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2<sup>nd</sup> October 2023

Reference: PWA\_23-1611

Dear Sir/Madam,

**FULL APPLICATION FOR THE ERECTION OF A STORAGE CONTAINER AT MARDALE ROAD CAR PARK, LONGRIDGE, PRESTON, PR3 3FP.**

Please find enclosed a full planning application for the erection of a storage container at Mardale Road Car Park, Longridge, Preston, PR3 3FP, on behalf of, and for the use of, Longridge Junior's Football Club.

In support of the planning application, we have submitted via the Planning Portal (Ref PP-12455835) the following set of documents and drawings:

- Application Form;
- Drawings:
  - Location Plan
  - Existing Site Plan
  - Proposed Site Plan
  - Detailed Drawings
- This Cover Letter

**SITE DESCRIPTION**

The site is located on Mardale Road, Longridge, Preston, PR3 3FP. The site is a large playing field/sports pavilion and adjoins a car park currently owned by Ribble Valley Borough Council. In the Local Development Plan, the site is designated as 'Open Countryside', and as a result, is subject to more stringent enforcement when considering applications for development; insofar that is relevant to this application, the primary policy is **DMB4** from the Ribble Valley Borough Local Plan ('the Local Plan').

**PROPOSED DEVELOPMENT**

The application proposes to erect a small metal storage container with external dimensions of 20x8x8.6 (ft) which would sit parallel with the existing changing room/office building on the site and be used by Longridge Juniors Football Club to store kit and equipment for their personal use. The storage container is supplied with a factory fitted lock box to ensure security and prevent tampering. The storage container is not expected to be visible from the street and would be obscured from view by a combination of the tree/hedge line and the current building that already sits on the site. The structure would be permanent but does not include any



digging of foundations or anything that would impact the current surface of the site; there will be no impact to the vegetation and trees surrounding the site as a result.

## PLANNING POLICY

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise. This cover letter will demonstrate that the proposals accord with the provisions of the relevant policies of the Development Plan, and that there are other significant material considerations which indicate that planning permission ought to be granted. The development plan, insofar which is relevant to this application comprises the Ribble Valley Borough Council Core Strategy (2008—2028; 'the Local Plan'). The National Planning Policy Framework (NPPF) is a material consideration in the application.

Insofar the policies of the Local Plan that are relevant to the application, are **DMB4: OPEN SPACE PROVISION** and **DMG1: GENERAL CONSIDERATIONS**. Policy DMB4 states that the LPA will refuse permission for a development in the open countryside which would result in loss of public open space. Notwithstanding this, and the fact that the site sits adjacent to a playing field, the proposed development would not see the loss of any open space, and the container would be placed on a small area of grass between the existing hardstanding and the tree/hedge line. Furthermore, the vegetation around the proposed container would remain, and there is no desire to remove and/or interfere with this vegetation or tree coverage. It is therefore not anticipated that the proposed development would conflict with Policy DMB4, nor that the development should be refused in light of Policy DMB4.

Policy DMG1 is particularly important in terms of the proposed development. The policy states that *"particular emphasis will be placed on visual appearance and the relationship to surroundings, including impact on landscape character, as well as the effects of development on existing amenities"*. Insofar as this is relevant to the development, particular care has been given to reduce the visual impact of the storage container on the landscape in a bid to retain visual amenity. The exact colour of the container is presently unknown, but it is expected to be green. This would blend in with the treeline behind the container and as a result, it is not expected to impact on the amenity of the area and unlikely to stand out; given the colour, it is unlikely to be seen from the roadside or to disturb the amenity as from adjoining neighbour's properties and would retain the visual buffer between the residential dwelling and the large playing fields south of the site. The container being green would no doubt preserve the visual amenity of the area, particularly given the close proximity to the tree line.

Nationally, the NPPF is a material consideration in planning decisions, and as such, has some relevance for this development. **Paragraph 93** of the NPPF states that planning decisions should *"plan positively for the provision and use of shared spaces"* in a bid to *"provide social, recreational and cultural facilities and services the community needs"*. It is anticipated that the development proposal would coincide with this and would provide a much-needed service that the football club needs in the form of extra storage space for equipment.

The site is within existing open space, as mentioned. **Paragraph 97(c)** of the NPPF states that existing open space, sport and recreational buildings and land, including playing fields should not be built on unless *"the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use"*. The proposed use of the storage container (to store kit and equipment) would allow for greater diversification of the recreational facilities available at the site location. Given the proposed location of the container on the site, the proposed development would not impact on the open space or affect the facilities available at the site but would work to enhance the offerings. Currently, there are no



benefits associated with the small parcel of grass the container would sit upon and as a result, it is not an issue that any benefits associated with the land would be lost, but there would be gains associated with the container for Longridge Juniors FC.

#### **NOTIFICATION OF APPLICATIONS FOR PLANNING PERMISSION**

Section 13 of the *Town and Country Planning (Development Management Procedure) (England) Order 2015* requires that the applicant in a planning application must serve notice to any other party (other than the applicant) that has a freehold or leasehold interest in the land that they development concerns. The relevant parts of the act are as follows:

*“13.—(1) Except where paragraph (2) applies, an applicant for planning permission must give requisite notice of the application to any person (other than the applicant) who on the prescribed date is an owner of the land to which the application relates, or a tenant—*

*(a) by serving the notice on every such person whose name and address is known to the applicant; and*

*(b) where the applicant has taken reasonable steps to ascertain the names and addresses of every such person, but has been unable to do so, by publication of the notice after the prescribed date in a newspaper circulating in the locality in which the land to which the application relates is situated.”*

Insofar as ownership of the land that the development relates to, the land is currently owned by Ribble Valley Borough Council. PWA Planning have, in tandem with the submission of the application, served ‘Certificate B’ notice to Ribble Valley Borough Council to make them aware of the application.

I trust that you will find the application in order, with all the required documentation for validation. If there are any issues, or if you require further clarification, please do not hesitate to contact me on the telephone number or email address listed below. I look forward to confirmation of receipt and validation.

Yours Faithfully,

**Luke Rigby | Assistant Planner**



