

PLANNING COMMITTEE

WEDNESDAY, 30TH MAY, 2018, 6.00 PM

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

AGENDA

- | | | |
|-----------|---|-----------------|
| 1 | Welcome and Introduction | |
| 2 | Apologies for Absence | |
| 3 | Declaration of Interest | |
| 4 | Minutes of the Last Meeting | (Pages 5 - 10) |
| | Held on Wednesday, 25 April 2018, to be signed as a correct record. | |
| 5 | Appeal Decisions | |
| 6 | Planning Application - 07/2018/1838/FUL - 72 Marsh Lane, Longton | (Pages 11 - 16) |
| | Report of the Director of Planning and Property attached. | |
| 7 | Planning Application - 07/2018/1646/FUL - Lane Ends Farm, Liverpool Road, Much Hoole | (Pages 17 - 20) |
| | Report of the Director of Planning and Property attached. | |
| 8 | Planning Application - 07/2018/0334/OUT - Land South Of 89 Langdale Road, Leyland | (Pages 21 - 40) |
| | Report of the Director of Planning and Property attached. | |
| 9 | Planning Application - 07/2018/1676/FUL - Oakwell Auto Electrical Ltd, 24 Hastings Road, Leyland | (Pages 41 - 46) |
| | Report of the Director of Planning and Property attached. | |
| 10 | Planning Application - 07/2018/1692/VAR - Oakwell Auto Electrical Ltd, 24 Hastings Road, Leyland | (Pages 47 - 54) |
| | Report of the Director of Planning and Property attached. | |
| 11 | Planning Application - 07/2018/1821/FUL - 25 Turpin Green Lane, Leyland | (Pages 55 - 60) |
| | Report of the Director of Planning and Property attached. | |

<p>12 Planning Application - 07/2018/1023/FUL - 25 Golden Hill Lane, Leyland</p> <p>Report of the Director of Planning and Property attached.</p>	<p>(Pages 61 - 66)</p>
<p>13 Planning Application - 07/2018/1850/FUL - Prospect Hill Training Centre, Old Brown Lane, Walton-Le-Dale</p> <p>Report of the Director of Planning and Property attached.</p>	<p>(Pages 67 - 76)</p>

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 Nathan, Mike Nelson, Caleb Tomlinson and Barrie Yates

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

Forthcoming Meetings

6.00 pm Wednesday, 20 June 2018 - 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 be 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/>

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MINUTES OF PLANNING COMMITTEE

MEETING DATE Wednesday, 25 April 2018

MEMBERS PRESENT: Councillors Jon Hesketh (Chair), Rebecca Noblet (Vice-Chair), Renee Blow, Malcolm Donoghue, Bill Evans, Derek Forrest, Mary Green, Jim Marsh, Mike Nathan, Mike Nelson, Linda Woollard and Barrie Yates

OFFICERS: Jonathan Noad (Director of Planning and Property), Catherine Lewis (Senior Planning Officer), Tom Graham (Local Planning Solicitor), Janice Crook (Planning Officer) and Dianne Scambler (Governance and Member Services Team Leader)

OTHER MEMBERS AND OFFICERS: Councillor Colin Clark (Deputy Leader of the Council and Cabinet Member for Corporate Support and Assets), Councillor Clifford Hughes MBE (Cabinet Member for Strategic Planning and Housing), Councillor Graham Walton (Cabinet Member for Neighbourhoods and Streetscene), Councillor Warren Bennett, Councillor Michael Green, Councillor Alan Ogilvie, Councillor David Watts and Councillor Paul Wharton

PUBLIC: 12

122 Welcome and Introduction

The Chair, Councillor Jon Hesketh, welcomed members of the public to the meeting and introduced the committee and explained the proceedings and the role of its members.

123 Apologies for Absence

Apologies were received from Councillors Carol Chisholm, Ken Jones and Celeb Tomlinson.

124 Declaration of Interest

Councillor Mal Donoghue declared a personal interest in Item 8 on the agenda.

125 Minutes of the Last Meeting

RESOLVED (Unanimously):

That the meeting held on 28 March 2018 be approved as a correct record for signing by the Chairman.

126 Appeals Decisions

The Director (Planning and Property) informed the Committee on the outcome of an appeal against the refusal of planning permission at Olive Farm, Hoghton.

127 Planning Application 07/2018/0278/VAR - Land to the west of Grasmere Avenue, Farington, Leyland

Address: Land to the west of Grasmere Avenue, Farington
Lancashire

Applicant: Landway Properties Ltd

Agent: Mrs Cheryl Wood, McDermott Development Ltd,
1 Mercury Rise, Altham Business Park, Altham BB5 5BY

Development: Application for the variation of condition 2 (Approved plans) of
planning permission 07/2016/0186/REM

RESOLVED (11 Yes, 1 Abstention):

Approval for the variation of condition 2 (approved plans) of planning permission 07/2016/0186REM, with conditions.

128 Planning Application 07/2018/0334/OUT - Land south of 89 Langdale Road, Leyland

Address: Land South of 89 Langdale Road, Langdale Road, Leyland,
Lancashire

Applicant: The Trustees of the Worden Estate

Agent: Mr Richard Percy, Broadsworth House, 2 Stonecrop, North
Quarry Business Park, Appley Bridge, Wigan
WN6 9DL

Development: Outline application for a residential development (14 dwellings)
with associated access road, earth bund and the erection of
2.5m high boundary fence to the eastern side of the site.

RESOLVED (11 Yes, 1 No):

That the planning application be deferred to request an Air Quality Report and further noise details from the developer.

129 Planning Application 07/2018/0856FUL - Land to the rear of 60-64 Fossdale Moss, Moss Side, Leyland

Address: Land to rear of 60 – 64 Fossdale Moss, Moss Side, Leyland,
Lancashire

Applicant: Five Star Development Homes Ltd

Agent: Geoffrey Clark, 14 St Clements Road, Wigan WN1 2RU

Development: Erection of 6 detached dwellings and ancillary works.

Unanimously RESOLVED:

That planning permission be refused for the following reason:

1. That the increase in traffic flow within the cul-de-sac spur off Fossdale Moss (48-68 Fossdale Moss – even numbers only), and the resulting amount of traffic, associated traffic noise and congestion, resulting from the propose dwellings and vehicular access would have a detrimental impact on the residential amenity of the occupants of neighbouring properties within the cul-de-sac. This is contrary to Policy B (Criterion c) of the South Ribble Local Plan (2012-2026).
2. The proposed development by virtue of the scale and three storey design would be contrary to the character and appearance of the area. This would be contrary to Policy G17 of the South Ribble Local Plan.

130 Planning Application 07/2018/0844/FUL - Oakland Farm, Hollins Lane, Leyland

Address: Oakland Farm, Hollins Lane, Leyland, Preston, Lancashire PR26 8LJ

Applicant: Mr Lewis Buller

Development: Erection of 1no. two storey dwelling with detached garage, erection of domestic stable block together with the erection of a single storey building to be used as a cattery following the demolition of existing buildings.

RESOLVED (10 Yes, 1 No):

That planning permission be approved subject to the conditions in the report and an additional condition on the update report.

131 Planning Application 07/2018/0979FUL - 8B Centurion Court, Farington, Leyland

Address: 8B Centurion Court, Farington, Leyland, Lancashire PR25 3UQ

Applicant: Kevin Morris

Development: Change of use form Class B1/B2/B8 (Business/General industry and storage to Class D2 (Leisure) - Gym

Unanimously RESOLVED:

That planning permission be approved, subject to the conditions in the report.

132 Planning Applications 07/2018/0635/FUL, 07/2018/0636/LBC, 07/2018/0637/FUL and 07/2018/0638/LBC - Worden Park, Leyland

Address: Worden Park, Leyland, Lancashire PR25 2DJ

Applicant: Andrew Richardson, South Ribble Borough Council

Development: Erection of two toilet blocks with associated hardstanding following demolition of existing toilet block, and cycle stand within Worden Park.

Unanimously RESOLVED:

That planning permission be approved subject to the conditions within the report and that Listed Building Consent be granted.

133 Planning Service End of Year Performance Report 2017/18

The Director of Planning and Property presented a report that updated the Planning Committee on the performance of the Planning Service for 2017/18.

Overall performance in the Planning department continues to be very high and places South Ribble as one of the top performing authorities in the Country and the Director gave his thanks to the team.

The department however continues to be under pressure from both the sheer number of applications and the complexity of some schemes such as Cuerden and the Test Track. To ensure the continued provision of this excellent service, additional resource has been identified in the new budget provision.

The Chair on behalf of the Committee thanked the officers for their continued high performance.

RESOLVED (Unanimously):

That the report be noted.

134 Exclusion of Press and Public

RESOLVED (Unanimously):

That the press and public be excluded from the meeting during the consideration of the following item of business as it involved the discussion of information defined as exempt from publication under paragraph(s) 3 and 5, of Part 1 of Schedule 12A of the Local Government Act 1972, 'Information relating to the financial or business affairs of any particular person (including the authority holding that information) ' and in which the public interest in maintaining the exemption outweighed the public interest in disclosing it.

135 Appeal against the refusal of planning permission at Land Off, Brindle Road, Bamber Bridge

The Director (Planning and Property) presented a report that sought endorsement from the Planning Committee not to contest the second reason for refusal at the forthcoming Public Enquiry against the refusal of planning permission at Land off, Brindle Road, Bamber Bridge.

The applicant, Bellway Homes Ltd, have submitted an appeal to the Planning Inspectorate against the refusal of the planning permission, and as part of their appeal submission, have indicated to apply for costs in relation to the Council's second reason for refusal (relating to noise and air pollution).

The Committee received advice by the Director (Neighbourhoods and Development) on their inability to defend the reasoning, however during the debate, Members were still determined in their resolve to refuse the application on the same grounds as they had agreed to when they had originally refused the application for the benefit of local residents.

RESOLVED (Yes 9, No 2):

To proceed with the inclusion of the second reason for refusal (relating to noise and air pollution) at the forthcoming Public Inquiry in relation to the refusal of planning permission (application 07/2017/2900/FUL)

136 Planning Committee: 22 May 2018 - Confirmed Additional Meeting

The Chair informed the Committee that the additional planning meeting to consider planning application 07/2017/4115/FUL would be held at 6pm on 22 May 2018.

Chair

Date

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Agenda Item 6

Application Number 07/2018/1838/FUL

Address 72 Marsh Lane
Longton
Preston
Lancashire
PR4 5ZL

Applicant Mr Andrew McKerney

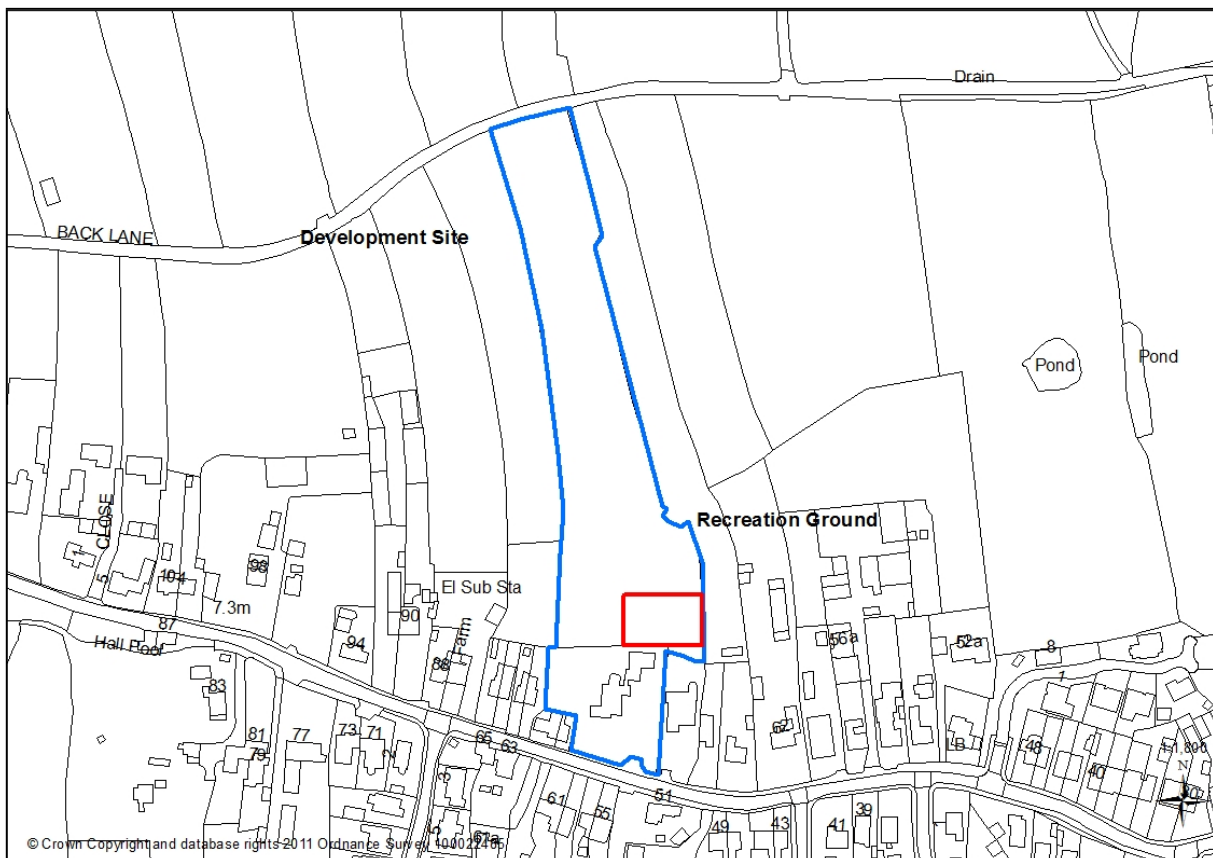
Agent Ms Suzi Darbyshire

184/186 Station Road
Bamber Bridge
Preston
Lancashire
PR5 6SE

Development Erection of 2no agricultural stores (steel shipping containers) to accommodate storage of equipment and to house sheep/feed and the formation of silo area for grass

Officer Recommendation **Approval with Conditions**
Officer Name **Mr Chris Sowerby**

Date application valid 22.03.2018
Target Determination Date 17.05.2018
Extension of Time 31.05.2018



1. INTRODUCTION

1.1 As a Councillor is an immediate neighbour to the application site and is opposed to the development in its submitted form the application is to be determined by the Planning Committee.

2. REPORT SUMMARY

2.1 The application relates to an open agricultural field to the rear of 72 Marsh Lane, which also extends to the rear of 68, 74 and 76 Marsh Lane. The application site is within an area of land designated as Green Belt in the Local Plan.

2.2 The application proposes the siting of two timber clad steel storage containers on the agricultural field together with a contained grass cutting storage area and associated area of hardstanding. The stores would be used to accommodate equipment used in the maintenance of the field and would provide shelter and a feed store for a flock of sheep that the owner is acquiring

2.3 The proposed use of the stores constitute an acceptable form of development in the Green Belt. A condition can be imposed on any given permission requiring the removal of the stores and hardstanding, together with the site being returned to its current state, should the stores no longer be used for their stated purpose.

2.4 A swept path analysis has been provided to demonstrate that the proposed area of hardstanding is required to provide turning capabilities for a 4x4 vehicle towing a 6m long trailer (to be used for the transportation of livestock. Whilst the extent of the hardstanding is not disputed by Officers there is concern that the proposed use of road planning and/or tarmac would result in an unnecessary urbanising effect on the Green Belt. A condition is therefore considered necessary to secure the surfacing of this area in grasscrete which would minimise the visual impact of the manoeuvring area.

2.5 Sufficient distances to neighbouring properties are present to prevent the proposal from unduly impacting on the amenities of neighbouring properties in terms of overlooking / loss of privacy and overshadowing / overdominance.

2.6 The proposed development complies with Policy 17 of the Core Strategy and Policies G1 and G17 of the Local Plan and is therefore recommended for approval, subject to the imposition of conditions.

3. APPLICATION SITE AND SURROUNDING AREA

3.1 The application relates to an open agricultural field to the rear of 72 Marsh Lane, which also extends to the rear of 68, 74 and 76 Marsh Lane.

3.2 The field is in the ownership of 72 Marsh Lane but does not form part of the domestic curtilage of the property. The application site is immediately to the north of the existing field access adjacent to the dwellinghouse.

3.3 The application site is within an area of land designated as Green Belt in the Local Plan.

4. PROPOSAL

4.1 The application proposes the siting of two timber clad steel storage containers on the agricultural field together with a contained grass cutting storage area and associated area of hardstanding.

4.2 The proposed stores would be arranged in an 'L' shaped form with one measuring 2.3m (wide) x 12m (long) x 2.6m (high) and the second one measuring 2.3m (wide) x 6m (long) x 2.6m (high). The stores would be used to accommodate equipment used in the maintenance of the field and would provide shelter and a feed store for a flock of sheep that the owner is acquiring. Adjacent to the stores would be a 3m x 6m area enclosed by 1.5m high timber

post and panel fencing to provide an enclosure for grass cuttings. The stores are proposed to be located to the rear of 68 Marsh Lane, adjacent to the existing field access from the rear of the domestic curtilage of 72 Marsh Lane.

4.3 A 21.5 x 22m area of hardstanding (road planings/tarmac) is proposed that would provide turning capabilities for a 4x4 vehicle towing a 6m long trailer (to be used for the transportation of livestock).

4.4 The application has been amended since originally submitted at the request of Officers which has resulted in the size of one of the proposed stores being reduced, a reduction in the proposed area of hardstanding and the reorientation of the proposed stores in relation to 68 Marsh Lane so that the closest store is side facing the boundary.

5. SITE HISTORY

5.1 Whilst there is a planning history relating to the associated dwelling, the open field to which the application has a longstanding agricultural use and no planning history.

6. REPRESENTATIONS

6.1 One letter of objection has been received from a neighbouring residential property. A summary of the points raised follows:

Policy

- ☐ No 'very special circumstances' presented to warrant the development in the Green Belt

Character and Design

- ☐ Detrimental impact the proposed development would have on the character and appearance of the area

Drainage Issues

- ☐ Potential for the proposed development to result in increased flooding of stream at the rear of 68 Marsh Lane

Other Issues

- ☐ No need for the proposed development
- ☐ Proposal could be the precursor for further development
- ☐ Amendments could be made that would result in a better scheme

7. CONSULTATION REPLIES

7.1 None

8. MATERIAL CONSIDERATIONS

Policy Considerations

8.1 i) Core Strategy Policy Considerations

8.1.1 Policy 17 of the Core Strategy, which is entitled 'Design of New Buildings', requires an assessment to be made of the design of new buildings to ensure that they are in character with the surroundings and will not adversely affect neighbours.

8.2 ii) South Ribble Local Plan

8.2.1 Within the South Ribble Local Plan the site is allocated as Green Belt. The policy relating to development in the Green Belt, Policy G1, states:

"As set out in the NPPF (National Planning Policy Framework), planning permission will not be given for the construction of new buildings unless there are very special circumstances.

Exceptions to this are:

- a) buildings for agriculture and forestry;*
- b) provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it;*
- c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;*
- d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;*
- e) limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan; or*
- f) limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.”*

8.2.2 As the building is to be used in connection with the existing agricultural enterprise, the development falls within criterion a) and is an acceptable form of development in the Green Belt negating the need for ‘very special circumstances’ to be presented.

8.2.3 A condition can be imposed on any given permission requiring the removal of the stores and hardstanding, together with the site being returned to its current state, should the stores no longer be used for their stated purpose.

8.3 Character and Design

8.3.1 The proposed stores, whilst being of steel construction, would be clad in timber therefore giving the appearance of timber built structures. The visual appearance of the stores are not considered to be out of character in a semi-rural area where there is a significant variety of outbuilding styles present. The stores have been sited close to the southern boundary of the field therefore minimising the visual impact of the proposal. The size and siting of the proposal is not considered to a detrimental impact on the openness of the Green Belt.

8.3.2 A swept path analysis has been provided to demonstrate that the proposed area of hardstanding is required to provide turning capabilities for a 4x4 vehicle towing a 6m long trailer (to be used for the transportation of livestock. Whilst the extent of the hardstanding is not disputed by Officers there is concern that the proposed use of tarmac would result in an unnecessary urbanising effect on the Green Belt. A condition is therefore considered necessary to secure the surfacing of this area in loose road planings which would be more in keeping with the surroundings. With the imposition of such a condition the proposed development is not considered to have a detrimental impact on the character and appearance of the area.

8.3 Relationship to Neighbours

8.3.1 A minimum distance of 31m would be present from the main rear elevation of the nearest neighbouring residential property (68 Marsh Lane) to the side elevation of the nearest proposed store, with intervening tree planting and a 1.8m high boundary fence/wall. This distance is considered to be sufficient to prevent the proposal from unduly impacting on the amenities of neighbouring properties in terms of overlooking / loss of privacy and overshadowing / overdominance. The proposal therefore complies with the requirements of Policy G17 of the Local Plan.

