

PLANNING STATEMENT (INCLUDING DESIGN AND ACCESS)

Temporary permission for two storage/warehouse buildings at Gisburn Auction Mart, Gisburn, Lancashire BB7 4ES



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1. Site Description

Gisburn Auction Mart is bound to the south by the A59, the Texaco filling station and Croft Bungalow; to the east by Mill Lane; and to the north by the railway line.

The main activity on the site is the cattle/livestock market where auctions take place generally on Thursdays and Saturdays. Along with the main livestock building there are pens, a café, an office, a former calf building, and retail units. The existing yard can accommodate circa 81 vehicles/trailers and 66 cars.

Vehicular access is via either the A59 or Mill Lane.

Croft Bungalow is occupied by the site manager and family.

The site falls within Flood Zone 1.

2. Background Information

The available records of direct relevance indicate the following.

In 1973, under application number 3/73/1085/P, permission was given for Croft Bungalow subject to a condition restricting occupation to the site manager.

In 2012, under application numbers 3/2012/0441 and 3/2012/0442, permission was given for the part demolition and extension of an animal shed, and 4no. retail shop units for agricultural supplies.

In 2013, application number 3/2013/0435, permission was given for a non-material amendment to planning permission 3/2012/0442P to allow alterations associated with the creation of an additional retail unit.

In 2018, application 3/2018/1000, permission was given to construct a workshop with offices and showroom. The Mart is currently the subject of application 3/2022/0096 that is seeking permission for the demolition of the former calf building, offices and retail units and construction of new building split into two units. It is intended that one of the proposed units will house a "farm shop" with its own storage and ancillary accommodation. The second unit, subject of 3/2022/0096, is proposed for the sale of farming equipment, supplies and feed, with a 50/50 split between sales area and warehouse.

In relation to neighbouring property, it is understood that under application 3/96/0745/P permission was given for a flat at the Texaco filling station.

3. Description of Proposal

In the context of application 3/2022/0096, this application is seeking temporary permission for two warehouse buildings to be used for the storage of agricultural supplies and feed as a stop gap measure.

The first building involves the re-siting of an existing structure formerly used by Pronar UK Ltd, which measures about 7.6m by 16m and varies in height from 3.8m to 4.7m. The second building measures 7.5m by 20m and has an eaves height of 4.2m.

Vehicular access would be via the Mill Lane entrance.

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4. Planning Policy

Section 70(2) of the Town and Country Planning Act 1990/ Section 38(6) of the Planning and Compulsory Purchase Act 2004, requires that an application for planning permission is determined in accordance with the provisions of the Development Plan unless material considerations indicate otherwise.

The relevant planning policies of the Ribble Valley Core Strategy (adopted December 2014) are: Key Statement DS1 (Development Strategy); Key Statement EC1 (Business and Employment Development); DMG1 (General Considerations); DMG3 (Transport and Mobility); and DMB1 (Supporting Business Growth and the Local Economy).

At a national level, the National Planning Policy Framework (NPPF) and the Planning Practice Guidance (PPG) are also material considerations.

On the subject of supporting a prosperous rural economy, paragraphs 84 and 85 of the NPPF state, amongst other things that, planning policies and decisions should enable *“the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings”* and that the *“use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.”*

5. Assessment

In light of the above, it is considered that the main issues revolve around:

- the principle of the development;
- highway safety;
- visual amenity; and
- the living conditions of any neighbouring residents.

Principle

This application relates to a brownfield (employment) site located within Gisburn. The scale of the proposed development and the nature of the use is commensurate with the existing activity at the Auction Mart. The proposal is associated with maintaining and supporting an existing source of employment to the continued benefit of the local economy. As such the proposal, is in accordance with Core Strategy Policy DMB1.

Highway Safety

Paragraph 111 of the NPPF states that development *“should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.”*

Access is to remain via the Mill Lane entrance with staff and customers utilising the existing on-site parking. In such circumstances, it is considered that the proposal will not have a material impact on highway safety.

Visual Amenity

The proposed temporary buildings are set back from the A59 and will not appear incongruous when compared to the design and height of the existing adjacent buildings.

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Living Conditions

It is recognised that one of the buildings is located immediately to the north of the filling station but because of the proposed design, limited openings, and height, it is considered that the proposal would not lead to losses in light, privacy, or outlook for any neighbouring residents. In relation to noise and disturbance, the proposal needs to be viewed in the overall context of the existing use of the Mart and the A59.

On this basis, it is considered that the proposal will not impact upon the living conditions of the neighbouring residents sufficient to merit the refusal of permission.

6. Conclusion

On balance it is considered that the application complies with the policies of the Ribble Valley Core Strategy (2014), and the NPPF.