

Officer Report

Application Number: 06/2017/1416

Proposal: Construction of storage and manufacturing facility and associated hard landscaping

Site Address: Italian Orchard Restaurant, 96, Italian Orchard, Whittingham Lane, Broughton, Preston, Lancashire, PR3 5DB

Case Officer: Dean Clapworthy

Decision: Approve with conditions

1	Information
1.1	Location
	<p>The application site falls around 70m to the west of the existing restaurant at the site and presently comprises a brick outbuilding and adjacent grazing land (to grass). The site is located within the countryside, east of the village of Broughton. The application site is accessed from Whittingham Lane to the north and the wider site to which it is associated is bounded to the east by an embankment rising to the M6 motorway. The application site is identified as within the open countryside on the policies map of the Preston Local Plan 2012-2026 (Site Allocations & Development Management Policies) (Adopted Local Plan).</p>
1.2	Proposal
	<p>The proposal is for a single storey extension attached to the long western elevation of the existing brick outbuilding. It would be around 28.3m long, 9m wide and 5m high (to the highest point above ground level). It would have a mono-pitch roof and would be finished with dark grey metal cladding to the walls and roof (to the long elevation) and glazing in dark grey aluminium framework to both gables and the exposed eastern wall where it steps back from the existing building. The extension would be stepped back from the front of the existing building by around 3.5m. The existing building combined with the extension would be used for the manufacture and storage of foods to be used by the associated restaurant chain. Vehicular access to the site would be from the existing from Whittingham Lane.</p>
1.3	Relevant Planning History
	<p>06/2016/0677: Single storey extension to front and associated landscaping. Approved December 2016.</p> <p>06/2015/1025: Erection of function room and pre-function room extension, provision of additional car parking, new service road and associated landscaping. Approved March 2016.</p> <p>06/2014/0701: Erection of function room and pre-function room extension, provision of additional car parking, new access road and associated landscaping. Approved December 2014.</p>

	<p>06/2003/0212: Erection of function room and glazed pre-function room extension, alterations to existing building and provision of additional car parking. Approved February 2004.</p> <p>06/1998/0613: Erection of extension to front elevation to provide enlarged dining area. Approved October 1998.</p>
1.4	<p>Planning Policy Framework</p> <p>Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that if regard is to be had to the Development Plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.</p> <p>The Development plan comprises:</p> <p><u>Central Lancashire Core Strategy</u> Policy 1: Locating Growth Policy 12: Culture and Entertainment Facilities Policy 13: Rural Economy</p> <p><u>Preston Local Plan 2012-2026 (Site Allocations and Development Management Policies)</u> Policy ST1: Parking Standards Policy ST2: General Transport Considerations Policy EN1: Development in the Open Countryside Policy EN9: Design of New Development</p> <p>Other Material Considerations: Central Lancashire Supplementary Planning Document 3 (Rural Development) Central Lancashire Supplementary Planning Document 5 (Design Guide) National Planning Policy Framework (the Framework) National Planning Practice Guidance National Planning Policy for Waste</p>
1.5	<p>Consultation responses</p> <p>National Air Traffic Services En-Route Limited (NERL) Safeguarding Office: No safeguarding objections.</p>
1.6	<p>Analysis</p> <p><u>Principle of Proposal</u> Policy 1 of the Core Strategy seeks to focus investment on well-located brownfield sites and the main urban areas. In other places development will be typically small scale and limited to appropriate infilling, conversions of buildings and proposals to meet local need, unless there are exceptional reasons for larger scale redevelopment schemes. Policy 12 of the Core Strategy seeks to promote the city centre as the prime location for entertainment and leisure facilities. Policy 13 of the Core Strategy seeks to sustain and encourage appropriate growth of rural businesses. The Framework seeks to support economic growth in rural areas, suggesting how planning policies should promote a strong rural economy.</p> <p>Policy EN1 of the Adopted Local Plan states that other than rural exception affordable housing and agricultural workers dwellings, development will be limited to that needed for the purposes of agriculture and forestry or other uses appropriate to a rural area, including</p>

uses which help to diversify the rural economy. Central Lancashire Supplementary Planning Document 3 (Rural Development) states that proposals within the open countryside will be assessed against Policy 13 of the Core Strategy and against aspects such as the layout, massing, scale, highway access/safety of the development and its potential impacts on the environment.

Although planning policy would direct development such as this to a city centre location, the proposal constitutes a modest extension/expansion to an established rural business by enabling the manufacture and storage of food stuffs to supply the group of restaurants that make up the San Marco Group Limited (5no. restaurants in the wider Preston and Central Lancashire Area). It is therefore considered that requiring the proposal to be located elsewhere, within a defined centre for example, would not be appropriate or reasonable in this instance. The facility would continue to support the managed growth of a long established business enterprise which forms part of the rural economy in Preston. The application also states that additional employment (3 FTE positions) would be created.

