

Planning Committee

Thursday, 29th April, 2021, 6.00 pm

Accessible through Microsoft Teams and YouTube

Agenda

Important information regarding COVID-19

In response to the current government guidance surrounding the COVID-19 pandemic, this meeting will be held with hybrid measures in place.

Committee members may take part either remotely via Microsoft Teams or in person at the COVID-secure Civic Centre.

[Members of the public will not be permitted access to the Civic Centre but may watch the proceedings via a YouTube livestream by clicking here.](#)

Up to three objectors and three supporters will be permitted to speak on any application. [Anyone who wishes to speak on an application contained within this agenda should register by email to \[democraticservices@southribble.gov.uk\]\(mailto:democraticservices@southribble.gov.uk\) for the attention of Charlotte Lynch by noon on Tuesday 27 April 2021.](#)

All registered speakers will be required to dial into the meeting remotely.

- 1 Welcome and Introduction**
- 2 Apologies for Absence**

3 Declarations of Interest

Members are requested to indicate at this stage in the proceedings any items on the agenda in which they intend to declare an interest. Members are reminded that if the interest is a Disclosable Pecuniary Interest (as defined in the Members' Code of Conduct) they must leave the room for the whole of that item. If the interest is not a Disclosable Pecuniary Interest, but is such that a member of the public could reasonably regard it as being so significant that it is likely that it would prejudice their judgment of the public interest (as explained in the Code of Conduct) then they may make representations, but then must leave the meeting for the remainder of the item.

4 Minutes of meeting Thursday, 1 April 2021 of Planning Committee (Pages 5 - 8)

To be approved as a correct record for signing by the Chair.

5 Appeal Decisions (Verbal Report)

An update will be provided at the meeting.

6 07/2020/01088/FUL - Globe Mill, 17-21 Midge Hall Lane, Midge Hall, Leyland (Pages 9 - 20)

Report of the Director of Planning and Development attached.

7 07/2021/00242/FUL - 35 Hough Lane, Leyland (Pages 21 - 26)

Report of the Director of Planning and Development attached.

8 07/2021/00178/FUL - Rear of Hilton Farm, 2 Jane Lane, Midge Hall, Leyland (Pages 27 - 30)

Report of the Director of Planning and Development attached.

9 07/2020/01062/FUL - Budweiser Brewing Company Ltd., Cuerdale Lane, Samlesbury (Pages 31 - 48)

Report of the Director of Planning and Development attached.

10 07/2021/00119/FUL - Woodfold Farm, Grange Lane, Hutton (Pages 49 - 54)

Report of the Director of Planning and Development attached.

11	07/2021/00234/COU - Unit 2, 143 Station Road, Bamber Bridge	(Pages 55 - 62)
	Report of the Director of Planning and Development attached.	
12	07/2020/00418/VAR - Heatherfield Works, Church Lane, Farington Moss, Leyland	(Pages 63 - 74)
	Report of the Director of Planning and Development.	
13	Planning Application received by Lancashire County Council (LCC) Ref: LCC/07/2021/00012 - Land at Lower Hall Farm, Potters Lane, Samlesbury	(Pages 75 - 86)
	Report of the Director of Planning and Development attached.	

Gary Hall
Chief Executive

Electronic agendas sent to Members of the Planning Committee Councillors Caleb Tomlinson (Chair), Malcolm Donoghue (Vice-Chair), Will Adams, James Flannery, Mary Green, Harry Hancock, Jon Hesketh, Chris Lomax, Christine Melia, Caroline Moon, Phil Smith and Gareth Watson

The minutes of this meeting will be available on the internet at www.southribble.gov.uk

Forthcoming Meetings

6.00 pm Thursday, 10 June 2021 - Shield Room, Civic Centre, West Paddock, Leyland PR25 1DH

Procedure of Debate at Planning Committee

Whenever a planning application is dealt with by Planning Committee the Council is keen to allow the local community to participate in the process. The procedure that will ordinarily be followed is that:-

- Up to three members of the public who wish to speak against an application will be allowed to speak. Each will have up to four minutes in which to state their case.
- Up to three members of the public who wish to speak in favour of an application will then be allowed to speak. Again each will have up to four minutes in which to state their case.
- Ward councillors (not on Planning Committee) will then have the opportunity to make representations about the application. Each will have up to four minutes to state their case – whether for or against.
- The applicant/agent will then be invited to speak in support of the application. Ordinarily he/she will have up to four minutes to speak.

- The application will be then be discussed by Committee. At this point members of the public, the applicant and other councillors not on Committee will not be able to speak further.
- Planning Committee will then take a vote on the matter.
- No paperwork, plans or photographs will be allowed to be circulated by the applicant/agent or member of the public at the meeting.

The Chairman of Planning Committee has discretion to vary these rules when dealing with a particular application if he considers it appropriate. Whenever members of the public speak (whether in opposition to a proposal or in favour of it) they should avoid repeating the same points made by other speakers.

Filming/Recording Meetings

The Council will allow any member of the public to take photographs, film, audio-record and report on any Planning Committee meeting. If anyone is intending to record any such meeting (or part of such a meeting) then it would be very helpful if they could give prior notice of their intention to the Council's Democratic Services Team. Ideally 48 hours' notice should be given.

When exercising the rights to record a Planning Committee meeting a member of the public must not in any way be disruptive to that meeting. They must not provide an oral commentary on the meeting whilst it is continuing. If disruption is caused then the Chairman of the meeting may exclude that person from the rest of the meeting.

Members of the public will not be entitled to stay in the meeting if any confidential (exempt) items of business are being discussed.

Full details of planning applications, associated documents including related consultation replies can be found on the Public Access for planning system, searching for the application using the Simple Search box.
<http://publicaccess.southribble.gov.uk/online-applications/>

Minutes of Planning Committee

Meeting date **Thursday, 1 April 2021**

Members present: Councillors Caleb Tomlinson (Chair), Malcolm Donoghue (Vice-Chair), Will Adams, James Flannery, Mary Green, Harry Hancock, Jon Hesketh, Chris Lomax, Christine Melia, Phil Smith and Gareth Watson

Officers: Steven Brown (Head of Development Management), Debbie Roberts (Senior Planning Officer), Chris Sowerby (Development Planning Team Leader), Alex Jackson (Shared Legal Services Team Leader) and Charlotte Lynch (Democratic and Member Services Officer)

Cabinet members: Councillor Bill Evans (Cabinet Member (Planning, Business Support and Regeneration))

Other members and officers: Councillor Colin Coulton, Councillor Colin Sharples and Councillor Margaret Smith (Leader of the Opposition and Leader of the Conservative Group)

117 Welcome and Introduction

The Chair, Councillor Caleb Tomlinson, welcomed the committee and members of the public and explained that, due to the COVID-19 pandemic, the meeting was being held over Microsoft Teams and livestreamed to YouTube.

118 Apologies for Absence

An apology for absence was received from Councillor Caroline Moon.

119 Declarations of Interest

None.

120 Appeal Decisions

There were no appeals to report.

121 07/2020/01063/FUL - Land to the east of Reynard Close, Longton

Speakers: 3 objectors, Ward Councillor Colin Coulton, County Councillor Graham Gooch, the applicant's planning consultant and a representative of the agent.

Address: Land to the east of Reynard Close
Longton

Applicant: Longton Developments Ltd.

Agent: Mr Graham Edge
Quayside
Wilderspool Business Park
Stockton Heath
Warrington
WA4 6HL

Development: Erection of 33 new residential units with associated garages and works and new access from Reynard Close.

Councillor Phil Smith proposed refusal, seconded by Councillor Mary Green, on the grounds that the proposed development would be detrimental to neighbouring properties, was of poor design and that the proposal was therefore contrary to Policy G17 in the South Ribble Local Plan.

An amendment to the substantive motion was proposed by Councillor Will Adams, seconded by Councillor Gareth Watson, that the application be deferred to allow the applicant to submit revised drawings based on the discussions of the committee.

A vote on the amendment was taken and subsequently RESOLVED: (Unanimously)

That the application be deferred to allow the applicant to provide revised drawings in line with discussions by the committee at the meeting.

122 07/2020/01087/FUL - 220A Cocker Road, Walton Summit Industrial Estate, Bamber Bridge

Speakers: None

Address: 220A Cocker Road
Walton Summit Industrial Estate
Bamber Bridge
Preston
PR5 8BP

Applicant: C/o Cassidy + Ashton

Agent: Mr Simon Newall
7 East Cliff
Preston
PR1 3JE

Development: Erection of a side extension including internal mezzanine floor.

Councillor Phil Smith proposed approval of the application, seconded by Councillor Will Adams, and a vote was taken and subsequently

RESOLVED: (Unanimously)

That the application be approved subject to conditions outlined in the report.

123 South Ribble and Central Lancashire Monitoring Reports 19/20

The committee received the South Ribble Local Plan and Central Lancashire Core Strategy Monitoring Reports for the 2019/20 year.

Members were advised that the COVID-19 pandemic had delayed the publication of the 2019/20 Monitoring Reports until now and that reports for the 2020/21 year would be expected in November 2021.

RESOLVED: (Unanimously)

That

1. the draft Monitoring Reports be approved for publication on the Council's website; and
2. authority is delegated to the Director for Planning and Development to make minor text, layout and formatting changes prior to publication, as necessary.

124 Urgent Decision Under Section 35 of the Council's Constitution: Planning Application 07/2021/00149/ADE

The committee received a report on an Urgent Decision which had been approved by the Chair and Vice Chair of the Planning Committee due to time constraints within the committee schedule.

Section 35 of the Council's constitution permits urgent decisions to be made by the Chief Executive in consultation with the Leader, relevant Cabinet Member or relevant committee Chair and Vice Chair.

Members noted the information.

125 Minutes of meeting Thursday, 4 March 2021 of Planning Committee

RESOLVED: (Unanimously)

That the minutes of the meeting held on Thursday, 4 March 2021 be approved as a correct record.

Chair

Date

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Application Number 07/2020/01088/FUL

Address Globe Mill
17 - 21 Midge Hall Lane
Midge Hall
Leyland
Lancashire
PR26 6TN

Applicant R & E Bamfords Limited

Agent Mr Michael Beech
Sitchstone
Brown House Lane
Higher Wheelton
Chorley
PR6 8HR

Development Erection of a part two storey and part single storey mixed use commercial extension comprising a ground floor veterinary surgery, first floor offices and additional warehouse storage together with associated car parking area.

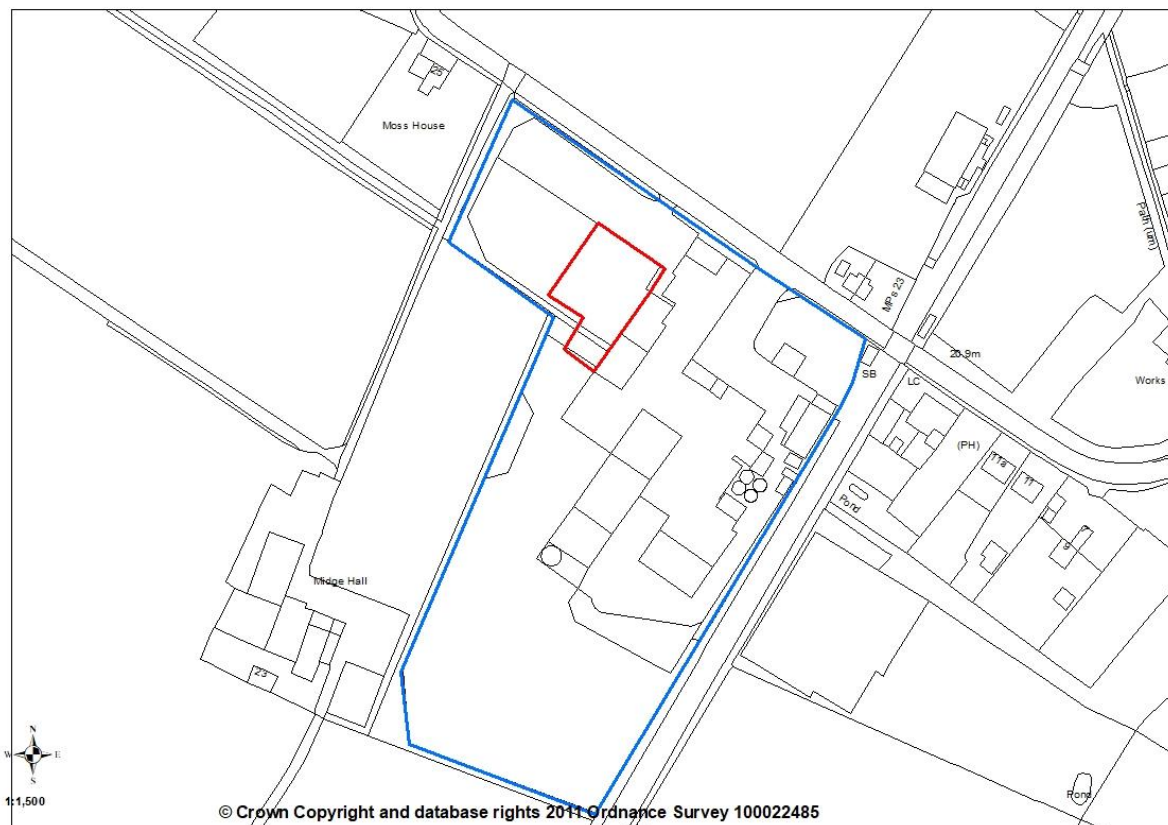
Officer Recommendation
Officer Name

Approval with Conditions
Mrs Janice Crook

Date application valid
Target Determination Date
Extension of Time

09.02.2021
11.05.2021

Location Plan



1. Report Summary

1.1. The application proposes an extension to the existing Globe Mill complex located on Midge Hall Lane on the outskirts of Leyland. Although in the Green Belt, Globe Mill is an established business, operate by R and E Bamford, which produces and supplies pet food and animal feed products and is open to the general public.

1.2. It is considered that, while the proposed extension would have some impact on the openness of the Green Belt, this is limited due to the location in the context of the wider site. Additionally, the proposal supports the existing business by provided additional warehousing space and offices. Although the proposal introduces a new use, that of a veterinary, this is considered to be an appropriate and related use and is fully in accordance with Policy E2 of the Local Plan.

2. Site and Surrounding Area

2.1 The application relates to the Globe Mill premises on Midge Hall Lane in Midge Hall which is a complex of agricultural style buildings and car parking. The site is within the Green Belt with open farmland to the north, west and east. A public right of way is located to the site's north-western boundary with a gas pipeline beyond. To the site's south-eastern boundary is a railway line. There is a public house beyond the railway line and a few residential properties in the immediate area.

2.2 The submitted design and access statement advises that:

"The application site is part of Globe Mill owned and operated by R and E Bamford's, the business predominantly produces and supplies pet food and animal feed products to smaller distributors and the general public. Globe Mill dates back to the 1800's and was originally a corn mill however it has been operated by the Bamford family as an animal food provider in recent times.....The existing complex has been altered and expanded a number of times over the years and is a large employer in the area."

3 Planning History

07/1974/0387 Manufacturing and warehousing of cattle foods with ancillary buildings. APV 10/07/1974

07/1975/0003 Modernising of equipment. Re-roofing of centre of mill and small extension to grinder house and 4 new outside storage bins. APV 12/03/1975

07/1977/1076 10 Additional Storage Bins. APV 08/02/1978

07/1978/0060 Installation of One Underground Petrol Tank. APV 22/03/1978

07/1978/0045 Extension to existing offices providing three new offices. APV 01/03/1978

07/1979/0028 Extension. APV 21/02/1979

07/1979/0619 Extension of mixing and cubing plant. APV 18/07/1979

07/1980/0684 Additional Storage Bins and Extension of Grinder House. APV 20/08/1980

07/1986/0344 Removal of condition no.3 attached to planning permission 07/74/0387. APV 13/08/1986

07/1987/0363 Storage and bulk outloading bins and re-roofing existing bin buildings. APV 01/07/1987

07/1988/0866 Office extension. APV 14/12/1988

07/1988/0789 Erection of Warehouse. APV 14/12/1988

07/1989/0451 Continuation of manufacturing/warehousing operations without compliance with conditions restricting hours of operation attached to planning permission 07/74/0387 and 07/86/0344. REF 13/07/1989

07/1994/0593 Warehouse Extension to Rear of Existing Mill. APV 02/11/1994

07/1995/0458 Extension of Bag Store and Formation of Covered Loading Bay. APV 23/08/1995

07/1996/0715 Bag Store Building. APV 11/12/1996

07/1999/0250 Extension to Bag Store Building to Provide Pallet Store. APV 16/08/1999

07/2000/0113 Single storey extension to bag store APV 23/03/2000

07/2000/0006 First Floor extension to existing offices and change of use of ground floor to A2 office uses APV 24/02/2000

07/2000/0464 Retention of Access, Gates and Fencing REF 15/09/2000

07/2002/0206 First floor extension to form offices for Globe Mill. Change of use of ground floor to A2 Offices APV 19/04/2002

07/2003/0959 Rebuilding and extension of fire damaged single storey office building as two storey office building incorporating extension to mill shop. Formation of bow roof over existing single storey office building. APV 26/01/2004

07/2003/0769 Retention of Replacement storage building with loading canopy. APV 12/09/2003

07/2006/0166/COU Retrospective application for the change of use of office unit to form retail unit (Class A1) with associated elevational changes REF 08/06/2006

07/2008/0472/COU Change of use from manufacturing animal feed to a mixed use of manufacture, storage and distribution of animal feed and animal products. Erection of portal framed storage building. APV 30/07/2008

07/2008/0872/FUL Retrospective application for change of use of office building (class B1) to retail (class A1). Formation of single storey element to link existing retail units together. (re-submission of 07/2007/0284) APV 29/01/2009

07/2011/0502/FUL Erection of two storey portacabin following removal of existing single storey portacabin APC 15/09/2011

07/2016/0201/FUL Extension to existing warehouse APC 12/04/2016

4 Proposal

4.1 The application proposed the erection of a part two storey and part single storey extension comprising of a ground floor veterinary surgery with first floor offices and additional warehouse storage together with an associated car parking area.

4.2 The extension will measure 36.4m by 12.3m at ground floor and 12.4m by 12.3m at first floor. A pitched roof will be formed over with a ridge height of 5.3m over the single store element and 8.0m over the 2-storey element.

4.3 The extension will be constructed in a mix of facing brickwork and cladding in green steel panels with aluminium doors and white upvc windows to match the existing building. The roof will be in grey steel panels

4.4 Also proposed is a new overflow car parking area to the front of the proposed extension to provide for 25 parking spaces, including 2 mobility impaired spaces. Access will be from the existing car park where 3 spaces will be lost to form the access to the overflow car park.

5 Summary of Publicity

5.1 Neighbouring properties were notified and a site notice posted with no letters of representation being received.

6 Summary of Consultations

6.1 **County Highways** make comments based on all the information provided by the applicant to date and after undertaking a site visit. They have no objections to the planning application and is of the opinion that the proposals should have a negligible impact on highway safety and highway capacity within the immediate vicinity of the site.

6.2 The new car parking area which adjoins the existing car park layout and utilises the existing access onto Midge Hall lane is also acceptable to County Highways.

6.3 **Arboriculturist** has no objections to the development. The trees identified for removal are of low amenity value and should not pose any constraints on the development. Three ornamental

replacement trees have been identified, this should be increased to 'two for one' in accordance with the local plan and be a minimum 6-8 nursery size and be increased to a minimum 8no. trees.

6.4 A condition is recommended to ensure that trees identified for retention should have protective fencing around them. An informative note is also required advising the applicant that trees should be checked for nesting birds and nests under construction to avoid impact to nesting birds and infringement of the *Wildlife and Countryside Act 1981* and breaching the *European Habitats Directive 1992/Nesting Birds Directive*.

6.5 **United Utilities** advise that, in accordance with the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG), 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. Therefore, they request conditions be imposed requiring the submission of a surface water drainage scheme; to ensure that foul and surface water are drainage on separate systems; the submission of a Management and Maintenance scheme for the Sustainable Drainage Systems.

Environmental Health have requested a number of conditions are imposed in respect of the hours of construction; hours of deliveries; details of any piling works that may be undertaken; that an Acoustic Survey be carried out; details of any proposed Extraction/Ventilation; that Electric Vehicle Recharge Points be provided and that Cycle Storage be provided.

