

Application Number 07/2016/0291/FUL

Address Hoole Village Memorial Hall Community Centre
94 Liverpool Old Road
Much Hoole
PR4 4QA

Applicant The Trustee Of Much Hoole Village Hall

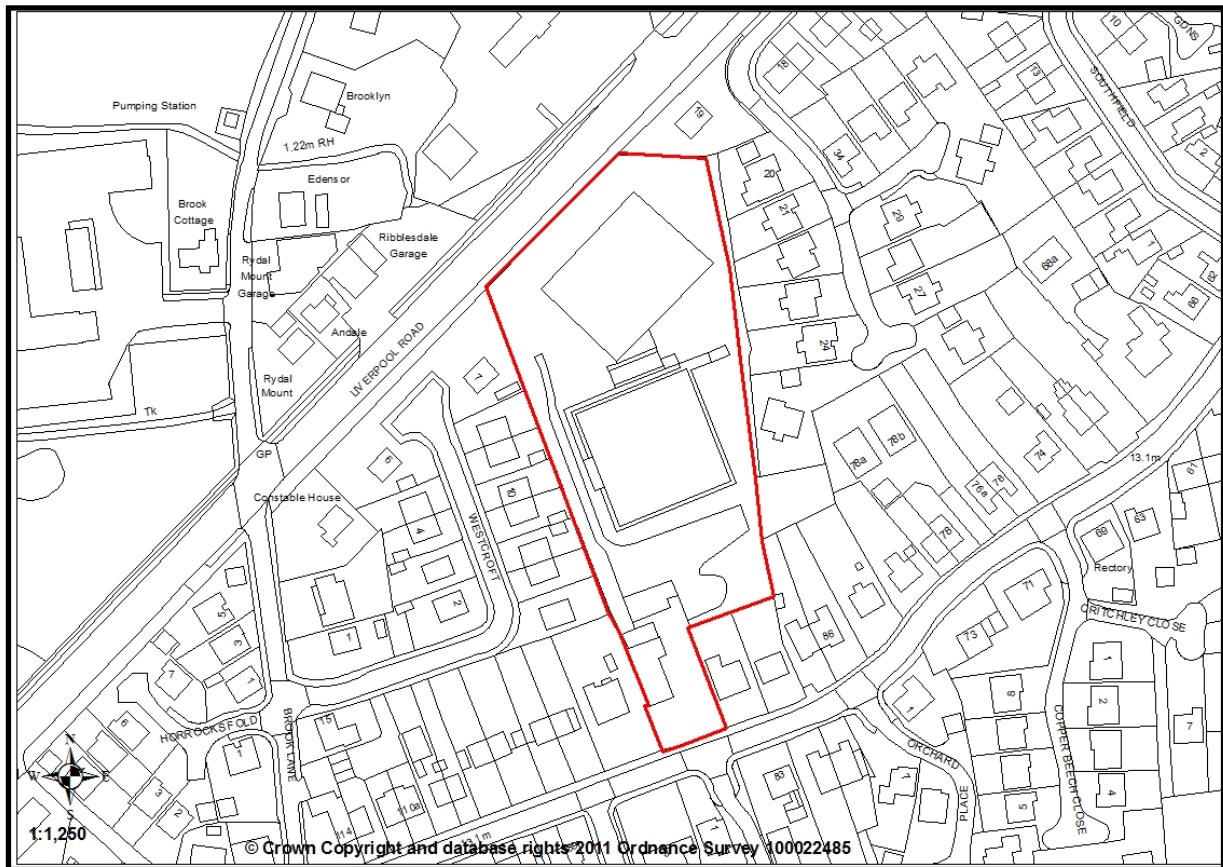
Agent Mr Richard Bramley
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Bamber Bridge
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Development Erection of part single, part two storey Village Hall and erection of detached building to form Scout hut and storage building to rear following demolition of existing Village Hall - Amended scheme of planning approval 07/2015/1092/FUL

Officer Recommendation **Approval with Conditions**

Date application valid 11.05.2016
Target Determination Date 06.07.2016
Extension of Time 05.08.2016

Location Plan



1.0 Report Summary

1.1 This application is a re-submission of a previously approved scheme and would normally be determined under delegated powers. However, the previous scheme was determined by planning committee and, in the interest of consistency, this application has been brought before planning committee.

