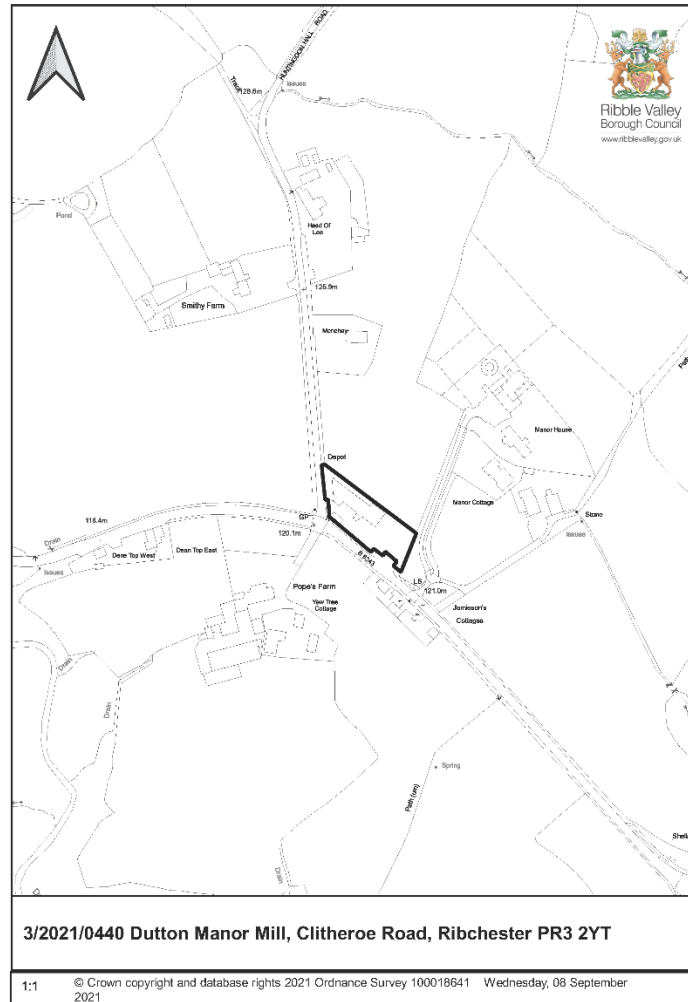


**APPLICATION REF: 3/2021/0440**

GRID REF: SD 365999 437823

**DEVELOPMENT DESCRIPTION:**

PROPOSED DEMOLITION OF EXISTING SINGLE STOREY OFFICE/STORAGE BUILDING; DEMOLITION OF EXISTING ATTACHED INDUSTRIAL STORAGE BUILDING; DEMOLITION OF EXISTING DETACHED OUTBUILDING. ERECTION OF NEW INDUSTRIAL/STORAGE BUILDING WITH MEZZANINE OFFICE AND PART M COMPLIANT ENTRANCE/APPROACH AND WC FACILITIES AT DUTTON MANOR MILL, CLITHEROE ROAD, RIBCHESTER PR3 2YT



**CONSULTEE RESPONSES/ REPRESENTATIONS MADE:**

**PARISH COUNCIL:**

No objections and pleased to see the suite retained for business use.

## **ENVIRONMENT DIRECTORATE (COUNTY SURVEYOR):**

No 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. Recommends imposition of appropriate conditions.

## **LLFA:**

No comment to make.

## **ADDITIONAL REPRESENTATIONS:**

18 letters of objections have been received as well as a further 11 letters following initial reconsultation and 2 letters of support. Issues raised opposing the development include

- Inappropriate visual intrusion.
- Should be located in an industrial estate or in a principal settlement.
- Traffic issues including the survey being carried out during lockdown.
- Loss of an attractive building.
- Harmful to the AONB.
- Inappropriate materials.

Letters in support consider.

- The existing building is in appropriate and need updating and the new building will be more efficient.
- Employment benefits.

### **1. Site Description and Surrounding Area**

- 1.1 The site is situated at the junction of Huntingdon Hall Lane and Clitheroe Road within the parish of Dutton on the B6243 between the villages of Knowle Green and Hurst Green. No Residential properties are situated on the opposite side of the road and between a cluster of farm buildings to the northeast and southwest and to the rear is agricultural land. The site sits within the Forest of Bowland AONB.

### **2. Proposed Development for which consent is sought**

- 2.1 The submitted details seek consent for the demolition of the existing storage and warehouse building with a new portal frame building. The proposal has now been significantly amended in relation to design and massing and now includes an overall reduction in height, a stepped roof, increased amount of stone elevation, timber cladding as well as additional landscaping since the original submission. There are 15 parking bays and a significant area for car parking and turning area on the existing.

The proposed building is approximately 35m by 15 m with maximum height of 6.2m. There is a single storey building at the front to provide staff toilet facilities. The main floorspace is for warehouse purposes (approximately 450m<sup>2</sup>) with the rest used for office and ancillary purposes.

### 3. **Relevant Planning History**

3/2019/0390 Prior notification for a change of use of a building from office use (Class B1 (a)) to a dwelling house (class C3) to create four bungalows and 2 houses – Permission required 3/2001/0360

3/1989/0635 Change of use from general industrial to wholesale and warehouse use and minor alterations to the elevation – Approved with conditions

### 4. **Relevant Policies**

#### **Ribble Valley Core Strategy**

Key Statement DS1 – Development Strategy

Key Statement DS2 – Presumption in Favour of Sustainable Development

Key Statement DMI2 – Transport Considerations

Key Statement EC1 – Business and Employment Development

Key Statement EN2 Landscape

Policy DMG1 – General Considerations

Policy DMG2 – Strategic Considerations

Policy DMB1 – Supporting Business Growth and the Local Economy

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

### 5. **Assessment of Proposed Development**

#### 5.1 **Principle of Development:**

5.1.1 The main considerations relate to whether the use for industrial/warehouse and storage purposes is an acceptable use in the location having regard to traffic implications and residential amenity. It is also relevant to consider the visual impact.

