

Farmhouse Fare, Anderson House, Salthill,
Lincoln Way, Clitheroe BB7 1QD



Retrospective planning application for the retention of a prefabricated chiller unit with attached condenser unit.

Planning Statement

October 2018

JDTPL0125

PLANNING STATEMENT

FARMHOUSE FARE, ANDERSON HOUSE, SALTHILL, LINCOLN WAY, CLITHEROE BB7 1QD RETROSPECTIVE PLANNING APPLICATION FOR THE RETENTION OF A PREFABRICATED CHILLER UNIT WITH ATTACHED CONDENSER UNIT.

1 Introduction

1.1 This application is made on behalf of Farmhouse Fare Ltd the occupiers of the property. This statement should be read in conjunction with the following documents:

- Application form
- Location plan
- 5430-01d Existing site plan.
- 5430-02e Current Ground and First Floor Plans
- 5430-03d Current Elevations
- 5430-08c Existing ground and first floor plan prior to Dawson's Refrigeration Extension
- 5430-09c Existing elevations prior to Dawson's Refrigeration Extension

2 Planning site history.

2.1

App. No.	Development	Decision & Date
3/2007/1056	Rear Lean-to extension to existing ind. building	Approved 18.12.2007
3/2009/1013	Extension of existing industrial unit	Approved 12.03.2010
3/2010/0454	Effluent treatment plant	Approved 3.8.2010
3/2010/0898	Re-submission of 3/2009/1013	Approved 20.12.2010
3/2011/0218	Solar panels	Approved 11/05/2011
3/2011/0254	Entrance alterations	Approved 25.05.2011
3/2011/0263	Electricity Substation	Approved 25.5.11

3 Description of Anderson House

- 3.1 Anderson House is a detached industrial unit within the Salthill Industrial Estate. The industrial unit is used for food manufacturing. The additional unit the subject of the application is a prefabricated refrigeration unit referred to as the "Dawson's Unit". The Dawson's Unit abuts another existing refrigeration unit referred to as the "Blast Chiller Suite" and is connected to it via a doorway. The Blast Chiller Suite abuts the rear of the industrial unit at Anderson House. The Blast Chiller Suite is the subject of an application for a lawful development certificate. This chilled food storage area is used in connection with food production at the site. No manufacturing takes place within the chilled food storage area.
- 3.2 The Dawson's chilled food storage unit measures 6.5m by 13.55m and is 4.08m high and is finished in grey profiled metal.
- 3.3 Anderson House is within the settlement boundary of Clitheroe within an established industrial area. To the south of the site is a designated Site of Special Scientific Interest and County

Biological Heritage Site on the adopted Ribble Valley Districtwide Plan Proposals Map. On the Housing and Economic Development, Development Plan Document map the site is shown to be an existing employment site, and to the south the land is designated as a local nature reserve, site of special scientific interest and a local geodiversity site.

4 The Proposed development.

- 4.1 It is proposed to retain the proposed Dawson's unit on the site for its continued use for the cold storage of food. No manufacturing of food takes place within the Dawson's unit as it is solely used for cold storage.

5 Pre-application advice.

- 5.1 Pre-application advice was sought from the Council by the suppliers of the Dawson's unit and a response was received on the 27th September 2016. Although the unit is prefabricated, the length of time that the unit is intended to be on the site indicates that it constitutes development. The advice considered whether the unit might be permitted development under Part 7 Class H of the Town and Country Planning (General Permitted Development) (England) (Order) 2015. It is being concluded that the unit might constitute permitted development and an application for a Certificate of Lawfulness was suggested.
- 5.2 The merits of the proposed unit were also considered if planning permission was to be applied for. The pre-application advice was that there would be no objection in principle to the development since it is not visible from the public highway and it is constructed out of materials which match the main building. As the proposal included a condensing unit it was suggested that a noise report be submitted with a planning application to confirm noise emittance.

6 Planning Policy

- 6.1 The relevant part of the Development Plan for the purposes of this application is the Core Strategy. The following policies of the Core Strategy are relevant to this application are:

Key Statement DS2: Sustainable Development
Key Statement EN4: Biodiversity and Geodiversity
Key Statement EC1: Business and Employment Development
Policy DMG1: General Considerations
Policy DMG2: Strategic Considerations
Policy DME3: Site and Species Protection and Conservation
Policy DMB1: Supporting Business Growth and the Local Economy

7 Evaluation

- 7.1 Having considered the pre-application advice, it was decided to install the Dawson's unit on the basis that it was likely to be permitted development. Having installed the unit it was decided that it would be desirable to have planning permission for the unit. On the basis that the pre-application advice raised no objection in principle to the development on planning grounds we have submitted this retrospective planning application.

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- 7.2 The proposed chiller unit is an essential part of the operation of the business and provides chilled food storage. This is in use continually and is only used for storage. The introduction of the Dawson's unit was in order to enable the business to increase its capacity to store chilled food on site to increase the efficiency of the business.
- 7.3 Key Statement EC1: Business and Employment Development and Policy DMB1: Supporting Business Growth and the Local Economy support the expansion of existing business in existing employment areas providing there are no significant environmental problems caused. The development is acceptable in principle.
- 7.4 The site is close to the exposed face of the former Salthill Quarry which is a SSSI and has geodiversity and biological heritage value. The introduction of the chiller unit has no direct physical impact on this neighbouring asset. The unit is prefabricated and was installed on an area already surfaced in tarmac. The proposal complies with the requirements of Key Statement EN4: Biodiversity and Geodiversity, and Policy DME3: Site and Species Protection and Conservation.
- 7.5 The site of the Dawson's is within the yard area of the industrial unit. The industrial unit operates a one-way system for traffic both cars and HGV's. Pedestrians are separated from vehicles by permanent metal barriers. Access to the Dawson's unit is from inside the building. The installation of the unit has not adversely affected vehicle or pedestrian movements. The proposal is compliant with Policy DMG1: General Considerations
- 7.6 The installation of the Dawson's unit has not lead to an increase in the number of employees at the site. However, it has increased the efficiency and viability of the business. The company operates two shifts. 6am to 2pm 124 employees approximately and 2pm to 10pm approximately 88 employees. Overall, the company employs 208 full time and 4 part-time staff.
- 7.7 The condensing unit attached to the Dawson's unit is mounted on the ground adjacent to the unit. After the unit was installed, there were complaints locally of noise disturbance from the site. These were investigated by the Council's Environmental Health Officers. Noise testing was carried out by the Council on the 10th May 2017 in regard to noise potentially emanating from the Farmhouse Fare Ltd site. The noise experienced by the complainant was found to be emanating from a noise source at a different location. This was confirmed by Heather Coar Head of Environmental Health Services by email on the 25 May 2017. The Council's noise investigation was carried out at the nearest residential property to the site when all the existing condensing units at Farmhouse Fare were in place as they are today and operational. This demonstrates that the continued operation of the condensing unit will not cause a noise pollution issue. The proposal complies with policy DMG1: General Considerations.

8 Conclusion

- 8.1 The retention of the Dawson's cold storage unit at the site is essential to the efficient operation of this business which employs 212 staff. We have demonstrated that the retention of the unit will not affect the adjacent SSSI and biological heritage site and does not cause a noise nuisance to residents. The proposal is fully compliant with the policies of the adopted Core Strategy.

Appendix

Pre-application advice dated 27th September 2016

Judith Douglas Bsc Hons Dip TP MRTPI

October 2018