8.4 Highway Issues

8.4.1 The proposed stores would be accessed from an existing field gate from the domestic curtilage of 72 Marsh Lane. No new accesses would need to be created onto the adopted highway and the proposed development would not materially alter traffic to and from the site.

8.5 Drainage Issues

8.5.1 The application site is not within Flood Zones 2 or 3 and therefore is considered by the Environmental Agency as having a low risk of flooding. The imposition of the condition previously referred in relation to the use of loose road planings would ensure a porous surface through which water can drain.

8.6 Other Issues

8.6.1 An objector has questioned the need for the proposed development. Whilst the open field may not have been farmed in recent times its lawful use has clearly remained as for 'agriculture' The application has provided a justified reason for the proposal and this can be controlled by a suitably worded condition that would require the site is returned to its current form should the stated use cease.

8.6.2 Concerns have also been raised that the proposal could be a precursor for further development and there are amendments that could be made that would result in a better scheme. Each application however has to be judged on its own merits, as would any subsequent applications. The application therefore needs to be determined as presented.

9. CONCLUSION

9.1 The proposal is considered to be acceptable in principle and, given its siting, will not have an adverse impact on the character and appearance of the area or the openness of the Green Belt. A sufficient distance would be present to neighbours to prevent the proposal from having an undue impact on the amenities of residential properties. The proposed development complies with Policy 17 of the Core Strategy and Policies G1 and G17 of the Local Plan and is therefore recommended for approval, subject to the imposition of conditions.

RECOMMENDATION:

Approval with Conditions.

RECOMMENDED CONDITIONS:

1. That the development 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. Should the stores cease to be used for agricultural purposes the stores and manoeuvring area hereby permitted shall be removed and the land restored to its former condition within 3 months.

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

3. The manoeuvring area hereby permitted, as identified as 'New Yard Area' on submitted site layout plan ref. SK/00/01E, shall surfaced only in loose road planings, details of which shall be agreed in writing with the Local Planning Authority.

REASON: In the interests of the amenity of the area in accordance with Policy 17 in the Central Lancashire Core Strategy.

4. The development, hereby permitted, shall be carried out in accordance with the submitted approved plan ref. SK/00/01E.

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 2012-2026.

RELEVANT POLICY

17 Design of New Buildings (Core Strategy Policy)

POLG1 Green Belt

POLG17 Design Criteria for New Development

Note:

Agenda Item 7

Application Number 07/2018/1646/FUL

Address Lane Ends Farm
Liverpool Road
Much Hoole
Preston
Lancashire
PR4 5JT

Applicant WTC Farms

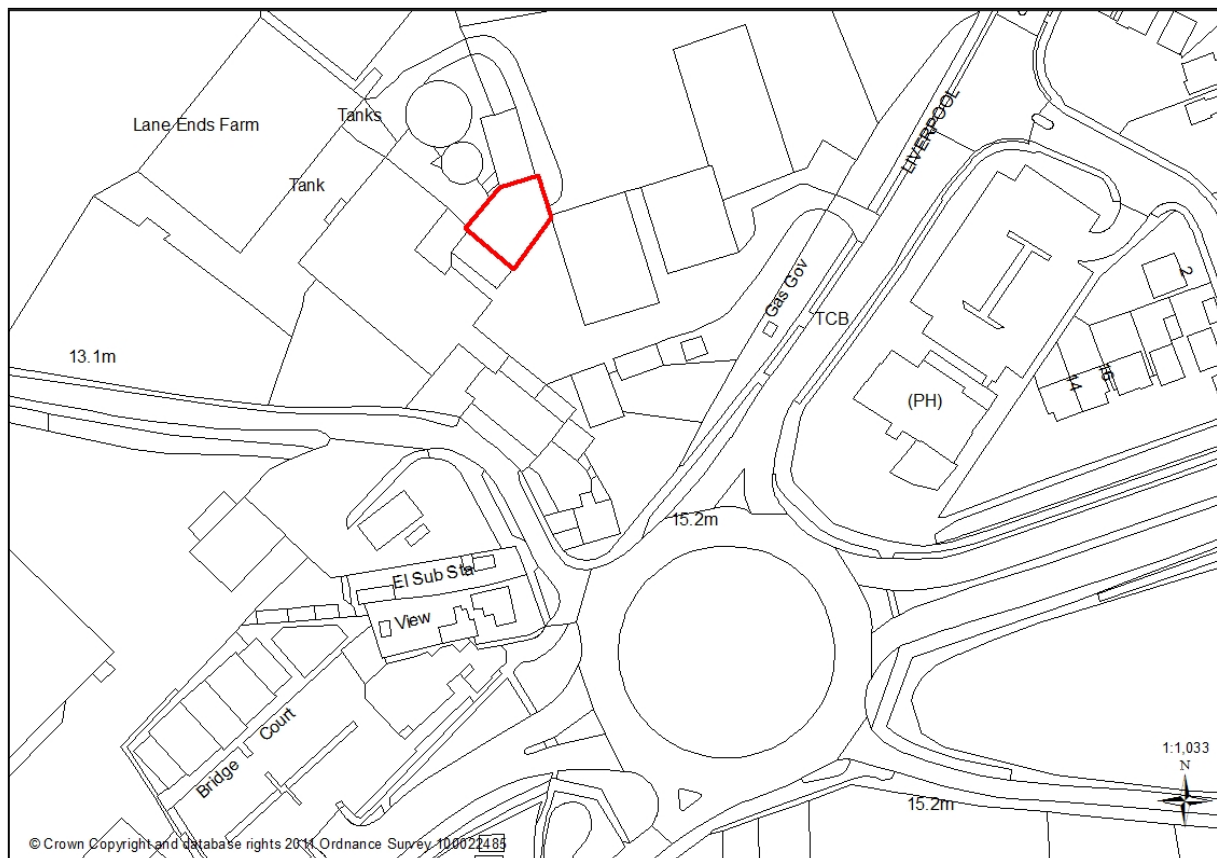
Agent Roger Treacher

Farrers Farm
Grange Lane
Hutton
Preston
PR4 5JH
United Kingdom

Development Erection of open sided agricultural building to accommodate a manure store

Officer Recommendation Approval with Conditions
Officer Name Mr Chris Sowerby

Date application valid 15.03.2018
Target Determination Date 10.05.2018
Extension of Time 31.05.2018



1. INTRODUCTION

1.1 As the applicant is closely related to a Councillor this application is required to be determined by the Planning Committee.

2. REPORT SUMMARY

2.1 The application relates to Lane Ends Farm, off Liverpool Road, in Much Hoole. The application site is within an area of land designated as Green Belt in the Local Plan.

2.2 The application seeks planning permission for the erection of an open sided agricultural building which would be used to accommodate a manure store.

2.3 Policy G1 in the Local Plan, relating to development in the Green Belt, confirms the erection of agricultural buildings in the Green Belt as an acceptable form of development. The siting of the building, within an existing cluster of agricultural buildings, minimises the visual impact of the proposal and is considered to prevent the proposal from having a detrimental impact on the openness of the Green Belt.

2.4 Sufficient distances are present to prevent the proposal from having an undue impact on the amenities of neighbouring residential properties. There are no highway safety or ecological implications.

2.5 The application complies with Policy 17 of the Core Strategy together with Policies G1 and G17 of the Local Plan. The application is therefore recommended for approval subject to the imposition of conditions.

3. APPLICATION SITE AND SURROUNDING AREA

3.1 The application relates to Lane Ends Farm, off Liverpool Road, in Much Hoole. The farm covers some 32 hectares and has a dairy herd of 220 cows.

3.2 The application site is within an area of land designated as Green Belt in the Local Plan.

4. PROPOSAL

4.1 The applications proposes the erection of an open sided agricultural building which would be used to accommodate a manure store.

4.2 The proposed building would be an irregular shape in order to fill an area of hardstanding between three existing cattle buildings, measuring up to 21m (depth) x 15m (depth) x 6m-8m (height) with a pitched roof. The building would be open sided, with fibre cement profiled sheets fixed to a structural steel frame.

5. SITE HISTORY

5.1 Numerous applications have been made on the site relating to the agricultural enterprise.

5.2 The most recent planning application on the site was in 2012 (07/2012/0354/FUL) and was for the erection of two livestock buildings and a slurry store. This application was approved.

6. REPRESENTATIONS

6.1 No letters of representation have been received in relation to the proposal.

7. CONSULTATION REPLIES

7.1 None

8. MATERIAL CONSIDERATIONS

Policy Considerations

8.1 i) Core Strategy Policy Considerations

8.1.1 Policy 17 of the Core Strategy, which is entitled 'Design of New Buildings', requires an assessment to be made of the design of new buildings to ensure that they are in character with the surroundings and will not adversely affect neighbours.

8.2 ii) South Ribble Local Plan

8.2.1 Within the South Ribble Local Plan the site is allocated as Green Belt. The policy relating to development in the Green Belt, Policy G1, states:

"As set out in the NPPF (National Planning Policy Framework), planning permission will not be given for the construction of new buildings unless there are very special circumstances.

Exceptions to this are:

- a) buildings for agriculture and forestry;*
- b) provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it;*
- c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;*
- d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;*
- e) limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan; or*
- f) limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development."*

8.2.2 As the building is to be used in connection with the existing agricultural enterprise, the development falls within criterion a) and is an acceptable form of development in the Green Belt.

8.3 Character and Design

8.3.1 The proposed open sided agricultural building would be built on an existing area of hardstanding and within an existing cluster of buildings. This minimises the visual impact of the proposal and is considered to prevent the proposal from having a detrimental impact on the openness of the Green Belt.

8.4 Relationship to Neighbours

8.4.1 The nearest residential property is some 80m to the south of the site with a large intervening agricultural building. This distance is considered to be sufficient to prevent the proposal from unduly impacting on the amenities of neighbouring properties in terms of overlooking / loss of privacy and overshadowing / overdominance. The proposal therefore complies with the requirements of Policy G17 of the Local Plan.

8.5 Highway Issues

8.5.1 As the proposed open sided agricultural building would be associated with existing use of the site the proposal is not considered to materially alter traffic to and from the site.

8.6 CONCLUSION

8.6.1 The proposal is considered to be acceptable in principle and, given its siting, will not have an adverse impact on the character and appearance of the area or the openness of the Green Belt. A sufficient distance would be present to neighbours to prevent the proposal from having an undue impact on the amenities of residential properties. The proposed development complies with Policy 17 of the Core Strategy and Policies G1 and G17 of the

Local Plan and is therefore recommended for approval, subject to the imposition of conditions.

RECOMMENDATION:

Approval with Conditions.

RECOMMENDED CONDITIONS:

1. That the development 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 numbered 1802/01 Rev A (Location Plan), 1802/03 Rev A (Proposed Site Plan) and 1802/04 (Elevations)

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

RELEVANT POLICY

Note:

Agenda Item 8

Application Number 07/2018/0334/OUT

Address Land South Of 89 Langdale Road
Langdale Road
Leyland
Lancashire

Applicant The Trustees of the Worden Estate

Agent Mr Richard Percy
Broadsword House, 2 Stonecrop
North Quarry Business Park
Appley Bridge
Wigan
WN6 9DL

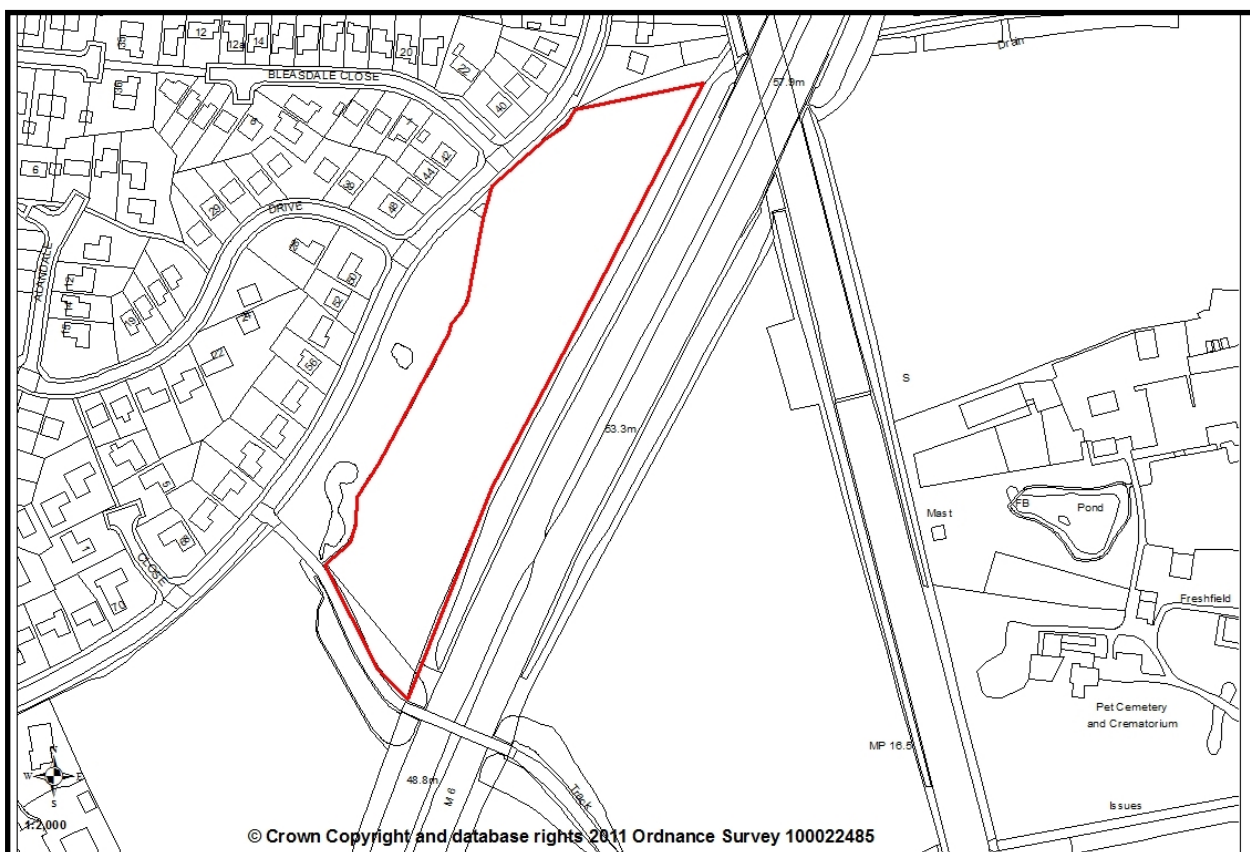
Development Outline application for a residential development (14 dwellings) with associated access road, earth bund and the erection of 2.5m high boundary fence to the eastern side of the site

Officer Recommendation That members be minded to approve the application with the decision being delegated to the Director of Planning and Property in consultation with the Chair and Vice-Chair of Planning Committee upon the successful completion of a Section 106 Agreement to secure commuted sums for affordable housing, off-site public open space and for the management and maintenance of on-site public open space and the adjacent woodland.

Officer Name Mrs Janice Crook

Date application valid 16.01.2018
Target Determination 17.04.2018
Date
Extension of Time 15.06.2018

Location Plan



Addendum

Members will recall this application came before planning committee on 25 April 2018 with Members deferring the decision in order for the applicant to provide more information on the internal noise levels of the proposed dwellings and for an air quality assessment to be carried out, with the details summarised below:

Noise

Noise is reported at section 9.12 to 9.12.8 in the committee report. The additional information required by Members was for the internal noise levels of the dwellings to be provided. These were already included in the submitted noise report at Section 8.4 Predicted Internal Noise Levels Assessed to BS 8233 Criteria which included Table 6, below.

Table 6: Predicted internal noise levels

Description	External Noise Levels		Predicted Internal Noise Levels		BS 8233 Criteria		Exceedance of Criteria		Proposed Glazing and Ventilation
	dB <i>L</i> _{Aeq,T}	dB <i>L</i> _{AFmax}	dB <i>L</i> _{Aeq,T}	dB <i>L</i> _{AFmax}	dB <i>L</i> _{Aeq,T}	dB <i>L</i> _{AFmax}	dB <i>L</i> _{Aeq,T}	dB <i>L</i> _{AFmax}	
East facing elevation – ground floor daytime	60	N/A	34	N/A	35	N/A	- 1	N/A	Option 1
East facing elevation 1 st floor night-time	60	70	30	44	30	45	0	- 1	Option 2
West facing elevation – ground floor daytime	50	N/A	26	N/A	35	N/A	- 9	N/A	Option 3
West facing elevation 1 st floor night-time	49	58	27	39	30	45	- 3	- 6	Option 3

- **Option 1** - Glazing with minimum weighted sound reduction index of 33 dB $R_W + C_{tr}$ (e.g. 10/12/6); ventilators with a minimum element normalised sound level difference of 33 dB $D_{ne,W}$.
- **Option 2** - Glazing with minimum weighted sound reduction index of 35 dB $R_W + C_{tr}$ (e.g. 10/12/6.4); ventilators with a minimum element normalised sound level difference of 36 dB $D_{ne,W}$.
- **Option 3** – Standard thermal glazing and ventilation

The report indicates that noise from the development is controlled to 30 dB *L*_{Aeq} in bedrooms at night and 35 dB *L*_{Aeq} in habitable rooms during the day. This is in line with the recommended levels advised in BS 8233 for both daytime and night-time noise and the recommended night-time noise level within bedrooms suggested by the World Health Organisation (WHO). It is also proposed that noise from individual events such as vehicles passing by does not regularly exceed an indoor level of 45 dB *L*_{AFmax}.

The generally accepted rule is that a window left open for ventilation provides 10 - 15 dB attenuation from external noise sources with the WHO Guidelines for Community Noise suggesting 15 dB. The DEFRA report NANR116: Open/Closed Window Research suggests the figure to be between 12 and 18 dB for road and rail traffic. Where external noise levels are more than around 15 dB higher than the internal noise targets, openable windows should not be relied upon as the sole means of ventilation and some form of acoustically attenuated ventilation may be required. This equates to an external noise level of 45 dB *L*_{Aeq} / 60 dB *L*_{Amax} during the night or 50 dB *L*_{Aeq} during the day.

In order to assess the potential glazing and ventilation requirements for dwellings, noise ingress calculations were undertaken based on the methodology in BS EN 12354-310. The following assumptions were made regarding the internal rooms:

- Assessed within ground floor living rooms with an internal volume of 30 m³ – daytime-time
- Assessed within first floor bedrooms with an internal volume of 30 m³ – night-time
- 'Normal' internal surface finishes e.g. carpeted with curtains etc.
- Glazed area of 1.5 m² per room.

The areas of the proposed site where internal noise may exceed the standards are bedrooms on elevations closest to, and facing the M6. Day-time and night-time periods have been assessed.

It can be seen from Table 6 that rooms on the noisiest elevations are predicted to satisfy the internal noise level requirements with glazing with a sound reduction index of 33 dB *R_w* + *C_{tr}* for the ground floor and 35 dB *R_w* + *C_{tr}* for the first floor. Background ventilation must be provided by trickle ventilation with a minimum combined element normalised sound level difference of at least 33 dB *D_{ne,w}* + *C_{tr}* for ground floor and 36 dB *D_{ne,w}* + *C_{tr}* for 1st floor. For dwellings with habitable rooms facing away from the M6 motorway or where shielding from other buildings is provided, a lower specification of glazing or ventilation may be feasible.

This information was considered by Environmental Health in their original response when they considered the development to be acceptable providing conditions were imposed to ensure the mitigations recommendations detailed in the noise report were implemented. Conditions 6 and 7 are therefore included in line with Environmental Health's comments.

Air Quality

An Air Quality Assessment was undertaken which considered the suitability of the site for residential receptors. A road traffic emissions assessment was also undertaken to consider the impact of the M6 motorway on the development. The M6 is adjacent to the development site and due to the high levels of traffic on the motorway the impact of the M6 has been assessed using Design Manual for Roads and Bridges (DMRB). Traffic data for input into DMRB was obtained from the Department for Transport's (DfT) traffic count website. There is a traffic count for 2016 on the M6 which is approximately 2.4 km north of the development site.

Predicted annual mean NO₂ and PM₁₀ concentrations for a future year across the site are also considered. The results of the assessment indicate that the predicted annual average NO₂ and PM₁₀ concentrations are well below health-based air quality objectives of 40 µg/m³ for both pollutants.

However, the report indicates that these results should be treated with caution as the assessment was a conservative one. Baseline background concentrations were used as future year background concentrations. However, it is expected that in the future, background concentrations will actually reduce. Therefore, it is expected that onsite concentrations will actually be lower than those modelled.

