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L220110 SAV Cover Letter



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SUBMITTED VIA PLANNING PORTAL REF: PP-10395807

Dear Sir or Madam

**SECTION 62 OF TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
APPLICATION FOR A CHANGE OF USE FROM CLASSES B2 AND F1(A) TO CLASS B8 AND CLASS
E(G)(I) AND PHYSICAL WORKS TO THE UNIT AND SITE LAYOUT
UNIT 17, GLADDEN PLACE, SKELMERSDALE, WN8 9SX
MAYFAIR CAPITAL INVESTMENT MANAGEMENT LIMITED**

Introduction

We write on behalf of our client, Mayfair Capital Investment Management Limited, to apply for planning permission for a change of use to 'Storage and Distribution' (Class B8) and 'Office' (Class E(g)(i)) and physical works to the unit and site layout at Unit 17 Gladden Place, Skelmersdale.

The application seeks planning permission to accommodate a 'Self Storage' operator at the application site; a use that accords directly with the strategic framework established by the development plan.

In accordance with the Town and Country Planning (Development Management Procedure) Order 2015 (as amended), we confirm the following documents comprise the application:

- This covering letter;
- The completed application forms and certificates;
- CIL Additional Information form;
- Drawing Ref: 2581-URB-FA-00-DR-A-208100-P00 'Site Location Plan';
- Drawing Ref: 2581-URB-FA-00-DR-A-208101-P00 'Site Block Plan As Existing';
- Drawing Ref: 2581-URB-FA-00-DR-A-208102-P00 'Ground Floor Plan As Existing';
- Drawing Ref: 2581-URB-FA-00-DR-A-208150-P01a 'Site Block Plan As Proposed';
- Drawing Ref: 2581-URB-FA-00-DR-A-208151-P00 'Ground Floor Plan As Proposed';
- Drawing Ref: 2581-URB-FA-01-DR-A-208100-P00 'First Floor Plan As Existing';
- Drawing Ref: 2581-URB-FA-RF-DR-A-208100-P00 'Roof Plan As Existing';
- Drawing Ref: 2581-URB-FA-RF-DR-A-208150-P00 'Roof Plan As Proposed';
- Drawing Ref: 2581-URB-FA-XX- DR-A-208200-P00 'Elevations As Existing';
- Drawing Ref: 2581-URB-FA-XX- DR-A-208250-P00 'Elevations As Proposed'; and
- Design and Access Statement 'the **DAS**';

The application has been submitted and the requisite application fee (£462.00) paid electronically via the Planning Portal website (Ref: **PP-10395807**).



The Application Site

The application site comprises Unit 17 on Gladden Place in Skelmersdale (the 'Site').

Unit 17 currently benefits from provision for a mix of uses including: industrial use (Class B2) and a commercial training facility for the hairdressing, beauty therapy and construction sectors (Class F1(a)).

The Site lies within the Gillibrands Industrial Estate area of Skelmersdale. The unit measures approximately 1,920 sq. m (GIA) and has associated parking for 17 vehicles.

The building comprises a linear structure, with two potential accesses on the western elevation and has a flat roof. The Site itself can be safely accessed via one dropped kerb on Gladden Place.

The Site is located in an industrial location and is bounded by Gladden Place to the south, B5312 to the north and Gardiners Place to the west. To the north and east of Site is an area of scrubland which is situated in between the Site, the B5312 and Gardiners Place. The Site is surrounded by other industrial facilities currently operating under Class B2 or B8.

The full extent of the Site is illustrated on Drawing Ref: 2581-URB-FA-00-DR-A-208100-P00 'Site Location Plan'.

Relevant Planning History

On 5 April 2007, planning permission was granted for the "*Retention of use of part of building for training purposes*" (App Ref: 2007/0165) (the **2007 Permission**). The 2007 Permission was granted due to the special circumstances of the case; namely the training facility is directly linked to employment uses. The training facility is subsidiary to the primary employment function of the Site and wider employment allocation.

The 2007 Permission established the permitted use of the building at the Site to operate under both Class B2 and Class D1¹. However, the training function has not been operational at the Site during the last two ownerships (at least two years).

The Proposed Development

The application seeks planning permission for a change of use and physical works. The two elements of the proposed development are:

1. A change of use from 'General Industrial' (Class B2) and a 'Training Centre' (Class F1) to 'Storage and Distribution' Class B8 and 'Offices' Class E(g)(i); and
2. Physical works to refurbish the building (including the elevations and roof), alterations to the layout and configuration of the Site and installation of sustainable technologies.

The floorspace at the Site is intended to be used as a 'self-storage' facility operated by 'The Storage Team'. The facility will be available to customers 24 hours a day to access additional, secure storage which is provided in a range of unit sizes.

As part of the overall offer, there will be a number of smaller suites that are available as independent 'offices'. The office content of the Site will be limited to no more than 250 sq. m and the applicant is happy for that element of the development to be controlled via an appropriately worded planning condition.

