

Application Number

07/2017/0049/FUL

Address

95 Seedlee Road
Walton Summit Industrial Estate
Bamber Bridge
Preston
Lancashire
PR5 8AE

Applicant

Brightland Estates Ltd.

Agent

Mr Philip Holman
1 Chapel Place
London
W1G 0BG

Development

Part single storey, part two storey industrial building to replace existing, new single storey industrial building.

Officer Recommendation

Approval with Conditions

Date application valid

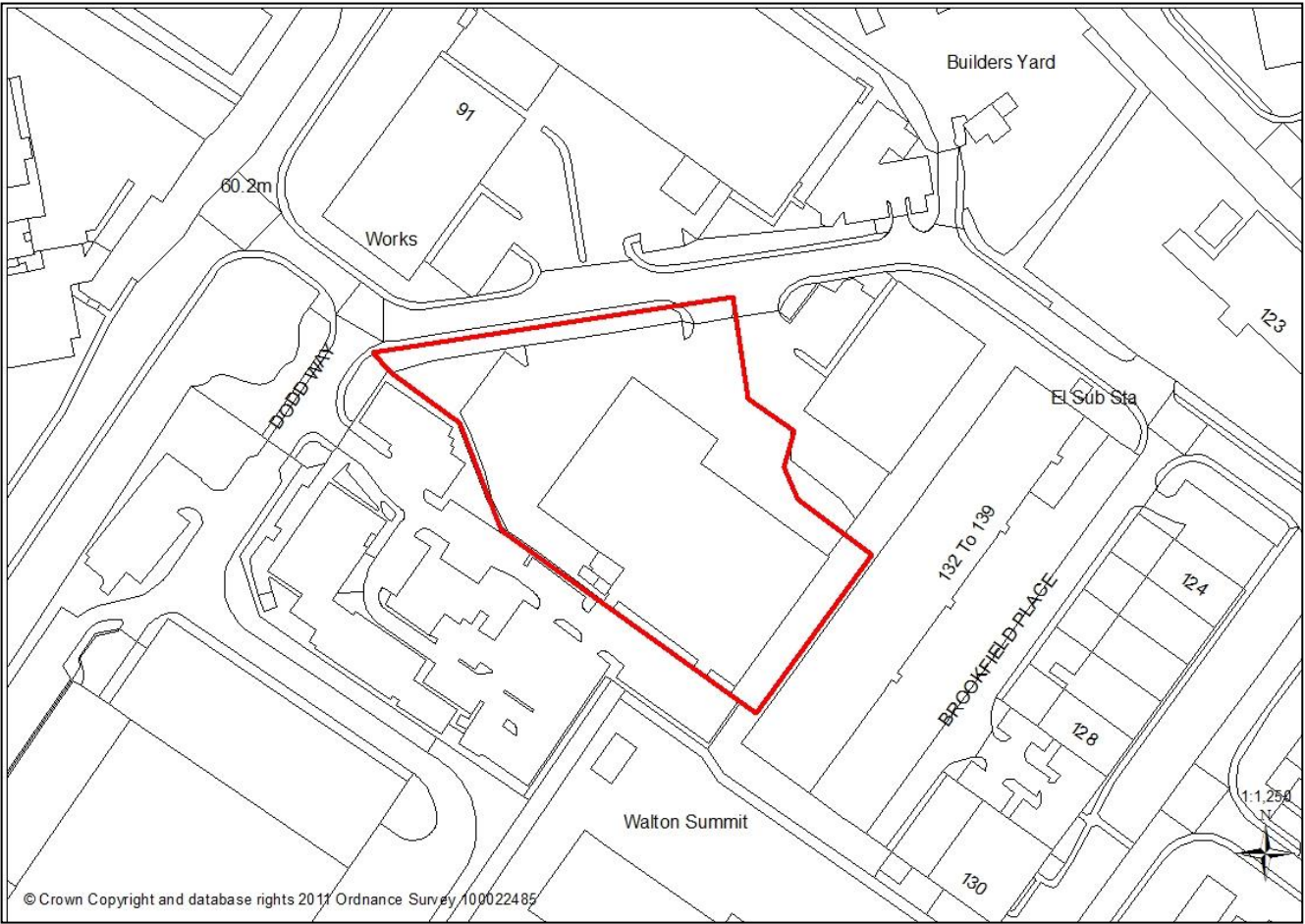
09.01.2017

Target Determination Date

10.04.2017

Extension of Time

None



1. Report Summary

1.1. 95 Seedlee Road was a large industrial unit located within Walton Summit Industrial Estate. In May 2016 fire damaged the majority of the facility; a small part of which has been re-constructed in a basic form (with this Council's agreement) to allow the business to continue, whilst larger areas of manufacturing space remains lost. The applicant – who is a significant local employer - aims to return to full capacity in Bamber Bridge as soon as possible.