1.2 The proposal is for a new Village Hall and includes the construction of new scout facilities within the grounds of the village hall. The main change from the previous scheme is that an additional storage building adjacent the new scout hut is also now proposed. As the Village Hall has already been granted permission, this report concentrates on assessing the impacts of the new scout hut and storage building.

2.0 Site and Surrounding Area

2.1 The application relates to the existing Much Hoole Village Hall located on the northern side of Liverpool Old Road within the village boundary of Much Hoole. The site comprises of two village hall buildings, a bowling green and tennis courts. The surrounding area is residential in nature. The A59 Liverpool Road lies to the northern boundary with Longton Business Park beyond.

3.0 Planning History

07/1978/0997 Extension to Village Hall was approved 31/1/1979

07/1979/0324 Erection of floodlights was approved 6/6/1979

07/1979/0912 Extension to Pavilion was approved 31/10/1979

07/1980/0240 Rear extension was approved 02/04/1980

07/1982/0025 Renewal of Temporary Permission for Rear Extension to Much Hoole Village Hall was approved 17/02/1982

07/1984/0722 Games Room Extension was approved 30/01/1985

07/1985/0205 Extension to Pavilion was approved 08/05/1985

07/1993/0044 Extension of main hall was approved 31/1/1979

Retrospective Application 07/1995/0050 Replacement of Existing Flat Roof over Kitchen and Bar Lounge with Pitched Roof to Match Main Hall Roof was approved 23/02/1995

07/2015/1092/FUL for the erection of part single, part two storey Village Hall and erection of detached building to form Scout hut to rear following demolition of existing Village Hall was approved 3/9/2015

4.0 Proposal

4.1 The application is a re-submission of a previously approved scheme for the erection of a part single, part two storey village hall following demolition of the existing village hall buildings together with the erection of a detached building for use by the Scouts. The village hall building is to measure overall 30m by 23m. The main part of the building will be 30m wide by 11.7m deep with a front projecting element of 11m side by 11.3m deep and an entrance lobby with kitchen measuring 6m by 7.6m. The main part of the building will have a hipped roof over to a height of 5.8m with a two storey element to the front with a pitched roof which is stepped with ridge heights of 6.5m and 7.1m respectively.

4.2 The building will be constructed in multi rustic facing brick over a stone plinth with a tile effect steel panel roof. To the rear will be aluminium framed glazed curtain walling. An off-white render panel will be introduced to the front and the entrance will be of aluminium framed glazing. Six rooflights will be introduced in the side elevation.

4.3 Internally the building will provide accommodation consisting of a hall, bar lounge, games room, lobby and kitchen at ground floor and meeting rooms and office at first floor.

4.4 The Scout hut will measure 12.3m by 8.9m wide with a pitched roof over to a height of 5.4m. It will be constructed with a profiled steel cladding in dark green with a profile steel roof and uPVC framed double doors to the southern elevation. This is larger than the Scout hut approved under planning permission 07/2015/1092/FUL which had dimension of 12m by 6m with a pitched roof to a height of 3.8m.

4.5 The storage building will measure 14.8m by 6.0m with a pitched roof over with a ridge height of 4.5m.

5.0 Summary of Publicity

5.1 Neighbouring properties were notified and a site notice posted with two letters of representation being received, objecting on the following grounds:

- The tree survey shows some trees in the wrong place or missing – these are protected trees.
- Loss of privacy due to location of the scout hut
- Scout hut cannot fit into space proposed
- Once village hall building is removed adjacent property will be without a building line and will result in no security to property
- What are boundary treatments to be?

