

Item B. 6 **06/00252/FUL** **Permit Full Planning Permission**

Case Officer **Mr David Stirzaker**

Ward **Coppull**

Proposal **Extension of existing premises and the erection of a new building**

Location **Rema Tip Top UK Ltd Mill Lane Coppull Chorley Lancashire**

Applicant **S Norris**

Proposal This application relates to a site located to the north of the grade II listed Coppull Ring Mill, which is accessed from Mill Lane. The site is located within the settlement of Coppull and is home to Rema Top Top Uk Ltd, a company which provide specialist rubber lining services for industrial tanks and flow meters. The company is a specialist UK subsidiary of its parent company whose headquarters are in Germany.

The proposal comprises of an extension to an existing building and the provision of a new building both constructed from steel frames externally clad with plastisol coated metal sheeting. The extension is to be sited on the north end of the existing building and measures 17m wide by 18.9m deep by 4m to eaves and 5.4m to the ridge. The freestanding building measures 20m wide by 15m deep by 7.7m high.

Applicants Case The applicant has provided the following information in support of the application: -

- The company has been successful in securing an ongoing contract for the rubber lining of flowmeters from Siemens Flow Instruments based in Stonehouse, Gloucestershire.
- In the last four months the number of units being produced has filled the production area to capacity and as a consequence all of the goods cannot be housed undercover, which is actually a client requirement.
- The projected number of units that will need to be processed at the Coppull site will increase from 7000 to 10,000 per annum, which will account for 65-70% of turnover which has prompted company headquarters in Germany to sanction £200,000 for buildings to develop the Coppull site as the company's UK centre of excellence for corrosion protection.

With this expansion the company wants to achieve the following: -

- Provide sufficient covered area to house all components and equipment on the site.
- Improve the general appearance of the site and buildings with landscaping to reflect the international standing of the company.

- Comply with client requirements so that a long term contract can be secured and provide job security for up to 30 employees.
- Relocate the UK industrial sales team from Leeds to Coppull to make this centre of Industrial Operations.
- In achieving these aims there will be a benefit to the local community and businesses from the employment generated and the sourcing of goods and services locally where a competitive provider can be found.
- Impact on traffic will be negligible as current transport can cope with the unit increase and the sales team spend 90% of their time 'on the road' and the extra staff are already chosen and live close to the site.

The applicant is to submit amended plans as the freestanding building has been drawn incorrectly in that the height to eaves of the elevation facing the listed Mill should be 3.9m, not the 4.9m shown on the plans. The building is also to be moved a further metre from the boundary to enable landscaping.

Planning Policy	GN1 -	Main Settlements
	GN5 -	Building Design & Landscaping
	HT3 -	Setting of Listed Buildings
	EM2 -	Development Criteria for Industrial/Business Development
	TR4 -	Highway Development Control Criteria
	EP20 -	Noise

Planning History 03/00370/FUL - Extension to General Industrial Building (B2) and addition of three autoclaves, siting of portacabin and relocation of polytunnel, for storage purposes (permitted).

Representations Three letters objecting to the application have been received, the contents of which are summarised as follows: -

- The site generates noise disturbance throughout the day as well as fumes.
- Large vehicles including cranes for unloading the tanks have to pass along Mill Street which is a very narrow residential street therefore resulting in danger to the public.
- Litter is a problem on the site and some litter including sacks is blown onto the railway line then into the housing estate.
- The extension will lead to light being blocked from the back of 30 Longfield Avenue.
- This type of industrial work is not suited to being in close proximity to a residential estate.

Consultations The Head of Environmental Services has raised no objection to the principle of the application but recommended that a condition be imposed requiring all works to be undertaken inside the buildings with doors remaining closed at all times.

The Ramblers Association has no objections to the proposal.

CBC (Highways) make no comment on the application.

Coppull Parish Council raise no objections but have expressed

concerns that local residents were concerned about additional traffic and noise, hence this should be taken into account.

LCC (Highways) consultation response has not yet been received and will accordingly be reported in the addendum.

The Councils Urban Designer & Conservation Officer has commented that whilst the freestanding building will impact upon the setting of the listed Mill, bringing the existing industrial use under cover will improve the amenity of the site and its impact on the listed Mill assuming a robust condition can be imposed which can be enforced if necessary. The reduction in the eaves height of the freestanding building to the elevation nearest the listed Mill combined with a landscaping scheme should minimise the impact.

