


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	<i>UK</i>	Date:	<i>21/11/18</i>	Manager:		Date:	
----------------	-----------------	-----------	--------------	-----------------	-----------------	--	--------------	--

Application Ref:	3/2018/0837	 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	3/10/18	
Officer:	LG	
DELEGATED ITEM FILE REPORT:		APPROVAL

Development Description:	Development of former waste recycling centre to create 4 class B1/B8 business units
Site Address/Location:	Former Household Waste Recycling Centre, off Whalley Rd, Langho

CONSULTATIONS:	Parish/Town Council
Billington and Langho PC raise the following objections:	
<ul style="list-style-type: none"> • Lack of ability for larger vehicles to turn with the site • Lack of pedestrian access • Children walking to local schools will pass the site entrance • Support the need for economic growth but concerned that all 4 units may be taken by a single business • Consideration should be given to the type of units which can occupy the units – emissions, noise and light pollution could impact on local residents • Request 106 monies to support the relocation of the existing bus stop nearby and creation of a shelter 	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
Lead Local Flood Authority:	No comments to make
United Utilities:	No objection in principle, however drainage conditions are required in relation to the drainage strategy and the intention to discharge surface water in to the main sewer.
Lancashire Fire & Rescue:	Highlight Building Regulation requirements for access, water supply and appliances for fire fighting purposes.
LCC Highways:	No objection in principle following receipt of revised site plan to show new turning areas, swept paths and provision of an extended pedestrian walkway in to the site. Conditions requested relating to the opening direction of the entrance gates and the provision of a construction method statement.
RVBC Environmental Health:	No concerns

CONSULTATIONS:	Additional Representations
One neighbour response, commenting on:	
<ul style="list-style-type: none"> • Quiet nature of the area despite proximity to the A59 • Potential impact on wildlife • Object to proposed hours of operation • Noise generation and potential light pollution from the activity on site 	

- Extra traffic represents a risk for children passing the access when walking to school
- Concerned about the creation of an industrial site in close proximity to the houses

RELEVANT POLICIES AND SITE PLANNING HISTORY:

Ribble Valley Core Strategy:

Key Statement DS1 - Development Strategy
 Key Statement EN2 - Landscape
 Key Statement DMI2 – Transport Considerations
 Policy DMG1 – General Considerations
 Policy DMG2 – Strategic Considerations
 Policy DMG3 – Transport and Mobility
 Policy DME1 – Protecting Trees and Woodland
 Policy DME6 – Water Management
 Policy DMB1 – Supporting Business Growth and the Local Economy

National Planning Policy Framework (NPPF)

Relevant Planning History:

3/1999/0322:

Modification of condition 3/81/0782 to extend the hours of servicing for the site - Approved

3/2002/0990:

Variation of condition 3 of planning permission 3/99/0322 to extend the hours of public opening to between 0800-1900 Monday to Sunday inclusive. (Approved)

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The site comprises a now vacant, former Lancashire County Council waste recycling centre. It is understood that operations ceased in March 2011, at which time all associated infrastructure was removed leaving the land in its current condition as an open, hard surfaced yard area.

The site measures circa 0.18 hectares in area and is enclosed by a combination of boundary treatments including walling and screen fencing to the north (separating the site from dwellings on Petre Wood Close); close boarded fencing and mature planting to the west, adjacent to the steep embankment with the A59, with planting and mesh fencing to the south along the shared boundary with Petre Garage.

Access is provided via Whalley Road and Longsight Road, through a gated entrance at the site boundary.

Whilst the plot falls within a built up area, containing a variety of land uses at the edge of Langho, it is outside of any defined settlement and within the Open Countryside.

Proposed Development for which consent is sought:

Consent is sought for the erection of a new two storey building, containing 4 separate units operating within Use Classes B1 (offices, research and development or light industry) and/or B8 (storage and distribution).

The building is to be located adjacent to the northern boundary of the site and takes a relatively contemporary design approach as indicated in the 3D visuals which have been provided to support the application. Whilst the side and rear elevations would be blank (finished in powder coated aluminium cladding) the frontage includes a projecting overhang/surround with the principle elevation recessed within. Roller shutters and pedestrian doorways will be provided at the ground floor of each unit, surrounded by facing brickwork. The upper floor will be finished in aluminium panels and contain large areas of glazing, facing out over the proposed parking area.

