

320160691P

SUNDERLAND PEACOCK



Design and Access Statement

Jacksons Haulage, Lincoln Way, Salthill Industrial Estate, Clitheroe

Proposal: Full application to construct a trade warehouse building on part of the site to be referred to as Unit C

Site Assessment / History

Jacksons Transport has been on this site for many years. In 2010 under application 0010/P an outline application was approved for three new industrial warehouses. Referred to as buildings A, B, C and D with building B in the centre of the site (and the original building dating back 25 years). The delegated report for this approval is attached to this document.

In 2011 Jacksons applied for planning permission for building D and this was granted and subsequently built. 2011/1075 (delegated report attached).

This application for full permission relates to the site noted on the outline approval as Site / Building C.

Proposal

Building C on the outline approval measured 20 x 15m (300m²) on plan and the current application is to build a semi-detached pair of workshop buildings / industrial units in category B1 with the overall footprint being 24 x 12 (288m²) in the same position as approved under 0010/P. The building will be only 4m to the eaves and max 6m to the ridge.

The external finishes will be as many of the nearby buildings with grey metal profiled sheet to the roof, brick plinth and dark green metal profiled sheet to the walls with grey window frames and roller shutter doors.

The car parking will be provided as shown in the outline approval 2010/0010.

Access

Access is via the existing site entrance on to Lincoln Way.

Landscaping

The site is surrounded by extensive and mature landscaping. There is no intention to carry out additional planting.



Jackson's Transport

site work





RECOMMENDATION FOR PLANNING AND DEVELOPMENT COMMITTEE

APPROVAL

DATE: 11 MARCH 2010

REF: CS/JS

CHECKED BY:

APPLICATION NO: 3/2010/0010/P

(GRID REF: SD 375094 442282)

OUTLINE APPLICATION FOR THE ERECTION OF 2 NO. TRADE WAREHOUSE BUILDINGS AND 3 NO. CLASS B1 INDUSTRIAL UNITS ON LAND AT SALTHILL INDUSTRIAL ESTATE, LINCOLN WAY, CLITHEROE

TOWN COUNCIL: No objections.

ENVIRONMENT
DIRECTORATE
(COUNTY SURVEYOR): No written comments have been received at time of report preparation but the County Surveyor has expressed orally that he has no objections in principle to this application on highway safety grounds.

ADDITIONAL
REPRESENTATIONS: None received.

Proposal

The applicants presently operate a haulage business from this site within the Salthill Industrial Estate. In the centre of the site there is a vehicle repair building.

It is the applicant's intention to retain the haulage business on site but in a severely scaled down form with only six tractor units and six trailers operating from the site. These would park overnight with three vehicles within the repair building itself and the remaining three vehicles and trailers parked in designated spaces at the rear of that existing building. The applicant's further intention is to then develop the remainder of the site by the construction of the buildings that are the subject of this outline application.

Outline permission is sought for the erection of three buildings with details of access, appearance, layout and scale to be considered at this stage with only landscaping to the subject of a subsequent reserved matters application.

On the submitted application drawings, the existing building is referred to as building "B" with the three proposed buildings being notated "A", "C" and "D". Building A would be sited on the rear (western) part of the site. This would have dimensions of 41m x 22m and would be divided into three equally sized B1 business units.

Building C would be sited on the front part of the site close to its northern side boundary. This would have dimensions of 20m x 15m and would be used as a trade warehouse.

Building D would also be sited on the front part of the site but close to its southern side boundary. It would have the same dimensions and use as Building C.

In relation to the use of Buildings C and D, the applicant's agents have explained that they would be warehouses for trades such as electrical or plumbing supplies and there would be a trade only counter, but no general retail use.

All three proposed buildings would be of the same height, general design and external materials. They would be 5.5m high to eaves and 6.6m to ridge. The walls up to 2.2m high would be facing bricks with metal cladding to the upper walls and the roof.

The existing access into the site would be utilised and the submitted plans show parking spaces and manoeuvring areas within the site that are to the satisfaction of the County Surveyor.

Site Location

The site fronts on to the western side of Lincoln Way within the Salthill Industrial Estate. It is adjoined to the rear (west) by the Salthill Quarry Geological Trail and by other industrial premises on all other sides.

Relevant History

None.

Relevant Policies

Policy G1 - Development Control.

Policy EMP7 - Extensions/Expansions of Existing Firms.

Policy S2 - Shopping Policies - Outside Clitheroe Centre.

Environmental, AONB, Human Rights and Other Issues

The application seeks outline permission for a warehouse and industrial development on a site within an industrial area that is presently underused. The proposal, in my opinion, is therefore acceptable in principle.

With regards to detailed considerations, the County Surveyor has no objections on highway safety grounds and there are no residential properties close enough to the site to be in any way affected by the proposal. The design and external materials are similar to other buildings in the vicinity. Two of the proposed buildings are to be located close to the front boundary of the site, but this is a common feature in this industrial locality. The proposal is therefore acceptable in my opinion with regards to visual amenity considerations.

