

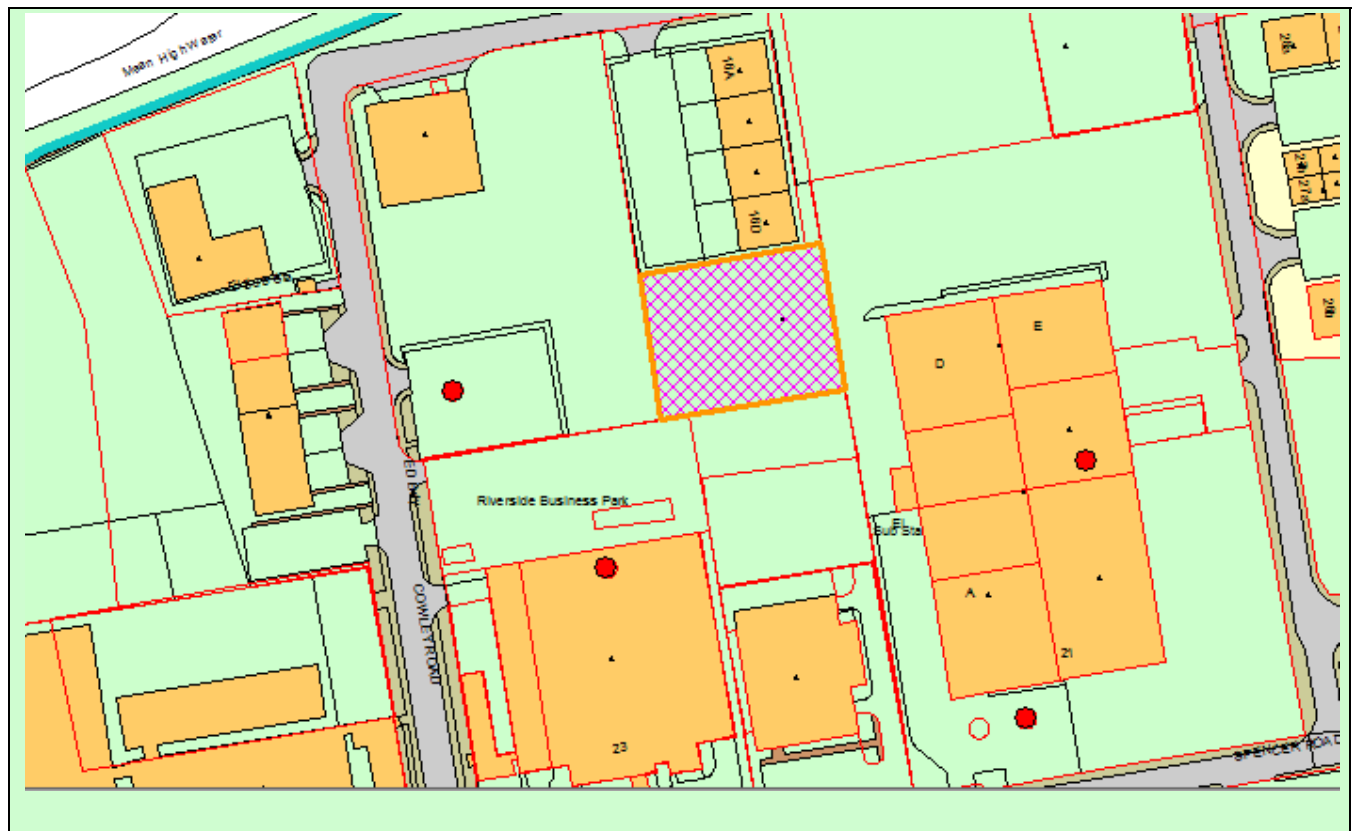
NORTHUMBERLAND

Northumberland County Council

Ashington and Blyth Local Area Council Planning Committee 12 December 2018

Application No:	18/03731/CCD		
Proposal:	Construction of new salt barn to replace existing open bulk road salt storage bay.		
Site Address	Northumberland County Council Depot, 4 Cowley Road, Riverside Business Park, Blyth, Northumberland, NE24 5TF		
Applicant:	Mr Michael Carle Local Services Group, Blyth, Northumberland, NE24 5TF	Agent:	None
Ward	Cowpen	Parish	Blyth
Valid Date:	31 October 2018	Expiry Date:	26 December 2018
Case Officer Details:	Name:	Mrs Laura Tipple	
	Job Title:	Planning Officer	
	Tel No:	01670 620334	
	Email:	Laura.Tipple@northumberland.gov.uk	

Recommendation: That this application be GRANTED permission



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1. Introduction

- 1.1 This application is being reported to the Local Area Committee as the proposal has been submitted by Northumberland County Council.

2. Description of the Proposals

- 2.1 This application refers to land north of the existing Northumberland County Council Cowley Road Depot within the Blyth Riverside Business Park.
- 2.2 The application seeks to build a dome shaped salt barn for the bulk storage of salt. It would have a diameter of approximately 27.6 metres and have a total height of 13.7 metres. It would be constructed of pre-cast concrete walls with a concrete floor slab and roofing consisting of bitumen roof shingles over roofing felt. The site would be accessed by a macadam access road with concrete areas of hardstanding. There would be internal amenity lighting to the salt barn. The site is grassland and is currently open on the western side and is enclosed by palisade fencing to the northern, eastern and southern boundaries.
- 2.3 The site has industrial units to the north and east. To the south is the existing depot and yard. To the west is a grassed area and car park.
- 2.4 The proposed salt barn is to replace an existing open bulk road salt storage bay within the existing depot. The application seeks to extend the existing business operation onto land to the north of the depot which has been purchased by Northumberland County Council.