The building would stand 9m high at the uppermost point of the mono-pitched roof, sloping back to a lower height of 6.7m at the rear. A footprint of 372.2 sqm is proposed (13.2m by 28.2m), with the units evenly divided internally. Parking is to be provided to the frontage and along the southern edge of the access road, resulting in 19 spaces overall. Following comments from LCC Highway Engineers, the layout has been amended slightly to incorporate turning areas for larger vehicles such as refuse wagons, deliveries and emergency services. The existing footway is also to be extended in to the site to allow for safe pedestrian access to the building.

Principle of Development:

Key Statement EC1 seeks to direct new employment development towards the main settlements as the preferred location for growth, alongside designated Enterprise Zones and sites well related to the A59 corridor. Policy DMG2 confirms that development outside of the defined settlements must meet one of 6 identified criteria and Policy DMB1 seeks to support business growth and the local economy. The latter confirms that the Council *“wishes to create the right environment for business growth whilst ensuring development is sustainable”*. Key Statement DM12 seeks to ensure that new development minimises the need to travel and incorporate measures to access by means other than private car.

Whilst the site is located outside of the main settlements and within the open countryside, it is immediately adjacent to the A59 and surrounded by existing development. The scheme represents the re-use of existing brownfield land and raises no adverse landscape issues accounting for the limited public vantage points and topography of the area.

There are a number of bus stops within walking distance of the site and cycle parking is to be provided within the development, which will allow for future users of the site to travel by means other than private vehicle.

Taking all of these factors in to account, the use of a previously developed site such as this, in close proximity to existing infrastructure and the road network is considered to represent sustainable development and thereby accords with the Council's strategic vision. The development will aid the local economy, support business growth and assist in reducing the need to release greenfield land for those purposes.

Impact Upon Residential Amenity:

The site is located adjacent to a number of existing dwellings on Petre Wood Close. It is understood that these properties were completed in 2009, at which point the waste recycling centre was still operational.

The development has the potential to generate impacts through the introduction of new built form or by its activity. Each issue will be considered in more detail below:

Proximity to neighbours

The proposed building is located to the northern boundary of the site, adjacent to the gable elevations of 1-12 Petre Wood Close (a 3 storey block of apartments) and 14 Petre Wood Close (a two storey dwelling). The site sits lower than these dwellings and the use of a shallow roof design helps to reduce any potential impacts. This arrangement also keeps the development below the height of those adjacent properties and as a secondary feature in the immediate setting. The existing boundary treatments and level changes would partially screen the development from views, although the uppermost section and roof would still be visible from adjacent windows. Whilst the outlook from these properties would undoubtedly change to some degree, it would not be to an unacceptable level.

The proposed drawings (5625-10 C – Section A-A) show the development in the context of the adjacent apartment block and its windows. Accounting for the lowered eaves level at the rear and separation between the sites, it is not considered that the development would have an unacceptably overbearing impact for those adjacent occupants. The orientation of the respective buildings also helps to reduce any possible amenity loss, owing to the oblique angle between windows and the new structure.

Potential for noise and disturbance:

It is proposed that the units will operate within Use Classes B1 and/or B8.

Development permitted within B1 includes:

- Offices (not falling with Class A2)
- Research and development uses
- Light Industry appropriate in a residential area

Development permitted within B8 includes:

- Storage and distribution

Uses of this nature are not intensive by their nature. Class B1 is defined as comprising those:

“which can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit”

Use Class B8 may result in movements and loading/unloading activity as deliveries and dispatches are undertaken, however the scale of the development would naturally inhibit the intensity of any such operation.

Weight must also be given to the fall back and previous lawful use of the site as a waste recycling depot. As the planning history indicates, the use was longstanding and in situ at the time of the Petre Wood residential development adjacent. Consent has been granted previously to extend the opening hours of the centre. At the time of closure the facility was open to staff between 7.30am and 7.30pm, with reduced hours for access by the general public of 8am to 7pm, Monday to Sunday.

