

Application Number **07/2024/00150/FUL**

Address

**Dancing School
Family Wellbeing Centre
Wilkinson Street
Lostock Hall
Preston
Lancashire
PR5 5BP**

**Applicant
Mr David Taylor**

**Agent
Mr Jason Ascroft**

**Civic Centre
West Paddock
Leyland**

Proposal:

Siting of storage container unit to car park area adjacent to Family Wellbeing Centre for storage of donated baby items.

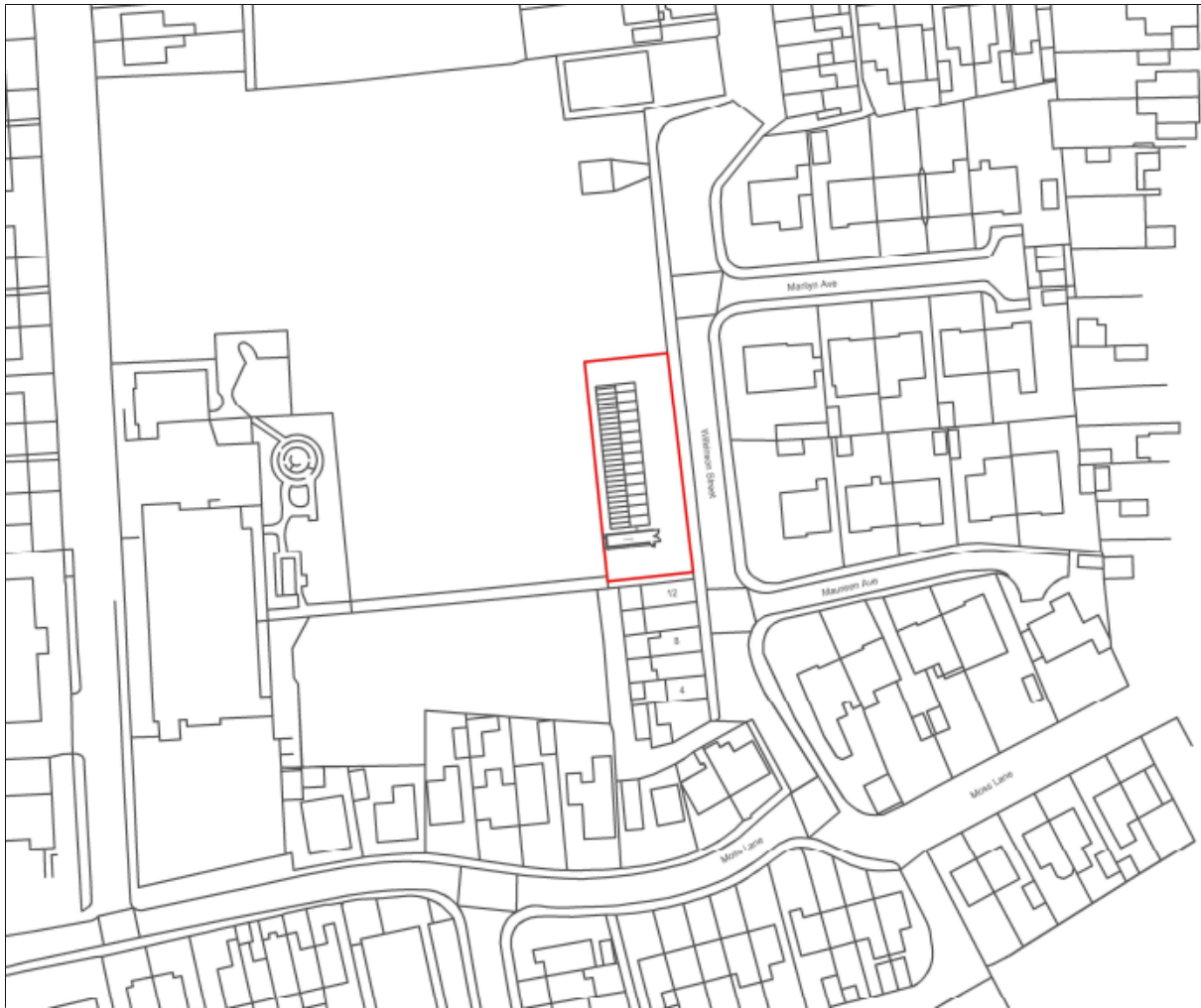
Reason For Call In: **N/A**

Case Officer **Lisa Matthewson**

Date application valid **07.03.2024**

Target Determination Date **02.05.2024**

Extension of Time



1.0 SUMMARY

- 1.1 There are no objections from any statutory consultees to the proposal.
- 1.2 The proposal accords with the NPPF and Policies B1 and G17 of the South Ribble Local Plan.
- 1.3 The application therefore is recommended for approval subject to the imposition of conditions.

