

FORREST JOINERY AND CONSTRUCTION, RAMSGREAVE BUSINESS PARK, PLECKGATE ROAD, RAMSGREAVE, BLACKBURN, BB1 8QW

Installation of Ventilation Equipment

PLANNING STATEMENT

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3			

1 INTRODUCTION

- 1.1 PWA Planning is retained by Forrest Joinery and Construction Contracts Ltd ('the applicant') to progress a planning application for the installation of ventilation equipment on the Forrest Joinery and Construction Contracts Ltd premises located at Ramsgreave Business Park, Pleckgate Road, Ramsgreave, Blackburn, BB1 8QW. This Planning Statement seeks to assess and conclude on the acceptability of the proposed development in terms of relevant local and national planning policy and any relevant material considerations.
- 1.2 The planning application is made to Ribble Valley Borough Council ('the Local Planning Authority', herein referred to as the LPA) as a full planning application and relates to the red edge application site boundary defined on the Location Plan (ref. 1248-PL01).
- 1.3 Forrest Joinery and Construction Contracts Ltd was established in 1986. The company specialises in manufactured joinery building projects, including the role of principal contractor and employs around 50 people from the local area. The proposed development is required so that an efficient ventilation extraction system can replace the existing system for the workshop.
- 1.4 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise. This Planning Statement will demonstrate that the proposals accord with the provisions of the relevant policies of the Development Plan, and moreover that there are other significant material considerations which indicate that planning permission ought to be granted. In addition, the Statement will seek to demonstrate that there are no technical reasons which could hinder the grant of planning permission.
- 1.5 This Planning Statement, alongside a review of the site history and relevant policies, provides a description of the proposed development together with an appraisal of the planning merits of the scheme as a whole.
- 1.6 This Statement should be read in conjunction with the submitted application package, which includes the following documents:
 - 1APP Form and Certificates
 - Acoustic Survey and Assessment
 - Drawn Information-
 - Location Plan (1248-PL01)
 - Existing Floor Plan (1248-PL02A)
 - Proposed Floor Plan (1248-PL03A)
 - Existing Elevations (1248-PL04A)
 - Proposed Elevations (1248-PL05)
- 1.7 The remainder of this statement is structured as follows:
 - Section 2 – Site Description

- Section 3 – Proposed Development
- Section 4 – Technical Considerations
- Section 5 – Planning Policy Review
- Section 6 – Conclusions

2 SITE DESCRIPTION

- 2.1 Forrest Joinery and Construction Contracts Ltd are based in premises at Ramsgreave Business Park, a small industrial estate located off Pleckgate Lane in Ramsgreave. The site is located approximately 3km north of Blackburn town centre, on the southern edge of Ramsgreave. The company occupies units in the northern portion of the estate fronting Pleckgate Road. The site is shown in the Location Plan (1248-PL01) and an aerial image of the site is shown in Figure 1 below.
- 2.2 The application site comprises an area of hardstanding directly adjacent to the premises. The site is bound to the north by Pleckgate Road and to the south by the side elevation of the premises. The buildings are a mix of red-brick and corrugated metal, with pitched corrugated metal roofs and roller-shutter doors. Windows are white UPVC-framed, some of which have blue metal bars across. The wider industrial estate comprises buildings of a similar style and built form to the Forrest Joinery premises, with parking areas and loading bays present around the buildings.



Figure 1: Site Location (Google Earth)

- 2.3 To the north east of the site and across Pleckgate Road is Haydock Nursing Home, the rear of which backs onto Pleckgate Road. The majority of communal areas at the nursing home, including the garden and conservatory are located to the north east of the home, directed away from the industrial estate. Although there are open fields to the north and east, the wider surrounding area is predominantly urban, with the outer edges of Blackburn to the south. Figure 2 below shows the site location within its wider context
- 2.4 The site is accessed directly off Pleckgate Lane, off the A6119 Ramsgreave Road.



Figure 2: Wider site context (Source: Google Earth)

- 2.5 There are no landscape, ecological or cultural heritage designations associated with the site. The nearest listed building is the Grade II listed Further Wilworth, approximately 210m to the south of the site. The site lies wholly within Flood Zone 1, where the risk of flooding is at its lowest.

Planning History

- 2.6 The site has been subject to a planning history search and the following has been identified:

- **3/2001/0126** *Non-Illuminated Fascia Sign.* Approved 17th April 2001
- **3/2001/0134** *Change Of External Appearance Of Existing Premises.* Approved 17th April 2001
- **3/2000/0830** *Change Of Use From Production To Office Accommodation.* Approved with conditions 13th February 2001
- **3/1994/0159** *New Link to Form Entrance Porch and Reception, Alterations to Form Of-fice, Toilets and Workshop.* Approved with conditions 19th April 1994
- **3/1991/0052** *Removal of Condition No 3 (Removal of Restriction on Operating Hours) Ap-plication No 3/83/0389.* Approved no conditions 28th March 1991

- 2.7 There are no other planning applications associated with the application site.

