

Planning Committee

Thursday, 4th March, 2021, 6.00 pm

Accessible via Microsoft Teams and YouTube

Agenda

Important information regarding COVID-19

In response to the current government guidance surrounding the COVID-19 pandemic, this meeting will be held virtually.

Committee members must take part remotely via Microsoft Teams with the exception of the Chair and officers, who may take part either from the Civic Centre or remotely.

Elected members not on the committee or members of the public will not be permitted access to the Civic Centre [but may watch the proceedings via a YouTube livestream by clicking here.](#)

Up to three objectors and three supporters will be permitted to speak on any application. [Anyone who wishes to speak on the application contained within this agenda should register by email to democraticservices@southribble.gov.uk for the attention of Charlotte Lynch by noon on Tuesday 2 March 2021.](#)

All registered speakers will be required to dial into the meeting remotely.

- 1 Welcome and Introduction**
- 2 Apologies for Absence**
- 3 Declarations of Interest**

Members are requested to indicate at this stage in the proceedings any items on the agenda in which they intend to declare an interest. Members are reminded that if the interest is a Disclosable Pecuniary Interest (as defined in the Members' Code of Conduct) they must leave the room for the whole of that item. If the interest is not a Disclosable Pecuniary Interest, but is such that a member of the public could reasonably regard it as being so significant that it is likely that it would prejudice their judgment of the public interest (as explained in the Code of Conduct) then they may make representations, but then must leave the meeting for the remainder of the item.

4 Appeal Decisions

(Verbal Report)

An update will be provided at the meeting.

5 07/2020/00774/FUL - Turbary House Nursery, Chain House Lane, Whitestake

(Pages 5 - 30)

Report of the Director of Planning and Development attached.

6 07/2020/01064/FUL and 1065/LBC - Worden Park, Worden Lane, Leyland

(Pages 31 - 52)

Report of the Director of Planning and Development attached.

7 Planning Application received by Lancashire County Council (South Ribble Ref: LCC/07/2021/00012) - Land to the north and south of the River Ribble

(Pages 53 - 60)

Report of the Director of Planning and Development attached.

8 Minutes of meeting Thursday, 14 January 2021 of Planning Committee

(Pages 61 - 68)

Deferred minutes attached, revised as requested, to be approved as a correct record.

9 Minutes of meeting Thursday, 11 February 2021 of Planning Committee

(Pages 69 - 72)

To be approved as a correct record.

Gary Hall
Chief Executive

Electronic agendas sent to Members of the Planning Committee Councillors Caleb Tomlinson (Chair), Malcolm Donoghue (Vice-Chair), Will Adams,

James Flannery, Mary Green, Harry Hancock, Jon Hesketh, Chris Lomax, Christine Melia, Caroline Moon, Phil Smith and Gareth Watson

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

Forthcoming Meetings

6.00 pm Thursday, 1 April 2021 - 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 three 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 three 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.
- Ward councillors (not on Planning Committee) will then have the opportunity to make representations about the application. Each will have up to four minutes to state their case – whether for or against.
- The applicant/agent will then be invited to speak in support of the application. Ordinarily he/she will have up to four minutes to speak.
- The application will then be discussed by Committee. At this point members of the public, the applicant and other councillors not on Committee will not be able to speak further.
- Planning Committee will then take a vote on the matter.
- No paperwork, plans or photographs will be allowed to be circulated by the applicant/agent or member of the public at the meeting.

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

Filming/Recording Meetings

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

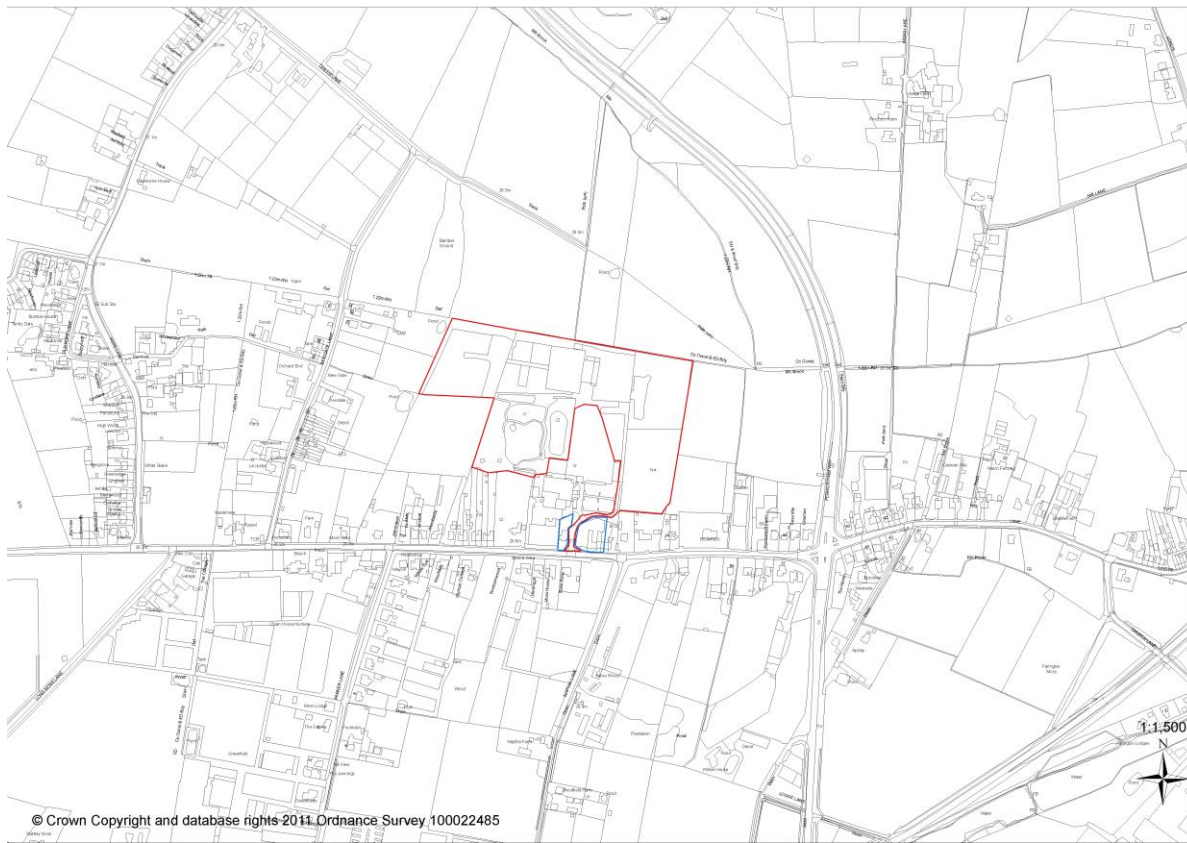
When exercising the rights to record a Planning Committee meeting a member of the public must not in any way be disruptive to that meeting. They must not provide an oral commentary on the meeting whilst it is continuing. If disruption is caused then the Chairman of the meeting may exclude that person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

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

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

Agenda Item 5

Application Number	07/2020/00774/FUL
Address	Turbary House Nursery Chain House Lane Whitestake Preston Lancashire PR4 4LB
Applicant	Mr Paul Kenworthy
Agent	Mr Daniel Hughes 2 Lockside Office Park Lockside Road Preston PR2 2YS
Development	Proposed redevelopment for open storage (Use Class B8), caravan storage (Use Class B8), caravan site including erection of ancillary building (Sui Generis) and recreation (Use Class E), change of use of existing building to workshop/storage (Use Class B2/B8) and ancillary caravan site/recreation use (Sui Generis), retention of existing building for log store and processing (Class E), and siting of static caravan as ancillary office to existing birds of prey centre (Sui Generis). AMENDED DESCRIPTION
Officer Recommendation Officer Name	Approval with Conditions Mr Chris Sowerby
Date application valid	28.09.2020
Target Determination Date	07.04.2021
Extension of Time	08.03.2021



1. REPORT SUMMARY

1.1 The proposal, which is part retrospective, essentially seeks to demolish the existing glasshouses in order to consolidate and expand existing open storage and caravan storage centrally within the site. The land to the west and east of the existing cluster of buildings and glasshouses is then proposed to be used as a caravan site and for recreational purposes.

1.2 The application site, which is broadly 'L' shaped and wraps around the northern and eastern boundaries of the Duxbury's Home and Garden Centre, measures 6.3 hectares and is currently used for a number of commercial purposes, including drainage tanker storage, caravan storage, open storage of fairground rides, agricultural and horticultural uses. With various forms of open storage and storage within the main steel framed building constituting 'previously developed land', 1.5 hectares of the site is 'brownfield land'. Whilst the remainder is greenfield land a significant area of glass house structures, totalling approx. 5000sq m in area, are present centrally within the site.

1.3 The land immediately to the north of Duxbury's Home and Garden Centre is used as a fishery and birds of prey centre. Whilst within the defined application site no works are proposed within this section of the site. To the west of the application site are open, hedge and tree lined fields with a ribbon of residential development and commercial units present on Newgate Lane beyond. To the south of the application site, beyond Duxbury's Garden and Home Centre, is a ribbon of residential development along Chain House Lane. Open fields are present to the east and north of the application site.

1.4 The application site and the surrounding area are designated as Green Belt under Policy G1 of the South Ribble Local Plan.

1.5 On the southern field within the eastern section of the site, which measures 1 hectare in area, a petting zoo is proposed. As a form of outdoor recreation which preserves the openness of the Green Belt the proposed petting zoo accords with the requirements of Green Belt policy.

1.6 The diversification of the plant nursery business over time has resulted in a number of non-conforming uses becoming lawful on the site. Policy 13 of the Central Lancashire Core Strategy however seeks to achieve economic and social improvement for rural ways in a number of way including *“Supporting rural based tourist attractions, visitor facilities, recreational uses, business and storage activities”*. The Central Lancashire Rural Development Supplementary Planning Document highlights *“rural areas in Central Lancashire no longer rely on agriculture as a major source of employment”* and continues to state *“There is now a much more diverse economic profile and it is important that this is encouraged and supported within the area”*.

1.7 Given the baseline position of a significant proportion of the mixed use planning unit being lawfully brownfield (previously development land) in the western, central and north-eastern sections of the site the appropriate approach of considering the in principle acceptability of the proposal is against the requirements of Policy G1 f), namely to consider if the proposal would have a *“greater impact on the openness of the Green Belt and the purposes of including land within it than the existing development”*. This assessment requires more detailed consideration rather than merely comparing the existing and proposed appropriate and inappropriate land use areas.

1.8 The existing and proposed forms of development that have/would have an impact on the openness of the Green Belt are as follows:

	Existing	Proposed	Difference
<i>Appropriate Uses</i>			
Glasshouses and polytunnels	5,000sq m (approx.)	-	-5,000sq m
Sports and recreational buildings	-	56sq m	+56sq m
<i>Inappropriate Uses</i>			
Main steel framed building	850sq m	850 sq m	-
Caravan storage	90 caravans	130 caravans	+40 caravans
Open storage (excluding caravans)	6,000sq m	6,000sq m	-
Touring caravan pitches	-	27	+27 caravan pitches
Caravan facilities building	-	74sq m	+74sq m

1.9 As part of the changes detailed above a reconfiguration of the site is proposed which results in the lawful open storage area being consolidated centrally within the site.

1.10 Furthermore a proposed 1.5m high landscaped bund running 100m along the eastern periphery of the extend of the lawful open storage area within the north-eastern field and a comprehensive woodland planting scheme of native trees along the western boundary of the site would provide additional visual screening.

1.11 It is the view of Officers that the proposed aforementioned development would not have a greater impact on the openness of the Green Belt, and potentially would result in a lesser impact on the openness of the Green Belt when compared to the existing situation, according with the requirements of Policy G1 f) in the South Ribble Local Plan and paragraph 145 of the NPPF.

1.12 With the limited views of the application site from public areas, and the current lawful uses present on the site, the proposed development is not considered to have an adverse impact on the character and appearance of the area. The proposed development therefore complies

with the requirements of Core Strategy Policy 17 and Policy G17 of the South Ribble Local Plan.

1.13 A minimum distance of 200m would be present from the rear of residential properties on Newgate Lane to the western section of the site where the touring caravan pitches are proposed with intervening mature evergreen hedging in excess of 10m in height present and additional native woodland planting proposed. A minimum distance of 30m is present from the rear of residential properties on Chain House Lane to the southern boundary of the site where a petting zoo is proposed within an existing field with intervening mature evergreen hedging in excess of 10m in height present. These inter-relationships with neighbouring properties are considered to be acceptable with the proposed development not having a significant undue impact on the amenities of neighbouring residents in terms of overlooking / loss of privacy or overshadowing / overdominance.

1.14 County Highways have fully assessed the proposal and have raised no objections to the proposal, stating they are of the opinion that *“a development of this size and nature would not have a severe impact on highway safety or capacity within the immediate vicinity of the site”*. A total of 100 parking spaces are proposed across the site. County Highways have confirmed that the internal layout and level of parking are all acceptable. No changes are proposed to the existing shared access on to Chain House Lane which County Highways have concluded to be acceptable to serve the proposed redeveloped site.

1.15 Neighbours have raised concern at the potential for noise issues arising from the use of touring caravan pitches. A Noise Impact Assessment was submitted with the planning application. This submitted assessment considers the baseline position which, for the western section of the site, includes open storage together with ancillary activities associated with the drainage tanker company, a tree surgeon, a gardener and a glasshouse installer. Environmental Health concur with the findings of the submitted assessment in that the proposed 27 touring caravan pitches is unlikely to generate significant noise. The application provides the opportunity to impose conditions on any given permission to control the use. Currently the site is able to operate unregulated by planning conditions.

1.16 Neighbours have also raised concern at the potential for noise issues arising from the proposed recreational uses in the eastern section of the site. With the proposed petting zoo not considered to be a significant noise generator, which has not been disputed by Environmental Health, the submitted Noise Impact Assessment considers the noise impact for the other proposed and relocated existing uses on the site.

1.17 With a distance of 60m from the southernmost proposed recreational leisure area to the nearest residential garden a calculation of predicted noise levels concludes that noise would be more than 3dB below the prevailing noise environment during the daytime in the worst affected garden areas. The applicant has also clarified that the driving experiences would be all-electric (battery powered) off-road vehicles which generate significantly less noise than petrol engine vehicles and the proposed clay pigeon would not use standard firearms but instead would use infra-red laser which also means that the targets do not explode, both of which significantly reduce noise in comparison to traditional clay pigeon shooting.

1.18 It should also be noted that the application proposes the relocation of existing lawful, noise generating, non-conforming uses centrally within the site which can then be controlled through the imposition of conditions on any given planning permission.

1.19 Environmental Health have not objected to the proposal, having considered the proposal and submitted Noise Impact Assessment.

1.20 The Local Lead Flood Authority has fully assessed the proposal and have raised no objections.

1.21 The Council's appointed Ecology consultants have advised that the site does not have any nature conservation designations, nor are the proposals likely to impact upon any such site. It has been concluded that existing trees on the site offer "*no obvious potential roost features*" for bats and that the existing greenhouses and polytunnels to be demolished/removed offer "*negligible potential for roosting bats*". Previous Environmental DNA sampling of three ponds within 250m of the site in 2018 and 2020 provided negative results for Great Crested Newts. The Council's Ecology Consultant has confirmed it would be unreasonable to ask for further updated survey of these ponds.

