

Application Number	Planning permission sought: 07/2016/1354/FUL, 1374-84/FUL (11 applications), 1386/FUL and 1388/FUL – 14 applications in total. Listed Building Consent sought: 07/2016/1387/LBC and 07/2016/1389/LBC (2 applications)
Address	Leyland Truck Trail Various Addresses – see below
Applicant	Ms Jennifer Clough South Ribble Borough Council
Development	Change of use of land to allow display of 14 no: truck exhibits forming the ‘Leyland Truck Trail’ – 1 exhibit per planning application.
Officer Recommendation	Approval with Conditions / Listed Building Consent granted (applications 07/2016/1387/LBC and 1389/LBC only)
Officer Name	Debbie Roberts
Date application valid	20.12.2016
Target Determination Date	14.02.2017
Extension of Time	None
Location Plans:	See Appendix 1 for location plan and photograph of each site.

1. Report Summary

1.1. A proposal has been submitted to this Council seeking permission for installation of the Leyland ‘Truck Trail’, comprising 14 no: stylised truck exhibits, and running from Golden Hill in the north, to Worden Park in the south. The nature of the project is such that 14 individual planning applications must be registered, and as such 14 separate decisions made. Two of the exhibits also require separate Listed Building Consents (16 total).

1.2. The trail, which focuses on the history of truck manufacture in Leyland presents a significant South Ribble ‘place promotion’ project, and aims to attract national media interest, thereby supporting the local economy, whilst raising the profile of South Ribble to visitors and investors.

1.3. Exhibits would be purchased by, and become the property of individual businesses. Part of their financial contribution would also fund an educational programme highlighting career opportunities in advanced manufacturing and engineering (see below).

1.4. Proposed changes, although unusual are appropriate in both material and design, will sit well within the context of retail, historic and useable public space, and accords 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.

1.5. Policy, material consideration and justification for decision recommendations are the same for each proposal, resulting in sixteen identical reports. Consequently for ease of reading and time management purposes it has been decided that all sixteen reports will be presented as one. **Please note however that sixteen independent decisions must be made.** It is the Chairman's decision as to whether one vote might be taken to cover all proposals should the decision be to approve or refuse in all cases. If refusal of one or more exhibits is proposed then a vote must be taken for each application.

1.6. Representation has only been made by 1 interested party; the opinions of statutory consultees have also been taken into account and conditions recommended where appropriate.

1.7. It is recommended that all fourteen applications for planning permission should be approved subject to the imposition of conditions. Similarly grant of Listed Building Consent with conditions is recommended.

2. Application Site and Surrounding Area

2.1. The applications refer to 14 individual sites which together make up the proposed Leyland Truck Trail. Brief site descriptions and associated application numbers are as follows:

- 07/2016/1354/FUL – Exhibit 1: Station Brow (opposite Old Police Station). A small grass verge at the junction of Station Brow and Golden Hill
- 07/2016/1374/FUL – Exhibit 2: Chapel Brow. A deep paved apron immediately outside Town Barbers (adjacent 'gear' sculpture).
- 07/2016/1375/FUL – Exhibit 3: Hough Lane roundabout (opposite 88-90 Hough Lane). Small grass verge immediately adjacent to the Churchill Way car park and 'clock' structure.
- 07/2016/1376/FUL – Exhibit 4: Newsome Street. Deep paved apron at the junction of Hough Lane and Newsome Street/ outside 57-61 Hough Lane.
- 07/2016/1377/FUL – Exhibit 5: Outside 44-48 Hough Lane. Wide pavement area facing United Reform Church/outside 'Iceland'
- 07/2016/1378/FUL – Exhibit 6: Adjacent 15 & 17 Hough Lane. Exhibit to be located at end of Balfour Street (cul-de-sac) and facing Sumner Street.
- 07/2016/1379/FUL – Exhibit 7: Outside British Commercial Vehicle Museum – deep paved apron at the junction of King Street and entrance to Leyland Football Association complex.
- 07/2016/1380/FUL – Exhibit 8: Opposite 145 Towngate / deep paved area at junction with Forge Street. Exhibit to be located to south of Highways sign.
- 07/2016/1381/FUL – Exhibit 9: Adjacent to Tesco, Towngate – pavement area at junction of St Andrews Way and Towngate.
- 07/2016/1382/FUL – Exhibit 10: Opposite South Ribble Museum, Church Road – grass verge adjacent No: 2 Sandy Lane
- 07/2016/1383/FUL – Exhibit 11: Outside Tesco Extra, Towngate – public realm space facing Towngate and Leyland Cross.
- 07/2016/1384/FUL – Exhibit 12: North Lodge entrance – grassed area to north of Worden Park
- 07/2016/1386/FUL – Exhibit 13: Grass verge to south of overflow car park, Worden Park **
- 07/2016/1388/FUL – Exhibit 14: Adjacent to Miniature Golf, The Avenue, Worden Park **

