APPLICATION NUMBER: 21/00033/FUL

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
21/00033/FUL	Rachel Carney	2 March 2021

Address: British Millerain Co Ltd 1 Unit 1 Buckley Brook Mill Buckley Road Rochdale OL12 9DJ

Proposal: Increase in part of existing building height together with external works to cladding to match existing

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?	y

EIA	**Screening opinion completed and saved to Onbase?**	n

CONDITIONS	**Pre-commencement conditions proposed?**	n
	Pre-commencement conditions agreed (or notification period expired)?	n

RECOMMENDATION	APPROVE

CHECKED AND SIGNED OFF BY: EH **DATE: 8 March 2021**

SITE

Buckley Brook Mill is a relatively large existing industrial building. The building is of brick and profiled metal cladding construction and is roughly rectangular in shape, with additions to the south and east. The building is set towards the north of the site with servicing and parking provided to the south. There is also a vacant area of land to the east of the site.

The site is within an area that is characterised by industrial development and is allocated as a Primary Employment Zone which contains a number a large industrial units. Adjoining the site to the south an unused area of land appears to be used for informal parking and to the east the site borders onto a vegetated strip of mature trees, a brook and an old mill pond, access to which is available via a strip of land that runs adjacent to the north of the site. The site lies within Flood Zone 2; a small part, not proposed to be developed under the remit of the current application, lies within Flood Zone 3).

PROPOSAL

The application proposes an increase in the height of part of the existing building so as to accommodate new machinery and storage space.

The area proposed to be extended is the south east corner of the main building area, which sits adjacent the recent extension (approved in 2018). The area measures approximately 15.7 by 17.6m and it is proposed that the roof be increased to match existing, at a maximum height of 9.2m.

The extension would be constructed with metal cladding to the walls and roof.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF) – Revised July 2018

National Planning Practice Guidance (NPPG)

Core Strategy (CS)

E2 Increasing jobs and prosperity
P1 Improving image
P3 Improving design of new development
G8 Managing water resources and flood risk
G9 Reducing the impact of pollution, contamination and land instability
T2 Improving accessibility
DM1 General development requirements

Unitary Development Plan (UDP):

G/D/1 Defined Urban Area
E/C/2 Primary Employment Zone

RELEVANT SITE HISTORY

80/D10117 Portal framed industrial building – Approved

99/D26279 Change of use from production/manufacturing and storage to storage only – Approved

00/D37556 Partial demolition of existing building and erection of replacement warehouse – Approved

01/D38604 Change of use from warehousing to manufacturing – Approved

18/00583/FUL Erection of first floor mezzanine to provide more office space within existing factory and use of existing offices as storage including the installation of windows to first floor to Buckley Road elevation – Approved

18/00584/FUL Proposed rear extension to existing factory to provide new manufacturing area - Approved

CONSULTATION RESPONSES

Env Health - Noise/Odours

Given the objections raised and the lack of detail regarding the new machinery (noise output etc) we cannot support the application in its current form. To allow full consideration we would be looking for a noise impact assessment to be undertaken and where necessary inform the design.

Additional comment: the condition (of the original permission 01/D38604) can and does control noise form the building and should be carried over to the new consent. My only comment would be that we do not know if the new plant and building will be complaint with the condition.

REPRESENTATIONS

The application has been publicised with a site notice and neighbour notification letters. One letter of objection has been received and this is summarised below:

- Complaints over the existing noise generated by the business, from both within the building and the yard. Concerns that the development will increase noise levels from the site

ANALYSIS

Principle of Development

The application site is located within a Primary Employment Zone, where saved UDP policy EC/2 establishes that development for industrial, business and warehouse uses will be permitted if the applications are:

- of an appropriate scale and character for the area;
- will cause no unacceptable environmental or amenity problems;
- will cause no unacceptable traffic problems and have adequate on site provision for parking, serving and manoeuvring.

Policy E2 of the adopted Core Strategy is also relevant for the development of industrial/business sites and this aims to ensure a sufficient supply of land to support the creation and retention of successful businesses.