1.22 There are no objections from any of the statutory consultees to the proposal which includes the relocation of existing lawful, noise generating, non-conforming uses centrally within the site.

1.23 The proposed development is deemed to be in accord with Policies 3, 9, 13, 17, 21, 22, 24, 29 and 30 of the Core Strategy and Policies F1, G1, G13, G14, G16 and G17 of the South Ribble Local Plan together with the Central Lancashire Rural Development Supplementary Planning Document. For these reasons, and those contained within the report, the application is recommended for approval.

2. APPLICATION SITE AND SURROUNDING AREA

2.1 The application relates to a 6.3 hectare parcel of land known as Turbary House Nursery, off Chain House Lane in Whitestake. The site is broadly 'L' shaped and wraps around the northern and eastern boundaries of the Duxbury's Home and Garden Centre, to which an access on to Chain House Lane is shared.

2.2 The site is currently used for a number of commercial purposes.

2.3 A mixture of unmanaged field and hardstanding is present in the western section of the site which is used as a compound by Waterloo Tankers for open storage together with a section of mown grass used for birds of prey display shows. Other associated and ancillary activities take place in this section of the site including the storage of caravans that have been abandoned by owners and moved from the caravan storage section of the site, storage areas for a tree surgeon, a gardener and a glasshouse installer together with 2 welfare portacabins and a toilet.

2.4 In the central section of the site is steel portal framed building, glasshouses and open storage for caravans and fairground rides. Sections of the glasshouses remain in agricultural use as a nursery whilst others are redundant or used as storage space including the storage of machinery by a tree surgeon. The steel portal framed building is currently used as storage as part of the applicant's landscaping business, as well as for the maintenance and storage of further fairground rides. Currently the applicant stores approximately 80 caravans on the site in addition to the abandoned caravans in the western section of the site (which total approximately 10 caravans).

2.5 The eastern section of the application site comprises of two fields. In the northern field the applicant stores logs and material associated with his landscaping business together with an element of general waste storage. The southern field remains open, this is where laser clay pigeon shooting has taken place.

2.6 The land immediately to the north of Duxbury's Home and Garden Centre is used as a fishery and birds of prey centre. Whilst within the defined application site no works are proposed within this section of the site.

2.7 To the west of the application site are open, hedge and tree lined fields with a ribbon of residential development and commercial units present on Newgate Lane beyond. To the south of the application site, beyond Duxbury's Garden and Home Centre, is a ribbon of residential

development along Chain House Lane. Open fields are present to the east and north of the application site.

2.8 The application site and the surrounding area are designated as Green Belt under Policy G1 of the South Ribble Local Plan.

3. RELEVANT SITE HISTORY

3.1 In December 2018 a Lawful Development Certificate (ref. 07/2018/7813/CLU) was granted for confirming the lawful use of parts (1.5 hectares in total) of the site including the steel portal framed building, but excluding glasshouses and polytunnels, for the use of land for open storage and a for storage use (Use Class B8).

3.2 The delegated report accompanying this decision concluded:

“The burden of proof in such applications is with the applicant. They have provided evidence which proves without doubt that the continuous use of land and buildings identified on drawing 1262-PL01B (PWL) cannot be disputed by evidence available to the council. The test to be made when assessing the application is on the ‘balance of probabilities’ rather than absolute fact. It is considered that given that the applicant has demonstrated this balance of probability, that the certificate should therefore be granted”.

4. PROPOSAL

4.1 The application, which is part retrospective, seeks planning permission for the redevelopment of the site for open storage (Use Class B8), caravan storage (Use Class B8), caravanning to include the erection of an ancillary building (Sui Generis) and recreation (Use Class E), together with the change of use of the existing steel portal framed building to a workshop and storage mix use (Use Class B2/B8) and ancillary caravanning/recreational use (Sui Generis), retention of existing building for log store and log processing (Class E) and the siting of a caravan as an ancillary office to the existing birds of prey centre (Sui Generis).

4.2 Essentially the proposal seeks to demolish the existing glasshouses in order to consolidate and expand existing open storage and caravan storage centrally within the site. The land to the west and east of the existing cluster of buildings and glasshouses is then proposed to be used as a caravan site and for recreational purposes.

Western area of the site

4.3 The western periphery of the site, which currently comprises of a 90m (wide) x 105m (deep) parcel of unmanaged grassland is proposed to remain in a managed state. An incursion of open storage from the adjacent hardstanding into this space is proposed to be removed with the land returned to open land.

4.4 The existing 24m (wide) x 100m (deep) area of hardstanding adjacent to the open grassland, used as a compound by Waterloo Tankers for open storage, together with 24m (wide) x 100m (deep) of the adjacent area of land comprising of glasshouse storage and open storage is proposed to be cleared and used for caravanning. A total of 27 touring caravan pitches are proposed.

4.5 Within this section of the site an 11.2m (length) x 6.6m (deep) x 2.5-4.8m (high) brick built building is proposed to provide toilet, showering, laundry and washing facilities for the caravanners. A 20m x 10m children’s outdoor area is also proposed within the caravan site.

4.6 Existing boundary hedging and trees within the site are to be retained with the planting of additional landscaping proposed to section off the existing area used for birds of prey display shows from the remainder of the site.

Central area of the site

4.7 Within the central section existing glasshouses, totally approx. 5000sq m in area, are proposed to be removed. A number of fairground rides that are stored on hardstanding within this section of the site, without planning permission, are also to be removed. The existing lawful caravan storage business is proposed to be relocated to this central section of the site and expanded to accommodate up to 130 caravans within a compound secured by 2m high galvanised palisade fencing. Screening in the form of hedge planting is proposed along the front boundary of the compound, with existing landscaping to be retained along the western and northern boundaries.

4.8 The 400sq m of glasshouse adjoining the western elevation of the existing steel portal framed building is proposed to be retained and would continue to be used for log storage and sales.

4.9 The existing main steel portal framed building is proposed to be retained and subject to a change of use to provide a reception area and convenience shop (90sq m) to serve the uses on the site. An element of full height glazing is proposed to be introduced to the front elevation of the building. The remaining 640sq m of the building would continue to be used for storage use (Use Class B8).

4.10 The existing area of caravan storage, to the east of the existing main steel portal, is proposed to be used by the existing storage businesses that lawfully operate largely within the western section of the site. Palisade fencing, to a height 2m high galvanised palisade fencing, is proposed to enclose the 4 open storage areas proposed which is total cover 3,000sq m.

Eastern area of the site

4.11 The 80m x 40m parcel of land to the east of the existing caravan storage area is proposed to be continued to be used for storage of bark, wood chippings and topsoil in spoils in associated with the applicant's landscaping business. A 1.5m high landscaped bund is proposed to enclose this parcel of land.

4.12 In response to concerns raised by neighbours the proposed laser clay shooting and archery tag (a combat game with foam-ended arrows with participants firing at each other) area has been moved further away from residential properties into the remainder of the eastern section of this field, with the southern section to be used as an area of all-electric off-road (called 'Crazi-Bugz') driving experiences for younger and older children. Initially the use of 5 'Crazi-Bugz' are proposed to be used on the field. No engineering operations are proposed to facilitate this use and no hardstanding is required, with the track to be edged in logs and/or tyres. An open sided timber shed, measuring 7.5m (width) x 2.5m (depth) x 2.2-2.5m (height) is proposed as a shelter for shooters and archery tag participants.

4.13 The southern 1 hectare field is proposed to be split into two halves, with a change of use to a recreational field to be used for archery, air soft archery and Nerf games (essentially team combat games with foam projectiles) proposed within the northern section of the field. Two open sided timber sheds, each measuring 7.5m (width) x 2.5m (depth) x 2.2-2.5m (height) are proposed as a shelter for participants. The southern section of the field is proposed to be subject to of use to a petting zoo with the likes of alpacas, llamas, goats and an aviary. Animal compounds are all to be external and formed with stock and timber fencing with small stock shelters for animals. The use of wood chip is proposed to form the pathways between compounds.

4.14 Standard opening hours of 9am-6pm are proposed for all of the leisure and recreational uses, with the applicant wishing to possibly opening later in the summer months and for particular holidays such as Halloween, Bonfire night and the Christmas period.

4.15 Along the eastern side of the access road 30 car parking spaces are proposed to be formed on existing hardstanding within a single row.

4.16 The application is accompanied by a Planning Statement, Noise Impact Assessment, Ecology Report, Tree Impact Assessment and a Flood Risk Assessment

5. REPRESENTATIONS

5.1 As of the 9th February, a total of 48 letters of representation have been received in relation to the proposal. Of the representations received 26 were in **support** of the proposal, 19 were **against** the proposal, 2 made comments **for and against** the proposal and 1 was from a third party agent seeking clarification on retail elements of the proposal.

5.2 A summary of the 26 letters of support follows:

- ☐ Visually improve the site
- ☐ Proposed would likely result in lesser noise than the existing activities on site
- ☐ Creation of jobs and boost to local economy
- ☐ Lack of such business in locality
- ☐ Activities for the family welcomed
- ☐ Extensive tree planting will benefit wildlife
- ☐ Proposed uses will complement existing fishing lake and owl sanctuary
- ☐ Safe environment for caravan storage with minimal visual impact

5.3 A summary of the 19 letters of objection follows:

Principle Issues

- ☐ The granting of the Lawful Development Certificate was flawed and should be revoked

Policy Issues

- ☐ The proposal would merge the settlements of Farington and Penwortham
- ☐ The proposal is contrary to Green Belt policy

Character and Design

- ☐ Proposed development amounts to over-development and over-intensification

Relationship to Neighbours

- ☐ Potential loss of privacy

Highway Issues

- ☐ Increased traffic and congestion
- ☐ No Highway Impact Assessment has been submitted

Noise and Disturbance Issues

- ☐ Potential noise and light issues arising from use touring caravan pitches
- ☐ Potential noise issues arising from proposed recreational uses
- ☐ Noise disturbance to residents and horses in relation to clay pigeon shooting
- ☐ The submitted Noise Impact Assessment contains discrepancies

Drainage and Land Issues

- ☐ Potential for surface water drainage issues
- ☐ Part of the proposed development is on contaminated land

Trees and Wildlife Issues

- ☐ Potential loss of wildlife habitats
- ☐ Discrepancies in the submitted Ecology Report with existing ponds forming a wildlife corridor

Other Issues

- ☐ Potential for increase in traffic to worsen air quality
- ☐ Impact on property value
- ☐ Potential for anti-social behaviour from the use of the touring caravan pitches

- ☐ Potential for the caravan touring site to attract “travellers”
- ☐ Don’t want tourism in Whitestake
- ☐ Potential for a precedent to be set for similar development of other sites
- ☐ Job creation would be minimal

5.4 A summary of the 2 letters of representation that made comments for and against the proposal follows:

- ☐ Only concern in regards to recreational activities element due to potential noise issues
- ☐ Advantages in removing non-conforming uses
- ☐ The site can be controlled through use of planning conditions where currently no such conditions are in place
- ☐ Lack of facilities proposed for visitors

5.4 **Farington Parish Council** have objected to the proposal citing the impact on the Green Belt, wildlife, residential amenity and air quality issues.

6. CONSULTATION REPLIES

County Highways have raised no objections to the proposal, stating they are of the opinion that *“a development of this size and nature would not have a severe impact on highway safety or capacity within the immediate vicinity of the site”*. County Highways continue to confirm that both the proposed access arrangement, internal layout and level of parking are all acceptable.

Environmental Health have considered the proposal and, whilst offering advice to the applicant to re-position the proposed recreation area as far from residents as practicable in order to minimise the potential for noise complaints, have raised no objections to the application as submitted.

Ecology have advised that the site does not have any nature conservation designations, nor are the proposals likely to impact upon any such site. Whilst the site lies within the Impact Risk Zone identified by Natural England for the Ribble Estuary SSSI and Newton Marsh SSSI Ecology advise that there is unlikely to be any impacts on these sites.

The submitted ecology report concludes that existing trees on the site offer *“no obvious potential roost features”* for bats. An update to the report concludes that the existing greenhouses and polytunnels to be demolished/removed offer *“negligible potential for roosting bats”*. The Council’s Ecology Consultant agrees with these conclusions and requests a condition be imposed on any given permission requiring existing boundaries remain “dark corridors” to ensure continuing bat foraging potential and connectivity for commuting bats.

Previous Environmental DNA sampling of three ponds within 250m of the site in 2018 and 2020 provided negative results for Great Crested Newts. The Council’s Ecology Consultant has confirmed it would be unreasonable to ask for further updated survey of these ponds. Given the presence of potential refugia on the site (e.g. under piles of stone) the Council’s Ecology consultant advises that the submitted Precautionary Method Statement in relation to Great Crested Newts be adhered to during construction.

The Local Lead Flood Authority (LLFA) have fully assessed the proposal and have raised no objections subject to the imposition of conditions relating to the agreement a sustainable drainage strategy for the site.

United Utilities have submitted no observations.

The Local Authority’s **Arboriculturist** has raised no objections to the proposal confirming that the majority of vegetation to be removed is *“dense, self-seeded and of relatively low amenity”*

value". Conditions relating to the agreement of a landscaping scheme including mitigation tree planting and tree protection measures during construction have been recommended.

LCC Public Rights of Way Officer have raised no objections to the proposal highlighting that landscaping, drainage and operational activities should not interfere with the PRow in the field north of the application site.

7. MATERIAL CONSIDERATIONS

Policy Considerations

7.1 i) NPPF

7.1.1 The NPPF promotes a presumption in favour of sustainable development and supports sustainable economic development, stating *"Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development"*.

7.1.2 Regarding development in the Green Belt, Paragraphs 143-145 state:

"143. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

144. When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

145. A local planning authority should regard the construction of new buildings as inappropriate development in the Green Belt. Exceptions to this are:

- a) buildings for agriculture and forestry;*
- b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do 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;*
- f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and*
- g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:
 - not have a greater impact on the openness of the Green Belt than the existing development; or*
 - not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority"**

7.1.3 In regards to the economy Paragraph 80 of the NPPF assets *"Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development."*

7.1.4 In regards to supporting a prosperous rural economy Paragraph 83 of the NPPF confirms that planning policies and decisions should enable:

*“[...] b) the development and diversification of agricultural and other land-based rural businesses;
c) sustainable rural tourism and leisure developments which respect the character of the countryside [...]”*

7.1.5 Paragraph 84 states *“The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist”*.

7.2 ii) Core Strategy Policy Considerations

7.2.1 Policy 1 of the Core Strategy is entitled ‘Locating Growth’ and encourages the focussing of growth and investment in the Key Service Centres of Chorley and Leyland and the other main urban areas in South Ribble.

7.2.2 Policy 9: Economic Growth and Employment sets out the ways in which economic growth and employment will be provided within the Central Lancashire Region.

7.2.3 Policy 17: Design of New Buildings expects the design and new buildings to take account of the character and appearance of the local area and effectively mirrors Policy G17 in the South Ribble Local Plan.

7.2.4 Policy 21 is entitled ‘Landscape Character Areas’ and requires development to be appropriate and integrate well into the existing landscape character type.

