

**Application Number** 07/2017/0627/VAR

**Address** Land At South Rings Business Park (Whole Site)  
Lostock Lane  
Bamber Bridge  
Lancashire

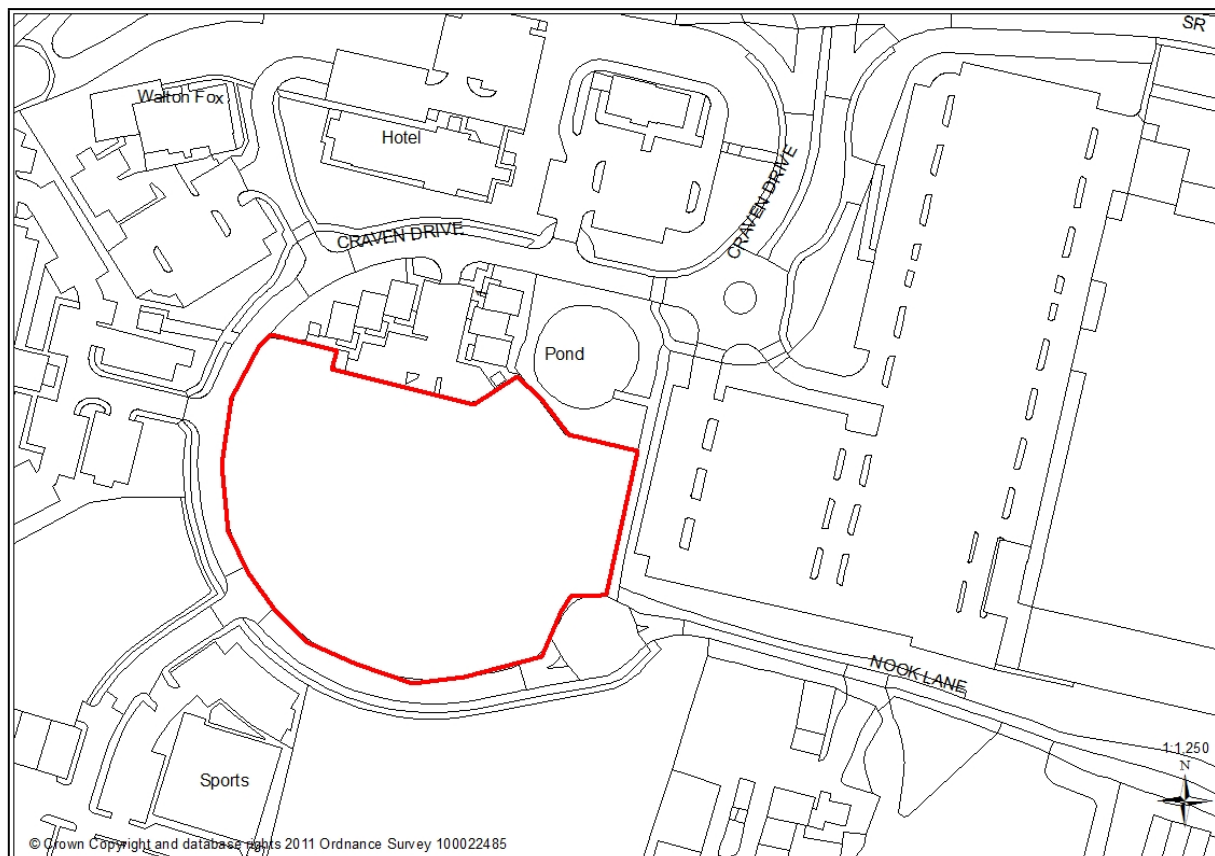
**Applicant** Roundhouse Property

**Agent** Mr Alban Cassidy  
  
7 East Cliff  
Preston  
PR1 3JE

**Development** Variation of condition No 2 of planning approval  
07/2010/0076/REM - the development shall be  
carried out in accordance with the amended  
approved plans 8951-P01, 8951-P02, 8951-P03,  
8951-P04, 8951-P05 and 8951-P05.

**Officer Recommendation** **Approval with Conditions**  
**Officer Name** **Mr Chris Sowerby**

Date application valid 08.03.2017  
Target Determination Date 07.06.2017  
Extension of Time 21.06.2017



## **1. REPORT SUMMARY**

1.1 The application relates to a 0.9 hectare vacant parcel of flat land which formed part of the wider Plot 3000 development approval at South Rings Business Park, Lostock Lane, Bamber Bridge.

