

APPLICATION REPORT – 24/00515/FULMAJ

Validation Date: 24 June 2024

Ward: Chorley North And Astley

Type of Application: Major Full Planning

Proposal: Erection of a service canopy and alterations to car park

Location: Dalziel Unit C3 Chorley North Industrial Park Drumhead Road Chorley PR6 7DE

Case Officer: Daniel Power

Applicant: Dalziel Ltd

Agent: McGinlay Associates

Consultation expiry: 25 July 2024

Decision due by: 24 October 2024 (Extension of time agreed)

RECOMMENDATION

1. Permit full planning permission.

SITE DESCRIPTION

2. The application site is located within the settlement of Chorley as identified on the Chorley Local Plan Policies Map. The site forms part of the Chorley North Industrial Park, on the southern side of Drumhead Road. The existing building is a large warehouse style building, with a large parking area to the front between the building and the highway. The boundary of the site is surrounded by a palisade fence finished in grey.
3. The wider area contains similar scale and size of buildings as the application property, with parking areas, buildings set back from the road and some landscaping.
4. The application site is occupied by The Dalziel group, which serves the meat processing and retail butchery industry from 12 strategically located distribution sites throughout the United Kingdom, Chorley being one of them.

DESCRIPTION OF PROPOSED DEVELOPMENT

5. This application seeks planning permission for the erection of a service canopy and alteration to the exiting car park. The service canopy is in the form of an extension to the existing building with a pitched roof and open on the northern side, with the creation of 1160m² of new floor space. The alterations to the parking area consists of the creation of formal parking spaces, which is currently an open parking / hardstanding area.

REPRESENTATIONS

6. No comments have been received.

CONSULTATIONS

- Lead Local Flood Authority
7. The Lead Local Flood Authority have responded stating they have no comments.
- Parish Council
8. No comments have been received.
- CIL Officers
9. This is not a chargeable development for the purposes of the Community Infrastructure Levy. Not CIL Liable.
- Lancashire Highway Services
10. LCC Highways does not have any objections regarding the proposed erection of a Service Canopy and alterations to car park and are of the opinion that the proposed development will not have a significant impact on highway safety, capacity or amenity in the immediate vicinity of the site. The proposal is an improvement to the internal layout with pedestrian routes marked out through the site.
- United Utilities
11. Have responded with no objections and have provided general comments relating to surface and foul drainage.

PLANNING CONSIDERATIONS

Principle of development

12. The application site is located within the settlement area of Chorley, within which Chorley Local Plan Policy V2 is applicable. This policy states that "*Within the settlement areas excluded from the Green Belt, and identified on the Policies Map, there is a presumption in favour of appropriate sustainable development, subject to material planning considerations and the other Policies and Proposals within this Plan.*" The proposal is therefore acceptable in principle, subject to other considerations of the plan, which are addressed below.
13. The application proposes an extension to an existing storage building, for which policy EP3 of the Chorley Local Plan 2012-2026 applies. The policy wording is identified below along with an assessment of the proposals against the criteria of the policy.
14. *Proposals for new business, industrial and storage and distribution uses, including extensions to existing premises, will be permitted if they satisfy the following criteria:*
- a) they are of a scale and character that is commensurate with the size of the settlement;*
15. The application proposes an extension to the existing building that is approximately 50% of the floorspace of the existing building. There would remain a set back from the road to the north and west, with this area being proposed for car parking. The extension would be in keeping with the wider area.
- b) the site is planned and laid out on a comprehensive basis;*
16. The application proposes an extension to the existing building with a change to the arrangement of car parking spaces. The proposal has therefore been planned and laid out on a comprehensive basis.
- c) the proposal will not prejudice future, or current economic activities within nearby areas;*
17. The site is contained within an existing business park and would not prejudice future, or current economic activities within nearby areas.

- d) the proposal will not cause unacceptable harm e.g. noise, smells to surrounding uses;*
18. The site is contained within an existing business park, expanding an existing use which is not considered to result in unacceptable harm from noise, smells etc. to surrounding uses.
- e) the site has an adequate access that would not create a traffic hazard or have an undue environmental impact;*
19. LCC Highways have no objections to the proposal. The proposal would improve the existing parking by formalising the parking spaces. The site is served by an existing access which would remain unchanged.
- f) the proposal will be served by public transport and provide pedestrian and cycle links to adjacent areas;*
20. The site is contained within an existing business park with existing transport links.
- g) open storage areas should be designed to minimise visual intrusion;*
21. Not applicable.
- h) adequate screening is provided where necessary to any unsightly feature of the development and security fencing is located to the internal edge of any perimeter landscaping;*
22. Given the scale of the proposed extension, and its location within the confines of the existing industrial site, it is not considered additional landscaping would be required.
- i) on the edges of industrial areas, where sites adjoin residential areas or open countryside, developers will be required to provide substantial peripheral landscaping;*
23. Not applicable.
- j) the development makes safe and convenient access provision for people with disabilities;*
24. The existing site has a level entrance into the building.
- k) the buildings are designed, laid out and landscaped to maximise the energy conservation potential of any development, and to minimise the risk of crime;*
25. The application seeks to extend the existing building, within an established industrial park.
- l) the proposal will not result in surface water, drainage or sewerage related pollution problems; and*
26. The application will use existing waste and surface water connections and the proposed extension is to be located on an existing hardstanding area and so would not increase flood risks at the site.
- m) the proposal incorporates measures which help to prevent crime and promote community safety.*
27. The application seeks to extend the existing building, within an established industrial park.

