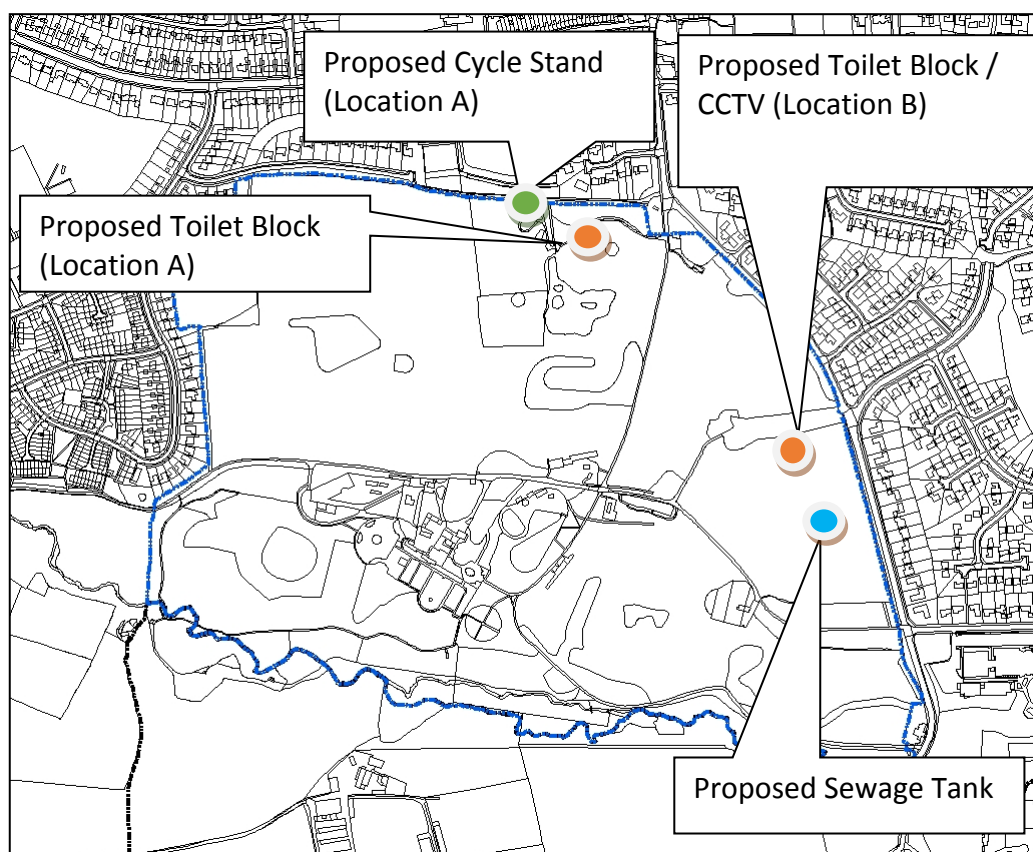


<b>Application Number</b>	07/2017/1795/FUL & 1796/LBC 07/2017/1797/FUL & 1798/LBC
<b>Address</b>	Worden Park Leyland Lancashire PR25 1DJ
<b>Applicant</b>	Mr Andrew Richardson South Ribble Borough Council
<b>Development</b>	Erection of two toilet blocks with associated hardstanding following demolition of existing toilet block, cycle stand and CCTV unit within Worden Park
<b>Officer Recommendation</b>	<b>Approval with Conditions (1795/FUL and 1797/FUL)</b>
<b>Officer Name</b>	<b>Grant of Listed Building Consent (1796/LBC &amp; 1798/LBC)</b>  <b>Mrs Debbie Roberts</b>
Date application valid	26.6.2017
Target Determination Date	21.08.2017
Extension of Time	None

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## **1. Introduction**

1.1. These applications are being presented to Committee because the proposal seeks permission for works by the Borough Council's Neighbourhoods Services Team.

