

Committee Report

Application No:	DC/20/01055/FUL
Case Officer	Tracy Long
Date Application Valid	17 November 2020
Applicant	Virtuoso Doors Ltd
Site:	Unit 13 Follingsby Close Follingsby Felling NE10 8YG
Ward:	Wardley And Leam Lane
Proposal:	Change of use from warehouse (use class B8) to manufacture of GRP Doors & PVC Door Infill Panels (use class B2) extension to the hardsurfaced yard at the northern end of the site, new substation and dust extraction plant to the north east of the building.
Recommendation:	GRANT
Application Type	Full Application

1.0 The Application:

1.1 DESCRIPTION OF THE APPLICATION SITE

1.2 The application site, which measures 1.8 hectares, comprises a large, detached warehouse building (with a gross internal floor area of 18,852 m²) at unit 13 Follingsby Close at Follingsby Park Industrial Estate, north of Follingsby Lane. The site was previously occupied by Barbour as a distribution centre (use class B8) a storage and distribution use.

1.3 Vehicle access is from the south of the site off Follingsby Close. Car parking (65 spaces) are provided at the south east of the site, to the south of the warehouse building. An internal access road links the car parking area to a hard surfaced unloading/ loading area to the north east of the building.

1.4 The site is situated within Follingsby Park Industrial Estate, which is an industrial / commercial area. The site is therefore surrounded by other commercial, industrial, and warehouse buildings, with the A1 to the north west of the site and an undeveloped plot to the immediate south west of the site.

1.5 This application is being presented to the Planning and Development Committee due to the size of the application site, which is more than 1 hectare.

1.6 DESCRIPTION OF THE APPLICATION

1.7 This planning application proposes to change the use of the site from a warehouse for storage and distribution (use class B8) to general industry (use class B2). The applicant is Virtuoso Doors Ltd who wish to use the building to manufacture GRP doors and PVC door infill panels. The use of the building would be on a 24 hour basis.

1.8 A number of physical external alterations are proposed in association with the proposed change of use including:

- A new external substation to the north east of the building
- New external dust extraction plant to the north east of the building
- An extension to the external hard surfaced yard at the northern end of the site

1.9 New Sub Station

The proposed sub station is positioned immediately adjacent the north east elevation of the building and measures 3.9 metres wide by 6 metres deep by 2.7 metres high.

1.10 New Extraction Plant

New extraction plant is required to remove dust from the building. The proposed extraction plant is positioned to the north east of the building measuring 11.5 metres high. The extraction plant would be viewed against the existing building, which measures 14 metres to eaves height.

1.11 Extension to Existing Yard

A new external concrete area, which measures 1049 m² is proposed as an extension to the existing delivery yard to the north east of the building, at the northern end of the site. This additional hard surfaced area is required to create a platform for the new extraction system to sit on, as well as providing additional space for loading and unloading to take place within the site.

1.12 The planning application was submitted with the following supporting information:

- Application form
- Covering letter
- Technical details of the proposed extraction plant
- Transport Statement / Technical Transport Notes
- Travel Plan
- CIL form

1.13 RELEVANT PLANNING HISTORY

None.

2.0 Consultation Responses:

Highways England No objection.

3.0 Representations:

3.1 The Council sent neighbour notification letters to 8 businesses surrounding the site on 24 November 2020, as well as displaying 3 site notices around the site on 27 November 2020. A notice also appeared in the Newcastle Journal on 19 December 2020.

3.2 No representations have been received.

4.0 Policies:

NPPF National Planning Policy Framework

NPPG National Planning Practice Guidance

CS6 Employment Land

CS13 Transport

CS14 Wellbeing and Health

CS15 Place Making

MSGP2 Key Employment Areas

MSGP14 Mitigating Impact on Transport Network

MSGP15 Transport Aspects of Design of Dev

MSGP17 Residential Amenity

MSGP24 Design Quality

5.0 Assessment of the Proposal:

5.1 MAIN ISSUES

5.2 The main planning issues are considered to be the principle of a B2 general industry use in a key employment area, along with the acceptability of the proposal from a transport, amenity and design point of view.

5.3 PRINCIPLE OF B2 USE

5.4 The site is situated within Follingsby Park, which is allocated as a key employment area on the Council's Local Plan Policies Map. Policy MSGP 2.2 of

the Local Plan for Gateshead states that within the northern part of the Follingsby key employment area (area north of Follingsby Lane) proposals for B2 use will be supported where they would be compatible with Follingsby Park's role as a strategically important distribution park.

