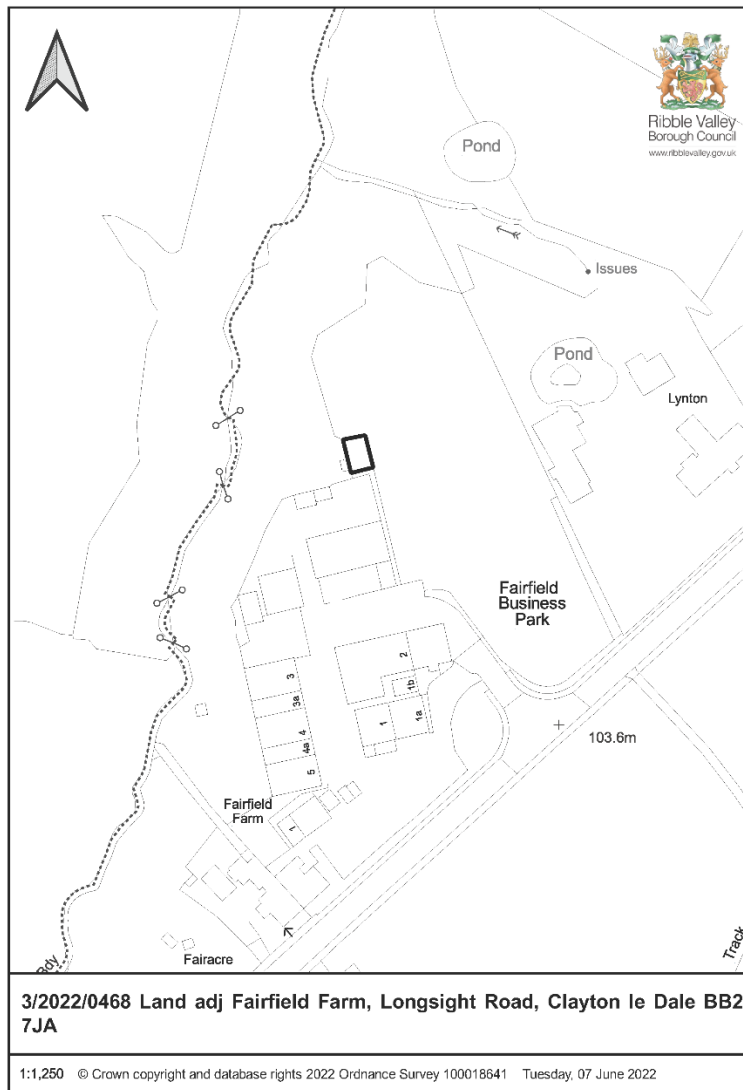


APPLICATION REF: 3/2022/0468

GRID REF: SD 365160 432224

DEVELOPMENT DESCRIPTION:

CONSTRUCTION OF A NEW STORAGE BUILDING ON AN EXISTING STORAGE AREA AT FAIRFIELD FARM, LONGSIGHT ROAD, CLAYTON-LE-DALE, BB2 7JA



CONSULTEE RESPONSES/ REPRESENTATIONS MADE:

PARISH COUNCIL:

Clayton-le-Dale Parish Council consulted – no comments received at the time of preparing the report.

LANCASHIRE FIRE AND RESCUE SERVICE:

No objections subject to adherence with standing advice provided within response.

ADDITIONAL REPRESENTATIONS:

None.

1. Site Description and Surrounding Area

- 1.1 The application site is situated within the Northern extents of Fairfield Business Park which is located between Osbaldeston and Salesbury on the A59 highway. The application site comprises numerous commercial units of varying size with the residential properties of Fairfield Farm and Fair Acre lying within the South-western corner of the site. The surrounding area comprises a mixture of woodland, open countryside, agricultural land interspersed with residential and commercial dwellings.

2. Proposed Development for which consent is sought

- 2.1 Consent is sought for the construction of a proposed storage building within the North-western corner of the application site which is currently utilised as a storage area.

