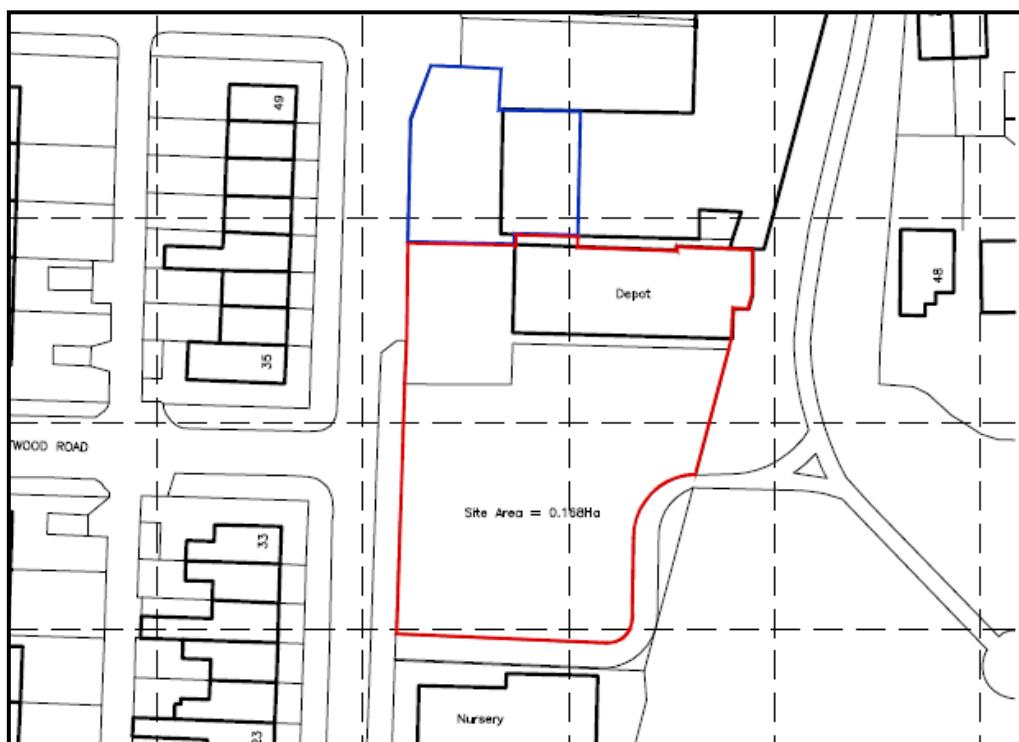


Application Number	07/2018/1676/FUL
Address	Oakwell Auto Electrical Ltd 24 Hastings Road Leyland Preston Lancashire PR25 3SP
Applicant	Oakwell Auto Electrical Ltd.
Agent	Mr Bob Margerison 213 Preston Road Whittle-le-Woods Chorley PR6 7PS
Development	Single storey side extension
Officer Recommendation	That members be minded to approved the application with the decision being delegated to the Director of Planning and Property in consultation with the Chairman and Vice-Chairman of Planning Committee on the completion of a 28 days period from the serving of the Certificate of Ownership on the owners of the land to which part of this application relates.
Officer Name	Mrs Janice Crook
Date application valid	16.03.2018
Target Determination Date	11.05.2018
Extension of Time	01.06.2018

Location Plan



1.0 Report Summary

1.1 The application has been called to planning committee for determination by the local Ward Council. The application is for a single storey side extension to form a reception area. The proposal is part of a scheme to extend this existing commercial site and a second application, 07/2018/1692/VAR is currently pending. The application is considered to be policy compliant and is recommended for approval.

2.0 Site and Surrounding Area

2.1 The application relates to the Oakwell Electrical site on Hastings Road in Leyland. The site consist of an existing brick and metal clad workshop building with single storey temporary reception area to the front, forecourt to the front and working area to the side. The site also includes an area of council owned land which was previously used as a play area and is lease for use as a car parking area. The surrounding area is predominantly residential in nature. To the south is Daisy Chain nursery and residential properties on Hastings Road. To the north is an existing commercial premises, again with residential properties beyond on Kennett Drive. To the east is an area of open space with footpath linking through with the Golden Hill area of Leyland and the Leyland train station and to the west are residential properties on Hastings Road

3.0 SITE HISTORY

3.1 Planning application 07/2012/0299/FUL for the installation of two portacabins to provide office and storage accommodation together with additional car parking for 40 vehicles was withdrawn.

3.2 Planning application 07/2012/0534/FUL was a re-submission of the withdrawn application 07/2012/0299/FUL for the installation of two portacabins to provide temporary office and storage accommodation with additional car parking. This was approved on 16/10/2012

3.3 Planning application 07/2013/0185/FUL for a change of use of existing redundant play area for storage of vehicles was withdrawn

3.4 Planning application 07/2014/1086/FUL for a two storey side extension to provide office and workshop facilities together with re-location of existing footpath was approved on 11/2/2015

3.5 Planning application 07/2016/0117/FUL for the erection of a detached prefabricated steel portal framed building to accommodate three repair and MOT testing bays. Re-location of existing steel container. Formation of car park and re-location of footpath. This was an amended scheme to that approved under 07/2014/0117/FUL.

3.6 07/2018/1692/VAR for a variation of condition 2 of planning approval 07/2016/0117/FUL was submitted at the same time as this application and will be determined by planning committee.