- 2.5 Planning permission was granted in September 2016 (reference 16/02644/CCD) for the construction of a salt barn within the existing depot yard.
- 2.6 The application was originally submitted as a variation of conditions application seeking to vary Condition 2 (approved plans) of planning permission reference 16/02644/CCD. However, the application site is outside of the original red line boundary and therefore the application has been converted into a full application for planning permission and is registered as a County Council Development application.

3. Planning History

Reference Number: 16/02644/CCD

Description: Construction of new salt barn to replace existing open bulk road salt storage bay

Status: PERMITTED

Reference Number: B/03/00291/FUL

Description: Erection of portable building for office accommodation

Status: PERMITTED

Reference Number: B/01/00331/FUL

Description: Temporary office accommodation

Status: PERMITTED

Reference Number: B/01/00270/FUL

Description: Temporary office accommodation (2 storey portacabins)

Status: PERMITTED

Reference Number: B/96/C/0340/P

Description: Internal alterations to increase office accommodation.

Status: PERMITTED

Reference Number: B/93/C/0379/P

Description: Forming new vehicle access and using land for car parking and industrial use and storage in connection with the use.

Status: PERMITTED

Reference Number: C/93/C/379

Description: Formation of vehicle access and use of land for car parking, industrial use and storage

Status: PERMITTED

Reference Number: B/91/C/0533/P

Description: Extension of existing lean-to amenity block including forming new vehicular access and vehicle wash area. Relocate oil fuel storage bund and tank. Northumbria Water Cowley Road, Blyth Industrial Estate, Blyth

Status: PERMITTED

Reference Number: B/77/C/304

Description: Illuminated name sign

Status: PERMITTED

Reference Number: B/77/C/303

Description: Single storey paint store

Status: PERMITTED

4. Consultee Responses

Blyth Town Council	No response received.
Highways	No objection

5. Public Responses

Neighbour Notification

Number of Neighbours Notified	11
Number of Objections	0
Number of Support	0
Number of General Comments	0

Notices

General site notice - displayed 8th November 2018

No Press Notice Required.

Summary of Responses:

No responses received.