¹ Now Class F1 following the amendments to the Use Class Order enacted on 1 September 2020.

The physical works to the unit and wider site layout are illustrated on Drawings Refs: 2581-URB-FA-00-DR-A-208150-P00 'Site Block Plan As Proposed', 2581-URB-FA-RF-DR-A-208150-P00 'Roof Plan As Proposed' and 2581-URB-FA-XX- DR-A-208250-P00 'Elevations As Proposed'.

The main works are also summarised in the DAS and below for ease:

Building

- Replacement and refurbished cladding which will be a mix of Mid and Light Grey Colours with feature inset (Green Colour);
- Replacement roller shutter door (Green Colour) on Elevation C-C
- Refurbished windows and frames (Colour Mid Grey)
- Over cladding of roof and installation of Photovoltaic ('PV') Panels covering approximately 50% of the roof.

Site Layout

- Installation of new automated, 'sliding' vehicular entrance gate (at primary access point from Gladden Place) (approximately 2000mm in height);
- Reconfiguration of car park layout increasing the parking provision at the Site from 17 to 23 spaces. The proposed layout will include one space reserved for mobility impaired visitors;
- Installation of infrastructure (charging points and below ground cabling) to provide electric vehicle charging (two spaces);
- Installation of 20 new cycle parking spaces (10 for 'staff' located at the northern edge of the site and 10 for 'visitors' located within the visitor car park).

The proposed works will deliver physical refurbishment and regeneration of the building and wider site.

Assessment of the Proposed Development

The statutory development plan for the Site consists of the West Lancashire Local Plan 2012-2027, which was adopted in October 2013.

Below we assess the proposed development against the relevant local policies that comprise the development plan and the national planning policies contained within the National Planning Policy Framework ('NPPF') where appropriate.

The Site is identified on the adopted West Lancashire Local Plan 2012-2027 Policies Map as being within the Settlement Boundary, situated in a Strategic Employment Site (Gillibrands Industrial Estate) and is in a Landscape Character Area.

Policy EC1 (2a) states that within established industrial estates, as defined on the Policies Map, proposals for employment use (Under Use Classes E(g); B2 and B8) will be supported. As such, the proposal to establish the employment use of Class B8 accords directly with the strategic objectives of Policy EC1 (2a).

The proposal will increase the quantum of employment floorspace within the Borough and will contribute positively towards local economic growth as well as job and wage creation. The NPPF places significant weight on sustainable economic development and the re-use of existing floorspace at the Site accords with this objective.

Policy EN2 (6i) sets out that proposals will be required to take advantage of its landscape setting and historic landscapes by having regard to the different landscape character types across the Borough. The proposed development does not alter the scale of the existing building nor does it materially change the established appearance (in terms of materials). The proposed refurbishment of the Site will improve its appearance and

the proposal will not result in any adverse impact on the Landscape Character of the local area. It follows the development accords with the requirements of Policy GN3.

Policy EN1 requires that new buildings should be low and zero carbon developments in order to work towards energy security and assist in mitigating the causes of climate change through reducing greenhouse gas emissions. The installation of roof mounted, photovoltaic (PV) panels will help to generate renewable energy on Site and mitigate the impacts of climate change. The DAS also includes further examples of sustainable measures being incorporated into the development.

Section 3 of Policy IF2 states that developments will be required to provide Electric Vehicle Recharging (EVR) points. The requirement is that for 'all other developments' at least one or 10% (whichever is greater) of parking spaces must be marked out for use by electric vehicles only, together with an adequate charging infrastructure and cabling for each marked bay. The development includes the provision of two EV charging points consistent with the requirements of Policy IF2.

We conclude that the proposed land uses accords with the relevant policies of the development plan and the strategic objectives of the NPPF.

Summary and Conclusion

The application seeks permission for a change of use from 'Provision of education' Class F1(a) and 'General Industrial' Class B2 to 'Storage and Distribution' Class B8 and 'Office' Class E(g)(i) and physical works to the unit and car park.

The application seeks planning permission to establish the 'Storage and Distribution' employment use on the application Site and meet new operator demand. The floorspace will be used as a 'self-storage' facility. The proposed use is entirely appropriate for the Site, which forms part of the defined Gillibrands Industrial Estate area of Skelmersdale, and is in accordance with Policy EC1 (2a) of the Local Plan.

The proposed development will have a series of positive impacts in terms of reactivation of floorspace, economic productivity and the generation of new jobs and wages. Critically, the proposal accords with the overarching objective of the NPPF to deliver sustainable economic development.

In light of the above, the proposal accords with the relevant policies of the development plan and we respectfully request that this application is approved.

We trust that the information provided is sufficient for the Council to register and consider this application. We will endeavour to contact you within the next few days to establish your timetable for decision making.

In the meantime, should you require any clarification or additional information, please do not hesitate to contact Tim Price or Heloise Whiteman at these offices.

Yours faithfully



Savills (UK) Limited
Planning

cc. K Patel - Paragon