2.2. Please note: see also separate Listed Building Consent applications 07/2016/1387/LBC and 1389/LBC for exhibits marked **

3. Site Context / Planning History

3.1. There is no specific planning history for any of the proposed exhibition points.

4. Proposal

4.1. These applications seek planning permission and listed building consent (as detailed above) for installation of a 'Truck Trail', comprising 14 no: stylised truck exhibits running from Golden Hill in the north, to Worden Park in the south.

4.2. The trail would present a local business and South Ribble 'place promotion' project based upon Leyland's truck manufacturing history.

4.3. Each exhibit would be a metal 'box' frame, measuring no more than 2.5m wide, 1.3m deep and 1.5m in height. Boxes would be clad with an outer shell depicting stylised, Leyland vehicles (see Appendix 2 – final designs yet to be allocated), each of which would advertise a local business. Truck 14 would be designed by local school children; the finished exhibit to be unveiled at Leyland Festival.

4.4. Exhibits would be purchased by, and would become the property of individual businesses; the cost of which would cover installation, supply and relocation to the owner's premises at the end of the project. Part of the financial contribution will also fund an educational programme teaching children about career opportunities in advanced manufacturing and engineering (STEM – Science, Technology, Engineering and Mathematics). South Ribble Borough Council is acting as co-ordinator, but will not be responsible for funding the project.

4.5. The applicant suggests that exhibits will be in situ for somewhere in the region of six months. If members feel it necessary to allow only a temporary permission, the recommended, usual, temporary timescale however would be that of three years which allows for some manoeuvre.

4.6. Seven of the sites are owned by South Ribble Council, three are public highway in the ownership of Lancashire County Council and four are in private ownership. Impact upon individual proposal sites has been assessed and is considered acceptable (see discussion below).

5. Summary of Supporting Documents

5.1. The application and scaled drawings are accompanied by the 'Leyland Truck Trail: Heritage, Regeneration & Economy, Design & Access Statement. V2' (South Ribble Borough Council)

6. Representations

6.1. Summary of Publicity

6.1.1. Fourteen site notices and 13 neighbouring properties have been consulted. A newspaper advertisement has also been published and Ward Councillors Forrest, Hamilton, Moon, Ogilvie and Jones (Mr & Mrs) have been notified.

6.2. Letters of Objection

6.2.1. 1 letter of objection have been received and is summarised as follows:

Safety

- Height of installations will encourage climbing

- Proposal does not include safety surfaces and will leave the Authority negligent in the event of an injury

Natural Environment

- Proposal incorrectly states that there are no trees on site, but Truck 12 (North Lodge) is adjacent to 2 mature conifers. A tree survey is required

Other

- There is no indication that the installation will be temporary as implied by reference to similar schemes

Highways Impact

- Truck 12 (North Lodge) is on a dangerous bend where visibility is already restricted, and should be relocated inside the park

Officer Comment: In response to concerns about tree health, a lightweight, load spreading, construction method has been devised in conjunction with the Council's Arborist. This negates the need to break ground or disturb the trees peripheral root systems. Self-weight of the exhibit on soft ground also removes the need for ground anchors as it is expected that ground friction will be sufficient. Highways impact have been assessed by the County Highways Engineers whose comments are noted below and the temporary nature of the exhibits is at the behest of Planning Committee. Health and safety issues in this case are outside of the planning remit, and would be covered by separate legislation.

6.3. Letters of Support

6.3.1. None received

7. Summary of Responses

7.1. **Lancashire Constabulary** have no objection but request that consideration is given to a series of measures to combat anti-social behaviour, criminal damage and congregation. These have been added as informative notes.

7.2. **South Ribble Environmental Health** has no objection

7.3. **Lancashire County Council Highways** have no objections to any of the exhibits

7.4. The **Garden History Society** have been consulted but rarely respond and have not done in this case. **Leyland Historic Society** however has no objections.

7.5. **South Ribble's Arborist** has specifically considered exhibits proposed within the immediate vicinity of trees – in particular the latter 3 adjacent to/within Worden Park. There are no objections in principle to the scheme (see 'officer comment' above).

8. Material Considerations

8.1. Site Allocations/Relevant Policy

8.1.1. The sites are separately designated within the South Ribble Local Plan 2012-2026 as follows:

8.1.2. Exhibits 1, 7, 8, 11 and 12 are allocated under Policy B1 (Existing Built Up Area) which allows for redevelopment in allocated areas provided that proposals comply with local plan requirements relating to access, parking and servicing; would be in keeping with the character and appearance of the area, and would not adversely affect the amenity of nearby residents.