The draft layout plan shows that the closest proposed onsite receptor will be located approximately 30 m from the motorway which will minimise the proposed receptors traffic exposure. In addition, a combination of the earth bund and noise barrier will create a form of mitigation from the vehicle emissions associated with the motorway and reducing pollutant concentrations experienced on site

In conclusion, the AQA found that the traffic associated with this development is not expected to have a significant impact on air quality itself, in accordance with IAQM Guidance 1. Additionally, the development itself is likely to only have an **insignificant impact on local air quality** experienced by neighbouring residential locations, including the Leyland AQMA. There is, therefore, no reason for this development to be refused on the grounds of air quality.

It must be noted that Environmental Health did not consider air quality to be an issue on this site and did not require an air quality assessment to be undertaken. However, once submitted, the document was considered by Environmental Health who again confirm they have no issues with air quality.

1.0 Report Summary

1.1 This application is in outline and seeks the principle of development of the site for 14 dwellings with the means of access being applied for together with the provision of an earth bund with 2.5m high acoustic fence above. This is due to the site's location adjacent the M6 motorway.

1.2 Due to an error at the time of the final printing of the Local Plan, the site was incorrectly shown as allocated under Policy G7: Green Infrastructure on the Local Plan policies map, when in fact part should have been shown as B1: Existing Built Up Area and this is explained in the 'Background Information' section of this report. Given that the site is within the existing built up area and is located in a predominantly residential area, the principle of residential development on this site is considered acceptable.

1.3 The application, due to the site's location adjacent the motorway, is supported by a noise assessment report which includes a number of noise mitigation measures which are considered acceptable. There are no objections to the application from statutory consultees and the scheme is considered appropriate for this site with the inclusion of conditions requiring the submission of details at Reserved Matters stage or prior to commencement of the development.

1.4 A Section 106 Agreement will be entered into to secure commuted sums for off-site public open space and to ensure the on-site POS and adjacent woodland is maintained and managed. The Section 106 agreement will also include the off-site affordable housing contribution.

1.5 The application is recommended for approval subject to the imposition of conditions and subject to the successful completion of the Section 106 Agreement.

2.0 Site and Surrounding Area

2.1 The application site is 1.67ha in size and located on the eastern side of Langdale Road in Leyland. To the east is the M6 motorway and to the west and north are residential properties. To the south of the site are the playing fields and grounds of Runshaw College.

2.2 The site itself was formerly part of a larger agricultural estate which was affected by the building of what is now the M6 motorway in the late 1950's. Since its separation from the rest of the estate, the site has been mainly used as pasture land. A bridge connects the site to land on the west side of the rail line.

2.3 The site is relatively flat, with a slight fall from north to south. The embankment to the M6 rises from 0.5m above the site at the south east corner, up to 4m above at the north east corner. A number of trees are located within the fenced embankment area.

2.4 Immediately to the west of the application site is a small wooded area which is within the ownership of the applicant but which does not form part of the application site. There is presently no lawful public access to the wooded area. However, it is proposed that public access will be made available as a consequence of the submitted proposals. All existing trees will be retained.

3.0 Planning History

3.1 There is no planning history associated with the site. However, by way of background, during the course of pre-application discussions, it became apparent that a drafting error had been made in terms of the identification of the application site on the Local Plan Policies Map. The site was shown as being allocated under Policy G7: Green Infrastructure whereas it should have been shown being allocated under Policy B1: Existing Built Up Areas. The woodland area between the site and Langdale Road was correctly shown as being subject to Policy G7.

4.0 Proposal

4.1 The application is in outline for a residential development of 14 dwellings with access road, earth bund and a 2.5m fence to the eastern boundary. An indicative plan has been provided to demonstrate how the 14 dwellings can be accommodated on the site. Access is off Langdale Road opposite the junction of Langdale Road and Bleasdale Close.

5.0 Summary of Supporting Documents

Design and Access Statement dated January 2018
Ecological Survey and Assessment dated November 2017 by ERAP Consultant Ecologists Ref 2017-336
Arboricultural Constraints Appraisal dated September 2017 by Bowland Tree Consultancy
Statement of Community Involvement by Steven Abbott Associates LLP
Planning Statement dated January 2018 by Steven Abbott Associates LLP
Financial Viability Appraisal by Lambert Smith Hampton Ref PDC
FRA and Drainage Strategy dated 16th January 2018 by PSA Design Ref D2094-FRA-01
Phase 1 Land Quality Assessment by dated 16th January 2018 by PSA Design Ltd Ref D2094-GR-01
Appendix C Groundsure Report- Geo Insight dated 3 January 2018 Ref: HMD-336-4624034
Noise Assessment dated 17th October 2017 by Miller Goodall Ref 101347
Draft Planning Obligation Section 106 Agreement
Draft Site Masterplan

6.0 Summary of Publicity

6.1 Forty-three neighbouring properties were notified and a site notice posted in the vicinity of the site. Seven letters of representation were received, objecting to the proposal on the following grounds:

- An area under TPO 2005 No 7 is shown as being included in the development site
- Why does this development need a footpath cutting across the protected wood?
- Path will affect drainage of existing ponds
- Ecology report recommended provision of bat boxes who will maintain these?
- Ecology report asks for a detail arboricultural report will this be available for public viewing
- At southern end there is a drain that goes into a ditch in Runshaw College's field, who will maintain this
- Pleased to see developers have omitted apartment block
- Traffic congestion already experienced on Langdale Road
- No consideration given to the road layout and management of the additional traffic this will cause
- Highway safety issues
- Amount and speed of traffic using Langdale road and proposal will add to this
- Runshaw College continues to grow and this increases the amount of traffic, both buses and cars
- Continual stream of traffic to the college
- Loss of this green belt site will be detrimental to the wild life in the area
- Will a safety audit be undertaken in respect of the proposed access directly opposite Bleasdale Close
- Will the access road be adopted by the Highway Authority?
- Want to view the final landscaping proposals
- Worried that the land to be Public Open Space will be built on in the future

7.0 Summary of Consultations

7.1 **County Highways** has no objection to this application in principle and is of the opinion that the proposals should have a negligible impact on highway safety and highway capacity within the immediate vicinity of the site.

7.2 The site will be accessed via a new access on to Langdale Road. Langdale Road is an unclassified road with a speed limit of 30 mph fronting the site. The available sight lines from the proposed access onto Langdale Road are acceptable based on the recommendations from Manual for Streets and are fully achievable over the existing adopted highway and within the applicant's control. However the operation of the existing bus stop located adjacent to the proposed access has

the potential to have a negative impact on the available sightlines of vehicles exiting the site. LCC Highways therefore requests that it is relocated away from the proposed junction.

7.3 The proposed plan includes a pedestrian link to Footpath 23 on the sites south western boundary. To support sustainable travel LCC Highways request that as part of the s278 works, FP23 is surfaced from Langdale Road to the proposed pedestrian link.

7.4 Finally, LCC Highways request that conditions are imposed in respect of the provision of wheel washing facilities during the construction phase of the development; that a scheme for the construction of the site access and the off-site works of highway improvements be submitted for approval and that no part of the development be occupied until the approved scheme has been constructed and completed.

7.5 **Highways England** recommend that conditions should be attached to any planning permission. However, as the proposed conditions relate to Highways England land, outside of the application site boundary, it is considered more appropriate to include these on the decision notice as Informative notes as they do not meet the tests for imposing conditions.

7.6 **United Utilities** confirm the proposals are acceptable in principle, providing the drainage is carried out in accordance with principles set out in the submitted Flood Risk Assessment (Ref No. D2094-FRA-01, Dated 16th January 2018). This can be secured by a suitably worded condition. UU also require a condition to secure the submission of a sustainable drainage management and maintenance scheme for the lifetime of the development.

7.7 **Lead Local Flood Authority (LLFA)** has no objection to the proposed development subject to the inclusion of conditions to secure the submission of an appropriate surface water drainage scheme; timescales for the implementation of the scheme and the submission of a SUDS management and maintenance scheme for the lifetime of the development.

7.8 **Environmental Health** make comments in respect of noise and consider that, to mitigate the harmful effects from road traffic noise the developer must abide by the recommendations detailed in the submitted noise assessment. Therefore conditions should be imposed in respect of the construction of the bund and fence; that mitigation measures be included within the new dwellings during construction; that details of the type of glazing to be used are provided; and that the deeds to the resultant properties have details of the acoustic measures included.

7.9 In terms of the construction phase of the development, Environmental Health also require conditions in respect of the submission of a dust management plan; that wheel washing facilities are provided; that details of the site compound and storage area are provided; that the hours of construction be restricted. That the times deliveries of construction material be restricted; that details of any piling works be submitted; that a contaminated land desk study be undertaken and, depending on the findings, a site investigation be carried out with a report submitted for approval; that information is submitted to support the suitability of any subsoil and/or topsoil materials to be imported onto site and that electric vehicle recharge points be provided to each property.

7.10 **Arboriculturist** comments that trees to the rear of the development (toward Langdale Road) are subject to a tree preservation order. TPO 2005 No 7. This is a woodland order. As the development boundary runs along the woodland boundary, a detailed arboricultural impact assessment is required which will include a tree survey, tree loss/retention identification, trees to be pruned and a tree protection plan which should be superimposed over the layout. Given the proximity of the development to the woodland an arboricultural method statement should be prepared if any works are to take place within the RPA of any of the protected trees.

7.11 **The Council's Ecological Advisors** have considered the Updated Ecological Survey and Assessment Report (ERAP, Ref: 2017-336, November 2017). This is an update of the surveys which were carried out in February and May 2015. The surveys consider bats, birds, trees, invasive species and biodiversity enhancements and these are reported fully in the 'Biodiversity' section of this report. The Ecological Advisors recommend a number of conditions be imposed in respect of further bat survey works; that no site clearance works be carried out in the birds nesting seasons; the trees be protected for

the duration of the development; that a method statement for the control of invasive species be submitted; and that the development should include:

- Bat bricks and/or tubes within the new development
- Bat boxes
- Bird boxes
- Native tree and shrub planting
- Sensitive lighting

7.12 In conclusion, the Ecological Advisors are satisfied that the application can be forwarded for determination and that any permission if granted is supported by the conditions above.

7.13 **Lancashire County Council Education** have requested a contribution of £42,846.54 to fund 5 primary school places. However, such funding should come from the Community Infrastructure Levy and a separate amount through developer contributions cannot be requested.

7.14 **The Council's Consultants on matters of Viability – Keppie Massie** have reviewed the submitted Viability Assessment Report and comment that the developer's costs are lower than their own independently assessed costs and therefore consider these costs form a fair basis for viability assessment purposes. Keppie Massie concludes that the development is not able to support the full off-site affordable housing commuted sum of £286,581 but could support a payment of £103,750 and remain viable.

8.0 Policy Considerations

8.1 Central Lancashire Core Strategy

- **Policy 1: Locating Growth** concentrates growth and investment in specified areas, including the key service centre of Leyland/Farington.
- **Policy 4: Housing Delivery** will be managed by setting applying minimum annual requirements. The South Ribble minimum requirement is for 417 dwellings per annum.
- **Policy 5: Housing Density** requires that densities are to be in keeping with local areas.
- **Policy 7: Affordable and Special Needs Housing** requires 30% affordable housing be provided on sites of over 15 dwellings or with a site area of over 0.5 hectares.

8.2 Central Lancashire Supplementary Planning Document

- Design Guide
- Open Space and Playing Pitches
- Affordable Housing

8.3 South Ribble Local Plan (2012-2026)

- **Policy B1: Existing Built-Up-Areas** permits the re-use of undeveloped and unused land within the defined built-up areas, provided the proposal meets parking and other standards, is in keeping with the character and appearance of the area and will not adversely affect the amenities of nearby residents.
- **Policy G7: Green Infrastructure – Existing Provision** seeks to protect and enhance all areas of Green Infrastructure.
- **Policy G8: Green Infrastructure – Future Provision** requires all new development to provide appropriate landscape enhancements; conserve important environmental assets, natural resources, biodiversity and geodiversity; the long-term use and management of such areas; and access to well-designed cycleways, bridleways and footways to help link local services and facilities
- **Policy G10: Green Infrastructure Provision in Residential Developments** requires all new residential development resulting in a net gain of five dwellings or more to provide sufficient

Green Infrastructure to meet the recreational needs of the development. This should normally be provided on-site. Off-site provision will be at the Council's discretion and delivered by developer contributions.

- **Policy G11: Playing Pitch Provision** requires all new residential development resulting in a net gain of five dwellings or more to provide playing pitches in South Ribble, at a standard provision of 1.14 ha per 1000 populations. Contributions will also be sought to fund or improve associated facilities (eg changing rooms).
- **Policy G13: Trees, Woodlands and Development** prevents planning permission being permitted where the proposal adversely affects trees, woodlands and hedgerows which are protected by a Tree Preservation Order.
- **Policy G17: Design Criteria for New Development** permits new development, including extensions and free standing structures, provided that, the proposal does not have a detrimental impact on the existing building, neighbouring buildings or on the street scene by virtue of its design, height, scale, orientation, plot density, massing, proximity, use of materials. Furthermore, the development should not cause harm to neighbouring property by leading to undue overlooking, overshadowing or have an overbearing effect; the layout, design and landscaping of all elements of the proposal, including any internal roads, car parking, footpaths and open spaces, are of a high quality and will provide an interesting visual environment which respects the character of the site and local area; the development would 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 stated in **Policy F1**, unless there are other material considerations which justify the reduction such as proximity to a public car park. Furthermore, any new roads and/or pavements provided as part of the development should be to an adoptable standard; and the proposal would not have a detrimental impact on landscape features such as mature trees, hedgerows, ponds and watercourses. In some circumstances where, on balance, it is considered acceptable to remove one or more of these features, then mitigation measures to replace the feature/s will be required either on or off-site.

9.0 Material Considerations

9.1 Background Information

9.1.1 In respect of the site's allocation in the South Ribble Local Plan, early in 2017, the planning department noticed there had been a drafting error in the final version of the map accompanying the Local Plan, relating to the site. This meant that the whole of the site was incorrectly shown as G7: Green Infrastructure, when in fact part should have been shown as B1: Existing Built Up Area, and part as G7: Green Infrastructure. Further investigation revealed that the land was given two designations early (approximately July 2012) in the process of preparing the new Local Plan. This was following an audit that was carried out by consultants, which looked at the quality and the role of all the open space in the borough. The strip of protected woodland across the site frontage is subject to Policy G7: Green Infrastructure, and the remaining open grassed area is subject to Policy B1: Existing Built-up Areas. During the preparation of the Local Plan, the two designations were then subject to public consultation; considered by the Government's Local Plan Examiner and found sound and as a consequence of this subsequently adopted by South Ribble Council. Therefore they are the lawful designations of the land in planning terms. It was only when printing the final map and information was sent to the printers that an error occurred and an old base layer was used which showed an earlier designation when Policy G7 covered the whole site.

9.1.2 The principle of the proposed development is therefore assessed below against the requirements of Policy B1 which requires development in existing built up areas to meet the parking standards, be in keeping with the character and appearance of the area and not adversely affect the amenities of nearby residents.

9.2 Access

9.2.1 The application is in outline with the means of access being applied for. The proposed access is off Langdale Road opposite the junction with Bleasdale Close. Langdale Road is an unclassified road with a speed limit of 30 mph fronting the site.

9.2.2 County Highways comment that the available sight lines from the proposed access onto Langdale Road are acceptable and are fully achievable over the existing adopted highway and within the applicant's control. However the operation of the existing bus stop located adjacent to the proposed access has the potential to have a negative impact on the available sightlines of vehicles exiting the site. County Highways therefore request that the bus stop is relocated away from the proposed junction as part of a Section 278 agreement.

9.2.3 County Highways also comment that the draft site masterplan includes a pedestrian link to the Public Right of Way, Footpath 23, on the site's south-western boundary. In order to support sustainable travel, County Highways request that, as part of the Section 278 works, PROW 23 is surfaced from Langdale Road to the proposed pedestrian link.

9.3 **Parking**

9.3.1 The application is in outline and therefore the detailed design of the site layout and dwellings is not being applied for. County Highways comment that, as part of any Reserved Matters application, the applicant should consider the parking provision for the site. Appendix 4 of the South Ribble Local Plan recommends one parking space for one-bedroom property; two to three bedroom properties to have 2 parking spaces and four to five bedroom properties to have 3 parking spaces. The minimum internal single garage size to be 6m x 3m and the minimum dimension for a parking bay is 2.4m wide by 4.8m long. Where garages are smaller than the recommended minimum internal dimension of 6m x 3m they should not be count as a parking space and the applicant would need to provide an additional parking space for each garage affected, including integral garages.

9.4 **Highway Matters**

9.4.1 Although this application is in outline, County Highways have commented on the internal road layout. Where shared access roads are serving less than 20 properties, the new shared surface carriageway should vary in width between 4.1m and 6m. This is to allow, passing places for larger vehicles such as refuse vehicles, fire appliances, home deliveries etc, and additional occasional on-road visitor parking. The recommended road widths are taken from the Lancashire County Council Residential Road Design Guide. This document together with the Manual for Streets document, places emphasis on highway safety, the future maintenance of the highway and access to statutory undertaker's equipment. The recommended road widths will allow access to the statutory undertakers' equipment while allowing vehicle to pass the maintenance works.

9.4.2 County Highways advise that a turning head is required to allow refuse vehicle and emergency vehicles to turn within the site. The turning head should be to either a prescribed "Access Way" turning head from Lancashire County Council Residential Design Guide or the applicant would need to prove the turning head layout by way of a swept path analysis for a twin axel refuse vehicle. As this application is in outline with only the means of access being applied for, it is considered that, as part of the Reserved Matters application, the applicant should provide details of the required turning head to County Highways satisfaction.

9.4.3 A number of objections have been received to the application, raising highway issues. Residents comment on the traffic congestion already experienced on Langdale Road and that the proposed development will add to this situation; that no consideration has been given to the road layout and management of the additional traffic this will cause; and that the nearby Runshaw College continues to grow and this increase the amount of traffic, both buses and cars, resulting in a continual stream of traffic to the college. Residents also question the safety of the proposed access directly opposite Bleasdale Close and whether the access road be adopted by the Highway Authority.

9.4.4 County Highways have no objection to this application in principle and are of the opinion that the proposals should have a negligible impact on highway safety and highway capacity within the immediate vicinity of the site. They consider the site access is acceptable and the required sight lines are fully achievable and have provided advice on their requirements to ensure the site access road is adoptable. County Highways require conditions be imposed to ensure that a scheme for the construction of the site access and the off-site works of highway improvements be submitted for approval and that no part of the development be occupied until the approved scheme has been constructed and completed. Additionally, matters of the site layout; required turning head, road layout and parking

provision would need to be included as part of the Reserved Matters application. It is therefore considered that the proposed site access is acceptable and will have no undue impact on the area in terms of highway safety, highway capacity or the free flow of traffic.

9.5 Relationship to Neighbours

9.5.1 The site is located to the west of the M6 motorway with residential properties located on the opposite side of Langdale Road. Due to the existing protected wood, view of the site and resultant dwellings will be obscured to most of the neighbouring properties.

9.5.2 As shown on the indicative site layout plan, Plot 1 of the proposed development will be opposite 42 Langdale Road with a 25m separation distance between the front elevation of 42 and the site boundary. Therefore it is considered that, with careful design of the dwelling to plot 1, and due to the separation distance, no undue impact will occur to the residential amenity of the occupants of 42 Langdale Road in terms of loss of privacy or overlooking.

9.5.3 The site access is proposed opposite to the junction of Langdale Road and Bleasdale Close. To the north of this junction are 48 and 50 Langdale Road. These will be opposite the area of the site where the open space provision is proposed.

9.5.4 Existing residents have raised a number of concerns with the proposal, commenting that the woodland area has a footpath cutting across it, and that the land for public open space will be built on in the future. As this application is in outline with means of access applied for, the subsequent reserved matters application will need to ensure that site layout, design of the dwellings and areas of public open space are acceptable and meet policy requirements and therefore will not result in any undue impact on the existing residents.

9.6 Impact on Character of Area

9.6.1 The area is characterised by 1970's residential dwellings, detached and semi-detached two storey dwelling and bungalows. Opposite the site itself, the dwellings are two storey detached. The area has a spacious feel about it with dwellings set on good sized plots and grass verges between the highway and footpaths. The wooded area fronting Langdale Road is to be retained with the majority of the proposed development hidden by this wood and therefore little of the proposed development will be viewed in the street scene of Langdale Road, although there will be views into the site when travelling along Langdale Road in a southerly direction. This is mainly due to the open area to the northern part of the site being retained as public open space and which will offer some view into the site. It is considered that the proposed scheme will have little impact on the character and appearance of the area due to the retention of the wooded area and the open space area. The application is in outline and as part of the detailed design at Reserved Matters stage, consideration should be given to the style and design of the proposed dwellings to ensure they are in keeping with the existing dwelling in the area. This can be done through a number of measures, the use of materials and use of features common in the area.