7.3 iii) South Ribble Local Plan (2012-2026)

7.3.1 Within the Local Plan the site is allocated as Green Belt. The policy relating to development in the Green Belt, Policy G1, confirms that inappropriate development within the Green Belt is, by definition, harmful to the Green Belt with planning permission only to be given if certain criteria are met or unless very special circumstances exist. The list of exceptions is broadly the same as stated previously in Paragraph 145 of the NPPF.

7.3.2 The proposal will be assessed against Green Belt policy in the following sections of this report.

7.4 Establishing the Planning Unit

7.4.1 The site currently comprises of a number of different uses, as outlined in section 2 of this report. It is therefore important to establish what constitutes the planning unit or planning units. The High Court judgement of Mr Justice Bridge in *Burdle v Secretary of State for the Environment* [1972] 1 WRL 1207 sketched out 3 broad categories of distinction to help determine the planning unit, namely:

1. Where the occupier pursues a single main purpose to which secondary activities are incidental or ancillary, the whole unit of occupation should be considered to be the planning unit.
2. Where there are a variety of activities none of which are incidental or ancillary to another and which are not confined within separate and physically distinct areas of land, again the whole unit of occupation should normally be the planning unit. (This is usually said to be a composite use.)
3. Where within a single unit of occupation there are two or more physically separate and distinct areas occupied for substantially different and unrelated purposes, each area (together with its incidental and ancillary activities) should be a separate planning unit.

7.4.2 Whilst the issuing of Lawful Development Certificate 07/2018/7813/CLU established the lawful use of 1.5 hectares of the site, including the steel portal framed building, for the use of

land for open storage and a for storage use (Use Class B8) this does not necessarily confirm the existence of separate planning units but merely confirms the lawful use of the parts of the site applied for.

7.4.3 It is concluded from an assessment of the site that the 3.7 hectare part of the site which comprises of the main steel framed building, glass houses, polytunnels, open storage, the western section of the site that includes a compound by Waterloo Tankers together with an area of unmanaged field and the northern field within the eastern section of the site, in which part of the field used by the applicant for logs and material storage associated with his landscaping business all fit Mr Justice Bridge's second criteria for being considered a single mixed use planning unit as the uses are not confined within separate and physically distinct areas of land. Within this planning unit, 1.5 hectares is confirmed as 'previously developed land' by virtue of the issuing of Lawful Development Certificate 07/2018/7813/CLU with the remainder, including the glass houses and polytunnels, being greenfield land.

7.4.4 The southern field within the eastern section of the site and the birds of prey centre are separate and physically distinct elements that do not form part of the mixed-use planning unit.

7.4.5 The establishing of what constitutes the planning unit is important for the Green Belt policy consideration in the following section of this report.

7.5 Green Belt

7.5.1 The application site is situated within the Green Belt with Policy G1 of the South Ribble Local Plan and Paragraphs 143-145 of the NPPF therefore being a relevant consideration.

7.5.2 The purpose of the Green Belt, as set out in Paragraph 134 of the NPPF, does not relate to landscape character or amenity value but instead only serves the following five purposes:

- a) *to check unrestricted urban sprawl of large built-up areas;*
- b) *to prevent neighbouring towns merging into one another;*
- c) *to assist in safeguarding the countryside from encroachment;*
- d) *to preserve the setting and special character of historic towns; and*
- e) *to assist in urban regeneration, by encouraging the recycling of derelict and other urban land*

7.5.3 The application site comprises of 1.5 hectares of brownfield land (i.e. 'previously developed land') on which various forms of open storage and storage within the main steel framed building exist. Whilst the remainder is greenfield land a significant area of glass house structures, totally approx. 5000sq m in area, are present centrally within the site.

7.5.4 The proposed development relates to two distinctly separate planning units, namely the 3.7 hectare of mixed use land outlined in paragraph 7.4.3 and the southern field within the eastern section of the site which is open and not subject to any encroachment from any uses on the wider site.

Southern field within the eastern section of the site

7.5.5 On the southern field within the eastern section of the site, which measures 1 hectare in area, a petting zoo is proposed. As a form of outdoor recreation the principle of a petting zoo accords with the requirements of Green Belt policy however an assessment needs to be made as to whether this element of the proposal "*preserves the openness of the Green Belt and does not conflict with the purposes of including land within it*".

7.5.6 With the absence of any built infrastructure commonly associated with the lawful agricultural use of this section of the site there would be no conflict with Green Belt policy. The nature and scale of the proposed development would not therefore conflict with any of the five purposes of the Green Belt as set out in paragraph 7.5.2.

7.5.7 For the above reasons the proposed petting zoo accords with the requirements of Policy G1 b) and paragraph 145 of the NPPF.

Western, central and north-eastern sections of the site

7.5.9 The existing use of these sections of the application site comprises of a mixture uses 'appropriate' in the Green Belt (i.e. horticulture) and lawful uses not normally considered 'appropriate' unless one of any number of exceptions listed in paragraph 145 of the NPPF are met (i.e. open and indoor storage together with associated ancillary activities as outlined in section 2 of this report).

7.5.10 The split as existing is 1.5 hectares of 'previously developed land' (i.e. the lawful uses not normally considered 'appropriate' within the Green Belt unless one of the listed exceptions are met and 2.2 hectares of 'greenfield' land (i.e. development associated with horticultural activities and open land).

7.5.11 The applicant asserts within the submitted Planning Statement that the use for touring caravan pitches constitutes 'outdoor recreation' and therefore this element of the proposal is an appropriate form development in the Green Belt. This view however is not supported by Planning Inspectorate appeal decision ref. APP/L3245/W/16/3151039 which related to a site in Shropshire. In that decision, which proposed the change of use of a recreational area for an additional 30 caravan pitches to extend an existing site, the Inspector concluded that caravan pitches do not constitute an appropriate form of development in the Green Belt. This is relevant as the proposed redevelopment of this site results in 2 hectares of uses not normally considered 'appropriate' within the Green Belt unless one of the listed exceptions are met (i.e. open storage including caravan storage and touring caravan pitches), not the 1.4 hectares asserted by the applicant. The remaining 1.7 hectares are proposed to be used for outdoor sport and outdoor recreational uses which are, in principle, 'appropriate' uses in the Green Belt.

7.5.12 Given the baseline position of a significant proportion of the mixed use planning unit being lawfully brownfield (previously development land) the appropriate approach of considering the in principle acceptability of the proposal is against the requirements of Policy G1 f), namely to consider if the proposal would have a "greater impact on the openness of the Green Belt and the purposes of including land within it than the existing development". This assessment requires more detailed consideration rather than merely comparing the existing and proposed appropriate and inappropriate land use areas.

7.5.13 The existing and proposed forms of development that have/would have an impact on the openness of the Green Belt are as follows:

	Existing	Proposed	Difference
<i>Appropriate Uses</i>			
Glasshouses and polytunnels	5,000sq m (approx.)	-	-5,000sq m
Sports and recreational buildings	-	56sq m	+56sq m
<i>Inappropriate Uses</i>			
Main steel framed building	850sq m	850 sq m	-
Caravan storage	90 caravans	130 caravans	+40 caravans
Open storage (excluding caravans)	6,000sq m	6,000sq m	-
Touring caravan pitches	-	27	+27 caravan pitches
Caravan facilities building	-	74sq m	+74sq m

7.5.14 As part of the changes detailed above a reconfiguration of the site is proposed which results in the lawful open storage area being consolidated centrally within the site.

7.5.15 Furthermore a proposed 1.5m high landscaped bund running 100m along the eastern periphery of the extend of the lawful open storage area within the north-eastern field and a comprehensive woodland planting scheme of native trees along the western boundary of the site would provide additional visual screening.

7.5.16 It is the view of Officers that the proposed aforementioned development would not have a greater impact on the openness of the Green Belt, and potentially would result in a lesser impact on the openness of the Green Belt when compared to the existing situation, according with the requirements of Policy G1 f) in the South Ribble Local Plan and paragraph 145 of the NPPF.

7.6 Character and Design

7.6.1 Policy G17 of the Local Plan, amongst other things, requires development to be well related to neighbouring buildings and the locality in terms of its size, scale and intensity (plot coverage) and Policy 17 of the Core Strategy expects new buildings to “*take account of the character and appearance of the local area*”.

7.6.2 Along Chain House Lane and other roads within the immediate vicinity of the site a mixture of land uses are present. Ribbons of residential properties are present together with commercial operations including Duxbury’s Home and Garden Centre, offices, workshops and plant nurseries. Land to north is predominantly agricultural in character.

7.6.3 The application site is set some 230m back from Chain House Lane with intervening development. A distance of 150m is present from Newgate Lane to the west with intervening mature landscaping. A distance of 220m is present from the A582 Penwortham Way to the east within intervening mature landscaping. These distances, the intervening development and mature landscaping inhibits views of the site from public places to the west, south and east.

7.6.4 Within a field to the north of the site a Public Right of Way (FP54) runs in and west-east direction from a line north of the existing area of open caravan storage through to the A582 Penwortham Way. It is from this Public Right of Way (PRoW) which the potential for views of the site only exist. The northern boundary comprises of a line of mature trees in excess of 15m high together with hedging which limits views into the site from PRoW. It should relevant that the northern section of the site along which the PRoW runs parallel to currently is lawfully used for open storage. Whilst the nature of the type open storage in this section of the site would in part change as part of the proposed redevelopment the impact on character and appearance of the area when viewed when passing along the stretch of PRoW would not be material.

7.6.5 With the limited views of the application site from public areas, and the current lawful uses present on the site, the proposed development is not considered to have an adverse impact on the character and appearance of the area. The proposed development therefore complies with the requirements of Core Strategy Policy 17 and Policy G17 of the South Ribble Local Plan.

7.7 Relationship to Neighbours

7.7.1 A minimum distance of 200m would be present from the rear of residential properties on Newgate Lane to the western section of the site where the touring caravan pitches are proposed with intervening mature evergreen hedging in excess of 10m in height present and additional native woodland planting proposed. This inter-relationship will not result in undue impact on the amenities of the owners/occupiers of neighbouring properties in terms of overlooking/loss of privacy or overshadowing/overdominance.

7.7.2 A minimum distance of 30m is present from the rear of residential properties on Chain House Lane to the southern boundary of the site where a petting zoo is proposed within an existing field with intervening mature evergreen hedging in excess of 10m in height present. This inter-relationship will not result in undue impact on the amenities of the owners/occupiers of neighbouring properties in terms of overlooking/loss of privacy or overshadowing/overdominance.

7.7.3 No properties are present immediately to the north or east of the application site.

7.7.4 For the reasons outlined above, the proposed development will not have a significant undue impact on the amenities of neighbouring residents in terms of overlooking / loss of privacy or overshadowing / overdominance and complies with Policy G17 of the South Ribble Local Plan and Policy 17 of the Core Strategy.

7.8 Highway Issues

7.8.1 County Highways have fully assessed the proposal and have raised no objections to the proposal, stating they are of the opinion that *“a development of this size and nature would not have a severe impact on highway safety or capacity within the immediate vicinity of the site”*.

7.8.2 Neighbours have raised concern at the potential for an increase in traffic to worsen air quality. A number of traffic generating uses however currently lawfully operate from the site. Whilst some of the existing uses are proposed to continue within the redeveloped site the existing plant nursery business, which attracts car and heavy goods movements, would cease to exist. It is reasonable to conclude that the new uses proposed (i.e. touring caravan pitches and recreational/leisure uses) would predominantly be restricted to smaller private vehicles. The proposed development is however considered not to result in a significant increase in traffic flow to and from the site.

7.8.3 A total of 100 parking spaces are proposed across the site. County Highways have confirmed that the internal layout and level of parking are all acceptable. No changes are proposed to the existing shared access on to Chain House Lane which County Highways have concluded to be acceptable to serve the proposed redeveloped site.

7.9 Noise and Disturbance Issues

7.9.1 Neighbours have raised concern at the potential for noise issues arising from the use of touring caravan pitches. A Noise Impact Assessment was submitted with the planning application. This submitted assessment considers the baseline position which, for the western section of the site, includes open storage together with ancillary activities associated the drainage tanker company, a tree surgeon, a gardener and a glasshouse installer. Environmental Health concur with the findings of the submitted assessment in that the proposed 27 touring caravan pitches is unlikely to generate significant noise. The application provides the opportunity to impose conditions on any given permission to control the use. Currently the site is able to operate unregulated by planning conditions.

7.9.2 Neighbours have also raised concern at the potential for noise issues arising from the proposed recreational uses in the eastern section of the site. With the proposed petting zoo not considered to be a significant noise generator, which has not been disputed by Environmental Health, the submitted Noise Impact Assessment considers the noise impact for the other proposed and relocated existing uses on the site.

7.9.3 A distance of 60m is present from the southernmost proposed recreational leisure area to the nearest residential garden. Predicted noise levels have been applied within the submitted Noise Assessment from the use of artificial grass pitches taken from Sports England Guidance. This calculation concludes that noise would be more than 3dB below the prevailing noise environment during the daytime in the worst affected garden areas.

7.9.4 Neighbours have particularly raised concern at the referenced use of “mini tanks” and clay pigeon shooting within the recreational areas. The applicant has however since clarified that the driving experiences would be all-electric (battery powered) off-road vehicles which generate significantly less noise than petrol engine vehicles. The proposed clay pigeon would not use standard firearms but instead would use infra-red laser which also means that the targets do not explode, both of which significantly reduce noise in comparison to traditional clay pigeon shooting.

7.9.5 Standard opening hours of 9am-6pm are proposed for all of the leisure and recreational uses, with the applicant wishing to possibly opening later in the summer months and for particular holidays such as Halloween, Bon Fire night and the Christmas period.

7.9.6 Environmental Health have not objected to the proposal, having considered the proposal and submitted Noise Impact Assessment. Whilst offering advice to the applicant to re-position the proposed recreation area as far from residents as practicable in order to minimise the potential for noise complaints, they do not feel that the potential for noise would be sufficient to justify the refusal of the application on the ground of neighbour amenity. The applicant has responded to Environmental Health’s suggested consideration to reconfigure the site by seeking further comments from their appointed Noise Consultant who makes the following comments:

“The report does not state that noise from players and supporters is difficult to control. In fact, the report shows that noise levels will be suitably controlled at the nearest receptors by setting the noisier uses away from the nearest receptors.

The petting zoo provides a 60m buffer between the rear gardens of the nearest dwellings and the leisure uses which could generate potentially significant noise levels. The report shows that at a setback distance of 40m noise levels would be acceptable, therefore the proposed setback is already greater than is required.”

7.9.7 It should also be noted that the application proposes the relocation of existing lawful, noise generating, non-conforming uses centrally within the site which can then be controlled through the imposition of conditions on any given planning permission.

7.10 Drainage and Land Issues

7.10.1 The potential for the redevelopment of the site resulting in surface water drainage issue has been raised by neighbours. The application is accompanied by a Flood Risk Assessment which concludes that the proposed development is at *“low risk from all sources of flooding and that surface water as a result of development will have to be managed in accordance with current practices and guidance so as not to increase the risk of flooding at the site or downstream of the site”*.

7.10.2 The Local Lead Flood Authority have fully assessed the proposal and have raised no objections subject to the imposition of conditions relating to the agreement of an acceptable sustainable drainage scheme.