7 Policy Background

Central Lancashire Core Strategy

7.1 Policy 17: Design of New Buildings

The design of new buildings will be expected to take account of the character and appearance of the local area, including the following:

- (a) siting, layout, massing, scale, design, materials, building to plot ratio and landscaping.
- (b) safeguarding and enhancing the built and historic environment.
- (c) being sympathetic to surrounding land uses and occupiers, and avoiding demonstrable harm to the amenities of the local area.
- (d) ensuring that the amenities of occupiers of the new development will not be adversely affected by neighbouring uses and vice versa.
- (e) linking in with surrounding movement patterns and not prejudicing the development of neighbouring land, including the creation of landlocked sites.
- (f) minimising opportunity for crime, and maximising natural surveillance.
- (g) providing landscaping as an integral part of the development, protecting existing landscape features and natural assets, habitat creation, providing open space, and enhancing the public realm.
- (h) including public art in appropriate circumstances.
- (i) demonstrating, through the Design and Access Statement, the appropriateness of the proposal.
- (j) making provision for the needs of special groups in the community such as the elderly and those with disabilities.
- (k) promoting designs that will be adaptable to climate change, and adopting principles of sustainable construction including Sustainable Drainage Systems (SuDS); and
- (l) achieving Building for Life rating of 'Silver' or 'Gold' for new residential developments.
- (m) ensuring that contaminated land, land stability and other risks associated with coal mining are considered and, where necessary, addressed through appropriate remediation and mitigation measures.

South Ribble Local Plan

7.2 **Policy E2: Protection of Employment Areas and Sites** protects land for employment uses including business, general industrial or storage and distribution

7.3 Policy F1: Parking Standards requires all development proposals to provide car parking and servicing space in accordance with the parking standards adopted by the Council. In general, parking requirements will be kept to the standards as set out unless there are significant road safety or traffic management implications related to the development of the site. The parking standards should be seen as a guide for developers and any variation from these standards should be supported by local evidence in the form of a transport statement. Where appropriate, some flexibility will be factored into the standards in relation to the specific local circumstances.

7.4 Policy G1: Green Belt has a general presumption against inappropriate development and planning permission will not be given for the construction of new buildings unless there are very special circumstances. However, exceptions to this are buildings for agriculture and forestry; provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it; the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building; the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces; limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan; or limited infilling or the partial or complete redevelopment of previously developed sites, whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.

7.5 There are a number of major developed employment sites within the Green Belt. These sites can be developed within their curtilage. These major developed employment sites should continue to secure jobs and prosperity without further prejudicing the Green Belt. Such development is considered appropriate in the terms of the NPPF.

7.6 Policy G13: Trees, Woodlands and Development has a presumption in favour of the retention and enhancement of existing tree, woodland and hedgerow cover on a site. Where there is an unavoidable loss of trees on site, replacement trees will be required to be planted on site, where appropriate, at a rate of two new trees for each tree lost. The policy requires that tree survey information is submitted with all planning applications, where trees are present on site. The tree survey information should include protection, mitigation and management measures. Appropriate management measures will also be required to be implemented to protect newly planted and existing trees, woodlands and/or hedgerows.

7.7 Policy G17: Design Criteria for New Development permits new development, including extensions and free standing structures, provided that, the proposal does not have a detrimental impact on the existing building, neighbouring buildings or on the street scene by virtue of its design, height, scale, orientation, plot density, massing, proximity, use of materials. Furthermore, the development should not cause harm to neighbouring property by leading to undue overlooking, overshadowing or have an overbearing effect; the layout, design and landscaping of all elements of the proposal, including any internal roads, car parking, footpaths and open spaces, are of a high quality and will provide an interesting visual environment which respects the character of the site and local area; the development would not prejudice highway safety, pedestrian safety, the free flow of traffic, and would not reduce the number of on-site parking spaces to below the standards stated in Policy F1, unless there are other material considerations which justify the reduction such as proximity to a public car park. Furthermore, any new roads and/or pavements provided as part of the development should be to an adoptable standard; the proposal would sustain, conserve and where appropriate enhance the significance, appearance, character and setting of a heritage asset itself and the surrounding historic environment. Where a proposed development would lead to substantial harm or loss of significance of a designated heritage asset, planning permission will only be granted where it can be demonstrated that the substantial public benefits of the proposal outweigh the harm or loss to the asset; and the proposal would not have a detrimental impact on landscape features such as mature trees, hedgerows, ponds and watercourses. In some circumstances where, on balance, it is considered acceptable to remove one or more of these features, then mitigation measures to replace the feature/s will be required either on or off-site.

Rural Development Supplementary Planning Document

8 Material Considerations

8.1 Impact on the Green Belt

8.1.1 Policy G1 has a general presumption against inappropriate development in the Green Belt and planning permission will not be given for the construction of new buildings unless there are very special circumstances. However, among the exceptions to this general presumption is the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building and the limited infilling or the partial of a previously developed site which would not have a greater impact on the openness of the Green Belt.

8.1.2 The Globe Mill site has been altered and expanded a number of times over the years as the planning history above indicates, with the most recent being an extension to the existing warehouse. The proposal now is for a substantial extension to the existing building, resulting in a footprint of approximately 450 square metres. The site has a number of building which cover approximately 8,300 square metres at both single storey and two storey scale. Although the proposed extension is of a significant size, it is not considered overly significant in the context of the entire site. Additionally, the proposal includes the extension of the existing car park and both this and the extension are located in an area which is currently given over to lawn within the wider Globe Mill site. The extension is located to the north-western elevation of the existing buildings and will be viewed against the backdrop of existing buildings within the site when viewed from Midge Hall Lane when travelling in a south-easterly direction. However, the proposed extension would not be visible when viewed from the opposite direction due to the existing buildings.

8.1.3 It is considered that the proposal does have some impact on the openness of the Green Belt due to its size but that impact is limited due to the location of the proposed extension in the context of the wider site. Additionally, the proposed extension is considered to be well located to the existing buildings which helps minimise the overall impact.

8.1.4 The proposal provides for an extension to the warehousing at the site together with ancillary offices. Both these uses are considered to be in accordance with Policy E2 in that they provided extensions to the existing business, albeit in the Green Belt. However, the proposal also introduces a new use, that of a veterinary surgery. The submitted Design and Access Statement indicates that it is *“vital to increase the diversity of the site adding an accessible veterinary practice and much needed office space and dry storage of bulk produces and also creates further employment at the factory site.”*

8.1.5 Often veterinary surgeries, when located in town centres, cause problems due to the hours of operation, number of visitors and nature of the services offered which is no conducive to residential or mixed use areas. The proposal to locate a veterinary surgery at this site is considered appropriate given that there will be little impact of the use on residential properties; that there is a dedicated parking area which can be expanded; and the use is associated with the main use of the mill, that of producing animal feeds.

8.1.6 Policy G1 also refers to a number of major developed employment sites within the Green Belt which can be developed within their curtilage. The Policy recognises that these major developed employment sites should continue to secure jobs and prosperity without further prejudicing the Green Belt and therefore development is considered appropriate in the terms of the NPPF. The Globe Mill site currently employs 35 FT employees and 5 PT employees with a further 4 FT positions and 2 PT positions as a result of the proposed development. Therefore, the Globe Mill site cannot be considered to be a ‘major’ employer, but nevertheless, does provide for employment in a rural area which would be expanded with the extension and additional veterinary use.

8.1.7 For the reasons set out above, it is considered that the proposal is acceptable in Green Belt terms of does not conflict with Policy G1.

8.2 Parking, Access and Servicing

8.2.1 The proposed building will be accessed via a new external entrance accessed via the existing car park areas and with internal openings for the warehouse areas taken from existing adjacent storage zones. Additional car parking would be provided including further dedicated disabled car parking spaces to the side of the proposed building.

8.2.2 County Highways have no objections to the planning application and is of the opinion that the proposals should have a negligible impact on highway safety and highway capacity within the immediate vicinity of the site.

8.2.3 The new car parking area which adjoins the existing car park layout and utilises the existing access onto Midge Hall lane is also acceptable to County Highways.

8.2.4 Environmental Health have requested a condition be imposed to ensure that 10% of the newly created parking bays be provided with electric vehicle recharge points and one to ensure the provision of secure cycle storage for the development.

8.3 Residential Amenity

8.3.1 The side boundary of the closest residential property lies some 50 plus metres to the west of the application site boundary, with the dwelling itself being approximately 100m from the existing mill building. Given that there is screening to the boundary and due to the spatial separation distance, there will be no undue impact on this property in terms of Local Plan Policy G17.

8.3.2 On the opposite side of Midge Hall Lane are numbers 8 and 10. Any view of the proposed extension would be obscured by the existing mill building and the proposal will not impact on these properties in terms of Local Plan Policy G17.

8.3.3 Number 17 Midge Hall Lane is a two storey residential dwelling which lies to the east of the building. It has substantial screening around it in the form of trees and hedgerow. The proposed extension is set at the opposite side of the mill building and therefore there will be no undue impact on No 17 in terms of Local Plan Policy G17.

8.3.4 Consideration must also be given the Core Strategy Policy 17 in terms of the impact on neighbouring land uses. At criteria (c) it requires new development to be sympathetic to surrounding land uses and occupiers and avoiding demonstrable harm to the amenities of the local area; and at criteria (d) seeks to ensure that the amenities of occupiers of the new development will not be adversely affected by neighbouring uses and vice versa.

8.3.5 Environmental Health require a number of conditions be imposed to ensure compliance with this policy, particularly in terms of noise and disturbance. These are in respect of the hours construction works may take place; restriction on the hours deliveries or removal of construction waste can be undertaken; that details of all proposed piling activities be submitted and which includes mitigation measures; that an acoustic survey be undertaken covering the proposed veterinary practice and any mitigation measures identified be submitted; and that prior to the installation of any extraction/ventilation systems, full details of the noise levels to be experienced at the nearest properties and the fixings to be used be submitted. With these conditions in place, it is considered there will be no undue impact on the residential amenity of occupiers of the nearby properties, in accordance with Core Strategy Policy 17 and Local Plan Policy G17.

8.4 Arboriculture

8.4.1 An Arboricultural Impact Assessment with Tree Protection Measures was submitted with the application The AIA advises that five individual trees, two groups of trees and one hedge were recorded. The proposed development directly impacts upon several trees which will require removal due to their close proximity to construction activity. The majority of the trees proposed for

removal are considered to be low quality ('C' category) specimens. In addition, one tree is considered to be of a moderate quality. Several trees may also benefit from general arboricultural works as part of a post-development arboricultural management strategy. Additionally, the submitted site plan shows three ornamental trees are to be taken up and replanted along the edge of the new car parking area.

8.4.2 The AIA has been considered by the Council's Arboriculturist who has no objections to the development. The Arboriculturist advises that the trees identified for removal are of low amenity value and should not pose any constraints on the development.

8.4.3 Three ornamental replacement trees have been identified but this should be increased to 'two for one' in accordance with Policy G13 and should be a minimum 6-8 nursery size and be increased to a minimum of 8 trees. This can be secured by way of a condition.

8.4.4 A condition is also required to ensure that the protective fencing is erected in accordance with Figure 2 of BS 5837 – 2012 comprising a metal framework. The site manager or other suitably qualified appointed person will be responsible for inspecting the protective fencing daily; any damage to the fencing or breaches of the fenced area should be rectified immediately. The fencing will remain in place until completion of all site works and then only removed when all site traffic is removed from site.

8.5 Drainage

8.5.1 The Design and Access Statement advises that, with this building being located within the greenbelt, the mill is already drained via size specific septic tanks. The additional WC/drains for the new building will be directed into the nearest tank as shown on the planning drawings. It also advises that the additional car parking area will be a tarmac finish and it will be drained to purpose made soakaways which in turn would then discharge to a nearby watercourse.

8.5.2 United Utilities have advised that, in accordance with the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG), the site should be drained on a separate system with surface water draining in the most sustainable way. They require a condition be imposed to ensure this and also for a management and maintenance scheme to be submitted.

9 Conclusion

9.1 For the reasons set out in this report above, it is officers view that the proposed development is acceptable in Green Belt terms in that the extension is well related to the existing buildings to minimise impact on openness and provides for additional warehousing and offices for the long-established business which also providing the addition of a veterinary practice to compliment the business. The application is therefore recommended for approval subject to the imposition of conditions.

10 Recommendation

10.1 Approval with Conditions.

11. 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 submitted approved plans Dwg 597/BGM/SLP Rev A Proposed site plan; 597/BGM/PL2 Rev D Proposed floor plans and elevations;

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

3. All external facing materials shall match in colour, form and texture to those on the existing building.

REASON: In the interests of the visual amenity of the area and so that the Local Planning Authority shall be satisfied as to the details in accordance with Policy 17 in the Central Lancashire Core Strategy and Policy G17 in the South Ribble Local Plan

4. During the site preparation and construction of the development no machinery, plant or powered tools shall be operated outside the hours of 08:00 to 18:00 Monday to Friday 09:00 - 13:00 on Saturdays. No construction shall take place at any time on Sundays or nationally recognised Bank Holidays.

Reason: To safeguard the amenities of neighbouring properties in accordance with Policy 17 of the Central Lancashire Core Strategy

5. No deliveries of construction materials or removal of construction waste shall be undertaken outside the hours of 09:00 - 17:00 Monday to Friday. No deliveries or removal of waste shall be carried out at weekends or nationally recognised Bank Holidays.

Reason: To safeguard the amenities of neighbouring properties in accordance with Policy 17 of the Central Lancashire Core Strategy

6. Prior to the commencement of any piling works on site, details of all piling activities shall be submitted to the local planning authority together with all mitigation measures to be taken. Piling activities shall be limited to 09:30-17:00 Monday to Friday with no activity Saturday, Sunday or nationally recognised Bank Holidays.

Reason: To safeguard the amenities of neighbouring properties in accordance with Policy 17 of the Central Lancashire Core Strategy

7. Foul and surface water shall be drained on separate systems.

Reason: To secure proper drainage and to manage the risk of flooding and pollution.

8. No development shall commence until a surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority. The drainage scheme must include:

- (i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water;
- (ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations); and
- (iii) A timetable for its implementation.

The approved scheme shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.

The development hereby permitted shall be carried out only in accordance with the approved drainage scheme.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution.

9. Prior to occupation of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the local planning authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:

- a. Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a resident's management company; and
- b. Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.

The development shall subsequently be completed, maintained and managed in accordance with the approved plan.

Reason: To ensure that management arrangements are in place for the sustainable drainage system in order to manage the risk of flooding and pollution during the lifetime of the development.

10. Prior to the commencement of any works on site an acoustic survey shall be undertaken covering the proposed veterinary practice. Details of the findings of the survey and any mitigation measures identified shall be submitted for approval to the local planning authority. Once approved the mitigation measures shall be carried out as approved prior to the first occupation of the site or as agreed otherwise with the local planning authority. The approved mitigation measures shall be retained and maintained thereafter.

Reason: In the interests of the amenity of the nearby residents in accordance with Policy 17 of the Central Lancashire Core Strategy

11. Prior to the installation of any extraction/ventilation systems full details of the noise levels to be experienced at the nearest properties and the fixings to be used shall be provided to the local planning authority for written approval. The approved system shall then be installed as agreed and thereafter maintained as approved. Any changes to the system shall first be agreed with the local planning authority in writing.

Reason: In the interests of the amenity of the nearby residents in accordance with Policy 17 of the Central Lancashire Core Strategy

12. Prior to the first use of the development 10% of the newly created parking bays shall be provided with a fast (3-4 hrs) electric vehicle recharge points. The parking bays shall be appropriately marked to ensure the sole use by electric vehicles and an adequate charging infrastructure with associated cabling provided for the designated parking bays. The charging point shall be located so that a 3m cable will readily reach the vehicle to be charged when parked in the designated parking bay.

Reason: To enable and encourage the use of alternative fuel use for transport purposes in accordance with Policy 3 of the Central Lancashire Core Strategy

13. Prior to first occupation of the development hereby approved, details of secure cycle storage provision shall be submitted for approval by the local planning authority. The approved details shall then be installed within a timeframe to be agreed and retained at all times thereafter.

Reason: To enable and encourage the use of alternative fuel use for transport purposes in accordance with Policy 3 of the Central Lancashire Core Strategy.

14. Prior to commencement of the development hereby approved, details of the landscaping of the site including tree planting on a 2 for 1 basis to compensate for those trees to be removed, shall be 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 G13 in the South Ribble Local Plan

15. For trees identified for retention, specifically T5, protective fencing should be erected in accordance with Figure 2 of BS 5837 - 2012 comprising a metal framework. The site manager or other suitably qualified appointed person will be responsible for inspecting the protective fencing daily; any damage to the fencing or breaches of the fenced area should be rectified immediately. The fencing will remain in place until completion of all site works and then only removed when all site traffic is removed from site.

Reason: To protect trees from damage during construction in accordance with BS 5837 2012 and Policy G13 in the South Ribble Local Plan

16. 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 will achieve a BREEAM rating of 'Very Good' or '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

17. 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.

18. 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

12. **Relevant Policy**

- G1 Green Belt
- G13 Trees, Woodlands and Development
- G17 Design Criteria for New Development
- E2 Protection of Employment Areas and Sites

Core Strategy Policy 17: Design of New Buildings

Rural Development Supplementary Planning Documents

Informative Notes:

1. The applicant can discuss any of the conditions with Developer Engineer, Robert Brenton, by email at wastewaterdeveloperservices@uuplc.co.uk. Please note, United Utilities are not responsible for advising on rates of discharge to the local watercourse system. This is a matter for discussion with the Lead Local Flood Authority and / or the Environment Agency (if the watercourse is classified as main river). If the applicant intends to offer wastewater assets forward for adoption by United Utilities, the proposed detailed design will be subject to a technical appraisal by an Adoptions Engineer as we need to be sure that the proposal meets the requirements of Sewers for Adoption and United Utilities' Asset Standards. The detailed layout should be prepared with consideration of what is necessary to secure a development to an adoptable standard. This is important as

drainage design can be a key determining factor of site levels and layout. The proposed design should give consideration to long term operability and give United Utilities a cost effective proposal for the life of the assets. Therefore, should this application be approved and the applicant wishes to progress a Section 104 agreement, we strongly recommend that no construction commences until the detailed drainage design, submitted as part of the Section 104 agreement, has been assessed and accepted in writing by United Utilities. Any works carried out prior to the technical assessment being approved is done entirely at the developers own risk and could be subject to change.

Please note United Utilities cannot provide comment on the management and maintenance of an asset that is owned by a third party management and maintenance company. We would not be involved in the discharge of the management and maintenance condition in these circumstances.

Water Supply

If the applicant intends to obtain a water supply from United Utilities for the proposed development, we strongly recommend they engage with us at the earliest opportunity. If reinforcement of the water network is required to meet the demand, this could be a significant project and the design and construction period should be accounted for.

To discuss a potential water supply or any of the water comments detailed above, the applicant can contact the team at DeveloperServicesWater@uuplc.co.uk.

Please note, all internal pipework must comply with current Water Supply (water fittings) Regulations 1999.

United Utilities' Property, Assets and Infrastructure

Where United Utilities' assets exist, the level of cover to the water mains and public sewers must not be compromised either during or after construction.

For advice regarding protection of United Utilities assets, the applicant should contact the teams as follows:

Water assets - DeveloperServicesWater@uuplc.co.uk

Wastewater assets - WastewaterDeveloperServices@uuplc.co.uk

It is the applicant's responsibility to investigate the possibility of any United Utilities' assets potentially impacted by their proposals and to demonstrate the exact relationship between any United Utilities' assets and the proposed development.

