

<b>DECISION DATE</b> 7 November 2007	<b>APPLICATION NO.</b> 07/00938/FUL A9	<b>PLANNING COMMITTEE:</b> 8 October 2007
<b>DEVELOPMENT PROPOSED</b>  ERECTION OF COMMERCIAL LAUNDRY WITH ASSOCIATED OFFICES, PLANT ROOMS , CAR PARKING AND SERVICE YARD		<b>SITE ADDRESS</b>  FORMER MOLL INDUSTRIES SITE NORTHGATE MORECAMBE LANCASHIRE LA3 3AZ
<b>APPLICANT:</b>  Lancaster Property Network Ltd 1-3 Cable Street Lancaster LA1 1HD		<b>AGENT:</b>  Harrison Pitt Architects

#### 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-** Views awaited

**Environmental Health Officer-** View awaited

**Untied Utilities-** No objection in principle, development to be drained on a separate system. Yard areas, washing areas, loading and unloading areas to be drained to the foul system

#### 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 has a flank frontage to Ovangle Road and is to be accessed via a newly constructed private access road currently serving Space Finder and Water Sculptures. The frontage facing towards Northgate abuts another separate plot which is the subject of another application (07/00933/FUL) seeking consent for the development of an office building.

## **The proposal**

The application seeks consent for the relocation of the Sunlight Laundry building which is currently located on Back Caton Road, Lancaster. Relocation of the laundry will allow development proposals to progress on the remaining site on Back Cable Road.

The development comprises a large single building measuring some 50m X 60m and 14m in height. The building has a parapet wall detail and gives the building a flat roof appearance. A 20m high chimney is proposed rising from a lower level boiler room. Internally, the main floor space is single storey other than a small area of mezzanine floor space for office accommodation which runs across the north western (front) elevation. The site entrance and building is orientated towards the new access road with car parking along the frontage. The side and rear of the building face the Ovangle Road frontage together with the service yard. A landscaped area is proposed to run alongside the site boundary with Ovangle Road to aid screening of the building and the service yard.

## **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 from 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 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 £56,280 towards the provision/improvement of transport facilities into the White Lund Estate.

## **Comments**

Development of the site, in principle, raises no specific planning issues, because the land is designated as an Employment Area in the Lancaster District Local Plan. However, some concerns arise over the scale and design of the building and the orientation of the building and service yard to the main public aspects, in this case both Ovangle Road and Northgate.

Discussions have taken place with the agent over the siting of the building and it is considered that from an operational aspect, the location of the building within the plot is most appropriate. The relationship of the service yard to Ovangle Road has been acknowledged and the proposal seeks to develop a landscaped buffer along the frontage to aid screening of the yard/building. It is considered that whilst accepting the orientation of the building, the landscaping proposals need to be enhanced. Following discussion with the agent it is agreed in principle that the landscaping will need to include an earth bunding to further screen the service yard. Conditions would need to be attached to address this issue.

The building itself is substantial in size and the parapet roof form is considerable in terms of construction. Whilst helping to reduce the overall height of the building this creates the appearance of a large flat roofed structure. The design and the materials employed on the building need to be reconsidered and generally upgraded from the proposed simple profile steel sheeting. The agent has agreed to look at the design/materials and will be providing additional information in time for the committee meeting.

As indicated earlier in the report the nature 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 the application is accompanied by a draft Section 106 Agreement for the contributions.

## **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 design/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. Revised plans
4. All external materials (including those of the chimney) to be agreed
5. Separate drainage system precise details to be agreed.
6. Boundary treatments to be agreed.
7. Secure cycle parking areas to be provided and maintained- details to be agreed.
8. Car parking spaces to be provided and maintained.
9. Contaminated land study to be undertaken and mitigation agreed/implemented
10. Landscaping scheme including additional earth bunding to be agreed/implemented
11. As may be required by the consultees

**ADVICE :-**

In respect of condition 7 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).