

Development Control Committee
Meeting to be held on 3 September 2014

Electoral Division affected:
Fylde West

Fylde Borough: Application No. LCC/2014/0099
Retention of single storey demountable office unit. LCC Highways Depot,
Grange Road, Singleton.

Contact for further information:
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Executive Summary

Application - Retention of single storey demountable office unit. LCC Highways Depot, Grange Road, Singleton.

Recommendation – Summary

That planning permission be **granted** subject to conditions controlling duration of permission, working programme and colour of building.

Applicant's Proposal

Planning permission is sought for the retention of a demountable office unit at Lancashire County Council's Highways Depot in Singleton. The unit measures approximately 21.3m x 7.2m with a gently sloping roof varying in height from 3.8 to 3.6m. The unit has external ramps and steps with handrails and guardrails with external walls coloured dark blue.

Description and Location of Site

Singleton Depot is an existing highway maintenance depot located at the junction of Grange Road and the A585 Fleetwood Road, approximately 2 km north east of Singleton. The depot is located within open countryside and is bordered to the east by the A585 and to the north by Grange Road from where the depot is accessed. The nearest residential properties are 60m to the east and 180m to the north. An access to a glass-manufacturing unit in former farm buildings is located on the opposite side of Grange Road to the depot.

The area of the depot nearest Grange Road (approximately one third of the site) is served by a separate access. It comprises a tarmaced surface with a brick office building and the mobile office unit, subject to this application, in the northern corner of the site, together with associated car parking. The remaining two thirds of the depot is used for the storage of materials and equipment associated with highway maintenance and is served by a separate access from Grange Road along the

western boundary of the depot. The depot is surrounded by trees on all boundaries apart from the western side.

Background

The demountable unit is located within an established LCC highways depot.

Planning permission for the siting of a temporary demountable office building, erection of a single storey office building and link to existing offices and the retention of a revised HGV access to depot was granted in August 2006 (05/06/0510).

Planning permission for the variation of Condition 2 of permission 05/06/0510 to allow retention of the single storey demountable unit for a further 3 years was granted in October 2010 (05/10/0589).

Planning Policy

National Planning Policy Framework (NPPF)

Paragraphs 11 – 14, 17 and 56 – 66 are relevant with regard to the requirement for sustainable development, core planning principles and the requirement for good design.

Fylde Borough Local Plan

Policy SP2 Development in Countryside Areas

Consultations

Fylde Borough Council – No objection subject to a condition that the demountable unit is allowed to remain for a further period of three years or some other period that LCC feel is appropriate given the length of the contracting arrangements that exist in this case.

Singleton Parish Council – No observations received.

Representations – The application has been advertised by site notice and neighbouring residents have been notified by letter. No representations have been received.

Advice

Planning permission is sought for the retention of a single storey demountable office unit at Lancashire County Council's Highways Depot in Singleton.

The unit provides office facilities for 14 highways operations staff at the depot. The accommodation was originally provided for staff relocated from Wyre Borough Council's Civic Centre offices in Poulton-le-Fylde when the Lancashire Highways Partnership terminated in 2006. All the staff had to be relocated as a team to a single location. At that time, there were no other County owned buildings available

for lease so Singleton Depot was identified as a temporary solution while the new working arrangements were assessed. The demountable unit was required to accommodate the transferred staff and was granted planning permission in August 2006 (ref. 05/06/0510) for a temporary period of 2 years to provide the opportunity to find alternative premises. A subsequent planning permission was granted in October 2010 for the variation of Condition 2 of permission 05/06/0510 to allow the retention of the demountable unit for a further 3 years (ref. 05/10/0589) and so as to allow the continued delivery of the highway maintenance service.

Since planning permission was initially granted for this demountable building, plans to replace the temporary accommodation were set aside whilst a comprehensive staffing review took place and the suitability of all accommodation in Area North was assessed. This review established that there are on-going operational and cost efficiencies for the County Council in retaining client and contractor staff on a single site. The demountable office unit is still required to house the operational staff based at the site and hence this planning application is to retain the accommodation on a permanent basis.

The highways depot is located on land designated as a Countryside Area for the purposes of Policy SP2 of the Fylde Borough Local Plan. This policy permits development in countryside areas providing the proposal falls within one of a number of categories including development essentially needed for the continuation of an existing enterprise, facility or operation, of a type and scale which would not harm the character of the surrounding countryside.

The demountable offices are related to an existing highways depot which has become established in this location for operational reasons. Although the intention of Policy SP2 is to restrict new buildings in the countryside, this building is associated with the operations on the highways depot and is required for the continuation of those functions. The demountable office has been sited within the depot for approximately 7 years and in a location that is well screened by the belt of trees that surrounds the site. Fylde Borough Council has not objected to the retention of the unit subject to a condition that the retention of the demountable unit is restricted to a further period of three years or some other period that LCC feel is appropriate given the length of the contracting arrangements that exist in this case. The applicant intends that the unit remains in place on a permanent basis given its function as a part of the highways depot. However, whilst the building does not have a harmful effect on the character and appearance of the countryside and does not adversely affect the visual amenity of the nearest residential dwellings due to their distance from residential properties, the retention of a temporary building on a permanent basis in the countryside would be contrary to policy SP2. To allow for a future review of the acceptability of retaining the structure, it is therefore considered appropriate to grant planning permission to a further temporary five year period. A condition is also proposed requiring the unit to be retained and maintained in the current dark blue colour.

Subject to such conditions, the retention of the unit complies with the policies of the NPPF and Policy SP2 of the Fylde Borough Local Plan.

In view of the scale, location and nature of the proposed development it is considered that no Convention Rights as set out in the Human Rights Act 1998 would be affected.

Recommendation

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

Time Limits

1. The demountable building including all foundations and services shall be removed by not later than five years from the date of this planning permission.

Reason: To secure the removal of the building within a suitable temporary period and to comply with Policy SP2 of the Fylde Borough Local Plan.

Working Programme

2. The development shall be carried out, except where modified by the conditions to this permission, in accordance with the following documents:
 - a) The Planning Application received by the Director of Transport and Environment on 3rd June 2014.
 - b) Submitted Plans and documents received by the Director of Transport and Environment on 3rd June 2014:

Drawing No. A01 - Location Plan
Drawing No. A02 - Plan and Elevations

Reason: To minimise the impact of the development on the amenities of the local area, and to conform with Policy SP2 of the Fylde Borough Local Plan.

Building Materials

3. The external elevations of the building shall be retained and maintained in the existing colour.

Reason: To protect the visual amenities of the area and to conform with Policy SP2 of the Fylde Borough Local Plan.

Local Government (Access to Information) Act 1985 List of Background Papers

Paper	Date	Contact/Directorate/Ext
LCC/2014/0099	03 June 2014	Jonathan Haine/Environment/534130

Reason for Inclusion in Part II, if appropriate - N/A