6.0 Summary of Consultations

6.1 LCC Highways are of the opinion that the revised site access details and parking provision is acceptable for this size of development. They requires that conditions are imposed should on the decision notice requiring that a wheel washing facilities are in place for the full period of construction; that the car parking spaces and manoeuvring areas be marked out in accordance with the approved plan; that a scheme for the construction of the site entrance be submitted; and that the development shall not be occupied until the site entrance has been completed.

6.2 The Council's Ecological Advisors comment their previous comments for application 07/2015/1092/FUL remain unchanged. At that time they commented that the habitat in the local area is not considered optimal for foraging bats. The survey comprised an internal and external inspection of the buildings and no bats or signs of bats were found during the survey and the buildings were considered to have a low potential to support roosting bats. No further surveys are therefore considered necessary. However, bats are mobile in their habits and can be found in the most unlikely places. Therefore The Council's Ecological Advisors recommend that an informative note is included on the decision notice to ensure that, if bats are found during works, then work ceases and the advice of Natural England is sought. They also recommend that opportunities for biodiversity enhancement be incorporated into the new development.

6.3 The Arboriculturist comments that the submitted Arboricultural Development Report dated June 2016 has identified a number of constraints on the site. The main concern is that the scout hut will be located within the RPA of trees identified as T353 and T352. However, it demonstrates that suitable protective fencing can be erected in accordance with the current British Standards. This protective fencing will need to be checked against the plan by a suitably qualified arboricultural consultant once the development commences. The Arboriculturist also comments that, given that vehicles will access this area of the site, a suitable permanent load bearing root protection system should be incorporated into the design to reduce soil compaction. Even though vehicles now access the site towards the tennis court, the assumed higher vehicle number will utilise the area and therefore protective measures are required. This can be included as a condition on the planning decision notice.

6.4 United Utilities have no objections to the proposal but comment that, in accordance with the NPPF and NPPG, the site should be drained on a separate system with foul water draining to the public sewer and surface water draining in the most sustainable way.

6.5 Environment Agency has no objections but comment that the watercourse, Raikes Brook, adjacent the northern boundary is designated a Main River and the developer may need an Environmental Permit. This can be included as in informative on the decision notice.

6.6 Much Hoole Parish Council had not responded at the time of writing this report.

7.0 Policy Considerations

7.1 The existing village hall buildings to be demolished are within the Much Hoole Village Boundary were **Policy B1** in the South Ribble Local Plan 2015 permits proposals for the re-use of undeveloped and unused land and buildings or for redevelopment providing that the development complies with the requirements for access, parking and servicing; is in keeping with the character and appearance of the area; and would not adversely affect the amenities of nearby residents.

7.2 The area proposed for the replacement village hall is allocated under **Policy G7: Green Infrastructure** which requires development proposals to seek to protect and enhance the existing green infrastructure. Development which would involve the loss of green infrastructure will not be permitted unless alternative provision of similar and/or better facilities for the community will be implemented on another site or within the locality; or it can be demonstrated that the retention of the site is not required to satisfy a recreational need in the local area; and the development would not detrimentally affect the amenity value and the nature conservation value of the site.

7.3 There are a number of protected trees to the boundary of the application site and therefore **Policy G17: Trees, Woodlands and Development** is a consideration. Planning permission will not be permitted where the proposal adversely affects trees, woodland and hedgerows which are protected by a TPO. The policy require that tree survey information be submitted with all planning applications where trees are present on site. The tree survey information should include protection, mitigation and management measures.

7.4 In terms of design and appearance, **Policy G17: Design Criteria for New Development** seeks to ensure development proposals does not have a detrimental impact on existing buildings or on the street scene by virtue of their design, height, scale, orientation, massing, proximity, or use of materials. It also requires that new development does not prejudice highway safety, pedestrian safety, the free flow of traffic and would not reduce the number of on-site parking spaces to below the standards set out in **Policy F1**.

