

11th December 2023

The Planning Department
Burnley Borough Council
Town Hall
Manchester Rd
Burnley
BB11 9SA



Our ref: LJG241
Your ref: -

By email only

Dear Sir/Madam,

**EXTENSION AND RECONFIGURATION OF CAR PARKING AND DELIVERY AREAS
BALMERS GM LTD, MANCHESTER RD, DUNNOCKSHAW, BURNLEY**

I am pleased to enclose a full planning application on behalf of my clients, Balmers GM Ltd, seeking consent for the alteration and expansion of the parking and servicing areas at their premises on Manchester Road in Dunnockshaw.

The submission is made via the Planning Portal (ref PP-12662423) and includes the following:

Application forms	
Location Plan	Dwg no. 698/1
Existing Site Plan	Dwg no. 698/2
Proposed Site Plan	Dwg no. 698/3A
Proposed Sections	Dwg no. 698/4A

The application fee will be paid directly by the applicant, via the Portal.

Introduction

The application site comprises existing commercial premises located on Manchester Road in Dunnockshaw, occupied by Balmers GM Ltd, a long standing, successful local company who have been based in Burnley since 1982.

The surrounding area is generally rural in nature, characterised by linear development along the highway with farmsteads and rural clusters of development in the surrounding countryside. Clowbridge Reservoir is also located immediately to the east.

The built form at the site is located in the north east corner of the plot, adjacent to the roadside. To the south is a secure servicing/storage yard and to the west is staff/customer parking and the outdoor delivery area.



The purpose of this application is to secure improvements to the parking and delivery areas to the west of the site, which are currently constrained and providing some logistical difficulties for the business.



Figure 1 – site location

Proposals

The application seeks to extend and reconfigure the current parking layout to ensure that staff parking and deliveries can take place safely and without any conflict between the various users of the site.

Staff currently park along the northern boundary of the site (adjacent to Manchester Road) and deliveries also take place in this location, with HGV's reversing up to a metal ramp where machinery and equipment can be safely loaded and unloaded (see Figure 2 below).



Figure 2 – existing parking and delivery arrangements



The proposals seek to extend the hard surfacing in this location to create greater and more formalised parking capacity and also to provide a dedicated delivery bay, removing the pinch point which currently exists and can present some difficulties for reversing HGV's.

The associated works comprise a modest increase in the size of the existing car park, removing a small amount of grassed land. Low level retaining structures will be required accounting for the level changes in this part of the site, as shown in the drawing excerpt below.

