

Item 4g **14/00121/CB3**

Case Officer **Adele Hayes**

Ward **Chorley North East**

Proposal **1) Change of use of part of existing Council depot to a recycling centre including provision of living accommodation and training rooms in existing building and associated elevational alterations 2) Re-siting of 3 no. storage containers, fuel tanks, canteen and weighbridge 3) Erection of new portal frame bailing shed 4) Erection of 3m high palisade fence 4) Demolition of existing storage building and store**

Location **Chorley Borough Council Depot Bengal Street Chorley PR7 1SA**

Applicant **Chorley Borough Council**

Consultation expiry: 18 March 2014

Application expiry: 16 April 2014

Proposal

1. This application has been submitted by Chorley Borough Council and is seeking planning permission to create a mixed use site at the Bengal Street Depot.
2. The site will be shared by the Council with Recycling Lives UK, a social business that supports vulnerable and marginalised people. The company provides a range of recycling and waste management services to customers across the UK.
3. The application seeks planning permission to change part of the existing depot to a recycling centre.
4. The scheme involves :
 - The retention of a reduced Council depot area with half of the existing building retained as office space for council staff
 - The creation of single room living accommodation (7no. units) and training rooms in the other half of the existing building and the re-siting of three storage containers, fuel tanks, a canteen and weighbridge
 - New metal processing building within the Recycling Lives part of the site
 - New 3m high palisade fencing to separate the two sites
 - Demolition of the existing storage building and store.
5. The application relates to the whole site and since the Council is the applicant in this instance, then the Council can apply for a waste management facility on its own land and is legally empowered under the provisions of the Town and Country Planning General Regulations 1992 to determine the application as the Local Planning Authority.

Recommendation

6. It is recommended that this application is granted conditional planning approval

Main Issues

7. The main issues for consideration in respect of this planning application are:
- Principle of the development
 - Design and appearance
 - Impact on neighbour amenity
 - Impact on ecology
 - Traffic and transport

Representations

8. The proposal has been publicised on site and in the press and individual letters have been sent to the occupiers of neighbouring properties. No representations have been received as a result of this publicity.

Consultations

9. **Lancashire County Council (Highways)** – no objections
10. **Director People and Places (Noise)** – any comments will be reported on the addendum
11. **Director People and Places (Waste)** – no objections
12. **United Utilities** – any comments will be reported on the addendum
13. **Lancashire County Council (Waste)** - any comments will be reported on the addendum
14. **The Coal Authority** – recommend standing advice

Assessment

Principle of the development

15. The application site is located within the settlement of Chorley and at a local level, Policy GN1 of the Chorley Local Plan states that *'Within the areas of Adlington, Chorley, Clayton Brook/Green, Clayton-le-Woods, Coppull, Euxton and Whittle-le-Woods, as well as land adjoining Feniscowles and Horwich, excluded from the Green Belt, there is a presumption in favour of appropriate development, subject to normal considerations and the other Policies and Proposals of this Plan.*
16. In planning terms the site is an established employment site and both the Local Plan for Chorley and the Central Lancashire Core Strategy seek to protect these types of sites for employment purposes. In this regard the proposed joint use of the site that will provide training and work experience opportunities as well as facilities for the community is acceptable in principle.
17. Whilst the Council would normally resist the provision of residential accommodation on the site, the provision of a small number of single bedroom units, as well as job opportunities, is an integral part of the Recycling Lives operating model and is at the heart of the business ethos.
18. On this basis, and subject to the imposition of a restrictive condition to ensure that the residential units are occupied by recycling lives staff there is no objection to this element of the proposal.

Design and appearance

19. At a national level The National Planning Policy Framework (The Framework) states that the Government attaches great importance to the design of the built environment and good design is a key aspect of sustainable development.
20. The Framework also states that planning policies and decisions should aim to ensure that developments (amongst other things) will function well and add to the overall quality of the

area, not just for the short term but over the lifetime of the development. At a local level, Policy 17 of the Adopted Central Lancashire Core Strategy states that the design of new development should take account of the character and appearance of the local area, including (amongst other things) design, materials and ensuring development is sympathetic to surrounding land uses.

21. Policy GN5 of the Adopted Chorley Borough Local Plan Review states that the design of proposed developments will be expected to be well related to their surroundings. Applicants are expected to demonstrate that they have followed a methodology which sets out the design principles adopted, and have carried out a full survey of the site and its surroundings. Applicants should propose a design which is specific to the site including (amongst other things) the height, bulk and roof shape; external facing materials; layout and levels.
22. Chorley Council has a new emerging development plan, the Chorley Local Plan 2012 – 2026. On 25 October, the Inspector issued her Partial Report on her findings into the soundness of this plan which is a material consideration in the assessment of this proposal. In summary, her Report stated the emerging plan is considered to be legally compliant. In relation to soundness, the plan is considered sound, with the exception of matters relating to Gypsies and Travellers. The examination of the local plan remains open, and the Inspector will reconvene the examination later this year to consider Gypsy & Traveller Matters.
23. Paragraph 18 of the Partial Report states: *“For the avoidance of doubt, the Plan may not be adopted until it has been changed in accordance with all of the main modifications set out in the Appendix to this partial report and any which may be specified in the Appendix of my forthcoming supplementary report. However, because of the very advanced stage in the examination process that the main modifications set out in the attached Appendix have reached, significant weight should be attached to all policies and proposals of the Plan that are amended accordingly, where necessary, except for matters relating to Gypsies and Travellers.”*
24. It is therefore considered that significant weight can be given to her report, and to the policies and proposals of the emerging Local Plan, as amended by the main modifications.
25. Policy BNE1 of the Emerging Local Plan (2012-2026) outlines the design criteria for new development, stating that a proposal should not have a significant detrimental impact on the streetscene by virtue of its density, siting, layout, building plot ratio, height, scale and massing, design, materials orientation, use of materials.
26. The proposed works involve resiting some of the existing buildings as well as the construction of a new baling shed on the southern side of the site in place of the existing brick storage buildings. The buildings will be contained within the site with limited visibility from the public domain. As such, it is considered the proposed development would not result in any greater impact to the character or appearance of the streetscene than is currently experienced at present.
27. The development is therefore in accordance with The Framework, Policy 17 of the Central Lancashire Core Strategy, Policy BNE1 of the emerging Local Plan and Policy GN5 of the Adopted Chorley Borough Local Plan Review.