1.2. The application seeks planning permission for the erection of part single storey, part two storey industrial building to replace the existing, and new single storey 'hot box' building. All parts of the proposal would be constructed using profiled steel; effectively replicating the former structures but in a more modern style. Alterations to the access have already been approved and implemented.

1.3. The proposal has been assessed by the Council's statutory consultees as acceptable. Neighbour representation has not been received and the proposal in its entirety is considered to comply with adopted local and national policy. It is therefore recommended for approval subject to conditions.

2. Application Site and Surrounding Area

2.1. The application refers to what was a large industrial unit located off Seedlee Road, Walton Summit. The business which manufactures polythene film, sits towards the back of a large site, but was badly fire damaged in May 2016, and is in the process of demolition and partial reconstruction to allow the business to continue trading.

2.2. The former building comprised two attached but separate functional spaces; a two storey Conversion Hall accommodating two storey office space and open manufacturing area, and a much higher Extrusion Hall used for industrial processes. The external finish was a dated 1970's design in brown and orange profiled sheeting.

2.3. An alternative access was approved in August 2016 and has been recently installed. Currently access, HGV manoeuvring and parking facilities are to the north-eastern side (front) of the facility, whilst to the west are 9 no: large silos; the site in general although facing the main road and surrounded on all sides, is protected from view by shrubbery and mature trees, and secured by palisade fencing. Abutting the site in the west is the large Environment Agency facility, whilst the extended area accommodates industrial buildings in a variety of sizes.

2.4. This 24 hour business employs 33 full time and 4 part time employees, and has been established in Bamber Bridge without issue for many years. The business has in part been temporarily relocated to a series of sites outside of South Ribble, but wishes to return to the current site as soon as possible.

3. Site Context / Planning History

There are 10 planning applications on the history of this site; only four of which are irrelevant to this application. All appear to have been implemented in full.

- 07/2013/0410/FUL - Installation of first floor fire escapes to facilitate the installation of a mezzanine floor within the existing building and additional 39 car parking spaces. Approved August 2013
- 07/2013/0946/FUL - Installation of 3 aluminium storage silos. Approved February 2014

- 07/2014/0196/FUL - Extension of existing hardstanding to provide additional storage area and landscaping works. Approved May 2014
- 07/2016/0603/FUL - Formation of new vehicular site entrance and associated works. Approved August 2016

4. Proposal

4.1. The application seeks planning permission for the erection of part single storey, part two storey industrial building to replace the existing, and new single storey 'hot box' building. All buildings would be steel frame structures, clad in goosewing and steel grey, and dark blue profiled steel (RAL 7038, 5003 and 7016)

4.2. Although planning permission has been granted for this development in the past and as such permission would not be required for a 'like for like' replacement, original pre-1970 plans are unavailable and the applicant cannot guarantee that the scheme would be undertaken in accordance with those earlier permissions. They are therefore applying to erect almost a replica building on the same footprint and of the same volume, whilst taking advantage of this new application to update the outer appearance of the facility, and make minor changes which would future-proof the business. The proposal is detailed as follows:

4.3. *Extrusion Hall* – although single storey, this flat roofed building would be 16m in height, with a footprint of 45m x 29m. New air vents would be installed into each wall, and a roller shutter door into the north-east elevation but otherwise this part of the building remains the same. 9 no: existing silos also remain present along the SW side.

