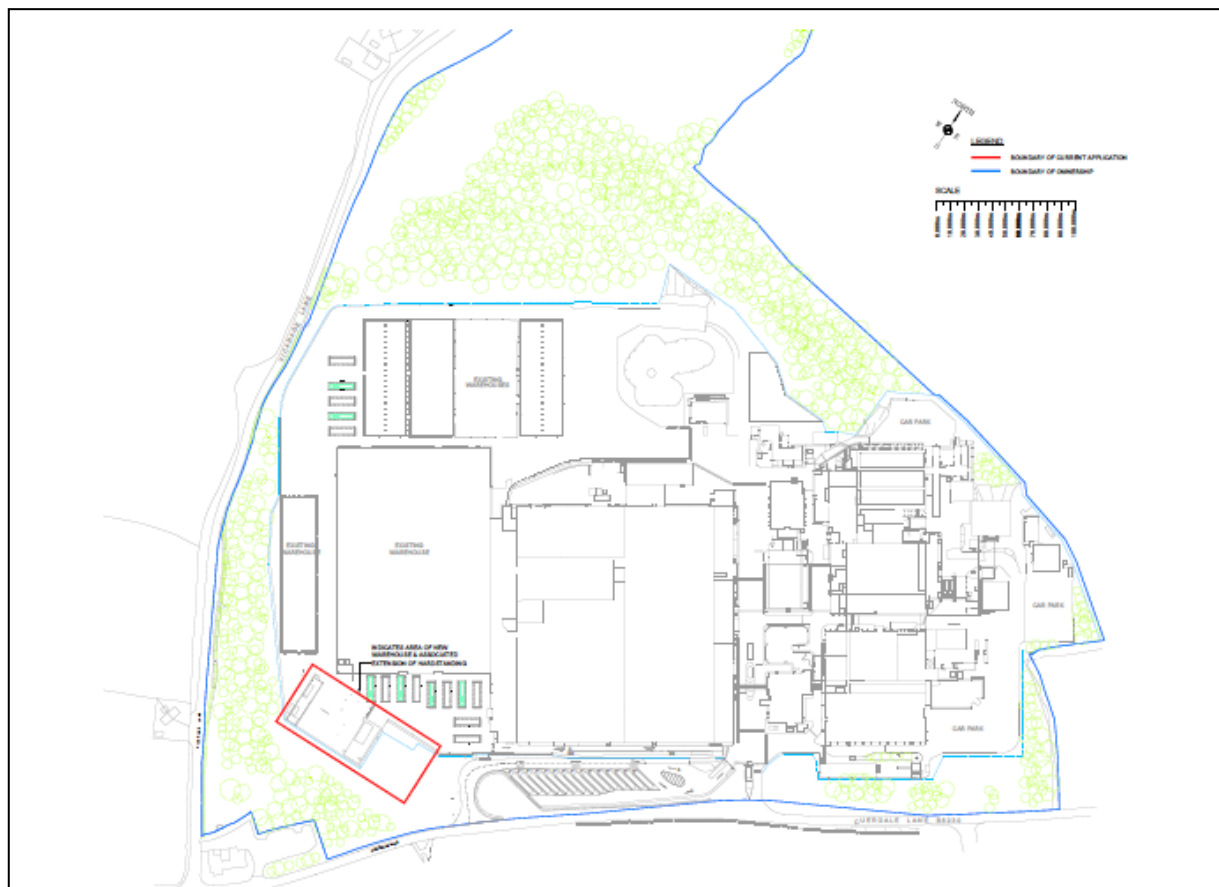


Application Number	07/2021/01246/FUL
Applicant	AB Inbev UK Ltd Cuerdale Lane Samlesbury Preston Lancashire PR5 0XD
Agent	Mr Dominic Page Gerald Eve LLP
Development	Erection of tented warehouse comprising 2,560 m ² for the storage and distribution of drinks products (Use Class B8), canopy over loading bay (434 m ²) and associated works.
Officer Recommendation	Approval with Conditions
Officer Name	Mrs Debbie Roberts
Date application valid	10.12.2021
Target Determination Date	11.03.2022
Extension of Time	None



1. Report Summary

1.1. AB Inbev is an established commercial facility (2.25ha) located north of Cuerdale Lane, Samlesbury. The application refers to an area of land in the south-western site corner.