Therefore, subject to appropriate conditions, including one to precisely define the permitted uses of the buildings (and to specifically prohibit retail use) I can see no objections to the proposal.

SUMMARY OF REASONS FOR APPROVAL

The proposed development is appropriate for the locality and would have no detrimental effects upon visual amenity, highway safety or the amenities of any nearby residents.

RECOMMENDATION: That planning permission be GRANTED subject to the following condition(s):

1. Application for approval of reserved matters must be made not later than the expiration of three years beginning with the date of this permission and the development must be begun not later than whichever is the latter of the following dates.

- a) the expiration of three years from the date of this permission; or
- b) the expiration of two years from the final approval of the reserved matters, or in the case of approval on different dates, the final approval of the last such matter to be approved.

REASON: In order that the Local Planning Authority shall be satisfied as to the details and because the application was made for outline permission only and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

2. This outline permission shall relate to the proposal as shown on drawing Nos. JACKS/01A/02 and JACKS/01/01A.

REASON: For the avoidance of doubt and to ensure compliance with the submitted plans.

3. Building A as identified on the approved plans shall be used for office and/or industrial purposes within Class B1 of the Town and Country Planning Use Classes Order, and buildings C and D shall be used for storage and distribution purposes within Class B8. Whilst "trade only" sales are permitted from buildings C and D only there shall be no retail sales whatsoever from any of the buildings on the site.

REASON: For the avoidance of doubt, to comply with the terms of the application and because retail sales from this location could be harmful to the vitality of the retail area of Clitheroe town centre contrary to Policy S2 of the Ribble Valley Districtwide Local Plan.

4. Prior to the first use of any of the buildings hereby permitted in outline, parking spaces and manoeuvring areas within the site shall have been formed in accordance with details which have first been submitted to and approved in writing by the Local Planning Authority. Thereafter, these facilities shall be retained permanently clear of any obstruction to their designated purpose.

REASON: In the interests of highway safety and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

5. Precise specifications or samples of walling and roofing materials and details of any surface materials to be used including their colour and texture shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed works.

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

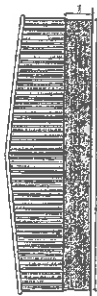
Unit A - 900m²



Elevation A - Scale 1:200



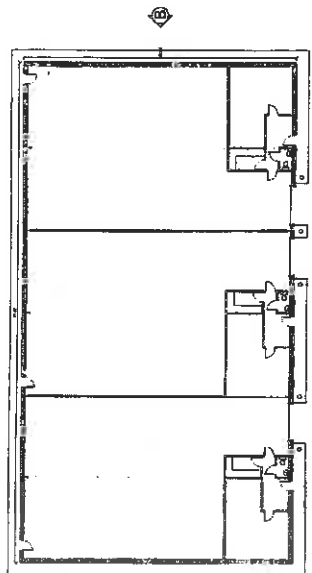
Elevation C - Scale 1:200



Elevation B - Scale 1:200



Elevation D - Scale 1:200



Floor Plans - Scale 1:200

Unit C - 300m²



Elevation A - Scale 1:200



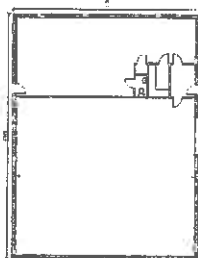
Elevation C - Scale 1:200



Elevation B - Scale 1:200



Elevation D - Scale 1:200

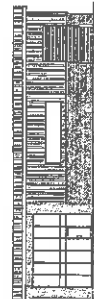


Floor Plans - Scale 1:200

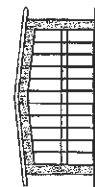
Unit D - 295m²



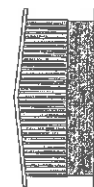
Elevation A - Scale 1:200



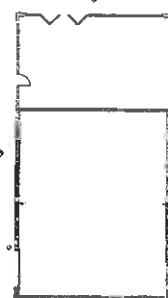
Elevation C - Scale 1:200



Elevation B - Scale 1:200



Elevation D - Scale 1:200



Floor Plans - Scale 1:200

Notes:

All work is to be carried out to the latest current British standards Codes of Practice and recognised working practices.

All work and materials should comply with Health and Safety legislation and is to be approved by the Local Authority Planning & Building Control Officer.

