

Application Number 07/2022/00045/FUL

Address
St Aidans Church
46 Station Road
Bamber Bridge
Preston
Lancashire
PR5 6QL

Applicant Brownedge Christian Together Foodbank

Agent
Miss Samantha Jones
Civic Centre
West Paddock
Leyland
PR25 1DH

Development Provision of a shipping container within the car park to house a foodbank.

Officer Recommendation **Approval with Conditions**
Officer Name **Emma Sheppard**

Date application valid 20.01.2022
Target Determination Date 17.03.2022
Extension of Time



1. Introduction

1.1 The application is being presented to Committee under the 'Terms of Reference for Planning Committee' within the 'Councils Constitution' given the agent is an employee of the Council.

2. Report Summary

2.1 The application site relates to a grassed area to the rear of the church and adjacent church hall to the north of the designated district centre of Bamber Bridge.

2.2 The site is bordered to the north and south by commercial units whilst beyond the site to the east lies a residential estate comprising detached dwellings. Due to land level discrepancies, these are set at a higher level than the application site.

2.3 Planning permission is sought for the provision of a shipping container to be used as a foodbank located to the rear of the church and adjacent church hall.

2.4 The application site is within an area of land allocated as B1: Existing Built-Up Area in the South Ribble Local Plan which allows for the re-use of undeveloped and unused land and buildings, or for redevelopment, will be permitted provided that the development complies with the requirements for access, parking and services; is in keeping with the character and appearance of the area; and will not adversely affect the amenities of nearby residents. The proposed development will accord with the requirements as outlined in the appraisal section.

2.5 No objections have been received from members of the public. There are no highway concerns. Environmental Health require a number of conditions be imposed to mitigate against any potential impact regarding waste and to ensure an element of pest control. Given the nature of the proposal, it is considered that, with the requested conditions, the proposed development is acceptable in this location and the application is recommended for approval subject to a temporary period of time.

3. Application Site and Surrounding Area

3.1 The application relates to a grassed area to the rear of St Aidan's church within the settlement of Bamber Bridge. The site sits in-between the church hall and a detached building to the rear of the church.

4. Relevant Planning History

None.

5. Planning Proposal

5.1 The application proposes the provision of a shipping container to be used as a foodbank. The container is to measure 2.4m wide with a depth of 12m and overall height of 2.5m. There proposes a door and window within the western elevation and a door to the northern elevation.

5.2 The forms state that there will be 17no part-time volunteers with the foodbank hours being 8am-8pm every day. In discussions with the agent, it was agreed that a dark green colour be used to ensure visual assimilation and avoid it being obtrusive within the wider area.

6. Summary of Publicity

Neighbouring properties were notified with no letters of representation being received.

7. Summary of Consultations

Environmental Health – No objections subject to conditions.

United Utilities – No objections but informative to be placed on the decision to ensure that the applicant reviews their comments.

8. Policy Background

South Ribble Local Plan

Policy B1: Existing Built-Up Areas states that 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 elsewhere in 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 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.

Central Lancashire Core Strategy

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.

9. Material Considerations

9.1 Principle

9.1.1 The development is located within an identified settlement therefore it is considered that the principle of development is acceptable in accordance with B1 of the Local Plan provided it complies with the requirements for parking; is in keeping with the character and appearance of the area; will not adversely affect the amenities of nearby residents and take into account any issues relating to drainage.

9.2 Character and Appearance

9.2.1 Policy G17 of the South Ribble Local Plan, amongst other things, requires development to be well related to neighbouring buildings and the locality in terms of its size, scale and intensity whilst Policy 17 of the Core Strategy expects new buildings to 'take account' of the character and appearance of the local area'.

9.2.2 The site sits to the rear of the significant church building and the church hall and enclosed to the rear with commercial buildings to the north and south and residential properties to the east therefore is not visually prominent in this regard.

9.2.3 Whilst the container is to be powder coated in a dark green colour, RAL6028 (pine green), which is less conspicuous, overtime, steel storage containers can deteriorate visually. Given this, and to allow the applicant to arrange for a possible more permanent solution, a condition will be imposed to secure its removal within three years of the date of the permission unless otherwise agreed through the submission of an application.

