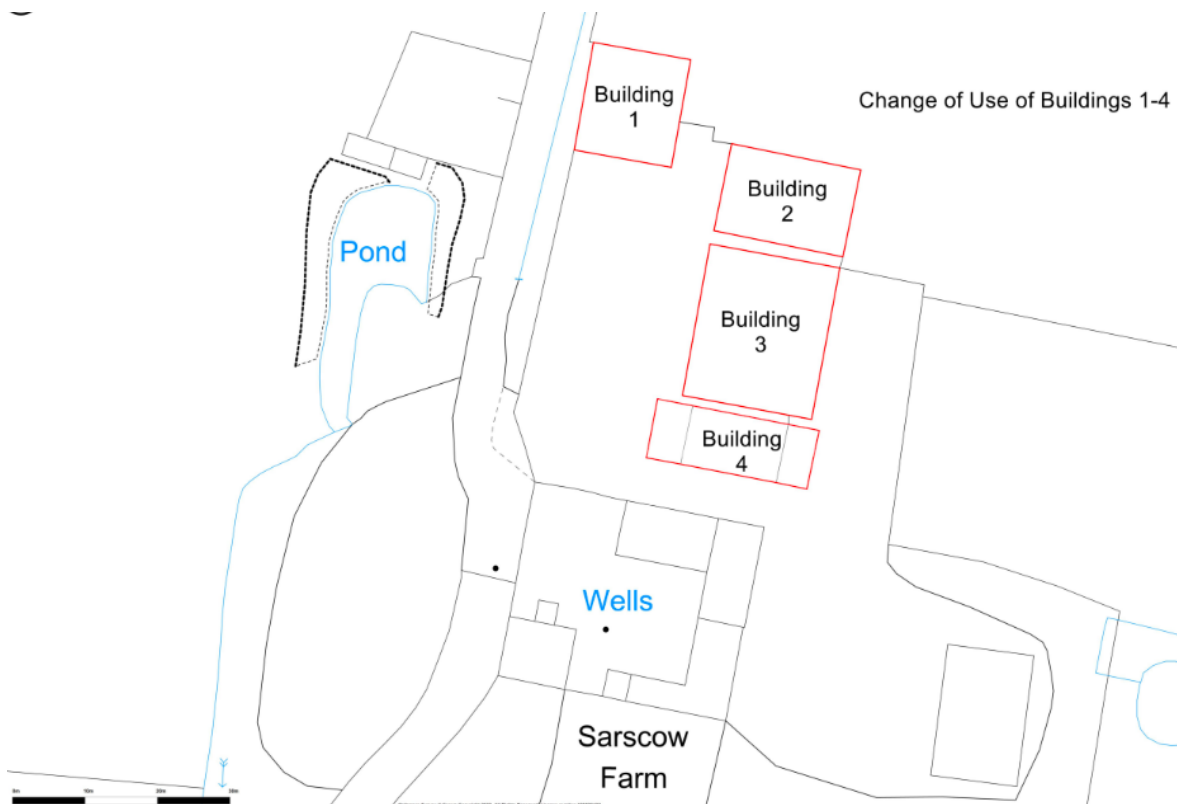


## SUPPORTING PLANNING STATEMENT

August 2023

### CHANGE OF USE OF BUILDINGS TO B8 STORAGE USE (PART RETROSPECTIVE)



**At: Sarscow Farm Sarscow Lane Ecclestone Leyland PR26 8LS**

Prepared by MacMarshalls Rural Chartered Surveyors & Planning Consultants  
on behalf of Town and Country Vibro Ltd.



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## **1. INTRODUCTION**

- 1.1. This statement has been prepared in support of a planning application to change the use of four buildings at the above referenced address to B8 Storage use (part retrospective). The statement provides a justification for the proposed development, having due regard to relevant local and national planning policy.

## **2. THE APPLICATION SITE**

- 2.1. The application site comprises a cluster of buildings located on the east side of Sarscow Lane, accessed via a private lane off the south side of Southport Road. Three passing places have recently been created along the lane in accordance with planning permission reference 22/00871/FUL.
- 2.2. The land and buildings are in the ownership of the applicant. The subject buildings have been in storage use since prior to the applicant's ownership and one of the buildings has most recently been in use as a workshop.
- 2.3. There are no immediate neighbours to the site, the nearest being the property known as Oakfield being located approximately 360 metres to the north, or Butterfly Hall that is approximately 380 metres to the north west.
- 2.4. The land is located within an area designated as Green Belt.

