

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
23/00770/FUL	Aimee Bovaird	28 September 2023

Address: Land Adjacent To Don and Soudan Mills, Oldham Road, Middleton, M24 2DB

Proposal: Erection of 3.0m high boundary fence

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

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

DATE: 18 December 2023

SITE

The application site relates to land off Don Street, comprising a Vitafoam service yard within the Soudan Mills complex.

Immediately north of the site is the River Irk, beyond which lies an area that is currently being developed for residential homes under 21/00744/FUL.

The site is located in the Defined Urban Area and is a mixed employment zone.

PROPOSAL

The proposal is the erection of 3.0m high boundary fence on the north and part of the east boundary of the service yard. The application proposals relate to acoustic attenuation measures intended to mitigate the impacts of the commercial premises on the new homes under construction to the north. With the inclusion of these measures, the applicant is seeking to reduce the extent of mitigation required for the boundaries of the new homes, subsequently improving the design and outlook of the new homes.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

Adopted Rochdale Core Strategy (CS):

DM1 General development requirements

SO1 To deliver a more prosperous economy
SO2 To create successful and healthy communities
SO3 To improve design, image and quality of place

SD1 Delivering sustainable development

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

Unitary Development Plan (UDP):

G/D/1 Defined Urban Area

EC/3 Mixed Employment Zones

Supplementary Planning Documents (SPD):

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

RELEVANT SITE HISTORY

21/00744/FUL - Residential development of 311 dwellings (Use Class C3) with associated infrastructure, landscaping and access - Approved

16/00626/FUL - Construction of a new HGV and trailer parking area including the erection of an amenity building with associated CCTV and floodlighting to north east facing elevation of site; together with the construction of new sprinkler water storage tank and pump house to east facing elevation including new site pedestrian pathway.
- Approved

CONSULTATION RESPONSES

Highways And Engineering

The following comments were received,

'It would appear that the proposed fence has no direct impact on the highway network, therefore we raise no objection to this application and request no specific planning conditions.'

Environment Agency

No comments received to date

Environmental Health - Noise/Odours

No comments received to date

Canal And River Trust

No objections.

REPRESENTATIONS

Letters of representation have been sent out to neighbours and a site notice was displayed in the vicinity of the site. No objections have been received.

ANALYSIS

Principle of Development

The site is located within a Mixed Employment Zone. The principle of development for the erection of a boundary fence is considered acceptable. The intention of the fence is to reduce the impact of industrial activity on the residents of the new homes to the north of the site. This is considered to be a preferable means of achieving this mitigation, improving design of the residential area, whilst providing more attractive outlooks. As such the proposals clearly demonstrate compliance with CS policies P2, P3 and DM1 and the NPPF.

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 on to 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.

The fencing will be 3m in height and will be timber. The fence will be located north along the boundary of the service yard. The timber fencing is considered acceptable in this location as the immediate area is industrial and will fit into the surrounding context of the 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.

For the reasons set out above in this report, the proposals will promote better amenity standards for future residents and is therefore clearly supported.

RECOMMENDATION

GRANT subject to the following 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 (KH002 dated 03/08/2023)
Site Planning Layout (KH002/DS/CSL – CL/01 Rev BD)
Acoustic Fence Detail – Don Street (dated 03/08/2023)

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.