A number of providers offer a paid for mapping service including United Utilities. To find out how to purchase a sewer and water plan from United Utilities, please visit the Property Searches website; <https://www.unitedutilities.com/property-searches/>

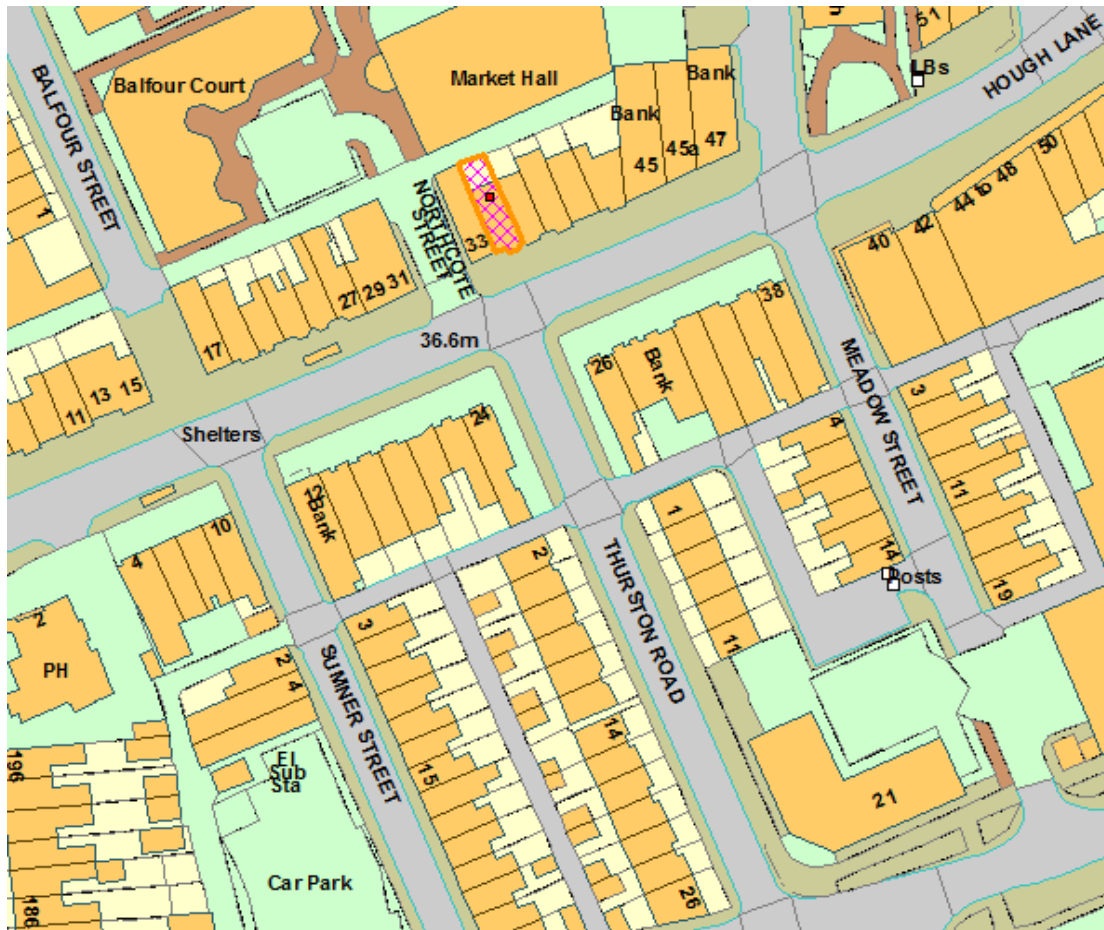
You can also view the plans for free. To make an appointment to view our sewer records at your local authority please contact them direct, alternatively if you wish to view the water and the sewer records at our Lingley Mere offices based in Warrington please ring 0370 751 0101 to book an appointment.

Due to the public sewer transfer in 2011, not all sewers are currently shown on the statutory sewer records and we do not always show private pipes on our plans. If a sewer is discovered during construction; please contact a Building Control Body to discuss the matter further.

2. Trees should be checked for nesting birds and nests under construction to avoid impact to nesting birds and infringement of the Wildlife and Countryside Act 1981 and breaching the European Habitats Directive 1992/Nesting Birds Directive.

If during permitted works bats or bat roosts are discovered work should stop immediately and contact should be made with the Bat Conservation Trust on 0345 1300 228.

Application Number	07/2021/00242/FUL
Address	35 Hough Lane Leyland Lancashire PR25 2SB
Applicant	Godwin Enterprises
Development	Change of use from Shop (Class E) to drinking establishment (sui generis) together with internal alterations to extend into the adjoining micro pub at ground and first floor including an extended outside seating area
Officer Recommendation	The decision is to be delegated to the Director of Planning and Property in consultation with the Chair and Vice Chair of the Planning Committee upon the submission of a noise assessment report and the imposition of appropriate conditions if required
Officer Name	Mrs Linda Ashcroft
Date application valid	18.03.2021
Target Determination Date	13.05.2021
Extension of Time	



1. **Report Summary**

- 1.1 The application is for a change of use of a vacant retail premises (Class E) into a drinking establishment (sui generis). The application relates to the building as a whole.
- 1.2 The site is situated within the Primary Retail Frontage of the Leyland Town Centre.
- 1.3 The premises at ground floor have historically been used as a shop with a flat at first floor; the most recent use was Galloways Bakery.
- 1.4 County Highways have raised no objections and consider the proposal would have a negligible impact on highway safety and capacity within the immediate vicinity.
- 1.5 Due to the proximity of the site to residential dwellings, Environmental Health have requested a Noise Assessment to be submitted.
- 1.6 The decision is to be delegated to the Director of Planning and Property in consultation with the Chair and Vice Chair of the Planning Committee upon the submission of a Noise Assessment report and the imposition of appropriate conditions if required.

2. Site and Surrounding Area

- 2.1 The application relates to a mid terraced vacant commercial property which was previously occupied by Galloways Bakery.
- 2.2 The site is situated on the north side of Hough Lane with the market hall set to the rear. Set to the west is The Market Ale House (No. 33) and to the east is a Vape shop (No. 37).
- 2.3 Thurston Road is set to the south of the site and comprises predominantly of residential properties; No. 2 is a Dental Surgery and offices at Sumner House are set on the eastern side at the junction with King Street.
- 2.4 The premises presently fall into Class E (formerly A1) of the Use Classes Order and is situated within the primary retail frontage of the Leyland town Centre where Policy E3 in the South Ribble Local Plan is relevant.

3. Planning History

- 3.1 There have been several previous applications relating to this property, the most recent being an approval under reference No. 07/2020/00561/FUL for the alteration to rear stairs and repositioning of a rear door on the first floor.

4. Proposal

- 4.1 The application proposes the change of use from Shop (Class E) to drinking establishment (sui generis) together with internal alterations to extend into the adjoining micro pub at ground and first floor including an extended outside seating area.
- 4.2 Part of a dividing wall is to be opened up between the adjoining premises at No. 33 (The Market Ale House) at both ground and first floor; the ground floor will provide an additional seating and stage area and the first floor will accommodate a kitchen and additional toilet facilities.
- 4.3 As part of the proposal an outside seating area is to be provided which will be an extension of that at the adjoining drinking establishment.

- 4.4 The application form states the opening hours as Monday to Friday 11:00 hours to 01:00 hours, Saturday 11:00 hours to 01:00 hours and Sunday and Bank Holidays 11:00 hours to 00:00 hours. However, as the proposal is to extend the adjoining property it is considered appropriate to condition the opening hours in line with those at No. 33 which state *"The premises hereby approved, shall not be open to customers outside the hours of 11am - 11.30pm Monday to Sunday and 11am - 01:30 on New Years Eve/Day unless otherwise agreed in writing with the Local Planning Authority"*.
- 4.5 The combined drinking establishment will employ 7 full-time equivalent members of staff.
- 4.6 Refuse and recycling storage area will be in the rear yard area.
5. **Summary of Publicity**
- 5.1 A total of 6 properties were notified and a site notice posted. No letters of representation have been received.
6. **Summary of Consultations**
- 6.1 **County Highways** have raised no objections and is of the opinion that the nature and scale of the proposal should have a negligible impact on highway safety and capacity within the immediate vicinity of the site.
- 6.1.1 LCC Highways also confirmed that the proposed seating is set outside of the adopted highway.
- 6.2 **Environmental Health** comment that the premises are located in the vicinity of residential dwellings and due to the proposed operating hours has the potential to adversely affect the amenities of nearby residential properties by virtue of noise from the premises, both inside and outside.
- 6.2.1 Upon the submission of a noise assessment and the imposition of appropriate conditions if required, the application is to be delegated to the Director of Planning and Property in consultation with the Chair and Vice Chair of the Planning Committee.
7. **Policy Considerations**
- 7.1 The **National Planning Policy Framework (NPPF)** favours sustainable development which includes building a strong, responsive and competitive economy. Paragraph 80 of the NPPF states that *"decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development."* The site is located within the Leyland Town Centre and is situated in close proximity to bus stops and a railway station. The number of drinking establishments has increased within the Leyland own Centre in the past couple of years providing a competitive day and night time economy.
- 7.2 **Core Strategy Policy 11 (Retail and Town Centre Uses)** aims to maintain and improve the vitality and viability of Leyland town centre.
- 7.3 **Core Strategy Policy 12 (Culture & Entertainment Facilities)** seeks to promote cultural and entertainment facilities within key service centres, one of which is Leyland, and *"develop the family entertainment offer in Leyland."*
- 7.4 **Local Plan Policy G17 (Design) and Core Strategy Policy 17 (Design)** both support

development where design and siting are of a high quality, car parking and servicing provision are acceptable and there is no impact on surrounding land use. Although the proposal does not accord with adopted parking standards as set down in Local Plan Policy F1 (Parking Standards), Policy E3 (Leyland Town Centre) in the Local Plan states that “*new use in the town centre will either be expected to use existing car parking facilities within the town centre (if they are in close proximity) or provide the appropriate level of car parking*”. As the premises are in a highly accessible town centre location and in close proximity to car parks, bus stops and railway station, this proposal appears to accord well to the sentiments of the above. LCC Highways have raised no objection and is of the opinion that the proposals should have a negligible impact on highway safety and capacity within the immediate vicinity of the site.

- 7.5 The site is located within the ‘Primary Retail’ Frontage in Policy E3 (Leyland Town Centre) which permits change of use of existing buildings for drinking establishments to enhance the evening economy.

8. Material Considerations

8.1 Character / Appearance

- 8.1.1 There are no proposed alterations to the external appearance of the building. The property is set within a commercial area, which consists mainly of shops, estate agents, bank/building societies and drinking establishments. The proposal will therefore not detract from the character and appearance of the area.

8.2 Relationship to Neighbours

- 8.2.1 To the south is Thurston Road, the east side of which is set within the Leyland Town Centre; No. 2 is in commercial use as a Dental Surgery which is on the western side. The nearest residential dwelling at No. 1 is set some 51m away. There are commercial properties surrounding the site some of which have residential flats at first floor. Immediately to the rear of the site is the Market Hall with offices known as Balfour Court set to the north west.

- 8.2.2 Due to the siting of the premises, it is considered that, subject to relevant conditions, the proposed use will not have a detrimental impact upon nearby residential dwellings or commercial properties by virtue of unacceptable noise and disturbance.

8.3 Highway Issues

- 8.3.1 The site is in a highly sustainable location within the Leyland Town Centre and is close to bus and train connections and public car parks. Lancashire County Highways have raised no objections and is of the opinion that the nature and scale of the proposal should have a negligible impact on highway safety and capacity within the immediate vicinity of the site.

8.4 Noise/Disturbance

- 8.4.1 Environmental Health have requested a noise assessment be submitted due to the proximity of residential dwellings to the site.
- 8.4.2 Upon the submission of a noise assessment report and the imposition of appropriate conditions if required, it is proposed that the application be delegated Director of Planning and Property in consultation with the Chair and Vice Chair of the Planning Committee.

9. CONCLUSION

- 9.1 Due to the impact that the Covid pandemic has had on the hospitality industry it is considered that this proposed development will add to the vitality and viability of the Leyland Town Centre and will also increase the night time economy.

- 9.2 The proposed change of use from shop premises (Class E) to a drinking establishment (sui generis) together with internal alterations to extend into the adjoining micro pub at ground and first floor, including an extended outside seating area complies with the requirements of Policy E3 of the South Ribble Local Plan and is therefore acceptable. The proposal will not have a detrimental impact upon the character and appearance of the area nor will it impact upon the amenities of neighbouring properties. There have been no objections from LCC Highways. The proposal, subject to the imposition of conditions, accords with Policies 11 and 12 of the Core Strategy and Policies E3, F1 and G17 of the South Ribble Local Plan.
- 9.3 Should Members be minded to approve the application the decision is to be delegated to the Director of Planning and Property in consultation with the Chair and Vice Chair of the Planning Committee upon the submission of a noise assessment report and the imposition of appropriate conditions if required.

RECOMMENDATION:

The decision is to be delegated to the Director of Planning and Property in consultation with the Chair and Vice Chair of the Planning Committee upon the submission of a noise assessment report and the imposition of appropriate conditions if required.

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 submitted approved plans Dwg 03, 04, 07 dated February 2021.
REASON: For the avoidance of doubt and to ensure a satisfactory standard of development
3. The premises hereby approved, shall not be open to customers outside the hours of 11am - 11.30pm Monday to Sunday and 11am - 01:30 on New Years Eve/Day unless otherwise agreed in writing with the Local Planning Authority
REASON: In the interests of the amenity of the nearby residents in accordance with Policy 17 of the Central Lancashire Core Strategy and the NPPF.

RELEVANT POLICY

NPPF	National Planning Policy Framework
11	Retail and Town Centre Uses and Business Based Tourism (Core Strategy Policy)
12	Culture and Entertainment Facilities (Core Strategy Policy)
POLE3	Leyland Town Centre
POLF1	Car Parking
POLG17	Design Criteria for New Development

Note:

Agenda Item 8

Application Number 07/2021/00178/FUL

Address
Rear Of
Hilton Farm
2 Jane Lane
Midge Hall
Leyland
Preston
Lancashire
PR26 6TQ

Applicant Mr Taylor

Agent

Mr Luke Banks

Burlington House
10-11 Ribblesdale Place
Winkley Square
Preston
PR1 3NA
England

Development Single storey extension to an existing agricultural building for housing livestock

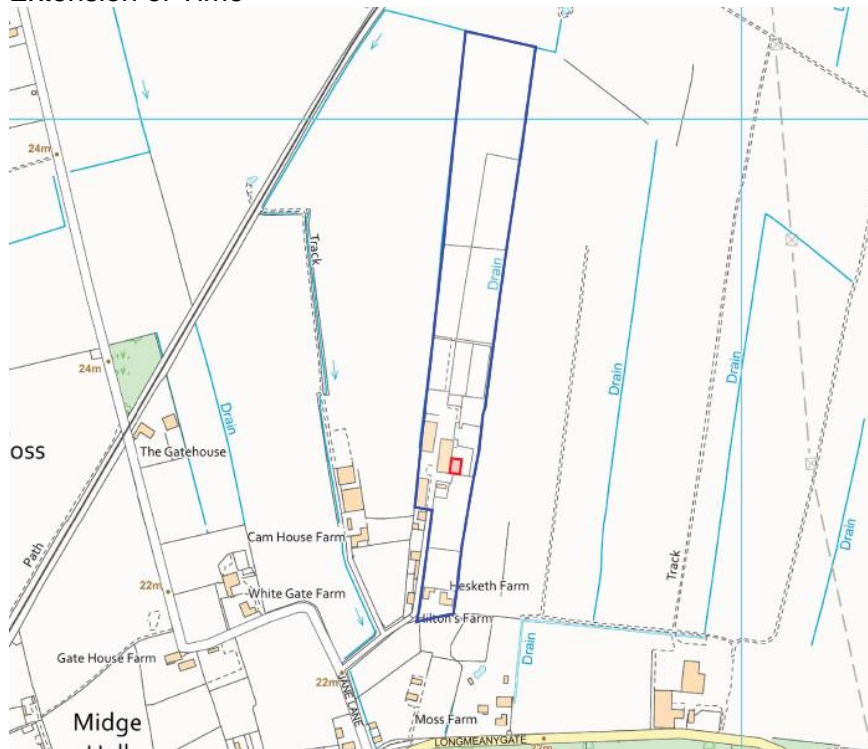
Officer Recommendation
Officer Name

Approval with Conditions
Mrs Linda Ashcroft

Date application valid 19.02.2021

Target Determination Date 16.04.2021

Extension of Time



1 Introduction

- 1.1 This application is being brought before the Planning Committee as the Agent is related to a member of staff.

2. Report Summary

- 2.1 This application seeks planning permission for a single storey extension to an existing agricultural building for housing livestock.
- 2.2 The building will particularly be used to provide an isolation pen for showing cattle/sheep brought onto the holding.
- 2.3 It is considered the proposed development complies with Policy 13 in the Central Lancashire Core Strategy and Policies G1 and G17 in the Local Plan and therefore recommended for approval.

3. Site and Surrounding Area

- 3.1 The application relates to a site area off 167sq m of agricultural land which forms part of a larger site of some 5 hectares. The land is predominantly down to grass and is used for grazing and cropping.
- 3.1 The application site is located within a cluster of existing farm buildings and is bordered by mature hedgerow on the eastern side of the development which will not be affected by the proposal.
- 3.2 The site and surrounding areas are washed over by Green Belt as defined by Policy G1 in the South Ribble Local Plan.

4. Site History

- 4.1 The most recent and relevant applications to this site as a whole are:
- 4.1.2 07/2019/6838/FUL – Erection of roof over muck midden. Approved
- 4.1.3 07/2021/00149/ADE – Prior Approval for agricultural building. Approved

5. Proposal

- 5.1 Planning permission is sought for a single storey lean-to extension to an existing agricultural building for housing livestock.
- 5.2 The building will have a footprint of 18.28m by 9.14m with a sloping roof 3.65m rising to a maximum height of 4.9m. The building will be constructed on a concrete base and will consist of a steel portal frame with concrete panel walls to a height of 1.5m with Yorkshire board profile cladding to the elevations with fibre cement roof sheeting.
- 5.3 The building will be connected to the rear (east) of an existing agricultural building and its siting has carefully been considered to ensure that there is an efficient expansion of the existing yard.
- 5.4 The livestock building will be located away from the existing livestock buildings, to ensure there is no mixing between the animals. The building is to be used as a holding pen to allow the applicant to isolate any new stock brought into the holding, which should ensure the prevention of them passing on any diseases.

6. Representations

6.1 Summary of Publicity

6.1.2 Two neighbouring properties have been notified and a site notice posted.

6.1.3 No neighbour representations have been received.

7. Consultation Responses

7.1 On this occasion no consultations have been carried out.

8. Material Considerations

8.1 Policy Considerations

8.1.2 The site is within an area of land designated as Green Belt in the South Ribble Local Plan. The policy relating to development in the green belt, Policy G1, states:
“As set out in the NPPF, planning permission will not be given for the construction of new buildings unless there are very special circumstances.”
One of the exceptions to this is:

a) buildings for agriculture and forestry;

8.1.3 The lean-to building will be attached to an existing agricultural building which is situated on an established agricultural holding consisting of workshops, livestock buildings, bale storage and a muck midden.

8.1.4 It is considered that there will be no greater impact on the openness of the green belt due to the scale, siting and use of the land.

8.2 **Policy 13 (Rural Economy)** of the Central Lancashire Core Strategy sets out a number of specific ways in which the local planning authorities may help to achieve economic and social improvement in rural areas. The policy concludes by stating:

“In all cases, proposals will be required to show good siting and design in order to conserve and where possible enhance the character and quality of the landscape without undermining the purposes of the Green Belt, the functioning of the Green Infrastructure and the functioning of the ecological frameworks. Development should also be of an appropriate scale and be located where the environment and infrastructure can accommodate the impacts of expansion”.

8.2.1 Siting, design and external appearance are all major factors when determining rural development applications within the Green Belt. The lean-to extension will be attached to an existing agricultural building and will not exceed the height of that building. The scale, design and appearance of the building is typical of those in the area and already on the holding. It is therefore considered that the siting, design, scale and external appearance of the proposed lean-to extension will be in keeping with buildings on the farm itself and the agricultural nature of the locality.

8.3 **Policy G17 (Design Criteria for New Development)** permits development which does not have a detrimental impact on the existing building, neighbouring buildings or on the street scene by virtue of its design, height, scale, orientation, plot density, massing, proximity, or use of materials. Furthermore, the development should not cause harm to neighbouring property by leading to undue overlooking, overshadowing or have an overbearing effect.

8.4 Character and Appearance

- 8.4.1 The lean-to extension will be attached to an existing agricultural building and will not exceed the height of that building. The scale, design and appearance of the building is typical of those in the area and already on the holding. It is therefore considered that the siting, design, scale and external appearance of the proposed lean-to extension will be in keeping with buildings on the farm itself and the agricultural nature of the locality.

8.5 Relationship to Neighbours

- 8.5.1 The nearest residential property at Hilton Cottage is set some 57m to the south west of the site. Due to the scale and siting of the proposal it is considered that this will not have a detrimental impact upon residential amenity of nearby residential properties.

8.6 Highway Issues

- 8.6.1 The use of the building will be in association with the existing use of the site and therefore will not materially alter traffic to and from the site.