- 5.5 Given that this site is located north of Follingsby Lane, Council officers are of the view that the change of use to a B2 general industrial use would be compatible with Follingsby Park's role and would also help to contribute to the continued success of the key employment area. This proposal would accommodate a new business in the B2 classes which is critical in supporting economic growth in key sectors of the Gateshead economy. The proposal will also bring economic benefits as the submitted application form states that this proposal is likely to create 100-120 jobs.
- 5.6 The proposed change of use is therefore considered to be acceptable in principle and accords with the aims and objectives of policies CS6 and MSGP2 of the Local Plan for Gateshead.
- 5.7 TRANSPORT ISSUES
- 5.8 There is no change proposed to the existing vehicle access to the south of the site off Follingsby Close, which is considered to be acceptable.
- 5.9 The existing car parking area to the south of the building, which provides 65 car parking spaces is to remain. A condition (CONDITION 3) has been recommended requiring the final layout of the car parking area to be approved, to ensure that it can provide electric vehicle charging points, cycle parking provision, motor cycle parking provision and accessible parking bays.
- 5.10 The information submitted shows that there is adequate space in the site for servicing to safely take place.
- 5.11 A Transport Statement and Technical Transport Notes have been submitted as part of the application which consider the number and likely distribution of the vehicle movements associated with the proposed B2 (general industrial) use. Council officers and Highways England have however considered alternative trip rates to those presented by the applicant when considering the highway impacts of the proposed development.
- 5.12 The proposed change of use would result in some additional vehicle movements, when compared with the previous B8 warehouse use of the site. However Council officers are of the opinion that the additional transport movements can be accommodated on the local roads and would be unlikely to impact significantly on the wider transport network.
- 5.13 Highways England have been consulted as the site is immediately adjacent to the A1. Initially Highways England issued a holding objection. Following receipt of additional technical transport notes, this holding objection was withdrawn. Highways England have now confirmed that they have no objection to the proposal.

- 5.14 A Travel Plan has been submitted as part of the application. Council officers consider that changes are required to the Travel Plan for it to be acceptable. A condition (CONDITION 5) has therefore been recommended to agree a revised travel plan for the site, to promote sustainable travel.
- 5.15 Subject to the planning conditions relating to the final layout of the car park and a revised travel plan, the proposed development is considered to be acceptable from a transport point of view. It is therefore considered that the proposal accords with the transport aims and objectives of the NPPF and policies CS13, MSGP14 and MSGP15 of the Local Plan for Gateshead.
- 5.16 AMENITY ISSUES
- 5.17 Technical details of the proposed extraction plant have been provided as part of the planning application and have been reviewed by the Council's Environmental Health officers. It is considered that the proposed extraction plant is acceptable from both a noise and air quality point of view.
- 5.18 It is therefore considered that the proposed B2 (general industrial use) of this site, together with the proposed physical works would not harm the amenity or operation of any adjacent business uses.
- 5.19 The proposed development is therefore considered to be acceptable from an amenity point of view and accords with the amenity aims and objectives of the NPPF and policies CS14 and MSGP17 of the Local Plan for Gateshead.
- 5.20 DESIGN ISSUES
- 5.21 The scale, design, location and materials of the proposed physical works including the new substation, extraction plant and extended service yard are all considered to be appropriate for an industrial use in a commercial, employment area.
- 5.22 The physical works proposed as part of this application in association with the proposed change of use are therefore all considered to be acceptable from a design point of view and accord with the design aims and objectives of the NPPF and policies CS15 and MSGP24 of the Local Plan for Gateshead.
- 5.23 COMMUNITY INFRASTRUCTURE LEVY (CIL)
- 5.24 On 1st January 2017 Gateshead Council became a Community Infrastructure Levy (CIL) Charging Authority. This application has been assessed against the Council's CIL charging schedule and the development is not CIL chargeable development as it is not for qualifying retail or housing related development. As such no CIL charge is liable.

6.0 CONCLUSION

- 6.1 Taking all the relevant issues into account, it is considered that the proposed development is acceptable and accords with both national and local planning policies.
- 6.2 It is therefore recommended that planning permission be granted subject to the conditions below.

7.0 Recommendation:

That permission be GRANTED subject to the following condition(s) and that the Service Director of Development, Transport and Public Protection be authorised to add, delete, vary, and amend the planning conditions as necessary:

1

The development shall be carried out in complete accordance with the approved plan(s) as detailed below -

1:1250 site location plan dated 16 April 2018

000 001 general layout dated 5 Nov 2020

Detail 01 Extraction Elevations on drawing 001 001 dated 5 Nov 2020

Substation – substation drawing received 17 Dec 2020.

Any material change to the approved plans will require a formal planning application to vary this condition and any non-material change to the plans will require the submission of details and the agreement in writing by the Local Planning Authority prior to any non-material change being made.

Reason

In order to ensure that the development is carried out in complete accordance with the approved plans and any material and non-material alterations to the scheme are properly considered.

2

The development to which this permission relates must be commenced not later than 3 years from the date of this permission.