9.6.2 Due to the site's location adjacent the M6 motorway, acoustic measures are required to mitigate against traffic noise. The proposal is for a 3m high earth bund with a 2.5m high acoustic fence on top to be located to the eastern boundary. The fence would be in close boarded or overlapped timber panelling. The bund and fencing would be located facing the front elevations of the proposed dwelling which in turn are separated from the Langdale Road street scene by the existing woodland. Therefore the proposed acoustic mitigation measures will not be highly visible and as such will not unduly impact on the character and appearance of the area.

9.7 Affordability

9.7.1 The application proposes 14 dwellings on a site of 1.66ha in size. Local Plan Policy 7 requires 30% affordable housing be provided on sites of over 15 dwellings or with a site area of over 0.5 hectares. Although the proposal is for 14 dwellings, this application is in outline and therefore the site area is taken into account. The Affordable Housing SPD provides advice at paragraph 34. Which states *"the size of development should not be artificially reduced to reduce or eliminate the affordable housing requirements as set out in the Core Strategy for example by sub-dividing sites or reducing the density of all or part of a site."*

9.7.2 It is considered that an affordable housing requirement is relevant to this site as, although this outline application only proposes a development of 14 dwellings, due to the site area, more dwellings could potentially be accommodated.

9.7.3 The SPD provides further advice on the affordable housing requirements and has the presumption that the affordable housing will be provided on-site. In this case, it is considered an off-site contribution would be more appropriate given the location of the site and the limited number of dwellings proposed. Strategic Housing confirm that a financial contribution will enable the delivery of affordable housing in a more sustainable location within the borough.

9.7.4 However, the applicant has submitted a financial viability assessment which concludes that with an off-site affordable housing contribution the scheme would not be viable. The financial viability assessment was considered by the Council's advisors in such matters, Keppie Massie. They have robustly considered the viability assessment and have also undertaken a review of relevant comparable evidence and have prepared their own appraisal of the development. Keppie Massie consider that, overall the assumptions in the viability appraisal are reasonable. They consider that, the developer's costs are lower than their own independently assessed costs, and can therefore recommend that these costs can form a fair basis for viability assessment purposes.

9.7.5 In conclusion, Keppie Massie consider that the development is not able to support the full affordable housing commuted sum of £286,581 but could support a sum of £103,750 and remain viable.

9.7.6 However, they comment that there is one caveat to this, that this is an outline application and the eventual scheme may differ from the mix and dwelling sizes that have been adopted in the viability assessment. The true viability position can only really be confirmed at reserved matters stage once the exact form of the scheme is known. Therefore the wording of the Section 106 agreement will need to reflect this.

9.8 Public Open Space

9.8.1 During the course of pre-application discussions with the applicant, it became apparent that a drafting error had been made in terms of the identification of the application site and this is outlined earlier in this report in the 'Background Information' section. The woodland area between the site and Langdale Road, is allocated under Policy G7. This policy seeks to protect and enhance the Borough's existing Green Infrastructure. The woodland area is not included in the site boundary, although is within the same ownership as the application site. The supporting planning statement indicates that the application proposal retains the woodland area which is also subject of TPR 2005 No 7. In terms of enhancement, the woodland area would become a public amenity area as part of the development proposals. The Council's Arboriculturist has no objections to this but comments that a detailed arboricultural impact assessment is required which will include a tree survey, tree loss/retention identification, trees to be pruned and a tree protection plan. Although the woodland area is not part of the application site boundary, conditions can still be included requiring the submission of these at Reserved Matters stage. Additionally, the supporting statement indicates the area will be maintained and managed although no details have been provided on how the woodland will be maintained and managed. These details would need to be included in the section 106 agreement as this is effectively off-site works.

9.8.2 In terms of POS for the application site itself, the Policy G10 requirement for this development of 14 dwellings is 0.044ha of amenity greenspace to be provided on-site; a contribution for off-site equipped play of £1,414; a contribution towards natural/semi-natural open space of £3,332 and a contribution to off-site playing pitch provision of £21,098.

9.8.3 An area of amenity public open space will be located to the northern end of the site amounts to approximately 0.3ha. This is in excess of the policy requirement for amenity POS.

9.8.4 In respect of the provision of equipped play areas, Parks have confirmed the contribution of £1,414 would be allocated to Worden Park to enable the purchase of replacement parts for existing play equipment.

9.8.5 In respect of the natural/semi-natural contribution, the policy requirement for a contribution has been identified which would need to be allocated to a project in the area, with the woodland on Langdale Road being one of the projects identified. However, it is not appropriate to request the amount of £3,332 as enhancements are proposed to the existing woodland which is to be managed and maintained as reported above.

9.8.6 In respect to the playing pitch contribution, there are projects identified in the area and the monies would be allocated to the playing pitches at Worden Park.

9.9 Flood Risk and Drainage

9.9.1 A Flood Risk Assessment and Drainage Strategy was submitted with the application which concluded that a viable sustainable drainage solution is achievable within the constraints of the site. The document was considered by United Utilities who confirm the proposals are acceptable in principle providing the drainage for the development is carried out in accordance with principles set out in the FRA and require a condition be included, should permission be granted, to ensure this.

9.9.2 In respect of the site drainage, UU comment that, in accordance with the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG), the site should be drained on a separate system with foul water draining to the public sewer and surface water draining in the most sustainable way. The NPPG clearly outlines the hierarchy to be investigated by the developer when considering a surface water drainage strategy. The developer should consider the following drainage options in the following order of priority:

1. into the ground (infiltration);
2. to a surface water body;
3. to a surface water sewer, highway drain, or another drainage system;
4. to a combined sewer.

9.9.3 The submitted drainage strategy is contained within the FRA at section 7. It highlights that the ground is likely to be unsuitable for infiltration techniques and there are no watercourses within or adjacent to the site. Until a ground investigation is undertaken to formally assess the infiltration potential of the site, it is proposed that surface water from the development is discharged to the public sewer within Bleasdale Close. Clearly this is last resort in terms of surface water drainage, as per the above hierarchy. However, as the scheme is in outline, this is a proposed drainage strategy rather than a final solution.

9.9.4 The Lead Local Flood Authority (LLFA) were also consulted and they have no objection to the proposed development subject to the inclusion of a number of conditions. These include details required to be submitted as part of any reserved matters application. They require that an appropriate surface water drainage scheme to be submitted and include details of what the surface water drainage scheme should include as a minimum.

9.9.5 Additionally, the LLFA require a condition to ensure the sustainable drainage scheme for the site be completed prior to first occupation of any of the dwelling and be managed and maintained thereafter and also they require a Surface Water Lifetime Management and Maintenance Plan for the lifetime of the development be submitted for approval

9.9.6 Finally, the LLFA require an informative note be included on the decision notice, advising that a full ground investigation should be undertaken to fully explore the option of ground infiltration to manage the surface water in preference to discharging to a surface water body, sewer system or other means.

9.10 Biodiversity

9.10.1 An Ecological Survey and Assessment Report dated November 2017 was submitted with the application. This was an update of the surveys which were carried out in February and May 2015. The document was considered by the Council's Ecological Advisors who comment on Great Crested Newts (GCN), Bats, Birds, Trees, Invasive Species and Biodiversity Enhancements.

9.10.2 The Council's Ecological Advisors confirm that a ditch present on site is unsuitable for GCN, no other amphibians were found and no other waterbodies are present within a 500m radius of the site. In

respect of bats, Ecology comment that 12 trees within the woodland adjacent the site have potential bat roosting features. They consider that, if any of these trees are to be affected by the development, including pruning, then further surveys would be required and recommend that a condition to this effect be imposed.

9.10.3 All birds, with the exception of certain pest species, and their nests are protected under the terms of the Wildlife and Countryside Act 1981 (as amended). The Council's Ecological Advisors therefore recommend that works to trees and scrub should not be undertaken in the main bird breeding season, unless a competent ecologist has undertaken a detailed check of the trees first and recommend that a condition to this effect be imposed.

9.10.4 The Ecological Survey found the invasive species Himalayan Balsam and Turkey Oak were present on the site. It is an offence under the terms of the Wildlife and Countryside Act to allow these plants to grow in the wild and the Council's Ecological Advisors recommend that a condition be imposed requiring a methodology statement for the control of invasive species be submitted for approval and the agreed detail be implemented in full.

9.10.5 Finally, the Council's Ecological Advisors 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
- Native tree and shrub planting
- Sensitive lighting"

9.10.6 The Council's Ecological Advisors, in conclusion, confirm they are satisfied that the application can be determined favourably without any undue impact on biodiversity providing that the recommended conditions are imposed.

9.11 **Trees**

9.11.1 Between the application site and Langdale Road is an area of woodland protected under TPO 2005 No 7. An Arboricultural Constraints Appraisal was submitted with the application which includes a tree survey, a tree constraints plans and temporary protective fencing measures. The Council's Arboriculturist has commented that the development boundary runs along the woodland boundary and therefore a detailed arboricultural impact assessment is required which will include a tree survey, tree loss/retention identification, trees to be pruned and a tree protection plan which should be superimposed over the layout. The Arboriculturist also comments that, given the proximity of the development to the woodland, an arboricultural method statement should also be provided if any works are to take place within the root protection area of any of the protected trees. These requirements can be secured by conditions.

9.11.2 The Council's Ecological Advisors also commented in respect of trees and recommend that the trees on the margins of the site be retained where possible. All trees to be retained on the site should be protected from the development to prevent damage to the root system. Protection should follow guidelines presented within BS 5837:2012 – "Trees in relation to design, demolition & construction". Therefore the Council's Ecological Advisors recommend a condition be imposed to ensure this.

9.12 **Noise**

9.12.1 A Noise Assessment report dated 17th October 2017 was submitted in support of the application. The noise assessment was undertaken to predict the impact of existing noise sources on a proposed development. Attended and unattended noise measurements were taken of the existing noise levels impacting upon the site during a typical weekday period. The dominant noise source was road traffic noise from the M6 and noise levels were found to be relatively high on the eastern site boundary.

9.12.2 Based on the measured noise levels, the day and night time internal noise levels were calculated within a dwelling located along the most noise-exposed boundary of site. It was shown that internal noise levels can be made to achieve recognised acoustic guidelines for dwellings, provided that acoustic rated glazing and acoustic rated trickle ventilators are utilised in the most noise-exposed

elevations of the new dwellings, together with uprated ceilings to top floors in order to help reduce noise ingress through the roof.

9.12.3 The Noise Assessment Report goes on to outline that external noise levels across the site are currently relatively high and exceed the WHO guidelines for noise in external areas. However, the introduction of an acoustic bund and noise barrier onto the eastern elevation of the site would result in significant reductions in external noise levels in some areas of the site. The design of the site would be to provide gardens to the rear of the development which can achieve the external WHO guideline values.

9.12.4 The Noise Assessment Report concludes that a suitable and commensurate level of protection against noise can be provided to new dwellings, provided that the acoustic specification of building elements is properly undertaken and strategies are implemented to reduce the noise levels in external areas.

9.12.5 Environmental Health have considered the Noise Assessment Report and comment that, in order to mitigate the harmful effects from road traffic noise the proposed application must abide by the recommendations detailed in the submitted noise assessment. Therefore they recommend conditions be imposed to ensure this. The conditions are quite specific and set out the sound reduction requirement.

9.12.6 EH also require that a maintenance and management plan be submitted which details the measures to ensure the acoustic barrier is maintained throughout the life of the development.

9.12.7 In respect of the dwellings themselves, Environmental Health have proposed conditions which specify the construction of the ceilings to the top floor of all properties, the type of glazing to be used and that the deeds to the properties included details of the acoustic measures installed at the property. However, these conditions require measures which would be covered under Building Control legislation and therefore do not meet the tests for imposing planning conditions. It is considered however appropriate to impose a single condition requiring the development be carried out in accordance with the mitigation measures included in the Noise Assessment Report at section 9.

9.12.8 In terms of the noise from the construction phase of the development, Environmental Health also require conditions in respect of the submission of a dust management plan; that wheel washing facilities are provided; that details of the site compound and storage area are provided; that the hours of construction be restricted. That the times deliveries of construction material be restricted; that details of any piling works be submitted; that a contaminated land desk study be undertaken and, depending on the findings, a site investigation be carried out with a report submitted for approval; and that information is submitted to support the suitability of any subsoil and/or topsoil materials to be imported onto site.

9.13 Community Infrastructure Levy

9.13.1 This application is in outline and, although it seeks the principle of a development of 14 dwellings which would attract a CIL payment of £144,067.69 based on the total internal floorspace provided by the applicant, the actual CIL requirement can only be accurately calculated at Reserved Matters stage when the detailed design of each dwelling is submitted.

10.0 Conclusion

10.1 The application has been duly considered with reference to all relevant planning policies in the Central Lancashire Core Strategy and the South Ribble Local Plan and is considered to be policy compliant. There are no objections from statutory consultees and with the imposition of a number of conditions requiring details to be submitted at reserved matters stage or prior to commencement of the development, the application is considered acceptable and is recommended for approval subject to the successful completion of a section 106 agreement.

11.0 Recommendation

11.1 That members be minded to approve the application with the decision being delegated to the Director of Planning and Property in consultation with the Chair and Vice-Chair of Planning Committee upon the successful completion of a Section 106 Agreement to secure commuted sums for affordable

housing, off-site public open space and for the management and maintenance of on-site public open space and the adjacent woodland.

12.0 **Recommended Conditions**

1. No development shall commence until approval of the details of the Appearance, Landscaping, Layout and Scale hereinafter called "the reserved matters", has been obtained from the Local Planning Authority in writing. An application for approval of reserved matters must be made no longer than the expiration of three years beginning with the date of this permission and the development must be commenced not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.
REASON: Required to be pursuant to section 92 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 100_36_SMP001D REV B 'Draft Site Masterplan'
REASON: For the avoidance of doubt and to ensure a satisfactory standard of development
3. As part of any reserved matters application and prior to the commencement of any development the following details shall be submitted to, and approved in writing by, the local planning authority, in consultation with the Lead Local Flood Authority.
 1. Surface water drainage scheme which as a minimum shall include:
 - a) Information about the lifetime of the development design storm period and intensity (1 in 1, 1 in 2, 1 in 30 & 1 in 100 year + allowance for climate change - see EA advice Flood risk assessments: climate change allowances'), discharge rates and volumes (both pre and post development), temporary storage facilities, means of access for maintenance and easements where applicable, the methods employed to delay and control surface water discharged from the site, and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters, including watercourses, and details of floor levels in AOD;
 - b) The drainage scheme should demonstrate that the surface water run-off must not exceed the existing greenfield rate. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed;
 - c) Any works required off-site to ensure adequate discharge of surface water without causing flooding or pollution (which should include refurbishment of existing culverts and headwalls or removal of unused culverts where relevant);
 - d) Flood water exceedance routes, both on and off site;
 - e) A timetable for implementation, including phasing where applicable;
 - f) Site investigation and test results to confirm infiltrations rates;
 - g) Details of water quality controls, where applicable.The scheme shall be fully implemented and subsequently maintained, in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.
REASON: To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site and to reduce the risk of flooding to the proposed development, elsewhere and to future users, and to be in accordance with Policy 29 in the Central Lancashire Core Strategy
4. No development hereby permitted shall be occupied until the sustainable drainage scheme for the site has been completed in accordance with the submitted details. The sustainable drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.
REASON; To ensure that the drainage for the proposed development can be adequately maintained and to ensure that there is no flood risk on-site or off-the site resulting from the proposed development or resulting from inadequate the maintenance of the sustainable drainage system and to be in accordance with Policy 29 in the Central Lancashire Core Strategy
5. No development shall commence until details of an appropriate management and maintenance plan for the sustainable drainage system for the lifetime of the development have been submitted which, as a minimum, shall include:

a) The arrangements for adoption by an appropriate public body or statutory undertaker, management and maintenance by a Residents' Management Company
b) Arrangements concerning appropriate funding mechanisms for its on-going maintenance of all elements of the sustainable drainage system (including mechanical components) and will include elements such as:

i. on-going inspections relating to performance and asset condition assessments
ii. operation costs for regular maintenance, remedial works and irregular maintenance caused by less sustainable limited life assets or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime;

c) Means of access for maintenance and easements where applicable.

The plan shall be implemented in accordance with the approved details prior to first occupation of any of the approved dwellings, or completion of the development, whichever is the sooner. Thereafter the sustainable drainage system shall be managed and maintained in accordance with the approved details.

REASONS: To ensure that appropriate and sufficient funding and maintenance mechanisms are put in place for the lifetime of the development; to reduce the flood risk to the development as a result of inadequate maintenance; to identify the responsible organisation/body/company/undertaker for the sustainable drainage system and to be in accordance with Policy 29 in the Central Lancashire Core Strategy

6. The overall noise screening shall have a 3m high bund with a 2.5m high acoustic barrier on top, to be constructed from continuous, imperforate material with a minimum mass of 12 kg/m². Close boarded or overlapped timber panelling would be suitable in this regard; hit-and-miss fencing would not. Alternatively, a proprietary acoustic fence with a minimum weighted sound reduction index of 25 dB Rw would be appropriate.

Prior to the first occupation of the property a maintenance management plan shall be submitted to the local authority detailing the measures to ensure the acoustic barrier is maintained throughout the life of the development.

REASON: In the interests of the amenity of the nearby residents in accordance with Policy 17 of the Central Lancashire Core Strategy and the NPPF

7. The development hereby approved shall be carried out full in accordance with the mitigation measures outlined in Section 9 of the Noise Assessment Report by Miller Goodall dated 17th October 2017 Ref 101347.

REASON: In the interests of the amenity of the future occupants of the development in accordance with Policy 17 of the Central Lancashire Core Strategy.

8. Prior to the commencement of any works on site a Dust Management Plan shall be submitted, for written approval, to the local planning authority. The Dust Management Plan shall identify all areas of the site and site operations where dust may be generated and further identify control measures to ensure dust and soil does not travel beyond the site boundary. Once agreed the identified control measures shall be implemented and maintained throughout the duration of the site preparation and construction phase of the development.

REASON: In the interests of the amenity of the nearby residents in accordance with Policy 17 of the Central Lancashire Core Strategy.

9. Prior to commencement of any works on site the location of the site compound and storage yard shall be agreed in writing with the local planning authority.

REASON: In the interests of the amenity of the nearby residents in accordance with Policy 17 of the Central Lancashire Core Strategy.

10. During the site preparation and construction of the development no machinery, plant or powered tools shall be operated outside the hours of 08:00 to 18:00 Monday to Friday 09:00 - 13:00 on Saturdays. No construction shall take place at anytime on Sundays or nationally recognised Bank Holidays.

REASON: To safeguard the amenities of neighbouring properties in accordance with Policy 17 of the Central Lancashire Core Strategy.

11. No deliveries of construction materials or removal of construction waste shall be undertaken outside the hours of 09:00 - 17:00 Monday to Friday. No deliveries or removal of waste shall be carried out at weekends or nationally recognised Bank Holidays.
REASON: To safeguard the amenities of neighbouring properties in accordance with Policy 17 of the Central Lancashire Core Strategy
12. Prior to the commencement of any works on site, details of all piling activities shall be submitted to the local planning authority together with all mitigation measures to be taken. Piling activities shall be limited to 09:30-17:00.
REASON: To safeguard the amenities of neighbouring properties in accordance with Policy 17 of the Central Lancashire Core Strategy.
13. Prior to the commencement of any works on site, the following information shall be submitted to the Local Planning Authority (LPA) for approval in writing:
(a) A full desk study which assesses the risk of the potential for on-site contamination and ground gases and migration of both on and off-site contamination and ground gases, in line with BS10175:2011 +A1:2013.
(b) If the desk study identifies potential contamination and/or ground gases, a detailed site investigation shall be carried out to address the nature, degree and distribution of contamination and/or ground gases and shall include an identification and assessment of the risk to receptors as defined under the Environmental Protection Act 1990, Part 2A, focusing primarily on risks to human health and controlled waters. The investigation shall also address the implications of the health and safety of site workers, of nearby occupied buildings, on services and landscaping schemes, and on wider environmental receptors including ecological systems and property.
The sampling and analytical strategy shall be submitted to and be approved in writing by the LPA prior to the start of the site investigation survey.
(c) A remediation statement, detailing the recommendations and remedial measures to be implemented within the site.
(d) On completion of the development/remedial works, the developer shall submit written confirmation, in the form of a verification report, to the LPA, that all works were completed in accordance with the agreed Remediation Statement.
Any works identified in these reports shall be undertaken when required with all remedial works implemented by the developer prior to occupation of the first and subsequent dwellings.
REASON: To ensure that the site investigation and remediation strategy will not cause pollution of ground and surface waters both on and off site, and the site cannot be capable of being determined as contaminated land under Part 2A of the Environmental Protection Act 1990, in accordance with Policy 17 of the Central Lancashire Development Plan
14. Prior to the importation of any subsoil and/or topsoil material into the proposed development site, information supporting the suitability of the material shall be submitted to the Local Planning Authority for approval in writing.
The information submitted shall include details of the material source, sampling methodologies and analysis results, which demonstrates the material does not pose a risk to human health as defined under Part 2A of the Environmental Protection Act 1990.
REASON: To ensure that the site is suitable for its intended end use and development work will not cause pollution of ground and surface waters both on and off site, in accordance with Policy 17 of the Central Lancashire Development Plan,
15. Electric vehicle recharge points shall be provided to every property, prior to occupation. This shall consist of as a minimum a 13 amp electrical socket located externally (or in the garage if available) in such a position that a 3 metre cable will reach the designated car parking spaces. A switch shall be provided internally to allow the power to be turned off by the residents.
REASON: To enable and encourage the use of alternative fuel use for transport purposes in accordance with Policy 3 of the Central Lancashire Core Strategy.
16. If any of the trees identified on the submitted Arboricultural Constraints Appraisal are to be affected by the works, including pruning, then further surveys for bats will be required prior to any work commencing on site. The surveys would need to be carried out at an appropriate time of year

when bats are active (May-September) and by a suitably qualified bat worker and a survey report submitted to the Local Planning Authority for approval in writing.