7.10.3 Neighbours have raised concern that part of the site contains contaminated land as confirmed by the submitted Preliminary Risk Assessment. The presence of forms of land contamination is not unusual on previously developed site with the confirmed presence or suspicion of such contamination necessitating the imposition of a condition requiring the submission of a full review of ground conditions prior to works commencing on site and the agreement of remediation measures with Environmental Health.

7.11 Trees and Wildlife Issues

7.11.1 Neighbours have highlighted alleged discrepancies in the submitted Ecology Report, with existing ponds forming a wildlife corridor. The Council’s appointed Ecology consultants

have however since requested additional information from the applicant before providing their response to the proposal.

7.11.2 Having being presented with all the necessary information to consider the proposal the Council's appointed Ecology consultants have advised that the site does not have any nature conservation designations, nor are the proposals likely to impact upon any such site.

7.11.3 It has been concluded that existing trees on the site offer "*no obvious potential roost features*" for bats and that the existing greenhouses and polytunnels to be demolished/removed offer "*negligible potential for roosting bats*". It is recommended that a condition be imposed on any given permission requiring existing boundaries remain "dark corridors" to ensure continuing bat foraging potential and connectivity for commuting bats.

7.11.4 Previous Environmental DNA sampling of three ponds within 250m of the site in 2018 and 2020 provided negative results for Great Crested Newts. The Council's Ecology Consultant has confirmed it would be unreasonable to ask for further updated survey of these ponds. Given the presence of potential refugia on the site (e.g. under piles of stone) the Council's Ecology consultant advises that the submitted Precautionary Method Statement in relation to Great Crested Newts be adhered to during construction.

7.12 Other Issues

7.12.1 Neighbours have objected on the basis of the potential for the caravan touring site to attract "travellers" and also potential anti-social behaviour. No evidence has been submitted to support these concerns. The touring caravan pitches are to be managed from the on-site reception area with a booking required to occupy a pitch. Conditions can be imposed to control elements of the use of the pitches. Should anti-social behaviour occur this should then be reported to the relevant authority (i.e. the police or Environmental Health depending on the nature of allegation).

7.12.2 Objections have been received from neighbours alleging that any job creation would be minimal and that tourism isn't wanted in Whitestake. Policy 13 of the Central Lancashire Core Strategy however seeks to achieve economic and social improvement for rural ways in a number of way including "*Supporting rural based tourist attractions, visitor facilities, recreational uses, business and storage activities*". The Central Lancashire Rural Development Supplementary Planning Document (SPD) highlights "*rural areas in Central Lancashire no longer rely on agriculture as a major source of employment*" and continues to state "*There is now a much more diverse economic profile and it is important that this is encouraged and supported within the area*". There is no stipulation as the extent of job creation required to support such diversification. Tourism is identified in the SPD as "*an important component of the Central Lancashire economy, and there are many existing tourism destinations in the countryside*".

7.12.3 Neighbours have raised concern at the potential for the proposed development to impact on property value. This however is not a material planning consideration and therefore cannot be considered as such.

7.12.4 A concern of neighbours is the potential for a precedent to be set for similar development of another site. Planning applications are however determined on their own merits.

8. CONCLUSION

8.1 The proposal constitutes an appropriate form of development in the Green Belt. It is the view of Officers that the proposal would not have a greater impact on the openness of the Green Belt, and potentially would result in a lesser impact on the openness of the Green Belt when compared to the existing situation, according with the requirements of Policy G1 f) in the South Ribble Local Plan and paragraph 145 of the NPPF.

8.2 The proposed development would not be out of character with the local area and there are not highway safety issues associated with the proposal. The inter-relationships with neighbours are considered to be acceptable, with the application proposing supplementary landscaping.

8.3 Whilst the proposal would introduce a number of new uses on the site the application provides the opportunity to control these uses, and the existing uses on the site that currently is unregulated, through the use on conditions on any given planning permission.

8.4 There are no objections from any of the statutory consultees to the proposal which includes the relocation of existing lawful, noise generating, non-conforming uses centrally within the site.

8.5 The proposed development is deemed to be in accord with Policies 3, 9, 13, 17, 21, 22, 24, 29 and 30 of the Core Strategy and Policies F1, G1, G13, G14, G16 and G17 of the South Ribble Local Plan together with the Central Lancashire Rural Development Supplementary Planning Document. For these reasons, and those contained within the report, the application is recommended for approval.

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 1891.00 P1 (Location Plan as Existing), 1891.02 P1 (Boundary Treatments/Infrastructure Details as Proposed), 1891.02 P3 (Master Site Plan as Proposed), 1891.04 P2 (Site Reception Building as Proposed) and 1891.05 P1 (Touring Caravan Ancillary Block as Proposed)/

REASON: To ensure a satisfactory standard of development in accordance with Policy 17 in the Central Lancashire Core Strategy and Policy G1 of the South Ribble Local Plan (2012-2026).

3. Prior to the commencement of development (excluding demolition and site preparation works) details of the landscaping of the site and biodiversity enhancement including, bird and bat enhancements and, wherever possible, the retention of existing trees and hedges have been submitted to, and approved in writing by, the Local Planning Authority. The approved scheme shall be implemented in the first planting season following completion of the development, or first occupation/use, whichever is the soonest.

The approved scheme shall be maintained by the applicant or their successors in title thereafter for a period of 5 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub which is removed, becomes seriously damaged, seriously diseased or dies, by the same species or

different species, and shall be agreed in writing by the Local Planning Authority. The replacement tree or shrub must be of similar size to that originally planted.

Details submitted shall be compliant with 'BS 5837 2012 - Trees in Relation to Design, Demolition and Construction - Recommendations' and shall include details of trees and hedges to be retained or removed, root protection zones, barrier fencing, and a method statement for all works in proximity to those trees or hedges to be retained during the development and construction period. Details shall also indicate the types and numbers of trees and shrubs, their distribution on site, those areas seeded, turfed, paved or hard landscaped, including details of any changes of level or landform and the types and details of all fencing and screening.

REASON: To ensure the development makes provision for protected species and to accord with Policy 22 of the Central Lancashire Core Strategy and Policy G16 of the South Ribble Local Plan 2012-2026 and in the interests of the amenity of the area in accordance with Policy 17 in the Central Lancashire Core Strategy and Policy G8 in the South Ribble Local Plan 2012-2026

4. That any tree felling, vegetation clearance works, demolition work or other works that may affect nesting birds shall not take place between March and July inclusive of any year, 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 Core Strategy.

5. The construction of the development, hereby permitted, shall be carried out in full accordance with the submitted Reasonable Avoidance Measures Method Statement for Great Crested Newts (ref. BEK-20732-4).

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

6. Details of any external flood lighting or security to be installed are required to be submitted to, and approved in writing, by the Local Planning Authority. Any such external lighting needs to be designed in line with best practice guidelines (<https://www.bats.org.uk/about-bats/threats-to-bats/lighting>) and include a light spill plan to demonstrate the boundary features will not be negatively impacted upon by any new lighting..

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

7. Prior to the commencement of development, including site clearance, a Reasonable Avoidance Method Statement for hedgehogs and amphibians shall be submitted to, and approved in writing, by the Local Planning Authority. Works shall proceed in full accordance with the agreed details.

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

8. Prior to commencement of the development (construction or demolition), protective fencing shall be erected for all trees shown to be retained on the submitted Tree Protection Measures Sheet (ref. P.1341.20.02) in accordance with Figure 2 of BS 5837 - 2012. The fencing shall remain in place until completion of all site works and then only removed when all site traffic is removed from site.

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

9. Any works to trees identified for retention on the submitted Tree Protection Measures Sheet (ref. P.1341.20.02) shall be undertaken in accordance with BS 3998 2010.

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

10. Existing ground levels should be retained within the RPA and excavated by hand. Any exposed roots should be immediately wrapped to prevent dessication. Wrapping should be removed prior to backfilling. Roots smaller than 25mm diameter should be pruned with a suitable sharp tool. Roots over 25mm diameter should only be removed following consultation with an arboricultural consultant. Prior to backfilling roots should be surrounded with topsoil or sharp-sand or inert granular fill before the soil is replaced

Reason: To ensure damage to tree roots is minimised during development and that the development does not impact the future vitality of trees in proximity to the development.

11. Notwithstanding the provision of the Town and County Planning (Use Classes) Regulations 2020 (as amended) or any provision equivalent to this in any statutory instrument revoking and re-enacting this Regulation, the uses on the site detailed on the submitted Master Site Plan (ref. 1891.02 P3) shall be restricted to the use applied for in the location applied for unless the prior consent of the Local Planning Authority is obtained.

REASON: To enable to the Local Planning Authority to retain control over the impact of the development on residential amenity and/or highway safety in accordance with Policy 17 in the Central Lancashire Core Strategy and Policy G17 in the South Ribble Local Plan (2012-2026).

12. 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 17 of the Central Lancashire Development Plan and the National Planning Policy Framework.

NOTE TO APPLICANT: If no adverse conditions are encountered to discharge this condition photographic evidence of all ground workings shall be submitted together with a description of the ground encountered

13. Should the importation of any subsoil and/or topsoil material into the development site be required during the construction process, 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 and the National Planning Policy Framework.

14. Prior to the commencement of the ancillary shower block building, a scheme for the provision of foul water drainage shall be submitted to and be approved in writing by the Local Planning Authority. The approved scheme shall be implemented in accordance with the approved plans during the development and shall be thereafter retained and maintained for the duration of the approved use.

REASON: For the avoidance of doubt and to protect the living conditions of future occupants of the site in accordance with Policy 29 in the Central Lancashire Core Strategy

15. No development shall commence in any phase until a detailed, final surface water sustainable drainage scheme for the site has been submitted to, and approved in writing by, the local planning authority. The detailed sustainable drainage scheme shall be based upon the site-specific flood risk assessment and indicative sustainable drainage strategy submitted and sustainable drainage principles set out in the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems and no surface water shall be allowed to discharge to the public sewer, directly or indirectly.

Those details shall include, as a minimum:

a) Final sustainable drainage layout plan appropriately labelled to include all pipe/structure references, dimensions, design levels, discharge rates, finished floor levels in AOD with adjacent ground levels. Final sustainable longitudinal sections plan appropriately labelled to include all pipe/structure references, dimensions, design levels, discharge rates, with adjacent ground levels. Cross section drawings of flow control manholes and attenuation tank.

b) The drainage scheme should be in accordance with the principles of the BEK Land at Turbary House Nursery, Chain House Lane, Preston Flood Risk Assessment ref.BEK-20732-3 revision B dated 7th September 2020 and demonstrate that the surface water run-off and volume shall not exceed the pre-development run-off. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

c) Sustainable drainage flow calculations (1 in 1, 1 in 2, 1 in 30 and 1 in 100 + climate change).

d) Plan identifying areas contributing to the drainage network

- e) Measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters, including watercourses,
- f) A plan to show overland flow routes and flood water exceedance routes and flood extents.
- g) Evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltrations rates;
- h) Breakdown of attenuation in pipes, manholes and attenuation tank.

The scheme shall be implemented in accordance with the approved details prior to first use of any part of the approved development.

REASON: In the interest of flood prevention in accordance with Policy 29 in the Central Lancashire Core Strategy

16. No development shall commence until details of how surface water and pollution prevention will be managed during each construction phase have been submitted to and approved in writing by the local planning authority.

Those details shall include for each phase, as a minimum:

- a) Measures taken to ensure surface water flows are retained on-site during construction phase(s) and, if surface water flows are to be discharged they are done so at a restricted rate to be agreed with the Lancashire County Council LLFA.
- b) Measures taken to prevent siltation and pollutants from the site into any receiving groundwater and/or surface waters, including watercourses, with reference to published guidance.

The development shall be constructed in accordance with the approved details.

REASON: In the interest of flood prevention in accordance with Policy 29 in the Central Lancashire Core Strategy

17. No building on any phase (or within an agreed implementation schedule) of the development hereby permitted shall be occupied until a Verification Report and Operation and Maintenance Plan for the lifetime of the development, pertaining to the surface water drainage system and prepared by a suitably competent person, has been submitted to and approved by the Local Planning Authority.

The Verification Report must demonstrate that the sustainable drainage system has been constructed as per the agreed scheme (or detail any minor variations), and contain information and evidence (including photographs) of details and locations (including national grid reference) of inlets, outlets and control structures; landscape plans; full as built drawings; information pertinent to the installation of those items identified on the critical drainage assets drawing; and, the submission of an final 'operation and maintenance manual' for the sustainable drainage scheme as constructed.

Details of appropriate operational, maintenance and access requirements for each sustainable drainage component are to be provided, with reference to published guidance, through an appropriate Operation and Maintenance Plan for the lifetime of the development as constructed. This shall include arrangements for adoption by an appropriate public body or statutory undertaker, and/or management and maintenance

by a Management Company and any means of access for maintenance and easements, where applicable. Thereafter the drainage system shall be retained, managed and maintained in accordance with the approved details.

REASON: In the interest of flood prevention in accordance with Policy 29 in the Central Lancashire Core Strategy

18. No development shall take place, including any further works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- (i) measures to control the emission of dust and dirt during construction
- (ii) measures to control the emission of noise during construction
- (iii) a scheme for recycling/disposing of waste resulting from demolition and construction works
- (iv) the parking of vehicles of site operatives and visitors
- (v) loading and unloading of plant and materials
- (vi) storage of plant and materials used in constructing the development
- (vii) the location of the site compound
- (viii) suitable wheel washing/road sweeping measures
- (ix) details of all external lighting to be used during construction
- (x) Periods when plant and materials trips should not be made to and from the site (mainly peak hours but the developer to identify times when trips of this nature should not be made)
- (xi) Measures to ensure that construction and delivery vehicles do not impede access to adjoining units and obstruct the public highway

REASON: To safeguard the amenities of neighbouring properties and to protect existing road users in accordance with Policy 17 of the Central Lancashire Core Strategy.

19. During construction, including demolition and site preparation works, no machinery shall be operated; no process shall be carried out and no deliveries taken at or dispatched from the site outside the following times:

0800 hrs to 1800 hrs Monday to Friday
0800 hrs to 1300 hrs Saturday

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

REASON: To safeguard the living conditions of nearby residents particularly with regard to the effects of noise in accordance with Policy 17 in the Central Lancashire Core Strategy.

20. Prior to the first use operation of the leisure and recreational uses on the site the approved car parking spaces shall be surfaced or paved and marked out in accordance with a scheme to be agreed in writing with the Local Planning Authority. The parking and manoeuvring areas shall be permanently maintained thereafter.

REASON: To ensure the provision and retention of adequate onsite parking facilities and in accordance with Policy G17(c) in the South Ribble Local Plan (2012-2026).

21. No more than 27 touring caravan shall be pitched on the site at anyone time.

REASON: To retain control over the development in the interests of the open character of the land as required by Policy 19 in the Central Lancashire Core Strategy and Policy G1 in the South Ribble Local Plan 2012-2026

22. No camp fires, bon fires or any other form of open fire shall be lit within the touring caravan site hereby approved.

Reason: To protect the character of the area and the amenities of nearby occupiers in accordance with Policy 17 in the Central Lancashire Core Strategy and Policy G17 in the South Ribble Local Plan 2012-2026

23. The use of the recreational and leisure uses hereby approved (with exception of touring caravan pitches) shall be restricted to the hours of 9.00am - 6.00pm on any day.

