

Application Number 07/2018/1692/VAR

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 Application for the variation of condition 2 (Approved plans) of planning permission 07/2016/0117/FUL

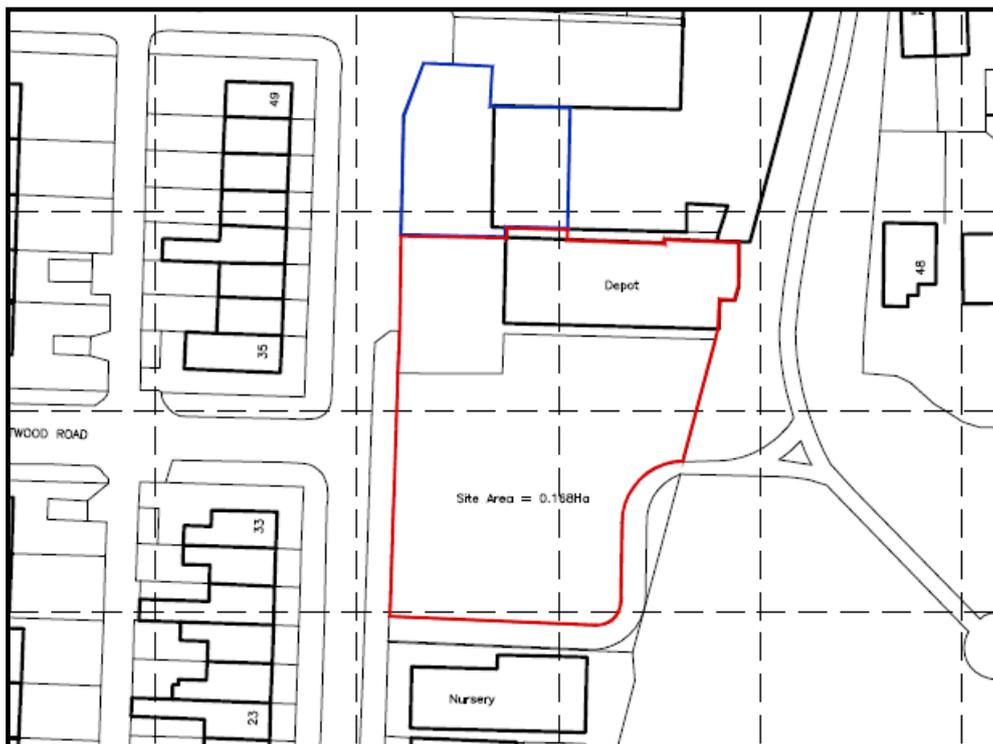
Officer Recommendation That members be minded to approved the application with the decision being delegated to the Director of Planning and Property in consultation with the Chairman and Vice-Chairman of Planning Committee on the completion of a 28 days period from the serving of the Certificate of Ownership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

Mrs Janice Crook

Officer Name

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 This application has been called for determination by planning committee by the local ward council. The application proposed a variation on condition 2 of planning approval 07/2016/0117/FUL which required the development be carried out in accordance with the approved plans. The applicant seeks to change the proposed building, reducing its size slightly. The amendments have been considered in terms of any impact on neighbouring land uses and relevant planning policy. The application is considered to be compliant and is therefore 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 includes an area of council owned land which was previously used as a play area and is now leased to the applicant and is used for parking. 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 Planning 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 Planning application 07/2017/2264/VAR for a variation of condition 2 of planning approval 07/2016/0117/FUL in respect of amendments to the building to provide a smaller brick clad building and turned 90 degrees to that originally approved was approved 31/8/2017.

3.7 Planning application 07/2018/1676/FUL was submitted at the same time as this application for a single storey side extension which will be determined by planning committee.

4.0 PROPOSAL

4.1 Condition 2 of planning approval 07/2016/0117/FUL required that the development be carried out in accordance with the approved plans and listed those plans by reference and title.

4.2 This application seeks a variation of condition 2 of planning approval 07/2016/0117/FUL in respect of amendments to the approved plans to the building to provide a smaller, relocation of parking spaces, formation of a second set of gates to the car park and a reduction in the landscaping belt to the front of the site.

4.3 The approved building was to measures 10.2m by 12m with a pitched roof over with a ridge height of 5.7m with three roller shutter doors to the front elevation for access to one large open workspace.

4.4 The proposed building is now to measure 12.1m by 8.9m with a pitched roof over with a ridge height of 5.4m and with three rooflights in each roof slope. The building will have three roller shutter doors to the front elevation and a door to the side elevation. It will be in the same location as the approved building.

4.5 Additionally, a reconfiguration of the car parking area is proposed to allow for a second set of gates into the car park. The parking area currently has 12 spaces in two rows with one set of double access gates. The proposal is for 13 parking spaces and two sets of gates. This will involve the removal of part of the landscaped area fronting Hastings Road. The existing laurel hedge will remain. As part of the original permission, a steel container was to be retained and located to the front of the site adjacent Hastings Road and this was to be screened with a planting area. The proposal now is to remove the steel container with the planting area to remain. This will allow for three parking spaces to be provided to the front of the proposed building. These are re-located from the front forecourt where currently five spaces plus one disabled space existing. Two of the parking spaces will be removed leaving just the disabled space plus the three spaces opposite.

5.0 Summary of Publicity

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

6.0 Summary of Consultations

- **County Highways** have no objections to the amendments
- **Environmental Health** made no comments.
- **Arboriculturist** has no objections to the application.
- **United Utilities** made no comments.