9. Conclusion

- 9.1 The proposal is considered to be acceptable in principle and, given its scale, siting and appearance will not have an adverse impact on the character and appearance of the area or the openness of the Green Belt. Sufficient distance will remain to neighbouring properties to prevent the proposal from having an undue impact on the amenities of residential properties. The proposed development complies with Policy 13 in the Central Lancashire Core Strategy and Policies G1 and G17 in the Local Plan and therefore recommended for approval, subject to the 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 submitted approved plans Dwg No. C3943 (Proposed Lean-to Extension) to 1:100 scale and 1:1250 site location plan.
REASON: For the avoidance of doubt and to ensure a satisfactory standard of development

RELEVANT POLICY

NPPF	National Planning Policy Framework
13	Rural Economy (Core Strategy Policy)
POLG1	Green Belt
POLG17	Design Criteria for New Development

Application Number 07/2020/01062/FUL

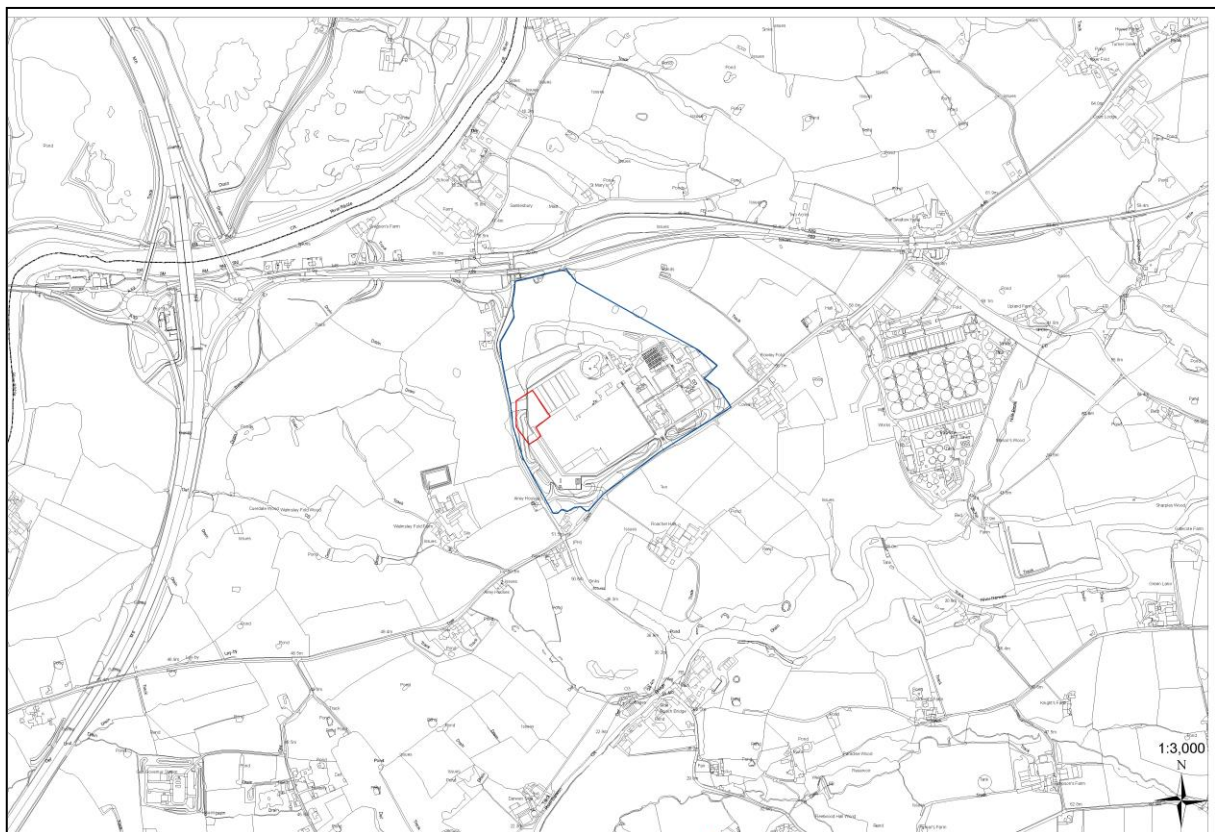
Applicant Address Budweiser Brewing Company Ltd
Ab Inbev UK Ltd
Cuerdale Lane
Samlesbury
Preston
Lancashire
PR5 0XD

Agent Mr Dominic Page
Gerald Eve LLP
1 Marsden Street
Manchester

Development Erection of a tented warehouse for storage and distribution (Use Class B8), construction of hardstanding to provide 80 HGV trailer spaces and 20 HGV cab spaces, widening of existing internal site road and yard areas, and associated works.

Officer Recommendation **Approval with Conditions**

Date application valid 15.12.2020
Target Determination Date 16.03.2021
Extension of Time 03.05.2021



1. Report Summary

1.1. AB Inbev ('the brewery') 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 on the western side – part in operational use and part screening woodland, and an area of woodland to the rear (north).

1.2. This application seeks planning permission for erection of a tented warehouse for storage and distribution (Use Class B8), construction of hardstanding to provide 70 HGV trailer spaces and 20 HGV cab spaces, widening of existing internal site road and yard areas, and associated works. Original proposals suggested 80 trailer spaces but this has since been reduced

1.3. The site is designated in the current Local Plan by Green Belt (Policy G1).

1.4. Any decision must balance the harm caused by the proposed development to the natural environment and Green Belt openness as discussed below, against the economic, environmental, employment and commercial benefits seen from long term protection of an established site.

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

1.6. County Highways have fully assessed the application and raise no objections to the proposed development.

1.7. It is Officers view that proposed development would not detrimentally affect the amenity or nature conservation value of the site. Although some loss of trees is inevitable, mitigation in the form of well designed, effective landscaping and ecological compensation ensures protection of site biodiversity as a whole.

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

1.9. 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 to the northern side of Cuerdale Lane, Samlesbury. The 2.25-hectare site is bound on all sides by deep tracts of open land and woodland, and is accessed off Cuerdale Lane via secure, central gatehouse. A HGV registration area has recently been approved to the sites frontage but does not affect this proposal in any way. To the north-eastern corner of the property is a large pond. Records are unclear whether this is a balancing / attenuation pond or the remainder of a natural pond from pre-brewery development days.

2.2. Sporadically placed residential and commercial properties inhabit Vicarage Lane which spans the site in the west. These are however screened by deep woodland and mature shrubbery. Preston New Road (dual carriageway) lies beyond farm land 230m north of the facility, and Rowley Fold and Cowells Farms are approximately 450m east of the northern woodland; these properties are 650m from the western part of the proposal site.

2.3. The site is designated as Green Belt (Policy G1), although only a small area (minor eastern woodland facing Cuerdale Lane) sits outside of the brewery's original employment allocation.

3. Site Context / Planning History

3.1. There are 83 planning applications on the history of this site; the most relevant of which are:

- ② 07/2015/0513/FUL - Extension of hard standing to north and west of existing pond to create additional keg storage space. Erection of retaining wall to west of pond, and erection of 6 lighting columns to north of pond and removal of two temporary buildings. April 2015
- ② 07/2016/0782/FUL – Construction of an HGV holding area to provide 15 bays including new access off Cuerdale Lane, construction of new point of access off Cuerdale Lane to existing staff car parking, additional car parking and associated works. Approved October 2016
- ② 07/2017/0936/FUL - Erection of portal framed detached building to provide storage and distribution (Class B8) with associated works. July 2017
- ② 07/2017/0863/FUL – Temporary gatehouse. Approved April 2017
- ② 07/2020/00865/SCE – Screening opinion for Environmental Impact Assessment in respect of forthcoming proposals. Confirmed November 2020 that EIA is not required.
- ② 07/2020/00946/FUL - Construction of an HGV self-registration area to provide 15 bays including new point of access off Cuerdale Lane, erection of portacabin and registration kiosk, installation of 3 weigh bridges, widening of existing internal site road, and associated works. Approved January 2021

4. Proposal

4.1. The application seeks permission for erection of a tented storage and distribution warehouse (Use Class B8), construction of hardstanding to provide 70 HGV trailer spaces (reduced from 80) and 20 HGV cab spaces, widening of existing internal site road and yard areas, and associated works.

4.2. **N.B.:** ongoing works to the front of the Budweiser site do not form part of this proposal

4.3. HGV Park

4.4. Proposed to the north of the northern service road and west of the pond is a HGV trailer and HGV cab park. The park would be 40m (north to south) x 170m wide and would accommodate 70 HGV trailer parking spaces with 20 dedicated HGV cab parking spaces on the eastern side; originally the scheme was for 80 trailer spaces but has been reduced to avoid a gas pipeline. Cabs are currently parked along roadsides in an ad-hoc manner, and during a site visit (21.1.21) it was noted that movements around, into and from the site were frequent but somewhat chaotic as vehicles parked in, and moved from any available space; many of which were not designated as formal parking spaces. The proposal requires removal of 7310m² of woodland. Surface water drainage would be via new connection to the existing network; foul water disposal is not necessary for this proposal

4.5. Warehouse Storage

4.6. On the western side of the facility is a large, tented warehouse used for keg storage. The brown, metal clad structure with PVC roof is accessed via circulatory road running from the main entrance to the rear of the site and screened by a deep swathe of woodland from Vicarage Lane; the woodland sits at a higher land level than the tent floor. Proposed is an extension to the tent on the western side. The extension would measure 31m x 85m with pitched roof and eaves heights to match the existing (11m and 6.4m respectively). There would be no heating or lighting within (low energy development), and roller shutter doors on the end

4.7. The circulatory road on the western side would be widened into the wooded bund resulting in loss of approx. 30m wide x 140m deep woodland. This area would also be used for loading and unloading. The secure boundary fence would be relocated 10m from Vicarage Lane

4.8. Lighting

4.9. A lighting scheme encompassing the entire site is proposed as follows:

- ☐ 7 no: 6m high LED Lanterns along the proposed tent extension western edge.
- ☐ 4 no: 6m LED Lanterns on the northern edge of the existing and proposed warehouse
- ☐ 15 no: 10m LED Lanterns around the relocated fence edge on the western and northern boundaries

Lighting would be cowelled, replicates that which is already present and faces into the site

4.10. Landscaping / Ecological Mitigation

4.11. As proposed development results in the loss of a number of trees both north and west of the brewery, a comprehensive landscaping strategy has been prepared to compensate for the losses incurred. This includes bolstering landscape areas (mix of trees, hedgerows and shrubs) within the application site as well as to the brewery wider boundaries to north, west and south; all within the applicant's ownership.

5. Summary of Supporting Documents

5.1. The application is accompanied by a suite of documents noted in proposed condition 2 (below)

6. Representations

6.1. Summary of Publicity

6.1.1. Site notices have been posted, and twenty-seven neighbouring properties consulted. Ward Councillors Yates and Mullineaux 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. The Environment Agency note that previous use of the proposal site as part of the wider brewery complex presents a medium risk of contamination that could be mobilised during construction to pollute controlled waters. Controlled waters are particularly sensitive in this location because the proposed development site is located on a principal aquifer

EA have reviewed documentation submitted with the application, agree with its findings, and believe that the report demonstrates that it will be possible to manage risks posed to controlled waters by this development. In light of this, proposed development is acceptable subject to a planning condition requiring submission of a remediation strategy. Without this condition EA would object to the scheme. An informative note referring to historic bore holes and water pollution is also provided

7.1. Lancashire Constabulary have no objection but offers security advice which is outside of the planning process but has been added as informative notes

7.2. Lancashire County Archaeologist has assessed the Salford Archaeology Written Scheme of Investigation (WSI) for a watching brief at the Budweiser site. Whilst the WSI is reasonable and has a good background section LCA are concerned that the proposal to undertake a simple watching brief without an agreed methodology for the groundworks in this area will lead to unrecorded losses of buried remains of the old parsonage. Experience shows that groundworks contractors are unused to dealing with archaeological sites and that unsuitable machines and methodology (as well as different priorities and time pressures) on larger sites like this one lead to poor visibility and limited recovery of remains. LCA therefore recommend that the stripping was under the direct control of the archaeologists and undertaken using a 360 degree tracked excavator fitted with a toothless bucket, removing material in shallow spits down to the first visible archaeology. At this point the remains can be planned and appropriate hand-excavation and detailed recording undertaken. As such LCA did not recommend accepting the initial WSI and requested a revised WSI with a 'Strip, Map and Record' methodology be provided. Such an approach allows the archaeologists to be in control of the machinery on site, avoids delays to groundworks on other sections of the site and is a cost-effective approach. Further assessment has since been provided and the archaeologist is now satisfied

7.3. Lancashire County Council Highways are of the opinion that the proposals would not have a severe impact on highway safety or capacity within the immediate vicinity of the site. LCC Highways has no objections to the application. Proposed development will be accessed from the existing main access on Cuerdale Lane; this arrangement is acceptable to LCC Highways.

7.4. Local Lead Flood Authority has no objection subject to development in accordance with approved documents and a number of drainage conditions. Amended plans have since been provided but drainage remains the same

7.5. Cadent Gas / National Grid Protection assessed the original proposal in relation to high and intermediate pressure assets, and notes that there was a major accident hazard pipeline in the vicinity (Whitbread branch) which runs along the north and north-western edges of the site. The pipeline is laid in a legally negotiated easement to which certain conditions apply, but development would have been within that easement; building proximity distance which for this pipeline is 15.5m; access cannot be restricted within these areas. There are other restraints imposed on high pressure gas pipelines for which the HSE was consulted, and working standards within gas pipelines have been provided to the applicant.

As proposed activity would be in close proximity to National Grid's Transmission assets Cadent referred the enquiry to the Asset Protection team for further assessment. A revised scheme which re-routes around the easement area has been passed to both National Grid and Cadent. Cadent now have no objection subject to National Grid comments. National Grid's engineer also has no objection on condition that none of the proposed works interact with the gas pipeline easement which is 12.2m either side of the pipeline at this location, and the pipeline is to be accurately located and pegged out by a National Grid technician prior to any works beginning. Any relevant guidelines from PADHI part of the HSE must also be followed. Comments have been included as an informative note if approved.

7.6. Health & Safety Executive – the proposal has been assessed through their online and formal consultation routes and HSE do not advise against development

7.7. South Ribble Arborist - development proposes removal of a large section of northern woodland which, although described as immature/semi-mature is considerable and its removal would require mitigation planting should planning permission be granted. A revised tree planting scheme has since been provided and the arborist comments are *'the landscaping plan is sufficient in that it mitigates the Cat B trees lost on vicarage lane. The tree whip planting is also sufficient to mitigate the loss of trees to the north of the site in the woodland although will take time to establish. I would have welcomed larger trees to be planted as oppose to whips but this would have led to increased competition with retained trees on the western boundary so whips will provide continuous future cover in this instance. Additional landscaping is also welcomed'*.

7.8. South Ribble's Ecology Consultant finds no ecological reason to object to the proposal but suggests precautionary conditions should permission be granted.

7.9. South Ribble Environmental Health request conditions re: construction management are imposed if approved. No further comments to amended plans

7.10. United Utilities have no objection subject to foul and surface water drainage conditions and associated informative notes

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 *'limited infilling or 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: Para 145).

8.1.3. In addition, both documents note that *'certain other forms of development are also not inappropriate where they preserve green belt openness including ...engineering operations and local transport infrastructure which demonstrates a need for a green belt location'* (G1:10.29/NPPF Para 146).

8.1.4. 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'. All development proposed remains within the existing curtilage.

8.1.5. It is considered that in terms of Green Belt development, the bulk of this proposal benefits from exemption by virtue of its status as previously developed land, and that proposed development which would be contained and not visible from outside of the site would not impact on Green belt openness more than the current situation. The proposed tent warehouse and road widening to the west would infill an area already in operational use, within the confines of an established site, and although alterations to landscaped bunding are needed to facilitate the wider development, these also are within the operational boundary. Land proposed for the HGV park is also within the sites confines but does require mitigation to provide for lost biodiversity. Appropriate mitigation schemes however have been provided and are considered by the Councils consultees to be acceptable. As an exempt site the applicant does not need to justify any very special circumstances for the warehouse section or part of the area used for the HGV park. Very special circumstances in support of the remaining section (part woodland to the north) are provided to show that the benefits of the proposal outweigh the harm caused by it

- ☐ Proposed development is specific to the brewery's long-standing operation and cannot be feasibly located anywhere else without considerable damage to the Green Belt (if proximate) or to the environment (if off site i.e. transport movements and development impact) on a more prominent site
- ☐ The development would directly support the continued expansion of an established employment site which should be offered operational protection – proposals are well designed, subject to appropriate landscaping and ensure the longevity of the business.
- ☐ Despite Green Belt changes c1980, the site curtilage has remained unchanged since the 1970's. Production has expanded considerably within the confines of the historic boundary and is almost at capacity yet plans for changes to the production plant anticipate increased production and a need for additional storage of both product and vehicles. Space for larger scale development is no longer available
- ☐ Alterations would be limited to low level, engineering and transport infrastructure with appropriate landscaping, and as such are policy compliant by virtue of NPPF Paragraph 146

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 11: provides a presumption in favour of sustainable economic growth and development .Chapter 6 (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 whilst Para 81 aims to ensure that the planning system does everything it can to support sustainable economic growth.

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. Highways/Transport Policy

8.2.2.1. NPPF Chapter 9 (Promoting sustainable transport) states that '*developments should 'allow for the efficient delivery of goods, and access by service and emergency vehicles' ...'in safe accessible locations'* (Para 110) and should '*provide for any large scale*

transport facilities that need to be located in the area, and the infrastructure and wider development required to support their operation, expansion and contribution to the wider economy (Para 104e). Core Strategy Policy 3 (Travel) also seeks to improve the road network by reducing the need for vehicle journeys and amongst other things reviewing work place parking

8.2.3. Design Policy

8.2.3.1. Core Strategy Chapter 17 (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.

8.2.4. Environmental Protection Policy

8.2.4.1. NPPF Chapter 15 (Natural Environment), Core Strategy 29 (Water Management) and Local Plan G16 (Biodiversity/Nature Conservation) seek to conserve and enhance the natural environment, reduce flood risk and protect site biodiversity; as reflected by Core Strategy Policy 22. In addition Local Plan Policy G13 (Trees, Woodlands and Development) states that development will not be permitted where it affects protected trees and woodland without suitable mitigation.

8.3. Other Material Considerations

8.3.1. Area Character and Economic Protection

8.3.1.1. This development proposal relates well to neighbouring buildings and the extended locality, including a high-quality design with appropriate landscaping. Proposed development would be almost invisible from outside of the site other than through landscaping from Vicarage Lane. It is therefore considered to respect local character whilst offering necessary levels of internal parking and servicing space.

8.3.1.2. Adopted national and local planning policy aims to preserve where practicable existing employment sites, as long as development proposals accord to other planning policy such as that afforded to Green Belt protection. It is considered that as the industrial facility is well established, provides significant employment and helps to support the local economy, proposed changes which benefit the business's long-term future should be offered considerable weight in the planning balance.

8.3.1.3. Despite its green belt location, the proposal site in the main enjoys Green Belt exemption as a previously developed site; the very special circumstances normally required of this designation only therefore need to be demonstrated for a small area (see above). Proposed changes would be significant, but not excessive in the context of this large industrial site.

8.3.1.4. A Landscape and Visual Impact Assessment assesses the various viewpoints around the application site. Development is likely to increase visibility of the brewery site in the short term as a result of lost woodland, but impact is limited to users of Vicarage Lane and the residents of Walmsley Fold farm (10m and 22m west respectively). Loss of visual amenity to these occupants is assessed as *'low to medium'* Over time as woodland mitigation grows impact would be reduced; a management and maintenance condition ensures this to be the case.

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. There are other properties within similar distance of the site, but these are screened by the brewery buildings and would not be affected.

8.3.2.2. Planning permission exists to the west at New Southworth Hall, for restoration of the Grade II listed building to office use (completed) with erection of 2 no: dwellings (not implemented). Although this would be only 130m adjacent to the site, existing, retained woodland is such that impact by virtue of noise, lighting and traffic generation is considered unlikely.

8.3.3. Highways, Access and Parking

8.3.3.1. The applicants Transport Statement notes that following development of the HGV park and storage tent, more kegs could be stored on, rather than being transported off site before being returned for despatch. Staff numbers and production are not expected to increase, but the HGV park would improve circulation within the site and conflict with users of the wider network. The assessment has been separately considered by LCC Highways, whose comments are noted above, and in light of these comments this proposal is considered unlikely to detrimentally impact upon highways safety or capacity. The proposal is not expected to increase staff numbers or traffic generation in the short term, but would allow for business growth in the future.

