

Item A. 1	07/00384/FULMAJ	Permit Full Planning Permission
Case Officer	Mr Andy Wiggett	
Ward	Chorley North East	
Proposal	Construction of 3no industrial units with parking and ancillary facilities.	
Location	Land Adjacent Railway Stump Lane Chorley	
Applicant	Chorley Business Parks Ltd	
Proposal	<p>This application is for the erection of three industrial units on land at Stump Lane Chorley on land that has been allocated for B1 and B2 employment development through Policy EM1.15 in the Adopted Chorley Borough Local Plan Review. The development site also provides 56 car parking spaces distributed throughout the site.</p> <p>The site is within the main Chorley settlement to the northeast of the town centre and is currently unused and overgrown former railway sidings. The site is bounded by the railway line to the east, factory buildings to the west and a further area of unused land and housing to the north.</p>	
Policy	<p>GN1 - Main settlement areas GN5 - Building Design and landscaping EM1.15 - Employment land allocations TR4 - Highway development control criteria EM2 - Development criteria for industrial/business development</p>	
Planning History	<p>05/01093/FUL – Construction of new access road on to land designated for future industrial use. 05/00247/FUL – Construction of new access road (refused) 04/00117/OUTMAJ – Outline application for residential development with access via Brock Road (refused) 99/00108/ADV – erection of 20 advertisement hoardings (refused and subsequent appeal dismissed) 99/00107/COU – Temporary parking of caravans and trailers with access from Brock Road (refused)</p>	
Consultations	<p>Director of Street Scene, Neighbourhoods and Environment – No comments to make. Environment Agency – Recommends the imposition of standard conditions regarding surface water regulation and control of drainage from parking areas. Chorley Community Safety Partnership – Concerned about lack of perimeter security, in particular to the northern boundary. Recommends that a condition requiring a 2m high secure boundary fence be attached. LCC (Highways) – comments awaited. Network Rail – comments awaited</p>	
Representations	<p>One letter of objection received expressing concern about increased traffic congestion and the likelihood of the area around</p>	

Railway Road, Brock Road and Briercliffe Road being used for visitor or overspill parking.

Applicant's case

- The layout has been amended to take account of initial comments from the Planning Department and the units moved away from the railway line so as not to present a solid facade against the railway line frontage.
- The units have a modern design with a curved roof , flat horizontal panels on the walls and high level vertical profiled sheeting at high level.
- Car parking is mainly around the perimeter of the site with a turning space for vehicles in the central part of the site.
- The site will provide job opportunities and contribute to the existing economy of the Chorley area with the benefit of being close to the town centre and with its communication links.

Assessment

The main issues are, impact on the amenity of adjoining residential areas, the visual appearance of the development and traffic considerations. The principle of the use of the land for employment purposes has been agreed through its allocation in the Local Plan.

Residential Amenity

The nearest houses are those at Railway Road and the units would be 22m away from the closest house. The amenity of these houses would be maintained if unit 1, as shown on the plan, was conditioned to be for B1 uses only and no other use. The units will not affect the outlook of the houses on Railway Road as the banking at the rear of these houses will partially shield them from view. The requirements of the Community Safety Partnership are relevant and a condition should be attached requiring details of security fencing etc. before any development can commence.

Visual Appearance

The units will be functional buildings but the standard of design will make them have a better appearance than many speculative units elsewhere. By using two types of cladding this will break up the mass of the buildings and the curved roofs will contribute to making the estate slightly distinctive. Conditions need to be attached regarding the submission of samples to indicate style and colour of the cladding. The plans indicate notional trees along the boundaries and a condition should be attached requiring that a formal landscaping scheme be submitted.

Traffic Considerations

The access into the site from Stump Lane has been approved under planning permission no.05/01093/FUL and all considerations with regard to traffic assessment implications have already been dealt with. Parking meets the County Standards. Any additional comments from the Highway Authority will be reported at Committee.

Conclusion

The proposal represents a satisfactory scheme for the development of the site as a small industrial estate. It will implement a proposal in the Local Plan and contribute to meeting

the Joint Structure Plan requirement for business and industrial land in the Borough. Construction of the units will allow for additional job opportunities on a highly accessible site. The units are well designed and the amenity of adjoining houses can be protected by condition. Traffic issues were dealt with through the separate permission on the access.

Recommendation: Permit Full Planning Permission 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 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall not commence until full details of the colour, form and texture of all external facing materials to the proposed buildings 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 and EM2 of the Adopted Chorley Borough Local Plan Review.

3. Before the development hereby permitted is first commenced, full details of the position, height and appearance of all fences and walls to be erected to the site boundaries shall have been submitted to and approved in writing by the Local Planning Authority. No building shall be occupied or land used pursuant to this permission before all walls and fences have been erected in accordance with the approved details. Fences and walls shall thereafter be retained in accordance with the approved details at all times.

Reason: To ensure a visually satisfactory form of development, to protect the amenities of occupiers of nearby property and in accordance with Policy Nos. GN5 and EM2 of the Adopted Chorley Borough Local Plan Review.

4. No development shall take place until a scheme of landscaping has been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail which may have previously been submitted. The scheme shall indicate all existing trees and hedgerows on the land; 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, their distribution on site, those areas to be seeded, paved or hard landscaped; and detail any changes of ground level or landform.

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.

5. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons 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 5 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 No GN5 of the Adopted Chorley Borough Local Plan Review.

6. No development approved by this permission shall be commenced until a scheme for the provision and implementation of a surface water regulation system has been approved by the Local Planning Authority. The scheme shall be completed in accordance with the approved plans.

Reason: Surface water run off from the site should be restricted to existing rates in order that the proposed development does not contribute to an increased risk of flooding.

7. Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas shall be passed through gullies with an overall capacity compatible with the site being drained.

Reason: To prevent pollution of the water environment.

8. Unit 1 as shown on the submitted plan, shall only be used for B1 purposes as defined by the Town and Country Planning (Use Classes) Order 2006 and for no other purposes unless agreed in writing by the Local Planning Authority.

Reason: In the interests of the amenity of the area and in accordance with Policy EM2 of the Adopted Chorley Borough Local Plan Review.

9. Before the development hereby permitted is first commenced full details of existing and proposed ground levels and proposed building slab levels (all relative to ground levels adjoining the site) shall have been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail shown on previously submitted plan(s). The development shall only be carried out in conformity with the approved details.

Reason: To protect the appearance of the locality, in the interests of the amenities of local residents and in accordance with Policy Nos. GN5 and HS4 of the Adopted Chorley Borough Local Plan Review.

10. The development hereby permitted shall not commence until full details of the colour, form and texture of all hard ground- surfacing materials (notwithstanding any such detail shown on previously submitted plans and specification) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in conformity with the approved details.

Reason: To ensure a satisfactory form of development in the interest of the visual amenity of the area and in accordance with Policy Nos. GN5, DC8A, DC8B, HT2, HT3, HT7, HS4, HS9, EM3, EM4A and EM5 of the Adopted Chorley Borough Local Plan Review.

11. Before the development hereby permitted is first occupied, the car park and vehicle manoeuvring areas shall be surfaced or paved, drained and marked out all in accordance with the approved plan. The car park and vehicle manoeuvring areas shall not thereafter be used for any purpose other than the parking of and manoeuvring of vehicles.

Reason: To ensure adequate on site provision of car parking and manoeuvring areas and in accordance with Policy No. TR8 of the Adopted Chorley Borough Local Plan Review.