7.5 **Policy H1: Protection of Health, Education and Other Community Services and Facilities** requires that development proposing a change of use and/or loss of any premises and/or land currently or last used as community facilities will only be permitted where it can be demonstrated that the use no longer serves the needs of the community in which it is located or the use is no longer financially viable.

8.0 Material Considerations

8.1 Principle of Development

8.1.1 The principle of the development for a replacement village hall together with a scout hut was established with the granting of planning approval 07/2015/1092/FUL where it was considered to be in compliance with policies B1, H1 and G7 in the South Ribble Local Plan 2012-2026.

8.1.2 This application proposes a similar scheme with the amendments being a larger Scout hut building and the addition of a storage building. Therefore a further assessment of the Scout hut and storage building has been carried out in respect of residential amenity, design and appearance, parking provision and the impact on trees and ecology. The following are excerpts from the previous committee report in respect of these issues shown in italics with the updated position in respect of the Scout hut and storage building in normal text.

8.2 Impact on Residential Amenity

8.2.1 *“The proposal is set approximately 25m from the rear elevation of 90 Liverpool Road, a detached true bungalow. The facing elevation is two storey with a first floor windows to the proposed meeting room opposite the rear windows and garden of the 90 Liverpool Road. A 2m high hedge forms the boundary. Adjacent is 92 Liverpool Road, a dormer bungalow with a facing bedroom window. This is set approximately 27m from the single storey entrance of the proposed building. A 1.8m high fence forms the boundary. The proposal achieves the normally required separation distance to both of these properties. However, it is acknowledge that the relationship is one of a two storey building to a bungalow in the case of 90 Liverpool Road..... 96 Liverpool Road is located adjacent to one of the existing village hall buildings. The existing site access is to the eastern side of this building. It is proposed to reconfigure the access through the site so that it runs from Liverpool Road, along the western boundary to an existing overspill parking area to the rear of the existing bowling green. A footpath is provided adjacent the boundary with 96 with eleven car parking spaces beyond, three of which are adjacent the boundary with 96.*

8.2.2 *To the site’s western boundary are properties on Westcroft, number 7 to 14 inclusive. The eleven parking spaces are located along this boundary, adjacent number 12, 13 and 14. At present this area is used by vehicles to access the rear parking area, although No 14 is adjacent one of the existing buildings. Hedge planting forms the boundary with these properties and it is considered that this should be enhanced to provide additional screening and also will act as ecological enhancements as per the comment from the Council’s Ecological Advisors.”*

8.2.3 The proposal Scout hut is located to the west of properties on Thornfield at a distance of approximately 15m to the closest, No 23 Thornfield. The rear windows of this property face the side elevation of the Scout hut which is 2.7m to the eaves and 5.4m to ridge. The normally required separation distance between windows facing a blank elevation is achieved. Furthermore, the boundary consists of trees and hedgerow protected under TPO 2001 No 4 which will also screen the building from view. Therefore the proposal is considered not to unduly impact on No 23 or other properties along Thornfield.

8.2.4 The proposed storage buildings is located to the west of the Scout hut and will not be visible when viewed from the rear of properties on Thornfield.

8.2.5 It is noted that an objection has been received from an occupant of an adjacent property commenting on loss of privacy as the Scout hut will be directly to the rear of their house. As indicated, due to the protected trees which effectively screen the proposal and the separation distance, it is considered the will be no undue impact on terms of loss of privacy.

