|  |
| --- |
| **Report to be read in conjunction with the Decision Notice.** |
| **Signed:** | **Officer:** | **LE** | **Date:** | **21.10.21** | **Manager:** |  | **Date:** |  |
| **Site Notice displayed** | **Y** | **Photos uploaded** | **Y** |  |
|  |
| **Application Ref:** | 3/2021/0755 |  |
| **Date Inspected:** | 19.10.21 |
| **Officer:** | **LE** |
| **DELEGATED ITEM FILE REPORT:**  | **Decision** | **APPROVE** |
|  |
| **Development Description:** | Proposed change of use of Carr Hall to B2 (General Industrial) use, retaining the existing Class E (Commercial, Business and Service) and B8 (Storage and Distribution) use. |
| **Site Address/Location:** | Carr Hall Whalley Road Wilpshire BB1 9LJ |
|  |
| **CONSULTATIONS:**  | **Parish/Town Council** |
| Wilpshire Parish Council object to the proposal for the following reasons:A B2 use is not appropriate in the Green Belt or a residential area.However, if the permission is granted, they request that conditions are imposed to restrict the use, hours of operation and noise levels.  |
|  |
| **CONSULTATIONS:**  | **Highways/Water Authority/Other Bodies** |
| **LCC Highways:** |  |
| No objection  |
| **RVBC Environmental Health:** |  |
| No objection subject to conditions |
| **Environment Agency:** |  |
| No objection |
| **Lead Local Flood Authority:** |  |
| No comment |
| **CONSULTATIONS:**  | **Additional Representations.** |
| One third party objection has been received for the following reasons:The proposal is not in keeping with the character of the areaDamage to habitats and light pollutionImpact on residential amenity from increased heavy trafficInadequate publicity |
|  |
| **RELEVANT POLICIES AND SITE PLANNING HISTORY:** |
| **Ribble Valley Core Strategy:****Policy DS1: Development Strategy** **Policy DS2: Sustainable Development** **Policy DMG1: General Considerations** **Policy DMG2: Strategic Considerations** **Policy EN1: Green Belt** **Policy EN2: Landscape****Policy EC1: Business and Employment Development****Policy DMB1: Supporting Business Growth and The Local Economy** |
| **Relevant Planning History:****20/0568 -** Leisure development including electric motorsport adventure facility and support building, cafe building, natural playground and 10 glamping pods – REFUSED**14/1044 -** Change of use from garden centre to B1 (office) and the retention of the existing B8 storage |
|  |
| **ASSESSMENT OF PROPOSED DEVELOPMENT:** |
| **Site Description and Surrounding Area:**Carr Hall lies in a rural position within the Green Belt between Langho and Wilpshire. The site consists of various buildings in commercial use set back from the A666 and is accessed via a private road |
| **Proposed Development for which consent is sought:**The application seeks consent for the change of use of the building from Class E (Commercial, Business and Service) and B8 (Storage and Distribution) use to B2 use.  |
| **Principle of Development:**The proposal is for the change of use of an existing building, Para 150 (d) of the NPPF states that the re-use of buildings, provided that the buildings are of permanent and substantial construction is not inappropriate development in the Green Belt; As such the proposal is considered to be appropriate development in the green belt and does not conflict with the purposes of including land within it which is primarily to prevent towns merging into each other.Consideration must be given for the potential of the development to undermine the intrinsic character and openness of the area. Planning Practice Guidance provides clear guidance in respect of what factors that can be considered when considering the potential impact of development on the openness of the Green Belt, in this respect the guidance states that:Assessing the impact of a proposal on the openness of the Green Belt, where it is relevant to do so, requires a judgment based on the circumstances of the case. The courts have identified a number of matters which may need to be considered in making this assessment, one of which is the degree of activity likely to be generated, such as traffic generation.There is a potential for increased noise and activity as a result of the change of use to general industrial and the impact this may have on the intrinsic character of the area.The floor area proposed to be changed to general industrial use is 2196m2 and proposed number of employees is 6-10. It is not specified how many employees worked at the site previously other than stating that this was a “large number”. The number of employees is not likely to result in harm to the character of the area but the industrial process and associated traffic generation might. The application states that the end user of the property is a manufacturer of components for ground source heatpumps. No further details are supplied with regard to number of deliveries, noise etc but the opening hours are specified as 7am – 7pm Monday to Friday and 7am – 5pm on Saturday. It is possible to impose planning conditions restricting the use to that described in order to maintain control over future changes of use and also set limits on the level of noise, lighting, deliveries and opening hours. It should also be noted that the site is access via an A classified road which carries large volumes of traffic. With this in mind it is not considered that the proposal would be harmful to the greenbelt. The core strategy is supportive of business growth and will involve the reuse of an existing site which is acceptable in terms of Key Statement EC1. The proposed change of use will maintain the employment use of the site and as such is in broad accordance with policy DMB1. The proposal is considered acceptable in principle, subject to the other material planning considerations.  |
| **Residential Amenity:**B2 uses are those industrial uses that are not suitable for a residential area but excludes certain uses that involve chemical process, incineration or waste management. This area is not considered to be residential in nature. There is a farm approximately 330 metres to the South East of the site on Snodworth Road with a belt of trees in between and residential properties opposite the entrance to the site approx. 200 metres away from the buildings. It is considered that some controls are needed over the level of noise, lighting, deliveries and opening hours to protect surrounding dwellings given the open nature of the area. Subject to this it is not considered that the proposal will harm the amenities of surrounding residents.  |
| **Visual Amenity:**The visual impact of the proposal will be minimal, there is some minor alterations to the external appearance of the building on the side elevations only consisting of the insertion of roller shutters to suit the new use.  |
| **Highways:**The proposed use generates the need for a much lower level of parking than the current office use and there should be 49 spaces provided whereas the office would require 122. There are 350 spaces on site at present. The access to the site is existing from Whalley Road, which is an A classified road subject to a 30mph speed limit.LCC Highways have no objection to the proposal and recommend no technical conditions.  |
| **Observations/Consideration of Matters Raised/Conclusion:**Having regard to local and national planning policy and the material planning considerations the proposal is considered acceptable subject to conditions and therefore it is recommended accordingly.  |
| **RECOMMENDATION**: | To grant planning permission.  |