

**Application Number** 07/2017/0088/FUL

**Address** Land At Flensburg Way Roundabout  
Flensburg Way  
Moss Side  
Leyland

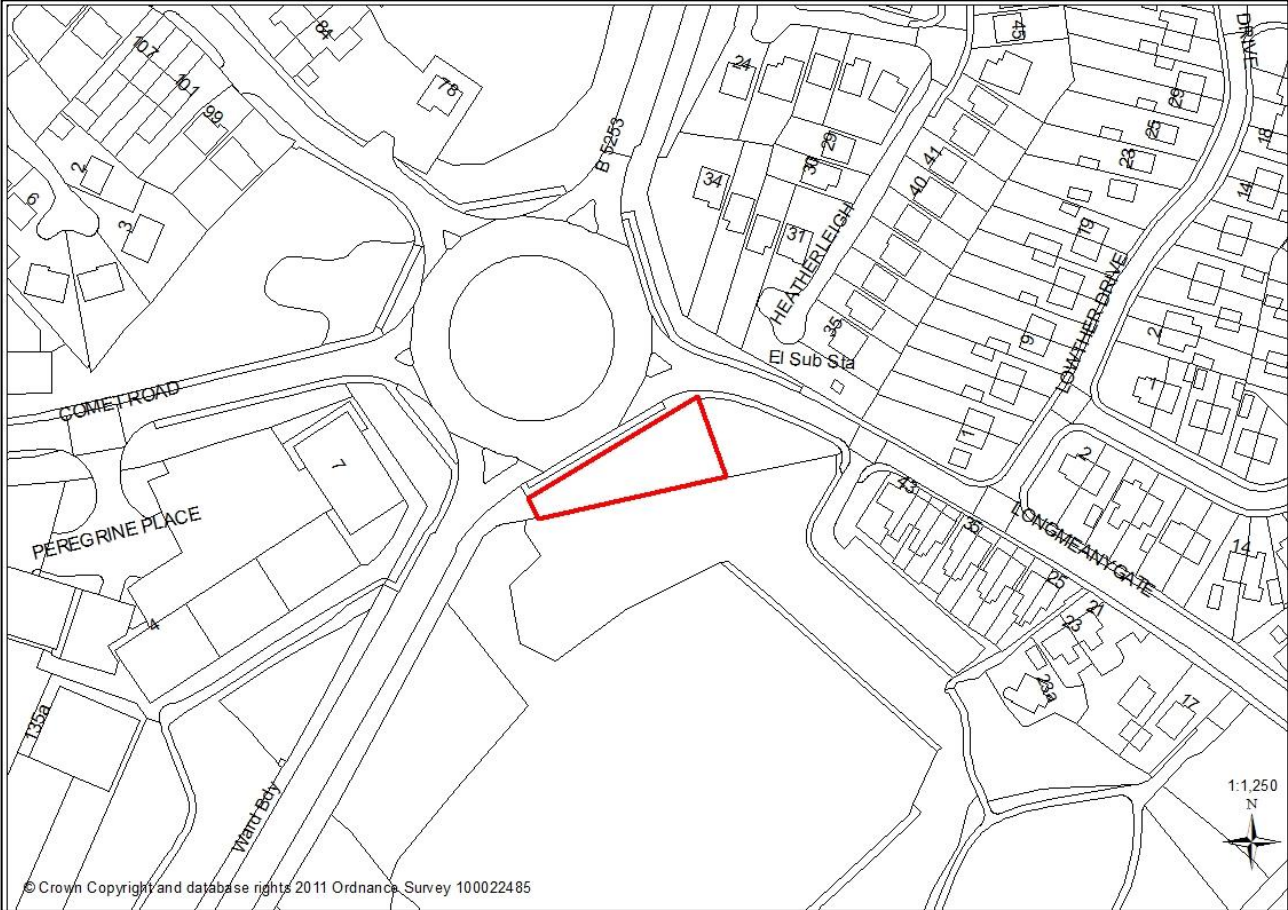
**Applicant** South Ribble Borough Council

**Development** Installation of new Leyland Gateway feature  
(Horse and cart sculpture)

**Officer Recommendation** **Approval with Conditions**  
**Officer** Debbie Roberts

Date application valid 19.01.2017  
Target Determination Date 16.03.2017  
Extension of Time None

© Crown Copyright and database rights 2011 Ordnance Survey 100022485



## **1. Introduction**

1.1. This application is being presented to Committee as a project put forward by the Borough Council's Regeneration Team.

