

Application No: 11/2865M

Location: Swizzels Matlow Limited, Distribution Centre, Candy Lane, LONDON ROAD, ADLINGTON, CHESHIRE, SK10 4LZ

Proposal: Outline Application for New 45.00 x 45.00 M Industrial Building to Provide 3 No. Industrial Units for B2 Use

Applicant: Swizzels Matlow Limited

Expiry Date: 27-Oct-2011

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: 30th September 2011

REASON FOR REPORT

The application comprises a small-scale major development as the floorspace proposed would exceed 1,000 square 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 45m x 45m industrial building to provide 3no. industrial units for B2 Use. Permission is sought for access at this stage with all other matters (appearance, landscaping, layout and scale) left until the reserved matters stage.

RELEVANT HISTORY

No relevant planning history

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

Other Material Considerations

PPS1 Delivering Sustainable Development
PPS4 Sustainable Economic Development

CONSIDERATIONS (External to Planning)

Highways: Comments awaited

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**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 3no. industrial units for B2 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 arranged on the site.

The submitted information states that the building will measure 45m x 45m and will be subdivided into 3 no. units that will each have an internal floor area of 650m². It will have an eaves height of 6.5 metres and the roof will have a 10-degree pitch. 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 will be agreed with the LPA. The yard areas will be formed in reinforced concrete and the car parking areas in consolidated limestone hardcore with a tarmac finish.

The indicative site location plan outlines that the building would be sited 3 metres to the south of the adjacent distribution centre and stepped back 12 metres from the front elevation of the adjacent building. Parking, loading/unloading areas would be provided immediately to the east of the building adjacent to the existing access road. 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 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 form the boundaries to the site and provide a high level of cover. The proposed building 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 outlines that each unit would have a loading/unloading area to the front. 24no. parking spaces, 2no. disabled parking spaces and 10no. cycle spaces would be provided and these have been shown on the indicative site location plan.

The comments of the Strategic Highways Manager are currently awaited.

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 is therefore 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 site 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 industrial building subdivided into 3no. separate units for B2 use would be located within the existing Adlington Industrial Estate and therefore in principle would comply with planning policy. 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.

SUBJECT TO

The comments of the Strategic Highways Manager.

Application for Outline Planning

RECOMMENDATION: Approve subject to following conditions

1. Commencement of development
2. Time limit for submission of reserved matters
3. Submission of reserved matters
4. Submission of samples of building materials

5. Landscaping (implementation)
6. Limitation on use
7. Development in accord with approved plans

