

Application Number 07/2016/0804/LBC

Address Worden Park
Worden Lane
Leyland
PR5 2DJ

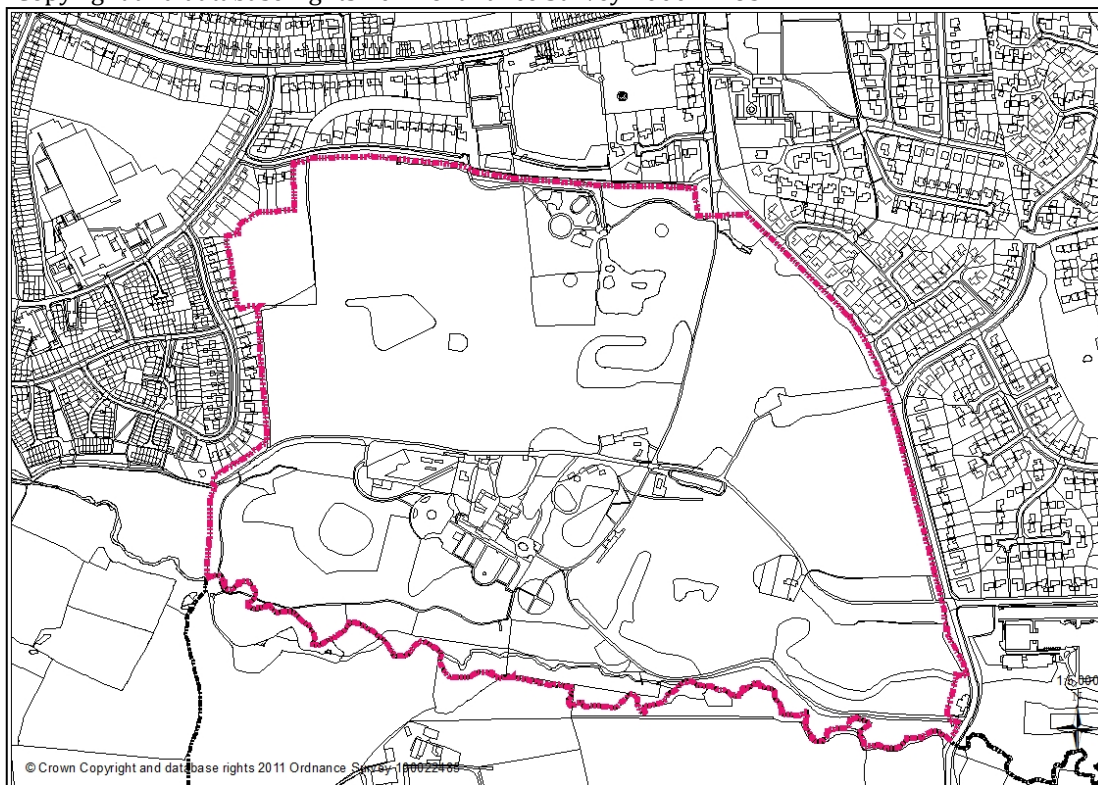
Applicant South Ribble Borough Council

Development Listed building consent for the reconstruction of a number of failing historic walls, replacement of signage and additional litter bins

Officer Recommendation **Consent Granted**

Date application valid 07.10.2016
Target Determination Date 02.12.2016
Extension of Time None

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1. Introduction

1.1. This application is being presented to Committee because the proposal forms a project put forward by the Borough Council’s Neighbourhoods Team.

2. Report Summary

2.1. This proposal seeks to implement a series of restorative changes – namely reconstruction of existing walls, replacement signage and new waste bins; all in line with the Council’s obligation as guardian of Worden Park.

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

2.3. It is recommended that listed building consent is granted subject to condition

3. Application Site and Surrounding Area

3.1. Worden Park enjoys a Grade II listing 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 park is designated under Policies G7 (Green Infrastructure) and G9 (Worden Park) of the South Ribble Local Plan.

4. Site History

4.1. There are over 30 planning applications on the history of Worden Park; many of which relate to minor works within the park or predate 1997. The most recent and relevant are as follows. All appear to have been implemented in full.