## **2. Report Summary**

2.1. Four almost identical applications for planning permission and listed building consent seek permission to replace an existing toilet block with two new, coin operated ones (location A – adjacent to the play area) and location B (adjacent to the overflow car park), with new sewage treatment plan and CCTV unit (location B) and cycle stand (location A)

2.2. Policy, material consideration and justification for each are the same, but for ease of reading and time management purposes the four applications will be presented as one. **Please note however that four separate votes would be required at the committee meeting, and four independent decisions made.**

2.3. Proposed changes are appropriate in both material and design, will sit well within the context of both protected and useable public space, and accord well to adopted national and local policy. National guidance requires the protection of designated heritage facilities but in a sustainable way which allows such assets to be used in a purposeful manner.

2.4. At the time of writing this report representation has not been made; the opinions of statutory consultees however have been taken into account and conditions recommended where appropriate. Late representation will be reported at Committee

2.5. It is recommended that all four applications should be approved subject to the imposition of conditions – planning permission approved (07/2017/1795/FUL and 07/2017/1797/FUL, and listed building consent granted (07/2017/1796/LBC and 07/2017/1798/LBC).

## **3. Application Site and Surrounding Area**

3.1. Worden Park enjoys a Grade II listed status and is registered on England's Schedule of Historic Parks and Gardens. The entire site spans 60ha, is bound to the south and south west by agricultural land and to the north and east by mixed use/residential buildings.

**3.2.** The applications refer to an existing toilet block and small area of open land to the north-east of the children's play area, and a similarly sized section adjacent to the recently installed car park. Both sections of the park are well screened by mature planting and easily accessible.

## **4. Site History**

4.1. There are over 60 planning applications on the history of Worden Park; the majority of which relate to works elsewhere within the park or predate 1997. None are relevant to this proposal

## **5. Proposal**

### **5.1. Description of works**

5.1.1. *Location A* – these applications propose demolition of an existing toilet block, replacement with a cycle stand and erection of a new, coin operated toilet building with hardstanding on land to the south-east.

5.1.2. The oak clad toilet block would be 5.4m wide x 3.1m deep, with a hipped sedum roof measuring no more than 3.4m in height; eaves would stand at 2.5m from ground level. Doors and rainwater goods would be painted in Anthracite Grey, and internally the unit would house one male, one female and one accessible toilet.

5.1.3. 7 no: 'Penny Farthing' style cycle stands with space for 14 cycles would be installed in the space vacated by the demolished toilet block; these would each be 1.2m high x 1.2m wide.

5.1.4. *Location B* – An identical toilet block is proposed for the southern edge of the main car park, in addition to a new sewage treatment tank – manhole only to be visible – and CCTV column (north-east of proposed toilets).

5.1.5. Trees adjacent to both locations would be protected during construction – a condition to secure the same is recommended.

### **6. Summary of Supporting Documents**

- ☐ Scaled drawings/location plan are accompanied by Heritage Design & Access Statements (South Ribble: July 2017)

## **7. Representations**

### **7.1. Summary of Publicity**

7.1.1. A site notice and a newspaper advertisement has been posted and five neighbouring properties consulted but representation has not been received.

## **8. Summary of Responses**

8.1. **Lancashire Constabulary** have no objection but offer security advice which has been passed to the toilet.

8.2. **Lancashire Gardens Trust** have not commented but this is not unusual and representation is rarely made

8.3. **Lancashire County Highways** have no objection

8.3 **Historic England** did not wish to be consulted on this occasion.

8.4 **Leyland Historical Society** has no objections to the proposal

8.4.1 **South Ribble Environmental Health** have no objections

8.4.2 **South Ribble Arborist** has no objection but makes a series of precautionary comments which have been added as informative notes.

## **9 Material Considerations**

### **9.3 Policy Background**

**9.3.1** South Ribble Local Plan Policy G7 (Green Infrastructure) allows development within allocated areas where alternative provisions are similar or better in nature, and where change will not detrimentally affect the amenity value of the site. In addition Policy G9 (Worden Park) notes that “*Worden park requires major investment... to increase its use and develop further recreational and leisure uses within it*”. This scheme upgrades the toilets and immediate environment in Location A, whilst offering additional facilities immediately adjacent to the car park (Location B) – thus in close proximity to existing built development rather than in more open parts of the park. CCTV proposed also offers some security to users of the park.