## **2. Report Summary**

2.1. The application proposes installation of a piece of public art comprising reclaimed horse shoe, horse sculpture, decorative wooden cart, landscaped bund, interpretation panel and associated works on land adjacent to the roundabout of Longmeanygate and Flensburg Way, Leyland.

2.2. The proposal, which is the seventh in a series of gateway features is not considered to impact upon the amenity of neighbouring resident or the area in general, yet provides an interesting focus on the agricultural heritage of the locale.

2.3. The professional opinions of statutory consultees have been taken into account, and on balance this proposal is considered to accord well with adopted national and local planning policy. It is therefore recommended for **approval with conditions**.

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

3.1. The application site is a small grass verge to the southern side of the roundabout between Flensburg Way and Longmeanygate, Leyland. To the north and east (100m and 60m respectively) are residential properties, 60m to the west is Moss Side Industrial Estate and in the south is a deep tract of open land beyond which is the River Lostock.

3.2. The site is designated as Green Infrastructure by Policy G7 (Green Infrastructure) of the South Ribble Local Plan

## **4. Site History**

4.1. There is only one planning application on the history for this address. Application 07/1989/0896 was refused in December 1989 for housing parcels, relief road and open space.

## **5. Proposal**

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

5.1.1. The proposal is for the siting of a horse sculpture with wooden cart on the small verge adjacent to the roundabout. In addition the proposal suggests installation of an embankment to stand the sculpture upon, and ancillary works.

5.1.2. The proposed stylized horse would be 3.9m high, 5m long and 3m wide. Constructed using scrap metal – primarily reclaimed horse shoes, the sculpture would stand on a landscaped embankment (18m x 10.5m x 2m high), and would be accompanied by a laden, decorative wooden cart.

5.1.3. The site's southern side is bordered by mature trees and shrubbery; this has been assessed separately (see Arborist response below).

5.1.4. Although the area is well lit, additional low level floor lighting is proposed – details to be secured by condition. Construction and maintenance would be undertaken from a secure area to the east.

## 6. Summary of Supporting Documents

6.1. The application and scaled drawings are accompanied by:

- Tree Assessment (D Rigby: 19.1.17)
- Design & Access Statement (South Ribble Borough Council. December 2016)

## 7. Representations

### 7.1. Summary of Publicity

7.1.1. A site notice has been posted and nine neighbouring properties have been consulted.

### 7.2. Letters of objection or support

7.2.1. None received.

## 8. Summary of Responses

8.1. **Lancashire County Highways** has no objection in principle to the scheme. They did however note that as the structure would be installed within the public highway a licence must be obtained from LCC. The roundabout is also to be reconfigured as part of future City Deal proposals (approx. 2019/20) and as such the structure has been relocated from its original position and reassessed by LCC. Subject to appropriate licence it is now acceptable.

8.2. **South Ribble's Arborist** has no objections, and is of the opinion that trees to be removed offer limited visual or amenity value to the area.

8.3. **South Ribble Environmental Health** have no objection subject to conditions controlling construction hours and lighting. An advisory note is also requested which refers to site access and highways impact, but as this has been separately assessed by, and is within the remit of the highways authority, the note has not been included.

## 9. Material Considerations

### 9.1. Site Allocation

9.1.1. The site is designated under Local Plan Policy G7 (Green Infrastructure) which states that development will only be permitted where it is essential to enhance green infrastructure and/or a connected facility to ensure greater public access. Development should be sensitive to the area and should not adversely affect other green infrastructure within the site.

9.1.2. This proposal would enhance rather than restrict public access, introducing an interesting but sensitively designed focal point to the local area, and in terms of the green infrastructure allocation it is considered acceptable.