7.0 Policy Considerations

7.1 Central Lancashire Core Strategy

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

7.2 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.

7.3 South Ribble Local Plan 2012-2026

- **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.
- **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.
- **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 Planning permission was granted in February 2015 for a two storey side extension to provide office and workshop facilities together with car parking and the re-location of the existing footpath. The permission was partially implemented with the footpath being re-located, the former playground used for car parking and fencing erected around the car park together with landscaping

8.2 An amended scheme was submitted under 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 application was approved with a number of conditions being imposed. Condition 2 required the development be carried out in accordance with the approved plans and listed the plans. The conditions is as follows:

8.4 *“The development, hereby permitted, shall be carried out in accordance with the approved plans Dwg 16/006/P01 Proposed Site Plan: 16/006/P02 Rev A Plans and Elevations or any subsequent amendments to those plans that have been agreed in writing by the Local Planning Authority.”*

8.5 The proposal now is for minor material amendments relating to the size of the building. The resultant building will be smaller and lower in height, 5.4m at ridge height as opposed to 5.7m as approved. It is noted that a previous application, 07/2017/2264/VAR for a similar buildings but which also involved moving the building 90 degrees within the site was approved under delegated powers. This current application moves the building back to its original orientation.

8.6 The amendments also involve changes to the parking provision. Twelve parking spaces were approved for staff and service vehicles within the area that was previously a playground. These were in two rows and surrounded by fencing with a double access gate from the Oakwell Electrical site. The proposal now is to re-configure the parking to introduce a second set of gates. This will involve relocated six of the parking spaces which in turn will reduce the landscaping belt to the front of the site on Hastings Road.

8.7 County Highways have no objections to the proposal and it results in one additional parking spaces in this area. The landscaping belt, although reduced, will retain the agreed planting, a 900mm high laurel hedge, 3 Sorbus Joseph Rock heavy standards and a Sorbus Aucuparia Sheerwater Seeding heavy standard with just the grassed area reducing in size. The Council's Arboriculturist has no objections to the proposal.

9.0 Conclusions

9.1 For the reasons outlined above, the proposal is considered acceptable and is policy compliant and therefore recommended for approval subject to the imposition of conditions originally imposed, with condition 2 being amended, as this variation of condition is effectively a replacement permission and the requirements within the conditions have yet to be dealt with. An additional condition in respect of the submission of materials is also proposed as the applicant is undecided at this stage whether the building is to be constructed in brick and render or be a steel portal framed building as per the original permission. It is considered that the materials used will not detract from the character and appearance of the area and will be in keeping either with the existing Oakwell building or the brick built residential properties opposite.

9.2 As the applicant did not serve the required certificate of ownership on the land owner of part of the site to which this application relates until 10 May 2018, the decision cannot be issued until a period of 28 days has passed and therefore the recommendation is to delegate the decision as set out below.

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.

10.2 RECOMMENDED CONDITIONS:

1. The development hereby permitted must be begun no later than the expiry of planning permission 07/2016/0117/FUL, the 21 April 2016
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 18/030/P01 Proposed Site Plan: 18/030/P02 Rev A Proposed Plans and Elevations or any subsequent amendments to those plans that have been agreed in writing by the Local Planning Authority.
REASON: For the avoidance of doubt and to ensure a satisfactory standard of development
3. The use of the premises hereby approved shall be restricted to the hours of 08:30am to 18:00pm Monday to Friday and 08:30am to 12:30pm on Saturday, and the premises shall not be used at any time on Sundays or Bank or Public Holidays.
REASON: In the interests of the amenities of adjoining residents and to accord with Policy 17 in the Central Lancashire Core Strategy
4. Foul and surface water shall be drained on separate systems.
REASON: To secure proper drainage and to manage the risk of flooding and pollution and to be in accordance with Policy 29 in the Central Lancashire Core Strategy
5. Prior to commencement of any development, a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions shall be submitted to and approved in writing by the Local Planning Authority.
The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards and unless otherwise agreed in writing by

the Local Planning Authority, no surface water shall discharge to the public sewer system either directly or indirectly.

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

REASON: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, in accordance with Policy 29 in the Central Lancashire Core Strategy

6. Prior to the commencement 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) The arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a Resident's Management Company: and

b) Arrangements concerning appropriate funding mechanisms for its ongoing maintenance of all elements of the sustainable drainage system (including mechanical components) and will include elements such as ongoing inspections relating to performance and asset condition assessments, operation costs, regular maintenance, remedial works and irregular maintenance caused by less sustainable limited life assets or any other arrangements 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 manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanisms for the lifetime of the development.

7. Prior to first occupation of the development hereby approved, details of the landscaping of the site boundaries including, wherever possible, the retention of existing landscaping features, have been 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. 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 shall 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 G17 in the South Ribble Local Plan 2012-2026

8. No work shall be commenced until satisfactory details of the colour and texture of the facing and roofing materials to be used have been submitted to and approved by the Local Planning Authority.

REASON: To ensure the satisfactory detailed appearance of the development in accordance with Policy 17 in the Central Lancashire Core Strategy and Policy G17 in the South Ribble Local Plan 2012-2026

11.0 RELEVANT POLICY

- B1 Existing Built-Up Areas
G14 Unstable or Contaminated Land

G17 Design Criteria for New Development