8.1.3. Policy E3 (Leyland Town Centre) is made up of both Primary (Exhibits 4-6) and Secondary (Exhibits 2, 3 and 9) retail areas. This policy in association with the Leyland Masterplan (2007) supports opportunities which promote and protect Leyland, and encourages public realm improvements. The Masterplan also has an economic development remit aimed at promoting investment within the town centre (Para 8.33)

8.1.4. Exhibits 13 and 14 are located within Grade II listed Worden Park where Policy G9 (Worden Park) applies. G9 notes that *“Worden park requires major investment... to increase its use and develop further recreational and leisure uses within it”*. Core Strategy Policy G17d (Design) of the same document and Core Strategy Policy 16 (Heritage Assets) also support proposals which will have a favourable rather than adverse effect on the historic environment, and which will offer positive benefits to users of the facility.

8.1.5. Chapter 7 (Requiring good design) of the National Planning Policy Framework (NPPF) attaches great importance to the design of the built environment which *‘contributes positively to making better places for people’*. It is supported by both Central Lancashire Core Strategy Policy 17 (Design of New Buildings) and Local Plan Policy G17 (Design for New Development) which require new developments to take into account the character and appearance of local areas, including sympathy with surrounding land uses. These policies aim to ensure that development will not adversely affect neighbouring uses, and that development would not prejudice highway or pedestrian safety. G17 (10.86) also states that *‘good design of neighbourhoods, streets and the wider public realm encourages community identity and a sense of pride within areas’*, resulting in an *‘attractive place to live, work and visit’* (NPPF Para 58).

8.2. Impact of Development on Neighbouring Properties

8.2.1. Although most of the exhibits would be close to some residential properties, adverse impact as a result of the Truck Trail is considered negligible. Exhibits located within or adjacent to the public highway have been placed so as to allow free pedestrian movement, and to avoid any negative impact to users of the road. Positive impact upon adjacent commercial premises however is anticipated.

8.3. Design, Character, Appearance & Economic Benefit

8.3.1. The overarching theme of the NPPF is one in favour of sustainable development; this includes building a strong and competitive economy. Para: 65 in fact states that *‘local planning authorities should not refuse planning permission for developments which promote high levels of sustainability because of concerns about incompatibility with existing townscapes’*.

8.3.2 National and locally adopted guidance also requires the protection of heritage structures but in a sustainable way which allows such assets to be used in a purposeful manner. This temporary scheme would support that objective whilst encouraging extended use of Worden Park.

8.3.3 These exhibits are by necessity prominent, and as such have not been designed to subtly blend into existing street scenes. They would however bring a heightened level of interest to existing public and circulation space, whilst by virtue of their advertisement potential encourage and augment local investment opportunities. Proposed changes therefore are considered to be appropriate in both material and design, will sit well within the context of commercial, residential, historic and useable public space, and accord well to adopted national and local policy.

8.4 Highways Consideration

8.4.1 Proposals have been assessed by Lancashire County Council Highways, and are deemed acceptable (see above response)

9 Conclusion

9.1 The 16 planning applications brought to committee for determination request permission for installation of a single 'Truck Trail' comprising 14 no: stylised exhibits.

9.2 The site allocation, potential residential and highways impact, visual appearance and other material considerations for each exhibit have been assessed by Officers of this Council and its statutory consultees, and are considered to accord well to the relevant policies of the National planning Policy Framework, Central Lancashire Core Strategy and South Ribble Local Plan.

9.3 Representation has been made in objection to the proposal, but on balance, and taking all things into account it is recommended that **planning permission and listed building consent in accordance with the details of Para 2.1 of this report are granted.**

Recommendation:

Approval with Conditions (all applications) and Listed Building Consent granted (applications 07/2016/1387/LBC and 1389/LBC only)

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.

OR ** Listed Building Consents only

** 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 with reference to the following approved documents:
 - 'Leyland Truck Trail: Heritage, Regeneration & Economy, Design & Access Statement V2' (South Ribble Borough Council)
 - 14 no: exhibition characters (received 21.12.16)
 - Location Plans 'Overview Northern Phase', 'Overview Southern Phase' and 'Overview Central Phase'
 - Frame elevations annotated 'Truck Trail Steel Frame' (Stone Create Ltd)REASON: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with Policy 17 of the Central Lancashire Core Strategy and Local Plan 2012-2026 Policy G17
3. No work shall be commenced until satisfactory details of the colour and texture of the facing 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 of the Central Lancashire Core Strategy and Local Plan 2012-2026 Policy G17

4. That the exhibits hereby permitted shall be removed no later than 3 years from the date of this decision, and the land restored to its former condition within 2 months following removal unless otherwise agreed in writing by the Local Planning Authority.