4.4. *Conversion Hall* – The footprint of this section would remain the same (45m x 45m) but the slightly pitched roof would be raised from 6.8m to 10m to allow for first and ground floor office accommodation. A series of cosmetic changes to this element are suggested:

- ☐ 31 porthole style windows to be replaced with 5 no: wide, casement sash windows, and 1 large (6m x 6m) entrance door/window combination frame (NE elevation).
- ☐ New roller shutter door installation (NE elevation)
- ☐ Full run of windows at ground and first floor spanning the entire SE elevation – this replaces a blank wall but faces towards well screened units at the rear.
- ☐ New ground and first floor fire doors accessed by new fire escape staircase (SW elevation)
- ☐ Reconstruction of electrical switch room - small 5.5m x 3.5m connecting building

4.5. *Hot Box* – Also proposed is a 'hot-box' building, which would be located immediately inside the car park to the front of the site, and would house part of the manufacturing process. Originally within the main unit, it has been recommended for fire safety reasons that this is re-sited outside.

4.6. The hot box would be 19.2m wide, 8m deep (6.6m with 1.5m roof overhang) with a mono-pitched roof measuring no more than 6.2m in height. Roller shutter doors would be installed to 3 openings at the front; the box effectively having the appearance of a triple, domestic garage.

4.7. Existing trees and shrubbery bordering and within the site are to be retained where appropriate, and were assessed fully as part of the recently approved access application. New footpaths throughout the site and a length of 2m high, palisade fence are also shown along the SE boundary, but as these do not require planning permission they have not been considered.

4.8. Advertisement consent for this proposal would be submitted separately.

5. Summary of Supporting Documents

5.1. The application is accompanied by the following:

- ☐ Design & Access Statement (Carter Jonas: J0000268: 5.1.17)
- ☐ Drainage Plan (JYM Dwg 1622/P005A)
- ☐ Waste Storage Scheme (JYM Dwg 1610/006)
- ☐ Asbestos Removal Documentation and Analysis Certificates (Northwest Environmental and HSE)
- ☐ Contaminated Land and Asbestos Removal Statement (Bagnall: D003468-007 v2)

6. Representations

6.1. Summary of Publicity

6.1.1 Two site notices and a newspaper advertisement have been posted, and 16 neighbouring properties consulted. Ward Councillors Watts and Higgins have also been notified.

6.2. Letters of Objection or Support

6.2.1 None received. Late representation will be reported at committee.

7. Summary of Responses

7.1. **South Ribble's Arborist** has no objection but offers comments with regards to construction adjacent to trees. These have been included as informative notes.

7.2. **South Ribble Environmental Health** request conditions are imposed re construction management, electric vehicle charging points and cycle storage. A request was also made for the applicant to secure a Travel Plan, but following discussion with the EH officer, this is not now needed. Amended plans have been submitted identifying arrangements for all but construction management which would be the responsibility of the responsible contractor once one has been appointed; this condition alone is therefore recommended.

7.3. **Lancashire County Council Highways** have no objection but request that a condition to require wheel cleaning during construction is included. This is included in the construction management condition imposed by Environmental Health, but a clause has also been inserted into the applicants contract with proposed contractors (when appointed) to ensure adequate provision.

8. Material Considerations

8.1. Site Allocation

8.1.1 The site is designated under Policy E2 (Protecting Employment Areas) of the South Ribble Local Plan.

8.2 Policy Background

Policy of marked relevance to this proposal is as follows:

8.2.1 Economic Impact

8.2.1.1 The NPPF at Para 14: provides a presumption in favour of sustainable economic growth and development '*which should be seen as a golden thread running through both plan-making and decision taking*'. Chapter 1 (Building a strong and competitive economy) of the same document commits to securing growth, job creation and prosperity in order to meet

the challenge of global competition (Para 18), whilst Para 19 aims to ensure that the planning system does everything it can to support sustainable economic growth which should be afforded significant weight.

8.2.1.2 Central Lancashire Policy 10 (Employment premises and sites) and Local Plan E2 (Employment Areas and Sites) offer similar protection to employment sites, promoting development to ensure their retention, with Policy E2:8.24 stating that *'industrial and business premises within the borough are essential to its prosperity, and the ability for existing firms to expand is seen as a main component of job retention and creation'* Para E2 (c) also seeks to ensure that *'there are jobs for local people and... commuters from outside of the borough'*

8.2.1.3 It is considered that as the business already operates within the confines of the Borough with minimal impact, proposed changes which help support the local economy will result in little additional impact on the character or amenity of the immediate area.

8.2.2 Highways and Transport

8.2.2.1 Local Plan Policy F1 (Parking Standards) requires all development proposals to provide car parking and servicing space in accordance with parking standards adopted by the Council.