8.3.4. Natural Environment, Ecology and Ground Conditions

8.3.4.1. A significant portion of the site is described as being '*semi mature to immature broad leaved plantation woodland with low lying shrubs and brambles*'. Trees vary in quality from low to moderate, there are no Tree Preservation Orders on or bordering the site and the woodland does not form part of a designated ancient woodland. Land immediately north proposed for the HGV park is protected woodland and a Biological Heritage Site but would not be severed or affected by development.

8.3.4.2. Tree constraint, protection and mitigatory planting plans have been provided which are acceptable to the Councils Arborist.

8.3.4.3. An ecological appraisal was also provided in support of this application which finds that trees and vegetation are of low ecological value, and that there would be no adverse impacts on statutory and non-statutory nature conservation designations. Nesting bird watching briefs during felling work could be conditioned. Three ponds within 300m, but outside of the site were also assessed, but as these are regularly mown and disconnected from the proposal site, use by newts and amphibians is likely to be limited. In discussion with the Councils ecologist it was agreed that Reasonable Avoidance Measures during site clearance would be acceptable. Overall development impact to biodiversity would be low, but would result in long term biodiversity benefits. Mitigation measures have been identified and subject to these being secured by condition these are acceptable to the Councils ecologist.

8.3.5. Drainage, Lighting and Noise

8.3.5.1. *Drainage* - Assessment of the site has been made by the Local Lead Flood Risk Authority whose comments are noted above. The applicants flood risk and drainage strategy suggests that there is no risk of flooding from artificial sources resulting from this development. It does however recommend that sustainable drainage is incorporated into the site, and that a suitable maintenance schedule is secured by condition. Foul drainage is not required on this occasion.

8.3.5.2. *Lighting* - Proposed lighting has been designed to complement the existing, and to take into account ecological requirements i.e. reduced light spill and directional needs, and impact upon the adjacent highway and rural locale. Current and proposed landscaping,

woodland and earthworks would further screen adjacent areas from excessive light spillage, and as such the scheme which for the warehouse section relocates the existing, is considered to be appropriate in this location.

8.3.5.3. *Noise* – A noise survey has been undertaken on the basis that the site is, and would be in operational use for 24hrs a day. Currently 24 forklift truck hourly movements are undertaken at the warehouse during the day and 6 during the night time period. This would rise by 8 and 2 respectively if the extension is approved. In terms of the HGV park there are expected to be 4 reversing HGV's with trailer, and 4 HGV's reversing to couple with trailers in any hourly daytime/evening period. One of each of the same is expected during night time. The applicant's assessment finds that operational use of proposed development would result in limited additional noise issue. Environmental Health have not objected on noise grounds

9. Conclusion

9.1. AB Inbev ('the brewery') is an established, but well screened commercial facility located to the northern side of Cuerdale 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 to previously developed sites such as this, or where the applicant can demonstrate that very special circumstances exist to allow for non-conforming development. It is considered that both exemption and very special circumstances do exist, as detailed within this report.

9.3. The proposed development would not have an undue impact on the amenity of neighbouring properties, the character and appearance, water management or nature conservation of the area, and is expected to improve highways safety and the free flow of traffic. 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 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**.

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:
 - Acoustic report (Lighthouse Acoustics Ref 0121/APR3: 26.11.20)
 - Phase 1 site appraisal (Y20057 27.10.20 Patrick Parsons)
 - Ecological Appraisal (Tyler Grange Ref: 10217-R06A 6.11.20)
 - Environmental Lighting Report (Waterman Ref WIE17226-100R3.1.3)
 - Flood Risk/Drainage Strategy (Waterman Nov 20)

- Planning, Design & Access Statement (Gerald Eve Ref: U0114518: 10.12.20)
- Transport Statement (Peter Evans Partnership: Nov 2020)
- Arboricultural Impact Assessment/Method Statement (10217_R08a - Tyler Grange 2.12.20)
- Topographical Survey (Y20057-902 P1 Patrick Parsons)
- Landscape and Visual Assessment (Tyler Grange Ref 10217/P09a)
- Landscape environmental Management Plan (10217-R11-TW-HM: 4.3.21)
- Soft landscaping strategy (P16a Tyler Grange)
- Invasive species method statement (IWM – March 2021)
- Archaeological investigation written scheme of investigation – March 2021
- Construction Project Method Statement Overview (Rev 1 - 26.03.21)

Proposed Plans

- Existing sections (Y20057-903-P2 (Patrick Parsons)
- Existing site plan (Y20057-901-P2 (Patrick Parsons)
- Location plan (Y20057-900 P2 Patrick Parsons)
- Proposed drainage (Y20057-200 P1 Patrick Parsons)
- Proposed lighting plan (Y20057-906-P1 Patrick Parsons)
- Proposed site layout plan (Y20057-904 P6 Patrick Parsons)
- Proposed elevations and Sections (Y20057-905 P4 Patrick Parsons)
- Site clearance layout (Y20057-201 P2)
- Cut and fill earthworks (Y20057-205 P3)
- Proposed kerbing layout (Y20057-210 P2)
- External levels layout (Y20057-215 P2)
- External works details (Y20057-216 P2)
- Drainage layout (Y20057-220 P2)
- Typical drainage details (Y20057-221 P2)
- Typical attenuation tank details (Y20057-222 P2)
- Detailed planting plan (10217_P22a)

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. For the full period of construction / site clearance facilities shall be available on site for the cleaning of the wheels of vehicles leaving the site and such equipment shall be used as necessary to prevent mud, stones and debris being carried onto the highway. Provision to sweep the surrounding highway network by mechanical means will be available and the roads adjacent to the site shall be mechanically swept as required during the full construction period.
Reason: To prevent stones, mud and debris being carried onto the public highway to the detriment of road safety.
4. 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. Protective fencing should be erected in accordance with Figure 2 of BS 5837 - 2012 comprising a metal framework. Vertical tubes will be spaced at a maximum interval of 3m. Onto this, weldmesh panels shall be securely fixed with scaffold clamps. Weldmesh panels on rubber or concrete feet should not be used. The site manager or other suitably qualified appointed person will be responsible for inspecting the protective fencing daily; any damage to the fencing or breaches of the fenced area should be rectified immediately. 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

5. During the site preparation and construction of the development no machinery, plant or powered tools shall be operated and no deliveries of construction materials or removal of construction waste shall take place outside the hours of 08:00 to 18:00 Monday to Friday 09:00 - 13:00 on Saturdays. No construction, deliveries associated with the development or waste removal shall take place at any time on Sundays or nationally recognised Bank Holidays.

REASON: To safeguard the amenities of neighbouring properties in accordance with Policy 17 of the Central Lancashire Core Strategy and the NPPF.

6. The approved landscaping scheme (Tyler Grange Ref10217/P05B) 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.

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

7. Should the development not have commenced within 24 months of the date of this permission, a re-survey be carried out to establish whether bats or other protected species are present at the site shall be undertaken by a suitably qualified person or organisation. In the event of the survey confirming the presence of such species details of measures, including timing, for the protection or relocation of the species shall be submitted to and agreed in writing by the Local Planning Authority and the agreed measures implemented.

REASON: To ensure the protection of schedule species protected by the Wildlife and Countryside Act 1981 and so as to ensure work is carried out in accordance with Policy 22 in the Central Lancashire Core Strategy and Policy G16 in the South Ribble Local Plan 2012-2026

8. The proposal shall at all times be undertaken in line with the mitigation proposed by the approved ecology reports

REASON: To ensure adequate provision is made for these protected species in accordance with Policy 22 of the Central Lancashire Core Strategy and Policy G16 in the South Ribble Local Plan 2012-2026

9. If the presence of bats, barn owls, great crested newts or other protected species is detected or suspected on the development site at any stage before or during development or site preparation, works must not continue until Natural England has been contacted regarding the need for a licence.

REASON: To ensure that adequate provision is made for these protected species in accordance with Policy 22 in the Central Lancashire Core Strategy and Policy G16 in the South Ribble Local Plan 2012-2026

10. 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

11. Development shall be undertaken in accordance with the agreed method statement detailed within Arboricultural Impact Assessment 10217-R08A (Tyler Grange)
REASON: The spread of invasive plants is prohibited under the Wildlife and Countryside Act 1981. Without measures to prevent spread as a result of the development there would be the risk of an offence being committed and avoidable harm to the environment recurs
12. External lighting associated with the development shall be directional and designed to avoid excessive light spill and shall not illuminate bat roosting opportunities within and surrounding the site, or trees and hedgerows in the area. The principles of relevant guidance should be followed (e.g. the Bat Conservation Trust and Institution of Lighting Engineers guidance Bats and Lighting in the UK, 2009).
REASON: To ensure that adequate provision is made for these protected species in accordance with Policy 22 in the Central Lancashire Core Strategy and Policy G16 in the South Ribble Local Plan 2012-2026
13. No development shall commence in any phase until a detailed, final surface water sustainable drainage scheme for the site has been submitted to, and approved in writing by, the local planning authority. The detailed sustainable drainage scheme shall be based upon the site-specific flood risk assessment and indicative sustainable drainage strategy submitted and sustainable drainage principles set out in the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems and no surface water shall be allowed to discharge to the public sewer, directly or indirectly.
Those details shall include, as a minimum:
 - a) Final sustainable drainage layout plan appropriately labelled to include all pipe/structure references, dimensions, design levels, discharge rates, finished floor levels in AOD with adjacent ground levels. Final sustainable longitudinal sections plan appropriately labelled to include all pipe/structure references, dimensions, design levels, discharge rates, with adjacent ground levels. Cross section drawings of flow control manholes, attenuation tank and connection to existing private manhole.
 - b) Evidence that the existing private surface water sewer has sufficient capacity to take the proposed discharge from the tented warehouse and HGV trailer park. Detailed drainage layout plan from the new connection point to the existing outfall in the watercourse.
 - c) The drainage scheme should be in accordance with the principles of the Waterman Samlesbury Brewery Tented Warehouse and HGV Trailer Park - Flood Risk Assessment ref.WIE17726-100-R-4-1-2_FRA First Issue dated 1st December 2020 and demonstrate that the surface water run-off shall not exceed 5 litres per second. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.
 - d) Sustainable drainage flow calculations (1 in 1, 1 in 2, 1 in 30 and 1 in 100 + climate change).
 - e) Plan identifying areas contributing to the drainage network
 - f) Measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters, including watercourses,
 - g) A plan to show overland flow routes and flood water exceedance routes and flood extents.
 - h) Evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltration rates;
 - i) Breakdown of attenuation in pipes, manholes and attenuation tank.

The scheme shall be implemented in accordance with the approved details prior to first use of the tented warehouse and HGV trailer park.

Reason: To ensure satisfactory sustainable drainage facilities are provided to serve the site in accordance with the Paragraphs 163 and 165 of the National Planning

14. No development shall commence until details of how surface water and pollution prevention will be managed during each construction phase have been submitted to and approved in writing by the local planning authority.
Those details shall include for each phase, as a minimum:
- a) Measures taken to ensure surface water flows are retained on-site during construction phase(s) and, if surface water flows are to be discharged they are done so at a restricted rate to be agreed with the Lancashire County Council LLFA.
 - b) Measures taken to prevent siltation and pollutants from the site into any receiving groundwater and/or surface waters, including watercourses, with reference to published guidance.

The development shall be constructed in accordance with the approved details.

Reasons:

- 1. To ensure the development is served by satisfactory arrangements for the disposal of surface water during each construction phase(s) so it does not pose an undue flood risk on site or elsewhere; and
 - 2. To ensure that any pollution arising from the development as a result of the construction works does not adversely impact on existing or proposed ecological or geomorphic condition of water bodies in accordance with Core Strategy Policy 29.
15. No building on any phase (or within an agreed implementation schedule) of the development hereby permitted shall be occupied until a Verification Report and Operation and Maintenance Plan for the lifetime of the development, pertaining to the surface water drainage system and prepared by a suitably competent person, has been submitted to and approved by the Local Planning Authority.
The Verification Report must demonstrate that the sustainable drainage system has been constructed as per the agreed scheme (or detail any minor variations), and contain information and evidence (including photographs) of details and locations (including national grid reference) of inlets, outlets and control structures; landscape plans; full as built drawings; information pertinent to the installation of those items identified on the critical drainage assets drawing; and, the submission of an final 'operation and maintenance manual' for the sustainable drainage scheme as constructed.
Details of appropriate operational, maintenance and access requirements for each sustainable drainage component are to be provided, with reference to published guidance, through an appropriate Operation and Maintenance Plan for the lifetime of the development as constructed. This shall include arrangements for adoption by an appropriate public body or statutory undertaker, and/or management and maintenance by a Management Company and any means of access for maintenance and easements, where applicable. Thereafter the drainage system shall be retained, managed and maintained in accordance with the approved details.
Reason :To ensure that flood risks from development to the future users of the land and neighbouring land are minimised, together with those risks to controlled waters, property and ecological systems, and to ensure that the development as constructed is compliant with and subsequently maintained pursuant to the requirements of Paragraph 165 of the National Planning Policy Framework and in accordance with Core Strategy Policy 29.
16. All tree assessed as having bat roosting potential by the approved ecological assessment (Tyler Grange 10217-R06) shall be felled using soft felling techniques

under the supervision of a suitably qualified ecologist unless otherwise agreed in writing with the local planning authority

REASON: To ensure the protection of scheduled species protected by the Wildlife and Countryside Act 1981 in accordance with Policy 22 in the Central Lancashire Core Strategy and Policy G16 in the South Ribble Local Plan 2012-2026

17. If site clearance for the development hereby approved does not commence by the 19th May 2021, further survey of the site and within 30m of the site boundary for badger setts will be required. The findings shall be provided to and agreed in writing with the local planning authority before commencement of any clearance works, and any agreement shall be implemented in full

REASON: To ensure the protection of scheduled species protected by the Wildlife and Countryside Act 1981 in accordance with Policy 22 in the Central Lancashire Core Strategy and Policy G16 in the South Ribble Local Plan 2012-2026

18. No development, site clearance or earth moving shall take place, or materials or machinery brought onto site until a method statement to show how Brewery Wood biological heritage site will be protected from accidental damage has been supplied to, and agreed in writing by the local planning authority. Once agreed all measures shall be implemented and maintained for the duration of the construction period in accordance with the approved details.

REASON: To ensure the protection of scheduled species protected by the Wildlife and Countryside Act 1981 in accordance with Policy 22 in the Central Lancashire Core Strategy and Policy G16 in the South Ribble Local Plan 2012-2026

19. No development shall take place until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological work. This must be carried out by an appropriately qualified and experienced professional archaeological contractor to the standards and guidance set out by the Chartered Institute for Archaeologists in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority.

Reason: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the site in accordance with Core Strategy Policy 16 and the National Planning policy Framework.

20. 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 in that location and prior to occupation of that part 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

RELEVANT POLICY

NPPF National Planning Policy Framework

Central Lancashire Core Strategy

- 3 Travel
- 10 Employment Premises and Sites
- 17 Design of New Buildings
- 22 Biodiversity and Geodiversity
- 29 Water Management

South Ribble Local Plan

- G1 Green Belt
- G17 Design Criteria for New Development
- G16 Biodiversity and Nature Conservation

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 £116. The forms can be found on South Ribble Borough Council's website www.southribble.gov.uk

2. Environment Agency Note:

a) Surface Water Disposal - The British Geological Survey Onshore Geo Index indicates that there may be historical trial boreholes, either beneath or in close proximity to, the development. Caution should be taken during the construction phase, and if the holes are still open then it will need to be ensured that they do not act as a rapid conduit for pollutants to deeper groundwater.

b) Environmental permitting - hardcore importation for the trailer/HGV park. There is a significant amount of land being excavated from the site. Budweiser should explore whether excavated material can be utilised on site prior to disposal or treatment elsewhere. There are exemptions available from the Environment Agency to authorise the disposal of waste materials produced on site.

c) Permit variation - The site is subject to regulation by the Environment Agency (IPPC HP3406BT). As development is part of a larger re-development at the brewery, some of the proposed redevelopment will require a permit variation. The extension to the trailer park, HGV park and extended storage area will not require a permit variation.

United Utilities

3. United Utilities Note: 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

United Utilities 3

4. United Utilities Note: 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) an adequate soak away or some other adequate infiltration system (approval must be obtained from local authority/building control/environment agency) or where that is not reasonably practical

b) a watercourse (approval must be obtained from the riparian owner/land drainage authority/environment agency; or where this is not reasonably practicable

c) a sewer (approval must be obtained from United Utilities)

To reduce the volume of surface water drainage from the site we would promote the use of permeable paving on all driveways and other hard standing areas including footpaths and parking areas.

5. Lancashire Constabulary Notes:

The proposed hardstanding should be developed in accordance with ParkMark Safer Parking requirements to provide a safer environment for users. This standard includes fencing, lighting and security measures and to deter offenders the area should be monitored by CCTV

The warehouse should be well lit, fitted with an intruder alarm and attached alarm system covered by CCTV which is monitored by security staff. The building should be able to withstand a determined intruder attack and any openings should be security rated (e.g. Loss Prevention Standard 1175 Issue 8).

6. Cadent Note: It is the responsibility of the applicant to contact Cadent Gas prior to any works commencing on site. It is therefore essential that the applicant contacts Cadent Gas at the earliest convenience providing detailed site plans, method statements and risk assessment.

Correspondence should be submitted with a scheduled enquiry into Cadent Plant protection <https://www.beforeyoudig.cadentgas.com/login.aspx?ReturnUrl=%2f> so that prior to commencement of work within that area the pipeline can then be marked out and advise how works can safely be done without the pipeline being affected this includes heavy plant/machinery, vibration levels, and to arrange appropriate site supervision

7. National Grid Note: All guidelines in National Grid document SSW/22 are to be followed and the pipeline is to be accurately located and pegged out by a National Grid technician prior to any works beginning. (<https://www.nationalgrid.com/uk/gas-transmission/document/82951/download>). Any relevant guidelines from PADHI part of the HSE must be followed <https://www.hse.gov.uk/landuseplanning/padhi.htm>

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Application Number 07/2017/1683/FUL

Address Woodfold Farm
Grange Lane
Hutton
Preston
Lancashire
PR4 5JE

Applicant Mr Richard Critchley

Agent Mr Roger Treacher

Farrers Farm
Grange Lane
Hutton

Development Erection of agricultural building (1383 sq m) and construction of slurry lagoon

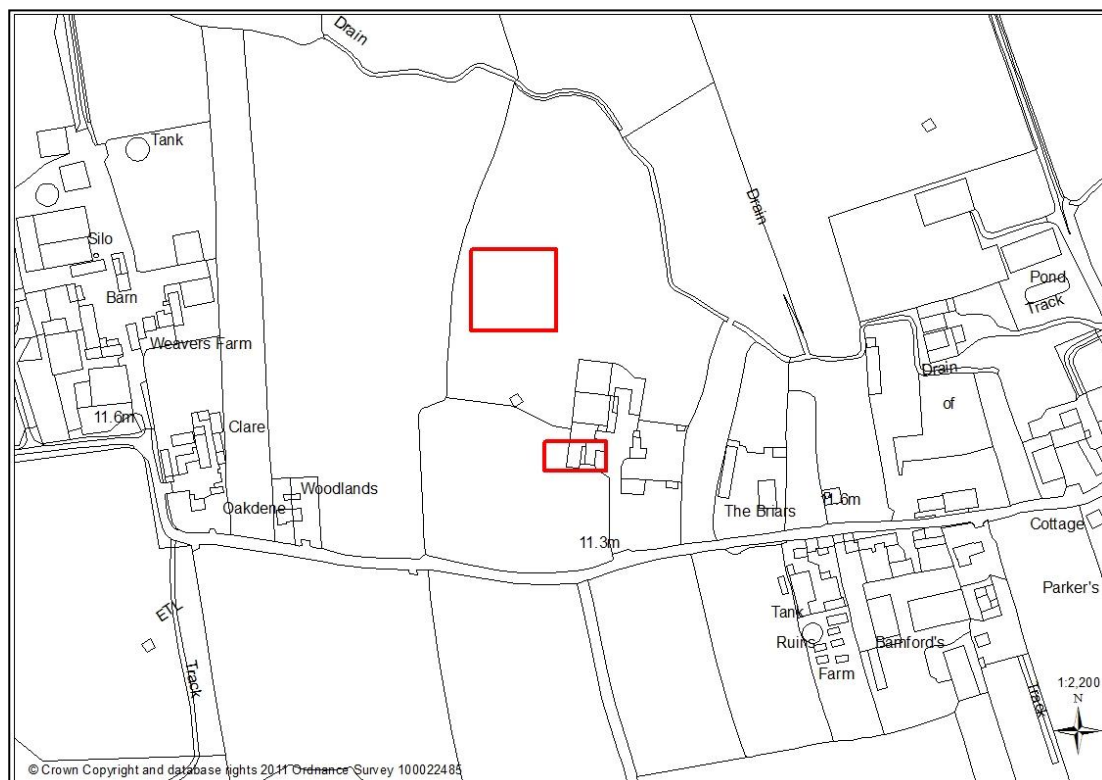
Officer Recommendation Approval with Conditions

Officer Name Mrs Debbie Roberts

Date application valid 13.06.2017

Target Determination Date 12.09.2017

Extension of Time None



1. Report Summary

1.1. This application seeks permission for erection of a 50m x 28m agricultural building, and separate slurry lagoon (30m x 20m x 3m deep) to the side and rear (respectively) of Woodfold Farm, Grange Lane, Hutton.

