

Application Recommended for Approval

APP/2019/0098

Hapton with Park Ward

Full Planning Application

Proposed use of land for siting of 40 self-storage containers

THORNEY BANK INDUSTRIAL ESTATE BURNLEY ROAD HAPTON BURNLEY

Background:

The application relates to land within and closely adjacent to an existing industrial estate.

Permission was recently granted for 25 containers and permission is now sought for an additional 40 on land set to the rear.

An objection has been received.

Relevant Policies:

Burnley's Local Plan (2018)

SP1: Achieving Sustainable Development

SP4: Development Strategy

SP5: Development Quality and Sustainability

EMP5: Rural Business & Diversification

CC5: Surface Water Management and Sustainable Drainage Systems

IC3: Car Parking Standards

Site History:

7/7/6016- C/U from colliery to motor vehicle testing station – Granted

7/7/6278 – AORM (Access and Landscaping) – Granted

7/7/7865 – C/U from garage store to bearing distribution – Granted

7/7/7905 – C/U from Depot stores to light engineering

7/7/7906 – Tyre store to joiners shop – Granted

12/78/0156: Change of use from motor vehicle testing station to motor vehicle testing station, general road haulage storage and distribution and trailer manufacture and repair, together with landscaping of site – Granted

12/98/0535: Use of units for paint manufacturing, ancillary storage and offices in compliance with Condition 9 [*restriction of use*] of 12/78/0156 – Granted

12/01/0505: Construction of bund wall and storage tanks in yard at existing factory – Granted

12/2002/0634: Use of land for residential development (all matters reserved for future approval) – Refused; Appeal Dismissed [see note re brown field land]

APP/2006/0200: Outline. Erection of new industrial building class B1/B8 using existing access to the site and including details of siting (design, external appearance and landscaping reserved for future approval) – Granted

APP/2006/0640: Proposed industrial unit (Class B1/B8) with associated car parking and landscaping – Granted

Partly overlapping present site:

APP/2007/0490: Proposed erection of 4 industrial units – Granted [Not carried out; now lapsed]

APP/2017/0485: Use of land for siting of 60 storage containers - Refused

APP/2018/0479: Use of land for siting of storage containers (resubmission of APP/2017/0485) – Granted

Consultation Responses:

Highway Authority – No objection. Request the imposition of conditions relating to provision of a suitably signed car park and a footpath into the site (as indicated in the application).

Hapton Parish Council – Concerns regarding the access and suggest a lockable gate be included in the application. [Comment – This matter is considered in the main report].

Planning and Environmental Considerations:

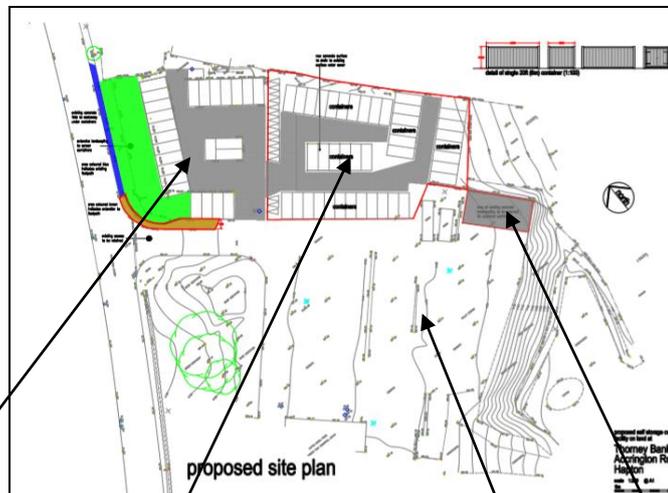
Thorney Bank Industrial Estate (TBIE) has a long planning history. Following on from its use as a coal mine and National Coal Board Offices, it came into use for a variety of commercial/industrial purposes as an industrial estate.



Site Location

Industrial Estate

The northern part of TBIE is under used and earlier in 2019 planning permission was granted for the siting of 25 self-storage containers. The present application is a follow-up proposal for land immediately to the rear. The two sites would be contiguous, sharing a common entrance from the existing TBIE estate road. The 25 are presently incorrectly sited. The applicant's intention is that this would be rectified, and the 65 containers properly laid out in a comprehensive manner.



