DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
18/01438/FUL	Michael Atkinson-Smith	29 May 2019

Address: Cromer Industrial Estate Milliken Chemical Hilton Fold Lane Middleton

Proposal: Installation of 2.2m high manual vehicle and pedestrian security gates to Hilton Fold Lane entrance of Cromer Industrial Estate together with an 1.85m high automated barrier at the bottom of existing entrance ramp with associated 2.2m high palisade fencing, 2.2m high turnstiles and fences to south east and south west elevations, a 2.2m high manual gate at the entrance from Jubilee Road and an inner 2.2m high automated sliding gate.

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

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

RECOMMENDATION	GRANT

CHECKED AND SIGNED OFF BY: DR **DATE: 29/05/2019**

SITE

The application relates to an industrial unit to the north of Cromer Industrial Estate which is presently occupied by Milliken & Company who utilise the site for the manufacture of mats for industrial, commercial and residential use. Residential properties lie immediately to the northwest and north of the industrial building, the remainder of the industrial estate lies to the south and a light industrial yard and

church with open greenspace behind lie across Hilton Fold Lane to the east. Three vehicular access points to the external car parking area of the industrial estate are located along Hilton Fold Lane, with the main vehicle access gate being that which is southernmost. This access point runs past a peripheral parking area and into the main service yard which provides access to the main application site and other neighbouring units on Cromer Industrial Estate. An additional service yard is located to the rear of the site which is accessed down a sloping ramp from Jubilee Road which runs between Nos. 102-104 of that that street. A public footpath running along the northern site boundary also emerges onto Jubilee Road at this point. The application lies within a Mixed Employment Zone.

PROPOSAL

The application proposes a package or works to install fencing and associated gates and pedestrian turnstiles to provide enhanced security of the application site. The proposed works are as follows:

- Installation of manually operated 2.2m high vehicle and pedestrian gates at the southernmost site entrance off Hilton Fold Lane. The gates and fencing would be of traditional paladin railing design to match the existing perimeter fence and be painted RAL 6005 Green. These gates would only be locked when the site is fully unoccupied.
- Installation of 1.85 high automatic swipe access vehicle banner with dual eight intercom at the bottom of the main vehicle access ramp within the site. The aluminium barriers would be painted white with red mounting, end cups and top edge and site between an extension to the existing RAL6005 Green palisade fencing which would include a swipe access pedestrian gate with intercom.
- Installation of 2.2m high RAL 6005 Green palisade fencing, swipe access turnstile and vehicle access gate to provide gated compound within yard area adjacent to southwest elevation (Turnstile 1).
- Installation of 2.2m high RAL 6005 Green palisade fencing, swipe access turnstile and vehicle access gate between south east elevation and site boundary with Hilton Fold Lane (Turnstile 2).
- Relocation of existing manual access gates from within the site to Jubilee Road entrance. This gate would be locked when not in use and the site is unoccupied. All fencing and gates to be painted RAL 6005 Green.
- Installation of sliding vehicle access gate within the site at the base of the Jubilee Road entrance ramp. The gate would slide open behind the existing brick wall and include an intercom. The gate would be steel painted RAL 6005 Green.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF) – February 2019
National Planning Practice Guidance (NPPG)

Adopted Rochdale Core Strategy (CS):

SO1	**Delivering a more prosperous economy**
E2	Increasing jobs and prosperity
E3	Focussing on economic growth corridors and areas
SO3	**Improving design, image and quality of place**
P3	Improving design of new development

SO5	**Improving accessibility and delivering sustainable transport**
T2	Improving accessibility
DM1	General development requirements
SD1	Delivering sustainable Development

Unitary Development Plan (UDP):

A number of policies contained within the Unitary Development Plan have been saved following the adoption of the Core Strategy. The following saved policies are relevant:

G/D/1	**Defined Urban Area**
G/EC/1	**Employment Land Supply**
EC/3	Mixed Employment Zones – *to be read in conjunction with Core Strategy Policies E2 and E3 until replaced by Site Allocations or other DPD.*

RELEVANT SITE HISTORY

14/00477/FUL	Installation of 340 cubic metre water storage tank. Granted STC June 2014
03/D41619	Alterations to existing loading bay, construction of new 4 berth loading bay with canopy, creation of a new car park and boundary fence. Granted STC September 2003
93/D29129	Erection of 1.8m high boundary fencing. Granted STC April 1993

CONSULTATION RESPONSES

Highways and Engineering - We have no objections to this proposal.

REPRESENTATIONS

Letters of notification were sent to surrounding neighbours and two site notices posted in the vicinity or each main site entrance. No representations have been received.