REASON: To ensure the protection of scheduled species protected by the Wildlife and Countryside Act 1981 in accordance with Policy 22 of the Central Lancashire Core Strategy and Policy G16 of the South Ribble Local Plan 2012-2026

17. That any tree felling, vegetation clearance works, demolition work or other works that may affect nesting birds shall not take place during the nesting season, normally between March and August, unless the absence of nesting birds has been confirmed by further surveys or inspections and written approval has been given from the Local Planning Authority.

REASON: To protect habitats of wildlife in accordance with Policy 22 of the Central Lancashire Core Strategy and Policy G16 of the South Ribble Local Plan 2012-2026

18. Prior to the commencement of development, a detailed method statement for the removal or long-term management /eradication of invasive plants, as identified under the Wildlife and Countryside Act 1981 shall be submitted to and approved in writing by the Local Planning Authority. The method statement shall include proposed measures to prevent the spread of invasive plants during any operations such as mowing, strimming or soil movement. It shall also contain measures to ensure that any soils brought to the site are free of the seeds / root / stem of any invasive plant covered under the Wildlife and Countryside Act 1981. Development shall proceed in accordance with the approved method statement.

REASON: To prevent the spread of invasive species through development works in accordance with Policy 22 of the Central Lancashire Core Strategy and Policy G16 of the South Ribble Local Plan 2012-2026.

19. As part of the Reserved Matters submission a detailed tree survey of the site and adjoining site, comprising a plan and schedule indicating the precise location, species, spread, height and condition of each tree accurately plotted and showing those trees to be retained and those to be felled with a reason for felling has been submitted to and approved in writing by the Local Planning Authority.

REASON: To provide for the retention and protection of existing trees in the interests of visual amenity and biodiversity and in accordance with Policy G13 of the South Ribble Local Plan

20. Prior to commencement of the development (construction or demolition), a Tree Protection Plan shall be submitted with the application to be approved by the Local Planning Authority. The Tree Protection Plan shall be in accordance with Para 5.5 of BS5837: 2012 'Trees in Relation to Design, Demolition and Construction - Recommendations'

REASON: To prevent damage to trees during construction works in accordance with Policy G13 of the South Ribble Local Plan 2012-2026

21. For the full period of construction, facilities shall be available on site for the cleaning of the wheels of vehicles leaving the site and such equipment shall be used as necessary to prevent mud and stones being carried onto the highway.

REASON; to prevent stones and mud being carried onto the public highway to the detriment of road safety.

22. No part of the development hereby approved shall commence until a scheme for the construction of the site access and the off-site works of highway improvements (bus stop relocation and surfacing of footpath 23 from Langdale Road to the proposed pedestrian link) has been submitted to, and approved by, the Local Planning Authority in consultation with the Highway Authority.

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.

23. No part of the development hereby approved shall be occupied until the approved scheme referred to in Condition 22 has been constructed and completed in accordance with the scheme details.

REASON: In order that the traffic generated by the development does not exacerbate unsatisfactory highway conditions in advance of the completion of the highway scheme/works.

13.0 Relevant Policy

Central Lancashire Core Strategy

- 1 Locating Growth (Core Strategy Policy)
- 4 Housing Delivery
- 5 Housing Density
- 7 Affordable and Special Needs Housing
- 17 Design of New Buildings

South Ribble Local Plan

- B1 Existing Built-Up Areas
- G7 Green Infrastructure Existing Provision
- G17 Design Criteria for New Development
- G8 Green Infrastructure and Networks Future Provision
- G10 Green Infrastructure Provision in Residential Developments
- G11 Playing Pitch Provision
- G13 Trees, Woodlands and Development

Supplementary Planning Documents

- Affordable Housing
- Open Space and Playing pitches

14.0 Informative Notes

LCC Highways

1. The granting of planning permission will require the applicant to enter into an appropriate Legal Agreement, with the County Council as Highway Authority. The Highway Authority hereby reserves the right to provide the highway works within the highway associated with this proposal. Provision of the highway works includes design, procurement of the work by contract and supervision of the works. The applicant should be advised to contact Lancashire County Council in the first instance to ascertain the details of such an agreement and the information to be provided.

Highways England

1. There shall be no direct vehicular or pedestrian access of any kind between the site and the M6 motorway. To this end, a close-boarded fence or similar barrier of not less than 2 metres high shall be erected along the boundary of the site and the M6 motorway that has been agreed with and constructed to the satisfaction of Highways England and the Local Planning Authority. Any fence or barrier shall be erected a minimum of one metre behind the existing motorway boundary fences on the developer's land and be independent of the existing motorway fence.
2. There shall be no development on or adjacent to any motorway embankment that shall put any embankment or earthworks at risk.
3. There shall be no earthworks within one metre of the motorway boundary fence.
4. No works pursuant to this application shall begin on site until such time as the design, materials and construction methods to be adopted for the proposed acoustic barrier and earth bund have been subject to the full requirements of the Design Manual for Roads and Bridges standard BD2/12 'Highway Structures: Approval Procedures and General Design Approval Procedures', have been given Technical Approval by a competent and independent Technical Approval Authority appointed by the applicant and that this technical Approval has been agreed in writing with Highways England.
5. No drainage from the proposed development shall run off into the motorway drainage system, nor shall any drainage adversely affect the motorway embankment.
6. No works relating to the construction of the facility shall require any temporary closure to traffic of the M6 motorway.
7. Access to the site for the purposes of maintaining the existing motorway boundary fence, embankment and motorway boundary landscape planting shall not be withheld to Highways England and its representatives.
8. No construction works associated with this planning application shall be carried out on land in the ownership of the Highways England Company Limited under Title LA40987.

LLFA

The Lead Local Flood Authority wishes to highlight that the PSA Design Ltd Consulting Engineers Land off Langdale Road, Leyland FRA & Drainage Strategy ref.D2094-FRA-01 dated 16th January 2018 states no geotechnical survey has been undertaken at this stage. It is therefore unknown whether infiltration techniques will prove feasible.

The applicant is reminded that Paragraph 103 of the NPPF requires priority use to be given to SuDS and in accordance with Paragraph 80, Section 10 of the Planning Practice Guidance the preferred means of surface water drainage for any new development is via infiltration. The applicant must submit evidence as to why each 'level' of this hierarchy cannot be achieved.

Prior to designing site surface water drainage for the site, a full ground investigation should be undertaken to fully explore the option of ground infiltration to manage the surface water in preference to discharging to a surface water body, sewer system or other means. For example, should the applicant intend to use a soakaway, they should be shown to work through an appropriate assessment carried out under Building Research Establishment (BRE) Digest 365 revised 2016.

The Lead Local Flood Authority also strongly encourages that the developer should take into account designing drainage systems for exceedance working with the natural topography for the site. Should exceedance routes be used, the applicant must provide a site layout plan with these displayed, in line with Standard 9 of DEFRA's Technical Standards for SuDS.

Agenda Item 9

Application Number 07/2018/1676/FUL

Address Oakwell Auto Electrical Ltd
24 Hastings Road
Leyland
Preston
Lancashire
PR25 3SP

Applicant Oakwell Auto Electrical Ltd.

Agent Mr Bob Margerison
213 Preston Road
Whittle-le-Woods
Chorley
PR6 7PS

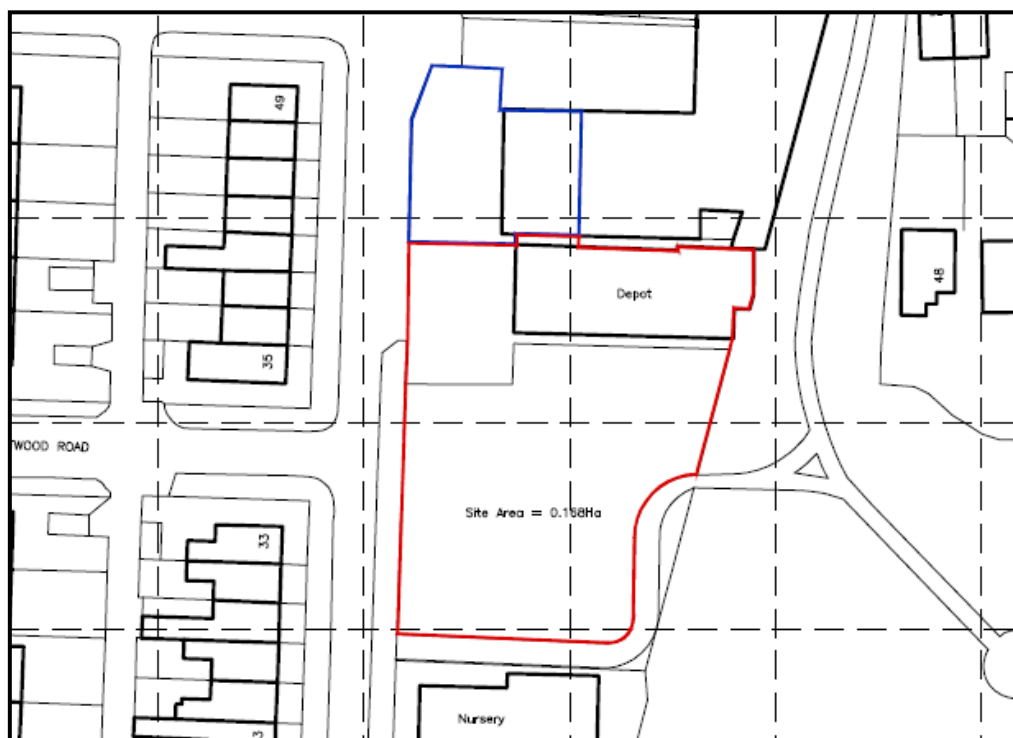
Development Single storey side extension

Officer Recommendation That members be minded to approved the application with the decision being delegated to the Director of Planning and Property in consultation with the Chairman and Vice-Chairman of Planning Committee on the completion of a 28 days period from the serving of the Certificate of Ownership on the owners of the land to which part of this application relates.

Officer Name Mrs Janice Crook

Date application valid 16.03.2018
Target Determination Date 11.05.2018
Extension of Time 01.06.2018

Location Plan



1.0 Report Summary

1.1 The application has been called to planning committee for determination by the local Ward Council. The application is for a single storey side extension to form a reception area. The proposal is part of a scheme to extend this existing commercial site and a second application, 07/2018/1692/VAR is currently pending. The application is considered to be policy compliant and is recommended for approval.

2.0 Site and Surrounding Area

2.1 The application relates to the Oakwell Electrical site on Hastings Road in Leyland. The site consist of an existing brick and metal clad workshop building with single storey temporary reception area to the front, forecourt to the front and working area to the side. The site also includes an area of council owned land which was previously used as a play area and is lease for use as a car parking area. The surrounding area is predominantly residential in nature. To the south is Daisy Chain nursery and residential properties on Hastings Road. To the north is an existing commercial premises, again with residential properties beyond on Kennett Drive. To the east is an area of open space with footpath linking through with the Golden Hill area of Leyland and the Leyland train station and to the west are residential properties on Hastings Road

3.0 SITE HISTORY

3.1 Planning application 07/2012/0299/FUL for the installation of two portacabins to provide office and storage accommodation together with additional car parking for 40 vehicles was withdrawn.

3.2 Planning application 07/2012/0534/FUL was a re-submission of the withdrawn application 07/2012/0299/FUL for the installation of two portacabins to provide temporary office and storage accommodation with additional car parking. This was approved on 16/10/2012

3.3 Planning application 07/2013/0185/FUL for a change of use of existing redundant play area for storage of vehicles was withdrawn

3.4 Planning application 07/2014/1086/FUL for a two storey side extension to provide office and workshop facilities together with re-location of existing footpath was approved on 11/2/2015

3.5 Planning application 07/2016/0117/FUL for the erection of a detached prefabricated steel portal framed building to accommodate three repair and MOT testing bays. Re-location of existing steel container. Formation of car park and re-location of footpath. This was an amended scheme to that approved under 07/2014/0117/FUL.

3.6 07/2018/1692/VAR for a variation of condition 2 of planning approval 07/2016/0117/FUL was submitted at the same time as this application and will be determined by planning committee.

4.0 PROPOSAL

4.1 The application seeks a single storey extension measuring 8.3m by 6m with a sloping roof over to a maximum height of 3.6m to the front dropping to 3m at the rear. The extension will be constructed with a brick pier to 4.4m high with front and side elevations being in a render finish to match the existing side elevation. The existing temporary reception area will be removed.

5.0 REPRESENTATIONS

5.1 53 neighbouring residents were notified and a site notice posted with no letters of representation being received.

6.0 CONSULTATION REPLIES

6.1 **County Highways** have no objections to the proposal and are of the opinion that the development should have a negligible impact on highway safety and capacity in the immediate vicinity of the site.

6.2 **Environmental Health** comment that a number of conditions are required in respect of the hours construction works may take place; a precautionary contaminated land conditions and that 10% of parking bays be provided with fast electric vehicle recharge points. However, this proposed condition would not meet the tests for imposing conditions as this proposal does not include the existing car parking area.

6.0 POLICY CONSIDERATIONS

7.1 **Central Lancashire Core Strategy**

7.2 **Policy 10: Employment Premises and Sites** seeks to protect all existing employment premises and sites last used for employment.

7.3 **Controlling the Re-use of Employment Premises SPD** sets out the Council's approach to dealing with development proposed involving the re-use of existing employment premises and sites.

7.4 **South Ribble Local Plan 2012-2026**

7.5 **Policy B1** permits development proposals for the re-use of undeveloped, under-used and unused land and buildings, or for redevelopment, provided that the development complies with the requirements for access, parking and servicing; is in keeping with the character and appearance of the area; and would not adversely affect the amenities of nearby residents.

7.6 **Policy G14** has a presumption in favour of the redevelopment of previously developed land subject to applicants providing evidence of a satisfactory site investigation; that the development would not have an adverse impact on the stability of the surrounding area.

7.7 **Policy G17** seeks to ensure development proposals do not have a detrimental impact on the existing building, neighbouring buildings or on the street scene; do not prejudice highway safety, pedestrian safety, the free flow of traffic and will not reduce the number of on-site parking spaces to below the standards set out in **Policy F1**.

8.0 MATERIAL CONSIDERATIONS

8.1 The application seeks a single storey extension to the side of the existing Oakwell Electrical building to form a reception area. Currently a small temporary reception area is located to the front of the building. This will be removed. The main building's frontage has brick piers with roller shutter doors between and the new reception area will have a matching brick pier with rendered front elevation with a double glazed door and two windows either side.

8.2 The proposal is also considered to be in keeping with residential properties on the opposite side of Hastings Road which are traditional styled red brick terraced properties. The adjacent building, operated by 3Media is also of red brick.

8.3 Whilst no existing properties in the Hastings Road street scene have a render finish as proposed for the new reception building, towards the rear of the side elevation, the existing building has a similar finish. Additionally, the existing building has a metal clad front gable with the temporary reception being a prefabricated building in dark grey. The proposal is therefore considered to be in keeping with the existing building and the brick piers tie the building into the character and appearance of the area.

8.4 In terms of residential amenity, the proposed extension is set some 25m from the front elevation of properties opposite and is single storey in scale and therefore will have no detrimental impact in terms of overlooking/loss of privacy on existing residential properties.

8.5 As the application site is an existing employment generating commercial premises and the proposal seeks to extend and improve the facilities, it is considered to be compliant with Policy 10 of the Central Lancashire Core Strategy.

8.6 As the application site is within the Northgate Landfill Site buffer zone, Environmental Health require a precautionary contaminated land condition be imposed and this will ensure the proposal is compliant with Policy G14.

8.7 In terms of parking provision and access, the proposal is to the side of the existing building and in the location of a gated access to the parking and vehicle maintenance yard. These gates are to be re-located to the side. County Highways have no objections to the proposal and therefore it is considered the proposal will have no undue impact on the access and parking provision.

9.0 Conclusion

9.1 As the application site is an existing employment generating commercial premises and the proposal seeks to extend and improve the facilities, it is considered to be compliant with Policy 10 of the Central Lancashire Core Strategy. Environmental Health require a precautionary contaminated land condition be imposed and this will ensure the proposal is compliant with Policy G14. Environmental Health also require a condition to restrict the hours construction works may take place in order to protect residential amenity. As outlined above, the application has no undue impact on the existing building, neighbouring buildings or the character and appearance of the area. With the inclusion of conditions, it is considered that the proposal is policy compliant and is recommended for approval with the decision being delegated, as set out below, due to the late serving of the certificate of ownership on the owner of land to which part of this application relates.

10.0 RECOMMENDATION:

10.1 That members be minded to approved the application with the decision being delegated to the Director of Planning and Property in consultation with the Chairman and Vice-Chairman of Planning Committee on the completion of a 28 days period from the serving of the Certificate of Ownership on the owners of the land to which part of this application relates.

11.0 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 18/024/P01 Proposed Site Plan; 18/024/P02 Rev A Plans and Elevations

REASON: For the avoidance of doubt and to ensure a satisfactory standard of development

3. Once works commence on the site, should site operatives discover any adverse ground conditions and suspect it to be contaminated, they should report this to the Site Manager and the Contaminated Land Officer at South Ribble Borough Council. Works in that location should cease and the problem area roped off. A Competent Person shall be employed to undertake sampling and analysis of the suspected contaminated materials. A report which contains details of sampling methodologies and analysis results, together with remedial methodologies shall be submitted to the Local Planning Authority for approval in writing. The approved remediation scheme shall be implemented prior to further development works taking place and prior to occupation of the development.

Should no adverse ground conditions be encountered during site works and/or development, a verification statement shall be forwarded in writing to the Local Planning Authority prior to occupation of the building/s, which confirms that no adverse ground conditions were found.

REASON: To ensure that the site is suitable for its intended end use and development work will not cause pollution of ground and surface waters both on and off site, in accordance with Policy G14 in the South Ribble Local Plan.