1.2. This application seeks permission to erect a tented storage warehouse (use class B8), canopy over loading bay and associated works.

1.3. Following full consultation neighbour representation has not been made. Statutory consultee comments are addressed either by amendment of the proposal, or by condition.

1.4. There should be no undue impact on residential amenity, the character and appearance of the area, highways safety or the free flow of traffic. The site is allocated in the Local Plan as Green Belt (Policy G1), and the proposal is considered policy compliant – see detailed policy discussion below. On balance therefore the proposal is recommended for approval subject to imposition of conditions.

2. Application Site and Surrounding Area

2.1. AB Inbev is an established, 2.25ha commercial facility located on Cuerdale Lane, Samlesbury, and bound on all sides by deep tracts of open land. The frontage is currently under construction as a HGV holding facility, but otherwise views into the site are screened by woodland.

2.2. The site was previously allocated as a major developed site (Whitbread Brewery) which presumed towards development. In the current Local Plan it is designated as Green Belt (Policy G1).

3. Site Context / Planning History

3.1. There are around 85 planning applications on the sites history; of most relevance are:

- ② 07/2012/0106/FUL - Two storage units either side of current storage building (total 4,350 sq m), formation of hardstanding, realignment of security boundary fencing and formation of re-profiled bunds. Approved 3rd May 2012.
- ② 07/2012/0515/NMA - Amendment to 07/2012/0106/FUL – widened internal access road and landscape bund, and associated works. Approved September 2012
- ② 07/2016/0782/FUL – New HGV holding area, main access, new staff car park access, additional car parking and associated works. App October 2016
- ② 07/2020/01062/FUL - Tented storage warehouse (Class B8), HGV hardstanding, widened internal site road, yard areas, and associated works. Approved April 2021

4. Proposal

4.1. The application is for erection of tented warehouse (2,560 m²) for storage/distribution of drink products (Use Class B8), canopy over loading bay (434 m²) and associated works.

4.2. The building would be constructed in brown profiled steel with a white PVC roof. It would be 84.4m long x 30m wide, with a pitched roof measuring 10.4m high; eaves would stand at 6.4m. On the eastern side alongside the existing roadway would be a 28m x 15m open sided canopied loading bay. Both structures would be constructed to match existing tented stores

5. An Armco barrier would be installed between the road and loading bay. Existing tanks and lampposts would be relocated, and adjacent hardstanding extended by 43m..

5.1. The proposal would not disrupt traffic flow but does reduce parking by 20 HGV spaces. These however have been relocated to the HGV parking facility which is under construction.

5.2. Wider site landscaping already has approval but would be supplemented to account for minor grass verge loss on the south-west corner.

6. Summary of Supporting Documents

6.1. The application is accompanied by the suite of documents noted as condition 2

7. Representations

7.1. Summary of Publicity

7.1.1. One site notice has been posted, and eleven neighbouring properties consulted. Ward Councillors Yates and Mullineaux have also been notified.

7.2. Letters of Objection or Support

7.2.1. None received

7.3. Town/Parish Council Response

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

8. Summary of Responses

8.1. **South Ribble's Ecology Consultant** confirms that accompanying surveys identified no significant ecological issues. Issues relating to bats, amphibians, nesting birds and biodiversity enhancement measures can be resolved via condition and or informative. Biodiversity mitigation proposed is also acceptable.

8.2. **South Ribble Environmental Health** has no comment to make. To ensure consistency across previous applications construction management conditions would be imposed.