1.2 Outline planning permission (07/97/0372) was granted by the Secretary of State in February 2000 following a Call-in Inquiry for a mixed use development comprising of a retail warehouse, public house, fast food outlet, offices, industry, storage and distribution and hotel uses (Classes A1, A3, B1, B2, B8 and C1) with associated landscaping.

1.3 In February 2010 Reserved Matters approval (07/2010/0076/REM) was granted for the erection of 23no. (9 blocks) two-storey office units with associated access, car parking and landscaping on an area of land that covers this application site. This permission was implemented by the construction of 2 of the approved office blocks immediately to the north of the current application site.

1.4 In the absence of a condition on the previous Reserved Matters approval specifying a list of approved plans, the proposal is to vary condition 2 to alter the external appearance of the units and to also substitute the approved plans with plans detailing an amended layout/design and an increase in the number of units.

1.5 As the application is only for the variation of a condition on the previously approved planning application, the principle of the development and any other matters not relevant to Condition 2 of planning approval 07/2010/0076/REM, cannot be reconsidered.

1.6 The applicant has confirmed that they require the variation of condition in order to respond to the current strong demand for business starter units of the proposed size and to replicate a form of development that has proved successful at other sites in the local area.

1.7 The proposed changes to the layout does not deviate significantly from the layout previously proposed, with blocks of units facing inwards around the edge of the semi-circular site and blocks within the middle. Whilst the number of units proposed would increase from 23 to 41, the proposed changes actually result in an overall reduction in built floor area by 780sq metres. A similar design of units to those proposed have recently been constructed on the site adjacent to Nook Lane to the east. Given the contrasting designs that are already present within the locality, together with designs similar to that proposed, the proposed changes to the external alterations would not have a detrimental impact on the character and appearance of the area.

1.8 There are no nearby properties that would be unduly affected by the proposed changes.

1.9 The proposed amended layout would see the provision of a vehicular entrance along the western boundary of the site from Craven Drive with the egress point onto an existing mini-roundabout within South Rings to the south-east of the site. A total of 138 car parking spaces are proposed across the site. County Highways have fully assessed the proposal and have raised no objections to the submitted plans, as amended.

1.10 For the above reasons, and those contained within this report, the proposed variation to condition 2 is considered to be acceptable. The application is therefore recommended for approval.

## **2. APPLICATION SITE AND SURROUNDING AREA**

2.1 The application relates to a 0.9 hectare vacant parcel of flat land which formed part of the wider Plot 3000 development approval at South Rings Business Park, Lostock Lane, Bamber Bridge.

2.2 To the north are two blocks of two-storey office units with the Premier Inn hotel and Burger King beyond. To the west is the Places for People office and a newly construct public gym.

2.3 The site and the surrounding area are designated under Policy B3 as 'Commercial and Employment Site at South Rings Business Park, Bamber Bridge' in the South Ribble Local Plan.

### **3. SITE HISTORY**

3.1 Outline planning permission (07/97/0372) was granted by the Secretary of State in February 2000 following a Call-in Inquiry for a mixed use development comprising of a retail warehouse, public house, fast food outlet, offices, industry, storage and distribution and hotel uses (Classes A1, A3, B1, B2, B8 and C1) with associated landscaping.

3.2 There have been subsequent Reserved Matters permissions for individual sectors of the site which are not related to this application.

3.3 In February 2010 Reserved Matters approval (07/2010/0076/REM) was granted for the erection of 23no. (9 blocks) two-storey office units with associated access, car parking and landscaping on an area of land that covers this application site. This permission was implemented by the construction of 2 of the approved office blocks immediately to the north of the current application site.

### **4. PROPOSAL**

4.1 Condition 2 of the Reserved Matters approval 07/2010/0076/REM states:

*"That no work shall be commenced until satisfactory details of the colour and texture of the facing and roofing materials to be used have been submitted to and approved by the Local Planning Authority. (When brick, tile, slate etc samples are due for inspection by the Authority please telephone the relevant planning officer to arrange inspection of the samples on site).*

*REASON: To ensure the satisfactory detailed appearance of the development in accordance with Quality of Development Policy (as described in the policy section) in the South Ribble Local Plan."*

4.2 In the absence of a condition on the previous Reserved Matters approval specifying a list of approved plans, the proposal is to vary condition 2 to alter the external appearance of the units and to also substitute the approved plans with plans detailing an amended layout/design and an increase in the number of units to 41.