6. Planning Policy

6.1 Development Plan Policy

Blyth Valley Development Control Policies Development Plan Document (DPD) (2007)

DC1 General Development

DC6 - Development on Existing Industrial Estates and Non-employment Uses on Industrial Estates

DC11 Sustainable Travel

DC27 Design of New Developments

Blyth Valley Core Strategy (2007)

ENV2 Historic and Built Environment

Blyth Valley Local Plan (1999)

W1 General and Local Employment and Business Park Use

6.2 National Planning Policy

National Planning Policy Framework (NPPF) (2018)

National Planning Practice Guidance (NPPG) (2014, as amended)

6.3 Other Documents/Strategies

Northumberland Consolidated Planning Policy Framework (2009)

Northumberland Employment Land Review (2011)

7. Appraisal

7.1 The main issues for consideration are:

- Principle of the development
- Design and visual impact
- Amenity
- Highways issues

Principle of Development

7.2 The application site is currently greenfield within an existing allocated industrial area. The proposal would see the site developed and used for the storage of gritting salt. The current storage area within the existing depot is open and exposed to the weather. The proposed use would be of an industrial nature and would be a new build development but would extend an existing industrial site. The proposal for storage would not lead to an unacceptable reduction in the land available for working activity. The proposal is considered

in principle to accord with Policy W1 of the Blyth Valley Local Plan and Policy DC6 of the Blyth Valley Development Control Policies DPD.

Design and Visual Impact

- 7.3 NPPF Paragraph 124 states that the Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. Policies DC1 and DC6 of the B of the Blyth Valley Development Control Policies DPD seek for high quality design in terms of design, materials and landscaping.
- 7.4 The site is located at the eastern end of the industrial estate and is surrounded by large industrial buildings. The surrounding properties have a mix of flat and pitched roof with angular appearances. The footprint of the building would be smaller than many of the surrounding buildings on the estate. Though the application site has a curved 'dome' shaped roof and would be taller than existing buildings, it does retain an industrial character and is set back in the site from Cowley Road, with restricted views from the public realm. Whilst it is accepted that the building is of a unique design and not one that is present in and around the remainder of the industrial estate, it aligns with other existing buildings in the context of its industrial-type appearance. As such, it is considered that the new building would not be out of keeping with the character and appearance of the surrounding area. The proposal is therefore considered to accord with Policy DC1 and DC6 of the Blyth Valley Development Control Policies DPD, Policy ENV 2 of the Blyth Valley Core Strategy and the NPPF.

Amenity

- 7.5 It is not considered that the proposal will give rise to any significant adverse impacts upon amenity given its somewhat independent setting, and therefore the proposal complies with Policy DC1 of the Blyth Valley Development Control Policies DPD and the NPPF.

Highways

- 7.6 The Local Highways Authority was consulted on the application and has raised no objection. The applicant has stated in writing to the case officer that the additional land for the proposed salt barn has been purchased by the County Council and will be incorporated into the existing depot. Temporary fencing will be erected during the construction of the Salt Barn during construction but when the barn is completed it will be accessed from the existing depot. Conditions have been recommended by the case officer for details of the proposed access road, boundary treatments and any external lighting to be submitted prior to the occupation of the building as these have not been submitted within the submitted plans. A condition is also recommended to cover the construction phase of the development. With the recommended conditions, it is considered that the proposal would be acceptable in highways terms, and would be in accordance with both local and national Policy Framework.

Other Matters

Equality Duty

- 7.7 The County Council has a duty to have regard to the impact of any proposal on those people with characteristics protected by the Equality Act. Officers have had due regard to Sec 149(1) (a) and (b) of the Equality Act 2010 and considered the information provided by the applicant, together with the responses from consultees and other parties, and determined that the proposal would have no material impact on individuals or identifiable groups with protected characteristics. Accordingly, no changes to the proposal were required to make it acceptable in this regard.

Crime and Disorder Act Implications

- 7.8 These proposals have no implications in relation to crime and disorder.