1.2. Impact upon residential amenity and the green belt, and spatial separation between existing and proposed building within and outside of the site are considered acceptable

1.3. The site has been assessed by the Councils statutory consultees as acceptable, and although one letter of objection was submitted this included little of relevance to the application. As such the proposal is considered to be fully policy compliant and is recommended for approval subject to the imposition of conditions.

2. Application Site and Surrounding Area

2.1. The application relates to Woodfold Farm, Grange Lane, Hutton. Woodfold covers an area of 9.7 hectares, and is part of a larger family business (120 ha) based at Mercers Farm – approximately 400m to the west.

2.2. The site which includes a cluster of existing farm buildings and a pair of semi-detached properties occupied by the farm occupants is bounded on all sides by tracts of open land. 130m to the west are a pair of residential properties beyond which are Clare and Weavers Farms (170m and 240m respectively). In the east is 'The Briars' which faces Mayors Farm - both at 60m separation

2.3. The site and extended, rural environment is designated as Green Belt under Policy G1 of the South Ribble Local Plan.

3. Site Context / Planning History

3.1. There are four planning applications on the history of this site:

- 07/2010/0742/ADE - Application for Agricultural Determination for the erection of a pole barn for storage of straw. Approved December 2010
- 07/2013/0919/FUL - Erection of a pair of semi-detached dwellings following demolition of existing farmhouse. Approved Feb 2014 and discharged August 2014 (07/2014/0564/DIS)
- 07/2016/0225/FUL - Erection of agricultural building to provide a covered cattle area and general agricultural use. Approved May 2016

4. Proposal

4.1. The application seeks permission for erection of an agricultural building (1383m²) and installation of a slurry lagoon.

4.2. *Agricultural Building* – Following demolition of a number of small buildings, the proposed cattle improvement building would connect with a recently constructed cattle building; accessed from a yard area 10m from the farm houses. Surface water would be drained into an adjacent ditch.

4.3. The building would be 50.2m wide x 27.5m deep, with a maximum roof ridge height of 8.2m and eaves to 4.3m; generally this heightened ridge allows for use of agricultural machinery inside the building. It would be constructed in pre-cast concrete panels topped by

Yorkshire boarding and with a grey, fibre cement clad roof which includes 40 no: velux roof windows.

4.4. *Slurry Lagoon* – The proposed slurry lagoon would be installed approximately 120m from Grange Lane to the north-west of the main site. It would be 130m from adjacent residential properties, 60m from the farm houses and 160m from Weavers Farm; Weavers have a slurry lagoon of a similar size which does not seem to have been of issue to neighbouring residents.

4.5. The lagoon would be 30m x 20m x 3m deep (sides angled at 26 degrees), and would accommodate 600k gallons of farm effluent and waste/dirty water, which would be spread on the land during spring and early summer. Excavated materials would be used to build a stable mound around the edge; the perimeter than protected by a stock proof fencing. A hard standing on one side would also allow vehicular access into the lagoon.

4.6. Government legislation now requires a storage facility to accommodate 5 months' worth of slurry; this proposal supports that requirement.

5. Summary of Supporting Documents

5.1 The application is accompanied by a Design & Access Statement (Hughes Treacher: June 2017)

6. Representations

6.1. Summary of Publicity

6.1.1. A site notice and newspaper advertisement have been posted, and three neighbouring properties consulted.

6.2. Letters of Objection or Support

6.2.1. One letter of objection has been received from the resident of 'Woodlands' (130m west) who raises general objections to the planning process and states that comments relating to both this and the application would be submitted by post. To date these have not been received.

6.3. Town/Parish Council Response

6.3.1. **Hutton Parish Council** have no comments to make

7. Summary of Responses

7.1. **Environment Agency** have no objection but have recommended that informative notes are added to any approval granted

7.2. **Environmental Health** suggest that because of the relationship with neighbouring properties, and previous history of flooding in the area conditions should be imposed with regards to construction management/hours, drainage, waste and floodlighting.

7.3. **National Grid** have not responded. A pylon sits within, and an overhead line runs across the site between the proposed building and lagoon. Although unlikely to be affected, as a precautionary measure and without benefit of National Grids advice, any permission granted would include a recommendation that the applicant contacts National Grid prior to commencement.

8. Material Considerations

8.1. Policy Background

Policy of marked relevance to this proposal is as follows:

8.1.1. The National Planning Policy Framework at Para 14: provides a presumption in favour of sustainable development '*which should be seen as a golden thread running through both plan-making and decision taking*', and supports both good design (Chapter 7) and sustainable economic growth. Design is considered in a more prescriptive manner by Central Lancashire Core Strategy Policy 17 (Design of New Buildings) and Local Plan Policy G17 (Design)

8.1.2. The NPPF also seeks to conserve and enhance the natural environment at Chapter 11 in line with Core Strategy Policies 22 (Biodiversity & Geodiversity) and 29 (Water Management) and Local Plan Policy G16 (Biodiversity & Nature Conservation)

8.1.3. Core Strategy Policy 31 (Agricultural Land) deters against development which would cause irreversible damage to, sever or fragment agricultural land. The proposal has been well sited within an existing farm site, and close to existing operations; according well to this policy.

8.2. Site Allocation

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

8.2.2. Policy G1 presumes against inappropriate development with certain exceptions; one of these being agricultural use, which includes '*rearing and management of livestock*'. Although substantial, when taking into account the proposed inter-relationship between existing properties in this predominantly farming community, both parts of this proposal are considered acceptable. The building has been designed in a typically agricultural fashion and the slurry lagoon suggests mainly subterranean development; neither of which will impact adversely on the visual appearance of the area. The proposed lagoon will be well hidden from view of neighbouring properties or Grange Lane itself.

8.3. Impact of Development on Neighbouring Properties

8.3.1. The closest residential neighbours are 'Woodland' – some 130m west, and 'The Briars' 60m east but protected by both farm houses and what appears to be the neighbours own outbuildings. Properties to the west, north and south are more than 200m away and it is considered that this proposal which removes several old buildings will enhance, rather than detrimentally impact upon the area as a whole.

8.3.2. The inter-relationship between existing and proposed structures is considered more than adequate.

8.4. Highways Considerations, Suitability of Access and Parking Arrangements

8.4.1. Both parts of the proposal are located well away from the highway, and adverse impact as a result of this development is considered negligible.

9. Conclusion

9.1 The proposed application for erection of an agricultural cattle building and installation of slurry tank and associated works is considered to be in keeping with, but protective of the

area and its extended environs. It should not result in any undue impact on the amenities of neighbouring properties, and there will be no significant highway safety issue.

9.2 The proposed development is therefore considered to accord with the relevant policies of the National Planning Policy Framework, Central Lancashire Core Strategy, Policies and South Ribble Local Plan 2012-2026, and is recommended for approval subject to the 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 approved plans Dwg 1701/01 Rev B, 1701/02 Rev A, 1701/05 Rev A, 1701/03 Rev A and 1701/04 Rev A (Hughes Treacher).
REASON: For the avoidance of doubt and to ensure a satisfactory standard of development
3. Any construction works associated with the development shall not take place except between the hours of: 0800 hrs to 1800 hrs Monday to Friday
0800 hrs to 1300 hrs Saturday
No construction works shall take place on Sundays, Bank or Public Holidays unless otherwise agreed in writing with the Local Planning Authority
REASON: To safeguard the living conditions of nearby residents particularly with regard to the effects of noise in accordance with Policy 17 in the Central Lancashire Core Strategy
4. No external floodlighting or security lights shall be installed at the development hereby permitted without first obtaining planning permission from the local planning authority.
REASON: In the interest of the amenity, and to safeguard the living conditions of the nearby residents in accordance with Core Strategy policy 17 and Policy G17 of the South Ribble Local Plan 2012-2026
5. Prior to the commencement of development, a scheme for the provision of foul and surface water drainage shall be submitted to and be approved in writing by the Local Planning Authority in consultation with Lancashire County Councils Flood Risk Management Team. The approved scheme shall be implemented in accordance with the approved plans during the development and shall be thereafter retained and maintained for the duration of the approved use.
REASON: For the avoidance of doubt and to protect the living conditions of future occupants of the site in accordance with Policy 29 in the Central Lancashire Core Strategy

RELEVANT POLICY

NPPF National Planning Policy Framework

Central Lancashire Core Strategy

- | | |
|----|-------------------------------|
| 17 | Design of New Buildings |
| 22 | Biodiversity and Geodiversity |
| 29 | Water Management |
| 31 | Agricultural Land |

South Ribble Local Plan

- G1 Green Belt
- G16 Biodiversity and Nature Conservation
- 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. National Grid: The applicant is advised to contact National Grid prior to commencement of any work on site to establish safe working procedures within proximity of the overhead line and/or pylon.
3. Environment Agency Note 1: The proposed development must fully comply with the terms of the Water Resources (Control of Pollution) (Silage, Slurry and Agricultural Fuel Oil)(England)(SSAFO) Regulations 2010 as amended 2013. Environmental good practice is available in The Code of Good Agricultural Practice for the protection of water, soil and air (produced by DEFRA). The applicant is advised to review the existing on-farm, slurry and manure storage and ensure compliance with the SSAFO Regulations. Any agricultural development that will result in an increase in cattle numbers or water usage may adversely affect the storage of waste waters, slurry and other polluting matter.
4. Environment Agency Note 2: The applicant is advised to review the existing on-farm slurry and manure storage and ensure compliance with the SSAFO Regulations. You must inform the Environment Agency verbally (Tel: 03708 506 506) or in writing of a new, reconstructed or enlarged slurry store, silage clamp or fuel stores at least 14 days before starting any construction work/ The notification must include the type of structure, proposed design and construction and once an agreed proposal has been constructed to will ask you to contact us for permission to start using the facility.
5. Environmental Health Note: In order to reduce the volume of surface water draining from the proposed development and maintain 'green field' run off rates, due consideration must be given to the installation of a sustainable form of drainage system (SUDS) that incorporates either the use of a soakaway, other form of filtration system or discharge to a watercourse that is approved in consultation with Lancashire County Council Flood Risk Management.

Application Number	07/2021/00234/COU
Address	Unit 2 143 Station Road Bamber Bridge PR5 6LA
Applicant	Mr. C. Walker
Development	Change of use from Shop (Class E) to licensed coffee and cocktail bar drinking establishment (sui generis)
Officer Recommendation	Approve with Conditions

Officer Name	Mrs Catherine Lewis
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Date application valid	29.03.2021
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Target Determination Date	24.05.2021
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Bamber Bridge

1. **Report Summary**

- 1.1 The application is for a change of use of a vacant retail premises (Class E) into a licensed coffee and cocktail bar with snacks -drinking establishment (sui generis).
- 1.2 The site is situated outside the Bamber Bridge District Centre but is located in a row of established retail/commercial units. The site is also close to the busy crossroads junction of Station Road/Collins Road and Browndedge Lane.
- 1.3 Environmental Health have raised no objection but requested a number of conditions to control residential amenity. At the time of writing the Committee Report, no letters of representation have been received. With the use of a suitable conditions to restrict its use, the proposal would not unduly impact on residential amenity. The application is therefore recommended for approval.

2. **Site and Surrounding Area**

- 2.1 The application site refers to a single storey former retail carpet shop on Station Road, Bamber Bridge. The premises presently fall into Class E (formerly A1) of the Use Classes Order and is situated within an existing parade of commercial properties.
- 2.2 The application relates to the commercial property Unit 2, within a terrace of commercial premises at 143 Station Road. The terrace is located on the eastern site of Station Road in Bamber Bridge, close to the crossroads junction of Station Road, Collins Road and Browndedge Lane. Unit 1 is a Hot food takeaway and Unit 3 – the Beer Box a drinking establishment. The other units include a laundrette and accountants with the Spar Shop further along. The Withy Arms is directly opposite with a mix of mostly residential properties but there are some commercial on the western side of Station Road.
- 2.3 The application site is subject to Policy B1 Existing Built up Area of the South Ribble Local Plan.

3. **Planning History**

- 3.1 There is no relevant history for this unit. However, Unit 3 the adjacent Beer Box has recently been granted planning permission to install outside seating -Application for the variation of condition 7 (no external seating or patio heaters) of planning permission 07/2018/3291/FUL.

4. **Proposal**

- 4.1 The application proposes the change of use from a Shop (Class E) to drinking establishment (sui generis) together with internal alterations. There are no external alterations proposed within the details of the application and there will not be a new kitchen cooking hot food and so a vent design has not been included.
- 4.2 It is proposed that the cocktail and coffee bar would be open for business through the following hours.
 - Every day from 9am until 11 pm

The establishment would employ 3 full time and one part- time employee.

4.3 Refuse and recycling storage area would be in the rear shared access area.

5. **Summary of Publicity**

5.1 A total of 4 properties were notified and a site notice posted. No letters of representation have been received.

6. **Summary of Consultations**

6.1 **County Highways** Raise no objection.

6.2 **Environmental Health** advise that the proposed development has the potential although limited, to adversely impact upon neighbouring land uses and as such the following conditions are required: control over live and recorded music, hours of operation, hours of delivery, no patio heaters or outside seating, extraction and ventilation details, hours of construction and delivery of construction materials.

7. **Policy Considerations**

7.1 The **National Planning Policy Framework (NPPF)** favours sustainable development which includes building a strong, responsive and competitive economy. Paragraph 80 of the NPPF states that *"decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development."*

7.2 **Local Plan Policy B1 Existing Built up Areas.** - Existing Built-up Areas 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.

7.3 **Local Plan Policy G17 (Design) and Core Strategy Policy 17 (Design)** both support development where design and siting are of a high quality, car parking and servicing provision are acceptable and there is no impact on surrounding land use.
appropriate level of car parking

8 **Material Considerations**

8.1 **The Principle of Development**

8.1.1 The application property is within a row of 6 shops, all of uniform size and design. Adjacent properties include a hot food takeaway, drinking establishment, florist, laundry and accountants with a Spar convenience store beyond. On the opposite side of Station Road is the Withy Arms public house with residential properties, and a hairdressers and tanning studio.

8.1.2 To the rear is the Browndedge St Mary's RC High School. The area is therefore considered to be a mixed-use area. Although the site is outside of the Bamber Bridge District Centre it does lie with an existing parade of shops. As the adjacent unit no. 3 has recently been given consent for a drinking establishment the principle of this use in this location has been accepted.

8.2 Character / Appearance

- 8.2.1 To be in compliance with Policy B1- the application proposal must also be in keeping with the character and appearance of the area. The proposal does not include any external alterations and therefore there will be no impact on the street scene in which the property is located. There are no proposed alterations to the external appearance of the building. The property is set within a commercial area, which consists mainly of shops, hot food takeaways, commercial and drinking establishments. The proposal will therefore not detract from the character and appearance of the area

8.3 Relationship to Neighbours

- 8.3.1 The nearest residential dwelling at No. 120 Station Road is some 23 metres on the opposite side of Station Road. There are commercial properties surrounding the site some of which have residential flats at first floor. Immediately to the rear of the site is the grounds of St. Marys High School. Environmental Health has requested conditions controlling hours of use, music and deliveries – which in principle are supported. It is considered that, subject to relevant conditions the proposed use would not have a detrimental impact upon nearby residential dwellings or commercial properties by virtue of unacceptable noise and disturbance.

8.4 Highway Issues

- 8.4.1 The site is within reasonable distance of the train station and close to bus connections and public car parks. Lancashire County Highways has raised no objections to the proposed change of use.

8.5 Noise/Disturbance

- 8.5.1 Environmental Health (EHO) have advised that *as the application states 'no cooking done onsite the snacks will be delivered pre made and just requiring serving' conditions control extraction details are requested to cover any possible future plans for cooking on site, rather than the usual requirement of Environmental Health that the assessment accompany the application.* These conditions are supported.

- 8.5.2 The applicant is applying for the hours of every day from 9am until 11 pm. It should be noted that the adjacent unit has been granted consent to operate for the following:

The use of the premises hereby approved shall be restricted to the hours of 12:00 Noon until 23:30 Monday to Friday; 12:00 Noon to Midnight on Saturday and 12:00 Noon to 23:00 on Sundays and Bank Holidays.

- 8.5.3 On that basis in terms of consistency the following condition is recommended:

The use of the premises hereby approved shall be restricted to the hours of 09:00 until 23:30 Monday to Friday; 09:00 to Midnight on Saturday and 09:00 to 23:00 on Sundays and Bank Holidays.

- 8.5.4 The application details only include the shop unit and do not include the outside frontage. On that basis the EHO has recommended conditions restricting the use of this area which are supported.

9. CONCLUSION

- 9.1 Due to the impact that the Covid pandemic has had on the hospitality industry it is considered that this proposed development will add to the vitality and viability of an established parade of shops/hot food takeaways and drinking establishments at Bamber Bridge and will also increase the night time economy.

- 9.2 The proposed change of use from shop premises (Class E) to a drinking establishment (sui generis) is acceptable. The proposal will not have a detrimental impact upon the character and appearance of the area nor will it have an undue impact upon the amenities of neighbouring properties. The proposal, subject to the imposition of conditions, accords with the NPPF and Policies B1, and G17 of the South Ribble Local Plan.

10 RECOMMENDATION:

Approve 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 submitted approved plans Dwg No 1412.01 dated 19 March 2021.
REASON: For the avoidance of doubt and to ensure a satisfactory standard of development.
- 3 No live music shall be played at the venue.
Reason: In the interests of the amenity of the nearby residents in accordance with Policy 17 of the Central Lancashire Core Strategy, and the NPPF.
- 4 All recorded music played shall not be audible beyond the boundary of the premises and following the receipt of any complaints either to the local authority or the venue shall be played through a sound limiter device. Details of the limiter shall be first agreed with the Environmental Health Department of the local authority.
Reason: In the interests of the amenity of the nearby residents in accordance with Policy 17 of the Central Lancashire Core Strategy, and the NPPF.
- 5 The use of the premises hereby approved shall be restricted to the hours of 09:00 until 23:30 Monday to Friday; 09:00 to Midnight on Saturday and 09:00 to 23:00 on Sundays and Bank Holidays.
Reason: In the interests of the amenities of adjoining residents and to accord with Policy 17 in the Central Lancashire Core Strategy
- 6 No deliveries or waste collection shall be received by the site outside the hours of 07:30 - 22:00 Monday to Friday, 09:00 - 13:00 Saturdays. No deliveries or waste collection shall be received on Sundays or nationally recognised Bank Holidays.
Reason: In the interests of the amenity of the nearby residents in accordance with Policy 17 of the Central Lancashire Core Strategy and the NPPF.

7 There shall be no external outside seating area or patio heaters outside the venue.
Reason: In the interests of the amenity of the nearby residents in accordance with Policy 17 of the Central Lancashire Core Strategy.

8 Prior to the installation of any extraction/ventilation systems full details of the noise levels to be experienced at the nearest properties and the fixings to be used shall be provided to the local planning authority for written approval. The approved system shall then be installed as agreed and thereafter maintained as approved. Any changes to the system shall first be agreed with the local planning authority in writing.
Reason: In the interests of the amenity of the nearby residents in accordance with Policy 17 of the Central Lancashire Core Strategy and the NPPF.

Any proposed extraction/ventilation shall be designed so the rating levels for cumulative noise from all noise sources shall not exceed, 10 dB(A) below the existing L_{A90} , at the nearest noise-sensitive premises to the proposed development as assessed in accordance with British Standard 4142 (2014).

or

L_{Aeq} 50 dB 16 hours – gardens and outside living areas (for example balconies)

L_{Aeq} 35 dB 16 hours – indoors daytime

L_{Aeq} 30 dB 8 hours – indoors night-time (23.00-07.00)

L_{AFmax} 45 dB(8 hours – indoors night-time (23.00-07.00)

L_{AFmax} 45 dB 4 hours – indoors evening (19.00-23.00)

Whichever is lower.

