

**Signing Off Form**

**Planning Application Number:** LCC/2024/0007

	<b>Cleared By</b>	<b>Date Cleared</b>	<b>Date Forwarded</b>	<b>Notes</b>
Case Officer – Forward to Head of Development Management	JMH		24/05/24	
Head of Development Management for signing by other				
<b>Signing Off</b>			<b>Tick</b>	
<b>Director of Environment &amp; Planning</b>				
<i>A Mullaney</i>				
<b>Date:</b> 3 June 2024				
	<b>Date</b>	<b>By</b>		
Decision Notice Issued	<b>03/6/24</b>	<b>SH</b>		
Notifications completed	<b>03/6/24</b>	<b>SH</b>		



**Development Management  
Planning Application Delegated Report**

Electoral Division affected: Moss Side and Farington
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<b>Date app.valid</b>	<b>Dec. due by</b>
4/03/34	3/06/24

**South Ribble Borough : Application No. LCC/2024/0007  
Change of use of building and yard area to a scrap metal storage and transfer facility (retrospective application)  
Unit 37, Centurion Way, Farington**

Contact for further information:  
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### **Executive Summary**

Application – Change of use of building and yard area to a scrap metal storage and transfer facility (retrospective application) Unit 37, Centurion Way, Farington

### **Recommendation – Summary**

That planning permission be **granted** subject to conditions controlling working programme, storage, hours of working and processing.

### **Applicant's Proposal**

The application is for a change of use of an existing industrial unit to a scrap metal storage and processing facility. The facility handles non ferrous and ferrous metals which are sorted into different metal types for onward transfer to recycling facilities. The hours of operation are 08.30 – 16.00. The applicant has stated that the annual throughput of the site will be 500 tonnes.

The change of use commenced in September 2023.

### **Description and Location of Site**



The application site is an existing industrial unit and adjacent yard area located on the Centurion Industrial Estate approximately 1 km north of Leyland town centre. The site is accessed from Centurion Way which leads to the B5254.

Unit 37 measures approximately 12 metres by 12 metres with the external yard area occupying a similar area.

Unit 37 is located at the eastern end of a row of industrial units. Other industrial / retail units elsewhere on the industrial estate are located to the south, east and west of unit 37. To the north is an area of green open space (Farington Park). The nearest residential properties to the site are located on Grove, part of a residential estate located 40 metres to the east of the application site.

## **Background**

History ; The site is an existing industrial unit. The previous use of the site prior to the change of use taking place is not known.

## **Planning Policy**

National Planning Policy Framework : The following policies of the NPPF are considered relevant : 11 (presumption in favour of sustainable development), 85 (economy and business), 115 (highway impacts) and 191 (amenity impacts).

Joint Lancashire Minerals and Waste Local Plan (JLMWLP)

Policy WM3 : Local Built Waste Management Facilities  
Policy DM2 : Development Management

Central Lancashire Core Strategy

Policy 10 : Employment premises and sites

South Ribble Local Plan

Policy E2 : Protection of Employment Areas and Sites  
Policy G17 : Design criteria for new development

## **Consultations**

South Ribble Borough Council : No objection subject to a condition being imposed regarding hours of operation to ensure no harm to the amenity of local residents.

Environment Agency : The site operates under an exemption for a low risk activity and provided that the site does not result in any noise, no objection is raised.

Lancashire County Council Highways : No objection. A condition is suggested that all materials are kept clear of parking areas.



Representations – The application has been advertised by press and site notice, and neighbouring residents informed by individual letter. No representations have been received.

## **Advice**

The application is for the change of use of an existing industrial unit to a scrap metal storage and transfer facility. Scrap metals are imported to the site and are then sorted into different metal types. Non ferrous metals are stored within the building with ferrous metals being stored in the external yard area. The proposal would allow the sorting of mixed scrap metal into different metal types and would therefore assist with moving the management of waste up the waste hierarchy, therefore meeting the objectives of Government policy in relation to waste and recycling.

The application relates to an existing industrial unit. Policy WM3 of the Lancashire Minerals and Waste Local Plan states that development involving local waste management facilities of a capacity of around 50,000 tonnes per year for the recycling, transfer and materials recovery will be supported at the locations in Policy WM2 and at the locations listed in policy WM3. The Lancashire Business Park (which includes the application site) is listed within Policy WM3 as a location suitable for such development. The throughput of the site is considerably short of that quoted within the policy but it is considered that this does not make the proposal unacceptable at the site.

Policy E2 of the South Ribble Local Plan protects land at the Lancashire Business Park for B1, B2 and B8 uses to support the local economy by ensuring the provision of employment opportunities. The use would normally be classed as a sui generis use but as it would provide a small number of employment opportunities and would have a similar character to a B2 use, it is considered acceptable in terms of Policy E2 of the Local Plan.

The site is served by the access road to a large number of other industrial and commercial units. The site is relatively small and therefore the use would not generate large volumes of HGV traffic. The proposal is therefore considered acceptable in terms of paragraph 115 of the NPPF. There is plenty of car and service vehicle parking in the surrounding area and the storage of metal takes place in a yard area to the side of the building and does not affect any parking areas.

The site is close to a number of other industrial and commercial units. However, none of the activities being carried out within those units would be particularly sensitive to any environmental impacts generated by the recycling activity. There are several residential properties located approximately 40 metres but there is another industrial building between the application site and the nearest house which will provide some protection in relation to noise and other impacts. Nevertheless, it is still considered that conditions should be imposed on the new use such as hours of working, heights of storage in the external yard area and a prohibition on the use of any mechanised cutting equipment. With such conditions, the proposed use is considered acceptable in relation to local amenity and the requirements of policy DM2 of the Lancashire Minerals and Waste Local Plan.



In view of the scale, location and design of the development it is considered that no Convention Rights set out in the Human Rights Act 1998 would be affected.