2.0 RECOMMENDATION TO PLANNING COMMITTEE

- 2.1 **That planning permission is GRANTED subject to conditions**
-

3.0 THE SITE

- 3.1 The application proposes the siting of an external container to the south of the existing building on the site. The area where the cabin is proposed is an area of hardstanding. To the immediate south is existing residential development which fronts onto Wilkinson Street. To the north and west there is residential development currently under construction. Wilkinson Street lies to the immediate east, beyond which are residential properties. The dwellings are a mix of detached, bungalows and two storey terraced properties. The building on the site is single storey rendered building which is set back from the road frontage.
- 3.2 The adjacent building is occupied by Tippytoes and run as a wellbeing centre. It was previously a private dance studio and nursery. The existing building has recently reopened (end March 2024) as a Family Wellbeing Centre providing a multi-use space with a £300,000 upgrade to the facility, installing a new kitchen, changing spaces, and providing a modern and enjoyable place for families and others in the community to spend time and get the support they need.
- 3.3 The multi-use space will provide play sessions, support and signposting for families and will be home to the Tippytoes BabyBank where new parents and families can have access to vital baby supplies and products. The facility also has shower and laundry facilities, a kitchen, a one-to-one room, and a large play area.

4.0 THE PROPOSAL

- 4.1 An external container is proposed which will be used by Tippytoes Babybank. The container would measure 9.144m in length x 2.438m in width. It would have double doors facing east (towards the road) and a single leaf door facing south. The container would be sited 1m away from the southern elevation of the existing building on the site. The container would have a maximum height of 2.89m.
- 4.2 This will operate as a secure storage unit and only be accessible by staff. Any donations will be dropped off at the centre itself within the opening hours and moved to the unit by staff. The items (clothes/pushchairs etc) will be sorted and donated to those in need who would collect directly from the Wellbeing centre or goods will be directly delivered via staff.

5.0 RELEVANT PLANNING HISTORY

- 07/1985/0102 - Illuminated advertisement sign. Approved
- 07/1984/0600 – External Alterations. Approved.
- 07/1984/0447 - Extension to front of building for use as dance school. Refused.
- 07/1983/0407 - Change of Use to Private Snooker Club, Erection of Extension and Formation of Car Park. Refused.
- 07/1983/0140 - Change of Use and Extensions to Building to a Snooker Hall. Refused.
- 07/1983/0013 - Change of use of former school canteen to use for pre-school playgroup and dance school. Approved.

To the West of the site the following application is relevant:

- 07/2022/00457/FUL - Erection of 50 Residential Units with access, parking, open space and landscaping infrastructure. Approved 1/03/2023

6.0 CONSULTEES

- 6.1 **LCC Highways** - No Objection.
Environmental Health – No Objection subject to conditions

7.0 OTHER REPRESENTATIONS

- 7.1 Neighbouring properties were notified and a site notice posted with three representations being received, objecting on the following grounds:

- That a recycling centre would be a better location for this type of facility
- It will encourage more traffic along Wilkinson Street and Moss Lane and impact highway safety
- There has been fly tipping on Railway Street car park less than 100 yards away
- Street is used as a rat run
- The storage unit is not in keeping with the area which is residential.
- Query why can't the building be extended which would be more secure than separate container
- Separate area could lead to items being left outside when the main building is closed. Leading to people dumping anything/looking through what's been left.
- 2 car parking spaces will be lost leading to more cars parking on the pavement which is a hazard for disabled and any other person trying to use the footpath
- The extra footfall to use these facilities has impacted on the road and footpath making them in desperate need of repairing and although LCC has stated that there is no problem have they ever come out to have a look?
- The shipping container will look unsightly and could be detrimental to the area and my house
- Where the storage unit will be will not be monitored at night or evenings it is an open car park where people can start to leave items outside and then it becomes unsightly. Other people might also tip stuff here.
- Children might use it to play making it health and safety issue and it can be vandalised and lead to anti-social behaviour.

- 7.2 Following the submission of amended drawings a further consultation period took place with up to 17/04/23. To date no further responses have been received.

8.0 SUPPORTING INFORMATION

- Planning Application forms and Certificates
- Proposed Floorplans and Elevations

9.0 RELEVANT PLANNING POLICIES

- 9.1 The National Planning Policy Framework, the Central Lancashire Core Strategy 2012 and the South Ribble Local Plan (Adopted July 2015) covering the period 2012-2026 Development Plan Document provide the policy framework against which the development proposals will be assessed.

NPPF

Promoting healthy and safe communities
Achieving well-designed places

Central Lancashire Core Strategy

Policy 17 Design of New Buildings
Policy 25 Community Facilities

South Ribble Local Plan

Policy B1: Existing Built-Up Areas
Policy G17: Design Criteria for New Development

10. ASSESSMENT

Principle of development

- 10.1 The site lies within an existing built-up area where Policy B1 in the Local Plan permits development proposals for the re-use of undeveloped and unused land and buildings, or for redevelopment, provided that the development complies with the requirements for access, parking and servicing; is in keeping with the character and appearance of the area; and will not adversely affect the amenities of nearby residents.
- 10.2 The well-being centre as a community facility comes under Use Class F2 (b). Policy 25 in the Core Strategy seeks to ensure that local communities have sufficient community facilities provision. The development is located within an identified settlement therefore it is considered that the principle of the proposed container on the site is acceptable in accordance with Policy B1 of the Local Plan, subject to compliance with other planning policies.

