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## **PLANNING STATEMENT**

**IN RESPECT OF A FULL PLANNING  
APPLICATION FOR THE ERECTION OF A NEW  
STORAGE BUILDING AND A PRIOR  
NOTIFICATION APPLICATION FOR THE  
DEMOLITION OF TWO EXISTING BUILDINGS**

**AT**

**DUGDALE MERCHANTS  
PENDLE TRADING ESTATE  
CLITHEROE ROAD  
CHATBURN BB7 4JY**

**Prepared by: Colin Sharpe  
Our Client: Messrs B & T Dean  
Our Ref: Dea/807/2290 & 2310/CS  
Date: May 2017**



Chartered Surveyors ■■■ Planning & Development ■■■ Land Agents  
Valuers ■■■ Property Agency ■■■ Property Management



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## **1. INTRODUCTION AND BACKGROUND INFORMATION**

- 1.1 Gary Hoerty Associates has been instructed by Messrs B & T Dean to submit two planning applications relating to the builders merchants premises at Dugdale Merchants, Pendle Trading Estate, Clitheroe Road, Chatburn, BB7 4JY.
- 1.2 The first application is a Prior Notification Application for the demolition of two existing buildings; and the second application seeks full planning permission for the erection of a new storage building.
- 1.3 In this Planning Statement we will describe the proposed development, we will explain the applicants' reasons for the two aspects of the proposal, and we will review the relevant policies and guidance and set out why we believe that the applications comply with national planning guidance and local planning policies such that, in our opinion, the applications should be looked upon favourably by the Local Planning Authority.

## **2. THE APPLICATION SITE AND SURROUNDINGS**

- 2.1 The Pendle Trading Estate is located on the north-west side of Clitheroe Road to the south of the village of Chatburn and opposite the Shackletons Home and Garden Centre. The access road serving the estate is off Clitheroe Road at the north eastern end of the estate. All businesses on the estate are served by the internal access road with none having direct access onto Clitheroe Road.
- 2.2 The application site is located close to the north eastern end of the estate and is between the internal access road and Clitheroe Road. The ground level of the site is approximately 1 metre lower than the level of the adjoining pavement on Clitheroe Road, and the site boundary (as viewed from Clitheroe Road) comprises an approximately 0.75 metre high stone wall, above which is an approximately 1.5 metre high metal paling fence.
- 2.3 The existing buildings on the site are located on its north-western side adjoining the estate access road, from which the access into the site is down the western side of the buildings. The south-eastern part of the site comprises open storage and parking/manoeuvring areas.
- 2.4 The application site is adjoined to the east, west and north (on the opposite side of the internal access road) by other similar businesses also comprising a mixture of buildings and open-air storage uses.

### **3. THE PROPOSED DEVELOPMENT**

- 3.1 The first element of the overall proposed development concerns the demolition of two parts of the existing main building as covered in the application for Prior Notification of Proposed Demolition.
- 3.2 At the south western corner of the building there is a portal framed structure with a mono-pitched roof and dimensions of 8.5 m x 11 m (93.5m<sup>2</sup>) that is used for storage purposes. This is no longer suitable for its purposes and is also in the wrong location within the overall site from the operational and health and safety viewpoints. It is therefore proposed that this building be carefully demolished with the resultant debris being removed from the site and disposed of.
- 3.3 The central section of the southern part of the building comprises an open-fronted corrugated sheet roof structure supported by steel columns covering an area measuring 12.75m x 30m (382.5m<sup>2</sup>) that is used for open storage purposes. As with the other building referred to above, this structure is no longer suitable for its purposes and is in the wrong location within the overall site from the operational and health and safety points of view. It is therefore proposed that this structure also be carefully demolished with the resultant materials to be removed from the site and disposed of appropriately and legally.
- 3.4 The final, and principal, element of the overall proposal relates to the construction of a new replacement storage building that is the subject of the application seeking full planning permission.
- 3.5 This proposed building is of irregular shape as it is to be constructed at the “tapered” eastern end of the yard between the existing retained building and the site boundary to Clitheroe Road. The length of the building will be approximately 22 metres and it will be 10.5 metres wide at the rear (east) and 18.3 metres wide at the front (west). Its ridge height will be 6.4 metres; the eaves on the south elevation (facing Clitheroe Road) will range from 3.5 metres to 5.4 metres; and the eaves on the northern elevation will be 4.5 metres. The external materials comprise concrete blocks to a height of 1.5 metres with profiled steel cladding to the upper walls and the roof.
- 3.6 The location of the existing storage buildings that are to be demolished is such that their use causes conflict, confusion and potential danger as a result of the use of the area in front of those buildings by pedestrians, customers’ vehicles and operational vehicles. The proposal seeks to address that problem by the provision of an indoor storage building of 298sq.m. at the far eastern end of the site away from the office and customer sales counter part of the building. Although smaller than the two existing buildings, not all of the goods within those buildings need to be under cover. The proposal will therefore represent a considerable improvement in the operation of the business, and also to health and safety, by separating the

operational vehicle movements from customers' vehicle movements and the customers themselves when on foot.

