

Application Number:	2018/0352	Application Type:	Full
Proposal:	Extension to existing unit (Use Class B8) and proposed new units (Use Classes B1/B2/B8)	Location:	Reelvision Print Ltd Commerce Street Haslingden Rossendale Lancashire BB4 5JT
Report of:	Planning Manager	Status:	For Publication
Report to:	Development Control Committee	Date:	26 November 2018
Applicant:	Reelvision Print Ltd	Determination Expiry Date:	18 December 2018
Agent:	Roger Lee Planning Ltd		

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REASON FOR REPORTING	
Outside Officer Scheme of Delegation	
Member Call-In Name of Member: Reason for Call-In:	
3 or more objections received	
Other (please state):	Partly on Council owned land

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.

1. RECOMMENDATION

Grant planning permission subject to the conditions set out in the report.

APPLICATION DETAILS

2. SITE

The site relates to an industrial unit, its yard and an area of disused land to the south west, it is located to the east of Commerce Street and towards the northern end of Carrs Industrial Estate. The submitted documentation indicates that the wider site area is 0.20 hectares in size.

The building is a substantial industrial unit with a small element of office accommodation, constructed of profiled metal cladding.

Access to the main building is off Commerce Street and car parking, turning and servicing is located to the front, west side and rear. There is a large metal compactor to the rear (south east) and a metal shipping container to the western side. The building is bounded by natural stone walls with palisade fencing atop. A steep banking of woodland within the applicant's ownership rises upwards to the east of the site for a distance of approximately 20 metres.

The area of the proposed new units is to the south west of the main building at a lower level and with separate access off Commerce Street. The area is currently disused, generally flat and is secured on all sides with boundary fencing.

The area is characterised by predominantly industrial development, with residential properties located further to the east off Blackburn Road.

The building and parking areas lies within an employment area and the site is within the defined urban boundary. The woodland lies within an area designated as Greenlands.

3. RELEVANT PLANNING HISTORY

2011/0478 Non material amendment to alter roof shape of planning application 2010/0676 (approved)

2010/0676 Extension to side (approved)

4. PROPOSAL

The current application seeks to extend the existing building to the south east (Use Class B8) and create two new units (Use Classes B1/B2/B8) to the south west of the existing building.

Extension

The extension to the south east of the existing building would be of an irregular shape with a maximum projection of approximately 23.8m and a footprint of some 409sqm. Its elevation and roof would be covered with profiled cladding to match existing and it would have a pitched roof with a maximum ridge height of approximately 22.5m. On the western (side) elevation there would be a pedestrian door and on the south east (rear) elevation another pedestrian door at first floor level with external steps. A new external roller shutter door would be inserted in the western elevation of the existing building. Some re-profiling of the woodland area and steep banking would be required and the extension would act as a retaining structure. The purpose of the extension is to house more storage for base materials and completed products ready for dispatch, some re-location of plant/additional plant, and re-organisation of the manufacturing process of the business to improve efficiency. The submitted information indicates that the proposed extension would

result in the creation of one or two additional jobs to assist with management of the additional warehouse space.

There would be a loss of an external yard to the rear of the building and an increase in the number of car parking spaces by four spaces as a result of additional land that is to be secured by the applicant. There are no changes to the current means of loading large vehicles.

New Units

The proposed new two conjoined units would be located to the south west of the main unit at a lower level. The units would be square in footprint, each measuring approximately 9.7m by 9.7m and having a total footprint of approximately 188sqm. The elevations and roof would be covered with profiled cladding and the units would have a pitched roof with a maximum ridge height of approximately 28m. The south west (front) elevation of each unit would have a roller shutter door and a pedestrian entrance. A refuse / plant area would be created to the rear (north east) and an area of new bridging structure and hardstanding would be created over the existing stream, Swinell Brook which runs along the eastern boundary of the site. The units would be available for a range of speculative uses within the B Use Classes (Use Classes B1/B2 and B8).

The existing access off Commerce Street would be replaced with a new separate access from the main building. There is a separate car park and servicing area with spaces for six vehicles.