Proposed Layout

Containers granted

Containers proposed

hardstanding

overflow parking



Appearance of existing containers

Policies and Assessment

In 2002, a planning appeal established that the land comprised in the Thorney Bank Industrial Estate was previously developed/'brownfield' land, and this clarified the boundaries of the planning unit.

The site of the permission (APP/2018/0479) granted in February 2019 for the 25 containers included a small strip of undeveloped land and it was considered reasonable to include it as it properly 'rounded-off' the developed area. The present application site also follows that pattern, with a small strip outside the 2002 'brownfield' definition.

The whole of the Industrial Estate is on land outside the Development Boundary set by the adopted development plan.

Policy EMP5 is relevant to employment uses in a rural area and supports new/expanding business in the open countryside where they (as relevant to this application):

- a) *Support the retention or growth of an existing business or the establishment of a new enterprise and are at a scale that is appropriate to and in keeping with the area in which they are located;*
- b) *In the design of any buildings, access and car parking arrangements are in keeping in terms of their scale and character with the surrounding landscape and would not lead to an increase in traffic levels beyond the capacity of the surrounding local highway network; and*
- c) *Do not have an unacceptably negative impact on residential amenity.*

The group of containers as presently laid out is not appropriate as roadside development because of the stark, industrial appearance of the containers. This is not the permission granted – the containers have to be moved in accordance with the earlier permission, which makes provision for landscaping along the highway frontage.

This part of Burnley Road has a mix of residential and commercial development and each should be expected to play a reasonable part in providing an amenable street scene. When the development is properly formed and laid out rear of the required landscape barrier there would be little, if any, impact on the visual amenities of residents.

There is no identified concerns relating to traffic generation, apart from the need to ensure that some parking is provided for vehicles unable to gain immediate access to containers. The applicant has added this to the scheme.

The containers are of good quality, robust and secure, and well suited to their purpose.

Properly sited, properly screened and drained, the development would be acceptable.



Proposed Layout

Containers granted Containers proposed hardstanding overflow parking

Other matters

The Parish Council has expressed concern about the access and suggested gating the development.

The Highway Authority has given the following comments:

We would not wish to see the access to the site gated. The comments provided by the Parish Council are not sufficient indicate where they would wish to see a lockable gate. The application is for a plot of land at one end of an existing industrial site, which has a number of existing businesses that also use the entrance from Burnley Road and could conceivably have deliveries using large articulated vehicles. Any measures that could hinder their safe access to the site from the adopted highway should be avoided.

From the security aspect – the containers are robustly constructed, of a purpose built secure design. In any event, to restrict general intrusion into the container site, a perimeter fence would be required. This would be likely to adversely affect visual amenity.

On that basis installation of gates is not considered to be practical or beneficial.

In conclusion, the proposed development would bring an unused part of the Industrial Estate into a beneficial use without causing any significant harm.

Recommendation:

That planning permission be Granted subject to the following conditions:

Conditions:

1. The development must be begun within three years of the date of this decision.
2. The development shall be carried out in accordance with the application drawings, namely: Location Plan (Ref. FO.190219.A); Existing Site Plan, received 01 March 2019; Proposed Site Plan, received 04 July 2019.
3. Before the development is brought into use, the customer car parking area identified on the Proposed Site Plan shall be signposted and provided for the parking of customers vehicles in connection with the storage containers and shall thereafter be retained for that purpose.
4. Before the development is brought into use the extension to the footpath (area coloured brown on the Proposed Site Plan) shall be constructed and made available for use by pedestrians, and shall thereafter be so retained.
5. Containers shall be single height up to 2.5m high above ground level only and shall not be sited on the approved site other than in the positions and layout as indicated on the approved plans.

Reasons:

1. Required to be imposed by Section 91 of the Town and Country Planning Act 1990.
2. To ensure that the development remains in accordance with the development plan.
3. In the interests of highway safety.
4. In the interests of highway safety and to provide for pedestrians entering the site.
5. To ensure a satisfactory appearance to the development, having regard to its rural surroundings, in accordance with Policies EMP5 and SP5 of Burnley's Local Plan (July 2018).