4.3 Condition 2 is proposed to read:

*"The development hereby permitted shall be carried out in accordance with the submitted amended approved plans 8951-P01 Rev. C, 8951-P02, 8951-P03, 8951-P04, 8951-P05 and 8951-P06.*

*No work shall be commenced until satisfactory details of the colour and texture of the facing and roofing materials to be used have been submitted to and approved by the Local Planning Authority. (When brick, tile, slate etc samples are due for inspection by the Authority please telephone the relevant planning officer to arrange inspection of the samples on site).*

*REASON: In the interests of the visual amenity of the area in accordance with Policy 17 in the Central Lancashire Core Strategy and Policy G17 (a) in the South Ribble Local Plan 2012-2026."*

4.4 The applicant has confirmed that they require the variation of condition in order to respond to the current strong demand for business starter units of the proposed size and to replicate a form of development that has proved successful at other sites in the local area.

4.5 Amended plans have been submitted in response to comments received from County Highways in relation to the provision of suitable footways for pedestrians, visibility splays, car parking and swept path analysis for refuse vehicles.

## **5. REPRESENTATIONS**

5.1 No letters of representation have been received in relation to the proposal.

## **6. CONSULTATION REPLIES**

**County Highways** raised a number of issues with the plans as originally submitted. Amended plans have since been provided which address concerns raised relating to footway provision, visibility splays, car parking and access for refuse vehicles. County Highways have confirmed that the amended plan is acceptable and have raised no objections to the proposal.

## **7. MATERIAL CONSIDERATIONS**

7.1 As the application is only for the variation of a condition on the previously approved planning application, the principle of the development and any other matters not relevant to Condition 2 of planning approval 07/2010/0076/REM, cannot be reconsidered. The Local Planning Authority can only consider any impact relevant to the variation of Condition 2.

### **7.2 Character and Appearance**

7.2.1 The proposed changes to the layout does not deviate significantly from the layout previously proposed, with blocks of units facing inwards around the edge of the semi-circular site and blocks within the middle. Whilst the number of units proposed would increase from 23 to 41, the proposed changes actually result in an overall reduction in built floor area by 780sq metres.

7.2.2 The previously approved elevations were of a modern design and included significant areas of full height glazing on the corners of the units in addition to cladding and brickwork. The proposed amended elevations, which still being of a modern design, have reduced areas of glazing and increased areas of cladding. A mixture of glazing and shutter doors are present on the front elevation of each of the block to provide flexibility for future businesses.

7.2.3 The character of the surrounding area is mixed, with the adjacent Places for People office being of modern design and the Walton Fox Public House being of very traditional design. A similar design of units to those proposed have recently been constructed on the site adjacent to Nook Lane to the east. Given the contrasting designs that are already present within the locality, together with designs similar to that proposed, the proposed changes to the external alterations would not have a detrimental impact on the character and appearance of the area.

### **7.3 Relationship to Neighbours**

7.3.1 There are no nearby residential properties that would be unduly affected by the proposed changes, with the layout and scale of the units remaining largely unchanged.

### **7.4 Highways Issues**

7.4.1 The development, as originally approved, was to be served from a single point of access between the two office blocks that have already been constructed close to the access to the Burger King food outlet. The proposed amended layout would see the provision of a vehicular entrance along the western boundary of the site from Craven Drive with the egress point onto an existing mini-roundabout within South Rings to the south-east of the site. A total of 138 car parking spaces are proposed across the site.

7.4.2 County Highways have fully assessed the proposal and have raised no objections the submitted plans, as amended.

## **8. CONCLUSION**

8.1 The proposed variation of condition 2 will not have a have a significant impact on the character and appearance of the area or the amenities of neighbouring properties. There are no highway safety implications associated with the proposed changes and County Highways have raised no objections. The proposed variation to condition 2 is considered to be acceptable. The application is therefore recommended for approval.

## **RECOMMENDATION:**

Approval with Conditions.

## **RECOMMENDED CONDITIONS:**

1. The development hereby permitted shall be carried out in accordance with the submitted amended approved plans 8951-P01 Rev. C, 8951-P02, 8951-P03, 8951-P04, 8951-P05 and 8951-P06.

No work shall be commenced until satisfactory details of the colour and texture of the facing and roofing materials to be used have been submitted to and approved by the Local Planning Authority. (When brick, tile, slate etc samples are due for inspection by the Authority please telephone the relevant planning officer to arrange inspection of the samples on site).

REASON: In the interests of the visual amenity of the area in accordance with Policy 17 in the Central Lancashire Core Strategy and Policy G17 (a) in the South Ribble Local Plan 2012-2026.

2. That prior to the first use of the use of any of units hereby approved the car parking and cycle storage areas shall be surfaced and marked out in accordance with the approved plans. These areas shall be retained for their respective purposes thereafter.