3 PROPOSED DEVELOPMENT

- 3.1 The application seeks permission for the installation of a ventilation and dust extraction system, which is to be fitted externally to the north-east elevation of the Forrest Joinery premises. This is shown on the Proposed Floor Plan (1248-PL03A) and Proposed Elevations Plan (1248-PL05).
- 3.2 At present, dust extraction and ventilation at the premises is undertaken by several internal units located around the main building. These units are old and in need of replacement. The ventilation and dust extraction system proposed by this application would represent a significant improvement to air quality within the premises, and in the immediate surrounding area. The new extraction system has been specifically chosen to remove more dust from the manufacturing areas of the building to ensure a safe working environment for staff. Equally important is to ensure that this extracted dust does not escape into the environment. The proposed development will improve:
- Dust filtration;
 - Dust extraction, directly from the machines;
 - Efficiency of the heating system due to the air flow return, from the filtered air;
 - Dust extraction direct from the joinery benches;
 - Manual handling of waste product.
- 3.3 Any dust waste will be compacted into biomass pellets for burning by others, further reducing waste/landfill and our carbon footprint. The proposed ventilation equipment will be quieter than existing and will reduce the amount of emissions on site.
- 3.4 The new system is required to be located outside of the building due to its size and in compliance with health and safety regulations. Its location on the north-east elevation has been chosen as this represents the best position in terms of the efficient working of the extractor unit, and will allow access around the site to remain unhindered.
- 3.5 The extraction unit itself would be typical of that found at industrial premises; it would comprise a ventilation tube attached to the building elevation which would feed into a main container with funnel underneath where the waste product is collected. A steel post and concrete panel low retaining wall would be erected, with a timber fence above for safety and security reasons. The system would be coated in a long-lasting zinc finish.

4 TECHNICAL CONSIDERATIONS

- 4.1 This section of the Planning Statement provides a summary of the technical considerations associated with the proposed development. How the findings of these reports relate to planning policy is dealt with in Section 5 of this statement.

Noise

- 4.2 The proposed workshop extractor will use an “ecogate system”, which is highly efficient and would reduce the amount of noise caused by the extractor fan. When running at maximum it would be substantially quieter than the existing extractor which is installed internally within the building. A noise enclosure would also ensure that any noise impact is minimised further. As demonstrated within the supporting Acoustic Survey report, the proposed development would not result in a significant adverse impact on the nearby nursing home, or on amenity in general.

Air Quality

- 4.3 The installation of the new extractor system will improve air quality internally and externally of the premises. An emissions assessment is detailed within the accompanying Acoustic Survey which finds that the specifications of the proposed filtration unit go beyond necessary requirements in this respect and it will reduce the emissions of extracted dust when compared with the existing. There would be no adverse impact on amenity as a result of the proposed development.

Ecology

- 4.4 There are no ecological constraints associated with the site and the proposed development would have no adverse impact on biodiversity.

Access, Traffic and Transport

- 4.5 Access to the site would remain as existing and the proposed location of the extraction unit would not hinder access around the site for pedestrians or vehicles. No impacts are therefore anticipated in this respect.

Conclusions

- 4.6 It is not considered that there are any technical considerations which would preclude the grant of planning permission for the proposed development. The acceptability of the proposals with regards to planning policy is covered in Section 5 of this statement.

5 PLANNING POLICY REVIEW

5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that:

“Where in making any determination under the Planning Acts, regard is to be had to the Development Plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise.”

5.2 The statutory Development Plan for the application site comprises the Ribble Valley Core Strategy 2008 – 2028 (adopted 2014) and the proposals maps which accompanied the Districtwide Local Plan 1998. The proposals maps are due to remain in place until they are superseded by revised maps produced as part of the Housing and Economic Development DPD.

5.3 Planning policy documents that comprise ‘material considerations’ in this instance include:

- National Planning Policy Framework (NPPF).

5.4 This section will consider the Proposed Development against the provisions of the Development Plan before turning to the relevant material considerations.

PROPOSALS MAP

5.5 The site is located within the settlement boundary of Wilpshire/Salebury as set out in the 1998 Districtwide Proposals Map.

5.6 In the draft Housing and Economic Development DPD map (2016), the site is designated as an Existing Employment Area. Although this map is yet to be adopted, the related policy, DMB1, forms part of the adopted Core Strategy.

