

PLANNING COMMITTEE

WEDNESDAY, 9TH JANUARY, 2019, 6.00 PM

SHIELD ROOM, CIVIC CENTRE, WEST PADDOCK, LEYLAND PR25
1DH

SUPPLEMENTARY AGENDA

6	07/2018/6475/FUL - Daub Hall Lane and Gregson Lane	(Pages 83 - 84)
9	07/2018/4739/FUL - Dunkirk Garage, Dunkirk Lane, Leyland	(Pages 85 - 86)
10	Campus Masterplan Consultation	(Pages 87 - 92)

Heather McManus
CHIEF EXECUTIVE

Electronic agendas sent to Members of the Planning Committee Councillors Jon Hesketh (Chair), Rebecca Noblet (Vice-Chair), Renee Blow, Malcolm Donoghue, Bill Evans, Derek Forrest, Mick Higgins, Ken Jones, Jim Marsh, Jacqui Mort, Peter Mullineaux, Mike Nelson, Caleb Tomlinson, Graham Walton and Barrie Yates

The minutes of this meeting will be available on the internet at www.southribble.gov.uk

Forthcoming Meetings

6.00 pm Thursday, 7 February 2019 - Shield Room, Civic Centre, West Paddock, Leyland PR25 1DH

Procedure of Debate at Planning Committee

Whenever a planning application is dealt with by Planning Committee the Council is keen to allow the local community to participate in the process. The procedure that will ordinarily be followed is that:-

- Up to five members of the public who wish to speak against an application will be allowed to speak. Each will have up to four minutes in which to state their case.

- Up to five members of the public who wish to speak in favour of an application will then be allowed to speak. Again each will have up to four minutes in which to state their case.
- Borough councillors (not on Planning Committee) will then have the opportunity to make representations about the application. Each will have up to four minutes to state their case – whether for or against.
- The applicant/agent will then be invited to speak in support of the application. Ordinarily he/she will have up to four minutes to speak.
- The application will then be discussed by Committee. At this point members of the public, the applicant and other councillors not on Committee will not be able to speak further.
- Planning Committee will then take a vote on the matter.
- No paperwork, plans or photographs will be allowed to be circulated by the applicant/agent or member of the public at the meeting.

The Chairman of Planning Committee has discretion to vary these rules when dealing with a particular application if he considers it appropriate. Whenever members of the public speak (whether in opposition to a proposal or in favour of it) they should avoid repeating the same points made by other speakers.

Filming/Recording Meetings

The Council will allow any member of the public to take photographs, film, audio-record and report on any Planning Committee meeting. If anyone is intending to record any such meeting (or part of such a meeting) then it would be very helpful if they could give prior notice of their intention to the Council's Democratic Services Team. Ideally 48 hours' notice should be given.

When exercising the rights to record a Planning Committee meeting a member of the public must not in any way be disruptive to that meeting. They must not provide an oral commentary on the meeting whilst it is continuing. If disruption is caused then the Chairman of the meeting may exclude that person from the rest of the meeting.

Members of the public will not be entitled to stay in the meeting if any confidential (exempt) items of business are being discussed.

Full details of planning applications, associated documents including related consultation replies can be found on the Public Access for planning system, searching for the application using the Simple Search box. <http://publicaccess.southribble.gov.uk/online-applications/>

Planning Committee Update Sheet 9th January 2019

Item 6 – Daub Hall Lane and Gregson Lane, Hoghton

07/2018/6475/FUL

Two late letters of representation have been received from residents of Bamber Bridge and Longton in objection to the proposal.

Comments reflect those of the main report but are summarised as:

- Harm to the village and protected open land
- Need to respect adopted local plans and the 'democratic will of the people'
- Disproportionate scale of proposed community centre
- 'Cynical attempt to secure residential permission on protected land through exploitation of a local charity'
- Proposal already brings 'harm and discord' to residents. Development will only make things worse

This page is intentionally left blank

Planning Committee Update Sheet 9th January 2019

Item 9 – Dunkirk Garage, Dunkirk Lane, Leyland

07/2018/4739/FUL

One late letter of representation has been received from a neighbouring resident in support of the application.

Comments reiterate those of the main report but are summarised below:

- Cannot foresee any problems
- Will have zero impact on us
- There will be no noise impact
- There will be no light blocked
- Should support small enterprises investing in their business

