

Full Planning Application
Retention of use of land for car and van hire business
LAND ADJACENT BROWHEAD WORKS EASTERN AVENUE, BURNLEY

Background:

The application relates to part of the lower ground floor of industrial premises. The use is already in operation and the application is made to retain the use with the benefit of additional hardstanding for vehicle washing. Objections have been received.

Summary of Reason for Recommendation:

The development is generally in accordance with the Development Plan, in particular the policies listed below, and there are no other material considerations to indicate that planning permission should not be granted:

Relevant Policies:

Burnley Local Plan Second Review

EW4 - Expansion and Improvement of existing businesses

GP7 - New Development and the Control of Pollution

Site History:

79/0063: proposed re-building and extension – Granted

2006/0383: Proposed industrial unit – Granted

Consultation Responses:

Highway Authority - Initially required further information about access, manoeuvring and car parking layout. Discussion has resulted in submission of an acceptable layout.

Ward Councillor Martin Smith – Concern about water run-off from vehicle washing affecting neighbouring residential gardens.

Environmental Health – No comments on Contaminated Land or Environmental Protection matters.

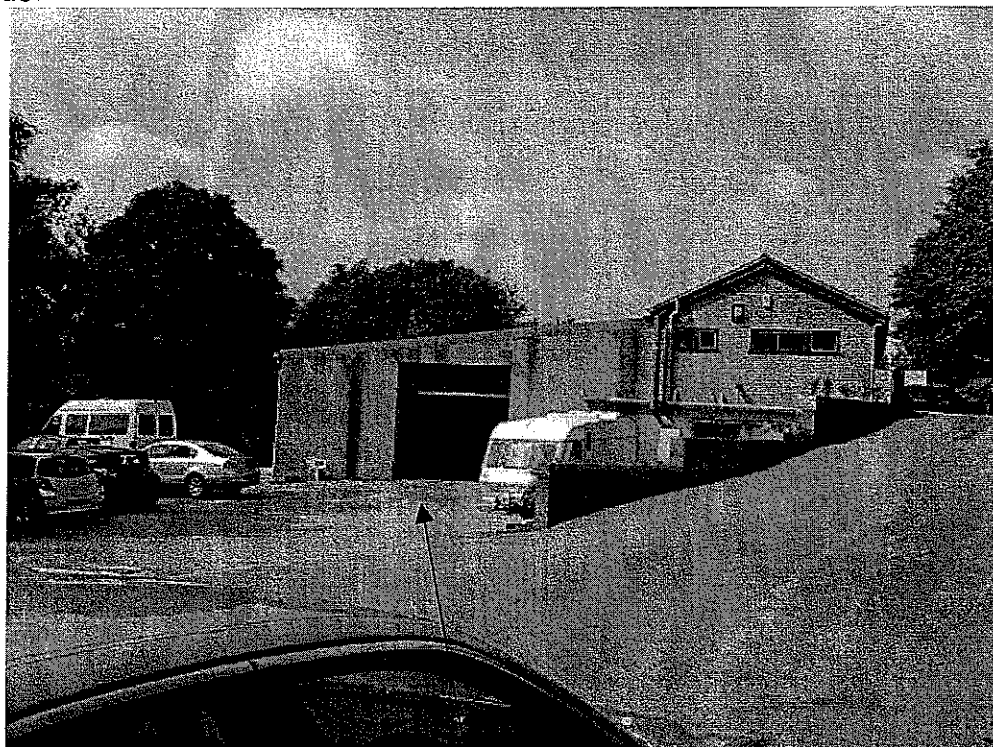
Green Space and Amenities - No comments provided there is no harm to trees adjacent to the site.

Neighbouring residents – 3 letters expressing concern about water run-off from vehicle washing and possible effects of the use on trees and wildlife and drawing attention to the location adjacent to a Listed Building (Heasandford House).

Planning and Environmental Considerations:

The use operates from part of the lower ground floor of industrial premises set between Eastern Avenue and Heasandford House, a Grade 2 Listed Building. The site

comprises a large garage area, in which vehicles are stored overnight, together with standing space outside the building. There is a shared vehicular access from Eastern Avenue.



