

Application No: 12/1151M

Location: SWIZZELS MATLOW DISTRIBUTION CENTRE, LONDON ROAD,
ADLINGTON, SK10 4LZ

Proposal: 48.00m X 30.00m Warehouse Extension (Resubmission of 11/2865M)

Applicant: Swizzels Matlow Ltd

Expiry Date: 20-Jun-2012

SUMMARY RECOMMENDATION

Approve subject to conditions

MAIN ISSUES

Impact on the character and appearance of the surrounding area,
neighbouring amenity, highway safety, protected species.

Date Report Prepared: 11th May 2012

REASON FOR REPORT

The application comprises a small-scale major development as the floorspace proposed would exceed 1,000 squares metres.

DESCRIPTION OF SITE AND CONTEXT

The application site comprises a grassed area of land located to the south of the existing distribution centre of Swizzels Matlow Ltd. The site is accessed via Candy Lane from London Road, Adlington and forms part of the Adlington Industrial Estate. The land to the south and west of the application site (beyond the Industrial Estate) comprises Green Belt.

DETAILS OF PROPOSAL

Outline planning permission is sought for a 48m x 30m industrial building to provide an extension to the existing warehouse that will be used by the applicants as part of their warehousing/distribution centre (Use Class B8). Permission is sought for access at this stage with all other matters (appearance, landscaping, layout and scale) left until the reserved matters stage.

This application is a re-submission of a recently refused application for 3no. units (Use Class B2). The application was refused by the Northern Planning Committee as it would have interfered with the construction and provision of the Poynton Bypass. This application has reduced the size of the proposed building.

RELEVANT HISTORY

11/2865M Outline application for new 45m x 45m industrial building to provide 3No. industrial units for B2 Use
Refused 17-Oct-2011

POLICIES

Regional Spatial Strategy

DP1 Spatial Principles
DP3 Promote Sustainable Economic Development
DP4 Make the Best Use of Existing Resources & Infrastructure
W1 Strengthening the Regional Economy
EM1 Integrated Enhancement and Protection of the Region's Environmental Assets

Local Plan Policy

NE11 Nature Conservation
BE1 Design Guidance
E1 Employment Land Policies
E4 Industry
DC1 New Build
DC3 Amenity
DC6 Circulation and Access
DC8 Landscaping
DC63 Contaminated Land Including Landfill Gas
T7 Safeguarded land along proposed road schemes

Other Material Considerations

National Planning Policy Framework

CONSIDERATIONS (External to Planning)

Highways: No objection

Environmental Health: No objection subject to the standard informative in respect of contaminated land.

VIEWS OF THE PARISH / TOWN COUNCIL

Adlington Parish Council – No objection

OTHER REPRESENTATIONS

None received

APPLICANT'S SUPPORTING INFORMATION

A Design & Access Statement and indicative site location plan have been submitted with the planning application.

OFFICER APPRAISAL

Policy

The NPPF endorses and reinforces the system of statutory development Plans. Paragraph 12 states that the: '*National Planning Policy Framework does not change the statutory status of the development plan as the starting point for decision making. Proposed development*

that accords with an up-to-date Local Plan should be approved, and proposed development that conflicts should be refused unless other material considerations indicate otherwise.'

When considering the weight to be attached to development plan policies, paragraphs 214 and 215 enable 'full weight' to be given to Development Plan policies adopted under the 2004 Act. The Macclesfield Local Plan policies, although saved in accordance with the 2004 Act are not adopted under it. Consequently following the guidance in paragraph 215, "*due weight should be given to relevant policies in existing plans according to their degree of consistency with this framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given)*".

The Local Plan policies outlined above are consistent with the NPPF and therefore should be given full weight.

Principle of Development

The application site forms part of the Adlington Industrial Estate whereby policy E4 of the Local Plan is applicable. This policy states that general industry (B2), warehousing (B8), high technology (B1b) and light industry (B1c) will normally be permitted on designated employment areas to ensure that a range of manufacturing/industrial job opportunities are maintained in order to encourage continued strengthening and diversification of the local economy.

Adlington Industrial Estate is one of the designated employment areas listed by the policy and the proposed development seeks permission for a warehouse extension for B8 Use. The principle of the proposed development is therefore considered to comply with policy E4 of the Local Plan.