REASON: In the interests of the amenities of adjoining residents and to accord with Policy 17 in the Central Lancashire Core Strategy and Policy G17 of the South Ribble Local Plan 2012-2026

24. The recreational and leisure uses hereby approved shall be restricted to the specific activities detailed on the submitted Master Site Plan as Proposed drawing ref. 1891.02 P3.

REASON: To retain control over the development in the interests of the amenities of adjoining residents and to accord with Policy 17 in the Central Lancashire Core Strategy and Policy G17 of the South Ribble Local Plan 2012-2026

RELEVANT POLICY

SPD3 Rural Development (Supplementary Planning Documents)

- 1 Locating Growth (Core Strategy Policy)**
- 3 Travel (Core Strategy Policy)**
- 9 Economic Growth and Employment (Core Strategy Policy)**
- 13 Rural Economy (Core Strategy Policy)**
- 17 Design of New Buildings (Core Strategy Policy)**
- 21 Landscape Character Areas (Core Strategy Policy)**
- 22 Biodiversity and Geodiversity (Core Strategy Policy)**
- 24 Sport and Recreation**
- 29 Water Management (Core Strategy Policy)**

POLF1 Car Parking

- POLG1 Green Belt**
- POLG13 Trees, Woodlands and Development**
- POLG14 Unstable or Contaminated Land**

POLG16 Biodiversity and Nature Conservation

POLG17 Design Criteria for New Development

NPPF National Planning Policy Framework

Note:

1. Great Crested Newts are European Protected Species under the Habitats Directive 1992, the Conservation of Species and Habitats Regulations 2010 and the Wildlife & Countryside Act 1981 (as amended). If Great Crested Newts are found or suspected to have been found at any time during the construction of the scheme hereby approved, then work should cease immediately and advice sought from a suitably qualified ecologist.

2. For the avoidance of doubt, this response does not grant the applicant permission to discharge water from a package treatment plant to the ordinary watercourse and, once planning permission has been obtained, it does not mean that an environmental permit will be given.

The applicant should obtain an Environmental Permit from The Environment Agency before starting any works on site.

3. For the avoidance of doubt, this response does not grant the applicant permission to connect to the ordinary watercourse(s) and, once planning permission has been obtained, it does not mean that land drainage consent will be given.

The applicant should obtain Land Drainage Consent from Lancashire County Council before starting any works on site.

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Agenda Item 6

Application Number 07/2020/01064/FUL and 07/2020/01065/LBC

Address Worden Park
Worden Lane
Leyland
Lancashire
PR5 2DJ

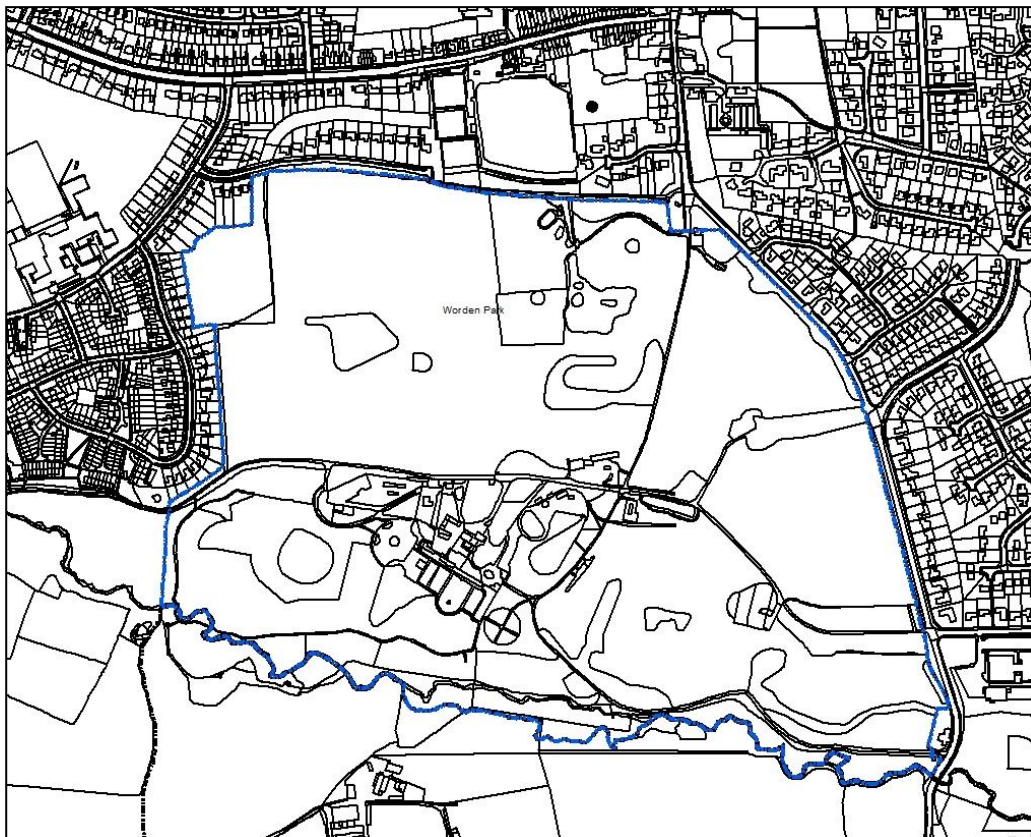
Applicant South Ribble Borough Council – Lee Nickson

Development Listed building consent and planning permission for Refurbishment and extension of Worden Hall to provide flexible community and events spaces, and regularisation of existing use classes across the Park.

Officer Recommendation **Consent Granted / Planning Permission Approved**

Date application valid 16.00.2021
Target Determination Date 17.03.2021
Extension of Time None

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1. Introduction

1.1. This application is being presented to Committee because the proposal forms a project put forward by the Council's Projects Team

2. Report Summary

2.1. Applications 07/2020/01064/FUL and 07/2020/01065/LBC are separate applications which require two separate decisions, but as proposals are inextricably linked both will be presented together.

2.2. The applicant requests consent for a series of regenerating and regularising works to Worden Park and its buildings as described in full at Para 3.6 following extensive pre and post application community and statutory consultation. The Park as a whole is listed on England's Schedule of Historic Parks and Gardens, whilst individual structures within the park are on the national list of historically and architecturally important places.

2.3. The proposal would firstly confirm the use classes of buildings across the park which over a number of years as a result of tenancy and business adjustments have moved away from their lawful use. This regularisation simply offers clarity in the future but does not involve any built development.

2.4. Secondly, proposed regeneration of the park would secure the sites long term, financial, and consequently its social future without excessive financial burden to the Council. Whilst offering upgraded community facilities the scheme would provide for a commercially viable business, would conserve and enhance protected buildings, and would work to meet existing tenant expectations while offering flexibility for future users. Physical changes are appropriate in both material and design, will sit well within the context of both protected structures but useable public space and accord well to adopted national and local policy. National guidance requires the protection of heritage structures but in a sustainable way which allows such assets to be used in a purposeful manner.

2.5. Two letters of support and none in objection have been made; these are summarised below, but overall the feeling is positive. The opinions of statutory consultees have also been taken into account and conditions recommended where appropriate.

2.6. It is recommended that listed building consent and planning permission should be granted with conditions

3. Application Site and Surrounding Area

3.1. Worden Park enjoys a Grade II listing status and is registered on England's Schedule of Historic Parks and Gardens. The park spans 62ha, has a recorded history since the C12th and is bound to the south/ south west and north/north-east by agricultural land and mixed use/residential buildings respectively. Leyland Cross Conservation Area lies north. Primary access and egress is from the east (main car park), although a lesser used vehicular access is present at North Lodge, and pedestrian access is possible from all sides

3.2. Worden Hall (rebuilt c1840) was raised to the ground by fire in 1941, but the Derby Wing and some ancillary buildings remain, in addition to a number of more recent additions. Nationally listed in their own right are:

- *Derby Wing (Grade II)* – the only surviving part of the hall (c1720) comprises 8 rooms over two floors, and is constructed of brick on a stone plinth; access is from the southern courtyard. Former kitchens with fireplaces date-stoned 1736, and a scullery (now WC's) run along the western wall. The south-western room (former coach, wash and bake houses) faces former

agricultural buildings in the west (craft units). The first floor contains two former guest bedrooms; one of which is clad in oak panelling believed to have been brought from Worden Old Hall when the Derby Wing was constructed. A short flight of stairs from this room leads to the largest room most recently used as a lecture theatre and projector room. Windows are typically Georgian in style, but many have been altered or replaced during restoration by the Council in the early 1990's.

- *Barn (Grade II)* – Dating c1770, the brick-built barn is attached immediately west of the Derby Wing. On its northern side is the former joiner's workshop (now WC's), whilst the west end contains a service access from the adjacent courtyard and a staircase to the first floor on the southern side. South east of the barn is a conservatory built in 1997 as the arts centre barn. This creates a central courtyard with doors onto the eastern lawn where the main hall would have stood. The main barn (Marsden Room) accessed from the northern courtyard was most recently used as event space. Ventilation holes are present along the western elevation which would be preserved by condition
- *The Stables (Grade II)* – located on the north side of the hall/ east of the barn, this two-storey building (C18th) is constructed of brick with decorative band course, ventilation holes, stone quoins and a slate roof. Hayloft stairs offer access to the first floor on the northern elevation. Inside are former feeding troughs, stalls with original iron and wooden partitions, railings and a gate. As with the barn the roof has a kingpost truss, purlin and fishbone strut formation. Attached on the eastern side is a modern, mono-pitch roofed extension; the whole currently being used as a café.
- *Ice house (Grade II)* – 100m south of the hall, the ice house has a decorative stone façade, wooden access gate and entrance statues believed to be from the Parish Church nave when it was demolished in 1816
- *Entrance Gate and North Lodge (Grade II)* – C19th arched gateway with metal gate, columns and decorative parapet. North Lodge is classically designed, single storey in a 'T' shape plan with the longer side fronting the drive. A small garden sits to the east.
- *Brew House (Grade II)*- used for animal feed brewing this C18th, two storey, 4 bay brick and stone building houses original machinery including a hopper on the first floor.
- *Arch over Wade Brook (Grade II)* – decorative C18th arched folly with rectangular turret.

A number of original internal features are present inside the hall buildings which the Council would also seek to retain by condition

In addition, the following structures sit within the park, and whilst not independently listed they are covered by the parks scheduled status.

- *Playground* – north-west corner of the site
- *Hedge maze* – south of the brewhouse
- *Farmyard Cottages* - two dwellings towards the southern edge of the developed part of the park
- *Walled garden / Bothy* – The Bothy is a two storey, square, brick building used by the Brothers of Charity who lease the walled garden; a trapezoid section of 'allotment' land which includes a number of older greenhouses, outbuildings and other structures.
- *Model railway* – run by Leyland Society of Model Engineers, this area includes a number of brick buildings and a track. It is located to the east of the hall car park
- *Miniature golf* – run as a concession and located to the east of the model railway
- *Ice cream kiosk* – located west of the north-lodge access way
- *Main and overflow car parks* – immediately west of the eastern entrance
- *Hall car park* – a small restricted use area north-east of the hall
- *Gardeners Cottage* – two storey brick cottage located north of farm outbuildings. Currently used as a photography studio
- *Farm outbuildings* – a two storey brick building (brewhouse) with single storey properties in an 'L' shaped formation located west of the Derby Wing across an open, recently refurbished courtyard. Properties are used as an arts centre with tenants from a number of disciplines. An external staircase allows access into loft doors on the gable side.

- *2 no: toilet blocks* – adjacent to playing fields and playground. These toilets have recently been upgraded.
- *Park Superintendents Bungalow* – 1970's style property adjacent the walled garden
- *Vine House* – This 'conservatory' lies to the south of, and is supported by one of the halls remaining walls. Until 2017 when the structure was de-listed because of its failing state the conservatory was Grade II listed. Its replacement was erected in 2019

4. Site History

4.1. There are over 65 planning applications on the history of Worden Park. Each relates to part of the park, but none are directly relevant to this proposal

5. Description of works

5.1. This application for planning permission and listed building consent seeks permission in two parts as follows:

5.2. 1) *Regeneration of Worden Hall and associated spaces*

5.3. *Background information* – An extensive consultation and 'drop in meeting' exercise took place between the 19th August and 13th September 2019 resulting in over 500 survey responses. The survey sought opinion on three options and the financial implications associated with re-purposing Worden Hall. Options for discussion were

- Option 1: Community Use
- Option 2: Small wedding/events venue
- Option 3: Large wedding/events venue

5.4. The majority of respondents selected option 1 (community use) as their preferred option with option 2 (small weddings/events) coming a close second and option three a distant third. When feedback was examined however a significant number of those who chose option 1 also stated that they wanted Worden Hall to be used for smaller events. When examining feedback in the round it was evident that the options were not mutually exclusive and that whilst respondents valued community access; the preferred option was a hybrid version offering a range of services for all. Feedback regarding use as a large-scale wedding/event venue was much more definite as large numbers felt strongly that Worden Hall should not be privatised and should remain accessible to the people of South Ribble and park visitors. Although respondents discounted option 3 which had potential for the greatest commercial return, they did indicate a strong preference for the hall to be commercially viable without the need for gap funding from the Council to cover any deficit. Feedback also clearly indicated the importance of Council investment into the hall as the current state of affairs was not acceptable.

5.5. In June 2018 teams of archaeological (Purcell) and financial (Amion) consultants were appointed to undertake feasibility study and options appraisals for the future of Worden Hall; resulting in the financially viable, enhanced community scheme put before you today. This provides for the following.

- *Refurbishment of the café and adjacent store* – the stable/café would become a licensed bar (ground floor) and store (upstairs) but would retain its original stable features. The

single storey kitchen/store adjacent to the arched pathway access from the car park would be converted into new toilets

- *Refurbishment of the foyer* – the foyer would be upgraded and access into the adjacent store levelled to provide for a new store area and cellar. Access from the eastern side into the foyer would also be retained.
- *Refurbishment of the Marsden Room to provide flexible events space* – this room would have a maximum capacity of 200 people and around 80 functions per annum are anticipated. Catering would be outsourced but would utilise the proposed commercial kitchen where necessary. The Marsden and other rooms might also be used for ticketed events (drama/comedy etc) subject to requirement
- *Courtyard Hall* - demolition of central conservatory/ refurbishment of courtyard space. By removing the current conservatory which is outdated and in need of refurbishment, the courtyard between the Marsden and the Derby Wing would be opened up into a flexible overflow/reception/outdoor function space. Access would be possible from the foyer, but primary access is anticipated into this inner courtyard and entrance hall on the eastern side below the clock tower (rear of the café and hayloft barn). By pulling the hall wall back, the clock tower acts as an obvious focal point for visitors who would be drawn towards the new entrance. With the addition of the lift shaft (see below) the eastern elevation would also be more balanced; currently as a result of ad-hoc extensions it lacks any symmetry. The zinc and glass, covered courtyard hall which would be modern in design respects the context of the wider site and benefits from views to and from the building into the park beyond. Access into the ornamental garden and beyond is also possible from this point. Internal arrangement would allow separation of café and event spaces so as to allow functions to run concurrently if required. The foyer would act as a secondary entrance on the primary elevation; allowing independent access points into private space. A number of other doors have been retained to allow fluidity around the site and future flexibility.
- *Eastern side extension*– this would have a staggered footprint of 3.5m - 4.5m x 10m of which 3.5m x 6m x 4.3m high would be single storey to accommodate additional WC's. An attached two storey section (4.5m x 4m x 8m high) would be flush with the southern elevation and holds the proposed new lift. The extension has been purposely designed to be a contemporary addition and would be timber clad. The eastern elevation would be blank so as not to detract from the proposed courtyard hall, but the side elevation would incorporate batten screened windows to both floors. Both levels would have a flat roof. Modern conservation theory is that new additions to an old building should not try and replicate that building. They should reflect the materials used, and the buildings setting but should avoid creating a pastiche of what is already present. The timeline of each era of the overall property should also be clearly evident. In this respect Officers are satisfied that whilst the proposed lift shaft is a necessary but functional space to provide for access to all, it also brings a well-designed addition to the hall. Recent development at New Southworth Hall has used similar materials and technique on a Grade II listed property with considerable success.
- The *boiler house* to the southern elevation would be rebuilt in timber cladding and zinc roofing to match the proposed lift shaft. Consideration was given to relocating this building to allow for a wider pathway, but as part of the original hall footprint it was felt that the protected layout should be retained. The building itself however is not fit for purpose. Relocation of the plant room is also technically difficult.
- *Installation of catering kitchen* into the first floor of the barn behind the Marsden. Easily accessed from an existing staircase, the kitchen would also benefit from a new 'dumb waiter'. This arrangement provides for catering to meeting rooms on both floors without excessive loss of Worden Halls original building fabric. Extraction and refrigeration equipment would be roof

mounted being the clock tower; venting above and way from the hall but being invisible from the ground.

