

Application No: 2007/612

Application Type: Full

Proposal: Erection of two storage buildings

Location: Viking Trailers Ltd,
Four Ends Road, Stacksteads

Report of: Executive Director of
Regulatory Services

Status: For Publication

Report to: Development Control Committee

Date: 11 December 2007

Applicant: Viking Trailers Ltd

Determination Expiry Date:
11 December 2007

REASON FOR REPORTING

Tick Box

Outside Officer Scheme of Delegation

Member Call-In

Name of Member:

Reason for Call-In:

3 or more objections received

X

Other (please state)

HUMAN RIGHTS

The relevant provisions of the Human Rights Act 1998 and the European Convention on Human Rights have been taken into account in the preparation of this report, particularly the implications arising from the following rights: -

Article 8

The right to respect for private and family life, home and correspondence.

Article 1 of Protocol 1

The right of peaceful enjoyment of possessions and protection of property.

APPLICATION DETAILS

1. The Proposal and the Site

- 1.1 Viking Trailers occupy premises in Stacksteads at Atherton Way and Four Lane Ends. The application relates to the latter site.
- 1.2 Having an area of approximately 26m x 30m, the application site is located at a much lower level compared with the residential properties on Rock Hill Road and Four Lane Ends Road, enclosed by a high embankment with tall trees to the east, north and north-west. Currently the southerly part of the site is occupied by two buildings, used for the storage of trailers and other manufactured goods. The northerly part of the site is not used to the full, partly used for the external storage of materials and a temporary cabin.
- 1.3 The application proposes the construction of two buildings towards the northern end of the site: one to measure 9.2m x 18.3m, with a pitched-roof of 5.8m in height; and other to measure 7.6m x 11.6m, with a mono-pitch roof of 5.5m in height. Each of the buildings would have a blockwork skirt of 1m in height, the upper parts of walls and the roofs clad with profiled metal sheeting. Each of the buildings would be accessed by means of roller shutter doors facing into the yard, with no windows proposed in other elevations.
- 1.4 The applicant intends that the buildings be used for the storage of agricultural tractors, trailers and other goods they manufactured, in association with the existing buildings on the site, which are used for same purposes. They estimate that the proposal will result in 2 or 3 more lorries visiting the site each day.

2. Relevant Planning History

- 2.1 No previous planning applications

3. Policy Context

Rossendale District Local Plan

Policy DS1 – The Urban Boundary

Policy DC1 – Development Criteria

Policy DC4 - Materials

Joint Lancashire Structure Plan

Policy 1 – General Policy

Policy 7 - Parking

Other Material Planning Considerations

PPS1

PPG4

RPG13

4. CONSULTATIONS

- 4.1 LCC (Highways) - No highway comments
- 4.2 RBC (Environmental Health) – No comments as long as the units are used solely for storage and not as workshop/manufacturing.
- 4.3 RBC (Land Drainage) – No objection subject to a condition requiring the submission of details of a scheme for the diversion of any culvert and for implementing culvert remedial works and of foundation details adjacent to the culvert, prior to the commencement of the approved development.

5. REPRESENTATIONS

- 5.1 A site notice was posted on 8 November 2007 and the relevant neighbours were notified by letter on 12 October 2007 to accord with the General Development Procedure Order. The site notice has been posted to go above and beyond the regulatory requirement to ensure a high level of Community engagement to accord with PPS1.

Five letters raising concerns have been received, four from the residents of Rock Hill Road and one from a resident of Four Lane Ends Road. The points raised are:

- 1 Increased traffic flow from Newchurch Road into Four Lane Ends Road.
- 2 Increased noise from the traffic.
- 3 Exacerbate noise created by rain falling on the metal roofs of the existing buildings.
- 4 Existing site is totally insecure.
- 5 On occasions, the company burn items on the site, causing atmospheric problems for residents.
- 6 No details about the colours to be used for the wall and roof cladding.

