

Application Number	07/2022/00705/FUL
Address	270 Carnfield Place Walton Summit Industrial Estate Bamber Bridge Preston Lancashire PR5 8AN
Applicant	THE ICO CO STORAGE AND LOGISTICS
Agent	Mr I Trundley Salgate Barn Islington Road Tilney All Saints Kings Lynn PE34 4RY United Kingdom
Development	Erection of detached cold store building
Officer Recommendation	Approval with Conditions
Officer Name	Mr Chris Sowerby
Date application valid	17.08.2022
Target Determination Date	16.11.2022
Extension of Time	N/A



1. REPORT SUMMARY

1.1 The application relates to a 0.26 hectare parcel of land to the west of Carnfield Place within the Walton Summit Industrial Estate. The site comprises of an area of hardstanding beyond the formalised section of the existing car park and a small grassed area. The application site and the surrounding area are allocated as an Employment Area under Policy E2 of the South Ribble Local Plan.

1.2 4.1 The proposal is for the erection of a detached cold store building, measuring 14.2m (width) x 108m (length) x 16-16.3m (height) with a pitched roof.

1.3 The building would be cladded in Gull Grey Kingspace panels to match the existing building and includes solar PV panels across the full length of the southern facing pitch of the roof. Ground floor and a high level access doors are proposed on the eastern side elevation.

1.4 The existing access to the car park from the Parcellforce Worldwide distribution depot servicing area is also proposed to be stopped up with a new gated access proposed directly onto Carnfield Place.

1.5 A mixture of buildings scales are present within the Walton Park Industrial Estate. With this variety present the scale and siting of the proposed building is not considered to be unduly prominent. There are no nearby residential properties that would be impacted by the proposal.

1.6 The proposed development would result in the loss of 1 car parking space, 26 car parking spaces would however remain. County Highways have raised no objections to the proposal, advising the development would have a *“negligible impact on highway safety or capacity”*.

1.4 The proposed extension and alterations are sympathetic to the design of the existing building and will not have a detrimental impact on the character and appearance of the area. There are no nearby residential properties that the development will impact upon.

1.5 The proposed development would result in the loss of approximately 10 car parking spaces, 68 car parking spaces would however remain. County Highways have acknowledged whilst the proposal will result in a reduction of available parking the site *“will still provide a level of parking that is acceptable for the overall size of the development”*.

1.6 The proposal accords with Policies 1 and 17 of the Core Strategy together with Policies E2, F1, G13 and G17 of the South Ribble Local Plan. The application is therefore recommended for approval subject to the imposition of conditions.

2. APPLICATION SITE AND SURROUNDING AREA

2.1 The application relates to a 0.26 hectare parcel of land to the west of Carnfield Place within the Walton Summit Industrial Estate. The site comprises of an area of hardstanding beyond the formalised section of the existing car park and a small grassed area.

2.2 To the north of the application site is the existing associated unit, which currently operates as 'The Ice Co.' and manufactures ice and provides temperature controlled storage and distribution of goods.

2.3 To the south of the application site is the car park associated with the Parcellforce Worldwide distribution depot.

2.4 The surrounding area is wholly a mixture of industrial, light industrial and storage and distribution uses.

2.5 The application site and the surrounding area are allocated as an Employment Area under Policy E2 of the South Ribble Local Plan.

3. SITE HISTORY

07/1995/0094 - Extension to Existing Cold Storage Unit (Outline Application). Approved

07/1995/0657 - Extension to Form New Cold Store and Loading Bay. Approved

07/1997/0628 - Extension to existing cold storage (1230 square metres). Approved

07/1999/0143 - Extension to Form Additional Cold Storage. Approved

07/1999/0342 - Erection of a single storey office building. Approved

07/1999/0690 - Single Storey Extension to Office Block and Battery Charging Area. Approved

4. PROPOSAL

4.1 Planning permission is sought for the erection of a detached cold store building.

4.2 The proposed building measures 14.2m (width) x 108m (length) x 16-16.3m (height) with a pitched roof.

4.3 The building would be cladded in Gull Grey Kingspace panels to match the existing building and includes solar PV panels across the full length of the southern facing pitch of the roof.

