

Application Number 07/2017/0936/FUL

Address AB INBEV UK LIMITED
Cuerdale Lane
Samlesbury
Preston
Lancashire
PR5 0XD

Applicant AB InBev UK Ltd

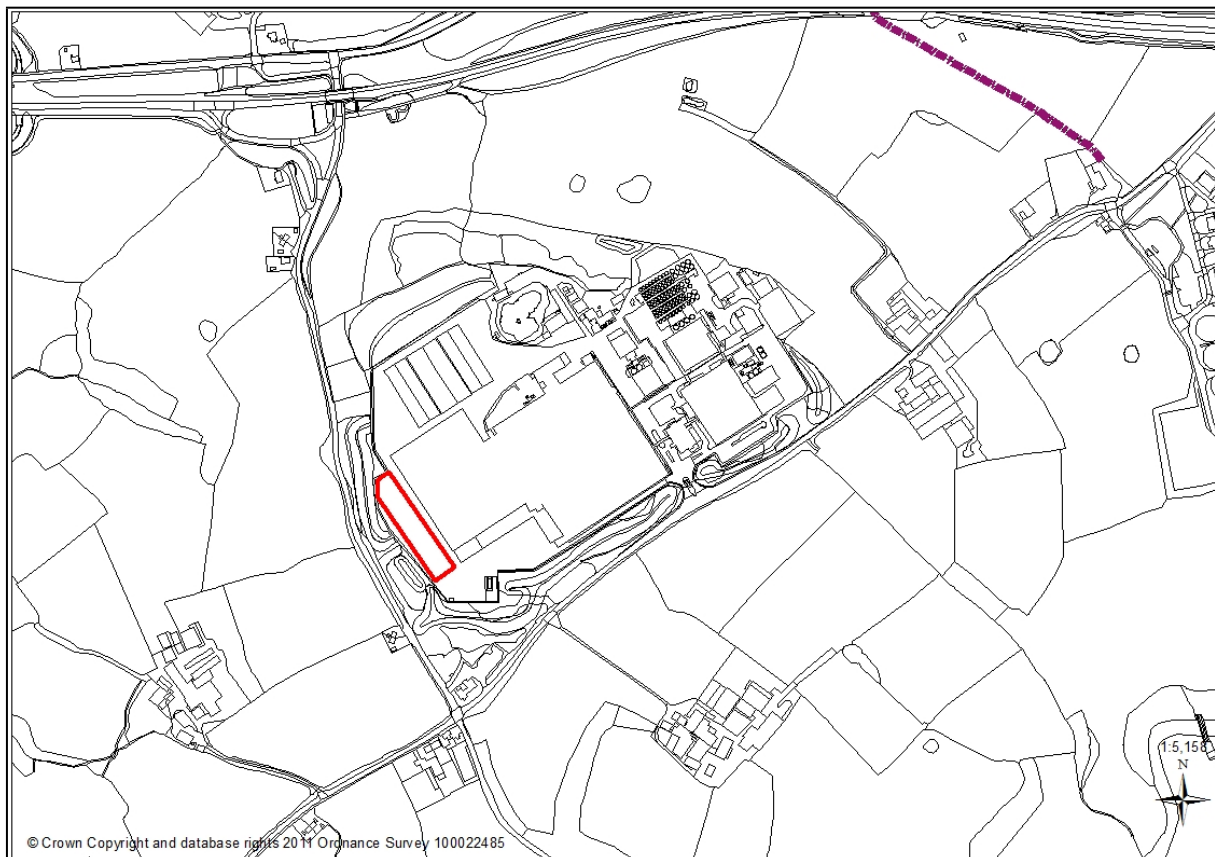
Agent Mr Dominic Page
Gerald Eve LLP

Development Erection of portal framed detached building to provide storage and distribution (Class B8) with associated works

Officer Recommendation **Approval with Conditions**

Officer Name **Mrs Debbie Roberts**

Date application valid 20.04.2017
Target Determination Date 20.07.2017
Extension of Time None



1. Report Summary

1.1. AB Inbev is an established commercial facility (2.25ha) located to the northern side of Cuerdale Lane, Samlesbury. The well screened site is bound on all sides by deep tracts of open land and woodland, and is accessed off Cuerdale Lane via secure, central gatehouse. The application refers to an area of spare land between the western wooded boundary and an existing storage warehouse; currently in use for ad-hoc, outside storage.

1.2. This application seeks planning permission for erection of a portal framed, detached storage building (Use Class B8) with associated works.

1.3. The site is allocated in the current Local Plan as Green Belt (Policy G1), and is considered to be policy compliant in terms of green belt development – see detailed policy discussion below.

1.4. The proposed development is not considered to have an undue impact on the amenity of neighbouring properties, the character and appearance of the area, highways safety or the free flow of traffic. It therefore appears to also be compliant with Local Plan Policy G17 (Design for New Development).

1.5. Following full consultation neighbour representation has not been made. Statutory consultee comments have been addressed either by amendments to the proposal, or by condition.

