

Supporting Planning Statement

Full Application

Change of Use **B8 - B2**

**At: Pendle Mill, off Mill Lane, Gisburn,
BB7 4LN**

On behalf of: UK Bunded Fuel Tanks

August 2021



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1. Introduction

- 1.1 This Planning Statement has been prepared by Fitzgerald Planning and Design on behalf of UK Bunded fuel tanks. The statement has been provided in support of a planning application for the change of use of the existing business from B8 to B2 (General Industrial).

The business operations

- 1.2 Weldsmart Ltd was formed by Chris and Heather Knight in April 2005, operating out of Backridge Farm, Waddington. Fabricating for the local community including builders/construction, Agriculture/farmers. The business quickly progressed in to manufacturing bunded fuel tanks and fitting them with pumps gauges and such like equipment. Weldsmart are now one of the largest fuel tank manufacturers in the country with a large customer base including Rolls Royce, Spie, Morgan Sindall, MOD, HS2, Balfour Beatty, Asda, Great Bear Distribution, Fueltek and many borough councils.
- 1.3 UK Bunded Fuel Tanks became the trading name and the business quickly out grew Backridge and moved to larger premises in Whalley. After around three years there was a move to Barnoldswick to a 10,000 square foot facility. After 7 years there was an opportunity for a larger unit in Nelson. After 3 years the landlord asked for the building back for his own operations in the manufacture of gate and wrought Iron work.
- 1.4 There are currently 17 members of staff with 9 members of staff from the Ribble Valley and they are actively seeking more including an apprentice and trainee secretary. There is also going to be the opportunity of retailing engineering products such as steel, nuts and bolts grinding and welding accessories into the local farming community as no one else is currently serving that sector right in the community this will create another job opportunity for a shop attendant. The company will generate income to the local community such as the garage, deli and the pub also guys machinery and Carr Billington. And continue to work with all our Ribble Valley suppliers and support the local community.
- 1.5 The current hours of operation are Monday -Friday 8am - 5pm and Saturday 8-noon. The company offer delivery of products but also customers can call into the site. There are 3 deliveries a week by an artic and the rest are smaller vans which can be upto twice a day.

Basic process:

- Steel arrives as flat sheet or sectional such as Box section RSJs
- It is then cut via our CNC Guillotine, CNC Plasma cutter or saw,
- All welding is Mig or Tig
- The tanks are the cleaned up by way of sanding and decreasing.

- Depending on tank size 6,000 litre and below are taken to be powder coated and larger tanks the paint is rolled on. Occasionally components are spray painted,
- Once finished the doors, pumps and other products are installed the ready for dispatch.

Examples of finished products



2. The Application Site and Surrounding Uses

The Application Site

- 2.1 The site is located off Mill Lane Gisburn to the rear of Gisburn Auction Mart. The A59 lies to the south of the site and directly to the north is the railway line. The site is 3,416 sqm and is made up of a single storey building with a large car parking area to the front of the unit.
- 2.2 The nearest residential properties are located to the south on Stable Close, approximately 115m away and to the north west properties off Mill Lane which are located 81m away.
- 2.3 The site is within a sustainable location with easy access to the A59 and wider road network to the eastwards to Skipton and west to Clitheroe.



2.4 Images of the site and surrounding area



3. Planning History

Planning History - none known

4. The Proposed Scheme

- 4.1 The proposed scheme is for the full change of use from the current Carrs Billington (agricultural suppliers) B8 to B2 general industrial.

There have been changes in the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020, which has reclassified some of the uses. There has been no changes to class B2 or B8 and no permitted change between the classes.

The application is supported with the following documents:

2621/1 Location Plan
2621/2 Elevations As Existing
2621/3 Plan As Existing
2621/4 Elevations As Proposed
2621/5 Plan As Proposed
2621/6 Site Plan As Proposed

- 4.2 There are no proposed physical alterations to the existing building and no changes to access or parking.

5. National and Local Planning Policy Context

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires proposals to be determined in accordance with the Development Plan taking into consideration any material considerations relevant to the determination of the application. The Development Plan for the purposes of this application comprises the following:

- The National Planning Policy Framework (NPPF) 2021
- National Planning Practice Guidance
- Ribble Valley Core Strategy 2014
- Housing and Economic Development DPD October 2019

5.2 Ribble Valley Council Core Strategy 2014

The Core Strategy was adopted by the Council December 2014 and now forms part of the statutory Development Plan for the Borough. It sets out the strategic planning policy framework to guide development in the borough up to 2028.