5. POLICY CONTEXT

National

National Planning Policy Framework

- Section 2 Achieving Sustainable Development
- Section 6 Building a Strong, Competitive Economy
- Section 9 Promoting Sustainable Transport
- Section 12 Achieving well-designed places

Development Plan

RBC Core Strategy (2011)

- AVP6 Area Vision for Haslingden and Rising Bridge
- Policy 1 General Development Locations and Principles
- Policy 9 Accessibility
- Policy 10 Provision for Employment
- Policy 17 Rossendale’s Green Infrastructure
- Policy 18 Biodiversity, Geodiversity and Landscape Conservation
- Policy 23 Promoting High Quality Design and Spaces
- Policy 24 Planning Applications Requirements

6. CONSULTATION RESPONSES

RBC Environmental Health	No comments.
LCC Highways	No objection subject to conditions.
Environmental Protection (Contaminated Land)	No objection subject to conditions.
United Utilities	No objection subject to conditions.
RBC Economic Development	No comments.

7. REPRESENTATIONS

To accord with the General Development Procedure Order a site notice was posted on 14 August 2018 and six letters were sent to neighbours on 10 August 2018.

No comments have been received.

8. ASSESSMENT

In dealing with this application the main issues which need to be considered are:

- 1) Principle; 2) Visual Amenity; 3) Neighbour Amenity; & 4) Access/Parking

Principle

Policy 10 of the Core Strategy states:

“The Council will continue to encourage the retention and growth of its indigenous companies, providing support and facilities for new smaller scale hi-tech and creative industries, and encouraging business start-ups by supporting ‘incubator units’ and ‘move-on facilities’ (small, affordable units for new businesses).”

Policy AVP6 of the Core Strategy states:

“Economic Development will continue to be focused on the Carrs and Broadway industrial estates and will be safeguarded for office and light industry, general industry and storage and distribution (B1, B2 and B8).....”

Policy 18 of the Core Strategy seeks to avoid any harmful impacts of development on all Rossendale’s natural environments including its locally designated sites such as Greenlands. The purpose of protecting Greenlands is to retain the open character of land and to protect open land from development. A limited amount of development will be permitted, however, where the open character of the area is retained and will predominate.

Policy 17 of the Core Strategy promotes the protection, enhancement and where appropriate the expansion of the Green Infrastructure network including protecting Greenlands and resisting the fragmentation of the network by new development.

The application site is located within the defined urban boundary, and would constitute the erection of an extension to an existing industrial building and the erection of two new units on land within an established industrial estate.

Extension

The proposed extension of the existing building would allow the expansion of an established business on Carrs Industrial Estate and the hiring of one or two extra employees.

The extent to which the extension would encroach into the area of Greenlands and cause harm to the woodland is extremely modest and it would not unduly affect the character or appearance of the area.

New Units

The creation of two additional units would provide new employment space for either the existing established business or for other employers in Rossendale.

The two new units would be located on an area of vacant land within the urban boundary and would not involve encroachment into Greenlands.

As such, the extension and the creation of the two new units are considered acceptable in principle.

Visual Amenity

Policy 24 of the Core Strategy DPD requires new development to be compatible with its surroundings to ensure that the visual amenity of existing development is not impaired: new development should be of an appropriate style, materials and detailing.

Extension

The proposed extension would not be unduly prominent from Commerce Street and it would be well screened from the north and east by a combination of steep terrain and woodland.

It is considered that the siting, scale and design of the proposed extension are such that it would not appear unduly prominent or incongruous. The proposed industrial design and finish of the extension would be appropriate in the context of the site, and would match closely the construction and appearance of the existing building. The extension would act as a retaining structure and it is understood that this would be covered by Building Control Regulations.

The reduction in vegetation and re-profiling required for the extension is small in its scale and would not be visible from any public vantage points. Only one tree would be removed as shown on the Landscaping Plan (Drawing Number 1506-107(P)) but measures would be incorporated to support a net increase in the biodiversity on the site. Given the backdrop of the existing building and the extent of woodland to remain, there would be no significant loss to the overall character and appearance of the woodland.

The proposed reconfiguration of the car parking area would not give rise to any significant changes in the appearance of the site.

New Units

The proposed conjoined units would be separate and at a lower level to the existing building and would have separate car parking and servicing areas. The buildings would not be unduly prominent from Commerce Street and would be well screened to the north and east by a combination of woodland and steep terrain.

It is considered that the siting, scale and design of the new units would not appear unduly prominent or incongruous. The proposed industrial design and finish of the units would be appropriate in the context of the site, and would match closely the construction and appearance of the adjacent buildings. The refuse / plant area would be located to the north east (rear) of the building and would not be easily visible from a public vantage point.

Several trees would be removed as shown on the Landscaping Plan (Drawing Number 1506-107(P)) but again measures would be incorporated to support a net increase in the biodiversity on the site. Given the backdrop of the proposed units and the extent of woodland to remain, there would be no significant loss to the overall character and appearance of the woodland.

