

APPLICATION NUMBER: 23/00300/FUL

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
23/00300/FUL	Aimee Bovaird	14 June 2023

Address: Land To South Of Units G34 - G46, Middleton Shopping Centre, Middleton, M24 4EL

Proposal: Use of land to form car parking area comprising of 8 no. short stay parking bays and 2 no. disabled parking bays, associated works including the introduction of cycle parking, planters and bollards and reinstatement of access to Manchester New Road

PUBLICITY	Weekly list expired?	Y	Site notice expired?	Y
	Neighbour letters expired?	Y	Press Notice expired?	Y

DELEGATION	Significant departure from local plan?	N	Contrary to national policy?	N
	Applicant a Council Member or officer?	N	Contrary to previous decision?	N
	Major with 10 or more objections and recommending approval?	N	Called in or Planning Panel objection?	N

COMMENTS	Planning Panel comments received?	N
	Neighbour comments received?	N

EIA	Screening opinion completed and saved to Onbase?	N
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CONDITIONS	Pre-commencement conditions proposed?	N/A
	Pre-commencement conditions agreed (or notification period expired)?	N/A

RECOMMENDATION	GRANT subject to conditions
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CHECKED AND SIGNED OFF BY: LA

DATE: 04.07.23

SITE

This application related to the south east part of Middleton Shopping Centre. Opposite this is Middleton Bus Station and this site is adjacent to Middleton Town Centre Conservation Area.

The shopping centre is two stories and provides parking. South of the shopping centre is a hardstanding pedestrian area that connects to the bus station.

The hardstanding is only accessible to pedestrians and the road access is currently buses only, there is grey metal fencing separating the road and footpath.

PROPOSAL

The application proposes use of land to form car parking area comprising of 8 no. short stay parking bays and 2 no. disabled parking bays, associated works including the introduction of cycle parking, planters and bollards and reinstatement of access to Manchester New Road.

The cycle parking will consist of cycle stands in cast aluminium from artform urban furniture or similar, and in Pangaurd II powder coated. They will be 0.66m in height.

The proposed bollards will be 1.16m in height and they will be made of stainless steel with LED lighting.

The proposed planters will be 0.9m in height and consist of a grey concrete finish.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Adopted Rochdale Core Strategy (CS):

SO3 Improving design, image and quality of place

- P1 Improving image
- P2 Protecting and enhancing character, landscape and heritage
- P3 Improving design of new development

SO5 Improving accessibility and delivering sustainable transport

- T2 Improving accessibility

SD1 Delivering sustainable development

DM1 General development requirements

DM2 Delivering planning contributions and infrastructure

Unitary Development Plan (UDP):

G/D/1 Defined Urban Area

RELEVANT SITE HISTORY

15/00669/FUL- Conversion of 8 existing units into four enlarged units including ground floor infill extension, external alterations to include new cladding, shopfrontages and external canopy, new car parking area to front with public realm improvements, landscaping and security bollards and formation of new access onto Manchester New Road - Grant

CONSULTATION RESPONSES

Highways And Engineering

The following comments were received:

'A car park in this location was considered appropriate by Highways when considering application 15/00669 and this application proposes a very similar layout and access arrangements.'

'The existing area does already accommodate some itinerate parking and the formalization and control of parking stay times would be beneficial to the town centre as a whole.'

'Highways raise no objection to this application and request no specific planning conditions.'

Conservation And Design

The following comments were received:

'The proposal would have no direct effects on the material appearance of this area which is in the setting of the Conservation Area, therefore there is no objection to the proposed.'

Environment Agency

No Objections

Lead Local Flood Authority/Drainage

The following comments were received

'There is already an impermeable paving and only minor changes to kerbing and road markings are envisaged. As such, minor amendments to existing drainage in only required. This has been explained in the Holloway Jennings details.'

REPRESENTATIONS

Letters of notification were sent out to surrounding neighbours, a site notice was put up in the vicinity.

ANALYSIS

Principle of Development

The application is in the setting of a conservation area, the NPPF paragraph 200 states, 'Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.' And if proposed development leads to substantial harm it should be refused.

A previous application for this site with a similar proposal was granted under 15/00669/FUL. This application will propose to improve the area and in principle is acceptable.

Design

Policy DM1 of the Core Strategy requires all new developments to demonstrate that they are compatible with surrounding land uses, both in terms of its impact upon those uses and the impact on the surrounding land uses upon the amenities of future residents/users.

The application is within a primary shopping area and Middleton town centre and the works proposed will not have a negative effect on the surrounding character of the area. There is currently a lot of hard standing in the area and the proposal incorporates planters and this will be an improvement to the area.

The car park layout will not have any negative effects on the appearance of the area as the proposed materials are in keeping with the surrounding area. It may enhance the area as it is currently not in use and it will bring some of the area into use.

The proposed cycle parking and bollards are considered acceptable as they will integrate with the surrounding area. The proposed planters will have a positive impact on the area as there is currently no greenery or shrubs.

The application would be acceptable and accord with Policies DM1 of the Core Strategy and the NPPF.

Conservation

Policy P2 of Rochdale Core Strategy requires development to Conserve, enhance and promote key heritage assets. The Council's Conservation Area was consulted as part of the application and raised no objections to the proposal as it will not have a direct impact on the conservation area.

Highways

Policy T2 of the adopted Core Strategy seeks to improve accessibility by locating development where good access to public transport is available or can be provided and in all circumstances, prioritises the safety, accessibility and amenity of those which live or have business in the area. Policy DM1 also states that all development proposals should provide satisfactory vehicular access with adequate parking, manoeuvring, and servicing arrangements taking into account the proposed use and location. Paragraph 111 of the NPPF states that 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 Council's Highways department have been consulted as part of the application and they raise no objections with the proposal.

Given the above, the application would be acceptable and would accord with policies T1 and DM1 of the Core Strategy and the NPPF.

RECOMMENDATION

GRANT Subject to conditions:

1. The development must be begun not later than three years beginning with the date of this permission.

Reason. Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

2. This permission relates to the following plans:

Location Plan

Existing Car Park Layout Plan P010

Proposed Car Park Layout Plan P100

Proposed External Furniture Details P300

Drainage Strategy 7137-HJCE-00-XX-DR-D-3 Rev P01

and the development shall be carried out in accordance with these drawings hereby approved.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the saved Rochdale Unitary Development Plan, the adopted Rochdale Core Strategy and the National Planning Policy Framework.

3. Notwithstanding the details shown on the approved plans, the development hereby permitted shall not commence until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. The details shall include the formation of any banks, terraces or other earthworks, hard surfaced areas and materials, planting plans, specifications and schedules (including planting size, species and numbers/densities), existing plants / trees to be retained and a scheme for the timing / phasing of implementation works.

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 Core Strategy Policy G6 and G7 and the National Planning Policy Framework.

Procedure Statement

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively to issue the decision without delay.

Report Author Aimee Bovaird