The proposal seeks to reflect the aforementioned staff hours and in this regard the activity related to the new development would not, in principle, be significantly greater than the extant use. When compared, the depot would have exhibited characteristics similar to a B8 use, with users arriving and unloading goods whilst staff sort and process accordingly, before being collected and removed from site.

The orientation of the building will also assist in reducing any possible disturbance, with the principle elevations facing towards the parking area and adjacent repair garage, focusing activity away from the shared boundary with the residents.

Taking all of these matters into consideration and through the imposition of suitably worded conditions, the development can be controlled in an appropriate manner and operate in a way which would not have an unacceptable impact on the amenities of neighbours.

Visual Amenity/External Appearance:

The site is relatively well screened from wider public vantage points and views of the new development would be limited. In this regard the proposal would not have a significant or adverse impact on the immediate locality or the open countryside.

The proposed building combines some utilitarian features with a more modern approach to the frontage, which introduces character and interest through the use of materials and the projecting design feature. Overall the building is considered to be acceptable in this setting, with the remainder of the site to be utilised to accommodate staff parking.

Highway Safety:

Lancashire County Council Highway Engineers have raised no objection to the proposal, following the submission of an amended site layout which demonstrated the necessary swept paths for larger vehicles to turn within the site and leave in forward gear. At their request the pedestrian footway is also to be extended into the site, providing direct access to the new building.

Comments from neighbours and the Parish regarding children passing the site entrance are noted, however LCC have raised no objection in relation to the principle of development or the movements associated with the proposed use. The recycling centre use would have attracted vehicles of varying sizes throughout the day, 7 days per week.

Whilst the Parish have requested that funds be obtained to relocate and enhance a nearby bus stop, LCC have made no formal request for contributions. Subject to conditions relating to construction management and ensuring that site access gates do not open over the adopted highway, the development is considered to be acceptable.

Trees:

The application is supported by an arboricultural constraints appraisal, owing to the presence of trees and foliage to the site boundary. The built form of the development as proposed will not impact on the root protection areas of any retained trees, with the report identifying measures to be undertaken during construction.

Some management and pruning of trees will be undertaken in accordance with the report recommendations, however the majority will remain and continue to provide natural screening to the site.

Drainage:

The site lies within Flood Zone 1 and as such is not considered to be high risk. The Lead Local Flood Authority have no comments to make and United Utilities have no objection in principle, subject to consideration of the drainage hierarchy prior to seeking discharge surface water into the public sewer. This can be controlled by condition to ensure that a suitable scheme is agreed prior to implementation.

Other Matters:

Neighbours have raised concerns that any new lighting at the site has the potential to impact on adjacent properties, particularly in the winter months. Supporting information provided with the application advises that the existing columns which originally served the recycling centre are to be used.

In this regard the intensity of any lighting would not be any greater than existing, however a condition will be added to any permission granted which requires the agreement of any new lighting prior to installation.

As noted earlier in this report, whilst the Parish have requested that funds are obtained from the developer to relocate and improve a local bus stop. National Planning Practice Guidance provides advice on seeking planning obligations and confirms that they must be necessary to make the development acceptable in planning terms; directly related to the development and fairly and reasonably related in scale and kind. Obligations should not be sought where they are clearly not necessary to make the development acceptable in planning terms.

Lancashire County Council have made no requests for contributions to support the application and in light of the requirements above, it would not be appropriate to seek a contribution where it is not required.

Observations/Consideration of Matters Raised/Conclusion:

The proposed development would result in the use of a previously developed site which lies in close proximity to the A59 and benefits from established public transport links. In this regard the scheme is considered to be sustainable and in accordance with the Council's strategic approach to the provision of employment generating development across the Borough.

Whilst the development is located within the open countryside, the proposal presents no conflict with the Core Strategy owing to the prevailing nature of the surrounding area and the fall-back position of the previous, long standing use. Subject to the use of appropriately worded conditions, the activities undertaken at the site can be managed in such a way as to avoid causing any significant or adverse impact for the adjacent neighbours.

In light of the above, the application is recommended for approval.

RECOMMENDATION:

That planning consent be granted subject to the imposition of conditions