- *Refurbishment of southern ground and first floor rooms* as café (ground) and meeting rooms (first). Access would be from a hallway off the proposed courtyard hall and via the proposed lift.
- *Refurbishment of hayloft staircase* – the first floor would be used for storage but could be additional meeting space in the future.
- *Upgrade of services* – electrics, plumbing, lighting and mechanical services and general refurbishment of building fabric and decoration. Windows and doors will be refurbished or replaced where appropriate, and where possible original features appear to have been secured. A conditions survey detailing necessary minor works and structural alterations (which would need to be done regardless of this application) was compiled prior to this application and has been taken into account. Where possible – and this is limited by the buildings age and status – measures to install renewable energy sources have been taken. An area to the north west of brewhouse has been identified as a subterranean service area. This would connect to the plant tooms along an un-trafficked path to provide for ground source heat pumps

5.6. *Landscape works* – as the hall sits to the centre of the park visitors may approach from a number of directions. Landscaping has therefore been devised to guide visitors to the primary entrance, whilst allowing ‘360 degree’ interaction with neighbouring spaces. in support of the wider scheme, landscaping arrangements are as follows:

- Benches and planted border, and new handrail to ramped access to form outside sitting space in southern courtyard.
- Sheltered bike storage for up to 20 bikes (southern courtyard)
- 1m high lighting bollards, graded accessible stone paths and planting beds along the eastern elevation to emphasise the proposed courtyard hall. Symmetrically placed benches to be placed outside of the courtyard hall entrance
- Stone and flag paving, and soft landscaping throughout to create clear routes around the site, and to establish new routes into the wider park. Paving connections on the western side to be made good
- Bollards to the east of the arched wall entrance from the car park
- Extension of the hall car park – the north-western corner of the car park would be re-aligned, and existing parking bays formalised to provide for 30 spaces (including mobility spaces) – 11 more than currently possible. The planted ‘island’ which currently inhibits vehicle manoeuvre would be removed. Nine trees would also need to be removed but mitigation has been provided in the wider park and is considered acceptable.
- 3 no: bat boxes would be installed into trees adjacent to the car park in line with the ecologist’s recommendations.
- Brick band detailing into pedestrian areas to denote the original hall footprint

5.7. For the purposes of this part of the proposal the craft business units, brewhouse (west) and vine house (south) are not to be refurbished, but as they do form part of the wider complex, they could in time become part of this overall use.

5.8. The applicants statement summarises use of the hall as follows: *‘the refurbishment and extension of Worden Hall will provide various uses within external and internal spaces. The primary use will be as a café open to the public who are visiting the park. Visitors will be afforded access to multiple, internal café spaces utilising existing accommodation within the hall and new courtyard hall which will accommodate approximately 100 covers, with external seating within the café courtyard. This creates an enhanced café offer on site and will drive*

additional footfall to the collection of historic buildings which are tenanted by a mix of small businesses.

The secondary function is as a flexible events space, utilising the Marsden Room for performances, small weddings and community gatherings with potential occupancy for 200 guests. First floor accommodation in the Derby Wing will also function as smaller flexible event spaces (meeting rooms or private dining spaces for up to 60 guests). Event spaces are supported by refurbishment of the stables into a licensed bar and the Courtyard Hall which provides flexible space for meeting and gathering. Flexible function rooms will provide private bookable event space for daytime and evening events, for different user groups in the centre of the community, adding to the sites commercial offer and future financial sustainability’.

5.9. **Security arrangements** – The applicant has provided a crime impact assessment from Lancashire Constabulary (ALO) which makes a number of suggestions regarding physical and visual security options. In the statement the officer notes that ‘*I have worked with the architects for this scheme to incorporate some crime prevention measures into the plans at design stage*’ – a detailed list has been provided and in the main have been provided for. A condition to secure details of future access and egress arrangements for the wider park is however felt necessary

5.10. **2) Change of use / regularisation of use classes throughout the park** – Each building is subject to a different lawful use class, but over time these have in many cases been changed without permission, or businesses have morphed into something which sits technically in another class. As a listed building the premise that uses become lawful after ten years continuous use does not apply, and as such this part of the proposal seeks to offer clarity as to what should and shouldn’t occur in what part of the park. The general approach is that the park should be covered by the Sui Generis class (uses which do not comfortably fit in any other category), but with specific restrictions on certain areas/buildings. These could be varied at any time later if necessary. The restriction proposed for certain areas which would be secured by condition is:

- E(a) (retail) – limited to craft units, the brewhouse, gardeners Cottage, kiosk concession and as ancillary (minor part) to other function areas
- E(b) (café/restaurant) – limited to craft units and Derby Wing café and proposed wedding/function facility
- E(g) (Office) – all buildings other than craft units and properties within the C3 class (above)
- E(g) (light and general industry) – limited to craft units, brewhouse and model railway area
- C3(a) (residential) – limited to Farmyard Cottages and North Lodge
- F2(c) (Assembly & Leisure) – all areas of the park other than properties within the C3(a) class above
- Sui Generis (drinking establishment) – limited to brewhouse/derby wing/proposed wedding/function facility
- Sui Generis (hot food takeaway) – limited to kiosk concession

6. Summary of Supporting Documents

In addition to scaled proposal drawings the application is accompanied by scaled drawings and the following documents:

- Design & Access Statement (Purcell December 2020)
- Extended Phase 1 Habitat Survey (Rachel Hacking Rev A: 2020)
- Arboricultural impact assessment (Treescapes AH/AIA.011020-2: 10.12.20)

- Archaeological Desk Study (Archaeology Research Services 2020/173: December 2020)
- Crime Impact Statement (Rachel Hines 11.12.20)
- Heritage Impact Assessment (Purcell Issue 1: November 2020)

7. Representations

7.1. Four site notices and a newspaper advertisement have been posted. Extensive consultation with 84 neighbours and park building tenants has also occurred in addition to Ward Councillors. At the time of writing this report 2 letters of support had been received; late representation will be reported verbally at committee.

In Support

- Welcomes new facility – despite occasionally restricted access, but wouldn't like complete closure for private use
- *'wonderful idea – space would be used and enjoyed'*
- Support but only if it doesn't affect the existing tenant businesses

A number of comments have also been made which are not material planning considerations related to this scheme. As such they have not been taken into account

- Illegal parking on side streets needs sorting and streets should be adequately policed
- Council needs to provide free on-site parking to prevent side street parking

8. Summary of Responses

8.1. **British Georgian Society** are a statutory consultee and have been approached three times for comments but have not responded

8.2. **Ecology** – the accompanying ecology reports that Great Crested Newts are poorly represented, and that bare ground and mown grassland are hostile GCN habitat. Bat activity was noted and as the clock tower offers moderate bat roosting opportunities, a Natural England licence is required; this can only be obtained once planning permission is in place. Mitigation may be achieved with bat boxes (to be erected in the proposed car park) but other protected species are not present. Rhododendron are present within one of the shrub beds; these are noted on the invasive species list of the Wildlife and Countryside Act 1981 and must be managed to prevent spread. Conditions relating to nesting birds, Natural England, invasive species and mitigation are recommended. The council's ecologist had some concerns as to the timing of the secondary emergence survey which was undertaken in September 2020 and recommended that this application only be determined once further survey work has been finalised. They suggested that surveys should take place at the latest in August yet acknowledge that these can sometimes be extended into September decided on a case by case basis. The Central Lancashire Biodiversity and Nature Conservation SPD which has been found sound and was compiled in consultation with qualified ecologists accepts survey until September; this has been standard practice for other developments in South Ribble and rarely questioned before. They also suggest DNA testing of bat droppings which is currently in progress

Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity. All competent authorities must have regard to the requirements of the Habitats Regulations; local planning authorities are considered to be competent authorities who may decide whether or not to grant planning permission. Paragraph 99 of Circular 06/05: Biodiversity and Geological Conservation – Statutory Obligations and their Impact within the Planning System states *"It is essential that the presence or otherwise of protected species, and the extent that they may be affected by*

the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision. The need to ensure ecological surveys are carried out should therefore only be left to coverage under planning conditions in exceptional circumstances, with the result that the surveys are carried out after planning permission has been granted"

Whilst it is clear that survey ideally would be completed in advance of any decision, the circular does allow for final work to be completed by way of planning condition. As part of the process however the LPA should consider whether it is likely that Natural England would grant a protected species licence, and whilst the ecologist is unsure whether this would be possible, Natural England have commented separately and have no objection. When considering the likelihood of a licence being granted the LPA should be mindful of the three tests set out by Regulation 53 of the Habitats Regulations which subject to final survey work appear to be favourable. These tests are

- a) The consented operation must be for "preserving public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment"³; and
- b) There must be "no satisfactory alternative"; and
- c) The action authorised "will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range

Ultimately it is for this Council to decide whether this case is classed as an exceptional circumstance but when taking into account ongoing ecological assessment, the aforementioned SPD and the fact that it is in the Councils gift to work on Worden Hall at a rate of development determined by itself and the findings of final survey work , in officers opinion – and subject to conditions to require completed survey work before commencement on site and assessment by Natural England as required by law - the Council will have discharged its duty in regard of ecological assessment before any work on the buildings themselves begins.

8.3. Separately the Council consulted **Natural England** who have no objection based on plans submitted. NE consider that the proposal will not have significant adverse impacts on statutorily protected nature conservation sites or landscapes.

8.4. **Economic Development** are satisfied that an Employment Skills Assessment can be provide by condition. No other comments

8.5. **Historic England** - on the basis of the information available to date, Historic England did not wish to comment under the relevant statutory provisions subject to the Council's specialists involvement.

8.6. **Environmental Health** have concerns about noise from people leaving the wider site at night and suggest a dispersal/security plan is provided or secured by pre-commencement condition. Details of odour and grease control from extraction systems are also required in addition to standards conditions relating to hours of construction, deliveries to site, staff cycle storage and construction management. EH would also like to see electric vehicle recharging points fitted close to the hall to meet the Councils commitment to improving/encouraging the uptake of low emission vehicles. Whilst this is to be supported, the installation of visually impactful chargers close to the hall is felt to be more harmful to the setting of the listed buildings. The Parks Team however have confirmed that there are plans to install chargers through the wider park in more appropriate areas and as such an additional condition is not felt appropriate. The proposal before you also includes a number of renewable energy options (ground source pumps, upgrade of the building to higher construction standards etc) which will offset this carbon reduction requirement to some extent.

8.7. **Garden History Society /Lancashire Gardens Trust** have not commented but this is not unusual

8.8. **Lancashire Constabulary** provided pre-application advice which has been factored into the scheme. No further comment to make

8.9. **Lancashire County Council Archaeology** note the accompanying Heritage Impact Statement (Purcell, 2020 – HIA) and Archaeological Desk Based Assessment (Archaeological Research Services Ltd, 2020 - ADA). The HIA identifies the C18th boiler house whose significance is such that demolition would only have a minor adverse impact on the site. The Historic Environment Team has no objection to the demolition of this structure but would advise that it is the subject of a drawn and photographic record prior to demolition. An archaeological presence will also be required during demolition of this building, as proposals mention that structural issues requiring its replacement relate to a culvert beneath, and this may also require some recording.

The ADA concludes that the proposed new toilet block and run of main ground coil for proposed ground source heat pump, may encounter buried archaeological deposits associated with the former Worden Hall, its associated ancillary buildings and possibly earlier structures. The report goes on to recommend a programme of archaeological works in the form of archaeological strip, map and sample excavation during any ground works associated with the proposed development. Proposal drawing GA of Intrusive Investigation Works (drawing no. 076695-CUR-ZZ-ZZ-DR-S-27103-03) proposes excavation of a number of trial pits, in order to determine any buried obstructions. An archaeological watching brief is needed on these works to ensure that any obstructions of archaeological interest are properly excavated and recorded prior to any damage or destruction, and the results incorporated into the final report.

LCC Archaeology recommends a condition relating to recording and inspection of matters of historical importance is imposed should permission be granted.

8.10. **Lancashire County Council Highways** has no objections to the planning application 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. The proposed use of the existing vehicle access and extension to the existing car park is acceptable to LCC Highways.

8.11. **Lead Local Flood Authority** - while the site plan shows the red edge area to be 55 hectares, the actual work being carried out appears to be limited to the area around the main buildings and courtyard. Furthermore, the proposed restoration/renovation works do not appear to alter the drainage network in any material or consequential manner. As such LLFA have no comments to make regarding the drainage scheme. An informative note re: land drainage consent is also recommended

8.12. **Leyland Historical Society** has no objections to the proposal, but note a request from the Society President that *‘the appearance of the lift blends in with the existing structure so as not to detract from the hall.* Current conservation thinking with regards to new development has been explained to the society contact

8.13. **South Ribble Parks** – pre-application comments made by the Parks Team have been taken into account. They have no further comment to make

8.14. **South Ribble Arborist** confirms that trees to be removed to facilitate development are mitigated in accordance with the local plan. Protective fencing shall be erected prior to development and root protection undertaken in accordance with conditions recommended. Otherwise there are no objections

8.15. **United Utilities** have objected in principle as the ultimate point of discharge has not been shown. They do however accept that this may be covered by a pre-commencement surface water drainage condition, and informative notes which have been added to this recommendation

9. Material Considerations

9.1. Specific Policy Background

9.1.1. Policy of most relevance to re-development within the park are:

9.1.2. Local Plan Policy G7 (Green Infrastructure) allows development within allocated areas where alternative provisions are similar or better in nature, and where change will not detrimentally affect the amenity value of the site.

9.1.3. Policy G9 (Worden Park) ensures the appropriate enhancement and maintenance of the park noting that *“Worden park requires major investment... to increase its use and develop further recreational and leisure uses within it”*.

