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| **Report to be read in conjunction with the Decision Notice.** |
| **Signed:** | **Officer:** | **KH** | **Date:** | **17/10/24** | **Manager:** | **LH** | **Date:** | **17/10/24** |
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| **Application Ref:** | 3/2024/0609 |  |
| **Date Inspected:** | n/a |
| **Officer:** | KH |
| **DELEGATED ITEM FILE REPORT:**  | **APPROVAL** |
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| **Development Description:** | Proposed removal of existing modular contractors’ buildings and fencing. Installation of replacement 3m high fencing and modular welfare and office buildings pursuant to variation of condition 2 (approved plans) of planning permission 3/2024/0093 to reflect alterations to the design of the contractor compounds. |
| **Site Address/Location:** | Samlesbury Aerodrome BAE Systems Operations Ltd Myerscough Smithy Road Balderstone BB2 7LF |
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| **CONSULTATIONS:**  | **Parish/Town Council** |
| No comments received. |
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| **CONSULTATIONS:**  | **Additional Representations.** |
| LCC Highways – The proposal retains the principal of accommodating four individual compounds for site-based contractors. The compounds and buildings within have been adapted to suit the individual spatial and functional requirements of each of the contractors.LCC does not raise an objection regarding the proposed development and are of the opinion that the proposed development will not have a significant impact on highway safety, capacity or amenity in the immediate vicinity of the site. South Ribble BC – No objection. |
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| **RELEVANT POLICIES AND SITE PLANNING HISTORY:** |
| Key Statement EC1 – Business and Employment DevelopmentPolicy DMG1 – General considerationsPolicy DMB1 – Supporting Business Growth and the Local EconomyPolicy DME3 – Site and Species Protection and Conservation  |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** |
| **Proposed Development for which consent is sought:**The proposed development is for the removal and replacement of modular buildings and fencing. The replacement fencing would be 3m high in order to screen the compounds, skips and storage from within the site and outside the client site.The area this relates to is the contractor’s village.  |
| **Observations/Consideration of Matters Raised/Conclusion:**Four units/areas are proposed with changes from that approved to plots A, B and C whilst Plot D remains as per the approved plans under 3/2024/0093.The siting of the cabins would not be overly visible within the site and these would be sited within the same location. At present there are three modular offices and four welfare cabins with various containers and waste storage containers within the compound. The application form states that the number of parking spaces would remain the same at 56 to serve 18 staff members and visitors. However, the existing plan indicates 52 spaces and the proposed 53 which would be acceptable as the proposal would not result in an increase of contractors on the site as there is sufficient overspill car parking available to park elsewhere within the site.Subject to an appropriate condition relating to the provision of parking and turning facilities prior to the contractors site being brought into use this would be acceptable in terms of parking requirements.The proposed plans indicate this results in a combined floorspace of 1,056sq.m. resulting from four welfare/office modular buildings, four workshops, twelve relocated storage containers. The height of the modular buildings and associated compound fencing remains the same as previously approved.The modular units would be mixed grey coated metal elevation and with flat roofs similar to existing. Each unit would have welfare facilities, locker room, meeting rooms, offices and kitchen areas for the staff. Plot A would contain a two-storey unit.Plot B has been reduced to a single storey height unit.Plot C has been increased in size to include a separate stair building and link and omitting the second external staircase.Plot D remains as per the previously approved scheme.Plot A and D have the same floorspace, 283.5sq.m, as per the previous approved application.Plot B is reduced to 125sq.m and Plot C increased to 364sq.m.The overall floorspace proposed is 1,056sq.m. a reduction in 78sq.m. of the original floorspace.The existing perimeter fencing is of varying materials and styles including corrugated metal, mesh and palisade fencing and low-level vehicle barriers.The proposed perimeter and compound fencing would be grey corrugated metal with welded metal fencing and low-level vehicular barrier fencing to the car park side of the buildings.An improved lighting scheme is proposed but no details have been provided and therefore details of this would need to be controlled by an appropriate condition. Due to the existing industrial nature of the site no additional concerns arise from the proposal and therefore a construction method statement is not required but measures to control potential noise and dust would be appropriate. Restricted of deliveries is not considered necessary due to the nature of the site and distance to any residential properties.A Preliminary Ecological Appraisal has been submitted with the proposal which identified improvements and mitigation measures for the proposal including soft landscaping scheme, awareness of the slight risk of Great Crested Newts on or adjacent to the site and breeding birds. This can be controlled by appropriate conditions.All other matters assessed in the original application remain unchanged.As such the proposed minor amendment to the previous permission is acceptable. |
| **RECOMMENDATION**: | That planning permission be granted. |