9 Prior to the installation of any future extraction, filters and external ventilation stacks (including height of stacks and noise levels to be produced) details shall be submitted for written approval to the local planning authority. Once agreed the approved scheme shall be fully implemented prior to first use of the site and shall thereafter be retained and maintained in efficient working order in line with the approved scheme for the duration of the approved use.
Any changes to the approved scheme must first be agreed with the local planning authority.
Reason: In the interests of the amenity and to safe guard the living conditions of the nearby residents in accordance with Policy 17 of the Central Lancashire Core Strategy and the NPPF.

Note to Applicant: Information on the suggested contents of the scheme is available from South Ribble Borough Council's Environmental Health Department. Details to be included as a minimum shall consist of:

- Operational hours
- Discharge heights
- Full details of all grease and odour control systems
- Maintenance plan for the system

RELEVANT POLICY

NPPF National Planning Policy Framework

POLB1 Existing- Built up Areas

POLF1 Car Parking

POLG17 Design Criteria for New Development

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Application Number 07/2020/00418/VAR

Address
Heatherfield Works
Church Lane
Farington Moss
Leyland, Lancashire
PR26 6RD

Applicant Whitfire Shavings and Sawdust Supplies Limited

Agent
Acland Bracewell Surveyors Ltd
The Barrons
Church Road
Tarleton, Preston
PR4 6UP

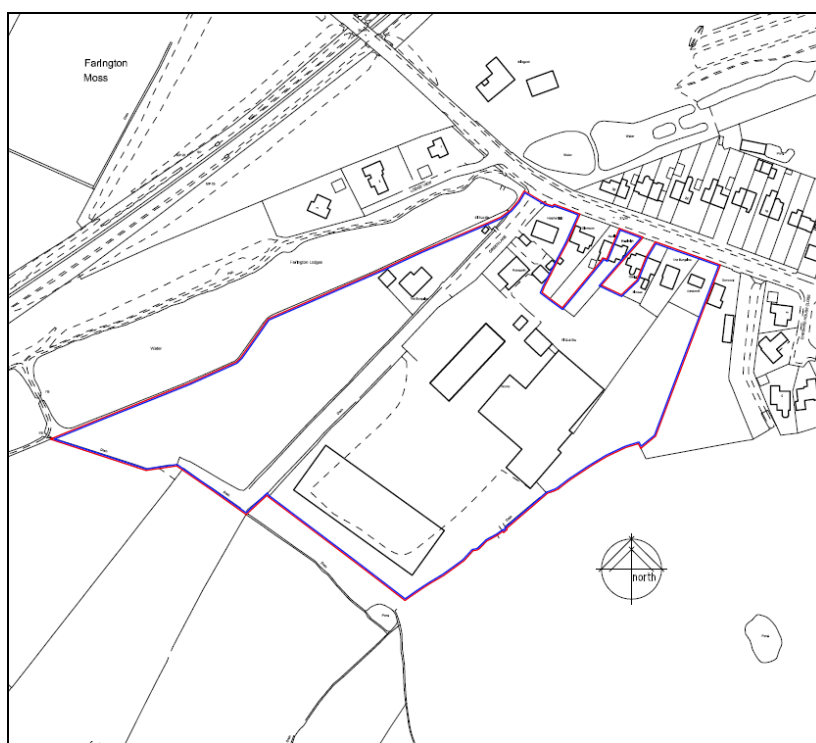
Development Demolition of fire damaged building and replacement with 2 No. portal framed buildings together with 15 No. car parking spaces, 2 No. disabled spaces, parking for HGV's and associated landscaping works. Erection of 5 No. 0m high floodlighting columns and wall mounted floodlighting to site buildings

Officer Recommendation
Officer Name

Approval with Conditions
Catherine Lewis

Date application valid
Target Determination Date
Time Extension

21 May 2020
20 August 2020
30 April 2021



1. Report Summary

1.1 Whitfires Shaving and Sawdust Suppliers Limited has been in operation since the mid 1930's and the company refines, compresses, packages and then bags wood shavings and sawdust. Following extensive fire damage in June 2016, planning permission was granted for the redevelopment of the site to provide for two updated premises. Building One has been constructed and is operational and this application seeks to vary the approved size of Building Two.

1.2 The application seeks to improve the operational processes on site and discussions have taken place which have resulted in an increase to the dimension of Building 2 primarily to address noise on the site and to include the workshop.

1.3 Environmental Health have raised no objection and the application is recommended for approval subject to the conditions set out at the back of the report.

2 Application Site and Surrounding Area

2.1 Whitfires Shaving and Sawdust Suppliers Limited has been in operation since the mid 1930's and refines, compresses, packages and then bags wood shavings and sawdust.

2.2 The application site is located approximately 4.5 miles south west of Preston to the southwest of Church Lane, Farrington Moss. Extending approximately 3.3 hectares the site comprises a range of industrial buildings of various sizes, design and appearance and includes office buildings, an open storage yard and land used as part of the business.

2.3 To the north of the site are the rear garden areas of the residential properties on Church Lane. To the west is the internal access road, a residential property known as "The Bungalow" with Farrington Lakes beyond. Open countryside exists to the south and east. A ribbon of residential properties is present to the north of the site with 6 of the adjacent residential properties being in the ownership of the applicant and his family.

2.4 Part of the application site is designated as B1 Existing Built- Up Areas and Open land, designated as G3: Safeguarded Land in the South Ribble Local Plan, is present beyond the southern/ south-western boundaries of the application site.

3 Site History

3.1 The site is an established B2 (General industrial) Use and benefits from several historic planning permissions which are summarised as follows:

07/2016/1407/FUL Demolition of fire damaged building and replacement with 2 No. portal framed buildings together with 15 No. car parking spaces, 2 No. disabled spaces, parking for HGV's and associated landscaping works. Erection of 5 No. 10m high floodlighting columns and wall mounted floodlighting to site buildings.

07/2018/3536/DIS Application to discharge conditions Nos. 5 (filter/negative pressure system), 6 (noise), 9 (mist curtain details) and 15 (dust) of planning approval 07/2016/1407/FUL

07/2017/1489/DIS Application to discharge condition No 17 (Dust Management Plan), 18 (Wheel Wash) and 19 (Sustainable Drainage Maintenance) to planning permission 07/2016/1407/FUL

07/2020/00885/FUL Erection of 1NO. Detached dwelling with integral garage. Approved March 2021.

Previous applications include:

07/2012/0633/DIS Application to discharge conditions Nos 2 (materials), 3 (materials/noise) and 6 (interlock doors) of planning permission 07/2012/0187/FUL.

07/2012/0187/FUL Extensions to units A-F creating machinery and tipping platform enclosure and vehicle cleaning area and extension to units G-H

07/2008/0743/FUL Part retrospective for increase in height to existing unit H and enclosure of existing Unit F with metal profile cladding to roof and side elevations

07/2001/0100 Erection of storage building

07/1997/0194 Two storey extension to side and rear.

07/1997/0139 Two storey side extension.

07/1996/0410 Erection of a Building for the Storage of Bulk Wood Shavings.

07/1989/0315 Erection of building for storage and loading of wood shavings

3.2 Following the fire in 2016 an application was submitted to provide for the comprehensive redevelopment of the site (Reference: 07/2016/1407/FUL). *Demolition of fire damaged building and replacement with 2 No. portal framed buildings together with 15 No. car parking spaces, 2 No. disabled spaces, parking for HGV's and associated landscaping works. Erection of 5 No. 10m high floodlighting columns and wall mounted floodlighting to site buildings*

3.3 As part of the 2016 planning permission the redevelopment of the site would occur in two phases which would enable the applicant to start imminently on the construction of the replacement of the most fire damaged building.

3.4 This is known as Building 1 and has been constructed and is fully operational. Building one is slightly smaller than approved and does not include the workshop.

3.5 The applicant could construct Building 2 as per the approved plans but as part of improving the operational processes on site discussions have taken place which have resulted in an increase to the dimension of Building 2 primarily to address noise on the site and to include the workshop.

3.6

4 Proposal

4.1 The application seeks to provide for the following:

- Retain as built Building 1 – the building has been constructed smaller than the approved plans
- Amend the siting of Building 2
- Increase the dimensions of Building 2
- Additional landscaping

4.2 This application seeks to revise the details for the second building in terms of the size and to address the changes to the first building that is on site.

- The approved Building 2 measures 19m- to 23 m in depth x 48.5 m in length and 12.6m in height with a stack of 15m.
- The revised plans provide for Building 2 to measure 28.5m x72m with a roof height to ridge of 13.6 and to the stacks 14.2m. The building would be constructed at ground floor with 1.8m grey concrete panels and competed with Kingspan cladding to be pale grey in colour. The roof would be composite panel sheeting pale grey in colour.

4.3 Landscaping plans have been submitted which provide for planting to the rear of building one and to the eastern boundary.

5 Representations

5.3 Summary of Publicity

Site Notices have been posted and a total of 156 properties have been consulted. Following amended information further consultation has been carried out. One letter of representation has been received expressing concern about the development for the following summarised reasons:

- The height of the proposed building- The existing building is vast with a huge roof if it is similar it will dominate the views from Church Lane, Lodge Lane and part of Croston Road.
- Landscaping -Planting of the Popular Trees will help but concern is raised about how long they will take to grow.
- The recent working practices because of lock down have cased more dust noise and traffic. Will the proposals address the existing chimney and large plumes of smoke?
- Concern that the landscaped area between the plant and Farington Lodge has not occurred.

5.4 Farington Parish Council

The Council felt from an environmental perspective that the proposed plans would offer environmental benefits such as the reduction in noise pollution. They also took the residents views in to account and agreed to support the application.

6 Summary of Responses

6.3 Lancashire County Council. - The submitted amended layout and supporting transport technical note are acceptable and have no objection to vary Condition 27

6.4 Environmental Health -Initially more detailed information was requested on the proposed building, its structure/attenuation properties, the equipment to be used and its noise impact, and the exhaust stack information. Following the submission of an addendum to the noise report no objection is now raised

6.5 Ecology Services –. No comments to make.

6.6 **Tree Officer** - The tree species selected is suitable for the site, no objections to the variation.

7 Material Considerations

Policy Considerations

The **NPPF**, at Section 6 is entitled “Building a strong, competitive economy”. Paragraph 80 states *Planning policies and decisions should help to create the conditions in which businesses can invest, expand and adapt.* With significant weight to be placed on local business needs and wider opportunities for development.

Central Lancashire Core Strategy

Policy 10 of the Core Strategy, which is entitled ‘Employment Premises and Sites’, promotes sites of employment subject to the appropriateness of the use and that there would be no unacceptable impact on amenity.

Policy 17 of the Core Strategy, which is entitled ‘Design of New Buildings’, requires an assessment to be made of the design of new buildings to ensure that they are in character with the surroundings and will not adversely affect neighbours.

Policy 29: Water Management Aims to improve water quality water management and reduce the risk of flooding. New development is encouraged to adopt Sustainable Drainage Systems.

South Ribble Local Plan

Policy B1: Existing Built-Up Areas which states – “Within the existing built-up areas, as defined on the Policies Map, proposals for the re-use of undeveloped and unused land and buildings, or for redevelopment, will be permitted provided that the development:

- a) Complies with the requirements for access, parking and services, as set out else wherein this Plan;
- b) Is in keeping with the character and appearance of the area; and
- c) Will not adversely affect the amenities of nearby residents”.

Policy G3: Safeguarded Land for Future Development- Land remains safe and not designated for any specific purposes.

Policy G13: Trees Woodland and Development Seeks to protect existing trees woodlands and hedgerows

Policy G16: Biodiversity and Nature Conservation Seeks to protect, conserve and enhance the Boroughs biodiversity and ecological network.

Policy G17: Design Criteria for New Development seeks to ensure development proposals do not have a detrimental impact on existing buildings or on the street scene; does not have a detrimental impact on landscape features such as mature trees, hedgerows, ponds and watercourses; does not prejudice highway safety, pedestrian safety or the free flow of traffic and provide the required number of off-street car parking spaces to the standards set out in **Policy F1**.

7.3 Principle of Development

7.2 Whitfires Shaving and Sawdust Suppliers Limited has been in operation since the mid 1930's and refines, compresses, packages and then bags wood shavings and sawdust. Lorryloads of unrefined wood, sawdust and off cuts from other wood manufacturing businesses are brought into the site. A number of industrial processes take place to mechanically reduce unrefined wood shavings. These are then compressed, packaged and bagged to be distributed by the applicant's own vehicle's to various agricultural enterprises to be used as livestock bedding.

7.3 The application site is allocated on the Policies Map which accompanies the South Ribble Local Plan as falling within Policy B1 Existing Built up areas and Policy G3 Safeguarded Land. Planning permission was granted for the redevelopment of the Whitfires site following a fire in 2015 (Ref: 2016/1407/FUL). Therefore, the principle of the development has already been established.

Building Two

7.4 The redevelopment of the site provided the opportunity to construct two modern buildings to address environmental and residential concerns that had been raised due to the historical nature of a saw mill business. Building One has already been constructed and is in operation. Some of the fire damaged buildings are still in operation and the construction of Building Two would enable these together with the existing chimney stack to be demolished.

7.5 Within Building 2 raw logs would be reduced mechanically to unrefined wood shavings using machinery. These are dried and transported to Building 1 where they are further refined to pure wood shavings sawdust and bagged etc.

7.6 Since Building One has been constructed the applicant has sought to rationalise further processes. This application seeks to vary the approved plans to increase the size of Building 2 to accommodate more processes and machinery to be carried out within the building. Basically, all raw materials will be delivered by waggons that can completely pull within the building, allowing the roller shutter doors to be closed whilst unloading takes place.

Noise and Disturbance

7.7 A significant amount of technical reports have been submitted and assessed -the key ones being the noise and air pollution reports. The applicant proposes a Willems Log shaver within an acoustic enclosure and a Swiss Combi belt dryer to replace the existing dryer. To assess the impact of this machinery an addendum Noise Report dated 20 November 2020 by Millar Goodall Acoustic and Air Quality consultants was submitted which demonstrated improvements to the noise emission from the site. Further information was provided specifically about the Willems log shave, enclosure and sound reduction within the building together with the materials used in the construction of the building. Details of the dryer unit including exhaust details, position/height of the stack have also been provided.

7.8 Environmental Health has advised that currently there is vast amounts of heat/energy and steam -exhausted and wasted through the existing stack. The proposed heat recovery unit would take the majority out and there would be very little residual. As the proposed development would lead to a reduction in noise emissions and dust particles leaving the site, Environmental Health have raised no objections to the proposal.

7.9 It is acknowledged that Building 2 would be significantly increased in size but the ability to enable unloading to take place within the building would address significant issues around noise. Currently the roller shutter door is open for 2minutes every 10 minutes whilst the proposed changes to the size of Building Two would enable the roller shutter door to be open

for 2mins every 2 hours. On balance the opportunity to address ongoing environmental issues with a state-of-the-art facility, subject to conditions controlling technical issues, is acceptable.

Character and appearance

7.10 It is acknowledged that Building Two by virtue of its height and scale would have an impact upon the landscape and would be visible to the surrounding residential properties particularly from the rear properties of Croston Road, Church Lane and Lodge Lane. However, there would be a decrease in the overall height from the existing development (pre fire). A revised landscaping scheme has been submitted which would seek to provide some mitigation over time. These details include shelter belt planting of 60 “robusta” trees with an expected growth rate of 1m per year. New native planting would include approximately 400 trees of feathered whips (90cm to 1.5m tall) to the eastern boundary. To the rear of Building One (southern boundary) 200 native whips and 7 “robusta” trees are proposed.

Relationship to Neighbours

7.11 The application site is to the rear (south) of a ribbon of two-storey traditional residential properties on Church Lane. These residential properties are a mixture of detached and semi-detached properties with driveways between the properties. The changes to Building two would mean that a minimum distance of 90m would be present between the proposed building to the nearest property on Church Lane. A minimum distance of 246m would be present between Building Two to the nearest property on Fielding’s Close off Croston Road.

7.12 It is considered that these distances are sufficient to prevent the proposed buildings from unduly impacting upon the amenities of nearby residents in terms of overshadowing/over dominance. The proposal is therefore considered acceptable and meets the aims of Policy G17 of the South Ribble Local Plan.

8 CONCLUSION

8.3 Whitfires is an important local family business employing approximately 45 people which has a longstanding historic use at Church Lane. The damage caused by the fire provided the opportunity to construct state of the art, purpose-built buildings which would address longstanding concerns raised by the residents’

8.4 This application provides for a larger building than previously approved but provides the opportunity ensure more of the activities can take place with purpose-built buildings. Given the opportunity to address residential amenity issues through the redevelopment of the site, the location and size of Building Two would not have an adverse impact on the character and appearance of the area.

8.5 Therefore, the proposal would have on balance a positive effect. The proposed development complies with the National Planning Policy Framework and the development plan in particular, G3, G13, G16 and G17 of the South Ribble Local Plan and is therefore recommended for approval, subject to the imposition of conditions.

9 RECOMMENDATION

9.3 Approval with Conditions.

Conditions

1. Work on the construction of Building 2 shall commence no longer than 1 year after the date of this planning permission and shall be completed with 12 months of the start date, including all abatement/control and transfer systems.
2. The existing buildings and stack on site which are to be demolished shall be demolished within 3 months of Building 2 being completed. Within 6 months of the date of this permission a scheme and programme of works detailing the demolition, methodology and dust suppression shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented during the demolition process.
3. Prior to the commencement of any works on building two full design details of the extraction/filtration equipment for this building shall be submitted to and approved by the local planning authority. These details shall include the full calculations for the negative pressure system, the filtration system and its capability and an assessment of the sound emissions from the plant and any external fans/motors. (7)
4. Prior to the commencement of works on building 2, full details of the mist curtains to be used shall be submitted and approved by the local planning authority. Once agreed the mist curtains shall be installed and operated in accordance with the agreed specifications (8)
5. Prior to the commencement of works on building 2 a stack height calculation shall be submitted to and approved in writing by the local planning authority. The stack shall then be erected to the height approved before the building is brought into use. (10)
6. As part of the construction of building 2, access to the stack shall be made available to allow sampling of the emissions from the stack. The access shall be designed to meet the requirements set out in the Environment Agency's TGN M1 document 'Sampling Requirements for Stack Emission Monitoring', and the Source Testing Association (STA) booklet 'Risk Assessment Guide: Industrial-emission monitoring'.
7. No vehicle repair or pallet repair operations shall be undertaken outside of the buildings on the site.
8. The processing of materials within Buildings 1 and 2 shall only be undertaken with all dust abatement measures operational as identified in the submitted application details and controlled through conditions 3, 4, 5, and 8 (14)
9. A suitable and sufficient dust suppression system shall be installed to the external areas of the site. The dust suppression system shall be capable of covering the entire site to minimise dust emissions. The system shall be installed and working prior to first use of building 1.
10. There shall be no burning of waste material or vegetation on site.

11. Prior to the commencement of any works on site a Dust Management Plan associated with the construction phases shall be submitted, for written approval, to the local planning authority. The Dust Management Plan shall identify all areas of the site and site operations where dust may be generated and further identify control measures to ensure dust and soil does not travel beyond the site boundary. The Dust Management Plan shall consist of a suitable risk assessment in line with national guidance.

Once agreed the identified control measures shall be implemented and maintained throughout the duration of the site preparation and construction phase of the development.

12. The approved details relating to wheel wash under application ref: 07/07/2017/1489/DIS shall be implemented in full during construction. The wheel wash shall be installed and used at the entrance of the site by all vehicles leaving the site to prevent the transfer of debris onto the public highway, during site preparation and the construction phases of the development
13. The document entitled "Suds Management Plan" dated 21 June 2017 shall be implemented in full prior to completion of the development. Thereafter the sustainable drainage system shall be managed and maintained in accordance with the approved details.
14. The following measures are required to ensure protection of Great Crested Newts or other amphibians:
- All excavations on site should be covered at night or a ramp should be provided to allow amphibians to exit excavations. All excavations should be checked for amphibians each morning prior to the re-commencement of any works.
 - All exposed new pipework and drains should be capped at night so as to avoid trapping amphibians.
 - All excavated materials/waste should be stored in skips or similar and not on the ground where it could be used as a refuge/resting area by amphibians. Alternatively, all waste should be removed from site daily.
 - All stored building materials that might be used as temporary resting places by amphibians should be stored off the ground on pallets or similar.
 - If Great Crested Newts (GCN) are found at any time during works, then works should cease immediately and advice sought from a suitably qualified GCN ecologist.
15. That the development hereby approved shall only be operational between the hours of 07.00a.m. and 18.00p.m. on weekdays, 08.00a.m. and 13.00p.m. on Saturdays, and not at all on Sundays and Bank Holidays. Outside of these hours' maintenance and cleaning of the machinery shall only be permitted to 23:00 Monday to Saturday and not at all on Bank Holidays.
16. The approved landscaping scheme shown on Drawing Number entitled MPT166.01.20 Version B "Proposed Landscape Plan" 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.