4. Any construction works associated with the development shall not take place except between the hours of 0800 hrs to 1800 hrs Monday to Friday; 0800 hrs to 1300 hrs Saturday and no construction works shall take place on Sundays, Bank or Public Holidays unless otherwise agreed in writing with the Local Planning Authority

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

12.0 RELEVANT POLICY

South Ribble Local Plan

- B1 Existing Built-Up Areas
- G14 Unstable or Contaminated Land
- G17 Design Criteria for New Development

Central Lancashire Core Strategy

- 10 Employment Premises and Sites

Supplementary Planning Documents

- Employment Premises

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Agenda Item 10

Application Number 07/2018/1692/VAR

Address Oakwell Auto Electrical Ltd
24 Hastings Road
Leyland
Preston
Lancashire
PR25 3SP

Applicant Oakwell Auto Electrical Ltd

Agent Mr Bob Margerison
213 Preston Road
Whittle-le-Woods
Chorley
PR6 7PS

Development Application for the variation of condition 2 (Approved plans) of planning permission 07/2016/0117/FUL

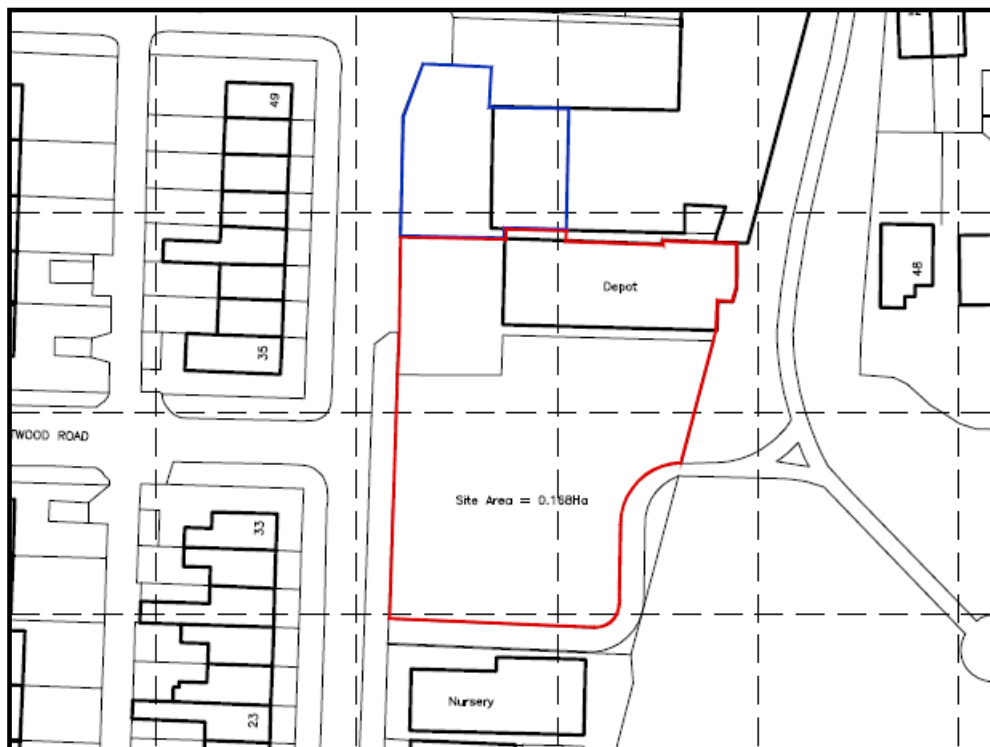
Officer Recommendation That members be minded to approved the application with the decision being delegated to the Director of Planning and Property in consultation with the Chairman and Vice-Chairman of Planning Committee on the completion of a 28 days period from the serving of the Certificate of Ownership on the owners of the land to which part of this application relates.

Mrs Janice Crook

Officer Name

Date application valid 16.03.2018
Target Determination Date 11.05.2018
Extension of Time 01.06.2018

Location Plan



1.0 Report Summary

1.1 This application has been called for determination by planning committee by the local ward council. The application proposed a variation on condition 2 of planning approval 07/2016/0117/FUL which required the development be carried out in accordance with the approved plans. The applicant seeks to change the proposed building, reducing its size slightly. The amendments have been considered in terms of any impact on neighbouring land uses and relevant planning policy. The application is considered to be compliant and is therefore recommended for approval.

2.0 Site and Surrounding Area

2.1 The application relates to the Oakwell Electrical site on Hastings Road in Leyland. The site includes an area of council owned land which was previously used as a play area and is now leased to the applicant and is used for parking. The surrounding area is predominantly residential in nature. To the south is Daisy Chain nursery and residential properties on Hastings Road. To the north is an existing commercial premises, again with residential properties beyond on Kennett Drive. To the east is an area of open space with footpath linking through with the Golden Hill area of Leyland and the Leyland train station and to the west are residential properties on Hastings Road

3.0 Planning History

3.1 Planning application 07/2012/0299/FUL for the installation of two portacabins to provide office and storage accommodation together with additional car parking for 40 vehicles was withdrawn.

3.2 Planning application 07/2012/0534/FUL was a re-submission of the withdrawn application 07/2012/0299/FUL for the installation of two portacabins to provide temporary office and storage accommodation with additional car parking. This was approved on 16/10/2012

3.3 Planning application 07/2013/0185/FUL for a change of use of existing redundant play area for storage of vehicles was withdrawn

3.4 Planning application 07/2014/1086/FUL for a two storey side extension to provide office and workshop facilities together with re-location of existing footpath was approved on 11/2/2015

3.5 Planning application 07/2016/0117/FUL for the erection of a detached prefabricated steel portal framed building to accommodate three repair and MOT testing bays. Re-location of existing steel container. Formation of car park and re-location of footpath. This was an amended scheme to that approved under 07/2014/0117/FUL.

3.6 Planning application 07/2017/2264/VAR for a variation of condition 2 of planning approval 07/2016/0117/FUL in respect of amendments to the building to provide a smaller brick clad building and turned 90 degrees to that originally approved was approved 31/8/2017.

3.7 Planning application 07/2018/1676/FUL was submitted at the same time as this application for a single storey side extension which will be determined by planning committee.

4.0 PROPOSAL

4.1 Condition 2 of planning approval 07/2016/0117/FUL required that the development be carried out in accordance with the approved plans and listed those plans by reference and title.

4.2 This application seeks a variation of condition 2 of planning approval 07/2016/0117/FUL in respect of amendments to the approved plans to the building to provide a smaller, relocation of parking spaces, formation of a second set of gates to the car park and a reduction in the landscaping belt to the front of the site.

4.3 The approved building was to measures 10.2m by 12m with a pitched roof over with a ridge height of 5.7m with three roller shutter doors to the front elevation for access to one large open workspace.

4.4 The proposed building is now to measure 12.1m by 8.9m with a pitched roof over with a ridge height of 5.4m and with three rooflights in each roof slope. The building will have three roller shutter doors to the front elevation and a door to the side elevation. It will be in the same location as the approved building.

4.5 Additionally, a reconfiguration of the car parking area is proposed to allow for a second set of gates into the car park. The parking area currently has 12 spaces in two rows with one set of double access gates. The proposal is for 13 parking spaces and two sets of gates. This will involve the removal of part of the landscaped area fronting Hastings Road. The existing laurel hedge will remain. As part of the original permission, a steel container was to be retained and located to the front of the site adjacent Hastings Road and this was to be screened with a planting area. The proposal now is to remove the steel container with the planting area to remain. This will allow for three parking spaces to be provided to the front of the proposed building. These are re-located from the front forecourt where currently five spaces plus one disabled space existing. Two of the parking spaces will be removed leaving just the disabled space plus the three spaces opposite.

5.0 Summary of Publicity

5.1 53 neighbouring residents were notified and a site notice posted with no letters of representation being received.

6.0 Summary of Consultations

- **County Highways** have no objections to the amendments
- **Environmental Health** made no comments.
- **Arboriculturist** has no objections to the application.
- **United Utilities** made no comments.

7.0 Policy Considerations

7.1 Central Lancashire Core Strategy

Policy 10: Employment Premises and Sites seeks to protect all existing employment premises and sites last used for employment.

7.2 Controlling the Re-use of Employment Premises SPD sets out the Council's approach to dealing with development proposed involving the re-use of existing employment premises and sites.

7.3 South Ribble Local Plan 2012-2026

- **Policy B1** permits development proposals for the re-use of undeveloped, under-used and unused land and buildings, or for redevelopment, provided that the development complies with the requirements for access, parking and servicing; is in keeping with the character and appearance of the area; and would not adversely affect the amenities of nearby residents.
- **Policy G14** has a presumption in favour of the redevelopment of previously developed land subject to applicants providing evidence of a satisfactory site investigation; that the development would not have an adverse impact on the stability of the surrounding area.
- **Policy G17** seeks to ensure development proposals do not have a detrimental impact on the existing building, neighbouring buildings or on the street scene; do not prejudice highway safety, pedestrian safety, the free flow of traffic and will not reduce the number of on-site parking spaces to below the standards set out in **Policy F1**.

8.0 Material Considerations

8.1 Planning permission was granted in February 2015 for a two storey side extension to provide office and workshop facilities together with car parking and the re-location of the existing footpath. The permission was partially implemented with the footpath being re-located, the former playground used for car parking and fencing erected around the car park together with landscaping

8.2 An amended scheme was submitted under planning application 07/2016/0117/FUL for the erection of a detached prefabricated steel portal framed building to accommodate three repair and MOT testing bays. Re-location of existing steel container. Formation of car park and re-location of footpath. This application was approved with a number of conditions being imposed. Condition 2 required the development be carried out in accordance with the approved plans and listed the plans. The conditions is as follows:

8.4 *“The development, hereby permitted, shall be carried out in accordance with the approved plans Dwg 16/006/P01 Proposed Site Plan: 16/006/P02 Rev A Plans and Elevations or any subsequent amendments to those plans that have been agreed in writing by the Local Planning Authority.”*

8.5 The proposal now is for minor material amendments relating to the size of the building. The resultant building will be smaller and lower in height, 5.4m at ridge height as opposed to 5.7m as approved. It is noted that a previous application, 07/2017/2264/VAR for a similar buildings but which also involved moving the building 90 degrees within the site was approved under delegated powers. This current application moves the building back to its original orientation.

8.6 The amendments also involve changes to the parking provision. Twelve parking spaces were approved for staff and service vehicles within the area that was previously a playground. These were in two rows and surrounded by fencing with a double access gate from the Oakwell Electrical site. The proposal now is to re-configure the parking to introduce a second set of gates. This will involve relocated six of the parking spaces which in turn will reduce the landscaping belt to the front of the site on Hastings Road.

8.7 County Highways have no objections to the proposal and it results in one additional parking spaces in this area. The landscaping belt, although reduced, will retain the agreed planting, a 900mm high laurel hedge, 3 Sorbus Joseph Rock heavy standards and a Sorbus Aucuparia Sheerwater Seeding heavy standard with just the grassed area reducing in size. The Council’s Arboriculturist has no objections to the proposal.

9.0 Conclusions

9.1 For the reasons outlined above, the proposal is considered acceptable and is policy compliant and therefore recommended for approval subject to the imposition of conditions originally imposed, with condition 2 being amended, as this variation of condition is effectively a replacement permission and the requirements within the conditions have yet to be dealt with. An additional condition in respect of the submission of materials is also proposed as the applicant is undecided at this stage whether the building is to be constructed in brick and render or be a steel portal framed building as per the original permission. It is considered that the materials used will not detract from the character and appearance of the area and will be in keeping either with the existing Oakwell building or the brick built residential properties opposite.

9.2 As the applicant did not serve the required certificate of ownership on the land owner of part of the site to which this application relates until 10 May 2018, the decision cannot be issued until a period of 28 days has passed and therefore the recommendation is to delegate the decision as set out below.

10.0 RECOMMENDATION:

10.1 That members be minded to approved the application with the decision being delegated to the Director of Planning and Property in consultation with the Chairman and Vice-Chairman of Planning Committee on the completion of a 28 days period from the serving of the Certificate of Ownership on the owners of the land to which part of this application relates.

10.2 RECOMMENDED CONDITIONS:

1. The development hereby permitted must be begun no later than the expiry of planning permission 07/2016/0117/FUL, the 21 April 2016
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 18/030/P01 Proposed Site Plan: 18/030/P02 Rev A Proposed Plans and Elevations or any subsequent amendments to those plans that have been agreed in writing by the Local Planning Authority.
REASON: For the avoidance of doubt and to ensure a satisfactory standard of development
3. The use of the premises hereby approved shall be restricted to the hours of 08:30am to 18:00pm Monday to Friday and 08:30am to 12:30pm on Saturday, and the premises shall not be used at any time on Sundays or Bank or Public Holidays.
REASON: In the interests of the amenities of adjoining residents and to accord with Policy 17 in the Central Lancashire Core Strategy
4. Foul and surface water shall be drained on separate systems.
REASON: To secure proper drainage and to manage the risk of flooding and pollution and to be in accordance with Policy 29 in the Central Lancashire Core Strategy
5. Prior to commencement of any development, a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions shall be submitted to and approved in writing by the Local Planning Authority.
The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards and unless otherwise agreed in writing by

the Local Planning Authority, no surface water shall discharge to the public sewer system either directly or indirectly.

The development shall be completed, maintained and managed in accordance with the approved details.

REASON: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, in accordance with Policy 29 in the Central Lancashire Core Strategy

6. Prior to the commencement of the development, a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the Local Planning Authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:

a) The arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a Resident's Management Company: and

b) Arrangements concerning appropriate funding mechanisms for its ongoing maintenance of all elements of the sustainable drainage system (including mechanical components) and will include elements such as ongoing inspections relating to performance and asset condition assessments, operation costs, regular maintenance, remedial works and irregular maintenance caused by less sustainable limited life assets or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime.

The development shall subsequently be completed, maintained and managed in accordance with the approved plan.

REASON: To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanisms for the lifetime of the development.

7. Prior to first occupation of the development hereby approved, details of the landscaping of the site boundaries including, wherever possible, the retention of existing landscaping features, 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. 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 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 shall 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 G17 in the South Ribble Local Plan 2012-2026

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 2012-2026

11.0 RELEVANT POLICY

- B1 Existing Built-Up Areas
G14 Unstable or Contaminated Land

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Agenda Item 11

Application Number 07/2018/1821/FUL

Address 25 Turpin Green Lane
Leyland
Preston
Lancashire
PR25 3HA

Applicant Mr S Porter

Agent Mr Matthew Cross
182 Rawlinson Lane
Heath Charnock
Chorley
PR7 4DJ

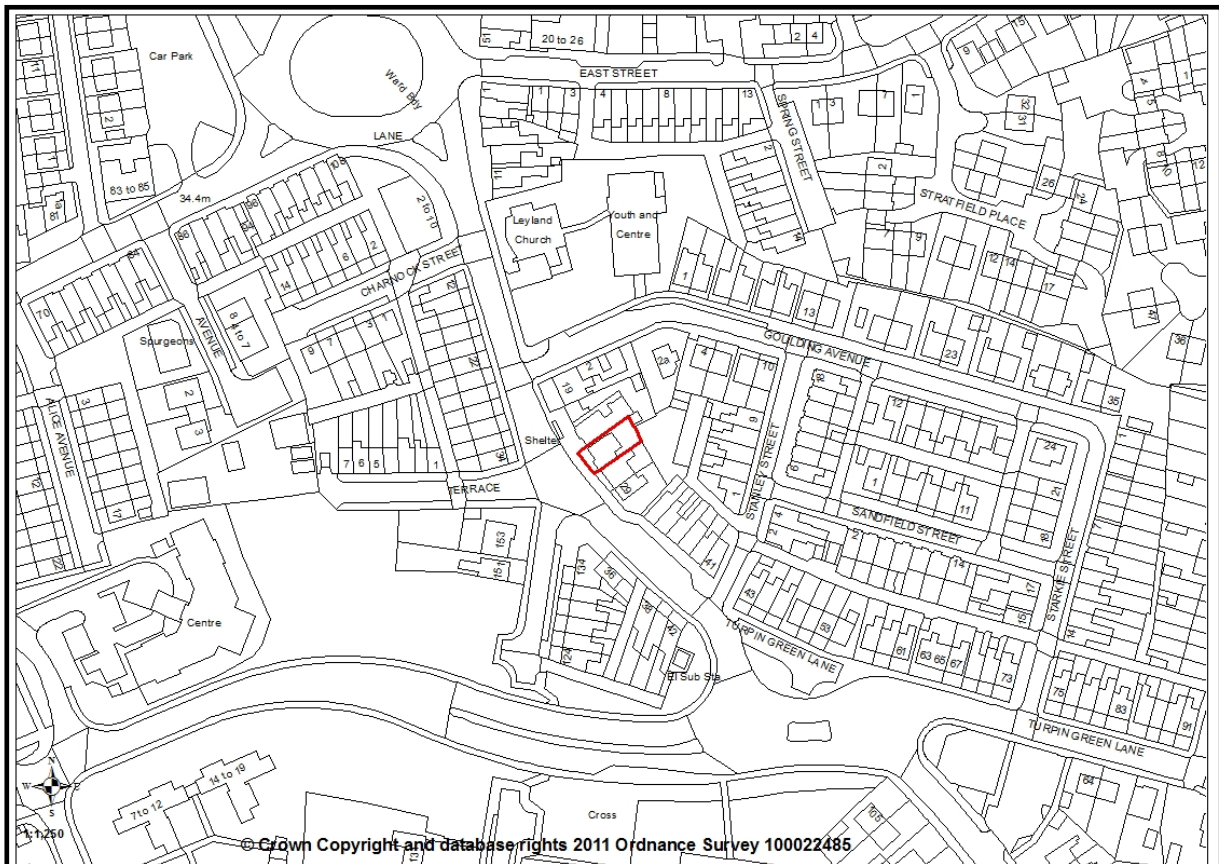
Development Two storey rear extension, sub division of ground floor shop into 2 No. A1 units together with the provision of an additional flat at first floor

Officer Recommendation Approval with Conditions

Officer Name Mrs Janice Crook

Date application valid 06.04.2018
Target Determination Date 01.06.2018
Extension of Time

Location Plan



1. Introduction

1.1 The application has been called for determination by planning committee by the local ward councillor.

2. Report Summary

2.1 The application proposes the sub-division of an existing commercial premises to form two A1 retail units with a two storey extension to the rear and the formation of two apartments. The application site is within a highly sustainable location, close to public transport, shops, car parks and services. The area is mixed in nature with residential properties to each side and opposite along with commercial properties. No objections have been received from statutory consultees with one letter of objection being received. Although the proposal does not provide any dedicated parking provision, due to the site's location, County Highways considered it appropriate to relax the parking standards. Therefore the application is recommended for approval subject to the imposition of conditions.

3. Site and Surrounding Area

3.1 The application relates to the commercial premises at 25 Turpin Green Lane and the first floor flat above, known as 25A. Turpin Green Lane is a busy road and one of the main routes into and out of Leyland with the M6 motorway junction located to the east. The area is a mix of residential properties with some commercial premises along Turpin Green Lane. These include a hairdressers and convenience store. To the north is the Methodist church and its associated hall. The Leyland Town Centre boundary is approximately 80m to the north, adjacent the northern boundary of the Methodist church.

4. Planning History

4.1 Planning application 07/1985/0047 for a change of use from shop/residential to ground floor dental surgery with self-contained flat above was refused.

5. Proposal

5.1 The application proposes a two storey extension to the rear, the sub-division of the ground floor to form two A1 retail units and an additional apartment at first floor. An existing single storey extension to the rear will be demolished.

5.2 The extension is to measure 4.87m by 7.76m wide with a pitched roof over with a ridge height of 7.2m.

5.3 The ground floor will be reconfigured to provide two shop units. Unit 1 will measure 3.86m wide by 12.2m with the A1 retail unit being 4.7m with a storeroom and WC to the rear and further store room of 4.8m to the rear of this. Unit 2 will measure 3.8m wide by 11.1m with the retail units itself being 4.5m with a WC and rear 'L' shaped store room. The first floor apartments will be accessed from the existing doorway and passes with the internal staircase re-arranged to provide a communal hallway and access to each apartment. The existing apartment will be re-configured to provide a kitchen/lounge, bathroom and one bedroom with the new apartment, to the rear, also having similar internal layout. Two garden areas will be formed to the rear, each measuring 4.45m wide by 3.39m with a 1m wide passageway running between the rear of the premises and the gardens. No external alterations are proposed to the front elevation. The rear extension will be constructed in brickwork with concrete roof tiles.

6. Summary of Publicity

6.1 Neighbouring properties were notified and a site notice posted with one letter of representation being received, objecting to the proposal on the following grounds:

- No parking proposed for either the apartments or the retail premises other than one space
- Parking problems in the immediate vicinity
- No off road parking in the area other than two small bays nearby
- Impact on residential streets in area
- No mention of 25A in supporting documents and question is the application has been consulted on correctly
- No provision for secure cycle storage
- The height of the proposed extension will be detrimental to the residential amenity of No 27
- Rear first floor windows will have sight lines to the rear garden of No 27
- Loss of privacy
- Extension will appear overbearing
- Will result in loss of light to bathroom roof light due to its height
- Noise from retail premises
- Proposals do not comply with Local Plan policies

7. Summary of Consultations

7.1 **County Highways** have no objections to the proposed development and are of the opinion that it should have a negligible impact on highway safety and capacity in the immediate vicinity of the site. They also comment that the site is located within a highly sustainable location with sufficient waiting restrictions in the vicinity of the site to control on-road parking.