Design

Whilst 'appearance', 'scale' and 'layout' have been left until the reserved matters stage, detailed information has been provided within the submitted Design & Access Statement and the application form as to the design, materials and scale of the proposed building and an indicative site location plan has been provided that demonstrates how the proposed development could be positioned on the site.

The submitted information states that the building will measure 48m x 30m and will have an internal floor area of 1400m². It will have a height that is the same as the centre section of the existing main warehouse. It will be constructed with a mild steel portal frame. Facing brick will be used for the first 2.1 metres above ground level whilst profile steel insulated cladding will be erected above. The roof will be constructed of profile steel insulated sheets with 10% evenly spaced double skin patent roof lights. The colour of the materials and the bricks are to be agreed with the LPA. The yard area will be formed in reinforced concrete to match the existing yard area.

The indicative site location plan outlines that the building would be attached to the southern elevation of the existing distribution centre and stepped back approximately 27 metres from the front elevation of the adjacent building. A yard area would be provided immediately to the east of the building. The proposed building would be sited so as not to encroach into the existing landscape buffer to the southern and western boundaries of the site.

The description of the scale, design and proposed materials that are to be used in the construction of the proposed building are typical of an industrial building and would be similar in design to the existing building as well as those already in place on Adlington Industrial Estate. The indicative site location plan demonstrates that a development of the scale proposed would sit comfortably within the site. Green Belt land is located to the south and west of the application site however a mature landscape buffer of trees and hedges forms the boundaries to the site and provides a high level of cover. The proposed extension would be seen against the backdrop of other industrial buildings, including the adjacent distribution centre building and the height of the proposed building could be assessed under the reserved matters application relating to 'scale'.

It is for these reasons that it is considered that subject to the imposition of a condition requiring the submission and approval of materials, the proposed building would not be detrimental to the character or appearance of the surrounding area and would comply with policies BE1 and DC1 of the Local Plan.

Amenity

The application site forms part of the Adlington Industrial Estate with Green Belt surrounding the southern and eastern boundaries. No residential properties are located in close proximity to the application site. It is therefore not considered that the proposed development would have a detrimental effect on neighbouring amenity and would comply with policy DC3 of the Local Plan.

Highways

The application site would utilise the existing access road ('Candy Lane') and access onto London Road that is currently used by the existing distribution centre that is adjacent to the application site. No alterations are proposed to either of these. Whilst 'layout' is a matter that has been left until the reserved matters stage, an indicative site location plan has been provided that indicates that a yard area would be provided to the east of the extension.

The Strategic Highways Manager has assessed the planning application and notes that the development is for the construction of an extension to an existing warehouse, with access served from within the existing building. He notes that the proposal respects the line of the Poynton bypass and would appear to not hinder the future development of the Poynton bypass. In view of the above he raises no highway objection. The proposed development is therefore considered to comply with policies DC6 and T7 of the Local Plan.

Ecology

The application site is located in close proximity to 2no. ponds. The Nature Conservation Officer has assessed the planning application and does not anticipate there being any significant ecological issues associated with the proposed development. The proposed development is therefore considered to comply with policy NE11 of the Local Plan.

Landscape

'Landscaping' has been left until the submission of the reserved matters application and therefore this is not a matter to discuss during the course of this application, however it is noted from the indicative site location plan that the proposed building could be sited so as not to effect the existing landscape buffer that forms the southern and western boundaries.

Environmental Considerations

The application area has a history of industrial use and therefore the land may be contaminated. As such, and in accordance with PPS23, the Environmental Health Division recommends that the standard informative in respect of contaminated land be attached should permission be granted.

CONCLUSIONS AND REASON(S) FOR THE DECISION

The proposed extension for B8 use would be located within the existing Adlington Industrial Estate and therefore in principle would comply with planning policy. The revised scheme has overcome the previous concerns in respect of the Poynton Bypass and therefore the proposed development would not have a detrimental affect on highway safety. The indicative information in respect of the scale, design and materials of the proposed building is considered to reflect the other buildings on the industrial estate and protected species would not be harmed. It is for these reasons that it is considered that the proposed development would comply with the relevant policies in the Local Plan and the National Planning Policy Framework. The application is therefore recommended for approval.

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