

APPLICATION REPORT – 17/00999/FULMAJ

Validation Date: 12 October 2017

Ward: Astley And Buckshaw

Type of Application: Major Full Planning

Proposal: Erection of three storey office building and demolition of existing single storey office building.

Location: Chorley Technology And Business Centre East Terrace Euxton

Case Officer: Mr Iain Crossland

Applicant: Mr Julian Hindle

Agent: Mr Graham Margerison

Consultation expiry: 6 November 2017

Decision due by: 11 January 2018

UPDATE REPORT

1. The recommendation remains to approve approved the application subject to conditions.
1. Members will recall that this application was deferred at the Development Control Committee meeting held on 12 December 2017 to allow time for Members to visit the site. The original committee report from 12 December 2017 follows on below.
2. The applicant has provided additional information in support of the proposal by way of a comprehensive audit of parking availability across the site and the parking requirements based on the existing and proposed floor space in relation to the parking standards set out in Appendix A of the Chorley Local Plan 2012 – 2026.
3. This confirms that the total existing parking provision onsite that is within the ownership of the applicant equates to 626 spaces, of which 207 are located to the overspill car parking area. Taking into account the proposed development (i.e. construction of the new office development, demolition of Solutions House and re-modelling of the car parking area) this would result in a net increase of 10 parking spaces, with a total of 636 spaces, of which 202 would be located to overspill.
4. An assessment of the overall site parking requirements that fall within the ownership of the applicant on the basis of the proposed development has been carried out and identifies a requirement for 504 spaces, therefore, sufficient provision exists across the entire site with an overall over provision of 132 spaces.
5. The applicant states that the proposed programme of works would entail construction of the new office development (N7), comprising an approximately 6-8 month construction period. Following completion, the occupiers of Solutions House (Positive Solutions) would relocate into the new building thereby facilitating the demolition of the old building and allowing re-modelling/reinstatement of the car park area. The total construction/duration period is anticipated to comprise 8-10 months.

6. The construction phase would entail the partial closure of the existing overspill car park (comprising approximately 75 spaces). In addition, for a short duration (approximately 2 - 6 weeks) of the construction period, a further 25-30 parking spaces would be temporarily lost, to accommodate crane/steel deliveries and to facilitate erecting of the steel portal frame, floor and roofing panels, etc.
7. The applicant acknowledges that during the construction period, there would be displaced parking as a result of the works and, therefore, the following measures are proposed to mitigate this:
 - An additional parking area to the front of Aviation House comprising 22 new spaces is subject to a separate planning application (Ref: 17/01071/FUL), which is due to be determined and is in the same ownership as this application. If approved this would be constructed prior to commencement of the proposed office development, which could be secured by condition.
 - Approximately 24-28 additional temporary spaces would be formed elsewhere across the site for the duration of the construction period.
8. Should application ref.17/01071/FUL be approved, it is recommended that the following condition be attached to any grant of planning permission of the proposal being considered here:

Prior to the commencement of the development hereby approved the 22 car parking spaces to the front of Aviation House and approved under application ref.17/01071/FUL shall be completed and made available.

Reason: To alleviate displaced parking demand during the course of development.

9. It was reported on the addendum at the last Committee meeting that Euxton Parish Council had reiterated concerns in relation to the loss of parking on site during the construction phase. They are concerned about the possibility of some 200-300 parking cars being sent into the surrounding roads for what could be a period of up to two years.
10. Long lengths of Euxton Lane are not subject to parking restrictions but there would be considerable safety issues if they became lined with parked vehicles, including the approaches to the main traffic signal junction giving access to Buckshaw, the entrance to the large new Pear Tree Grange housing estate at present under construction and the frontage of Runshaw College. The only obvious alternative to this would be for the vehicles to park in the Milestone Meadow estate. This would enrage residents who already have issues with their access which is shared with the Technology Park.
11. If displaced vehicles start to compete for the remaining parking spaces on the Technology Park, or seek parking within Runshaw College, or move into Milestone Meadow the scope for friction with neighbours and other road users is obvious and we hope it can be avoided.
12. They consider that a report on parking should be required.
13. Officer comments: In response to the comments made by Euxton Parish Council the applicant has confirmed that between 70 and 110 would be affected during construction, which would last for a period of up to 8 months, followed by a month for the demolition of the existing office building.
14. It is therefore recommended that a condition is attached to any grant of planning permission requiring that a construction method statement is provided, which must outline how the development is to be implemented, how this may impact on levels of parking provision during the construction phase and what will be done to mitigate any impact. The applicant will accept such a condition.
15. It is also worthy to note that the site is located in a sustainable location with access to a railway station at Buckshaw Parkway, less than 300m away, bus services along Euxton Lane and good walkways and cycleways to nearby residential development

16. The following condition is recommended:

No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period.