This page is intentionally left blank

REPORT TO	ON
Planning Committee	9 January 2019



TITLE	REPORT OF
Masterplan Consultation	Director of Planning and Property

Is this report confidential?	No
------------------------------	----

1. PURPOSE OF THE REPORT

- 1.1. As part of the Green Links Strategy, the aim is to create a Borough that is linked together by its green network connecting our parks, open spaces and central parks. Through investing on a Borough wide scale, there will be connections that join and open up more places for people to enjoy. This Masterplan Consultation is part of the first phase thinking and contribution to the Borough wide Health & Well-Being investment programme and Green Links.
- 1.2. Through the Health & Well-Being programme and also as part of the Green Links strategy, people will be encouraged to use sustainable forms of transport including walking, cycling and running. This in itself will encourage a healthier and active lifestyle while improving the environment of the Borough.
- 1.3. The South Ribble Partnership Survey was undertaken in 2018 across local residents to help steer future priorities and also to help shape and set out how different services in an area can come together to drive improvement. The consultation demonstrated that residents liked parks / open spaces / green spaces and good leisure & entertainment facilities but at the same time wanted more of these types of provision (amongst other) across South Ribble.
- 1.4. This Masterplan consultation is a first phase consultation for South Ribble Borough Council to understand and test in more detail with residents building on the South Ribble Partnership Survey across a spatial footprint (see attached Masterplan area) and what the views of residents are on the current provision within the area, whether current provision meets expectations and standards and if there is anything new desired or areas and facilities to be improved on.
- 1.5. The Masterplan consultation presents an initial area within the Borough covering part of Leyland and an area that includes a current leisure centre, open land and links to Shruggs Wood. Shruggs Wood presents an area that could act as an early phase of the Green Links Strategy and improved open spaces and connection.

1.6. The Masterplan consultation will provide further information and input that will build on community intelligence already held by South Ribble Borough Council and this further information will help shape any future master-planning (including that of any future Planning Applications) both now and into the future, linking with the Community Strategy, Corporate Plan and Green Links Strategy.

1.7. The masterplan consultation is the first phase and identifies an area within Leyland as a starting point. Through the Borough wider investment programme, there will be further and additional community consultation on master-planning across other parts of the Borough in due course. It is the intention to provide a Borough wide investment of which there will be future provision as appropriate to contribute, enhance and deliver Health & Well Being impact across South Ribble. Each area will have an opportunity to help input, shape and set the basis for future delivery.

1.8. The purpose of this report is to seek authority to begin a public consultation on the Masterplan and that information/input received be used to help inform any next steps.

2. RECOMMENDATIONS

2.1 That Members endorse for consultation purposes the attached Masterplan area for a six week consultation period to be carried out during January to March 2019.

3. CORPORATE PRIORITIES

3.1 The report relates to the following corporate priorities: (tick all those applicable):

Excellence and Financial Sustainability	
Health and Wellbeing	✓
Place	✓

Projects relating to People in the Corporate Plan:

People	✓
--------	---

4. BACKGROUND TO THE REPORT

1.1 As outlined within the 'Health and Well Being' section of the Corporate Plan 2018 – 2023, the focus of the health and well-being actions is upon the future health of our growing population and that developing and maintaining active lifestyles is a key building block to achieving this. The most recent South Ribble Partnership Survey with residents identified that parks/open spaces, more facilities for young people and good leisure, recreation and other entertainment facilities within the Borough were important aspects to the people of South Ribble (amongst other).

- 1.2 In terms of the Local Plan allocations and the growth proposals set out in City Deal it means that across South Ribble and Preston we will see more than 20,000 new private sector jobs, and over 17,000 new homes built. This growth brings opportunity and challenge. Our services and amenities equally need to respond to the challenge of growing demand and expectations and to provide services that are more effectively joined up to use resources to best effect and to deliver improved outcomes for the people of South Ribble.
- 1.3 This approach (of Green Connectivity) was agreed when the high level business case was produced and agreed in December 2017. The approach reflects the One Public Estate programme, supported by the Cabinet Office to encourage public sector asset holders to collaborate to extract more value and use from their assets. It is also aligned with the NHS Healthy Towns programme which seeks to prevent ill-health by promoting activity and encouraging communities to adopt healthier life styles. Sport England, is promoting its Active Environment programme again to stimulate physical activity to promote physical and mental health.
- 1.4 As part of the future Health & Well-Being agenda for the Borough, linking to the Green Links Strategy (and beyond) people will be encouraged to use sustainable forms of transport, walking, cycling and running. This will encourage a healthier active lifestyle whilst also improving the environment of the Borough from its future investment programme. Evidence, information and input from the community will help to shape priorities, delivery and improved outcomes for the Borough.

5. PROPOSALS (e.g. RATIONALE, DETAIL, FINANCIAL, PROCUREMENT)

The Site and Proposals

- 1.1. The Masterplan area (and consultation area as proposed) is to guide and collate community information and input across a footprint that currently includes:
- Open allocated land on West Paddock
 - Civic Centre
 - Shruggs Wood (and adjacent land enhancement)
 - Infrastructure and access improvements to the footprint area (and beyond)
 - Existing Leisure Centre site
- 1.2. This is not an exhaustive list however as the boundaries and extent of any further master-planning, consultation and/or planning and development proposals may be subject to change in the future.
- 1.3. The land at West Paddock allocated within the Local Plan is 1.9 hectares in area, and the policy supports business use with the requirement for associated green infrastructure to ensure buffering with the adjoining sensitive land uses. The site is owned by the Borough Council and was identified for office development in the Leyland Town Centre Masterplan but remains undeveloped.
- 1.4. The policy allocation sets out that about one third of the site will be devoted to open space and acknowledges that the site itself backs onto Shruggs Wood. The Council has retained

the site awaiting an appropriate use, as it is surrounded by sensitive land uses, including houses, a medical centre, a local nature reserve and the Civic Centre.