17. That the development hereby permitted shall be carried out in accordance with the submitted approved plans:

Drawing No. SK32.1A entitled Site Location Plan.

Drawing No.SK 0.1E entitled Proposed Plan

Drawing Number MPT166.01.20 Version B entitled "Proposed Landscape Plan"

Drawing Number MP/00/01C entitled Site Masterplan.

18. Prior to the commencement of development, details of all external lighting equipment shall be submitted to and be agreed in writing by the Local Planning Authority. The scheme shall include:

- the location and height of the lighting columns;
- the details of the light fittings;
- hours of use
- the colour of the lights;
- the lux levels;
- horizontal Glare;
- impact on adjacent sites:
- the upward light ratio;
- details of current lighting levels in the area environmental zone; and
- the details of louvers on the light fittings.

The lighting shall be erected, directed and shielded so as to avoid nuisance to residential accommodation in close proximity. No other lighting equipment may then be used within the development other than that approved by the Local Planning Authority. The agreed measures shall be installed prior to occupation of the development and shall be thereafter retained and maintained for the duration of the approved use.

RELEVANT POLICY

NPPF National Planning Policy Framework

10 Employment Premises and Sites (Core Strategy Policy)

17 Design of New Buildings (Core Strategy Policy)

POLB1 Existing Built-Up Areas

POLG3 Safeguarded Land for Future Development

POLG13 Trees, Woodlands and Development

POLG16 Biodiversity and Nature Conservation

POLG17 Design Criteria for New Development

Note:

1. The applicant should obtain Land Drainage Consent from Lancashire County Council before starting any works on site. Information on the application process and relevant forms can be found here:

<http://new.lancashire.gov.uk/roads-parking-and-travel/roads/flooding/alterations-to-awatercourse.aspx>

2. Pollution prevention guidance can be found on the Environment Agency's website:

<https://www.gov.uk/government/collections/pollution-prevention-guidance-ppg>

3. Pollution Prevention to Ordinary Watercourse

Even if the applicant is not intending to discharge or carry out any works to an ordinary watercourse(s) Dirkets Brook they should contact the Lead Local Flood Authority on 0300-123-6780 or highways@lancashire.gov.uk to discuss the proposals to ensure that the development will not result in a negative impact of the water quality or ecology of the watercourse.

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Report to	On
Planning Committee	29 April 2021

Title	Portfolio Holder	Report of
Planning Application received by Lancashire County Council (LCC) Ref: LCC/07/2021/00012 – Land at Lower Hall Farm, Potters Lane, Samlesbury Preston.	Cllr Evans	Director of Planning and Property

Is this report confidential?	No
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Purpose of the Report

1. This report seeks resolution from the Planning Committee as to what response is provided to LCC in relation to the planning application for the:

extraction of sand and gravel including construction of new access road and new junction with A59 Preston New Road, creation of plant site, weighbridge and stockpiling area, silt ponds, landscaping including screen mounding, with progressive restoration to wetland and passive flood management facility, woodland and agriculture at Lower Hall Farm, Potters Lane, Samlesbury

Recommendations

2. That if LCC are satisfied there is the need for the mineral then SRBC would seek assurances in the following areas:
 - Appropriate conditions to mitigate the impact upon the local highway network, to protect residential amenity and a robust restoration scheme. In particular the conditions at Appendix A recommended by the Environmental Health Officer be forwarded to LCC for their consideration.

Reasons for recommendations

3. Although part of the site has previously been a quarry it is unclear whether this site is currently required for sand and gravel extraction. If LCC support the application conditions to control the impact of the development upon residential and visual amenity are suggested.

Other options considered and rejected

4. No other options have been considered as Lancashire County Council is seeking our response as a consultee.

Corporate outcomes

5. The report relates to the following corporate priorities: *(tick all those applicable)*:

An exemplary council		Thriving communities	x
A fair local economy that works for everyone	x	Good homes, green spaces, healthy places	x

Background to the report

6. The planning application was received by LCC in March 2021 with all documentation available to view on the County Council's website <http://planningregister.lancashire.gov.uk> (using the LCC ref. LCC/2021/00012).

The Proposed Development

7. The application site located to the east of the M6 motorway and to the north of the A59 includes the following elements:
- The extraction and processing of sand and gravel aggregate of 3.0 million tonnes (net saleable reserve)
 - The associated construction of a private access road to the A59 with a left in and left out new junction to the A59.
 - The landscaping and restoration of the site to a wet land and associated woodland and
 - The provision of the excavation as a possible Natural Flood Management Facility (NFMF).
8. The application site measures 90 hectares and most of the land is currently held in agricultural tenancies for Lower Hall Farm(extraction and processing) and Seed House Farm (access road crosses) An area to the north west of the site is a former sand and gravel quarry started in in the 1930's and restored in the 1950's. Minerals still remain and would be recovered as part of the application.
9. The River Ribble forms the north, west and southern boundaries of the application site with the extraction area and plant site mainly located within this valley floor approximately 15 metres aod (above ordnance datum) with the access road rising to around 55metres aod.
10. The mineral would be extracted by a hydraulic excavator and processed within a fixed washing and screening plant. The mineral would then be transported via the haul road some 1100 metres in length, to a new junction with the A59. The new junction lies some 450 metres to the west of the existing junction that serves St Marys and St John Southworth RC Church and Presbytery.

11. Operating hours would be 07:00-17:00 Monday to Saturday and annual extraction rate would be 150,00 tonnes. The quarry would have an anticipated life span of 20 years and the application details include contingency plans which request an end date to extraction operations by end of 2048.
12. Restoration details provide for a diverse wetland and woodland habitat with no public access allowed.
13. The application is subject to an Environment Statement (ES) which demonstrates that the development will not give rise to significant negative effects to the environment or amenity.
14. The site is located in the Green Belt and is subject to the Joint Lancashire Minerals and Waste Local Plan which consists of the Core Strategy and the Site Allocation and Development Management Policies to 2021. The NPPF states at paragraph 205 that great weight should be given by decision makers to the benefits of mineral extraction including those benefits to the economy.
15. Two considerations for South Ribble Borough Council, are:
 - a) What is the impact upon residential and visual amenity?
 - b) What landscape mitigation is proposed?

Residential Impact

16. The transport movements have the potential to impact upon residential amenity. However, a separate haul road is proposed with Potters Lane not suitable for use. The application details advise *The sand and gravel will go direct to fixed concrete plants located in Lancashire and will leave the site in 6 axle heavy goods vehicles with a net load of 30 tonnes. The total movements on planned production including staff, service and consumables will be up to 60 movements per day of which 50 movements will be of aggregate and the remaining 10 of staff, servicing and consumables. Staff movements will be mainly at the end and beginning of the day. Heavy goods movements associated with the quarry will therefore typically average around 5 per hour. A single vehicle entering the site, loading and then leaving the site laden equates to two movements; the first movement is to access the site; the second movement is to leave the site. 50 hgv movements therefore equate to 25 hgvs entering and then leaving the site.*
17. A further impact would be potential noise from the site and the scheme includes 8m bunds adjacent to the extraction activities to help alleviate this aspect. It should be noted that the bunds would have an impact upon the residential amenities of adjacent residential properties.
18. The Council's Environmental Health Officer (EHO) has been consulted upon the application and has raised concerns about the submitted information in particular the noise and air quality reports. A copy of their response is attached as Appendix A to this report. The EHO has suggested a number of conditions if LCC are minded to approve the application.

Visual Impact

19. There are no listed buildings or structures within the site, although there are a six listed buildings or structures in the surrounding area of which two (Samlesbury Lower Hall and Seed House Farmhouse) are in the vicinity of the operational land.
20. The plant site for the extraction will be developed on a concrete pad within an 8-metre-high screening bund to the east, south and west, constructed from soil and overburden. The bund will be sown with a low maintenance grass mixture and planted extensively with low growing shrubs to soften its outline. The area of land between the bund and the southern boundary with Bezza Brook will be planted with trees with a private footpath for the angling club to access the Ribble.
21. On completion of processing operations, the plant and concrete will be removed and the screening bunds bladed down to create an undulating landform. Shrubs from the bund will be replanted where possible on this landform which will then be planted to provide a mixed open woodland with glades.

Mitigation and Enhancement

22. Mitigation measures will be required in order to avoid, reduce, remedy or compensate for any adverse landscape or visual effects of the proposed scheme in accordance with planning and environmental policy. The applicant has submitted landscape proposals as part of a phased approach including a final restoration scheme. The phased approach includes the construction of bunds and tree planting to screen the site. The bund would be reprofiled as part of a final landscape scheme.
23. The restoration of the site would be subject of an aftercare scheme to run for 10 years by the operator and then managed by the Trustees as part of the wider Booths Estate.

Risk

- 23 *This may be addressed in the body of the report. If it is not, then a paragraph addressing the identified risks and how they will be mitigated or managed should be included.*

Equality and diversity

- 24 *Please summarise the outcome of your Equality Impact Assessment (EIA) and Equality Act implications.*

Air quality implications

- 25 To be reported verbally

Comments of the Statutory Finance Officer

- 26 There are no financial implications as a result of this application.

Comments of the Monitoring Officer

- 27** Comments by South Ribble BC as consultee should relate to material planning considerations and relevant planning policies maintained by Lancashire County Council and also national policy.

Background documents

Appendix A: Environmental Health Officer's response

LT Member's Name: Jonathan Noad

Job Title: Director of Planning and Development.

Report Author:	Email:	Telephone:	Date:
Catherine Lewis Development Management Team Leader	Catherine.Lewis@southribble.gov.uk	01772 62541	12.04.2021

► Internal Consultation



To:	Mrs Catherine Lewis	From:	
Position:		Position:	
Division:	Development Management	Division:	Environmental Health
Your Ref:	LCC/07/2021/00012	Our Ref:	21/1107/PLACON
Extension No:		Extension No:	
Copy To:		Date:	16 April 2021

Application No: LCC/07/2021/00012

Development: EXTRACTION OF SAND AND GRAVEL INCLUDING CONSTRUCTION OF NEW ACCESS ROAD AND NEW JUNCTION WITH A59 PRESTON NEW ROAD, CREATION OF PLANT SITE, WEIGHBRIDGE AND STOCKPILING AREA, SILT PONDS, LANDSCAPING INCLUDING SCREEN MOUNDING, WITH PROGRESSIVE RESTORATION TO WETLAND AND PASSIVE FLOOD MANAGEMENT FACILITY, WOODLAND AND AGRICULTURE

Location: Lower Hall Farm, Potters Lane, Samlesbury, Preston

We have considered the follow:			
Construction Activities	*	Storage of substances	*
Contaminated Land	*	Insects	
Noise	*	Foul and surface water discharges	
Odour		Land Drainage	
Dust	*	Waste storage	*
Light	*	Pest Control	
Air Quality	*	Radon	
Alternative fuel use		Food Safety	

Thank you for consulting me on this application. Further to my investigations I have the following comments to make:

The proposed development has the potential to significantly adversely affect the neighbouring residential properties. Having reviewed the application and visited the development site we would recommend refusal of the application for the following reasons.

Noise

The submitted draft noise impact assessment accompanying the application provides some acoustic data and information but this is not considered adequate to satisfy the concerns of the Council.

Firstly, the report is dated 2016 and is a draft format, with monitoring results report from 2015. Data that is over 5 years old is not considered to be suitable and therefore the report must be rejected.

It is also noted that the boundaries of the development have altered and the separation distance between the proposed development and surrounding properties is now smaller than considered within the draft report. The inevitable sound levels to be experienced will therefore be higher within the vicinity of the residential properties closest to the revised new boundary.

The noise report lacks some key information to allow a full and comprehensive assessment. It is presumed that this missing data is due to the fact the report is still in a draft format.

The following details are required within the revised report:

- Evidence and details of new current background monitoring data.
- Monitoring should be undertaken over representative time period. We would expect to see some long term monitoring for representative properties, particularly those close to the boundary, but all short term monitoring should be representative of the proposed operating hours i.e. a minimum of 1 hour.
- The qualifications and experience of the acoustician undertaking the assessment
- The equipment used to undertake the assessment
- A copy of the latest calibration certificates for the equipment used
- A copy of all background data monitoring collected
- Detailed calculations to support all of the calculated noise levels in tables, as within sections 5.8, 6.1 and 7.2 of the draft noise impact assessment
- Any additional mitigation measures to protect the residential properties surrounding the site, and the effectiveness of these. It should be noted that Lower House Farm is a tenanted property and should be treated in a similar manner to all other residential properties in the area.

Dust

Within the extensive application there is little mention of the impacts from dust either on the wider environment or to nearby residential properties in terms of health impacts or nuisance. The impact of dust and particulate emissions from the site is a significant factor to be considered and is identified as such within both the NPPF and the County Council's Core strategy.

There is evidence that existing sand and gravel extraction located some distance from the site has resulted in some limited impact on neighbouring properties over the flat open landscape. Previous experience by this Authority has identified some significant issues with dust from similar operations and the impact this is having on residential properties in the vicinity. The

size of the proposed development and the length of the access road has the potential to cause similar issues and nuisance to the neighbouring properties.

Detail consideration of the potential dust impact include the prevention of material being tracked along the road and the construction of the road is required in order to fully assess the impact on this proposal, concluding with a detailed dust management plan identifying all mitigation measures for this lengthy (+20yrs) project.

Air Quality

The submitted report does not follow the South Ribble (and County wide draft) published low emission strategy. The report is considered insufficient as it does not accurately consider

the impact of the development on local air quality. As such an additional assessment in line with the Low Emissions Strategy is required.

However, if Lancashire County Council is minded to approve this application the following conditions are requested in order to protect the amenity of local residents:

Operating hours

The proposed development shall only operate within the hours 07.00 -17.00 Monday to Friday, 09.00 – 13.00 Saturday. No operation shall be carried out on Sundays or Bank Holidays.

Reason: In the interests of the amenity of the nearby residents in accordance with Policy 17 of the Central Lancashire Core Strategy and the NPPF.

Hours of construction

During the site preparation and construction of the development no machinery, plant or powered tools shall be operated outside the hours of 07.00 -17.00 Monday to Friday 09:00 – 13:00 on Saturdays. No construction shall take place at any time on Sundays or nationally recognised Bank Holidays.

Reason: To safeguard the amenities of neighbouring properties in accordance with Policy 17 of the Central Lancashire Core Strategy and the NPPF.

No deliveries of construction materials or removal of construction waste shall be undertaken outside the hours of 07.00 -17.00 Monday to Friday 09:00 – 13:00 Saturday. No deliveries or removal of waste shall be carried out on Sundays or nationally recognised Bank Holidays.

Reason: To safeguard the amenities of neighbouring properties in accordance with Policy 17 of the Central Lancashire Core Strategy and NPPF.

Noise

Prior to the commencement of any works on site a Noise Impact Assessment shall be submitted for approval to the local planning authority. The approved plan shall then be implemented and retained thereafter. Any changes to the plan shall first be agreed in writing with the local planning authority.

Reason: In the interests of the amenity of the nearby residents in accordance with Policy 17 of the Central Lancashire Core Strategy and NPPF.

Note to applicant: The following details are required within the revised report:

- Evidence and details of new current background monitoring data.
- Monitoring should be undertaken over representative time period. We would expect to see some long term monitoring for representative properties, particularly those close to the boundary, but all short term monitoring should be representative of the proposed operating hours i.e. a minimum of 1 hour.
- The qualifications and experience of the acoustician undertaking the assessment
- The equipment used to undertake the assessment
- A copy of the latest calibration certificates for the equipment used
- A copy of all background data monitoring collected
- Detailed calculations to support all of the calculated noise levels in tables, as within sections 5.8, 6.1 and 7.2 of the draft noise impact assessment
- Any additional mitigation measures to protect the residential properties surrounding the site, and the effectiveness of these. It should be noted that Lower House Farm is a tenanted property and should be treated in a similar manner to all other residential properties in the area.

Vibration

As per the application, no blasting is permitted as part of the proposed development.

Reason: To safeguard the amenities of neighbouring properties in accordance with Policy 17 of the Central Lancashire Core Strategy and NPPF.

Waste

Prior to the commencement of the development full details of the waste storage facilities within the site shall be submitted to and approved in writing by the local planning authority. Once approved the waste storage facilities shall be provided prior to first use of the development and shall be retained and maintained thereafter.

Reason: To provide effective and sufficient storage facilities for refuse and to safeguard amenities and living conditions of any nearby residents particularly with regards to odour, noise and insects in accordance with Policy 17 of the Central Lancashire Core Strategy and the NPPF.

Lighting

No external flooding lighting or security lights shall be installed at the permitted development without first obtaining written permission from the local planning authority.

Reason: In the interests of the amenity and to safe guard the living conditions of the nearby residents in accordance with Policy 17 in the Central Lancashire Core Strategy and the NPPF.

Site Compound

Prior to commencement of any works on site the location of the site compound and storage yard shall be agreed in writing with the local planning authority.

Reason: In the interests of the amenity of the nearby residents in accordance with Policy 17 of the Central Lancashire Core Strategy and the NPPF.

Note to applicant: The noise from the compound has the potential to adversely affect the amenity of the local area for near- by land uses and hence the compound should be located in such a position to minimise this impact.

Dust Management Plan

Prior to the commencement of any works on site a Dust Management Plan shall be submitted, for written approval, to the local planning authority. The Dust Management Plan shall identify all areas of the site and site operations where dust may be generated and further identify control measures to ensure dust and soil does not travel beyond the site boundary. Once agreed the identified control measures shall be implemented and maintained throughout the duration of the site preparation and construction phase of the development.

Reason: In the interests of the amenity and to safe guard the living conditions of the nearby residents in accordance with Policy 17 of the Central Lancashire Core Strategy and the NPPF.

Wheel Wash

Prior to commencement of the development details of a wheel wash shall be submitted to and approved by the local planning authority. Once approved the wheel wash shall be installed prior to first use of the site. Thereafter the wheel wash shall be retained and maintained in accordance with the agreed details.

Reason: In the interests of highway safety and other highway users in accordance with Policy 2 in the Central Lancashire Core Strategy and in the interests of the amenity of the nearby residents in accordance with Policy 17 of the Central Lancashire Core Strategy and the NPPF.

Note to applicant: The details to be provided to discharge this condition shall as a minimum include:

- Location,
- Type of wheel wash
- Water source
- Prevention and treatment of water run off
- Management of the use of the wheel wash
- If road sweepers are to be used – the company providing the road sweeper, response times, criteria to be followed for calling the road sweeper.

Air Quality

Prior to the commencement of any works on site an Air Quality Assessment (AQA) shall be carried out and submitted for approval to the local planning authority. The AQA shall include, where necessary mitigation measures in order to make the proposal acceptable. If sufficient mitigation measures cannot be agreed the development shall not proceed.

Reason: In the interests of the amenity of the nearby residents in accordance with Policy 17 of the Central Lancashire Core Strategy and the NPPF.

Advice: The assessment shall be undertaken in line with the South Ribble Borough Council Low Emissions and Air Quality planning guidance document.

Invasive species

Prior to the commencement of any works on site a detailed methodology for the removal of invasive species shall be submitted to the planning authority for approval. The agreed measures shall be implemented and thereafter retained and maintained for the duration of the approved use.

Reason: To prevent the spread of invasive plants.

Burning

There shall be no burning of waste material or vegetation on site.

Reason: In the interests of the amenity and to safe guard the living conditions of the nearby residents in accordance with Policy 17 in the Central Lancashire Core Strategy and the NPPF.

NOTE TO PLANNERS: Please note that this issue is not covered by other legislation and in line with NPPF and Planning Policy Guidance Note: Use of planning conditions is a suitable and effective conditions meeting the 6 tests,

1. necessary;
2. relevant to planning and;
3. to the development to be permitted;
4. enforceable;
5. precise and;
6. reasonable in all other respects

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