The Statement shall provide for:

- i. the parking of vehicles of site operatives and visitors*
- ii. hours of operation (including deliveries) during construction*
- iii. loading and unloading of plant and materials*
- iv. storage of plant and materials used in constructing the development*
- v. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate*
- vi. wheel washing facilities*
- vii. measures to control the emission of dust and dirt during construction*
- viii. a scheme for recycling/disposing of waste resulting from demolition and construction works*
- ix. arrangements for staff and visitor parking throughout the duration of the development works.*

Reason: in the interests of highway safety and to protect the amenities of the nearby residents.

17. It is recommended that the following condition be amended:

The existing building identified as Solutions House on plan reference BS.15-121(A)/02 received on 11 October 2017 shall be demolished in full following the first occupation of the office building hereby approved and the land shall be made available for parking as set out on plan reference BS.15-121(A)/03 received on 11 October 2017.

Reason: To ensure the provision of adequate car parking on site and in the interest of highway safety.

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The existing building identified as Solutions House on plan reference BS.15-121(A)/02 received on 11 October 2017 shall be demolished in full following the first occupation of the office building hereby approved and the land shall be made available for parking as set out on plan reference BS.15-121(A)/03 received on 11 October 2017 within 3 months of occupation.

Reason: To ensure the provision of adequate car parking on site and in the interest of highway safety.

PREVIOUS REPORT

RECOMMENDATION

2. It is recommended that the application is approved subject to conditions.

SITE DESCRIPTION

3. The application site is located within the settlement area of Euxton, on part of the Chorley Business & Technology Park, which is an existing and well established business park prominently sited at the junction of Euxton Lane and Central Avenue, and accessed from Euxton Lane via East Terrace.
4. The position of the proposed office is on part of the existing car park adjacent to an existing office building and the boundary of the site with the railway line. The character of the immediate area is commercial as part of an established business park. There are modern residential estates beyond the site.

DESCRIPTION OF PROPOSED DEVELOPMENT

5. The application seeks planning permission for the erection of a three storey office building and demolition of an existing single storey office building. The car park would be reconfigured to reflect the loss of the existing office building and erection of the new building in a different position.

REPRESENTATIONS

6. None received.

CONSULTATIONS

7. **Euxton Parish Council:** Objects to this proposal for two reasons. Firstly it is noted that on completion there would be an increase in office space of 880 sq. m. and an increase of 10 car park spaces. There does not appear to be any account to suggest whether or not this increase is sufficient to accommodate the parking requirement generated by the increased employment spaces.
8. More importantly still, there is no explanation of what will happen to the 200 or thereabouts existing parking spaces that will be lost whilst the new building is under construction and before the Solutions House is demolished. The Council cannot see where the displaced vehicles could be accommodated except by wholesale parking on the adjacent Milestone Meadow housing estate.
9. **Waste & Contaminated Land:** No objections.
10. **Lancashire Highway Services:** Comments that the proposed scale of development requires 29 car parking spaces to be provided. The applicant is, however, only providing 10 spaces which is substantially below the required level.
11. Although the applicant's parking provision is less than required, given the available overspill parking provision, LCC Highways have not raised an objection to the proposal.
12. **United Utilities:** No objection subject to conditions.
13. **Network Rail:** No objection raised.

PLANNING CONSIDERATIONS

14. The National Planning Policy Framework (The Framework) is strongly in support of proposals that sustain and enhance economic growth. It states in paragraph 19 that significant weight should be placed on the need to support economic growth through the planning system.
15. This is complemented by Central Lancashire Core Strategy policy 10, which seeks to protect existing employment premises and sites.
16. It is noted that Euxton is identified as an Urban Local Service Centre suitable for some growth and investment in policy 1(d) of the Central Lancashire Core Strategy, in order to help meet employment needs.
17. The Chorley Local Plan 2012-2026 policy EP3 provides guidance for the development of new business development. This policy sets out a number of criteria to be satisfied by such proposals. The most relevant criteria to this proposal are set out and assessed as follows:
18. *a) they are of a scale and character that is commensurate with the size of the settlement;*
The development is of a scale that is commensurate with the area of the application site and existing buildings on the industrial estate. The design and character would be in keeping

with the character of the industrial estate. Indeed there are already two office buildings of the same design on the business park.