- 07/2014/0212/LBC Listed Building Consent for the formation of overflow car park
- 07/2015/0717/FUL and 2015/LBC for construction of new car park entrance following demolition of part stone boundary wall, and reconfiguration of existing car park
- 07/2015/1338/LBC - Improvement of Fish Pond including removal of silt, reconstruction of islands and banks and construction of new dipping platform/boardwalk
- 07/2015/1357/FUL and 2015/1358/LBC for improvements to park building including repainting, re-roofing, re-glazing and construction of replacement bin store.
- 07/2016/0135/FUL and 0136/LBC - Extension of grassed overflow car parking area

5. Proposal

5.1. Description of works

5.1.1. This application for Listed Building Consent proposes restorative works as follows:

- Reconstruction of historic walls - to be rebuilt where practicable with existing materials and lime mortars. Replacement materials where necessary to be agreed prior to commencement of work.
- Farmyard southern boundary wall – replacement top courses and reconstruction of listing wall due to foundation settlement
- Gardeners Cottage wall – repointing and reconstruction of small collapsed section. Footings to be replaced with concrete strip foundations and copings replaced
- Balustrade Walls - late-addition rendered, concrete block work to be replaced with concrete decorative balusters as per existing/original (Sections A & B – carriage circle to east of hall). Complete rebuild of collapsed balustrade wall section (Area C – south of maze)
- Repointing of other wall sections throughout the park with lime mortar to replace incompatible cement mortars.

5.1.2. Range of information and directional signage – some replacing existing and some new to identify recently approved development (1 wooden notice board, 11 finger post directional, 8 low level traffic directional and 3 car park information signs). Car park signs are to be in a corporate livery of blue and white, whilst other signage proposed in timber. All would be as subtle as possible, yet practically positioned.

5.1.3. Replacement of existing, untidy waste bins around the park, including provision of new ones adjacent to the recently approved overflow car park with black slimline models.

5.1.4. Consent also sought for 3 no: ticket machines on the main and overflow car parks should these be required in the future. Detailed design to be required pre-commencement by condition if consent is granted.

5.1.5. Although relatively insignificant, listed building consent is required for all of the above. Separate advertisement consent is not required for the signage proposals, and other works may be undertaken without planning permission under Schedule 2, Part 12 Class A of the Town & Country Planning (General Permitted Development) (England) Order 2015.

5.2. Summary of Supporting Documents

5.2.1. Scaled drawings/location plan are accompanied by Heritage, Design & Access Statement "Reconstruction of walls and other ancillary works" (September 2016)

6. Representations

6.1. Summary of Publicity

6.1.1. A site notice and newspaper advertisement have been posted, and 32 neighbouring properties consulted but representation had not been received by the time this agenda was published. Further representation will be reported verbally at Committee.

7. Statutory Responses

7.1. **The Garden History Society** has passed the consultation to the County Gardens Trust who have not made comment. Similarly **Leyland Historical Society** has not responded but late representation will be reported verbally at Committee

8. Material Considerations

8.1. Policy Background

8.1.1. **Local Plan Policy G7 (Green Infrastructure)** allows development within these 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 proposes minor upgrades to existing functional structures, additional signage and ticket machines; none of which would impact detrimentally on the parks visual appearance, but which fully support policy objectives of a sustainable future.

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

8.1.3. Final development is expected to be sensitively undertaken and will help to sustain the core business of the site whilst retaining elements of that which we aim to preserve.

8.2. Relationship to Neighbours

8.2.1. This area is already in informal use and although there are residential properties within the park, these will not be affected

8.3. Highways and Parking Considerations

8.3.1. No issues anticipated

9. Conclusion

9.1. This proposal seeks to implement a series of restorative changes – namely reconstruction of existing walls, replacement signage, new waste bins and ticket machines; all in line with the Council's obligation as guardian of Worden Park.

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

9.3. It is recommended that listed building consent is granted subject to condition

RECOMMENDATION:

Consent Granted.

RECOMMENDED CONDITIONS:

1. 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.
2. The development hereby permitted shall be carried out in accordance with the submitted (approved) site layout plan WPW2016/09-001, WPBW2016/10-001WPS2016/09-001 and WPA2016/09-001
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 South Ribble Local Plan
3. No work shall be commenced until satisfactory details of the colour and texture of materials to be used on the wall 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 2012-2026
4. Prior to installation, details of ticket machines hereby approved shall be 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 2012-2026

RELEVANT POLICY

NPPF National Planning Policy Framework

Central Lancashire Core Strategy

16 Heritage Assets

South Ribble Local Plan 2012-2026

G7 Green Infrastructure Existing Provision

G9 Worden Park

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