Most relevant to this site are the following:

EC1 - Business and Employment Development

Employment development will be directed towards the main settlement of Clitheroe, Whalley and Longridge as the preferred locations to accommodate employment growth.

DMB1 Supporting Business Growth

Proposals that are intended to support business growth and the local economy will be supported in principle.

DMG1 - General Considerations

In determining planning applications, all development must consider the following key considerations; design, amenity, environment, access and infrastructure.

DMG2 - Strategic considerations

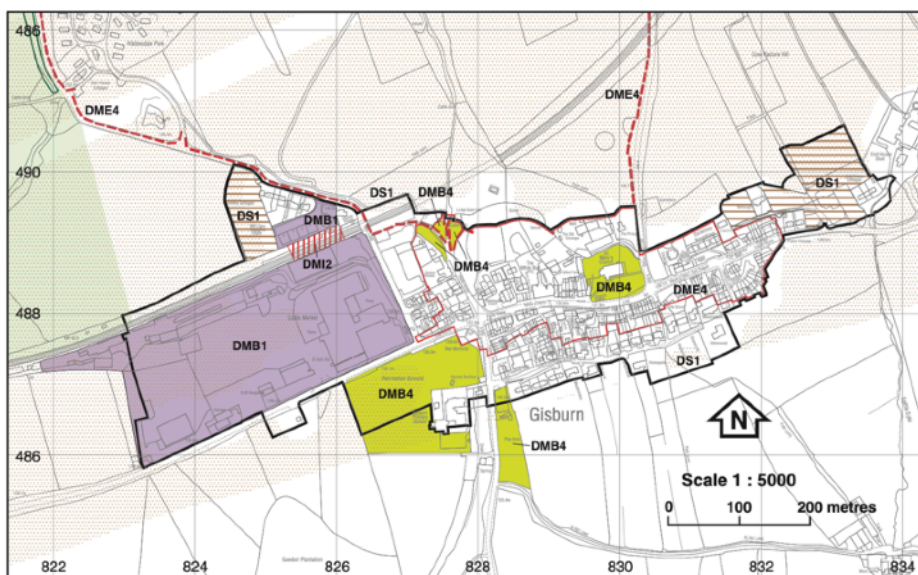
Development should be in accordance with the Core Strategy development strategy and should support the spatial vision.

DMG3 - Transport and Mobility

The availability of public transport, the relationship of the site to the primary road network, the provision for access by pedestrian and cyclists, and the location of the development in relation to its ability to strengthen existing town and village centres which offer a range of employment opportunities will be taken into account in decision making.

5.3 Housing and Economic Development DPD October 2019

The site is identified as a Existing Employment Site in the Proposals map, in accordance with policy DMB1:



Map extract from the adopted HED DPD

Inset 32 - Gisburn 1:5,000

6. Planning Appraisal

- 6.1 The main issues to be considered in the determination of this application are the principle of the proposed change of use, residential amenity and highway safety.

6.2 The principle

The site is located off the A59 as part of an existing collection of businesses, clustered around Gisburn Auction Mart. Furthermore the site is located within the settlement boundary of Gisburn, and in accordance with policy DMB1 *'the expansion of existing firms within settlements will be permitted on land within or adjacent to their existing sites, provided no significant environmental problems are caused and the extension conforms to other plan policies of the LDF.'*

This applications seeks a change of use and does not involve any physical alterations or extensions to the main building. It is considered that the change of use is in line with Key Statement EC1 and policy DMB1 supports proposal that are intended to support business growth. The business is relocating from Pendle and is seeking greater space for the business to expand.

6.3 Residential Amenity

The nearest residential properties are located to the south on Stable Close, approximately 115m away and to the north west properties off Mill Lane which are located 81m away. As the site is already occupied by a business, there are a range of established activities which are already associated with the site such as deliveries.

It is considered that there is a sufficient enough distance to nearby residential so as not to cause concern for amenity. It is therefore considered that the change of use complies with policy DMG1 of the adopted Core Strategy.

6.4 Highways

Highways and parking will not alter as part of this change of use application. There is currently a large fore court yard which will accommodate 15 spaces including 1 disabled space.

7. Conclusion

This Planning Statement has set out the merits and acceptability of this proposed change of use application.

The change of use application does not propose any physical alterations to the building and will give the opportunity for an established business to continue to grow and to contribute to the local supply chains in the Ribble Valley.

The site is within the settlement boundary and is on an established employment site and the Core Strategy supports business growth in these locations. Furthermore the NPPF states that at para 81; *'planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed in the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.'*