19. *b) the site is planned and laid out on a comprehensive basis;*
The development would form part of a wider site that is already laid out on a comprehensive basis.
20. *c) the site will not prejudice future, or current economic activities within nearby areas;*
There is no evidence to suggest that the proposed development would prejudice future, or current economic activities within nearby areas;
21. *d) the proposal will not cause unacceptable harm e.g. noise, smells to surrounding uses;*
The proposed development would not result in any greater impact on noise or disturbance than is currently experienced as a result of the businesses located on the business park;
22. *e) the site has an adequate access that would not create a traffic hazard or have an undue environmental impact;*
The existing access would be retained and unaltered.
23. *f) the proposal will be served by public transport and provide pedestrian and cycle links to adjacent areas;*
The location is well served by public transport with a bus service along Euxton Lane. There is also a rail station at Buckshaw Parkway less than 300m from the site, which provides excellent accessibility to a large catchment. The location is easily accessible on foot or bicycle to residential areas.
24. *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;*
There is currently a reasonable level of screening provided along the northern boundary of the site with a railway line separating the site from a housing development to the north. The existing perimeter boundaries would be retained and are necessarily secure given the shared boundary with the railway line.
25. *j) the development makes safe and convenient access provision for people with disabilities;*
The proposed building would have a level or ramped access, there would be an internal lift and the development would need to comply with DDA regulations. There would also be four disabled parking bays.

Impact on neighbour amenity / noise

26. The proposed building would be located close to the northern boundary of the site and would be at least 40m from the nearest residential properties under development. This is considered to be a reasonable separation and should not result in an adverse impact on amenity. This is particularly so given the intervening railway line and existing trees and vegetation between the site and these properties, which help to filter views of the site.
27. The site currently comprises offices and other commercial businesses and a large area of car parking, which have operated for some considerable period of time. As such a certain level of noise has already occurred through the everyday operation of these businesses and the coming and going of employees and visitors. As such the level of noise and disturbance generated is likely to be no greater than that which currently takes place.

Impact on character and appearance of the locality

28. The proposed development would be commensurate in the context of the existing buildings within the business park. Indeed there are already two office buildings of the same design on the business park in more prominent positions. The proposed building would be sited to the rear of the site adjacent to the railway line and away from the main public highway at Euxton Lane. As a result, the proposed building would not be particularly visible and would reflect the character and scale of existing buildings within the wider site. Given that the site

is currently a business park, the proposed development would be in keeping with the appearance of the site and character of the locality.

Impact on highway safety

29. The site currently has an established vehicular access from Euxton Lane via East Terrace. This would be retained within the proposed development and is unaffected.
30. There is currently a large area of car parking at the site, and it is noted that the existing building at Solutions House would be demolished, and additional car parking spaces provided in its place. The car parking area at the site would be reconfigured to accommodate these changes. Overall the reconfiguration of the car parking would result in an additional 10 parking spaces. However, the proposed development would result in a larger office building in relation to the existing office building that would be removed, resulting in a requirement for an additional 29 parking spaces. This would result in a shortfall of 19 spaces, however, LCC Highways consider that this is acceptable given that a significant number of the car parking spaces across the site are for overspill parking and not allocated to any particular building.
31. In addition to the above, the site is located in a sustainable location with access to a railway station at Buckshaw Parkway, less than 300m away, bus services along Euxton Lane and good walkways and cycleways to nearby residential development. It is also noted that secure covered cycle storage would be provided on site as part of the development.

Economic impact

32. The proposal is in accordance with the Framework in that it supports economic growth. The local development framework supports the provision of employment premises and development that contributes to local economic growth. This also contributes to one of the four main strands of the Council's corporate strategy – a strong local economy.

CONCLUSION

33. The proposed development would contribute to economic growth within Chorley. There would be no unacceptable detrimental impact on the amenity of neighbouring occupiers or on the appearance of the site and character of the area. In addition, there would be no unacceptable impact on the highway network. On the basis of the above, it is recommended that planning permission be granted.

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.

RELEVANT HISTORY OF THE SITE

Ref: 06/00266/FULMAJ **Decision:** PERFPP **Decision Date:** 28 July 2006
Description: Proposed 2no. three storey office units and service roads, landscape areas and car parking.

Ref: 14/01189/FULMAJ **Decision:** PERFPP **Decision Date:** 13 February 2015.
Description: Section 73 application to vary condition 1 (approved plans) and 7 (external materials) attached planning approval 06/00266/FULMAJ to amend external materials and appearance of the building.

Ref: 15/01148/FULMAJ **Decision:** PERFPP **Decision Date:** 31 March 2016
Description: Section 73 Application to vary condition 1 (approved plans) of planning approval 14/01189/FULMAJ, to allow revised external car parking layout and repositioning of office block.