8. Policy Background

- **Policy B1: Existing Built-Up Areas** permits development proposals for the re-use of undeveloped and unused land and buildings, or for redevelopment, provided that the development complies with the requirements for access, parking and servicing; is in keeping with the character and appearance of the area; and will not adversely affect the amenities of nearby residents.
- **Policy F1: Parking Standards** requires all development proposals to provide car parking and servicing space in accordance with the parking standards adopted by the Council. In general, parking requirements will be kept to the standards as set out unless there are significant road safety or traffic management implications related to the development of the site. The parking standards should be seen as a guide for developers and any variation from these standards should be supported by local evidence in the form of a transport statement. Where appropriate, some flexibility will be factored into the standards in relation to the specific local circumstances.
- **Policy G17: Design Criteria for New Development** permits new development, including extensions and free standing structures, provided that, the proposal does not have a detrimental impact on the existing building, neighbouring buildings or on the street scene by virtue of its design, height, scale, orientation, plot density, massing, proximity, use of materials. Furthermore, the development should not cause harm to neighbouring property by leading to undue overlooking, overshadowing or have an overbearing effect; the layout, design and landscaping of all elements of the proposal, including any internal roads, car parking, footpaths and open spaces, are of a high quality and will provide an interesting visual environment which respects the character of the site and local area; the development would 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 stated in Policy F1, unless there are other material considerations which justify the reduction such as proximity to a public car park.

9. Material Considerations

9.1 Access and Parking

9.1.1 The application property is an existing commercial premises with first floor residential apartment above. The ground floor has in the past been utilised as a jewellers, bike shop, and grocers, and at this time is currently vacant. The property fronts directly onto the pavement of Turpin Green Lane with an existing bus stop towards the western side.

9.1.2 The application form indicates there is one parking space for the premises. However, none is shown on the submitted plans and none was evident at the officer site visits. There is therefore no dedicated parking to the premises although there is a layby to the front of commercial premises further along Turpin Green Lane and two car parks exist to the north of the site, one serving commercial premises on Churchill Way and a second, Council owned public car park. No parking is proposed to serve the development. Normally, one space for each of the apartments would be required in line with the adopted car parking standards. However, County Highways have no objections to the proposal and consider the site is in a highly sustainable location. They also comment that there are sufficient waiting restrictions in the vicinity of the site to control on-road parking.

9.1.3 An objection has been received to the application on the grounds of lack of parking for both the A1 premises and the first floor apartments, that parking problems exist in the area, that there is no alternative parking provision in the area and therefore the proposal does not meet the adopted parking standards.

9.1.4 Policy F1 sets the maximum parking standards for new development. However, it also allows for flexibility to the parking standards in relation to the specific local circumstances. These include the location and size of the development, whether the site is within a sustainable location, its proximity to a public car park, existing parking issues in the area and existing traffic management and safety issues. As the application site is in a highly sustainable location which is well served by public transport, a short walk to the train station, on a bus route with bus stop immediately to the front and is close to existing public car parks, then it is considered appropriate to relax the parking standings in the case. As indicated above, County Highways as Highway Authority, have no objections to the proposal in terms of parking provision.

9.2 Character and Appearance

9.2.1 There are no external alterations proposed to the front elevation and therefore the proposal will have no undue impact on the character or appearance of the Turpin Green Lane area.

9.3 Relationship to Neighbours

9.3.1 To the rear a proposed two storey extension faces towards a car parking area relating to Balcedar House, a small office complex consisting of single storey office units. The extension is set 4.3m off the common boundary and the office units are a further 10m from the boundary and have an angled relationship to the application property. The relationship is considered acceptable given the angled relationship and the fact that they are commercial properties, not residential.

9.3.2 To the north-west, the neighbouring property, 23 Turpin Green Lane, is a residential property with two storey rear outrigger. There is a 0.8m separation distance and the proposed extension will project 1.4m beyond the rear of No 23. No facing windows existing the rear outrigger to 23 and none are to be introduced in the proposed extension. It is therefore considered that there will be no undue impact on No 23.

9.3.3 To the south-east, 27 Turpin Green Lane has a single storey rear extension adjacent the boundary with the application property which has a sloping roof extending from the main roof downwards. The proposal is to extend the same distance as the adjacent extension at ground floor but will be 2-storey. The extension will be 4m higher at the rear elevation. However, the existing roof ridge is 1.5m higher than No 27 which is a lower stone-built cottage-style building. No windows exist in the facing elevation of the rear extension to 27 and none are proposed to the

proposed extension. However, No 27 does have an existing roof light in the rear roof slope of the dwelling. This serves a bathroom and is the only source of light to that room. However, a bathroom is not considered a habitable room and whilst it is accepted that some loss of light will occur to the bathroom, this would not be sufficient grounds to refused the application.

9.3.4 The occupant of 27 has objected to the proposal on a number of points including that the rear extension will be overbearing, dominant and the rear windows will overlook the garden area to No 27 resulting in a loss of privacy. The first floor windows to the proposed extension are to a bedroom and lounge and will have view of the rearmost part of the garden to 27. However, this relationship is no different than currently exists as there are rear facing windows to the existing first floor apartment, albeit to a kitchen, landing and bathroom. No is the situation different to that found for any semi-detached or terraced dwelling where first floor windows have view over neighbouring gardens. As such it is considered the proposal will not cause any additional harm to the neighbouring property in terms of overlooking of the garden and is therefore considered to be in accordance with Policy G17.

9.3.5 Additionally, the proposal is not considered to result in a loss of light/sunlight to the garden of 27 as this is located to the south-east of the proposal and therefore the proposal will not cause undue over-shadowing of the garden due to the orientation of the two properties.

9.4 Other Issues

9.4.1 Other points of objections include that the extension is not visually subservient to the parent building. Whilst it is accepted that the extension extends for the majority the width of the existing property, and its ridge height is just 0.4m lower than the main roof, the extension is to the rear and therefore will not have any undue impact on the character and appearance of the street scene of Turpin Green Lane. To the rear is a car parking area, offices and the rear of properties on Stanley Street beyond and therefore the proposed extension is not viewed within a street scene. There will be limited view in the wider area of the rear of the application property and the proposal will therefore have no impact on the character and appearance of the wider area.

10. Conclusion

10.1 For the reasons outlined above, the application proposal is considered to be in accordance with Local Plan Policy B1 and Policy G17 in terms of character and appearance and residential amenity. It is accepted that the proposal does not meet the adopted parking standards but these standards are a maximum not a minimum. The site is within a highly sustainable location where there is flexibility to relax the parking standards and the location of the application site meets the criteria where it is appropriate to relax these standards. Therefore the application is recommended for approval subject to the imposition of conditions.

11. Recommendation

11.1 Approval with Conditions.

12. 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 A3Sh4 Proposed site; A3Sh5 Proposed Floors; A3Sh6 Proposed Elevations;
REASON: For the avoidance of doubt and to ensure a satisfactory standard of development

3. 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 2012-2026

13. Relevant Policy

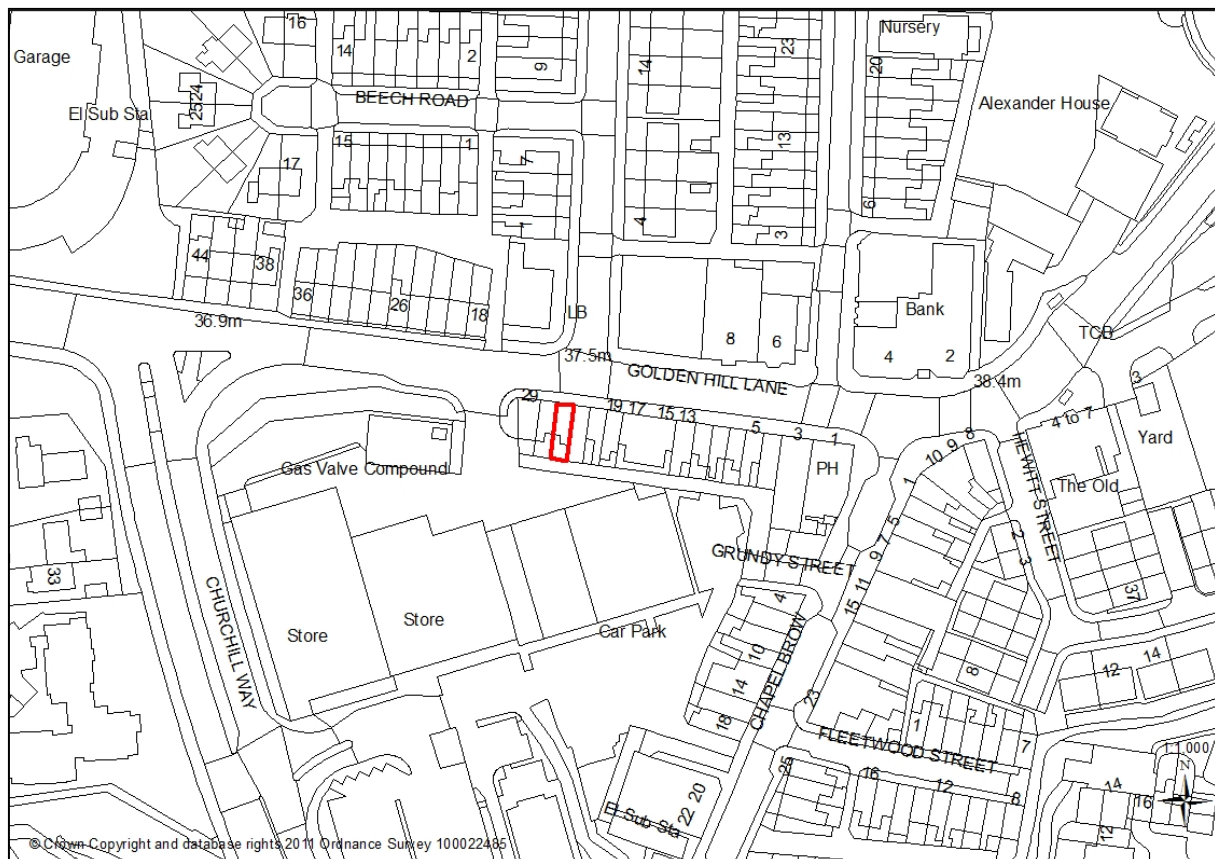
B1 Existing Built-Up Areas

F1 Car Parking

G17 Design Criteria for New Development

Agenda Item 12

Application Number	07/2018/1023/FUL
Address	25 Golden Hill Lane Leyland Lancashire PR25 3NP
Applicant	Phongsri Williams
Development	Change of use from hairdresser to massage shop
Officer Recommendation Officer Name	Refusal Mrs Debbie Roberts
Date application valid	15.03.2018
Target Determination Date	10.05.2018
Extension of Time	04.06.2018



1. Introduction

1.1. This application is brought before Committee at the request of the Ward Councillor

2. Report Summary

2.1. The application seeks permission to change the use of former A1 retail premises to Traditional Thai Massage shop (class Sui Generis) with only internal cosmetic works. Premises would be used between 10am and 10pm Monday to Saturday, and one full time therapist would be employed.

2.2. Proposed development is not considered to have an undue impact on the amenity of neighbouring properties, the appearance of the area or highways safety and capacity.

2.3. It is the Officers view however that loss of an established retail unit within a designated retail frontage would reduce Leyland's shopping offer to an unacceptable level, and that in such terms the proposal does not comply with either Local Plan Policy E3 (Leyland Town Centre) or the South Ribble Retail Position Statement.

2.4. At the time of writing this report and following full consultation representation has not been made. Late comments will be reported verbally at committee. Statutory consultee comments have been addressed by condition to be imposed should permission be granted.

2.5. Having regard to the above comments, this proposal is recommended for refusal on the following grounds:

'The proposal would see the loss of an existing retail premises, and subsequent reduction of retail units to an unacceptable level within Leyland Town Centre. It is therefore contrary to Policy E3 (Leyland Town Centre) of the South Ribble Local Plan 2012-2026 and South Ribble Retail Position Statement (Nov 2017)'

3. Application Site and Surrounding Area

3.1 The application refers to no: 25 Golden Hill Lane; a small, mid terrace, commercial property within the Secondary Retail Area of Leyland Town Centre, and to which Policy E3 (Leyland Town Centre) refers.

3.2 To the rear is Churchill Way Retail Park, whilst on all other sides there is a mix of commercial, retail and residential premises. Parking in this area is predominantly on-road, although a short distance to the north-east and south there are public car parks.

4. Site Context / Planning History

4.1 There is no formal planning history for this site. The property has been in unlawful B1 (Holistic Care employment agency) for almost 12 months, but was used as a hairdressers (A1 Class) between 2001 and 2016. As such A1 is the lawful use

5. Proposal

5.1 The application proposes change of use from hairdressers (use class A1) to traditional Thai massage shop (Sui-Generis use class).

5.2 The 'Golden Thai Massage' massage shop would operate between 10am and 10pm Monday to Saturday, but would be closed on Sundays and Bank Holidays. It would employ one full time therapist providing traditional Thai, relaxing oil and sports massage.

5.3 Internally, some minor alterations to provide therapy and shower space would be made, but otherwise the building would remain the same. Advertisement consent has been mentioned within the applicant's statement but would be fully addressed following determination of this application if necessary.

5.4 Although properties within the terrace have the potential for residential use at first floor, only no: 27 (adjacent west) is occupied.

6. Representations

6.1. Summary of Publicity

6.1.1. A site notice has been posted, and 8 neighbouring properties consulted. Ward Councillors Jones have also been notified.

6.2. Letters of Objection or Support

6.2.1. None received

7. Summary of Responses

7.1 South Ribble Economic Development have concerns as to the loss of an A1 unit in this location. Their response states that *'a considerable amount of work is in progress to support the viability of the town centre as a shopping centre for visitors, and the erosion of A1 use is a threat to the continued attractiveness of the town centre to visitors. The area in question is currently developing an attractive food and drink offer which will help the evening economy, and which also helps to link the different areas of Leyland together. We do not consider the proposed use would be appropriate to the retail and eating out offer we are attempting to develop for Leyland. We therefore object to this proposal'*

7.2 South Ribble Environmental Health notes that whilst the area is obviously in use until late at night, this is currently at ground floor level. Use of the first floor until 10pm would have the potential for noise to impact upon residents through party walls. As such, a condition to restrict access to the ground floor for visiting members of the public is considered necessary should permission be granted.

8. Material Considerations

8.1 Site Allocation / Retail Position

8.1.1 The application site sits within Leyland Town Centre (secondary retail frontage) as allocated by Local Plan Policy E3 (Town Centre)

8.1.2 The overarching theme of the **National Planning Policy Framework** is one of presumption in favour of sustainable development; this includes building a strong and competitive economy with Paragraph 23 stating that *'local planning authorities should promote competitive town centres which provide ... a diverse retail offer'*.

8.1.3 **Local Plan Policy E3 (Leyland Town Centre)** similarly seeks to protect and prioritise retention of A1 (retail), A3 (café & restaurant) and A4 (Drinking Establishments) but does recognise that an element of A5 (take away) use might be acceptable where it does not detract from the primary retail function of the area. This 'A' class protection is particularly tight within the secondary retail frontage

8.1.4 The **South Ribble Retail Position Statement** states that *'the introduction of significant numbers of non-retail uses into town centres ... such as banks, building societies and other professional activities, can introduce breaks in the continuity of retail frontages.*

These 'dead frontages' can be visually disruptive and may be discouraging to shoppers. They can also reduce the choice of units available to retailers, fragmenting and weakening the established shopping centres and making them less vibrant places'. This document seeks to maintain a minimum of 60% of A1/A3/A4 retail uses in all the identified town, district and local centres'. It also notes that 'in the secondary retail frontage, changes for uses other than A1, A3 and A4 should be accompanied by a 6 month marketing assessment to provide evidence for this change of use'.

8.1.5 The latest Retail Position Statement (Nov 2017) identifies 48% of A1/A3/A4 uses, and an additional 6% vacancy rate with retail use potential across the whole Town Centre (primary and secondary frontages). A survey of the Secondary frontage (4th April 2018) in the northern (immediate) area however identifies only 36% in retail use with the remaining 64% occupied by uses which would normally be less appropriate in a retail setting (A5 (hot food takeaways, Class D1 (veterinary) and Sui Generis (tattoo parlour). A check of the extended Secondary area also shows a percentage of 51.5% - again below the 60% standard requirement. As neither Secondary frontage nor Town Centre as a whole can achieve the 60% retail use described above, the loss of an A1 unit to alternative use does not comply with either Policy E3 or the Retail Position Statement, and is considered of detriment to Leyland's retail offer.

8.1.6 Despite its town centre allocation, Golden Hill Lane is a less accessible part of the retail centre, and proposed changes might have brought an element of positive diversification to an unused building. Premises have only been empty however since December 2017, and the applicant has not submitted any marketing assessment to show a lack of interest for genuine retail use. Use of the property for non-retail use therefore is not considered essential to maintain the vitality and viability of Leyland town centre as a whole, and by reducing the shopping offer, is likely to also reduce footfall to an already struggling area.

8.2 Parking

8.2.1 **Local Plan Policy F1 (Parking Standards)** requires that all development provides adequate off road parking which corresponds to adopted standards. Although off road parking is limited, this is not unusual in the area. Properties benefit from available on road and 'pay and display' parking in line with Local Plan Policy E3 (Leyland Town Centre) which states that *'new use in the town centre will either be expected to use existing parking facilities or provide appropriate levels of car parking'*. As the premises are on a sustainable bus route, within easy reach of the railway station and will differ little in terms of design or potential opening hours, the proposal in highways safety and capacity terms is considered acceptable.

8.3 Design, Character, Appearance and Impact Upon Neighbouring Properties

8.3.1 **Site Allocations Policy G17 (Design Criteria for new development)** seeks to ensure new development relates well to neighbouring buildings and the extended locality, is of a high quality and respects local character and distinctiveness.

8.3.2 Proposed use of the unit would not be dissimilar to previous uses, and as such additional detrimental impact upon neighbouring residents is not anticipated. Although all properties within the terrace have the potential for residential use at first floor, only no 27 (adjacent west) is occupied. The external appearance would also remain the same other than potential advertisement changes which would be broached at a later date should permission be granted for this proposal.

8.3.3 Concerns have been raised verbally that the proposed use would not be acceptable within the vicinity of residential properties, or in such a visible location. A decision should be based however on the merits – or not – of a massage shop in the Town Centre in policy terms, and not upon conjecture or hearsay.

9. Conclusion

9.1 Having regard to the above comments, this proposal for change of use of former hairdressers (A1 use) to Traditional Thai Massage Shop (Sui Generis Class) does not comply with either Local Plan Policy E3 or the South Ribble Retail Position Statement 2017. The applicant has not demonstrated that the property could not be let for genuine retail purposes over a 6 month period, and the proposed change of use would result in the loss of a retail unit in a designated retail frontage to the detriment of the shopping offer as a whole. The application therefore is recommended for refusal on the following grounds:

'The proposal would see the loss of an existing retail premises, and subsequent reduction of retail units to an unacceptable level within Leyland Town Centre. It is therefore contrary to Policy E3 (Leyland Town Centre) of the South Ribble Local Plan 2012-2026 and South Ribble Retail Position Statement (Nov 2017)'

RECOMMENDATION:

Refusal.