Design/Layout

- 10.3 Policy G17 in the Local Plan and Policy 17 in the Core Strategy seek to ensure that development does not have a detrimental impact on the existing building, neighbouring buildings or on the street scene by virtue of its design and siting.
- 10.4 The siting of the container which is set back from the road frontage is considered to be acceptable. Whilst the container will project approximately 0.5m further forward of the building line in comparison to the adjacent building, given the set back to the road is some 6.5m, and the adjacent frontage (to no. 12 Wilkinson Street) is located at back of pavement this is considered acceptable and will not have a detrimental impact on the streetscene or character of the area.
- 10.5 The container will be fabricated in corrugated steel, with a single door to the front elevation and will be painted. Whilst the design is appropriate and a container is a short term solution to the Wellbeing Centre's storage needs, the container may be prone to deterioration over time and is not considered appropriate as a permanent solution. A 3- year temporary permission is considered reasonable to allow the applicant time to consider a more suitable permanent storage solution. Planning conditions are recommended to ensure the proposal has the appearance and colour scheme described in the application, and to secure the container's removal from the

site should it cease to be required for the storage of baby equipment prior to the end of the 3 year period.

Impact on residential amenity

- 10.6 The scale of the unit will not impact on adjacent dwellings due to the height which is a maximum of 2.89m (to ridge with a flat roof). In respect of no 12 Wilkinson Street which is the closest residential property to the proposed container which lies to the south of the site, and would be sited 7.7 metres from the boundary of the property. The site elevation of this two storey dwelling has one small obscure window at ground floor level and is otherwise blank.
- 10.7 To the immediate rear of the cabin where there is currently a new residential development under construction (07/2022/00457/FUL) there is no property proposed, with the nearest dwelling sited immediate to the rear of the existing wellbeing centre. To the rear there will be 2 trees and access road for the parking for adjacent properties positioned to the rear of no 12 Wilkinson Street.
- 10.8 In relation to any impact on the Wellbeing Centre itself which is a one metre to the north of the proposed cabin, there are no windows or openings in the northern elevation of the existing building so there is no potential overshadowing to consider.
- 10.9 It is proposed that the unit will be a storage facility that will only be accessible by staff. Donations will be dropped off at the Wellbeing Centre during its opening hours (typically 10am – 2pm). The unit does not have any openings to insert goods through that some units may at a recycling centre. The doors to the unit will be locked and only accessible by staff who work at the adjacent Wellbeing Centre. The Wellbeing Centre has two doors to the frontage, one of which is already acting as a dedicated drop off area, where there is existing signage up. This door is also monitored by video camera and there have been no instances of any goods being left outside this area.
- 10.10 Due to the nature of the facility and how it is operated, there is no requirement for larger vehicles to undertake collections/drop offs.
- 10.11 Based on the above, it is therefore considered that the scale and siting of the storage containers will not have a detrimental impact upon the residential amenity of the occupiers of adjacent dwellings, nor on the occupants of the adjacent Wellbeing Centre.

Highways

- 10.12 The container would be sited on the position of existing hardstanding. There is an existing vehicular access into the site where there is an informal in and out arrangement. There is space for a number of cars to park adjacent to this access on a gravel area. although no spaces are formally laid out. The Wellbeing Centre has use of a transit sized van which is used to pick up the donations from anyone who contacts them from the local area. This will both reduce the potential of a number of unplanned drop off of donations and ensure that collections are undertaken in a planned manner.
- 10.13 Although the proposed container will result in loss of part of the hardstanding, the site retains some off street car parking and LCC Highways have advised that they have no objection and feel the proposals would have a negligible impact on highway

safety. In many cases, people visiting to drop off or collect donations are likely to live locally and may already be visiting the premises anyway.

Ecology, trees and landscaping

- 10.14 The proposed container is sited on existing hardstanding and does not impact any trees or landscaped area. The site is bound by a close boarded fence which will be retained.

Community Engagement

- 10.15 It is understood that the occupiers of the building have been proactive and engaged with the local community, and also arranged a coffee morning inviting neighbours to discuss the proposals for the container, and contacted neighbouring properties with a leaflet drop. As a result, the position of the proposed container was moved further away from the closest residential property and closer to the existing building.

11. CONCLUSION

- 11.1 The application for the siting of a storage container complies with Policies B1 and G17 of the Adopted Local Plan 2012-2026 and is therefore recommended for approval subject to the imposition of conditions. In accordance with usual standards, permission is proposed for a temporary period of three years which is included as a condition.
-

12. RECOMMENDATION

That planning permission is GRANTED subject to the following conditions:

1. The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this permission.

REASON: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2. The development, hereby permitted, shall be carried out in accordance with the submitted approved plans and painted in a colour to be agreed:

Location Plan Rev A dated 15/02/2024
Block Plan Rev A dated 15/02/2024
Site Plan Rev A dated 15/02/2024
Layout Plan Rev A dated 15/02/2024

REASON: For the avoidance of doubt and to ensure a satisfactory standard of development

3. The containers hereby permitted shall be removed and the land restored to its former condition on or before three years from the date of this decision.

REASON: To enable the Local Planning Authority to retain control over the use of the land