#### 4. PLANNING HISTORY

- 4.1 A planning application search on the Council's website has revealed two previous applications relating to the application site, as follows:

3/2005/0061 – Proposed demolition of two external walls of the sales building and rebuilding in block work with profiled steel cladding – Approved February 2005.

3/2005/1032 – Erection of open plan store – Approved January 2006.

It is not considered that either of these previous planning permissions are of any particular relevance to the consideration of these current applications.

#### 5. PLANNING POLICY CONSIDERATIONS

- 5.1 The applications relate to the improvement of an existing business within an existing relatively small trading estate in an open countryside location between the principal settlement of Clitheroe and the Tier 1 Village of Chatburn.

- 5.2 As the Council has an adopted Core Strategy which, by definition, must be compliant with the requirements of NPPF, we do not consider it necessary or beneficial to examine the proposed development in relation to all the guidance and advice contained in NPPF. We would, however, state that, in our opinion, the proposal represents sustainable development as defined by the policies in paragraphs 18 – 219 taken as a whole. In particular, however, the proposal will support the intentions of Section 3 of NPPF to support a prosperous rural economy.

- 5.2 We will, therefore, consider the proposed development against what we consider to be the most relevant Key Statements and Policies of the adopted Core Strategy.

- 5.3 **Key Statement DS2** states that, when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework; and will work proactively with applicants to find solutions which mean that proposals can be approved wherever possible. It also states that applications that accord with the policies of the Local Plan will be approved without delay unless material considerations indicate otherwise. We consider that, for reasons that will be explained in this Statement, the proposal represents sustainable development as defined by NPPF, and fully accords with the relevant policies of the Local Plan such that permission should be granted.

5.4 **Policy DMG2** defines the Council’s overall development strategy and, amongst other things, identifies certain forms of development that are acceptable outside of the defined settlement areas, two of which are as follows:

- Development that is essential to the local economy or social well being of the area.
- Development for small scale uses appropriate to a rural area where a local need or benefit can be demonstrated.

Neither of the above really relate specifically to the circumstances of this proposal which is for the improvement of an existing business within a trading estate that is located outside of any settlement. We would, however, say that, in this location, the proposed development is of an appropriate scale and will support the continued and improved operation of an existing business to the benefit of the local rural economy.

5.5 **Policy DMB1**, which seeks to support business growth and the local economy, is perhaps of more specific relevance to this proposal. Amongst other things the Policy states that *“The expansion of established firms on land outside settlements will be allowed provided it is essential to maintain the existing source of employment and can be assimilated within the local landscape. There may be occasions where, due to the scale of the proposal, relocation to an alternative site is preferable.”*

5.6 The proposal seeks to improve the business and make it more attractive to potential customers thereby benefitting the local economy and maintaining the existing source of employment. The existing “landscape” in this case is defined by buildings of various types, sizes, designs and external materials within the trading estate. The two parts of the existing group of buildings that are to be demolished are not particularly attractive parts of that existing “landscape”. Their replacement with the proposed new building would, in our opinion, improve the appearance of the locality.

5.7 The application site is large enough for the efficient operation of the existing business, but two parts of the existing group of buildings are no longer “fit for purpose” and are inappropriately located within the overall site. These buildings would be replaced by the proposed building that is large enough for its proposed use and is to be positioned so as to facilitate operational and health and safety improvements for the overall site, especially with regards to the vehicles/pedestrians conflict in the outside parts of the site. This is certainly not a situation in which relocation to another site is either necessary or preferable.

5.8 We consider that, with regards to developments on land outside settlements, the main intention of Policy DMB1 is perhaps to control the scale and appearance of existing businesses that are in more isolated rural locations. These applications

relate to a site that is outside any settlement, but is within a built-up more urban environment. The proposal would still keep the built form at the site at a scale and appearance that is entirely compatible with the immediate locality. Therefore, insofar as they relate to this proposal in this specific “urban” locality, we consider that the proposal fully complies with the requirements of Policy DMB1.