**9.3.2** Core Strategy Policy 16 (Heritage Assets) – proposed changes will have a favourable rather than adverse effect on the park, and will offer positive benefits to users of the facility. They will not alter the character of the park but will enable its full and continued use. Materials used are subtle in visual appearance but substantial in terms of longevity and heavy duty use.

**9.3.3** Final development is expected to be sensitively undertaken to sustain the core business of the site whilst retaining elements of that which we aim to preserve.

### **9.4 Relationship to Neighbours**

**9.4.1** It is considered that changes will benefit both physically and visually, rather than be to the detriment of neighbouring residents.

### **9.5 Highways and Parking Considerations**

**9.5.1** No issues expected.

## **10 CONCLUSION**

**10.1.** Proposed changes are appropriate in both material and design, will sit well within the context of both protected but useable public space and accord well to adopted national and local policy

### **RECOMMENDATION:**

Approval with Conditions.

### **RECOMMENDED CONDITIONS:**

1. The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this permission.

REASON: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

Works to which this consent relates shall be begun not later than the expiration of three years beginning with the date of the Decision Notice.

REASON: To comply with the requirements of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990. (For LBC)

2. The development hereby permitted shall be carried out in accordance with the submitted approved plans South Ribble Dwgs WPT2017/06-002A (Site A) and 06-001B, Healthmatic Plans MODUD-01 to 10 Rev 02

REASON: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with Policy 17 in the Central Lancashire Core Strategy and Policy G17 in the Partial Version Site Allocations Development Plan Document

The development hereby permitted shall be carried out in accordance with the submitted approved plans South Ribble Dwgs WPT2017/06-002B (Site B) and 06-001B, Healthmatic Plans MODUD-01 to 10 Rev 02

REASON: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with Policy 17 in the Central Lancashire Core Strategy and Policy G17 in the Partial Version Site Allocations Development Plan Document

3. Before any site activity (construction or demolition) is commenced in association with the development, barrier fencing shall be erected around all trees to be retained within the immediate vicinity of the proposal site. The fencing shall be constructed and located in compliance with BS 5837 2012 - *Trees in Relation to Design, Demolition and Construction - Recommendations*. Within these fenced areas no development, vehicle manoeuvring, storage of materials or plant, removal or addition of soil may take place. This includes ground disturbance for utilities. The fencing shall not be moved in part or wholly without the written agreement of the Local Planning Authority. The fencing shall remain in place until completion of all development works and removal of site vehicles, machinery, and materials in connection with the development.

REASON: To prevent damage to trees during construction works in accordance with Policy G13 in the South Ribble Local Plan 2012-2026

### **RELEVANT POLICY**

Core Strategy 16	Heritage Assets
Local Plan G7	Green Infrastructure Existing Provision
Local Plan G9	Worden Park

### **Informative Note**

Other application Informative

1. Attention is drawn to the condition(s) attached to this planning permission. In order to discharge these conditions an Application for Approval of Details Reserved by Condition form must be submitted, together with details required by each condition imposed. The fee for such an application is £97. The forms can be found on South Ribble Borough Council's website [www.southribble.gov.uk](http://www.southribble.gov.uk)

2. Ecology Note: The applicant should note that under the terms of the Wildlife and Countryside Act 1981, and Countryside and Rights of Way Act 2000, it is an offence to disturb nesting birds, roosting birds or other protected species. The work hereby granted does not override the statutory protection afforded to these species and you are advised to seek expert advice if you suspect that any aspect of the development would disturb any protected species.

3. Arboriculturists Note: Following air spade excavation, exposed roots should be covered to prevent desiccation with the covering removed prior to backfilling. Roots smaller than 25mm diameter should be pruned with a suitable clean sharp tool. Roots over 25mm diameter should only be removed following consultation with the arboricultural officer. Prior to backfilling, roots should be surrounded with topsoil or sharpsand or inert granular fill before the soil is replaced.