9.1.4. Separately, Chapter 16 of the National Planning Policy Framework (2019), Core Strategy Policy 16 (Heritage Assets) and Local Plan Policy G17 (Design) state that when considering proposed development of a designated heritage asset, great weight should be given to the assets conservation, and to protecting and enhancing both the asset and its setting from inappropriate development.

9.1.5. The NPPF is very specific in its approach to designated heritage assets with Para 184 stating that *‘assets are an irreplaceable resource to be conserved in a manner appropriate to their significance, so that they can be enjoyed ... for future and existing generations’*

9.1.6. Para 190 of the NPPF states that *‘Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal’*.

9.1.7. Para 192 goes on to say that in determining applications, local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets, the positive contribution that conservation of heritage assets can make and the desirability of new development making a positive contribution to local character and distinctiveness. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation irrespective of whether potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

9.1.8. Where a proposed development will lead to substantial harm to a designated heritage asset, it must be demonstrated that the substantial harm is necessary to achieve public benefits that outweigh that harm; or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.

9.1.9. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. (Paras 194-196)

9.1.10. Separately, and particularly in consideration of archaeological assets Para 199 states that *'Local planning authorities should ... require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible'*.

9.2. Other relevant policy

National Planning Policy Framework (2019)

9.2.1. Chapter 2 (Achieving Sustainable Development) includes a presumption towards sustainable development across a number of different objectives; one of which is a social role which includes *'fostering well designed and safe environments ... that reflect current and future needs and support communities' health, social and cultural well-being'*

9.2.2. Chapter 6 (Building a strong competitive economy) - Planning should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account business needs and wider opportunities. This approach allows each area to build on its strengths, counter any weaknesses and address the challenges of the future.

Central Lancashire Core Strategy

9.2.3. Policy MP: states that Councils will take a proactive approach which reflects the NPPF's presumption in favour of sustainable development, and that applications which accord with the policies of the Local Plan will be approved without delay unless material considerations indicate otherwise.

9.2.4. Policy 1 (Locating Growth) focusses growth and investment on well-located sites within key service and urban areas of the Borough; one of which is Leyland.

9.2.5. Policy 3 (Travel) encourages alternative, sustainable travel methods to reduce dependence on motor vehicles, and parking provision to adopted standards.

9.2.6. Policy 17 (Design of New Buildings) requires new development to take account of the character and appearance of the local area.

9.2.7. Policy 22 (Biodiversity and Geodiversity) conserves, protects and enhances the biological assets of the area

9.2.8. Policy 25 (Community Facilities) ensures that local communities have sufficient community facilities by working with public, private and voluntary sector providers to meet demonstrable need, encouraging new provision at accessible locations and resisting the loss of existing facilities

9.2.9. Policy 26 (Crime and Community Safety) plans to reduce crime and improve community safety by working with the police and other organisations, encouraging Secured by Design principles in development and providing a range of community facilities

9.2.10. Policies 27 (Sustainable Resources and New Developments) and 28 (Renewable & Low Carbon Energy Scheme) require all new development to incorporate sustainable resources, and renewable energy options through a number of measures

South Ribble Local Plan

9.2.11. Policy F1 (Parking Standards) requires all development proposals to provide car parking and servicing space in accordance with parking standards adopted by the Council.

9.2.12. Policies G13 (Trees, Woodland and Development) and G16 (Biodiversity and Nature Conservation) seek to protect and enhance the natural environment

9.2.13. Policy G17 (Design of New Buildings) each 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

9.2.14. Policy H1 (Promoting Health, Well-being, Education and other Community Facilities) aims to enhance the health and well-being of all residents by improving access to a range of community facilities. This supports one of the Core Strategy cross cutting themes of contributing to achieving and maintaining better health.

9.2.15. Chapter J: Tackling Climate Change looks to reduce energy use and carbon dioxide emissions in new developments; encouraging the use of renewable energy sources.

9.2.16. *Central Lancashire Employment Skills SPD* – this document was adopted in September 2017 and as such carries considerable weight in planning decisions. The SPD has been driven by the Councils aspiration to see additional benefits (social value) incorporated into development opportunities; ‘social value’ in this case being a contribution towards employment and skills enhancement in the Borough.

9.3. Character and Appearance, and Impact upon Designated Heritage Assets

9.3.1. When assessing both parts of the scheme the positive and negative benefits seen from development must be weighed up against each other. Regeneration of the hall and its buildings will upgrade the physical state and visual appearance of external areas which have benefitted already from some refurbishment over a number of years. With the protection of a number of conditions to secure the original fabric, the building may be put to its most viable use in a self-financing way that does not preclude use by members of the public. Harm to the setting of the building can at best be considered less than substantial, and the benefits which allow the property to have a long-term future far outweigh that limited impact.

9.3.2. Part two of the proposal will see almost no physical or visual change. It simply provides a basis of lawfulness and clarity from which the Council and its tenants can work in the future. As buildings are in the main compliant there will be no discernible harm to the park or its users.

9.3.3. This scheme helps to upgrade dilapidated commercial properties to a more useable, rentable state, whilst protecting the fabric of the buildings in a way appropriate to their conservation Materials used are subtle in visual appearance but substantial in terms of longevity and heavy-duty use whilst promoting good design. The proposal will have a favourable rather than adverse effect on the park and will offer positive benefits to users of all buildings. It will undoubtedly alter the character of the area immediately adjacent to the complex of buildings, but in a positive way that supports its full and continued use.

9.4. Relationship to Neighbours, Accessibility and Highways

9.4.1. Whilst alterations are visible, it is considered that physical changes within this very enclosed site will impact little on neighbouring residents. Traffic to and from the site will

increase but as the buildings are already in nearly full use for different purposes this isn't expected to radically affect the neighbouring road network. LCC highways have no objection. Events would be limited to at the most 200 people in the main venue, with smaller community event spaces being similar to current occupant numbers. There should not be any reduction of parking on the main car park as a result of the venue/events as the new car park adjacent to the hall would be designated specifically for the hall. Noise issue from the centrally located buildings is also considered to be limited in terms of impact on neighbouring residents. Use of the park as a wider facility will remain unchanged, and free access into the buildings which is not currently possible anyway would not be hampered by private lease for events

9.5. Sustainability

9.5.1. Having regard to the NPPF requirement for sustainable development this proposal can be considered from two perspectives. It re-uses existing space and buildings rather than creating new units. It is also within easy walking distance of Leyland and its community. Weddings and more formal events would be able to access the park from North Lodge without affecting or impeding the main car park, and as the hall already benefits from a car park with reduced in-park speed limits there would be limited additional risk to pedestrians. Physical upgrades to the hall will be more environmentally friendly and will support air quality and carbon emission aims as per adopted policy. Whilst electric vehicle charging points would normally be installed, the presence of charging stands in such close proximity to the group of listed buildings is less than ideal, and as such has not been requested. The applicant however does assure Officers that these are likely to be installed in the main car park away from Worden Hall in the near future. As sustainable development this scheme is considered acceptable.

10. CONCLUSION

10.1. This proposal seeks to implement a series of restorative changes to Worden Estate buildings located to the centre of Worden Park. Proposed changes are appropriate in both material and design, will sit well within the context of both protected structures but useable public space and accord well to adopted national and local policy

RECOMMENDATION:

Approval with Conditions/Consent Granted with Conditions.

RECOMMENDED CONDITIONS:

1. (FUL only).

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.

AND (LBC only)

Works to which this consent relates shall be begun not later than the expiration of three years beginning with the date of the Decision Notice.

REASON: To comply with the requirements of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. The development hereby permitted shall be carried out in accordance with the following approved documents

- o Design & Access Statement (Purcell December 2020)
- o Extended Phase 1 Habitat Survey (Rachel Hacking Rev A: 2020)
- o Arboricultural impact assessment (Treescapes AH/AIA.011020-2: 10.12.20)

- o Archaeological Desk Study (Archaeology Research Services 2020/173: December 2020)
- o Crime Impact Statement 9 Rachel Hines 11.12.20)
- o Heritage Impact Assessment (Purcell Issue 1: November 2020)

Proposal Drawings

Purcell (Prefix 239122-PUR-00)

- o Location plan SL-DR-A-0100-P02
- o Site plan SL-DR-A-0101-P02
- o Site plan (proposed) XX-DR-A-0200-P02
- o Ground floor (existing) GF-DR-A-1000-P06
- o First floor (existing) 01-DR-A-1001-P06
- o Roof plan (existing) RF-DR-A-1003-P06
- o Elevations 1&2 (existing) ZZ-DR-A-1200-P06
- o Elevations 3&4 (existing) ZZ-DR-A-1201-P06
- o Sections AA & BB (existing) ZZ-DR-A-1300-P06
- o Sections CC & DD (existing) ZZ-DR-A-1301-P06
- o Section EE & FF (existing) ZZ-DR-A-1302-P06
- o Section GG (existing) ZZ-DR-A-1303-P06
- o Ground floor (proposed) ZZ-DR-A-2000-P07
- o First floor (proposed) 01-DR-A-2001-P07
- o Roof plan (proposed) RF-DR-A-2003-P05
- o Elevations 1&2 ZZ-DR-A-2200-P05
- o Elevations 3&4 ZZ-DR-A-2201-P05
- o Sections AA & BB (proposed) ZZ-DR-A-2300-P05
- o Sections CC & DD (proposed) ZZ-DR-A-2301-P05
- o Sections EE & FF (proposed) ZZ-DR-A-2302-P05
- o Sections GG (proposed) ZZ-DR-A-2303-P05

Curtins (Prefix 076695-CUR)

- Foundation level GA plan ZZ-PL-DR -S-16001-P03
- Level 00 proposed GA plan ZZ-00-DR -S-20101-P03
- Level 01 proposed GA plan ZZ-00-DR -S-20102-P03
- Remedial work ground floor ZZ-00-DR -S-27100-P01
- Remedial works - first floor ZZ-00-DR -S-27101-P01
- Remedial works - loft ZZ-RI-DR -S-27102-P01
- GA intrusive investigation works ZZ-ZZ-DR -S-27103-P03
- Drainage GA plan ZZ-ZZ-DR -S-92001-P02
- Services GA plan ZZ-ZZ-DR -S-92002-P01

Structural steelwork general arrangement 2020-386-001 (GSA)

Landscaping proposed gen arrangement (Land Studio 169-LST-XX-XX-DR-L-2000 Rev3)

Planting plan (Land Studio 169-LST-XX-XX-DR-L-2001 Rev P2)

Mechanical - external ground loop layout (Parker Wilson 2037/M505)

REASON: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with Policy 17 in the Central Lancashire Core Strategy and Policy G17 in the South Ribble Local Plan

3. 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

4. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
- a) proposed suitable times of construction.
 - b) parking of vehicles of site operatives and visitors
 - c) loading and unloading of plant and materials
 - d) storage of plant and materials used in constructing the development
 - e) location of site compound
 - f) suitable wheel washing facilities for vehicles leaving site. Details also to include mechanical sweeping of roads adjacent to the site.
 - g) measures to control the emission of dust and dirt during construction
 - h) measures to control the emission of noise during construction
 - i) details of external lighting to be used during construction
 - j) a scheme for recycling/disposing of waste resulting from demolition and construction works
 - k) anticipated delivery times

REASON: To ensure before development commences that construction methods will safeguard the amenities of neighbouring properties in accordance with Policy 17 of the Central Lancashire Core Strategy and Local Plan 2012-2026 Policy G17

5. Prior to commencement of development, protective fencing should be erected around all trees to be retained within proximity of the approved development. The fencing shall consist of a scaffold framework in accordance with Figure 2 of BS 5837 - 2012 comprising a metal framework. Vertical tubes will be spaced at a maximum interval of 3m. Onto this, weldmesh panels shall be securely fixed with scaffold clamps. Weldmesh panels on rubber or concrete feet should not be used. The site manager or other suitably qualified appointed person will be responsible for inspecting the protective fencing daily; any damage to the fencing or breaches of the fenced area should be rectified immediately. The fencing will remain in place until completion of all site works and then only removed when all site traffic is removed from site.

Reason: To protect trees from damage during construction in accordance with BS 5837 2012 in accordance with Local Plan Policy G13

6. Existing ground levels should be retained within the tree root protection areas and excavated by hand during the installation of cellular ground reinforcement equipment. Any exposed roots should be immediately wrapped to prevent desiccation. Wrapping should be removed prior to backfilling. Roots smaller than 25mm diameter should be pruned with a suitable sharp tool. Roots over 25mm diameter should only be removed following consultation with an arboricultural consultant. Prior to backfilling roots should be surrounded with topsoil or sharp-sand or inert granular fill before the soil is replaced. No machinery, tools and equipment should be stored within the RPA of any trees on site.

Reason: To ensure damage to tree roots, compaction and soil seepage is minimised during development and that the development does not impact the future vitality of trees in proximity to the development, in accordance with local plan policy G13.

7. No machinery shall be operated, no process carried out and no deliveries taken at or dispatched from the site where associated with construction, demolition or clearance of the site outside the following times:

0800 hrs to 1800 hrs Monday to Friday

0800 hrs to 1300 hrs Saturday

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

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

8. Prior to the commencement of the development details of all extraction, filters and external ventilation stacks (including height or stacks and noise levels to be produced) shall be submitted for written approval to the Local Planning Authority. The approved scheme shall be fully implemented prior to first use of the site and shall thereafter be retained and maintained in efficient working order for the duration of the approved use.
REASON: In the interests of the amenity and to safe guard the living conditions of the nearby residents in accordance with Policy 17 in the Central Lancashire Core Strategy.
9. Prior to the commencement of works on site an odour management plan shall be submitted to and approved by the Local Planning Authority. The approved scheme shall then be fully implemented prior to first use of the site and shall then be retained throughout the permitted use of the site.
REASON: In the interests of the amenity and to safe guard the living conditions of the nearby residents in accordance with Policy 17 in the Central Lancashire Core Strategy.
10. Ventilation holes to the western elevation of the barn and stables shall be retained unless with the prior written approval of the local planning authority
REASON: To safeguard matters of archaeological and/or historical importance associated with the building in accordance with Policy 16 of the Central Lancashire Core Strategy.
11. Former feeding troughs, iron stalls, wooden partitions, railings and gate in the stables (café) shall be retained unless with the prior written approval of the local planning authority
REASON: To safeguard matters of archaeological and/or historical importance associated with the building in accordance with Policy 16 of the Central Lancashire Core Strategy.
12. Bread ovens and the three-bay fireplace within the Derby Wing shall be retained and protected unless with the prior written approval of the local planning authority
REASON: To safeguard matters of archaeological and/or historical importance associated with the building in accordance with Policy 16 of the Central Lancashire Core Strategy.
13. Prior to commencement of works on site, a scheme for the upgrade and/or protection of the Derby Wing wood panelling shall be provided to and agreed in writing the local planning authority. Once agreed works shall be undertake in line with the agreed programme of works
REASON: To safeguard matters of archaeological and/or historical importance associated with the building in accordance with Policy 16 of the Central Lancashire Core Strategy.
14. If the presence of bats, great crested newts or other protected species is detected or suspected on the development site at any stage before or during development or site preparation, works must cease and advice sought from a suitably qualified ecologist.
REASON: To ensure that adequate provision is made for these protected species in accordance with Policy 22 in the Central Lancashire Core Strategy and Policy G16 in the South Ribble Local Plan 2012-2026
15. Prior to first use of Worden Hall for the approved use, three bat roosts shall be installed within the car park. Once installed these shall be retained thereafter.
REASON: To ensure adequate provision is made for these protected species in accordance with Policy 22 of the Central Lancashire Core Strategy and Policy G16 in the South Ribble Local Plan 2012-2026

