

Planning Services

COMMITTEE REPORT

AGENDA ITEM NUMBER: 3(e)

APPLICATION DETAILS

APPLICATION NO:	PL/5/2010/0503
FULL APPLICATION DESCRIPTION	REAR EXTENSION TO CREATE COLD STORE
NAME OF APPLICANT	MR J WALLACE
SITE ADDRESS	1, COOK WAY, PETERLEE, COUNTY DURHAM, SR8 2HY
ELECTORAL DIVISION	SHOTTON
CASE OFFICER	Allan Fenwick (0191) 527 4304 allan.fenwick@durham.gov.uk

DESCRIPTION OF THE SITE AND PROPOSAL

Site:

- 1 The application site lies within the North West Industrial Estate, Peterlee and is surrounded on all sides by a combination of other industrial units of various scales, designs and uses.

Proposal:

- 2 Full planning permission is sought for the erection of a factory extension to the southwest facing elevation of the Eden Farm storage and distribution unit.
- 3 The extension would increase the floor space of the unit by 1500 square metres in order to expand the cold storage area for the continued growth of the business to create a central hub for the storage and distribution facility to remain in the area.
- 4 The extension would span the full width of the unit (almost 60.0m) and would project approximately 25.0m from its existing southwest facing elevation. In turn, the ridgeline of the extension would be approximately 13.2m above finished ground level. In effect, the overall height of the extension will be almost double that of the existing unit. The extension would be constructed in materials all to match existing.
- 5 The application is reported to the Committee as it constitutes major development due to the scale of the increased floor space.

PLANNING HISTORY

No relevant history

PLANNING POLICY

6 NATIONAL POLICY:

Planning Policy Statement 1: Delivering Sustainable Development sets out the Governments overarching planning policies on the delivery of sustainable development through the planning System

1. One of the Government's key aims is to encourage continued economic development in a way which is compatible with its stated environmental objectives. Economic growth and a high quality environment have to be pursued together. The Environment White Paper "This Common Inheritance" (Cm 1200) emphasised this relationship when it said that "Economic growth is not an end in itself. It provides us with the means to lead better and fuller lives. There is no contradiction in arguing both for economic growth and for environmental good sense. The challenge is to integrate the two."

2. Responsibility for the environment is not solely the preserve of central and local government. The planning system plays an important role integrating environmental and economic objectives. Development plans provide the policy framework, weighing the importance of industrial and commercial development with that of maintaining and improving environmental quality. The principles of sustainable development require the responsible use of man-made and natural resources by all concerned in a way that ensures that future generations are not worse off. Careful attention to environmental issues makes good economic sense for business and industry

The above represents a summary of those policies considered most relevant. The full text can be accessed at: <http://www.communities.gov.uk/planningandbuilding/planning/planningpolicyguidance/planningpolicystatements>

7 LOCAL PLAN POLICY:

District of Easington Local Plan

Policy 1 - Due regard will be had to the development plan when determining planning applications. Account will be taken as to whether the proposed development accords with sustainable development principles while benefiting the community and local economy. The location, design and layout will also need to accord with saved policies 3, 7, 14-18, 22 and 35-38

Policy 35 - The design and layout of development should consider energy conservation and efficient use of energy, reflect the scale and character of adjacent buildings, provide adequate open space and have no serious adverse effect on the amenity of neighbouring residents or occupiers

Policy 36 - The design and layout of development should ensure good access and encourage alternative means of travel to the private car

Policy 37 - The design and layout of development should seek to minimise the level of parking provision (other than for cyclists and disabled people)

Policy 53 - General industrial estates are designated for B1, B2 and B8 uses at Peterlee North East, Peterlee North West, Peterlee South West and Dalton Flatts, Murton. Retail will be allowed in accordance with policy 105

The above represents a summary of those policies considered most relevant in the Development Plan the full text, criteria, and justifications of each may be accessed at <http://www.durham.gov.uk/Pages/Service.aspx?ServiceId=7534>

CONSULTATION AND PUBLICITY RESPONSES

8 STATUTORY RESPONSES:

Parish Council: No response

Northumbrian Water Limited: No objection

9 INTERNAL CONSULTEE RESPONSES:

Environmental Health: No response

Highways: Deemed acceptable from a highways point of view

10 PUBLIC RESPONSES:

An advert was posted in the local press – no responses have been received

Twenty-six neighbour notification letters were sent to residential properties and business premises adjacent to the application site – no responses have been received

Two site notices were posted adjacent to the application site – no responses have been received

11 APPLICANTS STATEMENT:

Eden Farm Limited is a long established distributor of frozen food and ice cream, with its head office in Peterlee. Over recent years the company has achieved steady and consistent growth, with an annual turnover increasing from £11.5million to in excess of £30.0million over the last five years. We were recently named in the 'North East Fastest Fifty' growing companies.