3. Relevant Planning History

3/2005/0228 - Remove existing modern agricultural buildings and replace with new building for B1/B8 and processing building - Approved with conditions.

3/2005/0757 - Remove existing modern buildings and replace with new building for B1/B8 use – Approved with conditions.

3/2006/1051 - Replacement building within same use class B1/B8 – Approved with conditions.

3/2009/0628 - Removal of redundant agricultural buildings and replacement with three small units with B1/B8 usage – Approved with conditions.

3/2011/0823 - Proposed small B1/B8 unit to be positioned between existing units 1 and 2 – Approved with conditions

3/2015/0309 - Proposed office building (Class A2) adjacent to existing B1/B8 buildings – Refused

3/2015/0795 - To erect an office building (Class A2) adjacent to existing B1/B8 buildings – Approved with conditions

3/2017/1178 - Resubmission of planning application 3/2009/0628 to allow re-siting of previously approved unit to provide B1 business use including office space and B8 storage – Approved with conditions

4. Relevant Policies

Ribble Valley Core Strategy (Adopted Version)

Key Statement DS1 – Development Strategy
Key Statement DS2 – Presumption in Favour of Sustainable Development
Key Statement EC1 – Business and Employment Development
Policy DMG1 – General Considerations
Policy DMG2 – Strategic Considerations
Policy DMB1 – Supporting Business Growth and the Local Economy

National Planning Policy Framework

National Planning Practice Guide

5. **Assessment of Proposed Development**

5.1 Principle:

5.1.1 The principle for development on this site has been established through the ongoing expansion of the business park therefore the main considerations relate to the impact of the proposed development upon the residential and visual amenities of the area in addition to considerations with regards to highway safety and ecology.

5.2 Residential amenity:

5.2.1 The proposed storage building would be sited approximately 130 metres away from the nearest neighbouring residential dwellings therefore it is not envisaged that there would be any additional noise and disturbance to any near neighbours over those normal activities associated with the existing use of the site.

5.3 Visual amenity:

5.3.1 The footprint of the storage building would measure 6m x 10m with an eaves and roof pitch height of 3 and 4.5 metres respectively therefore the building would not appear over dominant in comparison to the larger buildings on site.

5.3.2 The storage building would be set well back from the A59 highway and sited to the rear of a considerably larger building on the business park therefore the proposed development would carry a minimal visual impact.

5.3.3 The proposal would be sited close to the existing commercial units on site and would be of a similar external appearance comprising green profile sheeting therefore the proposed storage building would share an acceptable relationship with the existing buildings on site.

5.3.4 Accordingly, it is not considered that the proposal would be harmful to the visual amenities of the area.

5.4 Ecology:

5.4.1 No ecological constraints were identified in relation to the proposal.

5.5 Highways:

5.5.1 Lancashire County Council Highways have not been consulted on the proposal however the proposal is associated with the existing use of the site and as such there would be minimal change to vehicular movements.

5.6 Observations/Consideration of Matters Raised/Conclusion:

5.6.1 The proposal would have not any undue impact upon the amenity of any neighbouring residents, nor is it considered that the proposal would be harmful to the visual amenities of the area, surrounding ecology or existing highway network.

5.6.2 The proposed development would be a modest addition to the site and utilised in relation to an existing commercial operation and as such would be in accordance with the aims and objectives of Policies DMG2 and DMB1 of the Ribble Valley Core Strategy.

RECOMMENDED: That planning permission be granted subject to the following conditions:

Time Scale for Implementation of Consent

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.

Approved Plans and Documents

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:

- 22 0468 Floor Plans and Elevations
- 22 0468 Location Plan
- 22 0468 Site Plan

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

Materials

3. The materials to be used on the external surfaces of the development as indicated on 22 0468 Floor Plans and Elevations shall be implemented as indicated.

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality.

BACKGROUND PAPERS

https://www.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2022%2F0468