

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
23/00904/FUL	Majid Mir	2 October 2023

Address: Plot M Kingsway Business Park OL16 4UG

Proposal: Erection of 2.4m high Weldmesh fencing and 2.4m high timber boundary fence - Retrospective

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

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
	Pre-commencement conditions agreed (or notification period expired)?	N/A

RECOMMENDATION	GRANT SUBJECT TO CONDITIONS
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CHECKED AND SIGNED OFF BY: RG

DATE: 10 October 2023

SITE

The application relates to Plot M, as it is referred to in the Kingsway Business Park [KBP] masterplan. The site is allocated for the business park development (policy EC/7) as a Primary Employment Zone as defined in Rochdale Borough Council's Unitary Development Plan (UDP) Proposals Map.

On the site, there is a recently constructed industrial unit which was granted planning permission under planning application 22/00373/FUL. Plot M is located towards the western central extent of KBP. The rest of the business park extends to the south, south west, north and east of the site.

The site of the proposed boundary treatment is located to the rear of one of the industrial units within Plot M. The west of the site of the proposed boundary treatment are the residential properties of Lichfield Terrace. Part of the boundary treatment would be sited to the rear of 1 Lichfield Terrace and to the side of 2 Lichfield Terrace. To the northwest of the site of the proposed boundary treatment is Stiups Lane. Stiups Lane is a cul-de-sac with the turning circle located by the site of the proposed boundary treatment. The rear of some of the properties on Lichfield Terrace are accessed from this part of Stiups Lane.

To the north of the site is a plot of undeveloped land. The land is located outside the KBP. It was noted that fly-tipping was occurring on the adjacent site.

PROPOSAL

The application seeks to install a new boundary along part of the western side of Plot M in Kingsway Business Park. The application proposes to install timber fencing along primarily the side boundary of no. 2 Lichfield Terrace and slight amount to the rear of no. 1 Lichfield Terrace. The black Weldmesh fencing is proposed by the boundary with Stiups Lane. The proposed fencing will be approximately 2.4m in height.

The application is a retrospective planning application with the boundary treatment already being installed.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Adopted Rochdale Core Strategy (CS):

SD1 Delivering sustainable development

SO3 Improving design, image and quality of place

P3 Improving design of new development

T2 Improving accessibility

DM1 General development requirements

Unitary Development Plan (UDP):

G/D/1 Defined Urban Area

EC/7	Kingsway Business Park
EM/7	Development and flood risk
EM/8	Protection of ground and surface water

Supplementary Planning Documents (SPD):

Supplementary Planning Guidance note 'Guidelines and Standards for Residential Development' (June 2016).

RELEVANT SITE HISTORY

22/00373/FUL	Erection of 3 no. industrial/warehouse buildings (Use Class E(g)iii/B2/B8) with ancillary office areas, together with new access points, associated car parking servicing, fencing, landscaping and other associated works. Decision: Grant subject to conditions.
22/00376/FPDIV	Footpath diversion in relation to planning application 22/00373/FUL - Erection of 3no. industrial/warehouse building (E(g)iii/B2/B8) with ancillary office areas, together with new access points, associated car parking servicing, fencing, landscaping and associated works. Decision: Grant unconditionally
18/00943/VRCON	Removal of condition 45 (requirement for BREEAM rating) of outline planning permission 16/01085/VRCON. Decision: Grant subject to conditions.
16/01085/VRCON	Variation of condition 12 (maximum floorspace thresholds) on planning permission 14/00542/OUT to remove the references to Use Classes B1(c)/B2 and B8 and the associated floorspace figures. Decision: Grant subject to conditions.
14/00542/OUT	Outline application, with all matters reserved, for a mixed use business park comprising buildings within development plots as shown on the site location plan for General and Light Industrial Uses (Classes B1 and B2), Offices in the Use Class B1, Distribution and Storage Uses (Class B8), Research and Development Uses in Use Class B1, Car Showrooms (Sui Generis Use), Hotels in Use Class C1, Ancillary Retail and Leisure in Use Classes A1 – A5 and D2, and Residential in Use Class C3. Decision: Grant subject to conditions.
09/D52264	Outline application with all matters reserved for a business park within development plots C – X (inclusive), for B2 general and B1 light industrial use and office uses, B8 distribution and storage uses, C3 hotels, ancillary A1, A2, A3 & D2 retail and leisure uses and C1 residential uses, (reference). Decision: Grant subject to conditions.
98/D35130	Outline application for proposed business park, for B2 General and B1 light industrial use and office uses, B8 distribution and storage uses, C3 hotels, ancillary A1, A2, A3 & D2 retail and leisure uses and C1 residential uses, including details of the uses and siting and means of access to development on plots C, D, E, G, H, I & T.