4.4 Ground floor and a high level access doors are proposed on the eastern side elevation.

4.5 The existing access to the car park from the Parcellforce Worldwide distribution depot servicing area is proposed to be stopped up with a new gated access proposed directly onto Carnfield Place. The provision is 3 electrical vehicle charging points is also proposed within the car park.

4.6 Within supporting information the applicant states:

“There are a number of key reasons why the site is the right choice for the sustainability of the processing facility:

- ☐ Provision of a new storage building that can deliver a long-term sustainable holding process*
- ☐ Employment growth / retention*
- ☐ Transport reduction*

At full capacity the new cold store will be able to hold approximately 3650 pallets of ice which will ensure the current staffing levels are maintained as well as provide employment opportunities by enabling the facility to increase production levels with additional space to current efficiencies.

The proposals looks to formulate new dedicated parking access off Carnfield Place and omit the access shared access with the neighbouring business to ease risk of congestion on site”.

5. REPRESENTATIONS

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

6. CONSULTATION REPLIES

County Highways have raised no objections to the proposal, advising the development would have a *“negligible impact on highway safety or capacity”*. Conditions have been recommended in relation to site access works, wheel washing facilities for construction traffic, surfacing details and the gates to open inwards. They also advise the new access would require developer to enter into a s279 agreement with LCC.

Environmental Health have raised no objections to the proposal.

7. MATERIAL CONSIDERATIONS

Policy Considerations

7.1 i) NPPF

7.1.1 The NPPF promotes a presumption in favour of sustainable development and supports sustainable economic development, stating *“Planning policies and 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 need and wider opportunities for development.”* (para. 81)

7.2 ii) Core Strategy Policy Considerations

7.2.1 Policy 1 of the Core Strategy is entitled ‘Locating Growth’ and encourages the focussing of growth and investment in the Key Service Centres of Chorley and Leyland and the other main urban areas in South Ribble.

7.2.2 Policy 10 of the Core Strategy is entitled ‘Employment Premises and Sites’ and highlights the need to protect sites last used and allocated for employment for future employments use.

7.3 iii) South Ribble Local Plan

7.3.1 The site is within an area of land designated as E2: Protection of Employment Areas and Sites in the South Ribble Local Plan.

7.3.2 Policy E2 protects land *“for employment uses including business, general industrial or storage and distribution”*. As the proposed extension relates to an existing manufacturing and storage and distribution use the proposal accords with the requirements of Policy E2.

7.4 Character / Appearance

7.4.1 Policy G17 of the 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 (plot coverage) and Policy 17 of the Core Strategy expects new buildings to *“take account of the character and appearance of the local area”*.

7.4.2 A mixture of buildings scales are present within the Walton Park Industrial Estate. With this variety present the scale and siting of the proposed building will not be unduly prominent.

7.4.3 The proposed building is to be finished with Gull Grey composite panels to match the existing building. The proposed development, which would be no higher than the existing building, would be in keeping with the character of the local area and complies with Core Strategy Policy 17 and Policy G17 of the South Ribble Local Plan.

7.5 Relationship To Neighbours

7.5.1 There are no nearby residential properties.

7.6 Highway Issues

7.6.1 The proposal would result in 26 car parking spaces, including 2 mobility impaired spaces, with a direct gated access onto Carnfield Place. Currently the formalised area of car parking provides 27 spaces.

7.6.2. **County Highways** have raised no objections to the proposal, advising the development would have a “*negligible impact on highway safety or capacity*”. Conditions have been recommended in relation to site access works, wheel washing facilities for construction traffic, surfacing details and the gates to open inwards.

8. CONCLUSION

8.1 The proposal accords with the requirements of Policy E2 and is considered to be acceptable. The proposed development is not considered to be out of character with the area and there are no nearby residential properties that would be unduly affected. County Highways have raised no objections to the proposal, advising the off-street car parking provision that would remain is acceptable.

The proposed development is deemed to be in accord with Policies 1 and 17 of the Core Strategy together with Policies E2, F1, G13 and G17 of the South Ribble Local Plan. The application is therefore recommended for approval subject to the imposition of conditions.