REASON: To enable the Local Planning Authority to retain control over the use of the land.

RELEVANT POLICY

NPPF National Planning Policy Framework

Central Lancashire Core Strategy

- 7 Design
- 16 Heritage Assets
- 17 Design of New Buildings

South Ribble Local Plan

- B1 Existing Built-Up Areas
- E3 Leyland Town Centre
- G9 Worden Park
- G17 Design Criteria for New Development

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
2. Lancashire Constabulary Note: Public art is often targeted for anti-social behavior, and criminal damage such as vandalism and arson. Sitting around these structures encourages street drinkers to congregate, and behavior can escalate to become intimidating to members of the public. Risks can be minimized as far as possible by considering the following during design of the structures:
 - Vandalism - finishes should where possible be anti-vandal so that graffiti can be easily removed without great expense
 - Promote natural surveillance – good visibility around the structures will help to deter anti-social and problematic behavior as it is more likely to be seen and reported
 - Secure fixings – to deter attempts at removal
 - Deter seating – the designs should not provide natural places to sit for prolonged periods as this encourages street drinkers and groups to congregate, which could lead to anti-social behaviour.

Lancashire Constabulary may be contacted should further assistance or advice be needed.

Appendix 1: Proposed Locations & Truck Trail Route (From North to South)



Truck 1: 07/2016/1354/FUL - Station Brow (Outside Old Police Station)



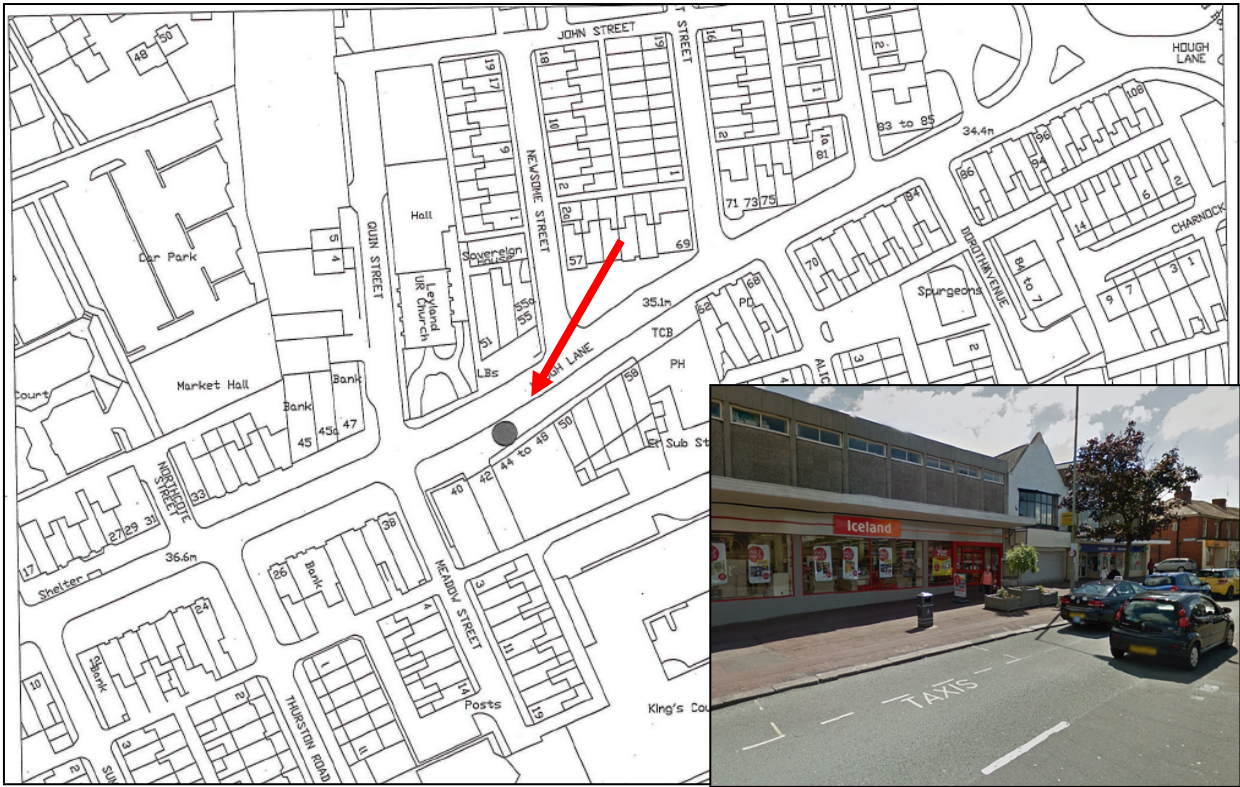
Truck 2: 07/2016/1374/FUL - Chapel Brow (Outside Town Barbers)