Decision: Grant subject to conditions.

CONSULTATION RESPONSES

Not applicable.

REPRESENTATIONS

Letters of notification were sent to neighbour properties and a site notices were placed in the vicinity of the site. No representations have been received.

ANALYSIS

Design and Visual Amenity

Policies DM1 and P3 of the Council's adopted Core Strategy requires development proposals to adhere to high quality design and enhance the borough's identity and sense of place, by respecting context where it is positive and having regard to the scale, density, massing, height, layout, landscape, materials and access of surrounding buildings and areas in general. Paragraph 130 goes onto state that planning policies and decisions should ensure that developments function well and add to the overall quality of the area, are visually attractive as a result of good architecture, layout and appropriate and effective landscaping and are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.

In regards to the timber fencing that will be located to the side of no. 2 and to the rear of no.1. It is noted that the similar timber fencing is found along the boundary with other residential properties. Furthermore, it is noted that the height of the boundary is similar to the existing boundary treatment found on 1 Lichfield Terrace and other properties in close vicinity to the application sites. Additionally, it will be located to in an area that will not be clearly visible from public vantage points and nor will it be prominent. As such the timber fencing is considered to be acceptable.

In regards to the black Weldmesh fencing, it is noted that it is the same fencing has been installed across other parts of Plot M. It is however noted that this element of the proposed boundary treatment would be located by a residential area whereas the rest of the boundary treatment is located to the front and within a business park. Nevertheless, the fencing would be seen within the backdrop of the business park and at the end of a cul-de-sac where there is limited movement. Additionally, this boundary treatment has good permeable visibility allowing clear sight through the landscape bund which, once established, will be the focal view from the lane.

Furthermore, it is noted that the installation of the fencing aids to prevent fly-tipping on the site, which in itself creates a negative visual impact. It is noted that there does appear to be a problem of fly-tipping in the area, with the neighbouring site presently being used by fly-tippers. Additionally, the fencing being proposed is similar in height, design and colour that is commonly found on commercial units in similar locations as the applicant site.

In light of the above, the proposed fencings are considered to offer the required level of security through a relatively unobtrusive form of boundary treatment. Therefore, on balance, the proposal is considered to be acceptable in terms of visual amenity and impact on the surrounding area. The application would therefore accord, in this regard, with policy P3 and DM1 in the adopted Core Strategy and the NPPF.

Amenity

Paragraph 185 of the NPPF also states that Planning policies and decisions should ensure that new development is appropriate for its location, taking into account the likely effects of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. Paragraph 130 states that planning policies and decisions should ensure that developments 'create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience'. Policies DM1 and G9 of the adopted Rochdale Core Strategy seek to ensure that new development is compatible with surrounding land uses, both in terms of its impact upon those uses and the impact of the surrounding land uses upon the amenities of future residents / users, also requiring that development does not have impacts that lead to an unacceptable increase in air, water, noise, light or other pollution.

The properties that are conceivably most likely to be impacted by the proposed boundary treatment are the residential properties of no. 1 and no. 2 Lichfield Terrace. It is noted that there are other properties within close vicinity of the application site, however, it is considered that the boundary treatment would be set sufficiently away from these properties to unduly impact on the amenity of the occupants of these properties.

Noting that the boundary treatment is similar in height to the boundary treatment already found within the area and considering the siting of the proposed boundary treatment, it is considered that the proposed boundary treatment would allow for the occupants of no. 1 and 2 to retain a level of security without unduly impacting on the amenity of the occupants of these properties.

On balance, the proposal is considered to be compatible with Policy DM1 of the Council's Core Strategy and the requirements of the National Planning Policy Framework.

RECOMMENDATION

1. This permission relates to the following plans:-

- Location plan. Drawing no: 90080. Rev: P 01
- Existing site plan. Drawing no: 90081. Rev: P 01
- Proposed site plan and fencing. Drawing no: 90082. Rev: P 01

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 adopted Rochdale Core Strategy 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.