## **3. RELEVANT PLANNING HISTORY**

- 3.1. The land and buildings at Sarscow Farm have an extensive planning history. Most relevant to this application is 22/00871/FUL: Section 73 application to vary condition no.3 (approved plans) attached to planning permission ref: 17/01046/FUL (Change of use of barn from agriculture to offices (Use Class B1), retention of farm house for residential (Use Class C3), retention of barns for agricultural use, provision of 19 parking spaces for use by office staff, and alterations to Sarscow Lane, to create 3 no. passing places) to alter the position, number and dimensions of the passing places | Sarscow Farm Sarscow Lane Eccleston Leyland PR26 8LS. Approved 24th May 2023.

#### 4. THE PROPOSED DEVELOPMENT

- 4.1. Planning permission is sought for the change of use of the buildings to B8 Storage use. The buildings will be used to store vintage cars, household items, tools and machinery. No external alterations are proposed to the buildings.

#### 5. PLANNING POLICY CONTEXT

- 5.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that decisions should be made in accordance with the development plan unless material considerations indicate otherwise.
- 5.2. The National Planning Policy Framework (“the Framework”) sets out the Government’s planning policies for England and how these should be applied. The NPPF is a material consideration in planning decisions and at the heart of the Framework is a presumption in favour of sustainable development. Also, it states that the purpose of the planning system is to contribute to the achievement of sustainable development (paragraph 6).
- 5.3. The development plan for the area currently comprises the Central Lancashire Core Strategy (CLCS) (2012) and the Chorley Local Plan (CLP) 2012-2026, adopted in July 2015.
- 5.4. Chorley Local Plan 2012-2026

The following policies are relevant to the application:

BNE1 Design Criteria for New Development

BNE9 Biodiversity and Nature Conservation

The Central Lancashire Core Strategy (2012)

Policy17 Design of New Buildings

Policy 22 Biodiversity and Geodiversity

The following Supplementary planning documents (SPDs) are also relevant:

Central Lancashire Rural Development SPD

Central Lancashire Design Guide SPD

Central Lancashire Biodiversity and Nature Conservation SPD

## 6. ASSESSMENT

### **Principle / Green Belt**

- 6.1. In accordance with paragraph 150(d) of the Framework the re-use of buildings provided that the buildings are of permanent and substantial construction does not constitute inappropriate development within the Green Belt, as long as they preserve its openness and do not conflict with the purposes of including land within it.
- 6.2. The buildings are clearly of permanent and substantial construction and having regard to paragraph 138 of the Framework, which sets out the purposes of including land within the Green Belt, the proposed use would not conflict. Accordingly, the proposed re-use of the buildings is acceptable in principle.

### **Visual Amenity / Countryside Impact**

- 6.3. The proposed use is for storage within the buildings; the development would not result in vehicles, tools and/or machinery located outside of the buildings and which could impact on the character of the area.

### **Neighbour Amenity**

- 6.4. B8 Storage uses are not particularly noise generating, and in this instance there are no neighbours within the immediate proximity of the buildings that would be affected by the use. Any associated vehicle movements along Sarscow Lane are not expected to materially change. The scheme is therefore considered acceptable in neighbour amenity terms.

### **Ecology/Biodiversity**

- 6.5. The scheme does not include any alterations to the buildings and would not impact in any way upon ecology/biodiversity.

### **6.6. Highway Safety**

- 6.7. The land and access has been historically used in association with intensive agricultural/equestrian use of land around Sarscow Farm and the associated large vehicle movements associated with such an agricultural use. The buildings have also for the last number of years been used for storage uses and a workshop that has not caused issues.

LCC's five year data base for Personal Injury Accident (PIA), was checked on 25 April 2023. The database indicates that there has not been any reported incidents near the access to the development from 200m in each direction from the junction of Sarscow Lane with Southport Road.

- 6.8. The lane now benefits from passing places approved under the planning permission reference 22/00871/FUL. It is noted that LCC Highways had no objection, that the passing places will improve highway safety along the lane, and which would be used by the proposed use of the buildings.
- 6.9. It follows that the access and passing place arrangements ensure that the proposed use is acceptable in terms of highway safety, both individually and cumulatively taking into consideration the uses permitted and all established existing uses.

## **7. CONCLUSION**

- 7.1. Section 38(b) of the Planning & Compulsory Purchase Act 2004 requires that where in making any determination under the Planning Acts, regard is to be had to the development plan,

*'The determination must be made in accordance with the plans unless material considerations dictate otherwise.'*

- 7.2. The proposed development complies with relevant development plan policies as well as the Framework, contributing to the achievement of sustainable development. There being no material considerations which would dictate otherwise, we respectfully request that planning permission be granted.



**Produced and signed by: Richard Elliott BA (Hons)**

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