The proposed creation of six parking spaces would not give rise to any significant changes in the appearance of the site.

Overall, the scheme is considered acceptable in terms of visual amenity.

Neighbour Amenity

Both national and local policies aim to protect the amenity of all existing and future occupants of land and buildings. Policy 24 of the Core Strategy states that new development should protect the amenity of the area, including residential amenity in terms of satisfactory daylight, sunlight, outlook, privacy, soft landscaping and by mitigating noise and light pollution.

Extension

Separation distances between the proposed extension and the closest residential properties on Blackburn Road are around 43m and it is not considered that the extension would result in any significant loss of daylight, outlook or privacy to those properties.

New Units

Separation distances between the proposed new units and the closest residential properties on Blackburn Road are around 66m and it is not considered that the units would result in any significant loss of daylight, outlook or privacy to those properties.

The new units would be located adjacent to an existing industrial building which is also within the applicant's ownership. The neighbouring building is located to the south west of the site of the new units and has windows in its north east elevation at ground and first floor levels facing the proposed units. However, given the layout of the proposed units with the proposed car parking spaces and landscaping to the south west (front) of the units and a separation distance of approximately 16.6m between the closest edge of the units and the edge of the site, it is considered that there would not be significant harm to the neighbouring amenity of this property.

No objections have been received from neighbours.

The scheme is considered acceptable in terms of neighbour amenity.

Access/Parking

The parking standards which are set out in Appendix One of the Core Strategy DPD, requires 1 car parking space for each 100m² of employment floorspace (Use Class B8) and 1 parking space to be provided for between 30m² to 45m² of employment space (Use Classes B1 and B2).

Extension

The application form states that there are currently 38 employees currently with 18 parking spaces and 50 employees proposed with 25 spaces. The design and access statement states that there would be an additional one or two staff in the warehouse.

There is a loss of external yard to the rear of the building however there are no changes to the current means of loading large vehicles.

The number of parking spaces at the site would increase by four spaces. This accords with the parking standards and LCC Highways state that there is no objection to this element of the proposal subject to the conditions below:

1. The extension will be completed prior to the commencement of the new build units.
2. The main site 'Reelvision' will provide secure, covered cycle parking for a minimum of 2 cycles.

New Units

Six car parking spaces are proposed for the new units and LCC Highways have advised that this is acceptable, subject to the amended swept path analysis and the conditions below:

1. The size of vehicle servicing the site shall be a maximum of 7m long as shown on the swept path analysis drawing number 7775/001.
2. The external yard area shown on the swept path analysis drawing number 7775/001 shall be kept clear of all obstructions, storage and parking to ensure that the large service vehicles can enter, turn and exit onto Commerce Street in forward gear.

As such, subject to the above, the scheme is considered acceptable in terms of access, parking and highway safety.

9. SUMMARY REASON FOR APPROVAL

The extension of the existing building and the proposed new units are considered acceptable in principle and would not unduly affect visual and neighbour amenity or highway safety. The development is therefore considered to accord with the National Planning Policy Framework and Policies AVP6 / 1 / 9 / 10 / 17 / 18 / 23 and 24 of the Council's Core Strategy Development Plan Document.

10. CONDITIONS

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To accord with Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development shall be carried out in accordance with the following documents unless otherwise required by the conditions below:

- Application form (date stamped 8th August 2018 by the Local Planning Authority);
- Location Plan (Drawing number 1506-110 Rev B);
- Proposed Site Plan and Site Section (Drawing number 1506-102(P));
- Proposed Plans and Elevations – Units A & B (Drawing number 1506-103(P));
- Proposed Plans and Elevations – Unit C (Drawing number 1506-104(P));
- Site Sections (Drawing number 1506-106);
- Landscaping (Drawing number 1506-107(P)); and
- Swept path analysis (Drawing number 7775/001).

Reason: To ensure the development complies with the approved plans and submitted details.

3. The extension hereby approved to the existing unit on site shall be fully completed prior to the commencement of construction of the new build units.

Reason: In the interest of highway safety.

4. The size of vehicles servicing the site shall be a maximum of 7m long as shown on the swept path analysis drawing number 7775/001.

Reason: *In the interest of highway safety.*

5. The external yard area shown on the swept path analysis drawing number 7775/001 shall be kept clear of all obstructions, storage and parking to ensure that the large service vehicles can enter, turn and exit onto Commerce Street in forward gear.

