

REPORT

Application Ref: 22/0587/FUL

Proposal: Full: (Major) Re-roof building with Tata Trisomet 120mm Merlin Grey HPS200 Ultra steel sheet roof.

At: Graham Engineering Ltd, Edward Street, Nelson

On behalf of: Graham Engineering Ltd

Date Registered: 13/09/2022

Expiry Date: 13/12/2022

Case Officer: Laura Barnes

Site Description and Proposal

The application site relates to an existing commercial premises located within the settlement boundary. It is indicated on the Local Plan Proposals Map as a "Protected Employment Area".

The proposal is for works to the roof which would involve a replacement material for the existing tiled roof, comprising steel sheeting.

Relevant Planning History

13/03/0679P: Erect security fence and gates to Edward Street and Regent Street.
Approved with conditions

13/03/0706P: Outline: Erection of a warehouse extension
Approved with conditions

13/03/0825P: Full: Erect security fencing and gates to Edward Street and Regent Street, Nelson (Amended Scheme)
Approved with conditions

13/09/0258P: Full: Erection of a warehouse store.
Refused

13/96/0211P: Erect warehouse unit between two existing factory units
Approved with conditions

21/0808/FUL: Full: Replace existing tiled roof with a Tata Trisomet 120mm Merlin Grey HPS200 Ultra steel sheet roof.
Approved with conditions

Consultee Response

LCC Highways

No objection

Lead Local Flood Authority

No comments

Public Response

Nearest neighbours notified, a site & press notice displayed, without response.

Officer Comments

Policy

Pendle Local Plan Part 1: Core Strategy

Policy SDP1 (Presumption in Favour of Sustainable Development) takes a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.

Policy ENV2 (Achieving Quality in Design and Conservation) identifies the need to protect and enhance the heritage and character of the Borough and quality of life for its residents by encouraging high standards of quality and design in new development. It states that siting and design should be in scale and harmony with its surroundings.

National Planning Policy Framework

The Framework states that the purpose of the planning system is to contribute to the achievement of sustainable development. It states that there are three dimensions to sustainable development: economic, social and environmental. The policies of the Framework, taken as a whole, constitute the Government's view of what sustainable development in England means in practice for the planning system.

Design

The proposed development involves replacing the existing tile roof of four of the buildings within the complex. The replacement roof material is to be a steel sheeting. A small section of roof has recently been replaced under planning application reference 21/0808/FUL. The proposed development is a much larger area of roof and covers the remaining part of roof within the site.

The material is very commonplace amongst other industrial buildings and has a utilitarian appearance. The colour of the metal sheets are to be grey, which is acceptable in the context of the surrounding industrial buildings. The proposed re-

roofing would result in a uniform appearance to each of the buildings associated with Graham Engineering.

The proposed development accords with the Design Principles SPD and Policy ENV2 of the Local Plan: Part 1 Core Strategy.

Amenity

The proposed development does not involve the raising or lowering of any of the roof of the buildings. There are no additional openings to the building proposed. The proposed material is a commonly used material for industrial buildings. As such, the proposed development is acceptable in this regard and accords with Policy ENV2 of the Local Plan: Part 1 Core Strategy.

Highways

The proposed development would not result in a reduction in parking provision, nor would it increase the parking requirements for the property. Therefore, no objections are raised in relation to Policy 31.

Reason for Decision

Section 38 of the Planning and Compulsory Purchase Act 2004 requires that applications be determined in accordance with the development plan unless material considerations indicate otherwise. The proposed development would accord with Local Planning Policy and would be compliant with the guidance set out in the Framework. The development therefore complies with the development plan. There is a positive presumption in favour of approving the development and there are no material reasons to object to the application.

RECOMMENDATION: Approve

Subject to the following conditions:

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

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan (1:1250), Proposed Elevation Plans and Roof Plan: P8/2201/22 Rev A

Reason: For the avoidance of doubt and in the interests of proper planning.

3. All materials to be used in the elevations and roof of the proposed development shall be as stated on the application form and approved drawings and shall not be varied without the prior written permission of the Local Planning Authority.

Reason: These materials are appropriate to the locality and in order to allow the Local Planning Authority to control the external appearance of the development.