9.3 Residential Amenity

9.3.1 Policy 17 of the Central Lancashire Core Strategy and policy G17 of the South Ribble Local Plan seeks to ensure that that the amenities of occupiers of the new development will not be adversely affected by neighbouring uses and vice versa.

9.3.2 The container is to be sited in-between the church hall and an existing single storey building within the site. This will be sited approximately 23m to the common boundary with the nearest neighbouring properties lying beyond the site to the east.

9.3.3 The container has a maximum height of 2.59m and will be set some 31m from the nearest rear elevation of the dwellings along Fourfields to the east of the site. Due to land level discrepancies, these are set at a higher level than the application site. Given this and the scale and siting of the container, the proposed development will not have a detrimental impact upon the residential amenity of the occupiers of adjacent dwellings.

9.4 Highway safety/Car parking

9.4.1 In terms of parking provision, there is parking available to the side and rear of the church. The proposed development is to a grassed area to the rear of the site and will not see the loss of any parking spaces ensuring a negligible impact upon parking provision or highway safety.

10. Other matters

10.1 Waste - Concerns have been raised from Environmental Health over the potential of the proposed use to produce waste and the capacity for its storage. The applicants should ensure that adequate provision for the storage of waste is made. A condition is to be imposed to ensure this is considered.

10.2 Pest Control - The proposed use has the potential to attract rodents. The applicants must ensure that proactive measures are taken to reduce the chance of this happening and that a plan is in place should an infestation occur. A condition is to be imposed to ensure this is considered.

10.3 Drainage – The applicant’s attention is drawn to the comments raised by United Utilities

11. Conclusion

11.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 provides that where regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise.

11.2 It is considered that with the imposition of conditions, the proposal is acceptable, particularly as the site lies within an existing built-up area, therefore in compliance with Policy B1 of the South Ribble Local Plan.

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:
 - REG5500-02 Site location plan
 - REF 79095, V5, received on 18th March - Details of the container
 - REG5500-01, Rev 2, General layout

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

3. The container hereby permitted shall be removed and the land restored to its former condition on or before three years from the date of this decision

REASON: The temporary building is made up of short lived materials. A time limited permission allows the Local Planning Authority to assess what impact the building has upon visual amenity after the appropriate period of time. This is in accordance with policy 17 of the Central Lancashire Core Strategy and policy G17 of the South Ribble Local Plan

4. The container shall be powder coated and stained in pine green, RAL 6028 unless otherwise agreed in writing by the Local Planning Authority

Reason: In the interests of visual amenity and to comply with policy 17 of the Central Lancashire Core Strategy and policy G17 of the South Ribble Local Plan

5. Prior to the first use 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.

6. Prior to the first use of the development hereby approved, the applicant shall submit to the local planning authority, for approval a management plan for the control of rodents.

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. The use hereby permitted shall be carried out only by the South Ribble Borough Council foodbank and shall be used for no other purposes

Reason: To enable the Council to reconsider the situation in the event of a change of user in the interest of the amenities of the area and in accordance with policy 17 of the Central Lancashire Core Strategy and policy G17 of the South Ribble Local Plan

RELEVANT POLICY

NPPF National Planning Policy Framework

17 Design of New Buildings (Core Strategy Policy)

POLB1 Existing Built-Up Areas

POLG17 Design Criteria for New Development

Note:

1. The applicants are likely to be required to register with South Ribble Borough Council as a food business operator. The business operators must have regard to food safety law and basic food hygiene requirements where food is being prepared and stored such as: Separation of cooked and raw products; correct storage temperatures; rules around defrosting and reheating; personal hygiene requirements. The applicants should refer to the below guidance from the Food Standards Agency:

<https://www.food.gov.uk/safety-hygiene/food-safety-for-community-cooking-and-food-banks#redistributing-food-and-donating-to-food-banks>

2. The applicants attention is drawn to the consultee comments received from United Utilities
