

Change of use of land  
to accommodate  
mobile catering unit,  
Land at Pendle Trading  
Estate, Chatburn. BB7  
4JY

# Planning Supporting Statement

Trevor Hobday MRTPI

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## **1 Introduction**

- 1.1 This statement supports a planning application submission for the change of use of a small portion of an industrial site occupied by North West Reclamation and located on the Pendle Trading Estate, Clitheroe Road, Chatburn. The application site lies within a mixed commercial and industrial area and is within the urban boundary as defined in the adopted Core Strategy. The applicant trades as North West Reclamation Ltd.
- 1.2 The whole site is currently used by the applicant in pursuit of his business and comprises mainly the storage of reclaimed materials. The majority of activities on site are contained within the buildings thereon. The whole of the site is surrounded along the boundary by 2 metre high security fencing. The buildings thereon are contemporary industrial buildings replicated throughout the trading estate. The application site (red edge site) is vacant, unused and frankly surplus to the applicant's present requirements.

## **2 Planning and Site History**

- 2.1 A brief trawl of the on-line planning register does not reveal any previous planning history attached to the site.

## **3 Application Proposal**

- 3.1 The application is detailed; permission is sought for the change of use of the application site to permit the stationing thereon of a mobile catering facility. It is proposed to place the mobile unit on site daily between 0700 and 1400. The unit will then be removed from site, cleaned, restocked and brought back the following day. It is intended that the unit will serve the needs of the trading estate which is devoid of such facilities at the present time. It is intended that the unit will create 2 employment opportunities.

## **4 The Development Plan**

- 4.1 In putting together this detailed planning application, reference has been made to both the Adopted Core Strategy (CS) and the National Planning Policy Framework (NPPF).
- 4.2 In terms of the NPPF, it is clear that there is a presumption in favour of sustainable development which can deliver: planning for prosperity by ensuring sufficient land is available to allow for growth and innovation; by promotion of a strong, vibrant and healthy community, by providing increased employment opportunities to meet the needs of present and future generations and by creating a good quality built environment with accessible local services. The relevant policies of the NPPF are considered to be:

*Chapter 2      achieving sustainable development*

*Chapter 6      delivering a competitive economy*

*Chapter 8      promoting healthy communities*

*Chapter 9      promoting sustainable transport*

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*Chapter 11 making effective use of land*

*Chapter 12 achieving well designed places*

- 4.3 In regard to the Adopted Ribble Valley Core Strategy, it is considered that the most relevant policies against which to assess the suitability of proposal are:

## **Key Statements**

*EC1 Business and Employment Development*

*EC2 Development of retail, Shops, Community Facilities and Services*

*DMI2 Transport Considerations*

## **Development Management Policies**

*Policy DMG1-General Considerations*

*Policy DMG3-TRabspot & Mobility*

*Policy DMB1-Supporting Business Growth and the Local Economy*

## **5 Appraising the Context**

- 5.1 The application site forms part of an industrial site owned and occupied by the Applicant who trades as North West Reclamation Ltd. The site is within the urban area. Along this part of Clitheroe Road is a mix of long established commercial and industrial developments of varying sizes and intensity of use and activity.
- 5.2 Whilst of course, the proposal as set down in the accompanying application is always subject to discussion and negotiation, the intention is to change the use of part of the industrial site, currently unused, to enable the siting of a mobile catering unit which is intended to provide a service to occupiers of the trading estate. The submitted scheme is proportionate, well designed and is entirely subordinate in terms of scale and massing to any adjacent and existing development.
- 5.3 Such a development will bring an appropriate form of commercial development to this part of the Pendle Trading Estate; a material consideration and fully supported by the policies in the NPPF.
- 5.4 The site lies within the urban area; it is identified for that purpose in the Core Strategy.
- 5.5 In appraising the overall context of a small commercial development on the site in the manner proposed, it is considered that the Core Strategy policies fully support a development of the type proposed.

## **6 Design Principles**

- 6.1 When assessing the overall design philosophy, it is necessary to understand the context of the immediate surrounding area, the industrial form and distinctiveness of its character. It

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can be seen that the proposal is for the stationing of a contemporary mobile catering unit on the site which forms an integral part of the industrial trading estate. There is a plethora of buildings within the immediate locality and these do have a mixture and variety of materials though they are all typical of what is found on an industrial estate..

- 6.2 It will be seen from the submitted detail that the mobile catering unit will not be out of place on the industrial estate.
- 6.3 It is perfectly possible to achieve the development as proposed within the site. It is not an over-intensive development. There is adequate space about the proposed mobile catering unit that can include any requirement for private open space provision and an appropriate area of curtilage.
- 6.4 The scheme has been designed so as to create a development where the use and activities associated therewith will not be overlooking adjoining boundaries. The development is wholly inclusive and sustainable.

## **Layout**

- 6.5 The development as proposed will not detract from the overall character and quality of this part of the urban area and specifically the trading estate. The physical appearance of the mobile catering unit must serve to benefit the overall character and appearance of the immediate locality. It certainly does not detract from it. The development amounts to 12sqm gross floor area for the entire unit. Further, as set out in paragraph 3.1 above, the intention is for the mobile unit to be on site between the hours of 0700-1400 hours daily; the unit will then be removed from the site, to return the following day for the same period of time. The applicant will accept a planning condition to this effect.

## **Access/Highways**

- 6.6 There will be no alteration in the existing vehicular access which is to remain in its present position. The proposed development will not pose any threat to existing highway safety conditions along Clitheroe Road.

## **Landscaping Provision**

- 6.7 There are no landscaping features on any part of the industrial site. Boundary treatment has already been achieved through the use of appropriate security fencing.

## **Ecology and Biodiversity**

- 6.8 Given the nature and conditions of the site, there are no issues in this context that will require further examination.

## **Flood Risk**

- 6.9 The EA confirm that the site, post code BB7 4JY is not at risk of flooding nor is there any record of any flooding issue. Therefore a flood risk assessment is not necessary.

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## **Local Economy**

- 6.10 The effect of the proposal upon the local economy is obvious, new employment opportunities will be generated locally. It is the applicant's intention that his daughter will operate the mobile unit with two other members of staff.

## **7 Planning Conditions**

- 7.1 As set out in paragraph 6.5, it would be acceptable to attach a planning condition with regard to the hours of operation of the mobile catering unit, 0700-1400 hours daily.

## **8 Overall Assessment and Conclusions**

- 8.1 The application site is currently part of a larger site owned and occupied by the applicant trading as North West Reclamation Ltd. The proposal is for the siting of, on part of the industrial site, a mobile catering facility which is intended to serve the trading estate. The development sits comfortably within the urban core of this part of Clitheroe Road. It is surrounded by a mixture of well-established industrial and commercial development.
- 8.2 The development as proposed meets the tests and requirements of both the NPPF and the Core Strategy. It is a wholly sustainable development. There is safe and adequate access to serve the development. All utilities and services are immediately available to serve the site from the adjacent urban/industrial area. There will be no adverse effect upon the overall character of this part of Clitheroe Road or the wider street scene. Economic development of the type proposed is an acceptable land use in this location.
- 8.3 The proposal is commensurate with the overall urban and built environment locally. The overall design and external appearance of the development will serve to enhance the character and visual amenities of the locality.
- 8.4 It is considered that the proposal meets the tests of policies set down in the NPPF and the CS.

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