Reason: *In the interest of highway safety.*

6. The main site 'Reelvision' shall be provided with a facility of secure, covered cycle parking for a minimum of 2 cycles prior to the first use of the extension hereby permitted, and maintained thereafter for as long as the site is occupied.

Reason: *In the interests of promoting sustainable modes of transport to employees of the facility.*

7. Notwithstanding any information submitted with the application, no development shall take place until an investigation and risk assessment has been submitted to and approved in writing by the Local Planning Authority. The assessment shall investigate the nature and extent of any contamination on the site (whether or not it originates on the site). The assessment shall be undertaken by competent persons and a written report of the findings submitted to and approved in writing by the Local Planning Authority before any development takes place. The submitted report shall comprise:

i) where potential risks are identified by the Preliminary Risk Assessment, a site investigation survey of the extent, scale and nature of contamination and;

ii) an assessment of the potential risks to:

- * human health,
- * property (existing or proposed) including buildings, crops, livestock, pets, woodland, and service lines and pipes,
- * adjoining land,
- * groundwaters and surface waters,
- * ecological systems,
- * archaeological sites and ancient monuments;

iii) where unacceptable risks are identified, an appraisal of remedial options and proposal of the preferred option(s) to form a remediation strategy for the site.

The development shall thereafter be carried out in full accordance with the duly approved remediation strategy.

Reason: *To prevent pollution of the water environment and to ensure the safe development of the site in the interest of the amenity of future occupiers.*

8. Pursuant to condition 7. and prior to first use or occupation of the extension or new units a verification report, which validates that all remedial works undertaken on site were completed in accordance with those agreed with the Local Planning Authority, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To prevent pollution of the water environment and to ensure the safe development of the site in the interest of the amenity of future occupiers.

9. Foul and surface water shall be drained on separate systems.

Reason: To secure proper drainage and to manage the risk of flooding and pollution.

10. No development shall take place until a sustainable drainage management and maintenance plan for the lifetime of the development has been submitted to and approved in writing by the local planning authority. The sustainable drainage management and maintenance plan shall include as a minimum:

- a. Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a resident's management company; and
- b. Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.

The development shall subsequently be completed, maintained and managed in accordance with the approved details.

Reason: To ensure that management arrangements are in place for the sustainable drainage system in order to manage the risk of flooding and pollution during the lifetime of the development.

11. No development shall take place until full details of all proposed hard and soft landscaping (including planting), and boundary treatments forming part of the development have been submitted to and approved in writing by the Local Planning Authority. The submitted information shall also include full details of the proposed species of trees / shrubs to be planted and shall include details of measures which have been incorporated to support a net increase in biodiversity on the site. The submitted details shall include elements to mitigate for any loss of trees, shrubs and bird nesting habitat on site. The development shall thereafter be implemented in accordance with the approved details. All boundary treatments shall be erected prior to first use of any part of the development hereby approved. All planting shall take place in the planting season immediately following substantial completion of the development, or first use of any part of the development hereby approved (whichever is the sooner). Any plants that are removed, die or become diseased within five years from the date of planting shall be replaced by plants of the same size and species in the following planting season.

Reason: Insufficient information has been provided with the application. This is needed before the development commences to ensure that appropriate landscaping is incorporated before building starts; in the interests of visual amenity and biodiversity.

11. INFORMATIVES

1. The Local Planning Authority has a Core Strategy (adopted in November 2011) and a series of Supplementary Planning Documents, which can be viewed at:

http://www.rossendale.gov.uk/downloads/download/331/core_strategy_local_plan_part_1_adopted

The Council operates a pre-application planning advice service. All applicants are encouraged to engage with the Local Planning Authority at the pre-application stage. In this case the applicant did not engage in pre-application discussions.

The Local Planning Authority has considered the application and where necessary considered either the imposition of planning conditions and/or sought reasonable amendments to the application in order to deliver a sustainable form of development in accordance with the National Planning Policy Framework and the local planning policy context.

2. If, during any works on site, contamination is suspected or found, or contamination is caused, the Local Planning Authority shall be notified immediately. Where required, a suitable risk assessment shall be carried out and/or any remedial action shall be carried out in accordance with an agreed process and within agreed timescales in agreement with the Local Planning Authority.

The applicant is advised that they have a duty to adhere to Part 2A of the Environmental Protection Act 1990, the National Planning Policy Framework 2012 and the current Building Control Regulations with regards to contaminated land. The responsibility to ensure the safe development of land affected by contamination rests primarily with the developer.