Application premises

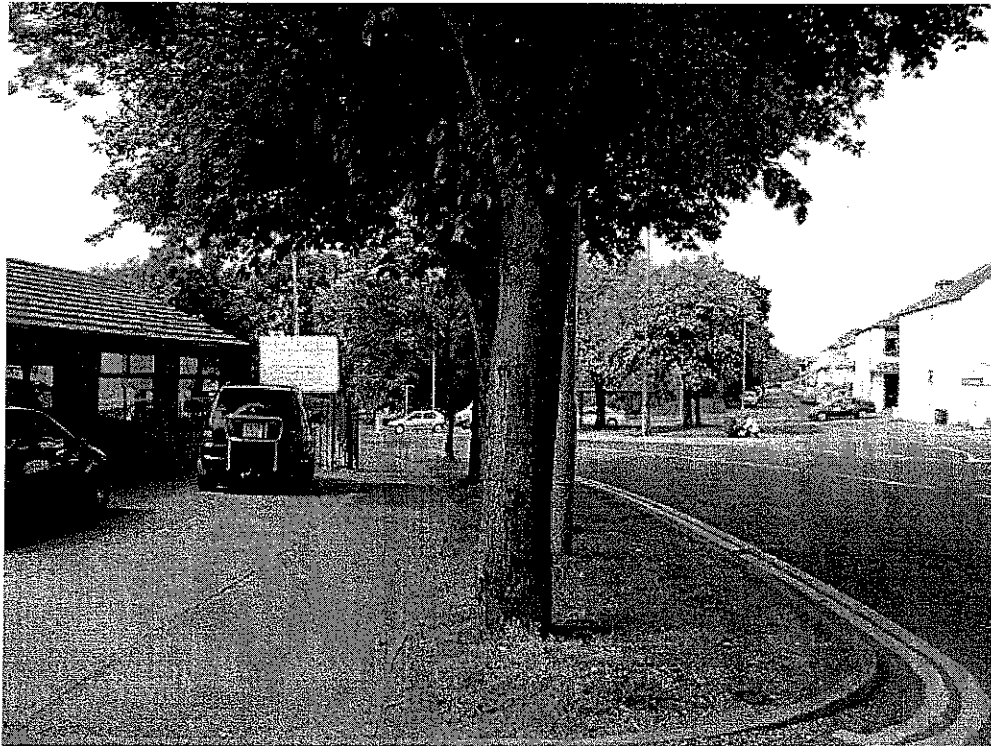


Ramp down to the site

My opinion is that the industrial premises are suited to the proposed use provided that any impact on highway safety and wash water run-off are resolved.

Highway safety

Permission was granted in 2006 for erection of a small business unit adjacent to the shared car parking area. That permission is conditional, requiring improvements to the shared access to Eastern Avenue. The present development increases traffic using the present substandard access, and negotiations with the Highway Authority have resulted in submission of details of improvement works to the site entrance. A condition is recommended to ensure that work is done.



Direction of visibility splay from access to Eastern Avenue

Vehicle wash-water run-off

Negotiation with the applicant has resulted in submission of a scheme for a hardstanding/wash-water collection system. Provided this is promptly installed and brought into use there should be little (if any) adverse effect of the development on neighbouring residents over and above what would be expected from a reversion to general industrial use of the building.

Other matters

Reference has been made to possible effects on trees, wildlife, and the adjacent listed building. My view is that once the wash-water pollution issue is resolved, there would not be the impact stated alluded to in representations.

Recommendation: That planning permission be Granted subject to the following conditions:

- 1 On or before 31st October 2007 the concrete slab, with its drainage to a central gully and connection to a storage tank (as shown on drawing number 1218/05, dated 04:12:06), shall be constructed and made available as a standing place for the washing of vehicles. After that date no vehicle shall be washed on the site, unless it is standing on the concrete slab AND wash water is collected and removed from the site. (NOTE: This condition shall not be construed to authorise the discharge of contaminated material into any sewer or watercourse).
- 2 Before the expiration of six months from the date of this permission (or before such other date as may be approved in writing by the Local Planning Authority) the new visibility envelope (giving driver visibility from a point 2.4m inside the site entrance to the north westerly corner of the building and along Eastern Avenue in that direction) shall be constructed. That driver visibility shall be kept clear and uninterrupted at all times the use hereby permitted is operated.

Reasons:

1. To avoid contamination of ground and ground water on and adjacent to the site in accordance with Policy GP7 of the Burnley Local Plan Second Review.
2. In the interests of highway safety.

AR
29.6.2007

Part One Plan

Planning & Environment,
Parker Lane Offices

Susan Graham
Head of Planning & Environment

Ref.

APP/2006/0579

Location:

Adj Browhead Works Eastern Avenue



1:1250