1.5. As part of any future opportunity across the Masterplan area (including that of the open part of the West Paddock), directly associated with this is the opportunity to enhance access to Shruggs Wood, which has existing pedestrian routes through it and a series of water bodies. The Wood is subject to a number of Green designations in the Local Plan, including G7 Green Infrastructure, G16 Wildlife Corridor and in part Biological Heritage site. These policies all seek to protect and enhance the area. To facilitate this protection and enhancement a programme of woodland management would be carried out. Specific works in this area are likely to consist of:

- Works to trees, ponds and paths
- Replacement Planting
- New paths, lighting and perimeter fencing
- Outdoor gym/trim trail

1.6. The above works could be carried out as 'Permitted Development' without the need for Planning Permission. Any works in the woodland area will be designed to minimise any impact on adjoining properties through, fencing, mounding and barrier planting.

1.7. Woodland within the ownership of St Marys RC Church on Broadfield Drive directly abuts the area of Shruggs Wood within SRBC ownership. The implications of this proximity will need to be considered through the Masterplan as it progresses.

1.8. The other element within the Masterplan Area as shown is that of the current leisure centre site. In local plan terms this site which comprises the area occupied by the buildings and parking areas to the front and rear, is identified as being within the Leyland Town Centre and covered by Policy E3. .

1.9. In general terms the intention is that sustainability of the Masterplan Area (and component areas within it) will be significantly improved as part of any future development considerations. This will be in terms of improving pedestrian and cycling access to and across the area as well enhancing access to public transport. Car parking will be considered as a whole having regard to all uses on the wider area and the extent of existing parking provision at the Civic Centre and in the vicinity.

1.10. The Masterplan Area will play an important role in the 'Green Links Strategy' and particularly any connection with Shruggs Wood as part of a potential first phase across a much wider Green Network that will be Borough wide. .

6. CONSULTATION CARRIED OUT AND OUTCOME OF CONSULTATION

1.1. The consultation now proposed will be the first extensive consultation.

1.2. South Ribble Partnership Survey, Community Consultation, was carried out in October 2018 In general terms respondents expressed:

- They like parks/open spaces and green spaces
- They would like more/better leisure/entertainment facilities

1.3. The Consultation now proposed will run for a six week period between January and March 2019. Drop in sessions (a total of six events) will be hosted between 10th -18th January and are proposed to be split as following:

- Open Session A (Civic) – Residents, Surrounding Occupants (those immediately impacted in the local area)
- Open Session B (Civic) – Partners and Wider stakeholders with an interest i.e. health organisations, community and interest groups.
- Leisure Centre Sessions –
 - Swimmers/Parents
 - Sports Groups
 - Individual Users (Gym, Squash etc.)

6.4 Each open drop in session will have six prepared information boards, each covering the key messages and areas for the community consultation input and feedback.

7. FINANCIAL IMPLICATIONS

7.1 Please see comments of Statutory Finance Officer.

8. LEGAL IMPLICATIONS

8.1 Please see Monitoring Officer comments.

9. COMMENTS OF THE STATUTORY FINANCE OFFICER

9.1 The public consultation on a Masterplan is the first stage consultation. To comply with the Council's financial regulations, Cabinet approval must be sought before any capital expenditure can be incurred for any future investment, development or improvements to facilities can be made. There will be further reports following the consultation period at each stage of the project which will set out any financial implications.

10. COMMENTS OF THE MONITORING OFFICER

10.1 The report seeks approval of committee to go out to consultation on the proposed masterplan. The intention is that such a masterplan would inform any future considerations including that of subsequent planning applications as appropriate.

11. OTHER IMPLICATIONS:

<p>▶ HR & Organisational Development</p>	<p>If required an update will be provided at the Meeting</p>
<p>▶ ICT / Technology</p>	<p>If required an update will be provided at the Meeting</p>

<ul style="list-style-type: none"> ▶ Property & Asset Management ▶ Risk ▶ Equality & Diversity 	<p>If required an update will be provided at the Meeting</p> <p>If the report is not approved there could be a delay to the consultation exercise</p> <p>This report requires authorisation to commence a formal consultation process. At this stage, there are no equality impact issues identified.</p>
--	---

12. BACKGROUND DOCUMENTS

12.1 The Draft Masterplan will be available on the night of the Planning Committee and in Members' rooms beforehand.

13. APPENDICES

13.1 There are no appendices to this report.

Jonathan Noad
Director of Planning and Property

Report Author:	Telephone:	Date:
Steven Brown	01772 625422	04/01/2019