RECOMMENDATION:

Approval with Conditions.

RECOMMENDED CONDITIONS:

1. That the development 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 22-L09-PL003A and 22-L09-PL004.

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

3. No development shall take place, including any further works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- (i) measures to control the emission of dust and dirt during construction
- (ii) measures to control the emission of noise during construction
- (iii) a scheme for recycling/disposing of waste resulting from demolition and construction works
- (iv) the parking of vehicles of site operatives and visitors
- (v) loading and unloading of plant and materials

- (vi) storage of plant and materials used in constructing the development
- (vii) the location of the site compound
- (viii) suitable wheel washing/road sweeping measures
- (ix) details of all external lighting to be used during construction
- (x) Periods when plant and materials trips should not be made to and from the site (mainly peak hours but the developer to identify times when trips of this nature should not be made)
- (xi) Measures to ensure that construction and delivery vehicles do not impede access to adjoining units and obstruct the public highway

REASON: To safeguard the amenities of neighbouring properties and to protect existing road users in accordance with Policy 17 of the Central Lancashire Core Strategy.

4. Prior to first occupation of the development hereby approved, at least 3 of the parking spaces within the formalised parking area shall be fitted with Electric Vehicle Recharge points, including adequate charging infrastructure and cabling and specifically marked out for the use of Electric Vehicles

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

5. No part of the development hereby approved shall commence until a scheme for the construction of the site access and the off-site works of highway mitigation has been submitted to, and approved by, the Local Planning Authority in consultation with the Highway Authority.

Reason: In order to satisfy the Local Planning Authority and Highway Authority that the final details of the highway scheme/works are acceptable before work commences on site in accordance with Policy 17 in the Central Lancashire Core Strategy and Policy G17 of the South Ribble Local Plan.

6. No part of the development hereby approved shall be used for vehicular use until all the highway works have been constructed and completed in accordance with a scheme that shall be submitted to and approved by the Local Planning Authority in consultation with the Highway Authority.

Reason: In order that the traffic generated by the development does not exacerbate unsatisfactory highway conditions in advance of the completion of the highway scheme/works in accordance with Policy 17 in the Central Lancashire Core Strategy and Policy G17 of the South Ribble Local Plan.

7. Before the access is used for vehicular purposes, that part of the access extending from the highway boundary for a minimum distance of 10m into the site shall be appropriately paved in tarmacadam, concrete, block pavements, or other hard material to be approved by the Local Planning Authority.

Reason: To prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to road users in accordance with Policy 17 in the Central Lancashire Core Strategy and Policy G17 of the South Ribble Local Plan.

8. No building or use hereby permitted shall be occupied or the use commenced until the car parking area has been surfaced or paved in accordance with a scheme to be approved by the Local Planning Authority and the car parking spaces and manoeuvring areas marked out in accordance with the approved plan. The car

parking area shall thereafter be always kept free of obstruction and available for the parking cars.

Reason: To allow for the effective use of the parking areas in accordance with Policy 17 in the Central Lancashire Core Strategy and Policy G17 of the South Ribble Local Plan.

9. The gates detailed on the approved plans shall open away from the highway.

Reason: To permit vehicles to pull clear of the carriageway when entering the site, in the interests of highway safety in accordance with Policy 17 in the Central Lancashire Core Strategy and Policy G17 of the South Ribble Local Plan.

RELEVANT POLICY

1 Locating Growth (Core Strategy Policy)

17 Design of New Buildings (Core Strategy Policy)

POLE2 Protection of Employment Areas and Sites

POLF1 Car Parking

POLG13 Trees, Woodlands and Development

POLG17 Design Criteria for New Development

Note:

1. The grant of planning permission will require the applicant to enter into an appropriate legal agreement (Section 278), with Lancashire County Council as Highway Authority prior to the start of any development. The applicant should be advised to contact the county council for further information by telephoning the Development Support Section on 0300 123 6780 or email developeras@lancashire.gov.uk, in the first instance to ascertain the details of such an agreement and the information to be provided, quoting the location, district and relevant planning application reference number