### 9.2. Design

9.2.1. Section 58 of the National Planning Policy Framework states that planning should ensure that development proposals add to the overall quality of the area and create attractive places to live, work and visit. This is accompanied by Central Lancashire Core Strategy Policy 17 (Design of New Buildings) and South Ribble Local Plan Policy G17 (Design) which take into account the character of the area with regards to size, design, scale and highways impact; defending developments which are sympathetic to surrounding land users and are in keeping with the character and appearance of the area.

9.2.2. Policy 17 in particular supports the '*inclusion of public art in appropriate circumstances*', in line with Policy G17 which states that '*good design of neighbourhoods*,

*streets and the wider public realm can encourage community identity and a sense of pride within areas’.*

9.2.3. This proposal although significant relates well in terms of size and design, and is located within a well maintained area of open space with adequate access.

### 9.3. Environmental Consideration

9.3.1. Local Plan Policies G13 (Trees and development) and G16 (Biodiversity & Nature Conservation) both seek to protect and enhance the natural environment. The application is accompanied by a commentary from the Council’s Arborist which confirms that development will impact little upon adjacent wooded areas. This proposal appears to accord well to the sentiments of the above policies

### 9.4. Relationship to Neighbours

9.4.1. The closest residential properties sit 100m to the north, and more than 60m in the east. It is not considered that this proposal will unduly impact upon these or neighbouring industrial premises in the west, and although unusual, the sculpture would not compromise the openness of the current street scene.

### 9.5. Further Consideration

9.5.1. The Leyland Masterplan (February 2007) identifies Leyland as an area requiring attention and suggests that gateway features are installed to reinforce the identity of the town centre, and the area in general. The proposed sculpture which is synonymous with the former agricultural nature of the area would be located at one of the main entry points to the town; this proposal is the seventh in the popular series of gateway features.

## 10. Conclusion

10.1. The proposal accords well with the policies of the National Planning Policy Framework, Central Lancashire Core Strategy and South Ribble Local Plan 2012-2026. There is not expected to be any loss of amenity in terms of loss of privacy, noise or light pollution, and as such this proposal is recommended for approval subject to the imposition of conditions

### **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.
2. The development, hereby permitted, shall be carried out in accordance with the submitted approved plans Dwg 'Iron Horse Gateway Feature/JR' (South Ribble Borough Council)  
REASON: 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. That tree felling, vegetation clearance works, demolition work or other works that may affect nesting birds shall not occur between March and August (inclusive) unless the absence of nesting birds has been confirmed by further surveys or inspections.

REASON: To retain the habitat value of the area and to ensure the protection of schedule species protected by the Wildlife and Countryside Act 1981

4. Any construction works associated with the development shall not take place except between the hours stated below unless with the prior approval of the Local Planning Authority.

0800 hrs to 1800 hrs Monday to Friday

0900 hrs to 1300 hrs on Saturday

No construction shall take place on Sundays, Bank or Public Holidays.

REASON: To safeguard the living conditions of nearby residents particularly with regard to the effects of noise in accordance with Policy 17 in the Central Lancashire Core Strategy and Policy G17 in the South Ribble Local Plan

5. Prior to the commencement of the approved scheme details of all external lighting shall be submitted to and agreed in writing by the local planning authority. Any changes to the agreed scheme shall first be agreed in writing with the local planning authority. The approved scheme shall then be installed, maintained and retained as approved.

Reason: To ensure before commencement of development on site that lighting will not impact upon the amenity and living conditions of nearby residents or safety of the adjacent highway in accordance with Policy G17 of the South Ribble Local Plan.

## **RELEVANT POLICY**

### **NPPF National Planning Policy Framework**

#### **Central Lancashire Core Strategy**

17 Design of New Buildings

#### **South Ribble Local Plan**

G7 Green Infrastructure Existing Provision

G13 Trees, Woodlands and Development

G16 Biodiversity and Nature Conservation

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](http://www.southribble.gov.uk)

2. Lancashire County Council Highways Note: The proposed structure would be installed into the adopted highway and therefore the appropriate licence should be obtained prior to commencement of work on site. Please contact LCC on 0300 123 6780 or by e mail to [highways@lancashire.gov.uk](mailto:highways@lancashire.gov.uk)