8.3. **United Utilities** has no objection subject to condition but offers advice with regards to drainage principles which has been included as an informative note. **LLFA also** has no objection to the proposed development subject to the inclusion of conditions. UU and LLFA conditions have been combined

8.4. **LCC Archaeology** do not consider there to be an archaeology requirement on this part of the site.

8.5. **Arborist** - No objections as tree loss is to be mitigated by woodland planting east of the proposed site in addition to landscape management from a previous permission. A tree protection condition is requested

8.6. **LCC Highways** - no objections to this application which should have a negligible impact on highway safety, will not see increased employment on site or a major impact on the highway network.

9. Material Considerations

9.1. Site Allocation Policy

9.1.1. The site is designated as Green Belt by Local Plan Policy G1. Both National Planning Policy Framework (NPPF) and Policy G1 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'*

9.1.2. 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'*

9.1.3. In terms of Green Belt development this proposal benefits from exemption by virtue of its status as previously developed land, and proposed development is unlikely to impact on Green belt openness more than the current situation. The proposed storage building 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.

9.2. Additional Policy Background

Additional policy of marked relevance is as follows:

9.2.1. *Economic Policy*

□ NPPF (Para 11) provides a presumption in favour of sustainable economic growth and development. Chapter 6 (Building a strong and competitive economy) also commits to securing growth, job creation and prosperity in order to meet global challenges whilst Para 81 ensures that the planning system does everything it can to support sustainable economic growth.

□ 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'*

9.2.2. *Highways/Transport Policy*

□ 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

9.2.3. *Design Policy*

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

9.2.4. Environmental Protection Policy

□ 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.

9.3. Other Material Considerations

9.3.1. Area Character and Economic Protection

□ This proposal relates well to neighbouring buildings and the extended locality, and is of relevant design with appropriate landscaping. Car parking has been relocated to a partially constructed HGV park at the rear, and as such should not impact on the highway or wider site.

□ Adopted national and local planning policy aims to preserve existing employment sites, providing 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.

□ Despite its Green Belt location the proposal does comply with Green belt policy, and although proposed changes would be significant, they would not be excessive in the context of this large industrial site.

9.3.2. Impact Upon Neighbouring Properties

□ The closest residential properties facing are a pair of dwellings on Vicarage Lane, Roacher Hall and Cowells Farm (120m 200m and 160m respectively); more than acceptable separation when taking into account existing and proposed landscape screening and the sites current use. Other properties within similar distance are screened by the brewery buildings and would not be affected.

9.3.3. Natural Environment, Ecology and Ground Conditions

□ Potential impact upon the natural environment is well documented, and subject to conditions none of the relevant consultees object

10. Conclusion

10.1. AB Inbev is an established, but well screened commercial facility with only sporadically placed neighbours of adequate spatial separation. Although the facility is designated as a Green Belt site it has for many years been an employment site.

10.2. Green Belt policy seeks to protect land from inappropriate development, but includes exceptions to the rule, or permits the applicant to demonstrate that very special circumstances exist which allow for non-conforming development. It is considered that this proposal has exemption from Green belt restriction and as such does not need to demonstrate that there are very special circumstances

10.3. Proposed development would not impact negatively on the amenity of neighbouring properties, the character and appearance, water management or nature conservation of the area, or highways safety and the free flow of traffic. It has been fully assessed by the