The application proposes development in connection with the existing industrial business on the site and information submitted with the application states that the proposed extension is required to accommodate new machinery and provide storage.

In light of the above it is considered that the proposed extension would help secure the long term retention of an existing business within Rochdale and within an employment zone. As such, subject to their being no undue harm to matters such as amenity, the environment and highway safety, it is considered that such a development should be supported and the application would accord with the above policies.

Impact on Visual Amenity

Policies DM1 and P3 of the Council's adopted Core Strategy require development proposals to demonstrate high quality design. In addition, paragraphs 124 and 127 of the National Planning Policy Framework (NPPF) state that the Government attaches great importance to the design of the built environment and that good design should contribute positively, making places better for people and should be visually attractive as a result of good architecture and appropriate landscaping.

The application proposes alterations to the existing building to increase the roof height of the south eastern corner of the main building to match the rest (of the main building). Materials are proposed to match existing and given that the extension would essentially infill a corner of the building it is considered that the development would have very little impact on the visual amenity of the area. Subject to appropriate material it is considered that the proposed extension would result a relatively minor visual change to the building and one that would protect the existing character and visual amenity. The application is therefore acceptable in this regard and in accordance with the above policies.

Relationship with surrounding land uses

Along Buckley Mil Lane the predominant land use is business/industrial and this application complements those surrounding businesses, particularly with the site being located within a primary employment zone.

To the south and south west of the site, across Buckley Brook, the land is dominated by residential development with the boundary of the nearest dwelling located approximately 28m to the south east of the building.

One objection has been received from a neighbouring resident with concerns over existing noise generated at the site. These concerns relate to the noise created by machinery inside the building and the activities under taken by lorries, etc within the yard. The objector is concerned that if the application is approved noise levels at the site will increase further.

Consultations have been undertaken with the Council's Public Protection (Noise and Odours) Officer and the objection has been forwarded. The Public Protection officer has reviewed the application and objection and whilst it is considered important that any new machinery brought to the site as a result of the proposed extension does not result in any excessive or harmful noise, it is also noted that noise emissions from the site are controlled through a condition on application 01/D38604. The noise levels controlled by this condition are still enforceable and would be sufficient to control noise any new machinery brought to the site in planning terms.

Further to the above, whilst it is recognised that there are some noise concerns from a neighbouring resident, noise is already a matter which is controlled on site through the aforementioned condition. If there are concerns that this is not be adhered to this is a matter for enforcement. However, in regards the current application it is

considered that the application would not unduly harm the amenity of neighbouring residents and the application is acceptable in this regard.

Flooding and Drainage

The application site is located within the Flood Zone 2. Policy G8 requires the Council to manage water resources and flood risk. Saved UDP Policy EM/7 states that development will not be permitted in areas identified as flood plains, or other areas where development could contribute to increased flood risk.

The application proposes alterations to the existing height of one corner of the building. It does not propose any increase in overall floor area nor would it increase the size/area of the roof surface. Given the nature of the application the development would not increase runoff from the site and would not increase flood risk in the area. The application is acceptable in this regard.

Highway safety

It is also important to ensure that the development would not unduly impact on highway safety. Given the relatively small scale of the development, compared with the existing buildings and operations at the site it is considered that the development would not result in additional traffic movements to the site that could adversely impact on highway safety in the area. The application details within the application form that the development would not increase employee numbers at the site and the application is acceptable in respect of this matter and in accordance with policy DM1 of the Core Strategy.

RECOMMENDATION **REFUSE**

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 Plans – Drawing no. 01 Rev A
Site Plan, Existing and Proposed Floor and Roof Plans – Drawing no. 02 Rev A
Existing Elevations – Drawing no. 03 Rev A
Proposed Elevations and Roof Plan – Drawing no. 04 Rev A

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 saved Rochdale Unitary Development Plan, the adopted Rochdale Core Strategy and the National Planning Policy Framework.

3. The materials used in the construction of the exterior of the development hereby permitted shall match those used in the construction of the exterior of the existing building in colour, form, type, size and texture.

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 to issue the decision without delay.

Notes for Applicant:

Report Author Rachel Carney