

APPLICATION NUMBER: 23/00301/FUL

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
23/00301/FUL	Aimee Bovaird	14 June 2023

Address: Units G34 - G46 Middleton Shopping Centre Middleton, M24 4EL

Proposal: Refurbishment of existing shop and front roller shutters

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

RECOMMENDATION	GRANT WITH CONDITIONS
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CHECKED AND SIGNED OFF BY: LA

DATE: 05.07.23

SITE

This application relates to Units G34 - G46 Middleton Shopping Centre. This site is west of Middleton Town Centre Conservation Area and within the Defined Urban Area.

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

PROPOSAL

The application proposes to repaint tiles and shutters along the front of the units.

The shop frontage is to be decorated in Ral 7016 and existing tiles walls to be decorated in Ral 7016.

There is proposed signage is not considered in this application.

RELEVANT PLANNING POLICY

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:

'The development site is within the defined town centre with parking and servicing arrangements already in place.

As a town centre location public transport links are very good and we would not expect any impact on road safety or highway capacity if the application were to be approved.

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

Env Health - Noise/Odours

This section has no objections to the proposals

Conservation And Design

The following comment were received:

'The proposed works are minor in nature and would not materially alter the appearance of the building. The impact on the setting of the Conservation Area would be neutral. The proposal would not result in any harm to the character and appearance of the Conservation Area. There would be no adverse impact on the significance of the designated heritage asset.

No objections however, the applicant should be advised that advertisement consent maybe required for any new signage. '

REPRESENTATIONS

Letters of notifications have been sent out and a site notice was put up in the vicinity. No objections or comments have been received.

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.

Core Strategy policy P2 states that the Council will conserve, promote and enhance key heritage assets and their wider settings, including listed buildings, conservation areas, registered parks and scheduled ancient monuments. The policy also requires the protection of the borough's heritage by conserving, enhancing and utilising other non-statutory heritage assets of local interest.

The proposed works to the shopfronts are to try to improve them. Therefore in principle the works are 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 proposed works relate to the façade of the building and are not considered to have a negative impact on the building or surrounding area.

The Councils Conservation Officer has been consulted and has raised no objections as the proposed works will not harm the character and appearance of the conservation area.

As such, the proposals are considered to be of a satisfactory in respect of their appearance and impact on the character of the Middleton Town Centre Conservation Area. The proposals would accord with the requirements of Policies P2 and P3 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

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

Block Plan

Existing Elevations and Floor Plans- BCBC-E-MSC-01-00-001

Proposed Floor Plans and Elevations- BCBC-E-MSC-02-00-001

and the development shall be carried out in accordance with these drawings hereby approved including the materials listed within.

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, the saved Rochdale Unitary Development Plan 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.

Notes for Applicant:

For the avoidance of doubt signage on Proposed Floor Plans and Elevations BCBC-E-MSC-02-00-001 does not form part of this application and may need separate permission.

Report Author Aimee Bovaird