4.0 PROPOSAL

4.1 The application seeks a single storey extension measuring 8.3m by 6m with a sloping roof over to a maximum height of 3.6m to the front dropping to 3m at the rear. The extension will be constructed with a brick pier to 4.4m high with front and side elevations being in a render finish to match the existing side elevation. The existing temporary reception area will be removed.

5.0 REPRESENTATIONS

5.1 53 neighbouring residents were notified and a site notice posted with no letters of representation being received.

6.0 CONSULTATION REPLIES

6.1 County Highways have no objections to the proposal and are of the opinion that the development should have a negligible impact on highway safety and capacity in the immediate vicinity of the site.

6.2 Environmental Health comment that a number of conditions are required in respect of the hours construction works may take place; a precautionary contaminated land conditions and that 10% of parking bays be provided with fast electric vehicle recharge points. However, this proposed condition would not meet the tests for imposing conditions as this proposal does not include the existing car parking area.

6.0 POLICY CONSIDERATIONS

7.1 Central Lancashire Core Strategy

7.2 Policy 10: Employment Premises and Sites seeks to protect all existing employment premises and sites last used for employment.

7.3 Controlling the Re-use of Employment Premises SPD sets out the Council's approach to dealing with development proposed involving the re-use of existing employment premises and sites.

7.4 South Ribble Local Plan 2012-2026

7.5 Policy B1 permits development proposals for the re-use of undeveloped, under-used 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 would not adversely affect the amenities of nearby residents.

7.6 Policy G14 has a presumption in favour of the redevelopment of previously developed land subject to applicants providing evidence of a satisfactory site investigation; that the development would not have an adverse impact on the stability of the surrounding area.

7.7 Policy G17 seeks to ensure development proposals do not have a detrimental impact on the existing building, neighbouring buildings or on the street scene; do not prejudice highway safety, pedestrian safety, the free flow of traffic and will not reduce the number of on-site parking spaces to below the standards set out in **Policy F1**.

8.0 MATERIAL CONSIDERATIONS

8.1 The application seeks a single storey extension to the side of the existing Oakwell Electrical building to form a reception area. Currently a small temporary reception area is located to the front of the building. This will be removed. The main building's frontage has brick piers with roller shutter doors between and the new reception area will have a matching brick pier with rendered front elevation with a double glazed door and two windows either side.

8.2 The proposal is also considered to be in keeping with residential properties on the opposite side of Hastings Road which are traditional styled red brick terraced properties. The adjacent building, operated by 3Media is also of red brick.

8.3 Whilst no existing properties in the Hastings Road street scene have a render finish as proposed for the new reception building, towards the rear of the side elevation, the existing building has a similar finish. Additionally, the existing building has a metal clad front gable with the temporary reception being a prefabricated building in dark grey. The proposal is therefore considered to be in keeping with the existing building and the brick piers tie the building into the character and appearance of the area.

8.4 In terms of residential amenity, the proposed extension is set some 25m from the front elevation of properties opposite and is single storey in scale and therefore will have not detrimental impact in terms of overlooking/loss of privacy on existing residential properties.

8.5 As the application site is an existing employment generating commercial premises and the proposal seeks to extend and improve the facilities, it is considered to be compliant with Policy 10 of the Central Lancashire Core Strategy.

8.6 As the application site is within the Northgate Landfill Site buffer zone, Environmental Health require a precautionary contaminated land condition be imposed and this will ensure the proposal is compliant with Policy G14.

8.7 In terms of parking provision and access, the proposal is to the side of the existing building and in the location of a gated access to the parking and vehicle maintenance yard. These gates are to be re-located to the side. County Highways have no objections to the proposal and therefore it is considered the proposal will have no undue impact on the access and parking provision.

9.0 Conclusion

9.1 As the application site is an existing employment generating commercial premises and the proposal seeks to extend and improve the facilities, it is considered to be compliant with Policy 10 of the Central Lancashire Core Strategy. Environmental Health require a precautionary contaminated land condition be imposed and this will ensure the proposal is compliant with Policy G14. Environmental Health also require a condition to restrict the hours construction works may take place in order to protect residential amenity. As outlined above, the application has no undue impact on the existing building, neighbouring buildings or the character and appearance of the area. With the inclusion of conditions, it is considered that the proposal is policy compliant and is recommended for approval with the decision being delegated, as set out below, due to the late serving of the certificate of ownership on the owner of land to which part of this application relates.

10.0 RECOMMENDATION:

10.1 That members be minded to approved the application with the decision being delegated to the Director of Planning and Property in consultation with the Chairman and Vice-Chairman of Planning Committee on the completion of a 28 days period from the serving of the Certificate of Ownership on the owners of the land to which part of this application relates.

11.0 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 18/024/P01 Proposed Site Plan; 18/024/P02 Rev A Plans and Elevations

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

3. 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 and prior to occupation 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 is suitable for its intended end use and development work will not cause pollution of ground and surface waters both on and off site, in accordance with Policy G14 in the South Ribble Local Plan.

4. 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 and 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

12.0 RELEVANT POLICY

South Ribble Local Plan

- B1 Existing Built-Up Areas
- G14 Unstable or Contaminated Land
- G17 Design Criteria for New Development

Central Lancashire Core Strategy

- 10 Employment Premises and Sites

Supplementary Planning Documents

- Employment Premises