

Development Control Committee

Meeting to be held on 25th November 2015

Electoral Division affected: Leyland South West
--

South Ribble Borough: application number LCC/2015/0099

Proposed roof alteration to house additional tanks at 117-118 Clydesdale Place, Moss Side Industrial Estate, Leyland.

Contact for further information:

Robert Hope, 01772 534159, Development Management Group

DevCon@lancashire.gov.uk

Executive Summary

Application – Proposed roof alteration to house additional tanks at 117-118 Clydesdale Place, Moss Side Industrial Estate, Leyland.

Recommendation – Summary

That planning permission be **granted** subject to conditions controlling working programme and building materials.

Applicant's Proposal

Planning permission is sought for an extension to an existing building to allow for the accommodation of additional internal tanks. The change would result in an increase in the height of a 20m x 6m section of a large industrial building by up to 6m and a corresponding alteration of the existing roofline. The extended roof area would be constructed from insulated profile metal sheeting to match the existing building.

Description and Location of Site

The proposed development would be at an existing waste transfer station located at 117 - 118 Clydesdale Place on Moss Side Industrial Estate approximately 2km west of Leyland town centre. The site includes industrial buildings largely clad in brown/grey profile metal sheeting and a service yard and external tanks. An electricity pylon is located towards the south of the service yard and high voltage overhead wires cross the south west of the site. The site is adjacent to a range of business units. The nearest residential properties are approximately 100 metres south of the site.

Background

History

Planning permission was granted in 1991 for the storage, processing and transfer of contaminated waste solvents at part of the site (Unit 117A) (ref. 07/91/343).

Retrospective planning permission was granted in March 2007 for the use of the site (Units 117 and 118) for the recovery of waste solvents (ref. 07/07/0071).

Planning permission was granted in 2008 for the siting of 4 steel storage tanks (ref. 07/08/0772)

Planning Policy

National Planning Policy Framework

Paragraphs 11 – 16, 17 and 56 of the NPPF are relevant with regard to the definition of sustainable development, core planning principles and requiring good design.

Joint Lancashire Minerals and Waste Local Plan (JLMWLP)

Policy DM2 – Development Management

Central Lancashire Core Strategy

Policy 17 – Design of New Buildings

South Ribble Local Plan 2015

Policy G17 - Design Criteria for New Development

Consultations

South Ribble Borough Council – No objection.

LCC Developer Support (Highways) – No objection. The development would be likely to have a negligible impact on highway safety and capacity in the immediate vicinity of the site.

Environment Agency – No objection. The permit holder will need to apply to the Environment Agency to vary the permit for the operation of the proposed development.

Representations – The application has been advertised by press and site notice, and neighbours informed by individual letter. Two representations have been received raising concerns in relation to the potential adverse impact of a likely increase in heavy goods vehicles on the estate roads as a consequence of the creation of additional storage capacity within the building. Concern is also raised in relation to existing unpleasant odour from the site and the risk of contamination through spillages.

Advice

The principle of waste management operations at the site has already been established through the granting of planning permissions at this site in 1991 and 2007 and the facility has an Environmental Permit issued by the Environment Agency. This application is for a modest extension to the roof line of the existing building to provide more space to house internal storage tanks. The tanks would be positioned within containment bunds to minimise the risk of spillage.

Policy 17 of the Central Lancashire Core Strategy is entitled 'Design of New Buildings' and requires new buildings to take account of the character and appearance of the local area.

Policy G17 of the South Ribble Local Plan 2015 requires, *inter alia*, development to be well related to neighbouring buildings and the locality in terms of its size, scale and intensity, and that development should not prejudice highway safety, pedestrian safety, or the free flow of traffic.

In terms of the design, it is considered that the proposed extension would have limited effect on the surrounding area given the size and scale of the existing site and the nature, scale and variety of other existing buildings. The proposed building materials would match the existing building and this could be controlled by condition.

The main issue, as raised by neighbouring businesses, is the potential impact of the increased storage capacity on increased traffic generation outside the premises and on Clydesdale Place, and concerns regarding pollution control.

Clydesdale Place is an adopted public highway and serves a range of business units and there is competition for parking within the wider site. The applicant's business is already present and although the extension would provide greater capacity it is considered that any increase in vehicle movements would not be of a scale to warrant refusal of planning permission. The County Council's Developer Support (Highways) has raised no objection and has added that the development would be likely to have a negligible impact on highway safety and capacity in the immediate vicinity of the site.

With regard to pollution control, paragraph 122 of the NPPF makes it clear that local planning authorities should focus on whether the development itself is an acceptable use of the land and the impact of the use, rather than the control of processes or emissions themselves where these are subject to approval under pollution control regimes. The waste management facility operates under an Environmental Permit and it should be assumed that the permitting regime operates effectively.

In view of the scale, location and nature of the proposed development, and the requirement for the developer to comply with other statutory controls, it is considered that no Convention Rights as set out in the Human Rights Act 1998 would be affected.

The proposed development is considered to comply with the policies of the NPPF and the development plan.

Recommendation

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

Time Limits

1. The development shall commence not later than 3 years from the date of this permission.

Reason: Imposed pursuant to Section 91 (1)(a) of the Town and Country Planning Act 1990.

Working Programme

2. The development shall be carried out in accordance with the following documents:

- a) The Planning Application dated 25th September 2015.
- b) Submitted Plans and documents:

Drawing no. 2015-154-A01, rev B - Site Location
Drawing no. 2015-154-A03 - Proposed Elevations
Drawing no. 2015-154-A04 - Proposed Plan and Sections

Reason: For the avoidance of doubt, to enable the County Planning Authority to adequately control the development and to minimise the impact of the development on the amenities of the local area, and to conform with Policy DM2 of the Joint Lancashire Minerals and Waste Local Plan and Policy G17 of the South Ribble Local Plan.

3. The building materials used for the external elevations and roof of the extension shall match those used on the existing building.

Reason: In the interests of the visual amenities of the area and to conform with policy G17 of the South Ribble Local Plan.

Local Government (Access to Information) Act 1985

List of Background Papers

Paper	Date	Contact/Ext
LCC/2015/0099	Nov 2015	R Hope/34159

Reason for Inclusion in Part II, if appropriate

N/A