1.6. On balance, the application is considered compliant with the Central Lancashire Core Strategy, South Ribble Local Plan (policies as identified below) and the National Planning Policy Framework and is therefore recommended for approval subject to imposition of conditions.

2. Application Site and Surrounding Area

2.1. AB Inbev ('the brewery') is a large, established commercial facility located on the northern side of Cuerdale Lane, Samlesbury. The 2.25 hectare site has been established as a brewery for many years, is bound on all sides by deep tracts of open land and woodland and is accessed off Cuerdale Lane.

2.2. The site which includes a range of large scale buildings was formerly allocated under Policy D7 (Major Developed Site; Whitbread Brewery) of the 2000 Local Plan, which presumed towards development but pre-dated the Borough's Green Belt designation. In the current Local Plan it is designated as Green Belt (Policy G1).

3. Site Context / Planning History

3.1. There are 76 planning applications on the history of this site; the only ones of relevance are:

- 07/2012/0106/FUL - Erection of two additional storage units on either side of the current storage building (total 4,350 sq m), formation of hardstanding infill between existing storage areas, realignment of security boundary fencing and formation of re-profiled bunds at 3no locations. Approved 3rd May 2012. The new proposal is clearly marked on this application as 'Phase 2' of the scheme.
- 07/2012/0515/NMA - Application for a non-material amendment to planning approval 07/2012/0106/FUL - widening of internal access road, widening of landscape bund and associated works. Approved September 2012

4. **Proposal**

4.1. The application seeks permission for erection of a profiled steel storage building on hardstanding bound by the western woodland boundary and two large storage buildings (north and east).

4.2. The building which would be constructed in brown profiled steel with a white PVC roof would be 113m long x 25m wide, with a pitched roof measuring no more than 10.4m high; eaves would stand at 6.4m.

4.3. The proposal would not disrupt traffic flow, reduce parking within the site or impact upon adjacent woodland, but would cover an area already in use for open air storage of kegs.

5. **Summary of Supporting Documents**

5.1. The application and scaled plans are accompanied by the following:

- E mail trail - Tyler Grange Environmental Consultants (16.3.2017: Lisa Davies / Dominic Page)
- Acoustic Planning Report (Lighthouse Acoustics Ref 0121/APR2: March 17)
- Environmental Lighting Report (Waterman Ref WIE11219-101R2.1.1.3.SB: March 17)
- Planning, Design & Access Statement (Patrick Parsons Ref: H17031 V1.2: March 17)
- BREEAM Statement (Patrick Parsons H17031: May 2017)
- Construction Management Statement (Patrick Parsons H17031: May 2017)

6. **Representations**

6.1. Summary of Publicity

6.1.1. One site notice and a newspaper advertisement have been posted, and three neighbouring properties consulted. Ward Councillors Yates and Mullineux have also been notified.

6.2. Letters of Objection or Support

6.2.1. None received

6.3. Town/Parish Council Response

6.3.1. **Samlesbury and Cuerdale Parish Council** have not commented

7. **Summary of Responses**

7.1. **Environment Agency** have replied but did not wish to be consulted

7.2. **South Ribble's Ecology Consultant** confirms that no ecological information or mitigation measures are required for this proposal.

7.3. **South Ribble Environmental Health** has no objection

7.4. **United Utilities** has no objection but offers advice with regards to drainage principles which has been included as an informative note.

8. Material Considerations

8.1. Site Allocation Policy

8.1.1. The site is designated under Policy G1 (Green Belt) of the South Ribble Local Plan 2012-2026

8.1.2. Both the National Planning Policy Framework (NPPF) and Local Plan Policy G1 (Green Belt) state a need for strict development control and a general presumption against inappropriate development in green belt areas unless there are very special circumstances. There are exceptions to this however, one of which is *'infilling, partial or complete redevelopment of previously developed sites (brownfield land) whether redundant or in continuing use which would not have a greater impact on the openness of the green belt'* (Local Plan G1: F / NPPF: 89).

8.1.3. Policy G1 also includes a caveat which states that *'there are a number of major developed employment sites within the green belt. These sites can be developed within their curtilage and... should continue to secure jobs and prosperity'*

8.1.4. It is considered that this green belt development proposal complies fully with green belt policy for the following reasons:

- Inbev is an established employment site which should be offered operational protection – proposals are well designed and discretely positioned but ensure the longevity of the business
- Relatively low level, infill physical development which would be surrounded by much taller buildings is not considered to impact in terms of green belt openness.

8.2. Additional Policy Background

Additional policy of marked relevance to this proposal is as follows:

8.2.1. *Economic Policy*

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'*

8.2.2. *Design Policy*

8.2.2.□.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.

8.3. Other Material Considerations

8.3.1. Character of The Area

8.3.1.□.1. This development proposal would not be visible from neighbouring buildings or the extended locality, suggests a high quality design which benefits from deep landscaped screening, and as a whole is considered to impact little on the character or amenity of the immediate area. Although proposed changes would be significant, they would not be excessive in the context of this large industrial site.