8.3 Parking and Highway Issues

8.3.1 *“The proposal utilises the existing site access which is to be modified. A 2.5m wide footpath will be introduced to the western side and a grassed area to the eastern side. The access will be 5m wide with a rumble strip set 5m back from the highway. It will then widen to 8.1m wide with 11 parking spaces accessed off. The road then divides with a 6.2m wide branch along the southern side of the village hall which continues along the eastern side for access to the scout hut. Seven parking spaces are provided off this branch of access road. 8.3.2 To the western boundary the road will be 6.0m wide and provides access to a further 17 parking spaces and continues on to the tennis courts and an overspill parking area.”*

8.3.3 No amendments are proposed to the access, parking or manoeuvring and County Highways have no objections, commenting:

8.3.4 *“Liverpool Old Road is classified as the C240 and is a secondary distributor road with a speed limit of 30mph fronting the development.*

I have reviewed the Lancashire County Councils five year data base for Personal Injury Accident (PIA).The data base indicates there has been no recorded incidents within the vicinity of the existing site access.

The Highways Development Control Section is of the opinion that the revised site access details and parking provision is acceptable for this size of development.”

8.3.5 County Highways do however require conditions be imposed, as per the original permission, in respect of the provision of wheel washing facilities for the duration of the development and that the car parking and manoeuvring scheme be provided as per the submitted plan and retained as such.

8.3.6 They also require an informative note be placed on the decision notice advising that the access will need to be constructed under an appropriate legal agreement.

8.4 Ecology

8.4.1 As the proposal involves the demolition of existing buildings, a bat survey was submitted which was considered by the Council's Ecological Advisors. They responded, re-iterating the comments they made into the previously approved scheme. At that time they commented that: *"the habitat in the local area is not considered optimal for foraging bats. The survey comprised and internal and external inspection of the buildings and no bats or signs of bats were found during the survey and the buildings were considered to have a low potential to support roosting bats. No further surveys are therefore considered necessary.*

Notwithstanding the above, the Ecological Advisors consider that as bats are mobile in their habits and can be found in the most unlikely places, an information note should be included on the decision notice in respect to bats being found during works on site and the requirement to seek advice from Natural England or a suitably qualified bat worker.

The Ecological Advisors also recommend that opportunities for biodiversity enhancement be incorporated into the new development. These should include Bat bricks and/or tubes within the new development; Bat boxes; Bird boxes and Native tree and shrub planting. This requirement can be included as a condition should permission be granted."

8.5 Trees

8.5.1 A tree survey was submitted as a number of trees to the boundaries are protected by Tree Preservation Order 2001 No 4. The tree survey identifies 13 trees consisting of sycamore, ash, oak, willow, cherry, Monkey puzzle and Hawthorne. The Council's Arboriculturist has no objection to the removal of Tree 350, which is protect tree T9 on the TPO. His main concern is that the scout hut will be located within the Root Protection Area of trees T353 and T352. However, it has been identified that suitable protective fencing can be erected in accordance with the standard, the issue of future growth of the trees directly over the 5.4 meter Scout Hut has been addressed and any works should be carried out in accordance with BS 3998 2010. However, the Arboriculturist advised that the protective fencing be checked against the plan by a suitably qualified arboricultural consultant who should also attend the site to check and sign off the works to protected trees prior to development commencement. This requirement can be secured by way of a suitably worded condition.

8.5.2 The Arboriculturist further advised that, given that vehicle access is required to this part of the site, a suitable permanent load bearing root protection system should be incorporated into the design to reduce soil compaction. Although it is evident that vehicles now access the site toward the tennis court, the assumed higher vehicle numbers, including construction machinery, will be utilising the access and therefore protective measures are required.

9.0 Conclusions

9.1 The previous application was considered to be in accordance with relevant planning policy and permission was granted for a Village Hall for use by the community to replace the existing facilities which are outdated and becoming increasingly more costly to maintain. The replacement Village Hall will have accommodation for a wide range of uses, including a hall with stage area, lounge and bar, games room, kitchen facilities and first floor meeting rooms. It has been an aspiration for the Village Hall Committee to provide new facilities for the community for a number of years.

9.2 This application is an amended scheme to that approved and includes a larger Scout hut building together with a separate storage building. These elements of this proposed scheme

has been assessed against relevant planning policy and are considered to be in compliance. The application is therefore recommended for approval subject to the imposition of conditions.