Furthermore, whilst the application site is located within the open countryside, not only does the outbuilding and restaurant occupy a position with a considerable set back from the main public vantage point on Whittingham Lane (approximately 300m to the north), the proposed extension would be screened by substantial existing vegetation, and as such would be entirely screened from public view. In addition, the application site is entirely screened from the open countryside to the east by the M6 motorway immediately adjacent.

Overall therefore, the proposed use and extension would support the further expansion of a long established part of the rural economy in Preston and would have a negligible impact on the open countryside given its siting and modest size. The proposal therefore accords with Policies 1, 12 and 13 of the Core Strategy, Policy EN1 of the Adopted Local Plan and Central Lancashire Supplementary Planning Document 3 (Rural Development).

Design, Layout & Landscaping

Policy EN9 of the Adopted Local Plan states that all new development proposals should be designed with regard to the principles set out and explained in the Central Lancashire Design Guide SPD, which are movement and legibility; mix of uses and tenures; adaptability and resilience; resources and efficiency; architecture and townscape. Policy EN10 of the Adopted Local Plan states that development proposals must support and encourage enhancements to landscape ecology and habitat creation and propose appropriate mitigation and compensatory measures in circumstances where the proposals would result in the loss of undeveloped land.

The Design Guide SPD seeks to raise the level and quality of design of new buildings, sets out a number of well established principles of good design and how these can achieve a clear and robust design concept for site.

The Framework states permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

In absolute terms, the proposed extension would be modest in scale. Whilst the extension would be modern in appearance, it would complement the existing building in terms of scale and proportions and the materials, being of a dark recessive finish would not be conspicuous.

	<p>The extension would not require the felling of any trees, being proposed over an existing grassed area. Given the above, the proposal would be in accordance with the above policies and the Framework.</p> <p><u>Other matters</u></p> <p>Given the close association of the proposed use with the existing business at the site and remoteness from other sensitive uses the proposal would not have any unacceptable impacts upon neighbouring amenity. Therefore, no conditions controlling activities or hours of operation would be necessary.</p> <p>The proposal would be accessed by vehicular traffic by the existing private drive from Whittingham Lane (which is presently being remodelled under planning permission 06/2014/0701). The proposal would not therefore have any unacceptable highway impacts given this and its association with the principal business at the site.</p> <p>Waste would be stored via existing means associated with the restaurant.</p>
1.7	<p>Value Added to the Development</p>
	<p>The proposal was acceptable as submitted.</p>
1.8	<p>Conclusions</p>
	<p>Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that decisions are made in accordance with the development plan unless material considerations indicate otherwise. No objections have been received in relation to the proposed development. The proposed development is considered acceptable and would contribute to the expansion of an existing rural business in support of the rural economy. The proposed development would not have any unacceptable adverse impacts on the open countryside, residential amenity, traffic and highway safety or waste management. The proposal complies with the relevant provisions of the Central Lancashire Core Strategy and the Preston Local Plan 2012-2026 (Site Allocations & Development Management Policies) and there are no material considerations which outweigh this finding. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, the application is approved.</p>
1.9	<p>Recommendation</p>
	<p>Approve with conditions.</p>
2	<p>Compliance with paragraphs 186 and 187 of the National Planning Policy Framework</p>
	<p>The Local Planning Authority has acted positively in determining this application, in accordance with paragraphs 186 and 187 of the National Planning Policy Framework by assessing the proposal against relevant planning policies and all material considerations. The nature of the scheme has not necessitated further discussions with the applicant. On this basis it is decided to grant planning permission in accordance with the presumption in favour of sustainable development.</p>

Conditions

1. The development hereby permitted shall only be implemented in accordance with the approved plans. This approval relates to the following drawings:
Location Plan (dwg 1988/01);
Site Plan as Proposed (dwg 1988/03);
Ground Floor Plan and Roof Plan (dwg 1988/05);
Elevations (pasta factory) (dwg 1988/06).
2. The development hereby permitted must be begun not later than the expiry of three years beginning with the date of this permission.
3. No materials shall be used on the external elevations or roof of the proposed development other than those referred to on the approved plans / supporting documentation.

Reasons

1. To ensure the development is implemented in accordance with the approved plans and to avoid ambiguity.
2. Required to be imposed pursuant to section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning & Compulsory Purchase Act 2004.
3. To secure a satisfactory development in materials which are appropriate for the locality in accordance with Policy EN9 of the Adopted Preston Local Plan 2012-26 (Site Allocations and Development Management Policies) and the guidelines of the Central Lancashire Supplementary Planning Document 5: Design Guide.