DELEGATED DECISION REPORT

SMD/2018/0087	**UNIT D**	**EXTENSION TO INDUSTRIAL**
Valid 05/02/2018	**BROOKHOUSE**	**UNIT**
	INDUSTRIAL ESTATE	
	BROOKHOUSE WAY	**(FULL - MINOR)**
	CHEADLE	

MAIN ISSUES

- design
- amenity

DESCRIPTION OF SITE

The site is very much central in an existing industrial estate and comprises hard standing bounded by spike metal security fencing and adjoined by yard areas of other industrial premises including a scrap metal / breaker's yard to the west and on its east side the gable end of the building to be extended. The current use of the section of building to be extended is described as storage and it appears to be operating as a storage and distribution depot.

PROPOSAL

To extend by some c.15m an existing industrial building currently used as a warehouse. The external material finishes and building form will essentially match those of the existing building.

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
SS5c Chile Area Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 1 to 17
Section(s) 7 – Requiring Good Design

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

82/10928/OLDDC – construction of 12 light commercial units – approved
85/14304/OLDDC – construction of factory with office – approved
85/13785/OLDDC – details of single storey portal framed store building – approved
86/00259/OLDDC – offices and factory accommodation – approved

CONSULTATIONS

Publicity
Site Notice expiry date: 10th April 2018
Neighbour consultation period ends: 28th February 2018
Press Advert: N/A

Public Comments
None

Town / Parish Comments
Cheadle Town Council – no objection

Staffordshire County Council Highways
No objections on Highway grounds subject to condition: that the development hereby permitted shall not be brought into use until details of the parking provision have been first submitted to and approved in writing by the local planning authority. The parking and turning areas shall thereafter be provided in accordance with the approved plans and retained for the life of the development.

OFFICER COMMENTS

Principle of Development
Within the designated Cheadle town development boundary and within an established industrial estate the proposal is considered acceptable in principle.

Design
The design form continues that of the existing building including to the same height and as such is found to be wholly in keeping and appropriate to the building purpose and location.

Amenity
There are no near residential neighbours. The location is set some 60m away from the public road and the separation distances to the neighbouring industrial buildings are c.20m from the building to the north and c.30m from that to the south.

Highway Safety
Acceptable subject to the recommended condition.

CONCLUSION / PLANNING BALANCE
Being acceptable in principle and appropriate in scale and design with no adverse implications for neighbour or public amenity the proposal is recommended for approval.

OFFICER RECOMMENDATION : approve

Case Officer: Arne Swithenbank
Recommendation Date: 9th April 2018

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council