6. ASSESSMENT

- 6.1 Principle
The location is within the Urban Boundary and the proposal entails no change in its use. Therefore, the proposal accords with Policy DS1 of the Rossendale District Local Plan.
- 6.2 Design/appearance
The proposed buildings will not appear unduly prominent or intrusive as viewed from Four Lane Ends or Rook Hill Road, being at a lower level.

Their cladding is to be grey in colour, similar to that of the main storage building presently to be seen on the site. There is considered to be no need to supplement the existing planting which rings the northern end of the site.

6.3 Neighbour Amenity

The existing factory compound including the application site is located at a much lower level compared with the residential properties on Rock Hill Road and Four Lane Ends Road. As such, the site is enclosed by a high embankment with tall mature/semi mature trees along Rock Hill Road and land to the east, north and north-west. The proposed buildings would be 5.8m and 5.5m high, respectively, to ridge and used for storage of trailers/tractors. Due to the rising embankment to east, north and north-west, the location/position of the buildings and their relationship with the dwellings on Rock Hill Road and No. 5 Four Lane Ends Road, it is not considered that the proposed development would have any significant detrimental impact on the residential amenities of the adjacent residents. The buildings would be used for the storage of trailers/tractors and it is unlikely that this would result in the increase noise or disturbance.

6.4 Traffic/parking

The comments made by the residents relate to the increase in traffic or noise caused by the traffic. It should be pointed out that the proposal would generate additional vehicles movements up to 3 vehicles per day and it is unlikely that this would exacerbate the existing traffic or noise problems in the area. In this respect, it should be pointed out that the highway authority is satisfied and has raised no objection to the proposal.

6.5 Drainage

Condition recommended re Culvert

7 CONCLUSION

7.1 The application site forms part of an existing industrial compound and the proposed buildings, due to their size, position and relationship with the adjacent dwellings, would have little detrimental effect on the residential amenities of the neighbours. The buildings would be used for storage purposes which it is considered, would not have any significant impact in terms of additional traffic or noise. It is considered that the proposal accords with the development criteria of Policy DC1 of the adopted Rossendale District Local Plan.

8. RECOMMENDATION Approve

1. The development hereby permitted shall be begun before the expiration of three years from the date of the permission.
Reason. Required by Section 51 of the Planning and Compulsory

Purchase 2004 Act.

2. The development shall be carried out in accordance with plans numbered 10508-1, 10508-2 received on 11 October 2007 and 10508-3, 10508-4 (Amended) received on 19 November 2007.
Reason. To ensure the development complies with the approved plans and for the avoidance of doubt.
3. All materials to be used in the elevations and roof of the proposed development shall be as stated on the application form and approved drawings and shall not be varied without the prior written permission of the Local Planning Authority.
Reason. To ensure that the development will be of satisfactory appearance.
4. Before any development is commenced, details of a scheme for the diversion of any culvert and for implementing culvert remedial works and of foundation details adjacent to the culvert shall be submitted to and approved by the Local Planning Authority. Such details shall include the route, size, materials, depth, levels and method of construction. The works shall be constructed and completed in accordance with the approved plans.
Reason. To ensure a satisfactory form of development and in the interests of land drainage.
5. Any construction works associated with the development hereby approved shall not take place except between the hours of 7:00am and 7:00pm Monday to Friday and 8:00 am and 1:00pm on Saturdays. No construction shall take place on Sundays, Good Friday, Christmas Day or Bank Holidays.
Reason: To safeguard the amenities of nearby residential properties in accordance with policy DC1 of the adopted Rossendale District Local Plan.
6. The buildings hereby approved shall not be used other than for the storage of agricultural tractors, trailers or manufactured goods, without prior written consent from the Local Planning Authority.
Reason: To safeguard the amenity of nearby residential properties in accordance with the criterion of Policy DC1 of the adopted Rossendale District Local Plan.

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