8.3.2. Impact Upon Neighbouring Properties

8.3.2.□.1. The closest residential properties facing the proposal site are Roacher Hall and Cowells Farm (200m and 160m respectively); more than acceptable separation for a scheme of this nature when taking into account existing and proposed landscape screening and the sites current use.

8.3.3. Highways, Access and Parking

8.3.3.□.1. The proposal will not alter, or affect in any way existing internal roadways. As the scheme seeks simply to cover an existing external storage area, increased traffic generation as a result is not anticipated.

8.3.4. Construction Standards

8.3.4.□.1. Core Strategy Policy 27 (Sustainable Resources and New Development) seeks to reduce CO² emissions by ensuring sustainable resources are incorporated into new buildings through a number of measures, including meeting minimum energy efficiency standards – in this case Building Research Establishments Environmental Assessment Method (BREEAM) ‘very good’ rating. The applicant however argues that the ‘tented’ structure simply provides weather protection to an existing open yard, would not be heated in any way and that energy consumption would be limited only to minimal lighting and security measures. For this reason, and to this building only, imposition of BREEAM conditions is not considered necessary.

9. Conclusion

9.1. AB Inbev (‘the brewery’) is an established, but well screened commercial facility located to the northern side of Cuedale Lane, Samlesbury; a semi-rural open area with only sporadically placed neighbours of adequate spatial separation. Although the facility is designated under Local Plan Policy G1 as green belt, it has enjoyed for many years allocation as an employment site.

9.2. Green Belt policy seeks to protect green belt lands from inappropriate development, but includes exceptions which have been fully demonstrated as detailed in section 8.1 of this report.

9.3. Neighbour representation has not been made in support of, or objecting to the proposal which would not impact unduly on the amenity of neighbouring properties or the areas character and appearance. It has been fully assessed by the Councils statutory consultees as acceptable subject to conditions.

9.4. On balance, and taking into account the above discussion, it is considered that this application is fully compliant with the Central Lancashire Core Strategy, South Ribble Local Plan (policies as identified below) and the National Planning Policy Framework, and 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:
 - Proposed elevations (Dwg H17031-902 Rev P1: Patrick Parsons)
 - Proposed plan (Dwg H17031-901 Rev P1: Patrick Parsons)
 - Site and location plan (Dwg H17031-900 Rev P1: Patrick Parsons)
 - E mail trail - Tyler Grange Environmental Consultants (16.3.2017: Lisa Davies / Dominic Page)
 - Acoustic Planning Report (Lighthouse Acoustics Ref 0121/APR2: March 17)
 - Environmental Lighting Report (Waterman Ref WIE11219-101R2.1.1.3.SB: March 17)
 - Planning, Design & Access Statement (Patrick Parsons Ref: H17031 V1.2: March 17)
 - BREEAM Statement (Patrick Parsons H17031: May 2017)
 - Construction Management Statement (Patrick Parsons H17031: May 2017)REASON: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with Policy 17 of the Central Lancashire Core Strategy and Local Plan 2012-2026 Policy G17

3. Before any site activity (construction or demolition) is commenced in association with the development, barrier fencing shall be erected around all trees within the immediate vicinity 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 remain in place until completion of all development works and removal of site vehicles, machinery, and materials in connection with the development.
REASON: To ensure before commencement of works on site that there shall be no damage to trees during construction works in accordance with Policy G13 in the South Ribble Local Plan 2012-2026

RELEVANT POLICY

NPPF National Planning Policy Framework

Central Lancashire Core Strategy

Policy 7 Affordable and Special Needs Housing
Policy 10 Employment Premises and Sites

South Ribble Local Plan

Policy E2 Protection of Employment Areas and Sites
Policy G1 Green Belt
Policy 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. United Utilities Note 1: Not all public sewers are shown on the statutory utility records. The applicant should be made aware that the proposed development may fall within the required access strip of a public sewer and make contact with a Building Control body at an early stage. South Ribble Building Control can be contacted on 01772 625420

3. United Utilities Note 2: A separate metered supply to each unit will be required at the applicant's expense and all internal pipework must comply with current water supply (water fittings) regulations 1999. Please contact UU on 0845 7462200 regarding water mains/public sewers or 0870 7510101 to access a fully supported mapping service. It is the applicant's responsibility to demonstrate the exact relationship between any assets that may cross the site and any proposed development.

4. United Utilities Note 3: The site should be drained on a separate system with foul water draining to the public sewer and surface water draining in the most sustainable way. We would ask the developer to consider the following drainage options in the following order of priority:

- a) into the ground (infiltration)
- b) to a surface water body
- c) to a surface water sewer, highway drain or other drainage system
- d) to a combined sewer

5. The applicant is advised that under the terms of the Wildlife and Countryside Act 1981, and Countryside and Rights of Way Act 2000, it is an offence to disturb nesting birds, roosting birds or other protected species. The work hereby granted does not override the statutory protection afforded to these species and you are advised to seek expert advice if you suspect that any aspect of the development would disturb any protected species