REASONS FOR REFUSAL:

1. The proposal would see the loss of an existing retail premises, and subsequent reduction of retail units to an unacceptable level within Leyland Town Centre. It is therefore contrary to Policy E3 (Leyland Town Centre) of the South Ribble Local Plan 2012-2026 and South Ribble Retail Position Statement (Nov 2017)

RELEVANT POLICY

NPPF National Planning Policy Framework

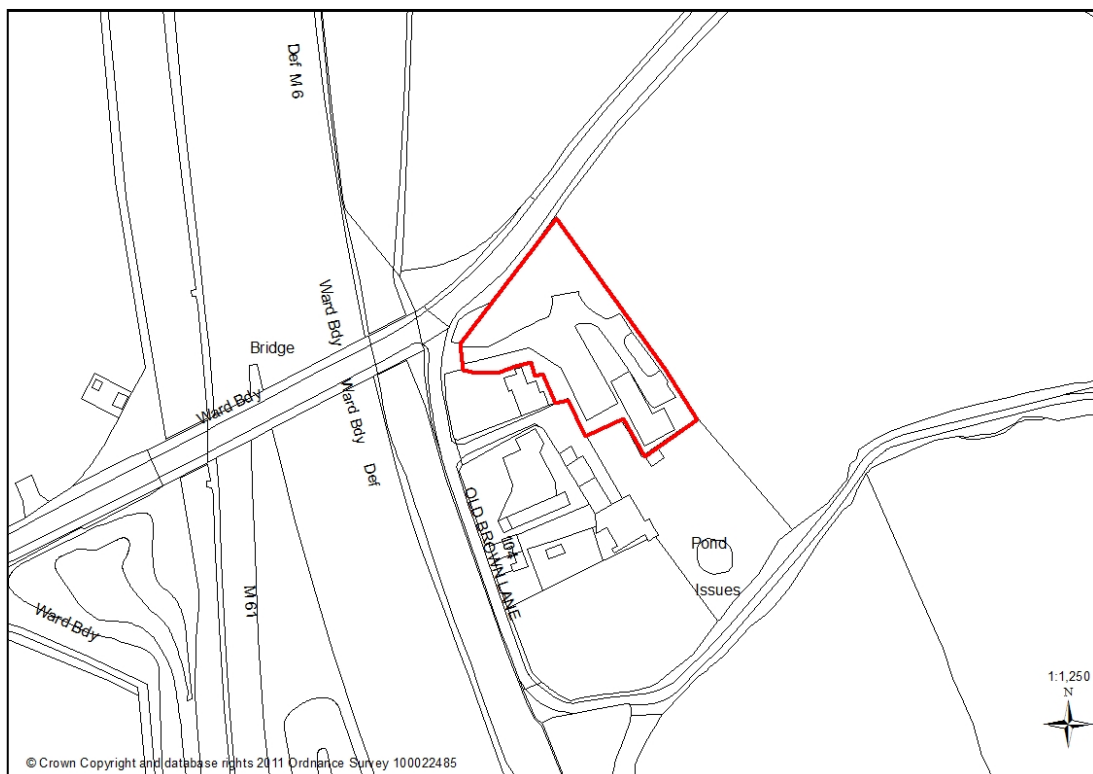
South Ribble Local Plan

- E3 Leyland Town Centre
- F1 Car Parking
- G17 Design Criteria for New Development

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Agenda Item 13

Application Number	07/2018/1850/FUL
Address	Prospect Hill Training Centre Old Brown Lane Walton-Le-Dale Preston Lancashire PR5 6ZA
Applicant	Mr Ormisher
Agent	P Wilson & Company LLP Burlington House 10-11 Ribblesdale Place Preston PR1 3NA
Development	Retrospective application for change of use from a training course (Class D1), to a storage and distribution use in connection with a drain cleaning/repair business (Class B8), and retention of two 5m high poles to accommodate CCTV cameras, security fencing and access gate
Officer Recommendation Officer Name	Approval with Conditions Mrs Debbie Roberts
Date application valid	23.03.2018
Target Determination Date	18.05.2018
Extension of Time	01.06.2018



1. Introduction

1.1. This application is brought to committee at the request of the ward Councillor. Given the history of this site this request has been accepted by the Director for Planning and Property

2. Report Summary

2.1 This application seeks retrospective permission for a change of use from its lawful D1 (non-residential institutions) use, to a storage and distribution use in connection with a drain cleaning / repair business (Class B8) with retention of 2 no: 5m CCTV columns, boundary fencing with gates, and installation of 3 x motion sensor lights attached to the rear of the building facing open space

2.2 An application for permission for the same change of use was refused in 2016. This earlier proposal however sought to replace the existing single storey, timber building with a much more significant, 6m high, two storey, dove grey building and parking of the company's fleet of vehicles. The appeal was dismissed on the basis that the additional building, external storage and larger vehicles would have an urbanising effect on the area; an issue which is no longer relevant as neither additional built development, external storage (other than in identified areas) nor parking of larger vehicles on site are now proposed.

2.1. County Highways have fully assessed the application and raise no objections to site regularisation in principle, confirming that the proposed use would have a negligible impact on highways safety and capacity. All statutory consultee comments have been addressed either by amendments to the proposal, or by condition.

2.2. At the time of writing this report, and following full consultation, representation has not been made. Late comments will be reported verbally at committee.

2.3. On balance, and having regard to statutory consultee comments and the previous appeal decision commentary, regularisation of the site would differ little from its lawful use in traffic generation terms. It would however result in less intensive, external use of the site. The proposal is not considered to have any significant, additional negative impact on the amenity of neighbouring properties, the character and appearance of the area or highways safety and capacity, and is therefore compliant with the Central Lancashire Rural Development SPD, Core Strategy and South Ribble Local Plan (policies as identified below), It is recommended for approval subject to the imposition of conditions

3. Application Site and Surrounding Area

3.1. The Prospect Hill site is a roughly triangular, 0.29ha piece of previously developed land located at the junction of Cottage and Old Brown Lanes with Kittlingbourne Brow, and designated as Green Belt by Local Plan Policy G1 (Green Belt)

3.2. To the west of the site is 'The Nook' (detached residential property) beyond which are a deep grass verge and the M6 motorway. The site wraps around the rear of this property.

3.3. To the south of The Nook are a number of sizeable outbuildings and a large yard which appear to be in some form of external storage / commercial use; access into this yard was not possible. The eastern edge of the yard abuts the western side of the proposal site. No's 102 & 104 Old Brown Lane lie beyond this yard but otherwise the closest residential property would be 170m to the north, 277m to the south and 377m to the south-east. The immediate locale is predominantly commercial in nature.

3.4. The northern edge of the site itself is home to a large triangle of trees and mature shrubbery. These are relatively dense and provide considerable screening from Kittlingbourne Brow. They are also protected by Tree Preservation Order TPO2. A similar,

but unprotected situation is present along the north-eastern edge and Leyandii conifers form the south-eastern boundary. The whole site benefits from internal, green Weldmesh fencing, with access from Old Brown Lane via Weldmesh security gates.

3.5. To the east, north and beyond built development in the south are large tracts of open, agricultural land.

3.6. The site itself comprises mainly hardstanding, other than a small area of grass verge to the centre; hardstanding has historically been used for parking, material storage and training sessions (see Para 5.8 below). To the southern side is a single storey, wooden building which has been in situ for many years, and is screened in part from The Nook by existing tree cover. 2 no: lighting/CCTV columns are present along the eastern boundary.

4. Planning History

4.1. There are 7 planning applications on the history of this site:

- 07/1975/0352 – permission granted for a training centre for manual road construction and repair workers.
- 07/1977/0804 extension of permission 1975/0352 for an additional 2 years
- 07/1979/0164 – extension of permission 1975/0352 for additional 2 years
- 07/2015/0441/OUT – outline application for 4 detached dwellings (access applied). Refused in April 2015 as inappropriate Green Belt development which introduced a cluster of structures instead of the one existing. Ecological and tree protection information was also lacking.
- 07/2015/1178/OUT – outline permission for 1 dwelling (access applied). Approved July 2015 with a restriction to a 1.5 storey dwelling.
- 07/2016/0376/TPO and 07/2016/0540/TPO – Application description is for installation of fence and removal of low amenity trees protected by TPO 2014/02. These permissions however cover tree works only
- 07/2016/1309/FUL – retrospective change of use from training centre (class D1) to drain cleaning and repairs contractors yard (Sui Generis Use Class), installation of 5m poles to accommodate security lights and CCTV cameras and erection of 2 storey office and storage building following demolition of single storey building.

4.2 Reasons for refusal of this application related to inappropriate Green Belt development and the urbanising effect it would have on the area; and to noise and lighting and their effects on the amenity of adjacent occupants. This Council however withdrew reasons relating to noise and light during the appeal stage following the appellant's production of additional evidence relating to these matters. The appeal proceeded on the basis of the first reason only, and was dismissed, but the appeal decision report does discuss in detail the impact which would be caused by additional two storey development on the site and large vehicle parking; the proposed building being 6m high, and dove grey in its external finish. Proposed use of the site is discussed within Section 5 of this report, but is significantly different in built development terms to this one.

5. Proposal

5.1. The application seeks retrospective permission for change of use from a training centre (Class D1), to a storage and distribution use in connection with a drain cleaning/repair business (Class B8), retention of 2 no: 5m CCTV columns, boundary fencing with gates, and installation of 3 x motion sensor lights attached to the rear of the building facing open

5.2. The applicants company (Drain Alert) is an existing business that has operated for over 30 years across 3 sites. Drain Alert are drain and pipe technicians who repair, clear and assess drains. They have 15 employees and 3 apprentices overall.

5.3. Employees would arrive on site from 7am to park their cars, collect and load vans and leave for the day; returning at about 5pm. The business occasionally opens on a Saturday, and unrestricted access would be required for 4 transit (max 5 tonne) vans during emergency call out. A condition to restrict use of the site in the interest of residential amenity is therefore recommended at 7am – 6pm Monday to Friday, 7am – 4pm Saturday and no use on Sundays or Bank/national holidays unless during emergency call out. Since submission of the application, the applicant has since requested much more extended hours. As the ones listed here are already longer than those which would normally be accepted, this request is not considered appropriate.

5.4. Portable materials e.g. spare pipes, manhole covers and cleaning equipment would be stored within the existing building. In addition loose stone would be stored in 2 small, adjoined bays on the northern side (combined footprint of 6m x 4m) and a skip, mini-digger and 2 trailers stored to the rear of the existing building out of sight of The Nook.

5.5. The existing single storey building would be retained; this application seeks simply to regularise what already exists on the site rather than propose redevelopment in any form.

5.6. 3 no: lighting columns erected without planning permission have already been removed from the eastern side of the site and replaced with 2 no: 5m, CCTV/motion sensor security light columns. The proposal suggests removal of lighting from the CCTV poles and installation of 3 x motion sensor lights attached to the rear of the building facing open space

5.7. An earlier application which included new two storey offices stated that this site would become the main headquarters for the business, but this does not form part of the proposal in question, and the applicant confirms that this is not now the case. Similarly tankers mentioned in earlier correspondence would not use the site. A condition to restrict use to vehicles under the 5 tonne weight limit (transit van or smaller) is however considered necessary

5.8. The existing site has for many years been in use as a training centre for manual road construction and repair workers. Originally intended as a support / training centre for the Calder Valley road works, the site was used from 1955 with full permission granted in 1975. Evidence provided by the applicant and obtained from Lancashire County Council shows that training courses included setting out (road repairs), kerbing, drain trenching and servicing and surface repairs – all of which would take place out of doors on hardstanding. They also confirm that pneumatic tools and JCB's would be used albeit no more than a few times per year. This permission remains extant and could resume at any time without further consent.

5.9. Similarly permission would not be required for any change of use within the D1 (non-residential institutions) class; this could include – but is not limited to - health centres, children's nurseries, schools, other education centres or churches and church halls. Although permission would be required for physical development, re-use of the site as it stands would not be required and impact resulting from either a return to its lawful use or any potential change of use should be borne in mind.

5.10. Aerial photographs from 1940 and 1960 show the existence of a number of additional buildings; the latter clearly identifying a more intensive use of the site as the training centre.

6. Summary of Supporting Documents

6.1. The application is accompanied by the following:

- Planning Statement (PWCo V1:20.03.18/SM)
- Tree Survey (Urban Forestry Group DW/MH/ADS/BSTS/A: 6.2.15)
- Tree Survey Site Plan (Urban Forestry: DW/MH/ADS/BSTS/A: 4.2.14)
- Proposed Site Plan (LMP: 16/065/PO1 rev B)
- Luceco 'Guardian Slimline LED Floodlight' specification sheet
- Location Plan (LMP:16/065/L01)
- Topographical Survey (SEP Site Engineering: S13421-T)

7. Representations

7.1. Summary of Publicity

7.1.1. A site notice has been posted, and four neighbouring properties consulted.

7.2. Letters of Objection or Support

7.2.1. None received

8. Summary of Responses

8.1. South Ribble Environmental Health have no objection, and are of the opinion that proposed low level, PIR controlled lights facing away from adjacent residential properties would not be a concern from a light nuisance perspective. A condition to require removal of high level lighting prior to first use of the site is however considered prudent.

8.2. Lancashire County Council and South Ribble's Arborist have no objections to proposed regularisation of the site

9. Material Considerations

9.1. Site Allocation / Green Belt Development

9.1.1. The site is designated under Policy G1 (Green Belt) of the South Ribble Local Plan 2012-2026

9.2. Green Belt / Rural Development

9.2.1. There is generally a presumption in favour of development in planning; the onus being placed on Local Planning Authorities to provide sound reasons why permission should be refused. In the Green Belt this presumption is reversed, and the developer is obliged to demonstrate by way of 'very special circumstances' why permission should be granted. This exceedingly restrictive policy affords much protection to such areas.

9.2.2. Policy G1 in line with the National Planning Policy Framework however includes a series of exemptions from this obligation; the most relevant of which in this case is the limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use, which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.

9.2.3. As the proposal site is clearly established as previously developed land – this is confirmed by appeal AFF/F2360/W/17/3181042 (Para 10) – and as such an exemption in policy terms, it is not necessary for the applicant to demonstrate that the ‘very special circumstances’ otherwise required of Green Belt do exist; subject to the requirement of exemption criteria being met. The effects therefore of the proposal on Green Belt openness and the purposes of including land within it have been assessed. In Green Belt terms the concept of ‘openness’ equates to land remaining on the whole free from development, and consequently has both spatial (physical openness) and visual (a ‘feeling’ of openness regardless of existing built development) dimensions

9.2.4. The Central Lancashire Rural Development Supplementary Planning Document also supports proposals which do not result in disproportionate additions over and above the size of original buildings, and which do not impact on the openness of the countryside. It states at Para 18 that *‘the Council will support the development of small business units in rural areas ... in buildings that are no longer required for their original purpose’*.

9.2.5. It is considered that the proposal is protective of Green Belt openness, and complies fully with Green Belt policy and the Rural Development SPD for the following reasons:

- The site, as an established previously developed site, is a Green Belt exception as detailed by the NPPF and Local Plan Policy G1 (f) – see commentary above
- The proposal would not introduce any additional built development to the site, but seeks simply to regularise the current situation. Openness therefore will differ little to that which already exists. Earlier appeals focussed specifically on the effect that additional development would have on the area unlike this scheme which retains the status-quo.
- Existing fences have been in place since 2016, but are screened in the main by existing shrubbery and trees; fences being present on the inside of boundary landscaping. Such concealed fencing does not detract from openness in any way, and as trees are subject to protection order they, and their subsequent visual screening are unlikely to be removed.
- 2 no: existing CCTV columns have replaced three lighting columns which are visible on Google images from as early as 2009 – albeit located in a slightly different position; a reduction in development in this case.
- Reduced daytime use of the site which for many years has seen intensive, outdoor activity associated with road work training would offer betterment to the area and the occupants of adjacent properties.
- Although vehicles would be parked at the site during the day, movements to and fro would primarily centre around morning arrivals and evening departure. Vehicle numbers are not expected to increase, and daytime use of the site should be more subdued, although a condition to restrict the type of vehicle accessing the site is felt necessary.
- The proposal seeks to re-use a site which is no longer necessary for its original purpose – thus reducing the chance of future site dereliction and misuse.
- Other than The Nook (adjacent residential) and two dwellings 46m beyond the yard in the south-east, the immediate surroundings are mainly commercial in nature.

9.3. Additional Policy Background

Addition policy of marked relevance to this proposal is as follows:

9.3.1. *Economic Policy*

9.3.1.1. The National Planning Policy Framework at Para 14: provides a presumption in favour of sustainable economic growth and development '*which should be seen as a golden thread running through both plan-making and decision taking*'. Chapter 1 (Building a strong and competitive economy) of the same document commits to securing job creation and prosperity (Para 18), whilst Para 19 aims to ensure that the planning system does everything it can to support sustainable economic growth, which should be afforded significant weight.

9.3.1.2. Local Plan E2 (Employment Areas and Sites) offers similar protection to employment sites, promoting development to ensure their retention, with Para 8.24 stating that '*industrial and business premises within the borough are essential to its prosperity, and the ability for existing firms to expand is seen as a main component of job retention and creation*'

9.3.1.3. Although the site is not a formally allocated employment site, it has provided local employment opportunities for many years. Loss of such a facility would therefore be detrimental, rather than of benefit to the Boroughs economic offer.

9.3.2. *Design Policy*

9.3.2.1. Core Strategy Policy 17 (requiring good design) and Local Plan Policy G17 (Design of New Buildings) both attach great importance to the design of the built environment, requiring proposals to take account of the character, appearance and amenity of the local area, and to highways and pedestrian safety. This scheme accords with the sentiments of this policy.

9.3.3. *Character of The Area*

9.3.3.1.1. This development proposal would only be visible from a handful of neighbouring buildings, and the proposed change of use is considered to impact little on the character or amenity of the immediate area; particularly taking into account the potential return to its lawful, former or alternative uses should permission be refused.

9.3.4. *Impact Upon Neighbouring Properties*

9.3.4.1. The Nook abuts the site in the west, but as the situation in terms of built development will not change, and proposed external site use will reduce in intensity, any increased adversity resulting from regularisation of the B8 use is unlikely. Environmental Health have no objection, and lighting on columns which would be replaced with 3 no: wall mounted, motion sensor types should see a reduction in glare to this property.

9.3.4.2. Other than The Nook, the closest residential properties are more than 43m away. Overlooking, loss of privacy or general amenity to, or from the residents of these or any other property is not considered unacceptable; particularly as the small cluster of buildings already appears to be primarily in commercial use.

9.3.5. *Highways, Access and Parking*

9.3.5.1. The proposal will not alter, or affect in any way existing access or internal roadways.

10. Conclusion

10.1 This application seeks retrospective permission for a change of use from its lawful D1 (non-residential institutions) use, to a storage and distribution use in connection with a drain cleaning / repair business (Class B8) with retention of 2 no: 5m CCTV columns, boundary fencing with gates and installation of 3 x wall mounted PIR lights

10.2 It is considered that this previously developed (brownfield) site – subject to appropriate conditions – would be no more significant than the previous use in terms of impact upon Green Belt openness, residential or general amenity. Conditions would however help to curtail use of a site which has the potential to return to its previous construction / road works training centre, or change to an alternative lawful D1 use (as detailed above).

10.3 County Highways have fully assessed the application and have raised no objections to the proposed development in principle, confirming that the proposed use would have a negligible impact on highways safety and capacity. Statutory consultee comments have been addressed either by amendments to the proposal, or by condition.

10.4 At the time of writing this report, and following full consultation, representation has not been made. Late comments will be reported verbally at committee.

10.5 On balance, and having regard to statutory consultee comments and the previous appeal decision commentary, regularisation of the site would differ little from its lawful use in traffic generation terms, but would result in a less intensive, external use of the site. The proposal is not considered to have any significant, additional negative impact on the amenity of neighbouring properties, the character and appearance of the area or highways safety and capacity, and is therefore compliant with the Central Lancashire Rural Development SPD, Core Strategy and South Ribble Local Plan (policies as identified below), and is recommended for approval subject to the imposition of conditions

RECOMMENDATION:

Approval with Conditions.

RECOMMENDED CONDITIONS:

1. The development, hereby permitted, shall be carried out in accordance with the submitted approved documents
 - Planning Statement (PWCo V1:20.03.18/SM)
 - Tree Survey (Urban Forestry Group DW/MH/ADS/BSTS/A: 6.2.15)
 - Tree Survey Site Plan (Urban Forestry: DW/MH/ADS/BSTS/A: 4.2.14)
 - Proposed Site Plan (LMP: 16/065/PO1 rev B)
 - Location Plan (LMP:16/065/L01)
 - Topographical Survey (SEP Site Engineering: S13421-T)REASON: For the avoidance of doubt and to ensure a satisfactory standard of development
2. The development site hereby approved site shall be restricted to use by vehicles weighing on or less than 5 tonnes
REASON: In the interests of residential amenity in accordance with Policy 17 of the Central Lancashire Core Strategy and Policy G17 in the South Ribble Local Plan 2012-2026
3. The use of the premises hereby approved other than during periods of emergency call-out shall be restricted to the hours of 7am - 6pm Monday to Friday and 7am - 4pm Saturday. Premises shall not be used at any time on Sundays, Bank or Public Holidays.
REASON: In the interests of the amenities of adjoining residents and to accord with Policy 17 in the Central Lancashire Core Strategy
4. No raw materials, finished or unfinished products, parts, crates, packing materials or waste shall be stacked or stored on the site except within the buildings or stone storage bays at any time, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To safeguard the amenities of neighbouring properties and to accord with Policy 17 in the Central Lancashire Core Strategy

5. Notwithstanding the provision of the Town and Country Planning (Use Classes) Order 1987 (as amended) Paragraph 3(1) or any provision equivalent to this in any statutory instrument revoking and re-enacting this Order, the use of the premises shall be restricted to the use applied for (storage and distribution associated with drainage cleaning / repair business) unless the prior consent of the Local Planning Authority is obtained.

REASON: To enable the Local Planning Authority to retain control over the impact of the development on residential amenity and the character of the area in accordance with Policy 17 in the Central Lancashire Core Strategy and Policy G17 in the South Ribble Local Plan 2012-2026

6. Prior to first occupation of the site, lighting shall be removed from CCTV columns. Lights shall not be erected on these columns thereafter unless with the prior approval of the Local Planning Authority.

REASON: In the interests of residential amenity and to enable the Local Planning Authority to retain control over the use of the land in accordance with Local Plan Policy G17

RELEVANT POLICY

NPPF National Planning Policy Framework

Central Lancashire Core Strategy

17 Design of New Buildings

South Ribble Local Plan

E2 Protection of Employment Areas and Sites

G1 Green Belt

G17 Design Criteria for New Development

SPD3 Rural Development (Supplementary Planning Documents)

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 £116. The forms can be found on South Ribble Borough Council's website www.southribble.gov.uk

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