Truck 3: 07/2016/1375/FUL - Hough Lane Roundabout



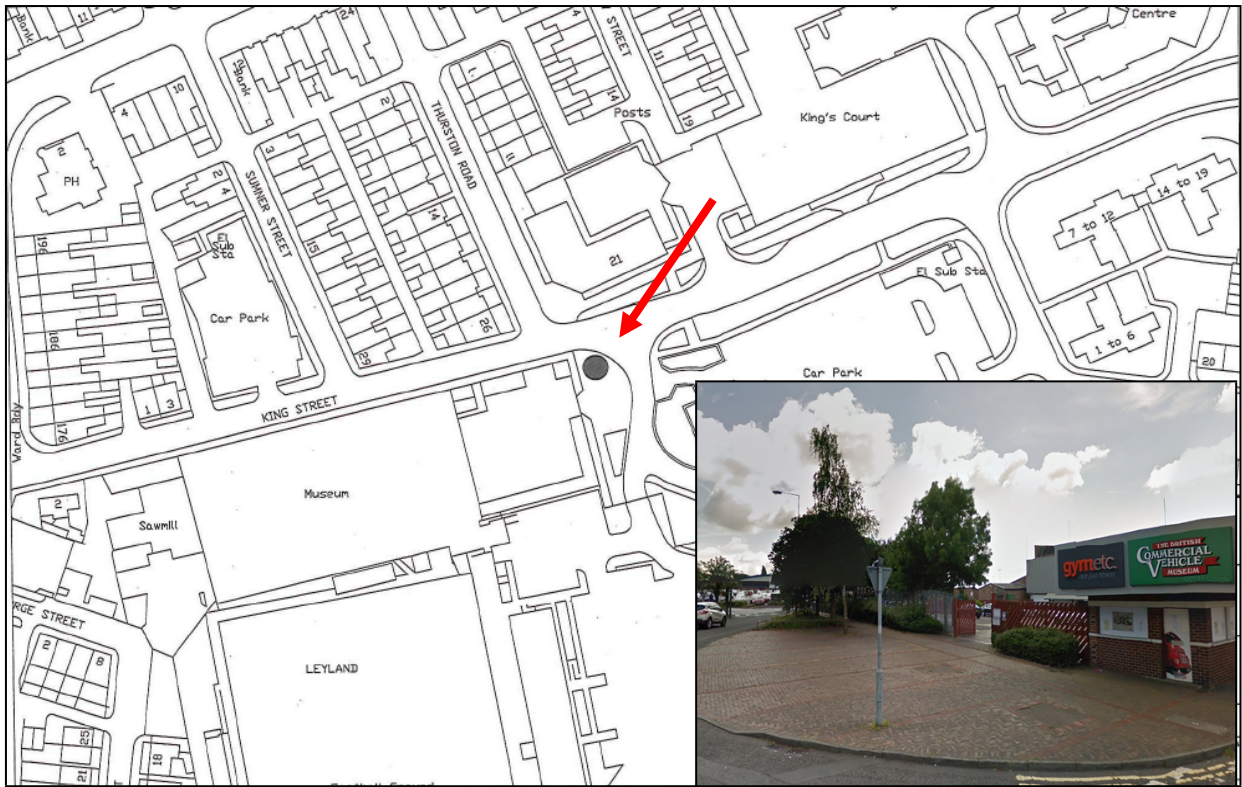
Truck 4: 07/2016/1376/FUL - Newsome Street



Truck 5: 07/2016/1377/FUL - Hough Lane (Outside Iceland)



Truck 6: 07/2016/1378/FUL - End of Balfour Street



Truck 7: 07/2016/1379/FUL - Outside British Commercial Vehicle Museum, King Street