Reason

To comply with section 91 of the Town and Country Planning Act 1990 as amended by section 51 of the Planning and Compulsory Purchase Act 2004.

3

Notwithstanding the submitted information, prior to the occupation of the building as a B2 use for general industry the final layout and details of the car parking area shall be submitted to and approved in writing by the Local Planning Authority which shall include :

- a at least 2 electric vehicle charging points
- b secure and weather proof cycle parking
- c secure motor cycle parking
- d at least 2 accessible parking spaces

Reason

To ensure that adequate facilities are provided and to promote sustainable travel, having regard to the requirements of policies CS13 and MSGP15 of the Local Plan for Gateshead.

4

The parking layout approved under condition 3 including the approved details relating to items a - d in condition 3 shall be provided prior to the B2 use of the building and site being brought into use.

Reason

To ensure that adequate facilities are provided and to promote sustainable travel, having regard to the requirements of policies CS13 and MSGP15 of the Local Plan for Gateshead.

5

Prior to the occupation of the building as a B2 (general industrial) use a revised Travel Plan shall be submitted to and approved in writing by the Local Planning Authority.

The Travel Plan shall detail the delivery mechanism for its implementation in order to provide for the following measures:

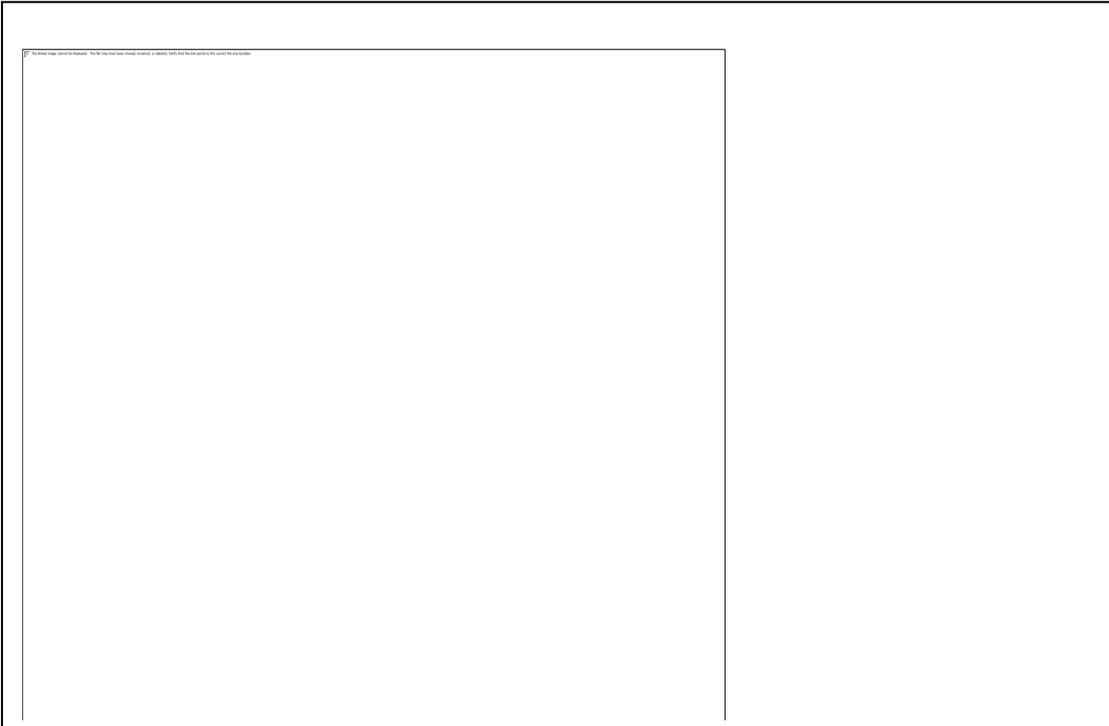
- 1) Initiatives to reduce car usage and increased use of public transport, walking and cycling;
- 2) Minimal operational requirements for car parking
- 3) More environmentally friendly delivery and freight movements;
- 4) A programme of continuous review of the approved details of the Travel Plan through the Council's preferred monitoring system and the implementation of any approved changes to the plan.

The revised Travel Plan should clearly state that the applicant/occupier will provide an annual budget to the appointed Travel Plan Co-ordinator to ensure that they can meet the targets sets.

Evidence of the travel plans implementation over a minimum period of 12 months shall be submitted to and approved in writing by the Local Planning Authority prior to formally discharging the condition. At all times thereafter, the Travel Plan shall be implemented in accordance with the approved details or any changes made under the review process.

Reason

In promote sustainable travel and to accord with the NPPF and policies CS13 and MSGP14 of the Local Plan for Gateshead.



This map is based upon Ordnance Survey material with the permission of the Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Gateshead Council. Licence Number LA07618X