Suggested Conditions

No.	Condition																		
1.	<p>The proposed development must be begun not later than three years from the date of this permission.</p> <p><i>Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.</i></p>																		
2.	<p>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.</p> <p><i>Reason: To ensure that the materials used are visually appropriate to the locality.</i></p>																		
3.	<p>The parking and associated manoeuvring facilities detailed on plan reference BS.15-121(A)/03, received on 11 October 2017, and identified as 'Proposed N7 – Site Area 61 Spaces' shall be made available in accordance with the approved plan prior to the first occupation of the development hereby permitted and shall be retained at all times thereafter specifically for this purpose.</p> <p><i>Reason: To ensure the provision of adequate car parking on site and in the interest of highway safety.</i></p>																		
4.	<p>The existing building identified as Solutions House on plan reference BS.15-121(A)/02 received on 11 October 2017 shall be demolished in full following the first occupation of the office building hereby approved and the land shall be made available for parking as set out on plan reference BS.15-121(A)/03 received on 11 October 2017 within 3 months of occupation.</p> <p><i>Reason: To ensure the provision of adequate car parking on site and in the interest of highway safety.</i></p>																		
5.	<p>The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <table border="1" data-bbox="336 1330 1319 1525"> <thead> <tr> <th data-bbox="336 1330 730 1359">Title</th> <th data-bbox="730 1330 1023 1359">Drawing Reference</th> <th data-bbox="1023 1330 1319 1359">Received date</th> </tr> </thead> <tbody> <tr> <td data-bbox="336 1359 730 1388">Location plan</td> <td data-bbox="730 1359 1023 1388">BS.15-121(A)/01</td> <td data-bbox="1023 1359 1319 1388">11 October 2017</td> </tr> <tr> <td data-bbox="336 1388 730 1417">Proposed site plan</td> <td data-bbox="730 1388 1023 1417">BS.15-121(A)/03</td> <td data-bbox="1023 1388 1319 1417">11 October 2017</td> </tr> <tr> <td data-bbox="336 1417 730 1447">Proposed floor plans</td> <td data-bbox="730 1417 1023 1447">BS.15-121(A)/04</td> <td data-bbox="1023 1417 1319 1447">11 October 2017</td> </tr> <tr> <td data-bbox="336 1447 730 1476">Proposed elevations</td> <td data-bbox="730 1447 1023 1476">BS.15-121(A)/05</td> <td data-bbox="1023 1447 1319 1476">11 October 2017</td> </tr> <tr> <td data-bbox="336 1476 730 1505">Proposed bin store detail</td> <td data-bbox="730 1476 1023 1505">BS.15-121(A)/06</td> <td data-bbox="1023 1476 1319 1505">28 November 2017</td> </tr> </tbody> </table> <p><i>Reason: For the avoidance of doubt and in the interests of proper planning.</i></p>	Title	Drawing Reference	Received date	Location plan	BS.15-121(A)/01	11 October 2017	Proposed site plan	BS.15-121(A)/03	11 October 2017	Proposed floor plans	BS.15-121(A)/04	11 October 2017	Proposed elevations	BS.15-121(A)/05	11 October 2017	Proposed bin store detail	BS.15-121(A)/06	28 November 2017
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6.	<p>The premises hereby approved shall be used for no purpose other than those in Class B1 of the Town and Country Planning (Use Classes) Order 1987 (as amended).</p> <p><i>Reason: To define the permission and in the interests of maintaining neighbour amenity.</i></p>																		
7.	<p>Prior to the commencement of any development, other than demolition and enabling works, a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions shall be submitted to and approved in writing by the Local Planning Authority.</p>																		

	<p>The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards and unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public sewerage system either directly or indirectly.</p> <p>The development shall be completed in accordance with the approved details.</p> <p><i>Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of policies within the NPPF and NPPG.</i></p>
8.	<p>Prior to occupation of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the local planning authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:</p> <p>a. Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a resident's management company; and</p> <p>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.</p> <p>The development shall subsequently be completed, maintained and managed in accordance with the approved plan.</p> <p><i>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.</i></p>
9.	<p>Before the development hereby permitted is first occupied, provision for cycle parking, in accordance with approved details, specifically broxap Wardale bike shelter size 3.6m (8 cycles with Sheffield cycle hoops), shall have been provided in all respects and made available for use, and shall thereafter be retained.</p> <p><i>Reason: To ensure adequate on site provision for cycle parking.</i></p>
10.	<p>No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:</p> <p>i. the parking of vehicles of site operatives and visitors</p> <p>ii. hours of operation (including deliveries) during construction</p> <p>iii. loading and unloading of plant and materials</p> <p>iv. storage of plant and materials used in constructing the development</p> <p>v. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate</p> <p>vi. wheel washing facilities</p> <p>vii. measures to control the emission of dust and dirt during construction</p> <p>viii. a scheme for recycling/disposing of waste resulting from demolition and construction works</p> <p>ix. arrangements for staff and visitor parking throughout the duration of the development works.</p> <p><i>Reason: In the interests of highway safety and to protect the amenities of the nearby residents.</i></p>
11.	<p>Prior to the commencement of the development hereby approved the 22 car parking spaces to the front of Aviation House and approved under application ref.17/01071/FUL shall be completed and made available.</p>

	<i>Reason: To alleviate displaced parking demand during the course of development.</i>
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