REASON: To ensure the provision and retention of adequate on-site parking facilities and to accord with Policy F1 and Policy G17 in the South Ribble Local Plan 2012-2026

3. No development shall commence until details of the landscaping of the site including, wherever possible, the retention of existing trees and hedges have been submitted to, and approved in writing by, the Local Planning Authority. The approved scheme shall be implemented in the first planting season following completion of the development, or first occupation/use, whichever is the soonest.

The approved scheme shall be maintained by the applicant or their successors in title thereafter for a period of 5 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub which is removed, becomes seriously damaged, seriously diseased or dies, by the same species or different species, and shall be agreed in writing by the Local Planning Authority. The replacement tree or shrub must be of similar size to that originally planted.

Details submitted shall be compliant with 'BS 5837 2012 - Trees in Relation to Design, Demolition and Construction - Recommendations' and shall include details of trees and hedges to be retained or removed, root protection zones, barrier fencing, and a method statement for all works in proximity to those trees or hedges to be retained during the development and construction period. Details shall also indicate the types and numbers of trees and shrubs, their distribution on site, those areas seeded, turfed, paved or hard landscaped, including details of any changes of level or landform and the types and details of all fencing and screening.

REASON: In the interests of the amenity of the area in accordance with Policy 17 in the Central Lancashire Core Strategy and Policy G8 in the South Ribble Local Plan 2012-2026

4. That prior to the commencement of the development hereby approved a ground level survey to include existing ground levels and existing and proposed ground and slab levels shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with this scheme.

REASON: To ensure a satisfactory standard of development in accordance Policy 17 in the Central Lancashire Core Strategy and Policy G17 in the South Ribble Local Plan 2012-2026

5. Prior to the commencement of development, details of the lighting in and around the car parks, hereby approved, shall be submitted to and agreed in writing by the Local Planning Authority. The scheme shall include:

- (i) the location and height of the lighting columns;
- (ii) the details of the light fittings;
- (iii) the colour of the lights;
- (iv) the lux levels; and
- (v) the details of louvers on the light fittings.

The approved lighting details shall be installed prior to the occupation of the buildings and retained in an effective state thereafter.

REASON: To provide adequate lighting for the car parks and to accord with Policy G17 of the South Ribble Local Plan.

6. That before any fixed mechanical plant is used on the premises, it shall be enclosed with sound insulating material and mounted in a way which will minimise transmission of structure borne sound in accordance with a scheme to be first agreed in writing by the Local Planning Authority.

REASON: To avoid the creation of a noise nuisance to nearby commercial property, in accordance with Policy 17 in the Central Lancashire Core Strategy

7. Before the access and egress are used for vehicular purposes the visibility splays measuring 2.4 meters by 43 meters are provide on each side of the junctions with Craven Drive, to the satisfaction of the Local Planning Authority. The land within these splays shall be maintained free from obstructions such as walls, fences, trees, hedges, shrubs, ground growth or other structures within the splays in excess of 1.0 meter in height above the height at the centre line of the adjacent carriageway.

REASON: To ensure adequate visibility at the street junction or site access in the interest of highway safety in accordance with Policy G17 in the South Ribble Local Plan 2012-2026

8. The new estate road shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level before any built development takes place within the site.

REASON: - To ensure that satisfactory access is provided to the site before the development hereby permitted becomes operative in accordance with Policy 3 of the Core Strategy.

9. That prior to the commencement of the development, an operational vehicle wheel washing facility shall be provided on site for the duration of the development for the drivers of all vehicles using the site to the satisfaction of the Local Planning Authority. The wheel washing facility shall be utilised as necessary to avoid the deposits of mud and / or materials on the public highway.

REASON: In the interests of highway safety and other highway users in accordance with Policy 17 of the Core Strategy and Policy G17 of the South Ribble Local Plan.

10. Prior to the commencement of the development, hereby approved, full details of the bin storage facilities within the site shall be submitted to and approved in writing by the Local Planning Authority. The approved bin storage facilities shall be provided prior to first occupation of any of the units hereby approved and retained as such thereafter'

REASON: To provide effective storage facilities for commercial refuse and to safeguard the visual amenity of the area in accordance with Policy G17 in the South Ribble Local Plan.

### **RELEVANT POLICY**

- 1 Locating Growth (Core Strategy Policy)**
- 3 Travel (Core Strategy Policy)**
- 9 Economic Growth and Employment (Core Strategy Policy)**
- 10 Employment Premises and Sites (Core Strategy Policy)**
- 17 Design of New Buildings (Core Strategy Policy)**

**POLB3 Commercial and Employment Site at South Rings**

**POLF1 Car Parking**

**POLG17 Design Criteria for New Development**

**Note:**