ANALYSIS

Principle of Development

The application site is allocated as Defined Urban Area as defined under saved policy G/D/1 of the Rochdale Unitary Development Plan. The site also lies within a Mixed Employment Zone, although saved UDP policy EC/3 is not directly relevant as it is concerned with the use of the land and the application is merely for the improved security features. As the proposed formation of an additional vehicular access would support the operations of an existing business within a Mixed Employment Zone, the application is considered to be acceptable in principle and in accordance with the relevant parts of policies E2 and E3 of the adopted Rochdale Core Strategy, saved UDP policy EC/3 and the requirements of the National Planning Policy Framework.

Impact on Highways, Parking and Access

Policy DM1 requires all development proposals to demonstrate that they provide satisfactory vehicular access with adequate parking, manoeuvring and servicing arrangements, taking account of the proposed use and location. Policy T2 deals with accessibility.

The proposed installations within the site would provide security to building entrances and yards to suit the needs of the occupier and would not result in access or highways issues outside of the site. The proposed access gates off Jubilee Road and Hilton Fold Lane would only be opened and closed at the start and end of the day to provide security when the site is unoccupied and therefore the impact of cars blocking the highway awaiting access would be minimal. It is acknowledged that space would remain clear of the highway at both main site entrances for a car to temporarily park whilst the gates are operated. No objections have been received from the Council's Highways Officer and the proposed works are therefore considered to be acceptable and in accordance with Core Strategy policies DM1 and T2 and the National Planning Policy Framework.

Impact on Visual Amenity

Policy P3 of the Core Strategy requires all new developments, including associated landscaping, to adhere to high standards of design. Policy DM1 requires that all development proposals demonstrate that they are of a high quality design and take the opportunity to enhance the quality of the area.

The application site is an existing industrial facility already secured a low iron railing with hedge to the front and an inner layer of palisade fencing characteristic of such a facility. With the exception of the manual access gates to the Jubilee Road and Hilton Fold Lane entrances, all gates and fencing would be installed well within the site and therefore would have little impact on the visual amenities of the area. The proposed manual access vehicle and pedestrian gates would match the existing boundary treatments in respect of dark green colouring and would be of a suitable height for their intended purpose. The gate and fencing alongside Hilton Fold Lane would be installed between existing gate posts and set slightly lower. An amendment has been secured in the interests of visual amenity to substitute the originally proposed palisade fence type with a more traditional iron railing design to match the existing perimeter fence.

It is therefore considered that the proposed gates and fences are acceptable in respect of visual appearance and compliant with the requirements of Core Strategy policies DM1, P3 and the National Planning Policy Framework.

Impact on Surrounding Occupiers / Residential Amenity

Core Strategy policy DM1 requires all development proposals to demonstrate that they will not have a negative impact upon the amenities of future residents and occupiers. Paragraph 127 of the National Planning Policy Framework advises that planning decisions should result in places with a high standard of amenity for existing and future users.

The scale, nature and siting of the proposed gates are not considered to result in undue amenity impacts for surrounding occupiers. It is acknowledged that early morning and late evening opening and closing of the manual gates between Nos. 102-104 Jubilee Road could be noisy if not carried out carefully but the potential impact of this is not sufficient to warrant a refusal of planning permission. Greater and more robust security of the site is also likely to have a positive impact on surrounding residential occupiers. On this basis, the proposal is acceptable in

respect of protecting the amenity of surrounding occupiers and the proposal accords with Core Strategy policy DM1 and the National Planning Policy Framework.

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
- Proposed Site Layout Version 4 29.05.19
- Milliken Manal Main Entrance Version 3 29.05.19
- Milliken Automatic Main Entrance Version 2 05.03.19
- Milliken Current Site Layout Version 2 12.04.19
- Milliken Turnstile 1 Side Elevation Version 2 05.03.19
- Milliken Turnstile 1 Front Elevation Version 2 05.03.19
- Milliken Turnstile 2 Version 2 05.03.19
- Milliken Jubilee Road Manual Gate Version 2 05.03.19
- Milliken Jubilee Road Automatic Gate Version 2 05.03.19

and the development shall be carried out in complete 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, the saved Rochdale Unitary Development Plan and the National Planning Policy Framework.

3 The metalwork of the gates, fences and turnstiles hereby approved, with the exception of the Swipe Access Vehicle Barrier shown on drawing 'Milliken Automatic Main Entrance' shall be colour treated Green RAL 6005 upon installation and shall be retained as such thereafter.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies P3 and DM1 of 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 and positively to issue the decision without delay.

Report Author Michael Atkinson-Smith