

Application Recommended for Approval

FUL/2021/0281

Cliviger With Worsthorne Ward

Town and Country Planning Act 1990

Demolition of fire damaged building frame and construction of 6 no industrial units
Brownsie Shed Mill Brun Terrace Worsthorne-with-Hurstwood Lancashire

Applicant: Mr Max Smithson, M Smithson Properties Ltd

Background:

The application is being considered by this Committee following a neighbour objection to the proposal.

The proposal is to erect a new building on the footprint of the remains of a former brick mill that has been destroyed by fire and derelict since 1998. The site is situated at the end of Brun Terrace which is an unadopted street serving a traditional stone terrace of houses and leading to a small enclave of industrial units.

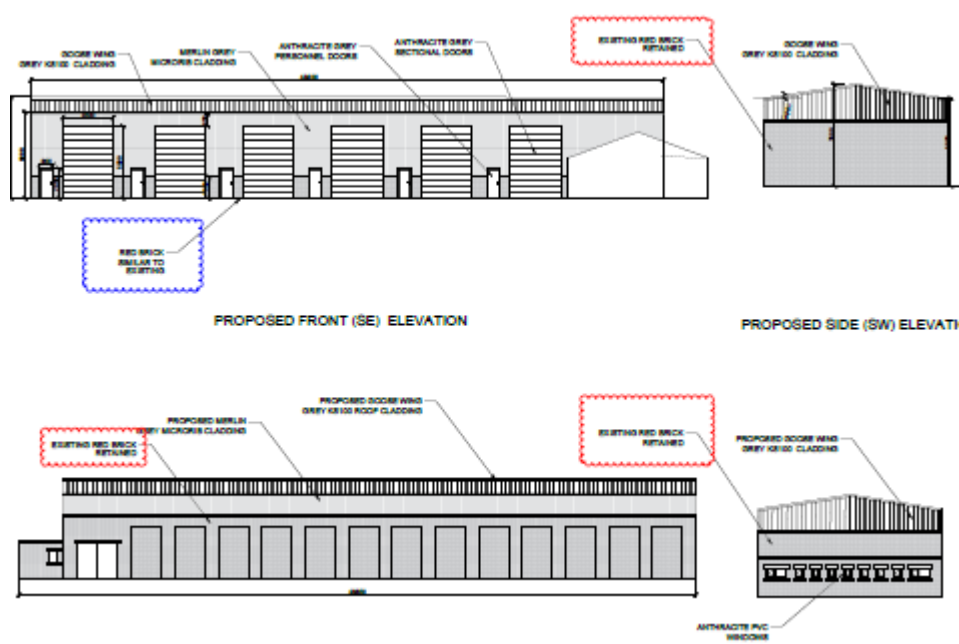
Existing ruin



The proposal is to re-use some of the remaining lower brick walls on all sides of the structure and erect a new industrial building that would occupy the footprint of the former building and measure 46.6m long x 12.6m wide. It would extend up to 7.0m to the ridge of a shallow pitched roof. The proposed building would be divided into six units, five of which would be similarly sized (70sqm) and the sixth would be larger (181sqm).

The proposed building would be constructed using the existing brickwork where possible and dark grey cladding.

Proposed Elevations



Each of the six units would have a large roller door opening onto the existing forecourt. The units are intended to offer starter units for small businesses.

Relevant Policies:

Burnley's Local Plan (July 2018)

SP1 – Achieving sustainable development

SP4 – Development strategy

EMP3 – Supporting employment development

HE3 – Non-designated heritage assets

NE4 – Trees, hedgerows and woodland

NE5 – Environmental protection

CC4 – Development and flood risk

CC5 – Surface water management and sustainable drainage systems (SuDS)

IC1 – Sustainable travel

IC3 – Car parking standards

The National Planning Policy Framework (2021)

Site History:

No relevant planning history.

Consultation Responses:

LCC Highways

No objection. Conditions are recommended to require electric vehicle charging points, surface water drainage to a suitable internal outfall, restricted hours for delivery vehicles during the construction period and the provision of car parking spaces and turning areas.

