

determined by planning committee, in the interest of consistency, this application has also been brought before planning committee.

- 1.2 The proposal is for a variation of condition 2 which required that the development be carried out in accordance with the approved plans and reference each of those plans. The amendments are in respect of the design and siting of the proposed Scout Hut approved as part of a larger scheme for a new Village Hall.
- 1.3 An amendment was made to the approved scheme, with planning permission 07/2016/0291/FUL being granted for an additional storage building adjacent the Scout Hut. However, it became apparent that the design of the Scout Hut and linked storage building would not 'fit' in the area proposed. This current application seeks an amendment to alter the Scout Hut building and storage building and has combined the two into one square shaped building.
- 1.4 It is officer's view that the proposed change constitutes a minor material amendment and provides an improved scheme which has the added benefit of taking the Scout Hut further from the boundary with residential properties. It is therefore recommended for approval subject to the re-imposition of all conditions originally imposed with the relevant changes to the wording of condition 2.

2. 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. Planning History

- 3.1 There have been a number of planning permissions over the years with the only two of relevance to this application being set out below:
 - 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
 - 07/2016/0291/FUL for the 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. Approved 27/7/2016

4. Proposal

- 4.1 The application proposes the variation of condition 2 of planning approval 07/2016/0291/FUL which required the development to be carried out in accordance with the approved plans and listed the plans by reference number. Planning permission 07/2016/0291/FUL was itself a re-submission of a previously approved scheme 07/2015/1092/FUL, 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.
- 4.2 The amended scheme related solely to the Scout Hut building. The Scout Hut was to measure 12.3metres by 8.9m wide with a pitched roof over to a height of 5.4m. This was larger than the Scout hut originally 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.

- 4.3 The amended scheme 07/2016/0291/FUL also included a linked storage building measuring 14.8m by 6.0m with a pitched roof over with a ridge height of 4.5m, attached to the Scout Hut by a link measuring 1.5m to 3.5m by 2.5m.
- 4.4 The proposal now is for a single square shaped building measuring 13.8m by 13.8m with a pitched roof over with a ridge height of 5.4m. The building will incorporate the Scout Hall with entrance lobby and toilets with an adjacent storage building with kitchen area to its rear. The storage area will have a roller shutter door. The south-western roof slope will have 6 roof lights.
- 4.5 The scheme provides 190.4 sq mtrs of floor space as opposed to the approved scheme of 198 plus sq mtrs, therefore providing a more compact development.

5. Summary of Publicity

- 5.1 Neighbouring properties were notified and a site notice posted with three letters of representation being received, objecting on the following grounds:
- Siting of scout hut is extremely close to residential property
 - The roof will be too close to protected trees and will encourage climbing
 - Lack of security when hut is not in use
 - Size of the store is too large alongside the pavilion
 - Too close to the boundary, there is enough space on other parts of the site for the hut
 - Distance the hut is moving from the original plans
 - Use of Scout hut will lead to excessive noise and disturbance to residents of adjacent properties
 - Disturbance caused by the constant use of the proposed pathway to rear of residential properties
 - Entrance and window directly face the rear of residential property
 - Loss of privacy
 - Design and scale is inappropriate for its location
 - Footprint is almost twice that of the existing pavilion buildings
 - Proposal building would be better located to the opposite end of the pavilion

6. Summary of Consultations

- **LCC Highways** have no objections to the proposal.
- **The Council's Ecological Advisors** re-iterate comments made to the previous two applications. 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.

- **The Arboriculturist** has no objections to the proposal but comments that suitable ground protection measures should be utilised to allow for vehicular access over the root protection areas of the trees along the eastern boundary.
- **Environment Agency** have no objections in principle but comment that the watercourse, Rakes Brook, adjacent to the site is designated a Main River and the development may need an Environmental Permit. The EA's comments will be included as an advisory note on the decision notice.
- **Much Hoole Parish Council** had not responded at the time of compiling this report, however if comments are received prior to the Committee meeting, they will be reported as a late update.

