

<b>DECISION DATE</b> 14 November 2007	<b>APPLICATION NO.</b> 07/00933/FUL A6	<b>PLANNING COMMITTEE:</b> 8 October 2007
<b>DEVELOPMENT PROPOSED</b>  ERECTION OF NEW INDUSTRIAL UNIT INCLUDING OFFICE/SERVICE SPACE		<b>SITE ADDRESS</b>  LAND OFF NORTHGATE NORTHGATE MORECAMBE LANCASHIRE LA3 3PA
<b>APPLICANT:</b>  Brakewell Properties White Lund Morecambe Lancashire		<b>AGENT:</b>  Thomas Associates

#### REASON FOR DELAY

N/A

#### PARISH NOTIFICATION

None to date - any comments will be reported to committee.

#### LAND USE ALLOCATION/DEPARTURE

Lancaster District Local Plan - Within the White Lund Employment Area

#### STATUTORY CONSULTATIONS

**County Highways-** Planning Obligations in Lancashire Policy Paper- This Paper reflects guidance laid down under Circular 5/2005 which seeks developer contributions for a number of identified aims. The development falls above the threshold for a developer contribution to improve transport facilities in the area. It is considered that contributions should be sought from developers to improve the accessibility and sustainability of this application site. On the basis of the proposed floor area of the building and its projected use, Lancashire County Council have identified a contribution figure of £33,488 towards the provision/improvement of transport facilities into the White Lund Estate. This figure is higher than that projected by the agent as the Accessibility Questionnaire contain an error in respect of the assessment of trains. As the development is further than 1.0km form a station a score of zero should be entered. This has changed the accessibility score and result in the project contribution figure rising from £26,546 to £33,488.

**Environmental Health Officer** - The applicant has submitted a Contaminated Land Desk Study. An initial review of the study has been undertaken which has raised a number of comments which will require further information.

## **OTHER OBSERVATIONS RECEIVED**

None to date - any comments will be reported to committee.

## **REPORT**

### **Site and its Surroundings**

The application site is located within the White Lund Industrial Estate at the junction of Ovangle Road with Northgate. The site forms part of the larger Moll industry (former Souplex) complex which was demolished and has subsequently seen a number of industrial buildings being developed in recent years.

The application site fronts Northgate with vehicular access being gained via a recently constructed private road which already serves Spacefinder and Water Sculptures. The land immediately to the ear of this application site is currently the subject of a planning application 07/00938/FUL seeking consent for the development of a laundry building.

### **The proposal**

The application seeks consent for the erection of an industrial building with associated office accommodation and external service yard. The building is orientated with its axis along Northgate with the parking and service area immediately to the rear of Northgate. The building measures 52m long by 35m deep and rises with a shallow pitched roof to an overall height of 10.5m. The building is proposed to be set back 30m from the footpath to Northgate on a building line similar to the neighbouring Spacefinder building.

The main internal space of the building is primarily put over to industrial space with a two storey mezzanine office area being developed at the southern end of the building facing Northgate. Materials for the development reflect those of the neighbouring (and recently constructed) Spacefinder building. They are light grey profile sheeting with blue trimming, artificial stone walling and a blue aluminium framed glazing system. The glazing system is proposed around the whole of the office section of the development.

Externally, the yard area provides for vehicle servicing/turning, parking for 33 cars (including 3 mobility spaces), secure cycle parking and a motorcycle space.

### **Planning History**

The site has a long planning history dating back to the days of the Souplex development but nothing that is directly relevant to the current application.

### **Planning Policy**

Policy EC5 identifies White Lund Estate as a one allocated for business use within Class B1, B2 and B8.

Policy EC6 - allows development of new employment uses which: -

- makes satisfactory access, serving, and parking provision
- is readily accessible to mean of transport other than the private motor car
- 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 unneighbourly
- upgrades environmental conditions where these are unsatisfactory.

## **Planning Obligations in Lancashire Policy Paper**

This Paper reflects guidance laid down under Circular 5/2005 which seeks developer contributions for a number of identified aims. The location of this development and the results of the accessibility questionnaire rate the location as medium. The area does have a bus service running close by on Ovangle Road but it is relatively infrequent and does not serve the industrial estate as a whole. It is considered that contributions should be sought from developers to improve the accessibility and sustainability of the White Lund Industrial area and this application site. On the basis of the proposed floor area of the building and its projected use, Lancashire County Council have identified a contribution figure of £33,488 towards the provision/improvement of transport facilities into the White Lund Estate.

### **Comments**

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 building is located in a prominent position at the entrance to the industrial area. The proposed materials reflect those of recently constructed buildings on neighbouring plots. Clarification will be needed over the precise details of the large glazed system which provides natural light to the two storey office section but these could be addressed by condition. The plot has been the subject of a contaminated land desk study which requires additional information; this again could be addressed by a planning condition together with any mitigation that may be required.

The service yard and car parking area is located in front of the building and will be exposed to public view. This is not an uncommon arrangement throughout the estate but given the location of the development at the entrance to the estate and the long frontage it is considered that the landscape area immediate to the rear of the site boundary should be developed with tree planting in addition to the usual feature of a grassed verge. These details again could be addressed via planning conditions.

As indicated earlier in the report the scale and use of the building has attracted the need for a contribution from the developer to aid accessibility to the site under Planning Obligations in Lancashire Policy Paper. The applicant has already discussed these issues and has indicated that a draft Section 106 Agreement for the contributions is currently in preparation.

### **Conclusion**

Overall, the development is one which, in principle, is considered acceptable and subject to entry into a Section 106 agreement for transport contributions and appropriate conditions over materials and landscaping, the proposal should be supported.

### **HUMAN RIGHTS IMPLICATIONS**

This application has to be considered in relation to the provisions of the Human Rights Act, in particular Article 8 (privacy/family life) and Article 1 of the First Protocol (protection of property). Having regard to the principles of proportionality, it has been concluded that there are no issues arising from the proposal which appear 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.

## **RECOMMENDATIONS**

That subject to a Section 106 Planning Agreement, **PERMISSION BE GRANTED** with the following conditions: -

1. Standard Time Limit
2. Development to be built in accordance with the approved plans
3. All external materials to be agreed
4. Separate drainage system
5. Boundary treatments to be agreed.
6. Secure cycle parking areas to be provided and maintained.
7. Car parking spaces to be provided and maintained.
8. Contaminated land study to be clarified and any mitigation agreed/implemented
9. Landscaping scheme to be agreed/implemented
10. As may be required by the consultees

## **ADVICE :-**

In respect of condition 8 above, the developers are recommended to contact the City Council's Environmental Health Service (telephone 01524.582935).

The White Lund Industrial Estate occupies the site of a First World War ordnance factory. The risks associated with this are considered to be low. There is however, a possibility of ordnance related material being uncovered in the course of site works and appropriate precautions should be taken. A Technical Advice Note on the subject is available from the City Council's Environmental Health Service (telephone 01524.582935).