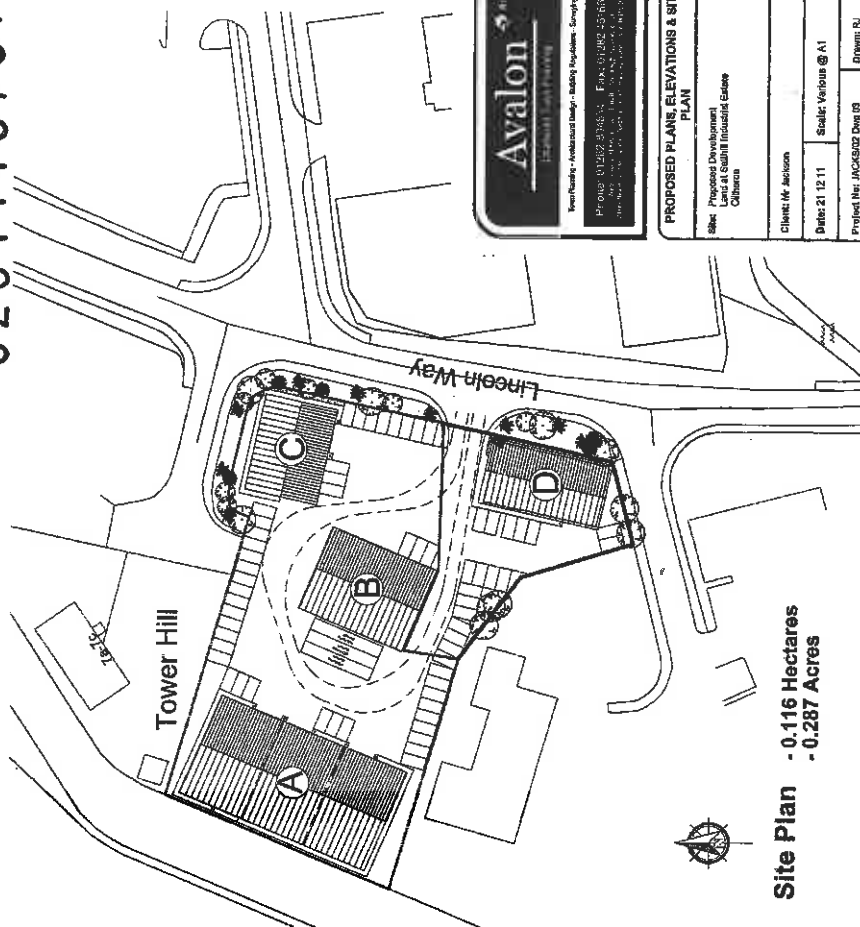
All dimensions are in millimetres unless where explicitly shown otherwise.

The contractor should check and clarify all dimensions at work, and ensure that they are in accordance with any discrepancies.

Do not scale off the drawings. If in doubt, ask.

Avalon Chartered Town Planning are not liable for work undertaken prior to Full Planning Consent and/or Building Regulations Approval.

320111075P



Site Plan - 0.116 Hectares - 0.287 Acres



PROPOSED PLANS, ELEVATIONS & SITE PLAN			
Client: Mr Jackson			
Site: Proposed Development Level at South Inland Estate Chichester			
Date: 21.12.11		Scale: Various @ A1	
Project No: JAC/S02 Dwg 03		Drawn: RJ	
Author/Checker:			

Ribble Valley Borough Council

DELEGATED ITEM FILE REPORT - APPROVAL

Ref: RH

Application No:	3/2011/1075
Development Proposed:	Proposed erection of a trade warehouse building at Jacksons Haulage, Salthill Industrial Estate, Lincoln Way, Clitheroe.

CONSULTATIONS: Parish/Town Council

Clitheroe Town Council – No Objection.

CONSULTATIONS: Highway/Water Authority/Other Bodies

Environment Directorate (County Surveyor) – No observations received.

United Utilities – No objection to the proposal.

CONSULTATIONS: Nearby Residents

No observations received.

RELEVANT POLICIES:

Policy G1 - Development Control

Policy EMP7 –Extensions/Expansions of Existing Firms

COMMENTS/ENVIRONMENTAL/AONB/HUMAN RIGHTS ISSUES/RECOMMENDATION:

The application site is within the Salthill Industrial Estate and fronts Lincoln Way, 100m north of its junction with Taylor Street within the main settlement of Clitheroe. The present use of the site is wholly for the purposes of a haulage yard.

Outline consent was granted for the erection of three buildings within the main site. This application relates to the erection of only one building (Building D) to the front part of the site, which is to be orientated slightly differently from the previously approved application and is to be of a different size and scale. The building is to be used as a trade warehouse building and is to measure 23m x 12.5m x 6.6m in height to the ridge constructed of brickwork to the base with metal cladding above and to the roof. The main alteration in the design of the building is the incorporation of glazing to the northern side, front and rear elevation of the building.

The principle of development at the site has already been established by virtue of approving the outline permission and the external materials of the building and design is of a similar appearance to others within the site.

No alteration is to be made to the existing access into the site and the submitted plans show more parking spaces and manoeuvring areas adjacent to the proposed building than the previously approved scheme, in which the County Surveyor had no objection. The building is sited well within the Salthill Industrial Estate and is surrounded by other commercial buildings. The nearest residential property is situated over 100 metres from the proposed building, therefore any impact of the proposal upon the amenity of neighbouring residents will be minimal.

In line with the approved outline permission and the use of other commercial buildings within the site I consider it appropriate to condition the use of the building for storage and distribution purposes within Class B8 only, and that whilst 'trade only' sales are permitted from the building there shall be no retail sales whatsoever from the building.

SUMMARY OF REASONS FOR APPROVAL:

The proposal has no significant detrimental impact on nearby residential amenity nor would it have an adverse visual impact or be to the detriment of highway safety.

RECOMMENDATION: That conditional planning permission be granted.