Councils statutory consultees as acceptable subject to conditions. On balance therefore, and taking into account the above discussion, the proposal is considered to be policy compliant and is 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:
Covering letter DPA/JFAR/U0017575 (Gerald Eve)
Drainage strategy layout (Y21038-200/P1: Patrick Parsons)
Drainage specifications (Y21038/1 Micro Drainage)
Drainage technical report (20.1.22 Patrick Parsons)
Storm Sewer Design 1.8.21
Existing/proposed sections (Y21038-903/P1: Patrick Parsons)
Existing site plan (Y21038-901/P1: Patrick Parsons)
Existing site drainage (Y21038-202/P1: Patrick Parsons)
Heritage assessment (Nov 21: buttress)
Landscape strategy plan (10217/P34 Tyler Grange)
Lighting layout ((Y21038-906/P2: Patrick Parsons)
Preliminary ecological appraisal 910217-R014-NB-CW 18.11.21 Tyler Grange)
Proposed elevations (Y21038-905/P1: Patrick Parsons)
Proposed site plan (Y21038-904/P1: Patrick Parsons)
Phase I site appraisal (Y21038/DTS/Rev 0 Oct 21 Patrick Parsons)
Phase II site appraisal (Y21038/GIR/Rev 0 Nov 21 Patrick Parsons)
Location plan (Y21038-900 Rev P1: Patrick Parsons)
Arboricultural Impact Assessment (10217-R013/JJ/CW Nov 21 Tyler Grange)
Acoustic Planning Report (Lighthouse Acoustics Ref 0121/APR4 Rev 1 (Lighthouse)
Planning Statement/Design & Access Statement (DPA/JFAR/U0017575 Nov 21 Gerald Eve)
Topographical survey ((Y21038-902/P1: Patrick Parsons)
Transport statement (Nov 21 Peter Evans Partnership)
Invasive Species Report (IWM Rev B)
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 as detailed in the Tree Protection Plan which has been agreed by the local

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

REASON: To ensure before commencement of works on site that there shall be no damage to trees during construction works in accordance with Policy G13 in the South Ribble Local Plan 2012-2026

5. During construction and site clearance, no machinery shall be operated, no processes carried out or deliveries taken at or dispatched from the site outside the following times:
0800 hrs to 1800 hrs Monday to Friday
0800 hrs to 1300 hrs Saturday
No activities shall take place on Sundays, Bank or Public Holidays.
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
6. 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
7. The development shall be carried out in accordance with the details contained in the approved Preliminary Ecological Appraisal, Tyler Grange report (10217_RO14_NB_CW Section 4.14) as agreed with the planning application.
REASON: To ensure adequate provision is made for protected species in accordance with Policy 22 of the Central Lancashire Core Strategy and Policy G16 in the South Ribble Local Plan 2012-2026
8. 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
9. No tree felling, clearance works, demolition work or other works that may affect nesting birds shall take place between March and August inclusive, unless the absence of nesting birds has been confirmed by surveys or inspections.
REASON: To protect habitats of wildlife, in accordance with Policy 22 in the Central Lancashire Core Strategy
10. 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

11. The drainage for the development hereby approved, shall be carried out in accordance with principles set out in the submitted Foul & Surface Water Drainage Design Drawing Y21038-200, Rev P2 - Dated 27.10.21 which was prepared by Patrick Parsons. For the avoidance of doubt and unless otherwise agreed in writing by the Local Planning Authority, No surface water will be permitted to drain directly or indirectly into the public sewer. The development shall be completed in accordance with the approved details.
Reason: To ensure a satisfactory form of development and to prevent an undue increase in surface water run-off and to reduce the risk of flooding in accordance with Core Strategy Policy 29
12. The development permitted by this planning permission shall be carried out in accordance with the principles set out within the sustainable drainage strategy drawing Y21038 - 200 Rev.P1 and drainage report summary produced on 20/01/2022.
The measures shall be fully implemented prior to the first use of the development and in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority in consultation with the lead local flood authority.
Reason: To ensure satisfactory sustainable drainage facilities are provided to serve the site in accordance with the Paragraphs 167 and 169 of the National Planning Policy Framework, Planning Practice Guidance, Policy 17 of the Central Lancashire Core Strategy and Defra Technical Standards for Sustainable Drainage Systems.
13. No development shall commence (except site set-up and tree felling works) until a detailed, final surface water sustainable drainage strategy for the site has been submitted to, and approved in writing by, the local planning authority.
The detailed sustainable drainage strategy shall be based upon the indicative sustainable drainage strategy submitted and sustainable drainage principles and requirements 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 foul sewer(s), directly or indirectly.
The details of the drainage strategy to be submitted for approval shall include, as a minimum;
 - a) Sustainable drainage calculations for peak flow control and volume control (1 in 1, 1 in 30 and 1 in 100 + 40% climate change) for the whole site, including all existing and proposed surface water drainage systems.
 - b) Where existing on site surface water drainage systems are to be reused, evidence is required to confirm that these systems are in sufficient condition to accept additional surface water runoff generated from the development.
 - c) Final sustainable drainage plans appropriately labelled to include, as a minimum:
 - i. Plan identifying areas contributing to the drainage network, including surface water flows from outside the curtilage as necessary;
 - ii. Surface water sustainable drainage layout plan showing all pipe and structure references, dimensions and design levels, to include all existing and proposed surface water drainage systems up to and including the final outfall;
 - iii. Details of all sustainable drainage components, including landscape drawings showing topography and slope gradient as appropriate;