Truck 8: 07/2016/1380/FUL - Junction of Forge Street and Towngate

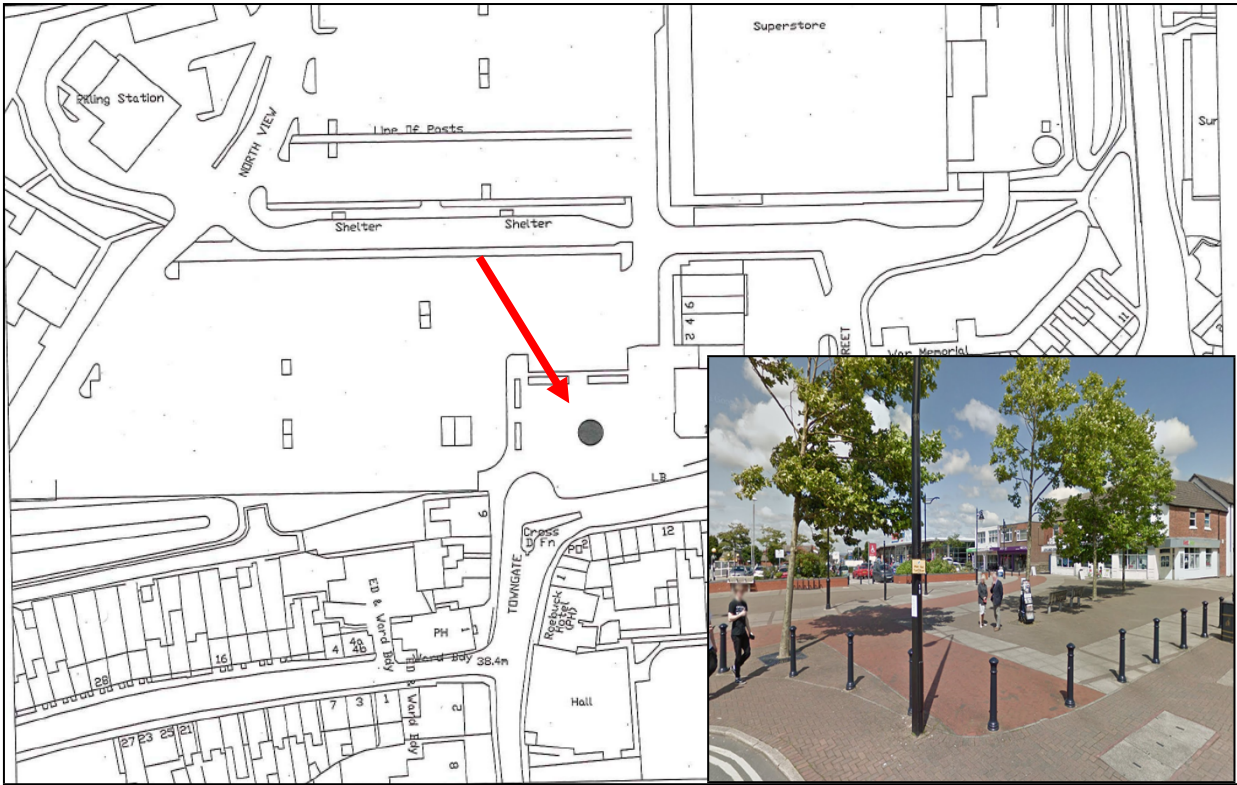


Truck 9: 07/2016/1381/FUL - Junction of St Andrews Way and Towngate

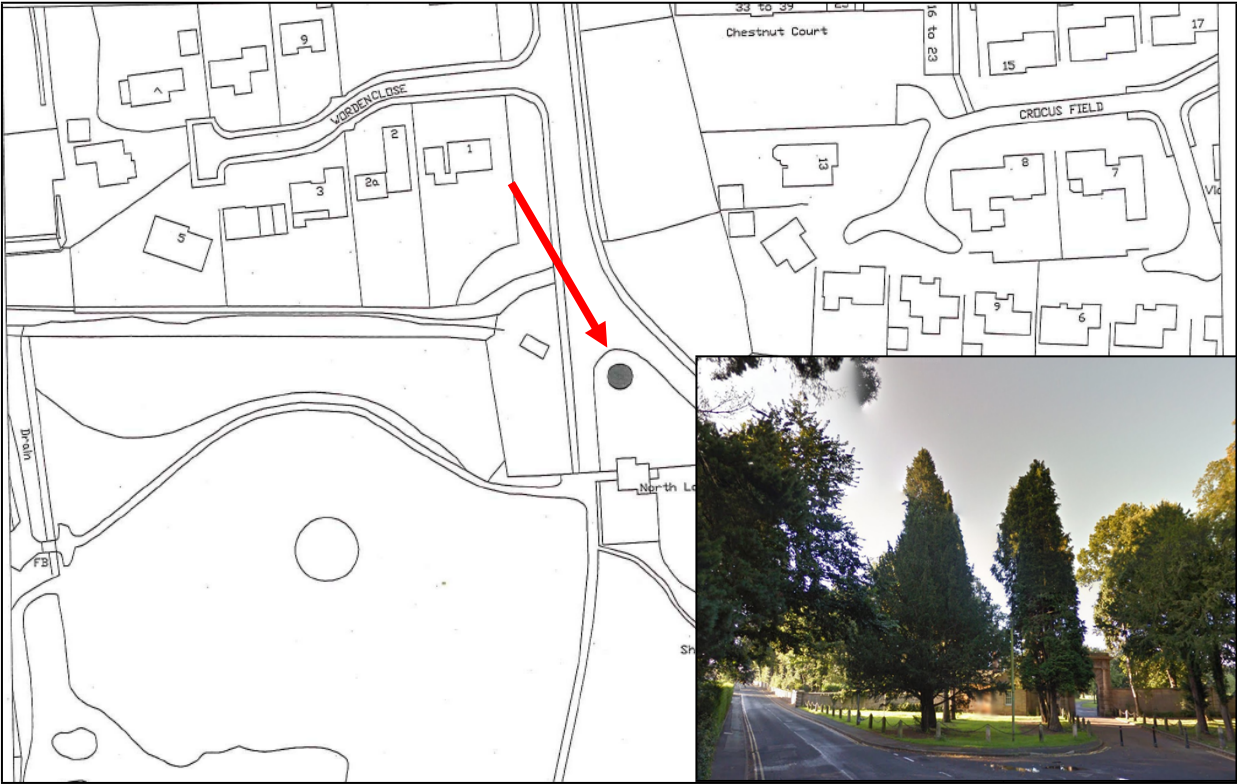


Rev	Date	Description	Issue
SOUTH RIBBLE SOUTH RIBBLE DISTRICT COUNCIL CIVIC CENTRE, WEST PHOENIX, LUTON, LANCASHIRE, PR23 