

Agenda Item A11	Committee Date 7 December 2009	Application Number 09/00974/FUL
Application Site John Wilding Ltd Northgate Morecambe Lancashire	Proposal Erection of new industrial building for accident repair centre	
Name of Applicant Mr J. Wilding	Name of Agent Mr Graham Salisbury	
Decision Target Date 6 January 2010	Reason For Delay None.	
Case Officer	Mr Daniel Ratcliffe	
Departure	No	
Summary of Recommendation	Approve with conditions	

1.0 The Site and its Surroundings

- 1.1 The site which is the subject of this application is located on the south side of Northgate within the large Industrial Estate known as White Lund. White Lund Industrial Estate is made up of a number of Use Class B1 (Business and Light Industry), B2 (General Industry) and B8 (Storage and Distribution) uses as well as some Car Sales Showrooms and Class A1 (Retail) Warehouses.
- 1.2 The site is currently a moderately large open area of hard standing currently used by the applicant John Wilding Ltd for car and van sales. A grass verge separates the site from the adjacent highway and access is gained via separate in-out system which is also used for access to the adjacent premises of Screw-Fix and Harry's Pantry. A portable building, which sits along the south east boundary of the site, is currently used as a sales office.

2.0 The Proposal

- 2.1 The application proposes the erection of a new industrial building (Class B2) to the rear of the site to be used as an accident repair centre. The building will be 31m in length and 30.5m wide occupying a total floor space of 950m². The building is proposed to be finished in 'Cool Grey' and 'Merlin Grey' steel cladding.
- 2.2 Internally the building will consist predominantly of a large open repair garage to the rear with two spray booths and a reception and office area to the front facing towards Northgate. Its front elevation will be stepped back from the adjacent buildings and parking for 39 vehicles will be provided to the front, 3 of which will be assigned for disabled users. The existing access used for neighbouring premises will be utilised with this development.
- 2.3 In terms of employment it is not yet known how many staff the proposed use would employ but it is likely to be in excess of those currently employed by the existing use.

2.4 Foul and surface water will drain to the existing drainage system and will include the use of an existing oil interceptor for potentially contaminable areas of hard standing.

3.0 Site History

3.1 In 2008 the site was granted permission for its change of use from an area of hard standing to allow for the sale of vehicles. An application was submitted later that year seeking temporary permission for a portable building to be used as a site office. Temporary planning permission was granted in December 2008 until 31 December 2011.

Application Number	Proposal	Decision
08/00706/CU	Change of use of hard standing area to multi-vehicle sales area	Approved
08/01255/FUL	Siting of a temporary office	Approved

4.0 Consultation Responses

4.1 The following responses have been received from statutory consultees:

Statutory Consultee	Response
County Highways	The original proposal required a transport contribution of £30,956 subject to Planning Contributions in Lancashire Policy Document. The proposal has since been amended. The proposal requires a simple transport assessment to be submitted. Other requirements relate to the provision of one motorcycle parking space and covered parking for cycles.
Environmental Health	No desktop study has been submitted with the application – this has been requested by the Contaminated Land Officer prior to a decision being made. Other requested conditions should the application be approved: <ul style="list-style-type: none"> ▪ Noise Assessment and Control ▪ Hours of Construction ▪ Hours of Operation ▪ Scheme for Odour Control ▪ Ventilation Details
Economic Development	Observations not received within consultation timescale.
Parish Council	Observations not received within consultation timescale.

5.0 Neighbour Representations

5.1 None.

6.0 Principal Development Plan Policies

6.1 **Lancaster District Core Strategy: Policy ER3: Employment Land Allocations** seeks to ensure that the right amount of Employment Land is provided in the right place to meet the needs generated by existing businesses, new businesses and inward investment. It states that between 2003 and 2021 at least 24ha will be developed for industrial uses in accordance with the following criteria:

- Within the main urban areas
- Located on previously developed land
- Served by a realistic choice of means of transport
- Accessible to shops and community facilities, and
- Connected to the M6 via suitable roads that do not pass through residential areas

6.2 **Lancaster District Local Plan: Policy EC5** identifies White Lund Industrial Estate as one allocated for business use within Class B1, B2 and B8.

6.3 Policy **EC6** allows development of new employment uses which:

- is readily accessible to mean of transport other than the private motor car
- makes satisfactory access, serving, and parking provision
- is appropriate in scale form and external appearance
- provides screening of servicing area and open storage form public frontages
- makes a satisfactory drainage arrangements is not unduly un-neighbourly
- upgrades environmental conditions where these are unsatisfactory.

7.0 Comment and Analysis

7.1 Originally, the application proposed a small showroom to the front of the development. However the development was then above the threshold of 1000m² for commercial/industrial development and therefore a Planning Obligation in the form of a transport contribution of £30,956 was requested by County Highways. The applicant decided at this point that this would make the entire development financially unviable and decided to amend the plans removing the showroom from the proposal. This now brings the development below the 1000m² threshold and the contribution cannot be requested.

7.2 Development of the site, in principle, raises no specific planning concerns; the land is designated as an Employment Area in the Lancaster District Local Plan and the employment use is encouraged in this location. The proposed materials reflect those of recently constructed buildings and those on neighbouring plots. Access to the site is via an existing working access used by neighbouring premises and this is considered sufficient.

7.3 The Contaminated Land Officer has suggested that due to the site being a former munitions store a desktop study should be carried out prior to any decision being made. The applicant is aware of the history of the site and the subject was raised at pre-application stage. The applicant would be happy to carry out any such assessment should the proposal be deemed acceptable and considering the scale of development in the surrounding area and the current condition of the site, this position is supported by the local planning authority.

7.4 Other conditions recommended by the Environmental Health department (referred to in Paragraph 4.1) are to be supported and should be placed on the notice should the application be approved.

7.5 County Highways have recommended that one Motorcycle space should be provided as well as cycle storage. This can also be covered by condition. The simple transport assessment has been requested and it is anticipated that this will be received in time for the Planning Committee. Any observations will be reported verbally at Committee.

7.6 It is also worth noting that should the application be approved the applicant must be informed that this does not grant consent for the display of any signage at the site and that this may require a separate application.

8.0 Conclusions

8.1 Overall, the development is one which, in principle, is considered acceptable and subject to the submission of a contaminated land desk top study, and with the other environmental protection conditions imposed, the proposal should be supported.

Recommendation

That Planning Permission **BE GRANTED** subject to the following conditions:

1. Standard Time Limit
2. Development to be built in accordance with the approved plans
3. Submission of Contaminated Land Desktop Study
4. Hours of Construction
5. Hours of Use
6. Noise Assessment
7. Scheme for Odour Control and Ventilation
8. Secure cycle parking to be agreed and provided

9. Car parking spaces to be provided and maintained
10. As may be required by the consultees

Human Rights Act

This recommendation has been reached after consideration of the provisions of The Human Rights Act. Unless otherwise stated in this report, the issues arising do not appear to be of such magnitude to override the responsibility of the City Council to regulate land use for the benefit of the community as a whole, in accordance with national law.

Background Papers

None.