As part of this, we plan further to expand our operation by extending and re-developing our premises at 1, Cook Way. This work involves extending the building and building a new cold store within, as well as refurbishing the offices.

This will allow us to preserve existing jobs (around 60), and create new ones, in the East Durham area, as well as keeping the company's head office here. The jobs created will be across a wide range of skills and functions.

The project enjoys the support of our MP, as well as local agencies such as One North East, East Durham Business Services and County Durham Development Company.

The above represents a summary of the comments received on this application. The full written text is available for inspection on the application file which can be viewed at <http://planning.easington.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=111418>. Officer analysis of the issues raised and discussion as to their relevance to the proposal and recommendation made is contained below

PLANNING CONSIDERATION AND ASSESSMENT

12 The proposed development is considered to accord with the relevant development plan policies. The overall height of the extension will be almost double that of the existing unit. However, it is important to note the extension is in keeping with the general skyline of the existing developments along Cook Way and Shotton Road as well as the wider setting of the North West Industrial Estate in terms of scale and design. The proposed materials are also considered acceptable and as such, it is not considered necessary to impose any material conditions. In economic and

employment terms, the extension of the unit would assist the company's operations and future growth, whilst at the same time, maintain their presence within the Industrial Estate and wider area of County Durham.

- 13 It is acknowledged a crescent of eighteen semi-detached residential properties lies to the south of the unit. The distance between the existing gable elevation of the nearest property 1, Whitehouse Crescent and the unit is more than 80.0m. It is worth noting the juxtaposition of the eleven adjacent neighbouring semi-detached properties 2-12, Whitehouse Crescent is such that their front elevations angle away from the unit in a north-easterly direction. Admittedly, the six remaining semi-detached properties 13-18, Whitehouse Crescent face towards the unit in a north-westerly direction. However, the distance between their front elevations and the unit is almost 150.0m. The residential properties were consulted by means of neighbour notification letters and one of the two site notices erected was posted on a lamppost close to the entrance of the estate road. No letters of objection have been received from the consulted properties, or adjacent industrial units.
- 14 An adjacent builders merchant bounds the southern boundary of the unit. The classified Shotton Road lies beyond the builders merchants and provides a link to other industrial units within the adjacent Whitehouse Business Park to the south and the settlements of Peterlee to the east and Shotton to the west.
- 15 Therefore, it is considered the visual impact of the extension, although higher than the existing building, is somewhat mitigated given the unit is well established and its premises fall within the designated North West Industrial Estate, taking into account the intervening builders merchants, classified Shotton Road and the juxtaposition of the adjacent residential properties. The extension will project no closer to the residential properties and is considered to be a sufficient distance away so as not to affect their outlook significantly.
- 16 Durham County Council, Highways Development Control Section has no objections to the proposal given the extension would have no highway/traffic implications upon the existing layout of the unit.

CONCLUSION

- 17 The principle and use of the unit have already been established on an existing industrial estate. The proposal is considered to be appropriate in terms of scale, design and materials and use. Although no increase in employment is specified, the extension will assist in the expansion of an established company.
- 18 Overall, it is considered the proposal is an acceptable form of development and accords with the intentions and policies of both national and regional guidance together with the current Local Plan and will contribute to the continued growth of the business.

RECOMMENDATION

19 That the application be **APPROVED** subject to the following conditions;

Conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004

2. The development hereby approved shall be carried out in strict accordance with the following approved drawings. Design and Access Statement, Location Plan plus Drawing Numbers P101, P102, P103 and P104 received 15/10/2010

Reason: To define the consent and ensure that a satisfactory form of development is obtained in accordance with saved Policies 1 and 35 of the District of Easington Local Plan

REASONS FOR THE RECOMMENDATION

1. The development was considered acceptable having regard to the following development plan policies:

PLANNING POLICY STATEMENT
PLANNING POLICY GUIDANCE
DISTRICT OF EASINGTON LOCAL PLAN
DISTRICT OF EASINGTON LOCAL PLAN
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PPS1 - Delivering Sustainable Development
PPG4 - Industrial, commercial development and small firms
GEN01 - General Principles of Development
ENV35 - Environmental Design: Impact of Development
ENV36 - Design for Access and the Means of Travel
ENV37 - Design for Parking
IND53 - Existing General Industrial Estates

2. In particular the development was considered acceptable having regard to consideration of issues of visual amenity and highway safety

BACKGROUND PAPERS

- Submitted Application Forms and Plans
- Design and Access Statement
- North East of England Plan Regional Spatial Strategy to 2021 (RSS) July 2008
- District of Easington Local Plan 2001
- Planning Policy Statements / Guidance, PPS1, PPG4
- Consultation Responses