10.0 Recommendation

10.1 Approval with Conditions.

11.0 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.
2. The development, hereby permitted, shall be carried out in accordance with the approved plans Dwg SK/32/2B Site Layout: SK/0/1 Ground floor: SK/0/2 First Floor: SK/0/3 Elevations: SK/0/4 Elevations: SK/0/5A Scout Hut Elevations: SK/0/6 Turn-around: SK/0/7 Scout Hut/Store Plan.
REASON: For the avoidance of doubt and to ensure a satisfactory standard of development
3. No part of the development hereby approved shall commence until a scheme for the construction of the revised site entrance has been submitted to, and approved by, the Local Planning Authority in consultation with the Highway Authority under an appropriate legal agreement. Prior to first occupation of the development, the agreed scheme shall be constructed and completed in accordance with the scheme details.
REASON: In order to satisfy the Local Planning Authority and Highway Authority that the final details of the highway scheme/works are acceptable before work commences on site and to enable all traffic to enter and leave the premises in a safe manner without causing a hazard to other road users, in accordance with Policy G17 in the South Ribble Local Plan 2015
4. The car parking and manoeuvring scheme shall be marked out in accordance with the approved plans Dwg SK/32/2A and SK/0/6, before the use of the premises hereby permitted becomes operative and shall be permanently maintained thereafter.
REASON: To ensure the provision and retention of adequate on-site parking facilities and to accord with Policy F1 and Policy G17 in the South Ribble Local Plan 2015
5. Trees protected by a Tree Preservation Order (TPO) on or adjacent to the site that will be influenced by the development (construction or demolition), shall be protected for the duration of the development, including the erection of protective fencing in accordance with BS 5837 2012 - Trees in Relation to Design, Demolition and Construction - Recommendations and as indicated on the Tree Constraints Plan included in the Arboricultural Development Report dated June 2016. The protective fencing shall be checked against the plan by a suitably qualified arboricultural consultant who is to attend the site to check and sign off the works prior to commencement of the development and confirmation of this shall be submitted to the Local Planning Authority for approval.
No tree identified for retention shall be pruned, cut down, uprooted, topped, lopped or wilfully damaged or destroyed including the cutting of roots without the previous written consent of the Local Planning Authority. Any tree subject to these actions or that are removed without such consent or are dying or are being significantly damaged or becoming seriously diseased during that period shall be replaced with trees of such size and species as will be agreed with the Local Planning Authority.
REASON: To prevent damage to trees during construction works in accordance with Policy G13 in the South Ribble Local Plan 2015
6. Prior to commencement of the development hereby approved, details of a suitable permanent load bearing root protection system should be incorporated into the design to reduce soil compaction. These details shall be submitted to the Local Planning Authority

for approval in writing. The agreed details shall then be incorporated during the construction phase of the development.

REASON: To prevent damage to protected trees as a result of the development and to be in accordance with Policy G13 in the South Ribble Local Plan 2012-2026

7. No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to, and approved in writing by, the Local Planning Authority. The approved Plan shall be adhered to throughout the construction period. The Plan shall provide for:

- I. the proposed times construction works will take place
- II. the parking of vehicles of site operatives and visitors
- III. loading and unloading of plant and materials
- IV. storage of plant and materials used in constructing the development
- V. the location of the site compound
- VI. wheel washing/road sweeping measures
- VII. measures to control the emission of dust and dirt during construction
- VIII. measures to control the emission of noise during construction
- IX. details of all external lighting to be used during the construction
- X. a scheme for recycling/disposing of waste resulting from demolition and construction works

REASON: To safeguard the amenities of neighbouring properties in accordance Policy 17 in the Central Lancashire Core Strategy and Policy G17 in the South Ribble Local Plan 2015

8. No work shall be commenced until satisfactory details of the colour and texture of the facing and roofing materials to be used have been submitted to and approved by the Local Planning Authority.

