed to be reduced owing to the Structural Engineering requirement to minimise the imposed loading on the structural bases.

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

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2016/0697 - Reconstruction of existing building and subdivision into 4 units (mixed use class B1(b,c) B2 and B8) – Approved with conditions.

SMD/2015/0155 - Demolition of existing buildings and redevelopment of brownfield site to form a parade of five business units (mixed use class B1, B2, B8) – Refused.

SMD/2016/0255 - Proposed single storey extension to existing commercial unit (Certificate of Lawful Use or Development) – Deemed Lawful.

CONSULTATIONS

As by definition the changes sought are considered to be non-material in nature as is discussed in more detail below and therefore consultation or publicity is considered unnecessary in these circumstances.

OFFICER COMMENTS

Principle of Development

Government planning guidance sets out that when planning permission is granted, development must take place in accordance with the permission and conditions attached to it and with any associated legal agreements. It recognises, however, that new issues may arise after planning permission has been granted, which require modification of the already approved proposals. In circumstances, where less substantial changes are proposed; there are options available for amending a proposal that has planning permission.

The approved proposal was considered to constitute a good quality scheme that would function well within the site and which has been designed to assimilate well with its industrial estate surroundings. The replacement of a redundant and tired building with modern employment premises was considered to provide for clear visual amenity and related economic benefits for the Churnetside industrial estate and wider area.

In these regards, the proposal to modestly alter the elevational treatment of the already approved employment premises within an established industrial estate setting would accord with CS Policy DC1 and with Section 7 of the NPPF, which together seeks to ensure that new development is of good quality design that functions well and adds to the overall quality of an area.

CONCLUSION / PLANNING BALANCE

In the context of the scheme proposing the submission of minor elevational alterations, the local planning authority is satisfied that the amendment sought is non-material to enable it to grant an application under section 96A of the Town and Country Planning Act 1990.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Rachael Simpkin
Recommendation Date: 15/02/2018

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council