7. **Policy Considerations**

- **Policy G7: Green Infrastructure** seeks 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.
- **Policy G13: Trees, Woodlands and Development** states that planning permission will not be permitted where the proposal adversely affects trees, woodland and hedgerows which are protected by a TPO. The policy requires 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.
- **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**.
- **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. **Material Considerations**

8.1 **Principle of Development**

8.1.1 The principle of the development for a replacement village hall together with a new Scout hut was established with the granting of planning approval 07/2015/1092/FUL where the scheme was considered to be in compliance with relevant policies in the South Ribble Local Plan 2012-2026.

8.1.2 A second application, 07/2016/0291/FUL, for a similar scheme with changes to the Scout hut was then submitted with the main amendments from the original scheme being a larger Scout hut building and the addition of a storage building. Therefore a further assessment of the Scout Hut and storage building was carried out in respect of residential amenity, design and appearance, parking provision and the

impact on trees and ecology. The proposal was considered to be policy compliant and was approved. This application now seeks minor material amendments to the scheme approved under planning approval 07/2016/0291/FUL and therefore an assessment has been carried out in respect of residential amenity, design and appearance and impact on trees and ecology.

8.2 Impact on Residential Amenity

8.2.1 The proposed amended scheme replaces the two linked buildings, the Scout hut and storage building, with one square shaped building. It will be located in the same area as the approved scheme to the rear of the existing Tennis courts and to the east of the existing pavilion. However, the building will be further from the boundary with residential properties than the approved scheme being 7.5m off the boundary at its closest point as opposed to 5m distance to the approved scheme. The closest residential properties are 22, 23, 24 and 25 Thornfield which are set between 21 and 37 metres away. The proposed Scout Hut/storage building will have an angled relationship with these properties. The roller shutter door to the storage area and the entrance door and window to the Scout Hut are in the building's south-eastern elevation, angled towards the side elevation of No 25 Thornfield at a distance of 25m away.

8.2.2 The common boundary consists of a ditch, Rakes Brook, with a number of trees along its length, protected under Tree Preservation Order TPO 2001 No 4 which screen the building from view. Therefore the proposal is not considered to unduly impact on properties along Thornfield due to the angled relationship and boundary screening. Furthermore, the proposal achieves the normally required separation distances that are applied when considering buildings to residential properties in terms of facing windows.

8.2.3 It is also noted that, with the previously approved scheme, the Scout Hut was at a distance of approximately 15m to the closest property on Thornfield. That scheme was considered not to unduly impact on properties along Thornfield and the scheme now takes the building further away from these properties.

8.2.4 It is noted that objections have been received from occupants of adjacent properties 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 there will be no undue impact on terms of loss of privacy.

8.3 Ecology

8.3.1 The scheme to which this application seeks a minor material amendment 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 schemes: *"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. 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. These requirements can be included as a condition should permission be granted.”

8.4 Trees

8.4.1 A number of trees to the east are protected by Tree Preservation Order 2001 No 4. This amended scheme takes the Scout Hut/storage building further away from the trees. The Council’s Arboriculturist has no objections to the proposal but comments that suitable ground protection measures should be utilised to allow for vehicular access over the Root Protection Areas of trees along the eastern boundary.

9. Conclusions

- 9.1 Both the original scheme for the village hall development, including the new Scout Hut and the previous amended scheme which include the linked storage building were considered to be in accordance with relevant planning policies and permission was granted on both occasions. This minor material amendment application for the changes to the Scout Hut/storage building does not have any additional impact on existing residential properties, protected trees or ecological considerations. The application is therefore recommended for approval subject to the imposition of all conditions originally imposed.

10. Recommendation

- 10.1 Approval with Conditions.

11. 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/32/2C Site Layout: SK/0/1 Ground floor: SK/0/2 First Floor: SK/0/3 Elevations: SK/0/4 Elevations: SK/0/5B Scout Hut Elevations: SK/0/6 Turn-around.
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. Relevant Policy

- G7 Green Infrastructure Existing Provision
- G16 Biodiversity and Nature Conservation
- G17 Design Criteria for New Development