5.7 Extracts of these maps are provided below.

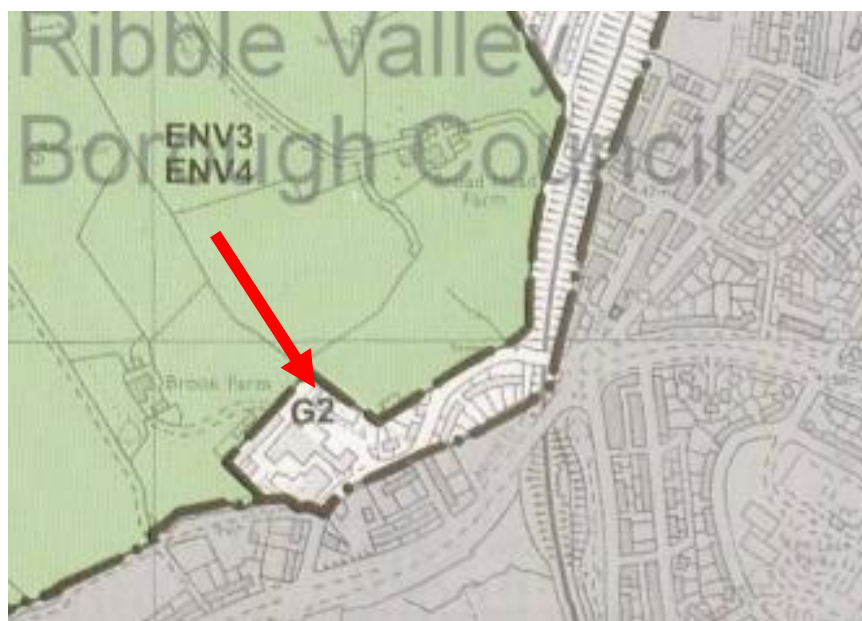


Figure 3: Extract from 1998 District Wide Proposals Map

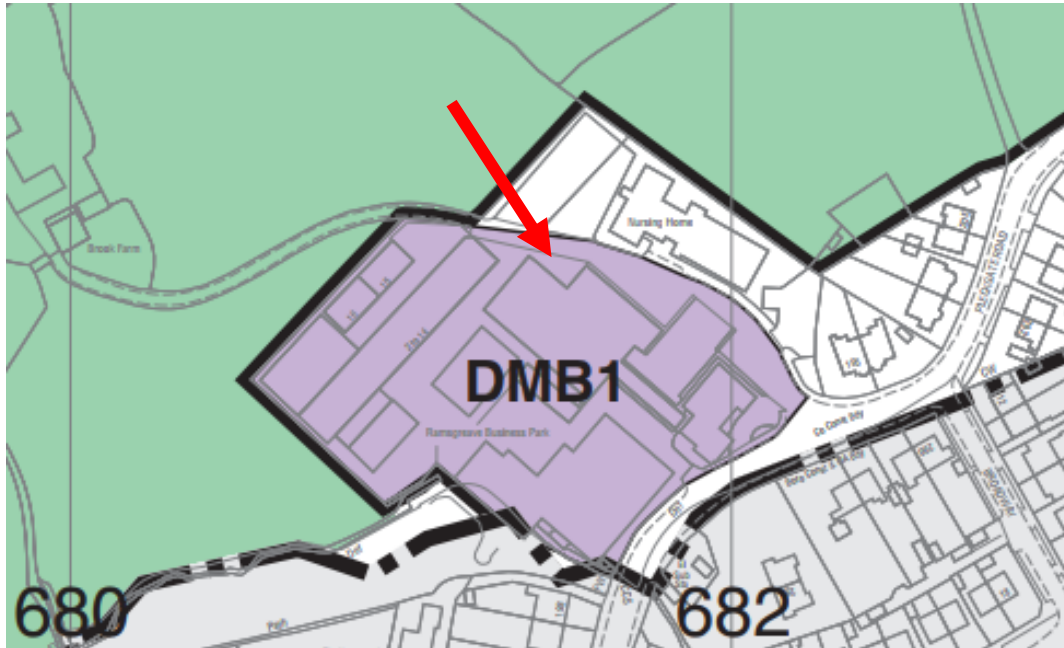


Figure 4: Extract from the draft Housing and Economic Development DPD Proposals Map (2016)

DEVELOPMENT PLAN

5.8 The following Development Plan policies considered to be relevant to the proposed development are as follows and are summarised below:

- Key Statement DS1: Development Strategy;
- Key Statement DS2: Sustainable Development;
- Key Statement DMG1: General Considerations;
- Key Statement DMB1: Supporting Business Growth and the local Economy;

5.9 **KS DS1: Development Strategy** seeks to provide a strategy through which development opportunities will be created for economic, social and environmental well-being. The policy identifies that Wilshire, where the site is located according to the Proposals Map, is classed as a Tier 1 village. Aside from the principle settlements, development will be focused within these areas.