1TH TEL: 01773 434441 EMAIL: info@southribble.gov.uk WWW: www.southribble.gov.uk			
Project Leyland Truck Trail			
Title Location 9			
Scale	Date	Drawn by	Issue
1:1250		NMC	
Drawing No.	Revision	Copy No.	

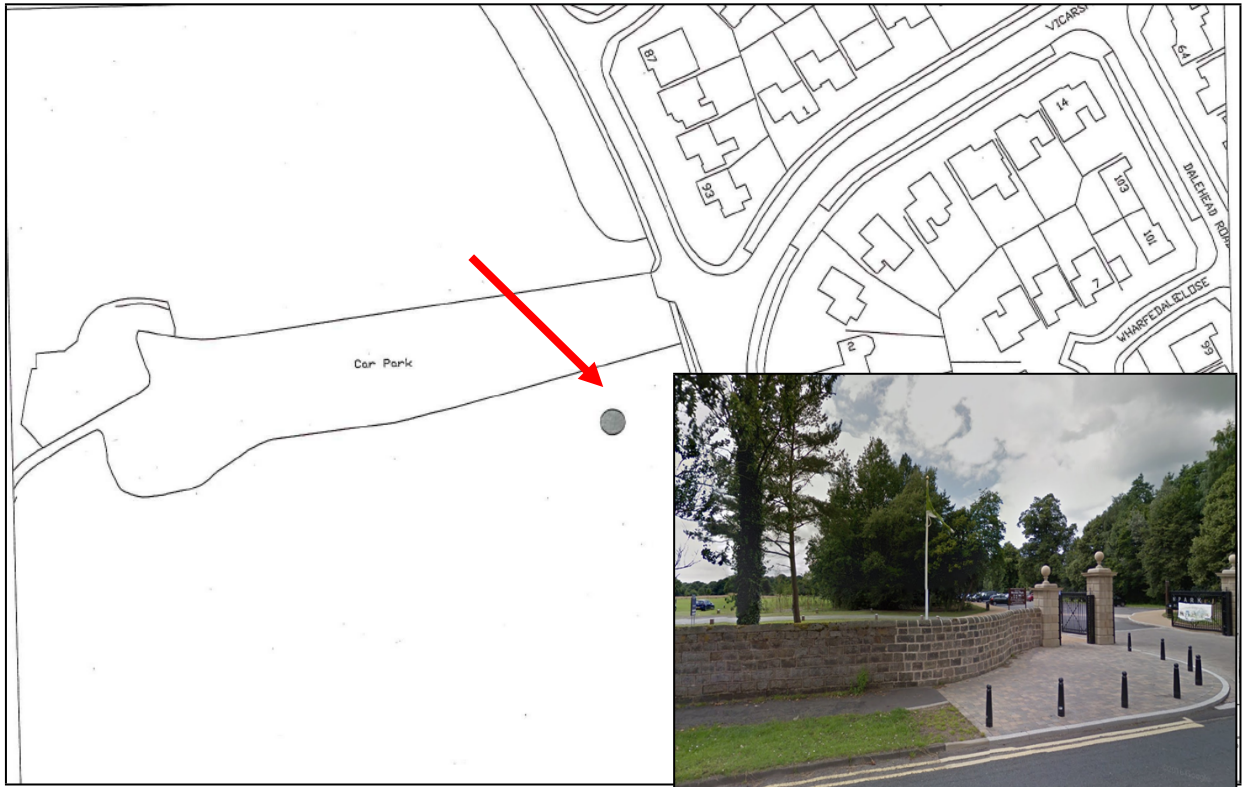
Truck 10: 07/2016/1382/FUL - Facing South Ribble Museum, Church Road