Design and impact on the dwelling and street scene

28. Policy BNE1 of the Chorley Local Plan 2012 – 2026 states that planning permission will be granted for new development, provided that, where relevant to the development the proposal does not have a significantly detrimental impact on the surrounding area by

virtue of its density, siting, layout, building to plot ratio, height, scale and massing, design, orientation and use of materials.

29. The application proposes an extension to the existing building, of a similar scale and design to the existing building. It is therefore considered there will be no unacceptable impact on the host building or the surrounding locality as a result of the proposals and as such the development complies with policy BNE1 of the Chorley Local Plan 2012 – 2026 with regards to the design

Impact on neighbouring amenity

30. Policy BNE1 (Design Criteria for New Development) of the Chorley Local Plan 2012 -2026 stipulates that planning permission will be granted for new development, including extensions, conversions and free standing structures, provided that, where relevant to the development the proposal would not cause harm to any neighbouring property by virtue of overlooking, overshadowing, or by creating an overbearing impact; and that the proposal would not cause an unacceptable degree of noise disturbance to surrounding land uses.
31. The application site is located within an established business park and, given the distance to the nearest residential properties, it is not considered the proposal would have a harmful impact to neighbouring amenity. The proposal would therefore accord with policy BNE1 of the Chorley Local Plan 2012 - 2026.

Highway Safety

32. Policy BNE1 of the Chorley Local Plan 2012-2026 states that developments must not cause severe residual cumulative highways impact or prejudice highway safety, pedestrian safety, the free flow of traffic, or reduce the number of on-site parking spaces.
33. LCC Highways does not have any objections regarding the proposed extension to the existing warehouse and are of the opinion that the proposed development will not have a significant impact on highway safety, capacity or amenity in the immediate vicinity of the site.

Community Infrastructure Levy

34. The Chorley CIL Infrastructure Charging Schedule provides a specific amount for development. The CIL Charging Schedule was adopted on 16 July 2013 and charging commenced on 1 September 2013. The proposed development would be a chargeable development and the charge is subject to indexation in accordance with the Council's Charging Schedule.

CONCLUSION

35. The proposed development would not have an unacceptable adverse impact on the character and appearance of the application site or the surrounding area, nor would it cause any significant harm to the amenity of neighbouring residents or highway safety. It is, therefore, considered that the development accords with relevant National Planning Policy Framework and the Chorley Local Plan 2012 – 2026.

RELEVANT HISTORY OF THE SITE

Ref: 07/01309/FUL **Decision:** PERFPP **Decision Date:** 8 February 2008

Description: Construction compressor housing and external stairs, insert 6 new windows and 1 new door

Ref: 16/00014/FUL **Decision:** PERFPP **Decision Date:** 4 March 2016

Description: Proposed extension to chill store and formation of new access

Ref: 16/00966/FUL **Decision:** PERFPP **Decision Date:** 21 February 2017

Description: Formation of new vehicular access (cars) to Drumhead Road.

Ref: 24/00515/FULMAJ **Decision:** PDE **Decision Date:**

Description: Proposed erection of a Service Canopy and alterations to Car Park.

RELEVANT POLICIES: In accordance with s.38 (6) Planning and Compulsory Purchase Act (2004), the application is to be determined in accordance with the development plan (the Central Lancashire Core Strategy, the Adopted Chorley Local Plan 2012-2026 and adopted Supplementary Planning Guidance), unless material considerations indicate otherwise. Consideration of the proposal has had regard to guidance contained within the National Planning Policy Framework (the Framework) and the development plan. The specific policies/guidance considerations are contained within the body of the report.

Suggested Conditions

1. The proposed development must be begun not later than three years from the date of this permission.

Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the approved plans below:

Title	Plan Ref	Received On
Site Location Plan	1568 : AL(2-)001	24 June 2024
Proposed Ground Floor Plan	1568 : AL(2-)005a	24 June 2024
Proposed Elevations 2	1568 : AL(2-)008	24 June 2024
Proposed Elevations 1	1568 : AL(2-)007	24 June 2024
Proposed Sections	1568 : AL(2-)006	24 June 2024

Reason: For the avoidance of doubt and in the interests of proper planning

3. The external facing materials, detailed on the approved plans, shall be used and no others substituted unless alternatives are first submitted to and agreed in writing by the Local Planning Authority, when the development shall then be carried out in accordance with the alternatives approved.

Reason: To ensure that the materials used are visually appropriate to the locality.