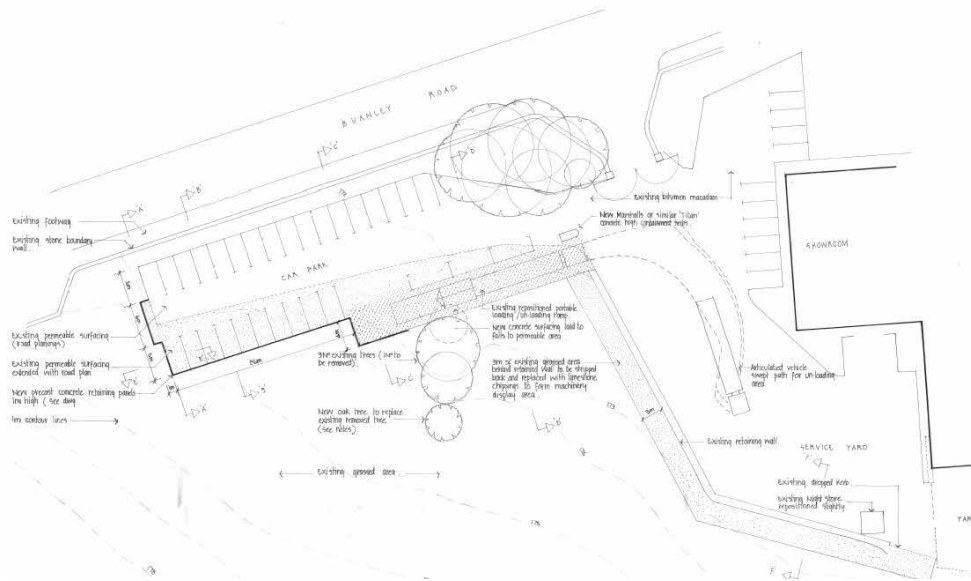


Figure 3 – proposed site plan

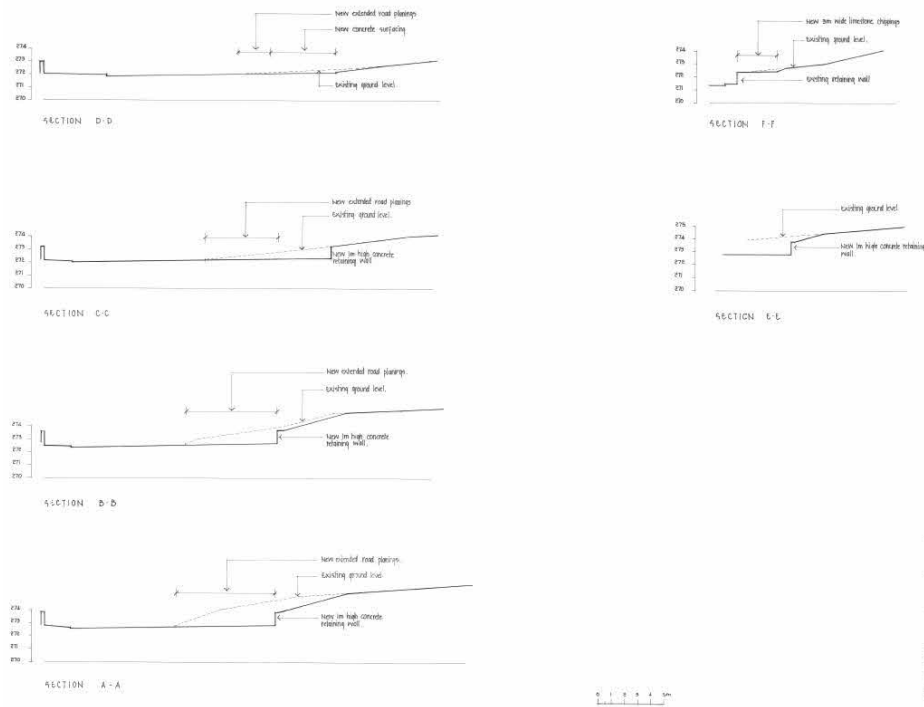
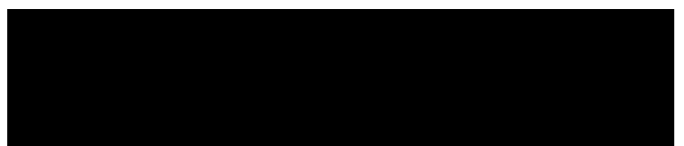


Figure 4 – proposed sections



Planning policy

Section 38(6) of the Planning and Compulsory Purchase Act 2004 relates to the development plan as a whole and requires applications to be determined in accordance with the plan, unless material considerations indicate otherwise. In this case, the development plan comprises the Burnley Local Plan (adopted July 2018).

The application site lies within the open countryside and of no other specific designation, as shown in the policies map excerpt below.