8.2.2.2 Highways impact has been independently assessed (see above)

8.2.3 Design and Character of the Area

8.2.3.1 Core Strategy Chapter 7 (Requiring Good Design) and Local Plan Policy G17 (Design of New Buildings) both attach great importance to the design of the built environment, requiring proposals to take account of the character, appearance and amenity of the local area, and to highways and pedestrian safety.

8.2.3.2 This proposal differs little from the original in plot coverage, orientation and use. Proposed cosmetic changes which are considered to be more than acceptable, would serve to upgrade the facility itself, but may also encourage those in the immediate vicinity to do the same. They relate well to neighbouring buildings and the extended locality, whilst offering practical functionality and appropriate levels of internal parking and servicing space.

8.2.4 Construction Standards

8.2.4.1 One of the objectives of modern construction is to reduce energy use and carbon dioxide emissions in new developments; encouraging the use of renewable energy sources by facilitating higher standards of construction; in this case compliance of separate buildings to a minimum BREEAM (Building Research Establishment Environmental Assessment Method) 'very good' standard. To enable the companies continuous trading, the smaller part of this scheme has already been constructed but does not quite achieve this standard, although additional works to uplift the code level are under consideration. For this reason therefore it has been agreed that an averaged, overall achievement of both site and buildings - rather than individual assessment of buildings alone - to this standard can be accepted as a suitable compromise. Conditions in line with the requirements of Central Lancashire Core Strategy Policy 27 (Sustainable Resources and New Developments) are therefore considered appropriate.

8.2.5 Impact of Development on Neighbouring Properties

8.2.5.1 The closest residential properties are screened by adjacent industrial premises at more than 188m away; negative impact resulting from this replacement building upon these and neighbouring commercial units is not anticipated.

9 Conclusion

9.1 This application seeks permission to reinstate an established, thriving business on an almost 'like for like' basis in a well screened site.

9.2 Impact upon adjacent properties, the extended environment and the adjacent highway has been separately assessed and deemed acceptable, but the positive benefits seen from restoring this business to its former state are considerable in economic and employment terms.

9.3 On balance this proposal for replacement of the existing part two / part single storey building and separate hot-box unit are deemed in accordance with the relevant policies of the National Planning Policy Framework, Central Lancashire Core Strategy and South Ribble Local Plan 2012. It is therefore recommended for approval subject to imposition of conditions.

RECOMMENDATION:

Approval with Conditions.

RECOMMENDED 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 following approved plans and suite of documents:
Site/Drainage Plan (JYM Dwg 1622/P005D)
Proposed elevations (JYM: 1622/P003C)
Hot Box floor plan and elevations (JYM: 1622/P007A)
Proposed elevations (JYM: 1622/P004C)
Sections (JYM: 1622/P006B)
Proposed first floor plan (JYM: 1622/P002B)
Proposed ground floor plan (JYM: 1622/P001B)
Site location plan (Carter Jonas: J00268-17-01)
Design & Access Statement (Carter Jonas: J000268/5.1.17)
Waste Storage Scheme (JYM Dwg 1610/006)
Asbestos Removal Documentation and Analysis Certificates (Northwest Environmental and HSE
Contaminated Land and Asbestos Removal Statement (Bagnall: D003468-007 v2)
3. Once works commence on the site, should site operatives discover any adverse ground conditions and suspect it to be contaminated, they should report this to the Site Manager and the Contaminated Land Officer at South Ribble Borough Council. Works in that location should cease and the problem area roped off. A Competent Person shall be employed to undertake sampling and analysis of the suspected contaminated materials. A Report which contains details of sampling methodologies and analysis results, together with remedial methodologies shall be submitted to the Local Planning Authority for approval in writing. The approved remediation scheme shall be implemented prior to further development works taking place and prior to occupation of the development.
Should no adverse ground conditions be encountered during site works and/or development, a Verification Statement shall be forwarded in writing to the Local Planning Authority prior to occupation of the building(s), which confirms that no adverse ground conditions were found.