iv. Drainage plan showing flood water exceedance routes in accordance with Defra Technical Standards for Sustainable Drainage Systems;
v. Finished Floor Levels (FFL) in AOD with adjacent ground levels for all sides of each building and connecting cover levels to confirm minimum 150 mm+ difference for FFL;

i vi. Details of proposals to collect and mitigate surface water runoff from the development boundary;

ii vii. Measures taken to manage the quality of the surface water runoff to prevent pollution, protect groundwater and surface waters, and delivers suitably clean water to sustainable drainage components;

The sustainable drainage strategy shall be implemented in accordance with the approved details.

Reason: To ensure before development commences that satisfactory sustainable drainage facilities are provided to serve the site in accordance with the Paragraphs 167 and 169 of the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems.

14. No development (except site set-up and tree felling works) shall commence until a Construction Surface Water Management Plan, detailing how surface water and stormwater will be managed on the site during construction, including demolition and site clearance operations, has been submitted to and approved in writing by the local planning authority.

The details of the plan to be submitted for approval shall include for each phase, as a minimum:

a) Measures taken to ensure surface water flows are retained on-site during construction phase(s), including temporary drainage systems, and, if surface water flows are to be discharged, they are done so at a restricted rate that must not exceed the equivalent greenfield runoff rate from the site.

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 plan shall be implemented and thereafter managed and maintained in accordance with the approved plan for the duration of construction.

Reasons: To ensure before development commences that 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 during any construction phase in accordance with Paragraph 167 of the NPPF.

15. The commencement of use of the development shall not be permitted until a site-specific verification report, pertaining to the surface water drainage system and prepared by a suitably competent person, has been submitted to and approved in writing by the Local Planning Authority.

The verification report must, as a minimum, demonstrate that the sustainable drainage system has been constructed in accordance with the approved drawing(s) (or detail any minor variations) and is fit for purpose. The report shall contain information and evidence, including photographs, of details and locations (including national grid references) of critical drainage infrastructure (including inlets, outlets and control structures) and full as-built drawings. The scheme shall thereafter be maintained in perpetuity.

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 the requirements of Paragraphs 167 and 169 of the National Planning Policy Framework.

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

- E2 Protection of Employment Areas and Sites
- 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 £116. The forms can be found on South Ribble Borough Council's website www.southribble.gov.uk
 2. United Utilities Note 1: Not all public sewers are shown on the statutory utility records. The applicant should be made aware that the proposed development may fall within the required access strip of a public sewer and make contact with a Building Control body at an early stage. South Ribble Building Control can be contacted on 01772 625420
 3. The applicant is advised that under the terms of the Wildlife and Countryside Act 1981, Wild Mammal (Protection) Act 1996 and Countryside and Rights of Way Act 2000, it is an offence to disturb nesting birds, roosting birds or other protected species, or to inflict unnecessary suffering to wild animals. The work hereby granted does not override the statutory protection afforded to these species or provide defence against prosecution under this act, and you are advised to seek expert advice if you suspect that any aspect of the development would disturb any protected species
-