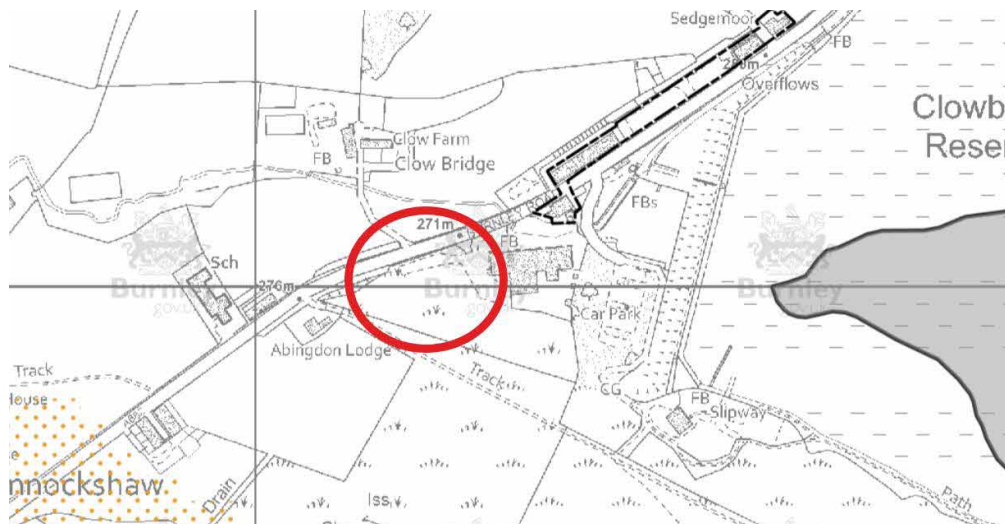


Figure 5 – Local Plan proposals map

Accounting for this designation and the nature of the proposals, the following Local Plan policies are relevant to this application:

Policy SP4: Development Strategy – confirms that development in the open countryside will be strictly controlled.

Policy EMP5: Rural Business & Diversification – supports the expansion of existing businesses in the countryside provided that the proposals are appropriate in their setting and in scale/character with the surrounding landscape.

Policy NE3: Landscape Character – outlines the expectation that new development will respect the character of the landscape in which it is located.

Policy NE4: Trees, Hedgerows and Woodland – confirms that protected and veteran trees will be expected to be retained, unless demonstrated otherwise.

Policy IC1: Sustainable Travel – seeks to ensure that development provides safe and convenient access for all users.

Policy IC3: Car Parking Standards – confirms that parking for commercial premises should be adequate to meet the needs of the development.



Appraisal

This application seeks to provide a modest increase in the size of the existing car park at the site to improve on the current arrangements and to provide a betterment in terms of deliveries and servicing at the site. The proposals will result in no other changes to the operations or activities at the premises and the existing vehicular access to Manchester Road is unchanged.

In addition to the above works, a small strip of hardstanding is also to be created along the southern edge of the car park to create an outdoor display area for vehicles, which are currently positioned within the main parking area.

Policy EMP5 is supportive of existing businesses expanding and adapting provided that the proposed development is proportionate in scale, closely related to the existing enterprise and would not have an adverse impact on highway safety or residential amenity. Policy NE3 also requires proposals to be mindful of their surroundings and to respect the landscape character by way of their scale, design and location.

In this instance the scheme results in the loss of a small area grassed land within the curtilage of the site, however a significant amount remains and maintains the overall rural setting of the site. The new parking spaces and delivery areas are located immediately adjacent to existing infrastructure and do not hold a prominent or elevated position within the surrounding landscape. A single tree is required to be removed to facilitate the development but replacement planting is proposed to compensate for this.

The works would be seen in the context of the existing car park at the site, located to the roadside boundary as the most logical position to serve staff and visiting delivery drivers. These changes would not give rise to issues for adjacent residents and would improve highway safety within the vicinity of the site, ensuring that larger vehicles can enter, unload and leave safely.

Policy IC1 requires developments to provide safe access for all users of a site and the proposals are fully in accordance with these provisions, delivering improvements to the internal layout in a commensurate and sensitive manner. The proposals also help to rationalise and improve the parking capacity at the site, in accordance with Policy IC3.

Other material considerations

There are no listed buildings, conservation areas or other heritage assets in the area which would be affected by the proposals. There are no known protected trees within or adjacent to the site, nor are there any PROW's which would need to be diverted or closed.

The site lies within Flood Zone 1 and is therefore at the lowest risk in this regard. No other constraints are known which would prevent the development from being delivered as set out.

Conclusion

This Statement has been prepared in support of an application extend and reconfigure the parking and delivery areas at Balmers GM Ltd, Manchester Rd, Dunnockshaw.



It has been demonstrated that the proposed development is wholly compliant with the relevant, up to date policies of the Burnley Local Plan. Additionally, no material considerations have been identified which would prevent the development from coming forward as set out. The proposals will actually deliver clear improvements and allow this successful local business to operate in a more effective manner.

I trust you have all information necessary to validate the application. However, if you have any queries at this stage or wish to discuss the scheme during the determination process, please do not hesitate to contact me.

Yours sincerely

Lee Greenwood
LJG Planning Consultancy