REASON: To ensure the satisfactory detailed appearance of the development in accordance with Policy 17 in the Central Lancashire Core Strategy and Policy G17 in the South Ribble Local Plan 2015

9. Prior to commencement of the development hereby approved, details of the landscaping of the site, which includes the retention of existing trees and hedgerows, have been submitted to, and approved in writing by, the Local Planning Authority. The approved scheme shall be implemented in the first planting season following completion of the development, or first occupation/use, whichever is the soonest.

The approved scheme shall be maintained by the applicant or their successors in title thereafter for a period of 5 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree, hedgerow or shrub which is removed, becomes seriously damaged, seriously diseased or dies, by the same species or different species, and shall be agreed in writing by the Local Planning Authority. The replacement tree or shrub must be of similar size to that originally planted.

Details submitted shall be compliant with 'BS 5837 2012 - Trees in Relation to Design, Demolition and Construction - Recommendations' and shall include details of trees and hedges to be retained or removed, root protection zones, barrier fencing, and a method statement for all works in proximity to those trees or hedges to be retained during the development and construction period. Details shall also indicate the types and numbers of trees and shrubs, their distribution on site, those areas seeded, turfed, paved or hard landscaped, including details of any changes of level or landform and the types and details of all fencing and screening.

REASON: In the interests of the amenity of the area in accordance with Policy 17 in the Central Lancashire Core Strategy and Policy G8 in the South Ribble Local Plan 2015

10. The development shall not begin until a scheme detailing the boundary treatments of the site has been submitted to and approved in writing by the Local Planning Authority. The occupation of buildings or the commencement of the use shall not occur until the fencing/walling has been erected in accordance with the approved details. Any fencing/walling erected pursuant to this condition shall be retained at all times thereafter.

REASON: To ensure the provision and retention of adequate screening in the interest of amenity in accordance with Policy 17 of the Central Lancashire Core Strategy and Policy G17 in the South Ribble Local Plan 2015

11. For the full period of construction, facilities shall be available on-site for the cleaning of the wheels of vehicles leaving the site. Such equipment shall be used as necessary to prevent mud and stones being carried onto the highway. The roads adjacent to the site shall be mechanically swept as required during the full construction period.

REASON: In the interests of highway safety and other highway users in accordance with Policy G17 in the South Ribble Local Plan 2012-2026

12. Prior to commencement of the development hereby approved, details of bat and bird mitigation measures as referred to in the Bat Survey by Envirotech, shall be submitted to and approved in writing by the Local Planning Authority. The agreed measures shall be implemented prior to first occupation of the development hereby approved and retained at all times thereafter.

REASON: To ensure that adequate provision is made for these protected species in accordance with Policy 22 in the Central Lancashire Core Strategy and Policy G16 in the South Ribble Local Plan 2015

12.0 Relevant Policy

12.1 South Ribble Local Plan 2012-2026

Policy B1 Existing Built-Up Areas

Policy G17 Design Criteria for New Development

Policy F1 Car Parking

Policy H1 Protection of Health, Education and Other Community Services and Facilities

Policy G7 Green Infrastructure Existing Provision

13.0 Informative Notes

The applicant is advised that the access, will need to be constructed under an appropriate legal agreement. The Highway Authority hereby reserves the right to provide the highway works within the highway associated with this proposal. Provision of the highway works includes design, procurement of the work by contract and supervision of the works. The applicant is advised to contact Lancashire County Council before works begin on site. Further information and advice can be found at www.lancashire.gov.uk

The watercourse, Raikes Brook, adjacent to the northern boundary of the site is designated a Main River and the developer may need an Environmental Permit. Therefore the developer is advised to check at <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> and contact Flood Risk Officer, Ian Caunce, on 020 302 51296 to discuss our requirements if a permit or advice is required. If Flood Defence Consent is already in place, please refer to the following page of the gov.uk website: <https://www.gov.uk/guidance/changes-to-your-flood-defence-consent-after-6-april-2016>