Truck 11: 07/2016/1383/FUL - Courtyard Outside Tesco/Facing Leyland Cross



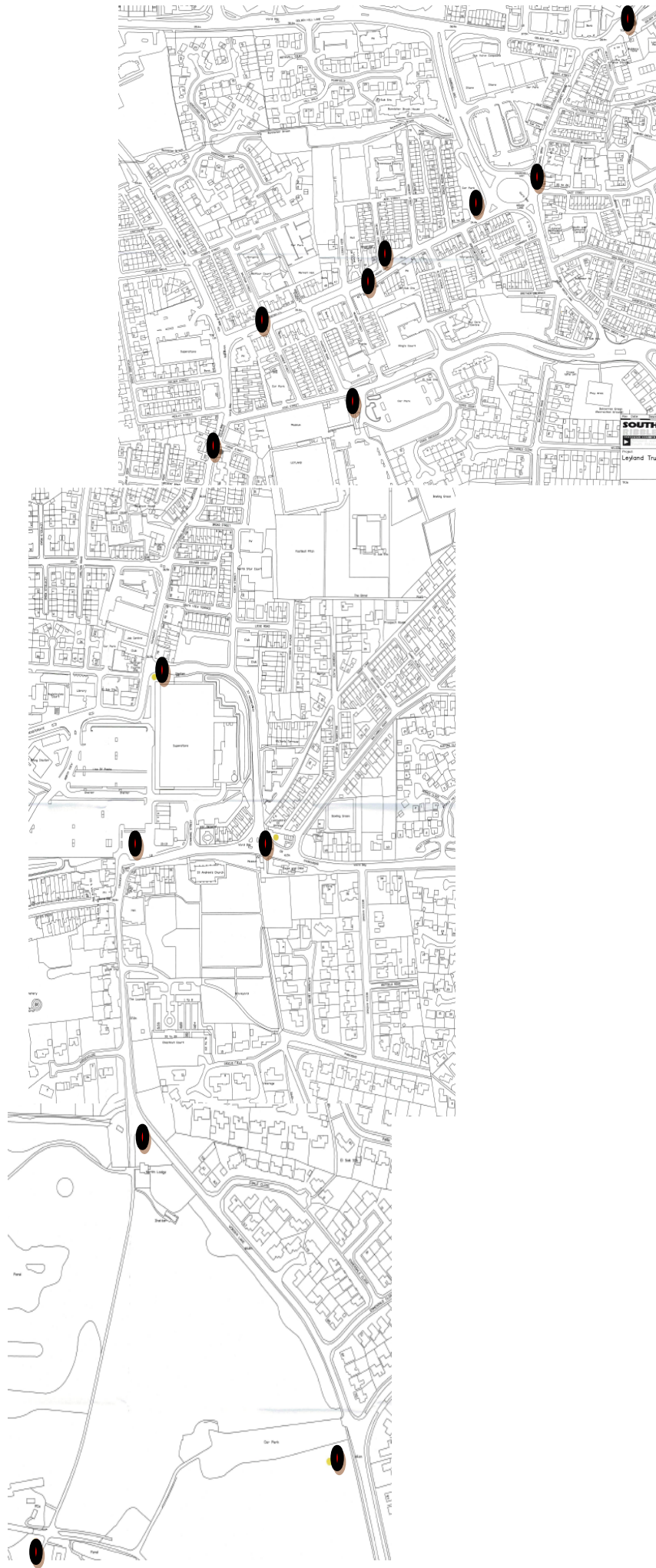
Truck 12: 07/2016/1384/FUL - Adjacent North Lodge, Worden Lane



Truck 13: 07/2016/1386/FUL & 07/2016/1387/LBC - Worden Park Car park



Truck 14: 07/2016/1388/FUL & 07/2016/1389/LBC - The Avenue, Worden Park



Appendix 2: Character Schematics