Impact on neighbour amenity

28. At a national level, The Framework states within one of its twelve core planning principles that planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.
29. Policy 17 of the Adopted Central Lancashire Core Strategy states that the design of new development should take account of the character and appearance of the local area, including ensuring that the amenities of occupiers of the development will not be adversely affected by neighbouring uses and vice versa. The Central Lancashire Core Strategy also states that development should be sympathetic to surrounding land uses and occupiers, and should not result in demonstrable harm to the amenities of the local area.

30. Policy BNE1 of the Emerging Local Plan (2012-2026) states that new development should not cause harm to any neighbouring property by virtue of overlooking, overshadowing or overbearing.
31. The application site is located within a predominantly commercial area although there are residential properties on Stump Lane. However given the existing use of the site it is not considered the proposed development would result in any significant detrimental harm to the amenity of neighbouring residents to warrant refusal of the application on these grounds.

Impact on ecology

32. The proposal involves the demolition of existing buildings and the application is accompanied by an ecological survey. This concludes that there is no evidence of bats using any holes or crevices in the walls to the outside or insides of any of the buildings on the site and no signs of previous or present use by bats were found in any of the roof spaces.
33. The evening surveillance at bat emergence time detected and observed up to three pipistrelle bats approaching the site from the east and moving to forage on the other side of Bengal Street. This behaviour is characteristic of a small foraging group who will always follow the same route to feed in an area well known to them.
34. No bats were detected or observed emerging from any of the buildings under surveillance.
35. It is considered that the proposed development will not have an adverse ecological impact.

Impact on highway safety

36. The proposal involves alterations to divide the existing depot into two separate areas for Chorley Council and Recycling Lives.
37. The Council depot yard will be separated from that of Recycling Lives by a fence with each yard having its own gate. The proposed layout also shows rearrangement of parking bays, provision of a pedestrian walkway, relocation of the existing weighbridge from the Council yard to that of Recycling Lives, relocation of containers and provision of a mini roundabout. Both yards will share the existing access with the A6 Bengal Street. The existing brick building to the east of the site and the adjacent store will be replaced with a steel profiled building of slightly larger size.
38. The overall site currently has 68no. vehicle spaces: however, the proposal would result in a loss of 27no. spaces which is clearly substantial. However there is car parking provided elsewhere by the Council for its employees and the vehicles that would be parked within the depot would be mainly Council vehicles. This and the fact that the site is located adjacent to the Town Centre, provides grounds for deviation from the current parking standard to a reduced number. The proposed number of spaces is therefore considered to be acceptable.
39. The auto track outputs submitted are satisfactory as they show that even long vehicles can safely turn within both yards without difficulty. The mini roundabout should also be negotiated without problem.
40. The existing road markings and those proposed, particularly at the main access, are adequate to ensure safe access and egress of the site.

Overall Conclusion

41. It is considered that the proposal accords with national planning policy and the provisions of the adopted and emerging Local Plan. It is therefore recommended that the application is approved.

Planning Policies

National Planning Policies:

The Framework

Adopted Chorley Borough Local Plan Review

Policies: GN1; GN5 and TR4

Supplementary Planning Guidance:

- Design Guide

Joint Core Strategy

Chorley Local Plan 2012 – 2026

Policies: BNE1

Planning History

Ref: 79/00901/FUL **Decision:** DEEMED **Decision Date:** 22 October 1979

Description: Works Canteen

Ref: 79/00320/FUL **Decision:** DEEMED **Decision Date:** 6 June 1979

Description: Communications aerial fitted to roof of building

Ref: 80/00809/FUL **Decision:** PERFPP **Decision Date:** 10 September 1980

Description: Two re-locatable office units

Ref: 88/00123/FUL **Decision:** PERFPP **Decision Date:** 12 April 1988

Description: Erection of new stores building

Ref: 89/00077/FUL **Decision:** PERFPP **Decision Date:** 21 February 1989

Description: Temporary office accommodation and toilet facilities

Ref: 89/00421/FUL **Decision:** PERFPP **Decision Date:** 22 August 1989

Description: Erection of workshop

Ref: 88/00123/FUL **Decision:** PERFPP **Decision Date:** 12 April 1988

Description: Erection of new stores building

Ref: 90/00198/FUL **Decision:** PERFPP **Decision Date:** 3 July 1990

Description: Erection of portable office

Ref: 02/00127/RG3 **Decision:** PERRG3 **Decision Date:** 25 April 2002

Description: Extension to existing store building for use as vehicle workshop

Ref: 04/00881/CB3 **Decision:** PERRG3 **Decision Date:** 30 September 2004

Description: Erection of two storey portal frame building

Recommendation: Permit Full Planning Permission

Conditions to be reported on the Addendum