In relation to the principle and accepting its rural location it is evident that the scheme would support the economic growth and seeks to use land that is currently developed or previously developed and as such the principle is policy compliant.

#### 5.2 **Highways:**

5.2.1 Concerns of local residents are noted both in terms of its suitability and traffic generation but given the previous use and no objection from LCC highways it is considered acceptable from a highway safety aspect.

#### 5.3 **Impact upon Residential Amenity:**

5.3.1 The comments in relation to visual impact and harm to the amenity of neighbouring properties it is considered to have a negligible impact given the distance from adjacent properties with either open land or road separating the building. Furthermore the design changes further reduce impact. It should be noted that there has been no renotification based on the most recent changes.

In assessing any impact regard should be taken into account of the previous operational business and although there may be a greater intensification of use with the new proposal it is not considered to be harmful.

5.4 Employment:

5.4.1 Although the supporting statement indicates that this would assist in the growth of a local business any consent would be for a general storage building. The proposal states that 15 full time jobs would be generated by the development. The safeguarding and creation of employment is a material consideration.

5.5 Visual impact:

5.5.1 The concerns regarding the visual impact are noted but based on the design changes and the existing development and balanced against all other considerations the impact is considered acceptable. This view has regard to its location within the AONB.

6. **Observations/Consideration of Matters Raised/Conclusion**

6.1 Taking into account the revised plans and all of the above matters it is considered that the application should be approved.

RECOMMENDATION: That the application be **APPROVED** subject to the following conditions.

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

REASON: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed on drawings:

Location Plan Reference JM-0207 LP

Proposed Site Plan Reference JM-0207 LP 004 Rev E (received 19.08.2021)

Proposed Ground Floor Plan Reference JM-0207 LP 005 Rev D (received 19.08.2021)

Proposed First Floor Plan Reference JM-0207 LP 006 Rev C (received 19.08.2021)

Proposed Elevation and Section Plan Reference JM-0207 LP 007 Rev E (received 19.08.2021)

REASON: For the avoidance of doubt and to clarify which plans are relevant to the consent.

3. Notwithstanding the submitted details, precise specifications or samples of walling, door/window surrounds, rainwater goods, roofing/ridge materials including surfacing materials, their colour and texture shall have been submitted to and approved by the Local Planning Authority before their use in the proposed development. The development shall be completed in accordance with the approved details.

REASON: To ensure that the materials to be used are appropriate to the locality.

4. The landscaping proposals hereby approved shall be implemented in the first planting season following occupation or use of the development unless otherwise required by the reports above, whether in whole or part and shall be maintained thereafter for a period of not less than 10 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted.

REASON: To ensure the proposal is satisfactorily landscaped and appropriate to the locality.

5. The working hours within the premises shall be restricted to the period from 0800 to 1800 Mondays to Friday and 0800 to 1300 on Saturdays. No work shall be undertaken on Sundays, Bank or Public Holidays.

REASON: In order to protect the residential amenity of the occupiers of the adjacent properties from noise related activities.

6. No goods, plant or materials shall be deposited or stored on the site other than in the buildings shown on the approved plans.

REASON: To ensure a satisfactory appearance of the site in the interests of local visual amenity and in the interests of the amenities of nearby residents.

7. Nothing shall be erected, retained, planted and / or allowed to grow at or above a height of 1m above the nearside carriageway level which would obstruct the visibility splay. The visibility splays shall be maintained free of obstruction at all times thereafter for the lifetime of the development.

REASON: To ensure adequate inter-visibility between highway users at the street junction or site access, in the interests of highway safety.

8. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with drawing number JM-0207 004 Rev E. Thereafter the onsite parking provision shall be so maintained in perpetuity.

REASON: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally (and to enable vehicles to enter and leave the site in a forward direction) in the interests of highway safety and in accordance with the National Planning Policy Framework (2019)

9. Prior to commencement of development a Construction Method Statement shall be submitted to and approved in writing by the local planning authority. The approved statement shall be adhered to throughout the construction period. It shall provide for:

1. The parking of vehicles of site operatives and visitors
2. The loading and unloading of plant and materials
3. The storage of plant and materials used in constructing the development
4. The erection and maintenance of security hoarding
5. Wheel washing facilities
6. Measures to control the emission of dust and dirt during construction
7. Measures to manage surface water and prevent pollution

REASON: In the interests of the amenity of the area and highway safety.

10. No construction work, construction traffic or operation of any plant/machinery shall take place on the site during the course of the development hereby approved except between the hours of 0800 hours and 1800 hours Monday to Friday and 0900 and 1300. No construction work, construction traffic or operation of any plant/machinery shall take place on Sundays or Public Holidays. Furthermore, no deliveries or vehicles shall arrive on site outside these stipulated working works.

REASON: To protect the residential amenity of the occupiers of the adjacent properties from noise disturbance.

#### BACKGROUND PAPERS

[https://www.ribblevalley.gov.uk/site/scripts/planx\\_details.php?appNumber=3%2F2021%2F0440](https://www.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2021%2F0440)