

Proposed alterations to car park entrance

Pimilico Farm Barn, Pimlico Road, Clitheroe

Planning Statement

Johnson Matthey plc

December 2018

Contents

	Page
1. Introduction	1
2. Site and surroundings	2
3. Proposed development	3
4. Planning policy	4
5. Planning assessment	5
6. Conclusion	9

Smith & Love Planning Consultants Ltd

Rational House
32 Winckley Square
Preston, PR1 3JJ
Tel. 01772 831861

www.smithlove.co.uk

smith&love
PLANNING CONSULTANTS

1 Introduction

- 1.1 This planning statement has been prepared by Smith & Love Planning Consultants on behalf of Johnson Matthey plc for alterations to its car park entrance next to the Company meeting rooms building at Pimlico Farm Barn, Pimlico Road, Clitheroe.
- 1.2 The car park entrance was created after planning permission and listed building consent were granted in October 2010 for the change of use and adaptation of Pimlico Farm Barn to provide meeting room accommodation for Johnson Matthey plc adjacent to its main site. The proposed alterations to the entrance are required to improve safety by enhancing visibility for drivers as they leave the car park.
- 1.3 The application should be read in conjunction with the accompanying information;
 - Drg. SYNCL-00-60-22778B - Existing and proposed plan including location plan.

2 Site and surroundings

- 2.1 The car park is situated to the north of Pimlico Barn and extends between the railway line and Pimlico Road. To the north of the car park is an area of grass surrounded by a hedge. The car park is separated from the road by a hawthorn hedge except at the access point where the entrance is bound by a hit-and-miss boarded timber fence.
- 2.2 The access into the car park from the road slopes upwards. The entrance gates to the car park are set back from the pavement and open towards the pavement (to accommodate the slope). To assist drivers leaving the car park, mirrors have been positioned at the entrance which allows drivers to check if there are pedestrians approaching on the footway before approaching the carriageway edge.
- 2.3 The car park is adjacent to the Johnson Matthey plc office and meeting rooms at Pimlico Barn. There is a pedestrian access from the car park to Johnson Matthey's main site entrance.

Relevant planning history

- 2.4 The relevant planning history of the site available on the Council's website indicates that planning permission for the change of use of use of the barn and shippon to meeting room accommodation for the Company with the creation of the adjacent informal car park, was approved in October 2010.

Application Ref.	Address	Proposal	Decision
3/2011/0122 3/2011/0123	Pimlico Farm Barn Pimlico Road	Discharge of pre-commencement conditions	Approved 09/09/2011
3/2010/0465 (Listed Building)	Pimlico Farm Barn Pimlico Road	Alterations to barn (per 3/2010/0466)	Granted subject to conditions 15/10/2010
3/2010/0466 (Full Planning)	Pimlico Farm Barn Pimlico Road	Change of use of barn and shippon to meeting rooms, and creation of informal car park to north side.	Granted subject to conditions 15/10/2010

3 Proposed development

- 3.1 The proposal is to remove the existing fencing which is parallel and perpendicular to the back of the footway, and set it further into the site to create a splayed entrance to the car park to improve the visibility in both directions for drivers of exiting vehicles.
- 3.2 The existing concrete pad at the entrance will be retained with the existing gates. The concrete pad will be extended across the new spay in front of the repositioned fence.
- 3.3 Behind the entrance gates, a steel height restriction barrier is proposed to restrict the height of vehicles entering the car park to a maximum of 2.1m

4 Planning policy

- 4.1 Relevant policy is provided at national level by the revised National Planning Policy Framework of July 2018 and associated Planning Practice Guidance, and local policy is provided in the adopted development plan for Ribble Valley.

Ribble Valley Core Strategy 2014

- 4.2 The development plan for the purposes of this application comprises the Ribble Valley Core Strategy adopted 2014.
- 4.3 The following policies are relevant to the proposal:
- Key Statement EC1: Business and Employment Development
 - Key Statement EN5: Heritage Assets

 - Policy DMG1: General Considerations
 - Policy DMG2: Strategic Considerations
 - Policy DME2: Landscape and Townscape Protection
 - Policy DME4: Protecting Heritage Assets
 - Policy DMB1: Supporting Business Growth and the Local Economy

5 Planning assessment

5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 refers to the development plan as a whole and states that if regard is to be had to the development plan for the purposes of any determination to be made under the Planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise. Section 39 of the Act requires decision makers to exercise their functions with the objective of contributing to the achievement of sustainable development. These requirements are reiterated in the 2018 Framework which is a principal material consideration and should be given substantial weight.

5.2 On this basis, the main planning considerations are;

- Maintaining economic activity - Key Statement EC1 and Policy DMB1
- Improvements to highway safety - Policy DMB1
- Potential impact on the setting of the listed building - Key Statement EN5 and Policy DME4
- Potential impact on the roadside hedgerow - Policy DME2

Maintaining economic activity

5.3 Johnson Matthey is one of Clitheroe's main employers providing high quality jobs. Whilst minor, the proposed improvements to the access will nevertheless assist in the continued efficient operation of the business in line with Key Statement EC1 and Policy DMB1.