Environment Agency

No objection. The development would be safe without exacerbating flood risk elsewhere if the proposed mitigation measures are implemented. The proposed development must proceed in strict accordance with the Flood Risk Assessment and the mitigation measures identified. An Informative is advised to the applicant to state that a Permit may be required for any activity or works within 8m of the main river adjacent to the site. A remediation strategy is also required to ensure that contaminants from historic uses on the land are adequately dealt with.

United Utilities

No objection in principle. Conditions are recommended to require a detailed drainage scheme.

LCC Archaeology

Given the damage to the former shed, a photographic record of the remaining structures would be sufficient to record the archaeological/historic importance of the site. A Photographic Record is a formal process with details set out in the Historic England document '*Understanding Historic Buildings*' (Historic England 2016). This would allow a record with appropriate photo scales to capture the surviving details of the rather small north light building.

Environmental Health

No objection. Conditions are recommended to restrict working construction hours and operational working hours, to require a scheme for lighting, details of refuse storage and to restrict the use to that which would not affect the amenities of the nearby residential area.

Publicity

Concerns are raised by a neighbour making the following points:-

- There is a current problem with the volume and scale of passing traffic on Brun Terrace, including the use of large lorries
- Use of large lorries causes a road safety issue and noise and impedes parking for residents in front of their houses
- Brun Terrace is a private road and in a very poor state of repair, it is not maintained and impacts on neighbours
- Additional traffic would exacerbate these existing problems
- Request is made for an undertaking from the owner to maintain the road, to provide an area for residents to park and to restrict the size of vehicles that can enter the site.

Planning and Environmental Considerations:

Principle of proposal

The site is situated within the defined Development Boundary and is an established small scale industrial site with historic origins adjacent to the River Brun. Policy EMP3 supports the expansion and upgrading or establishment of new business premises within the Development Boundaries subject to consideration to access arrangements, residential amenity, the environment and landscape/townscape. The re-use of this derelict site would therefore be acceptable in principle subject to detailed considerations.

Traffic and highway safety

Policy IC1 seeks to promote sustainable travel and safe pedestrian, cycle and vehicular access, including adequate visibility splays. Policy IC3 requires adequate parking in line with Appendix 9 . Paragraph 109 of the NPPF states that development should only be prevented or refused on transport grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

The proposed building would be no larger in floor area than the previous building on the site but would be built to provide six small starter units that are likely to lead to low rates of traffic generation and smaller commercial vehicles. LCC Highways note that this is an existing access and that there would be adequate parking and turning within the site and have no objections to the proposal subject to a number of conditions. The condition of the private road at Brun Terrace is however extremely poor and requires attention prior to any increase in traffic. The applicant has provided a plan to indicate improvements and repairs to the road.

Road Improvement Plan



A condition is recommended to require further details of the improvement works and for the agreed works to be carried out and completed prior to any unit being first occupied.

Subject to the foregoing provisions, the proposed development can be accommodated on the existing highway and would not significantly affect highway safety. The proposal would not therefore conflict with Policies IC1 and IC3.

Visual amenity

Policy SP5 states, amongst other things, that the Council will seek high standards of design, construction and sustainability in all types of development. The proposed building has been designed to incorporate part of the red brick construction from the former building on the site. The appearance of the building would improve the visual amenities of the site.

Other issues

The Environment Agency and United Utilities have requested conditions to require a site remediation scheme (from contaminants) and a detailed drainage scheme. A

photographic record of the ruin shed is recommended by the Historic Environment Team at Lancashire County Council.

Conclusion

The proposed development would provide an appropriate new building on the site of a former industrial shed and support employment opportunities for small businesses. The main area of concern relates to the condition of a private road which the applicant has agreed to improve and can be secured by condition.

Recommendation: Approve

Conditions to be reported in Late Correspondence prior to the meeting.

Janet Filbin
1st December 2021