Human Rights Act Implications

- 7.9 The Human Rights Act requires the County Council to take into account the rights of the public under the European Convention on Human Rights and prevents the Council from acting in a manner which is incompatible with those rights. Article 8 of the Convention provides that there shall be respect for an individual's private life and home save for that interference which is in accordance with the law and necessary in a democratic society in the interests of (inter alia) public safety and the economic wellbeing of the country. Article 1 of protocol 1 provides that an individual's peaceful enjoyment of their property shall not be interfered with save as is necessary in the public interest.
- 7.10 For an interference with these rights to be justifiable the interference (and the means employed) needs to be proportionate to the aims sought to be realised. The main body of this report identifies the extent to which there is any identifiable interference with these rights. The Planning Considerations identified are also relevant in deciding whether any interference is proportionate. Case law has been decided which indicates that certain development does interfere with an individual's rights under Human Rights legislation. This application has been considered in the light of statute and case law and the interference is not considered to be disproportionate.
- 7.11 Officers are also aware of Article 6, the focus of which (for the purpose of this decision) is the determination of an individual's civil rights and obligations. Article 6 provides that in the determination of these rights, an individual is entitled to a fair and public hearing within a reasonable time by an independent and impartial tribunal. Article 6 has been subject to a great deal of case law. It has been decided that for planning matters the decision making process as a whole, which includes the right of review by the High Court, complied with Article 6.

8. Conclusion

- 8.1 Having considered the submitted details against the relevant local planning

policies, and the National Planning Policy Framework above, it is considered that the proposal represents an appropriate form of development in this location and therefore to withhold planning permission would be unreasonable.

9. Recommendation

That this application be GRANTED permission subject to the following:

Conditions/Reason

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

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended)

02. The hereby approved development shall be carried out in accordance with the approved plans. For the avoidance of doubt the approved plans are as follows:

1. LD-27-4PT6-30 EURODOME SALT BARN Planning Drawing
2. Cowley Road Salt Barn Planning Application Drawing Number 01

Reason: To ensure the development is carried out in accordance with the approved plans.

03. The development shall not be occupied until details of the proposed vehicular access between the existing depot and application site have been submitted to and approved in writing by the Local Planning Authority and implemented in accordance with the approved details. Thereafter, the vehicular access shall be retained in accordance with the approved details.

Reason: In the interests of highway safety, in accordance with Policy DC11 of the Blyth Valley Development Control Policies Development Plan Document and the National Planning Policy Framework.

04. Development shall not commence until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved Construction Method Statement shall be adhered to throughout the construction period. The Construction Method Statement shall, where applicable, provide for:
- i. details of temporary traffic management measures, temporary access, routes and vehicles;
 - ii. vehicle cleaning facilities;
 - iii. the parking of vehicles of site operatives and visitors;
 - iv. the loading and unloading of plant and materials;
 - v. storage of plant and materials used in constructing the development
 - vi. measures to control the emission of dust and dirt;

Reason: To prevent nuisance in the interests of residential amenity and highway safety, in accordance with the National Planning Policy Framework

05. The development shall not be occupied until details of the proposed boundary treatment have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented before the development is occupied.

Reason: In the interests of visual amenity and highway safety, in accordance with the National Planning Policy Framework.

06. The development shall not be occupied until details of the external lighting of the building and external area(s) have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented before the development is occupied and retained as such thereafter.

Reason: In the interests of amenity and highway safety, in accordance with Policy DC1 of the Blyth Valley Development Control Policies Development Plan Document and the National Planning Policy Framework.

07. The hardstanding area(s) around the building hereby permitted shall be made of porous materials, or provision made to direct surface water run-off to a permeable or porous area or surface within the application site before the development hereby permitted is first occupied or brought into use.

Reason: To ensure the effective disposal of surface water from the development.

Date of Report: 29.11.2018

Background Papers: Planning application file(s) 18/03731/VARYCO