REASON: To ensure that the site investigation and remediation strategy will not cause pollution of ground and surface waters both on and off site, in accordance with Policy 17 in the Central Lancashire Core Strategy and Policy G14 in the South Ribble Local Plan 2012-2026

4. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
- o proposed suitable times of construction - during construction and site clearance, machinery operation, processes and deliveries to/from the site should only be carried out between 8am and 6pm Mondays - Friday, 8am and 1pm Saturdays with no activity taking place on Sundays, Bank or public holidays. Proposed construction periods should take this into account
 - o parking of vehicles of site operatives and visitors
 - o loading and unloading of plant and materials
 - o storage of plant and materials used in constructing the development
 - o location of site compound
 - o suitable wheel washing facilities for vehicles leaving site. Details also to include mechanical sweeping of roads adjacent to the site.
 - o measures to control the emission of dust and dirt during construction
 - o measures to control the emission of noise during construction
 - o details of external lighting to be used during construction
 - o a scheme for recycling/disposing of waste resulting from demolition and construction works
 - o anticipated delivery times

REASON: To ensure before development commences that construction methods will safeguard the amenities of neighbouring properties in accordance with Policy 17 of the Central Lancashire Core Strategy and Local Plan 2012-2026 Policy G17

5. The development hereby permitted shall be registered with the Building Research Establishment (BRE) under BREEAM and constructed to achieve a BREEAM rating of 'Very Good' (or where possible in urban areas 'Excellent'. No phase or sub-phase of the development shall commence until a Design Stage Assessment Report showing that the development as a whole will achieve a BREEAM rating of 'Very Good' or 'Excellent' has been submitted to and approved by the Local Planning Authority

REASON: To ensure prior to commencement on site that proposals would be in accordance with Policy 27 in the Central Lancashire Core Strategy

6. Prior to first occupation of the development hereby approved, a BRE issued Design Stage Certificate demonstrating that the development has achieved a BREEAM rating of 'Very Good' (or where possible in urban areas) 'Excellent' has been submitted to and approved by the Local Planning Authority.

REASON: To be in accordance with Policy 27 in the Central Lancashire Core Strategy.

7. On completion of the development hereby approved a Building Research Establishment issued Post Construction Review Certificate confirming that the development has achieved a BREEAM rating of 'Very Good' (or where possible in urban area) 'Excellent' has been submitted to and approved in writing by the Local Planning Authority.

REASON: To be in accordance with Policy 27 in the Central Lancashire Core Strategy

8. Before any site activity (construction or demolition) is commenced in association with the development, barrier fencing shall be erected around all trees to be retained on

the site as detailed in the Tree Protection Plan which has been agreed by the local planning authority. The fencing shall be constructed and located in compliance with BS 5837 2012 - Trees in Relation to Design, Demolition and Construction - Recommendations. Within these fenced areas no development, vehicle manoeuvring, storage of materials or plant, removal or addition of soil may take place. This includes ground disturbance for utilities. The fencing shall not be moved in part or wholly without the written agreement of the local planning authority. The fencing shall remain in place until completion of all development works and removal of site vehicles, machinery, and materials in connection with the development.

REASON: To prevent damage to trees during construction works in accordance with Policy G13 in the South Ribble Local Plan 2012-2026

9. No tree felling, clearance works, demolition work or other works that may affect nesting birds shall take place between March and August inclusive, unless the absence of nesting birds has been confirmed by surveys or inspections.

REASON: To protect habitats of wildlife, in accordance with Policy 22 in the Central Lancashire Core Strategy

RELEVANT POLICY

NPPF National Planning Policy Framework

Central Lancashire Core Strategy

- 1 Locating Growth
- 10 Employment Premises and Sites
- 17 Design of New Buildings
- 22 Biodiversity and Geodiversity
- 27 Sustainable Resources and New Developments

South Ribble Local Plan

- E2 Protection of Employment Areas and Sites
- F1 Car Parking
- G13 Trees, Woodlands and Development
- G17 Design Criteria for New Development

Note:

Other application Informative

1. Attention is drawn to the condition(s) attached to this planning permission. In order to discharge these conditions an Application for Approval of Details Reserved by Condition form must be submitted, together with details required by each condition imposed. The fee for such an application is £97. The forms can be found on South Ribble Borough Council's website www.southribble.gov.uk

2. Arboricultural Comment: Fencing posts on the south-east side of the development should have concrete poured into sleeves to prevent seepage into the soil. Any tree work to facilitate the construction of the fence should be carried out in accordance with BS3998 2010.