5.10 **KS DS2: Presumption in Favour of Sustainable Development** is reflective of the core theme of the NPPF where by the LPA will take a positive approach that reflects the presumption in favour of sustainable development when considering development proposals. Planning applications which accord with the Local Plan will be approved without delay, unless material considerations indicate otherwise.

5.11 **KS DMG1: General Considerations** aims to help deliver the vision for the area and gives the LPA an overarching series of considerations that the LPA have regard to in achieving quality development. These relate to design, access, amenity, the environment and infrastructure. The aim of the policy is to deliver the vision for the area and assist in achieving quality development.

5.12 **KS DMB1: Supporting Business Growth and the Local Economy** indicates that proposals which are intended to support business growth and the local economy will be supported in principle. The

Council wishes to ensure that there is the right environment for business growth whilst ensuring development is sustainable.

National Planning Policy Framework

- 5.13 The NPPF is a material consideration in planning decisions as per Paragraph 2 of the Framework and Section 38(6) of the Planning and Compulsory Purchase Act 2004.
- 5.14 The golden thread running throughout the NPPF is the Government's presumption in favour of sustainable development (**Paragraph 14**) whereby proposed developments which correctly balance the requirements of economic, social and environmental issues should be granted planning permission unless there are strong reasons that permission should not be granted.
- 5.15 Sustainable development is broadly defined in Paragraph 7 of the Framework as having three dimensions; namely economic, social and environmental. Paragraph 17 sets out the core planning principles which include the need to:
- *“Proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs...*
 - *Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings...*
 - *Actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable...”*

Policy Assessment

- 5.16 Forrest Joinery and Construction specialises in manufactured joinery building projects, including the role of principal contractor. They employ around 50 people, the majority of whom are located at their premises at Ramsgreave.
- 5.17 The site is located within the settlement boundary of Wilpshire as per the adopted proposals map, where new development will be directed. Furthermore, the draft housing and economic development DPD identifies the site as within an existing employment area.
- 5.18 The proposed ventilation system is required to allow operations on site to continue in a safe and efficient manner. Given the location of the site in an existing employment area, and the purpose of the proposals, it is considered that the proposed development is in line with policy **DMB1** which provides support for business growth and the local economy, and with **DS1** which sets out the Council's development strategy.
- 5.19 There are no environmental constraints which would preclude the grant of planning permission for the proposed development. The new ventilation system would improve air quality within and outside of the premises, whilst noise emissions at the closest residential properties, including the nearby care home, would be well within acceptable limits. The proposed development is therefore considered to comply with the environmental objectives of sustainable development.

- 5.20 The applicant is an important local employer. The proposed development, which would allow for the continuation of safe and efficient working on site, would therefore have a direct positive impact on the local and wider economy. The proposed development therefore complies with the economic and social objectives of sustainable development.
- 5.21 In line with the **DS2** and the thrust of the **NPPF**, the proposed development is considered to constitute sustainable development.
- 5.22 In terms of the general considerations addressed by policy **DMG1**, the proposed development would involve the installation of a typical external ventilation system on existing employment premises within in an area designated for such use. The design and appearance of the proposed development is therefore considered acceptable. The closest sensitive receptor is the care home across the road from the premises. Given that this home already has views of the employment area, and since the majority of communal areas are orientated to the north east of the home with views of surrounding fields, it is not considered that the proposed development would have an adverse impact on residential visual amenity. As stated above, there would be no issues in terms of noise or air quality.
- 5.23 The proposed development is considered to comply with the relevant provisions of the Development Plan and there are no material considerations which would indicate that permission should not be granted. Therefore, the proposed development should be approved without delay.

6 CONCLUSIONS

- 6.1 PWA Planning has been retained by Forrest Joinery and Construction Contracts Ltd. to progress a full planning application on land at Ramsgreave Business Park, Pleckgate Road, Ramsgreave, Blackburn, BB1 8QW for the proposed installation of dust extraction and ventilation equipment.
- 6.2 The proposed development would allow an existing business and significant local employer to continue to work in a safe and efficient manner. Air quality within and outside of the premises would be improved, whilst there would be no unacceptable noise emissions associated with the proposals. There are no other environmental or technical constraints which would preclude development.
- 6.3 The site is located within an existing employment area where there is policy support for local economic growth. The proposed development is considered to comply with the provisions of the development plan and the NPPF, and there are no material considerations which would preclude the grant of planning permission.
- 6.4 For reasons identified within this statement, it is considered that planning permission should be granted without delay.