- 5.9 **Policy DMG1** defines the general criteria that proposals must satisfy in order for planning permission to be granted. Whilst to some extent the criteria repeat the requirements of Policy DMB1, as discussed above, we will comment below using the “headings” within the Policy.
- 5.10 **Design.** The design of the proposed building and its external materials of block work to the lower walls and brown coloured profiled cladding to the upper walls and roof are entirely appropriate for the purpose of the building and its location within a trading estate.
- 5.11 **Access.** The existing access into the site from the road serving the whole of the trading estate will continue to be used following the proposed development. No alterations to the actual access are either necessary or proposed, but the development will facilitate improvements to vehicle movements/circulation within the site. The proposal is partly to make the business more attractive to customers and, as such, might result in an increase in the number of vehicles entering and leaving the site. It is not, however, envisaged that there would be any significant impact upon the local highway network.
- 5.12 **Amenity.** There are no residential properties in the vicinity of the site. The improvement of public safety within the site is one of the reasons for the proposed development. The proposal does not have any implications for day-lighting, privacy distances or air quality.
- 5.13 **Environment.** The location of the site is not subject to any special environmental protection. We do not consider that the proposed building, which will cover an existing hard-surfaced yard area, will have any detrimental effects upon the natural environment.
- 5.14 We consider that we have demonstrated above that the proposal would not have any adverse effects upon any of the relevant “planning” considerations such that it would comply with the relevant planning policies and guidance.
- 5.15 We do, however, consider it appropriate to comment further, in more general terms, upon the consideration of visual amenity.
- 5.16 From within the trading estate the proposal would have little effect upon visual amenity as the new building would be screened from view by existing buildings both at the application site and belonging to adjoining businesses. The main view

of the site is therefore from Clitheroe Road, through the railings that are affixed to the low stone wall. At present, that view is primarily of goods stored in the open-air and beneath an open-fronted canopy that, itself is old and detrimental to the appearance of the locality, and taller than the proposed building.

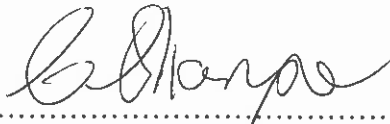
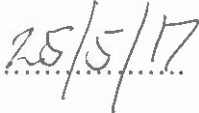
- 5.17 The proposal would involve the removal of the unsightly canopy and some of the goods that are presently stored outside would be stored within the appropriately sized and designed new building. This, in itself, would significantly improve the view of the site from Clitheroe Road.
- 5.18 The impact of the new building on the view from Clitheroe Road is reduced by the fact that the ground level of the site is approximately 1 metre lower than the level of the pavement on Clitheroe Road. The impact of the building on the “street scene” has been further reduced by the relatively low (but varying) eaves height on the south elevation and by setting the building 1 metre away from the southern site boundary. We consider that the relatively minor impact of the proposal, compared to the building on higher ground on the opposite side of Clitheroe Road (Shackletons) is well illustrated by the “proposed western elevation showing existing ground levels” on submitted Drawing No Dea/807/2290/1. We make this comparison but we would make it clear that we consider the Shackletons building to be perfectly acceptable with regards to the consideration of visual amenity.
- 5.19 We would also refer to another building in the locality that is also on the north side of Clitheroe Road to the west of the application site. That building, at Empress Fencing, is closer to its site boundary and is on ground at the same level as the adjoining highway. As with the Shackletons building, we consider the building at Empress Fencing to be totally appropriate within the primarily commercial context of the locality, such that it is not harmful to visual amenity. We therefore contend that the building proposed in this application, which would be less visually prominent than the two nearby buildings referred to above, would also be totally appropriate and acceptable with regards to the appearance and character of the locality.

## **6. SUMMARY AND CONCLUSIONS**

- 6.1 We consider that we have demonstrated in this Statement that the proposal represents sustainable development that is in compliance with NPPF and the relevant Policies of the Council’s adopted Core Strategy. Therefore, in order to comply with paragraph 14 of NPPF and Core Strategy Key Statement DS2 we consider that permission should be granted without delay subject to any reasonable conditions that the Council considers to be necessary.
- 6.2 If, however, the Council requires any amendments to the proposal, and/or the submission of any additional information in order for permission to be granted,



we would ask that you give us the opportunity to address the same (in accordance with NPPF paragraph 187) prior to the determination of the application.

Signed..........Date..........  
Colin Sharpe DipTP MRTPI  
For and on behalf of Gary Hoerty Associates