Assessment

The proposed extension is to be sited on the north end of a building which itself is a recent extension approved in 2003 (ref no. 03/00370/FUL). The extension being proposed is of a lower overall height and it is expected materials will match the building to which it will adjoin. In terms of outward impact, the extension runs the same parallel distance from the site boundary as the existing building and views of it from the east will be limited by the existing tree coverage on either side of the railway line which runs along the eastern side of the site. The applicant has also agreed to landscape the boundaries of the site to mitigate to limit further outward impact to the north and west of the site.

The design of the freestanding building and the extension are typically utilitarian which is to be expected given the context of an industrial use. It is not therefore considered that the extension and freestanding building will result in harm to visual amenity and the character and appearance of the locality. It should also be noted that the nearest residential property to the extension is approx. 25m to the east on the other side of the railway line to the east whereby views are limited/broken up by the said trees lining the railway line.

An objection has also been raised citing a potential loss of light to 30 Longfield Avenue. However, the extension will be approx. 25m from the rear of this property and the intervening distance comprises of the tree lined railway line. Notwithstanding this, the overall height of the building at 6m is similar to that of a typical house hence it is not considered that the extension will lead to a detrimental loss of light for the occupiers of this property or those adjacent to it.

With reference to the objections citing noise and disturbance, the comments of the Head of Environmental Services have been put to the applicant who advises that to require the doors to be closed at all times is not practical due to the need to load and unload products mainly by forklift truck. However, as a compromise, the applicant has agreed to a condition requiring all works to be undertaken within the buildings. The objections regarding noise have been duly noted and hopefully the new building and extension will mean activities no longer takes place externally although if noise is found to be an ongoing problem, the matter is open to investigation and appropriate action if necessary by the Council's Environmental Health Officers under the requisite legislation.

The adjacent Coppull Mill is a Grade II listed building. The

Council's Urban Design & Conservation Officer has commented that whilst the freestanding building will impact upon the setting of the Mill, the benefit of bringing the industrial use under cover will improve the overall amenity and setting of the Mill. It is therefore considered the proposal accords with the objectives of Policy HT3.

Access to the site is from Mill Lane then via a road on the eastern side of Coppull Mill whilst parking is shared with the said Mill whereby sufficient provision is currently available. In terms of the impact of the proposals on traffic and highway safety and the objections citing this, the comments of LCC (Highways) have not yet been received hence they will be reported in the addendum.

Conclusion On the basis of the above, it is considered that this application meets with the objective of the requisite Local Plan Policies, particularly EM2, GN5 and HT3 hence it is recommended that planning permission be granted subject to the recommended conditions.

Recommendation: Permit Full Planning Permission Conditions

1. No development shall take place until a scheme of landscaping for the site boundaries has been submitted to and approved in writing by the Local Planning Authority. The scheme shall indicate all existing trees and hedgerows along the boundaries; detail any to be retained, together with measures for their protection in the course of development; indicate the types and numbers of trees and shrubs to be planted and their distribution along the site boundaries, those areas to be hard surfaced; and detail any changes of ground level or landform associated with the provision of the boundary landscaping.

Reason: In the interests of the amenity of the area and in accordance with Policy No. GN5 of the Adopted Chorley Borough Local Plan Review.

2. All planting comprised in the approved details of boundary landscaping shall be carried out in the first planting season following the occupation of any buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 10 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interest of the appearance of the locality and in accordance with Policy Nos. GN5 and HT3 of the Adopted Chorley Borough Local Plan Review.

3. The development hereby permitted shall not commence until full details of the colour, form and texture of all external facing materials to the proposed building(s) (notwithstanding any details shown on the previously submitted plan(s) and specification) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out using the approved external facing materials.

Reason: To ensure that the materials used are visually appropriate to the locality and in accordance with Policy No. GN5 of the Adopted Chorley Borough Local Plan Review.

4. The tank and polytunnel frame structure currently sited adjacent to the western boundary shall be permanently removed from the site within one year of the date of the permission hereby granted.

Reason: In the interests of the visual amenities of the site and in accordance with Policy Nos. GN5, HT3 and EM3 of the Adopted Chorley Borough Local Plan Review.

5. There shall be no outside storage of products, raw materials, waste materials and associated equipment on any part of the site. All storage of such products and materials shall only take place inside the existing buildings and those approved by the permission hereby granted.

Reasons: In the interests of the visual amenities of the site and locality and in accordance with Policy Nos. GN5, HT3 and EM2 of the Adopted Chorley Borough Local Plan Review.

6. All working activities shall at all times be carried out only within the existing buildings and those approved by the permission hereby granted. There shall be no working activities undertaken outside of these buildings on any part of the site apart.

Reason: To safeguard residential amenity and in accordance with Policy No. EP20 of the Adopted Chorley Borough Local Plan Review.

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

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.