Improving highway safety

5.4 The design of the current access hampers visibility for drivers leaving the car park. The current fencing arrangement blocks views along the footway in both directions. To assist car drivers, mirrors and warning signs have been placed at the site entrance. Providing a splayed entrance will improve visibility along the footway for drivers. The height restriction barrier will prevent large vehicles using the car park and ensure they only use the entrance to the main industrial site.

Potential impact on the setting of the listed building

5.5 Paragraph 194 of the National Planning Policy Framework says that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. The setting of a heritage asset is defined in Annex 2 Glossary as; *"The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surrounding evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral."*



Figure 1 - The entrance from within the car park towards Pimlico Road



Figure 2 - Mirrors and signage at the site entrance

- 5.6 Pimlico Farmhouse and the attached farm building are Grade II listed. The list description reads:

“C17 and C18. 2 storeys, pebble dashed. The central doorway is moulded with square head. A panel over the door has H (over) W D 1715. A dripstone moulding over the doorway with lone horizontal terminal and short vertical members is stepped up to frame the panel. On either side is a 6-light mullion and transom window with a similar dripstone over. In the upper storey are 2 single-light windows with moulded reveals and heavy moulded dripstones, and on the right a splayed forking hole into a hay loft. Below this is chamfered door and this and the forking hole have the same heavy type of drip moulding. Probably C18 or C19. Upper windows have glazing bars. To the right is the barn in coursed stone with rusticated quoins. Tall arched cart entry.”

- 5.7 Pimlico Farmhouse and Barn stand on the west side of Pimlico Road. To the west is the railway line and to the north is the car park beyond which is an area of grass which is also surrounded by roads. The car park is to the north of the listed building as shown in Figure 3 below.



Figure 3 - View south showing the car park entrance in relation to the listed building.

- 5.8 A low stone boundary wall with copings extends from in front of the northern outbuilding along the edge of the footway as far as the car park entrance. Behind the stone wall is a hedge. On the northern side of the car park entrance a low-level stone wall with hedge behind continues along the edge of the footway. The entrance to the car park is flanked by fencing along the back edge of the footway.

- 5.9 Moving the fence to create a vision splay will not alter the boundary walls to the highway or remove the hedge. The height barrier is a light weight steel structure and is set back from the road edge. It is will be screened from view by the road side.
- 5.10 Being positioned well apart from the farmhouse and given the intervening distance, the hedge and the general semi-urban character of the setting of the listed building, the proposed alterations to the car park entrance do not impact on the setting of the listed building and no harm to the setting of the listed building is created. The proposal is compliant with Key Statement EN5, Policy DME4 and the requirements of the 2018 Framework.
- 5.11 Should the Council not concur with this view, the public benefit of improving highway and pedestrian safety should be taken in account. If there is considered to be any harm to the significance of the listed building it can only be very minor 'less than substantial harm', and as such the harm should be weighed against the public benefits of the scheme which includes securing the optimum viable use of the heritage asset (paragraph 196 of the 2018 Framework). The car park serves the farmhouse and barn which is used as meeting room accommodation by Johnson Matthey. The efficient and safe use of the car park is crucial to the continued optimal viable use of the listed building.

Potential impact on the roadside hedgerow

- 5.12 Figures 1 and 3 above show the hedge in relation to the fence. The base of the hedge does not currently extend behind the fence. The relocation of the fencing will therefore have no detrimental effect on the existing hedge and the proposal is compliant with Policy DME2 : Landscape and Townscape Protection on that basis.

6 Conclusion

- 6.1 This Planning Statement has been prepared in support of an application for alterations to the Johnson Matthey plc car park entrance serving the Company meeting rooms building at Pimlico Farm Barn, Pimlico Road, Clitheroe.
- 6.2 It demonstrates that the proposed alterations to the car park entrance will enhance highway and pedestrian safety for the users of the car park. This will sustain the listed building in its optimal viable use as meeting room accommodation for the Company. The alterations are minor and will not impact on the setting of the listed building. Neither will the development result in the loss of any hedgerow.
- 6.3 The proposed improvement is therefore in full accordance with the relevant policies of the adopted Core Strategy and Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires the planning application to be determined in accordance with the adopted development plan unless material considerations indicate otherwise, which they do not.
- 6.4 On that basis and in accordance with the presumption in favour of sustainable development at paragraph 11(c) of the 2018 Framework, planning permission should therefore be granted.



Prepared by

Smith & Love Planning Consultants Ltd
Rational House
32 Winckley Square
Preston
PR1 3JJ

Tel: 01772 965376

www.smithlove.co.uk