16. Should the development not have commenced within two years the date of this permission, a re-survey be carried out to establish whether bats or barn owls are present at the site shall be undertaken by a suitably qualified person or organisation. In the event of the survey confirming the presence of bats or barn owls details of measures, including timing, for the protection or relocation of the species shall be submitted to and agreed in writing by the Local Planning Authority and the agreed measures implemented.
REASON: To ensure the protection of schedule species protected by the Wildlife and Countryside Act 1981 and so as to ensure work is carried out in accordance with Policy 22 in the Central Lancashire Core Strategy and Policy G16 in the South Ribble Local Plan 2012-2026
17. No development shall take place until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological work. This must be carried out in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority.
The programme of archaeological work shall include:
i) An archaeological watching brief of the Intrusive Investigation Works
ii) A programme of building recording to Historic England Level 2 of the former boiler house, and an archaeological watching brief on any groundworks associated with its demolition
iii) An archaeological watching brief on all groundworks associated with the construction of the ground source heat pump and the run of the ground coil connection to the new boiler house
iv) An archaeological watching brief on all groundworks associated with the demolition of the conservatory
v) An archaeological strip, map and sample excavation of the area of the proposed new toilet facilities
Should the archaeological watching brief works encounter significant archaeological remains that cannot be adequately dealt with as part of a watching brief, provision will be made to undertake more detailed excavation and recording of those remains encountered.
This work should be carried out by an appropriately qualified and experienced professional archaeological contractor to the standards and guidance set out by the Chartered Institute
Reason: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the site. in accordance with Policy 16 in the Central Lancashire Core Strategy and Para 199 of the National Planning Policy Framework.
18. Prior to the first use of the development hereby approved, details of staff cycle storage shall be provided and agreed in writing with the local planning authority. Once agreed these shall be provided in accordance with the approved plan and permanently maintained thereafter.
REASON: To ensure the provision and retention of adequate on-site parking facilities and to accord with Policy F1 and Policy G17 in the South Ribble Local Plan 2012-2026
19. Prior to first use of Worden Hall for the use hereby approved, details of site security including access and egress, parking and security arrangements outside of the parks normal opening hours shall be provided and agreed in writing with the local planning authority. Once agreed these arrangements shall be implemented in full before first use for the approved purpose unless otherwise agreed in writing
REASON: to protect the amenity of neighbouring residents in accordance with Policy G17 in the South Ribble Local Plan 2012-2026
20. Prior to commencement of works on site, details of future employment and skills during the Worden Park development as explained by, and in line with the Central Lancashire

Employment and Skills SPD and Appendix 1 of the same document shall be submitted to, and approved in writing by the Local Planning Authority.

REASON: To identify skills shortages, and to ensure that there are the necessary employment and skills opportunities in local areas in accordance with Central Lancashire Core Strategy Policy 15

21. No development shall commence until a surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority. The drainage scheme must include:
- (i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water;
 - (ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations); and
 - (iii) A timetable for its implementation.
- The approved scheme shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. The development hereby permitted shall be carried out only in accordance with the approved drainage scheme.
- 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.
22. Prior to the commencement of any development, details of the foul drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. Foul water shall be drained on a separate system. No building shall be occupied until the approved foul drainage scheme has been completed to serve that buildings, in accordance with the approved details.
- REASON: For the avoidance of doubt and to protect the living conditions of future occupants of the site in accordance with Policy 29 in the Central Lancashire Core Strategy
23. Work to Worden Hall hereby approved has the potential to cause harm to bats, and shall not in any circumstance commence unless the Local Planning Authority has been provided with either:
- a) a licence issued by Natural England pursuant to Regulation 53 of the Conservation of Habitats and Species Regulations 2010 authorising the specified activity/development go ahead, or
 - b) a statement in writing from the relevant licensing body to the effect that it does not consider that the specified development will require a licence.
- REASON: To ensure that adequate provision is made for these protected species in accordance with Policy 22 in the Central Lancashire Core Strategy and Policy G16 in the South Ribble Local Plan 2012-2026
24. No work to Worden Hall hereby approved shall commence until full and final ecological survey has been undertaken to the satisfaction of the local planning authority in consultation with a qualified ecologist.
- REASON: To ensure that adequate provision is made for these protected species in accordance with Policy 22 in the Central Lancashire Core Strategy and Policy G16 in the South Ribble Local Plan 2012-2026
25. 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: The spread of invasive plants is prohibited under the Wildlife and Countryside Act 1981. Without measures to prevent spread as a result of the development there would be the risk of an offence being committed and avoidable harm to the environment recurs

26. 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 as follows unless the prior consent of the Local Planning Authority is obtained.

E(a) (retail) – limited to craft units, the brewhouse, gardeners Cottage, kiosk concession and as ancillary (minor part) to other function areas

E(b) (café/restaurant) – limited to craft units and Derby Wing café and proposed wedding/function facility

E(g) (Office) – all buildings other than craft units and properties within the C3 class (above)

E(g) (light and general industry) – limited to craft units, brewhouse and model railway area

C3(a) (residential) – limited to Farmyard Cottages and North Lodge

F2(c) (Assembly & Leisure) – all areas of the park other than properties within the C3(a) class above

Sui Generis (drinking establishment) – limited to brewhouse/derby wing/proposed wedding/function facility

Sui Generis (hot food takeaway) – limited to kiosk concession

Sui Generis - covers the whole park

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

RELEVANT POLICY

NPPF National Planning Policy Framework

Central Lancashire Core Strategy

- 1 Locating Growth
- 3 Travel
- 17 Design of New Buildings
- 22 Biodiversity and Geodiversity
- 25 Community Facilities
- 26 Crime and Community Safety
- 27 Sustainable Resources and New Developments
- 28 Renewable and Low Carbon Energy Schemes

South Ribble Local Plan

- F1 Car Parking
- G7 Green Infrastructure Existing Provision

- G9 Worden Park
- G13 Trees, Woodlands and Development
- G16 Biodiversity and Nature Conservation
- G17 Design Criteria for New Development
- H1 Protection of Health, Education and Other Community Services and Facilities

Employment Premises Supplementary Planning Documents Nature Conservation and Biodiversity Supplementary Planning Document

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

2. The applicant is advised that under the terms of the Wildlife and Countryside Act 1981, Wild Mammal (Protection) Act 1996 and Countryside and Rights of Way Act 2000, it is an offence to disturb nesting birds, roosting birds or other protected species, or to inflict unnecessary suffering to wild animals. The work hereby granted does not override the statutory protection afforded to these species or provide defence against prosecution under this act, and you are advised to seek expert advice if you suspect that any aspect of the development would disturb any protected species

3. United Utilities Note: Not all public sewers are shown on the statutory utility records. The applicant should be made aware that the proposed development may fall within the required access strip of a public sewer and make contact with a Building Control body at an early stage. South Ribble Building Control can be contacted on 01772 625420

United Utilities Note 2: If possible this site should be drained on a separate system with only foul drainage connected into the foul sewer. Surface water should discharge to the soakaway/watercourse/surface water sewer and may require the consent of the Local Authority. If surface water is allowed to be discharged to the public surface water sewerage system we may require the flow to be attenuated to a maximum discharge rate determined by United Utilities

A separate metered supply to each unit will be required at the applicants expense and all internal pipework must comply with current water supply (water fittings) regulations 1999. Please contact UU on 0845 7462200 regarding water mains/public sewers or 0870 7510101 to access a fully supported mapping service.

It is the applicants responsibility to demonstrate the exact relationship between any assets that may cross the site and any proposed development.

United Utilities Note 3: The site should be drained on a separate system with foul water draining to the public sewer and surface water draing in the most sustainable way. We would ask the developer to consider the following drainage options in the following order of priority:

- a) an adequate soak away or some other adequate infiltration system (approval must be obtained from local authority/building control/environment agency) or where that is not reasonably practical
- b) a watercourse (approval must be obtained from the riparian owner/land drainage authority/environment agency; or where this is not reasonably practicable
- c) a sewer (approval must be obtained from United Utilities)

To reduce the volume of surface water drainage from the site we would promote the use of permeable paving on all driveways and other hard standing areas including footpaths and parking areas.

4. Local Lead Flood Authority Note: Given the maintenance works outlined in the document titled "92001- Drainage GA Plan", please note that you will be required to obtain Land Drainage Consent should you wish to make any alterations to a watercourse or carry out works which alter the natural flow of water within the watercourse. This is not required for standard repair works that do not alter the flow of the watercourse, however.

Report to	On
Planning Committee	4 March 2021 Thursday, 4 March 2021

Title	Portfolio Holder	Report of
Planning Application received by Lancashire County Council (South Ribble Ref: LCC/07/2021/00012) - Land to the north and south banks of the River Ribble	Cllr Evans	Director of Planning and Property

Is this report confidential?	No
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Purpose of the Report

1. This report seeks resolution from the Planning Committee as to what response is provided to LCC in relation to the planning application for the River Ribble flood risk management works- currently under consideration.

Recommendations

2. That Members raise no objection in principle to the proposal but that LCC consider the following aspects:
 - A commitment to continued discussion with Penwortham Town Council and South Ribble about the open space provision at Ribble Sidings.
 - Further consideration is given to the final design of the replacement flood defence wall at Riverside Road.

Reasons for recommendations

3. The principle of the scheme is acceptable as it addresses flood risk management. Further consultation with relevant bodies on the Ribble Sidings would enable different suggestions to be considered.

Other options considered and rejected

4. No other options have been considered as the County Council is seeking our response as a consultee.

Corporate outcomes

5. The report relates to the following corporate priorities: *(tick all those applicable)*:

An exemplary council		Thriving communities	x
A fair local economy that works for everyone		Good homes, green spaces, healthy places	x

Background to the report

6. The planning application was received by LCC in December 2020 with all documentation available to view on the County Council's website <http://planningregister.lancashire.gov.uk> (using the LCC ref. LCC/2021/00021). The Case Officer dealing with the planning application has confirmed that the earliest County Planning Committee that the application can be taken for determination is the meeting scheduled for 21 April 2021.

The Proposed Development

7. The Environment Agency (EA) has identified a programme of works to improve flood risk management associated with the River Ribble and some of its tributaries. The Preston & South Ribble Flood Risk Management Scheme (FRMS) seeks to reduce the high level of flood risk to approximately 4,778 properties including over 500 businesses along the Rivers Ribble and Darwen, to the south of Preston and is split into five areas:

- Area 1: Riversway & Broadgate
- Area 2: Lower Penwortham
- Area 3: Frenchwood & Walton-le-Dale on the Ribble
- Area 4: Walton-le-Dale on the Darwen
- Area 5: Higher Walton

The scheme involves approximately 9 km of replacement or refurbishment of linear defences (walls and earth embankments) adjacent to the River Ribble which includes 1.5 km of new defences on the River Darwen. The proposed solution is a combination of raised linear defences including embankments, solid walls and glass panels. The heights of the existing defences range from 0.5m to approx. 1.4m, the maximum height of the proposed defences is around 3m. The EA are proposing to install glass panels above 1.4m in locations where there will be significant visual impacts. Several potential areas have been identified within the Scheme study area, for the creation of wetland habitat.

The current application relates to Area 1 Riversway and Broadgate and Area 2 Lower Penwortham.

This report focuses on Area 2: Lower Penwortham: Area 2 is located on the left (south) bank of the River Ribble, to the south of Preston city centre. This area is approximately 0.8km long, extending from the old railway embankment around Penwortham Methodist Church to Penwortham Old Bridge. It then runs upstream along the left bank of the River Ribble to the West Coast Main Line (WCML).

It includes the raising and/or modification of existing defences, bank stabilisation work, combined with the utilisation of glass panels to reduce the impact on views over the river corridor. Area two has been subdivided to sub sections.

Area 2A

- A new pre-cast concrete flood wall totalling 174m in length to replace the existing fence around Penwortham Methodist Church ranging between 0.4m and 2.47m. In order to maintain security of the allotments, fencing will be installed along the top of the new wall to ensure that a minimum height of 1.8 m is maintained around whole length of the wall;
- New road ramp to raise existing road levels by approximately 1.0 m at the entrance to Penwortham Methodist Church; and
- New ramp 8m long and 1.3m in height along the path that cuts through the disused railway embankment into the Penwortham Residential Park.

Area 2B

- New 8m long 1.73m high concrete flood wall extending upstream from the Cadent Gas pipe bridge;
- New 191m long pre-cast concrete flood wall ranging between 1.90m and 2.31m in height, incorporating 0.6m and 0.8m high glass panels, extending along Riverside Road upstream from the Cadent Gas pipe bridge to Stanley Avenue;
- Installation of a 60m long revetment on the wet-side of the new flood wall upstream of Riverside Road;
- New 155m long pre-cast concrete flood wall ranging between 0.4m and 1.53m high along the river front linking Riverside Road to Ribble Sidings; and
- Removal of the existing 1.7m high flood defence embankment at Ribble Sidings and construction of a new 162m long 3.87m high flood defence embankment with a 3m wide crest and 1 in 3 gradient side slopes. The existing riverside footpath (NCR 55 and Prow 7-9-BW34) will be maintained with an access ramp over the proposed flood defence embankment.
- Landscape improvements to the open space area known as Ribble Sidings

Area 2C

- Partial infilling of a 30m long underpass under the WCML to the south east of Margaret Road, utilising foamed concrete and Redi-Rock blocks.

Considerations

Three considerations for South Ribble Borough Council, are:

- a) What is the visual impact of the proposals on the residents and local area?
- b) What is the impact upon Heritage assets?
- c) What mitigation is proposed?

Visual Impact

The proposed works would have an impact upon the character and appearance of the area and of the residential amenity of the adjacent properties particularly to Riverside Road. The scheme details provide for a pre cast concrete wall with a glass panel to mitigate the Impact- the glass panels will enable views to be retained- Appendix 2 provides a photomontage. During the site visit with the EA it was agreed that further consideration should be given to incorporate some relief within the design of the wall, particularly at Riverside Road to help break up the long length of wall.

Heritage Assets

A Heritage Statement accompanies this application and assesses the proposed Scheme's impact on 15 heritage assets. It confirms that Listed Building Consent will be required for works associated with the Railway Viaduct over River Ribble; and Penwortham Old Bridge, which is also a Scheduled Monument and as such will also require Scheduled Monument Consent. The EA has verbally confirmed that most of these works would take place within Preston City Council. In summarising the overall impact of the proposed scheme on the identified heritage assets, the Heritage Statement concludes that negligible to minor temporary and negligible to minor permanent impacts are assessed on two medium value assets; Avenham Conservation Area and the Viaduct over River Ribble and on two high value assets; Miller Park and Penwortham Old Bridge. The significance of effect of these impacts (both temporary and permanent) is assessed to be slight to neutral. As such, these are not considered significant (moderate or above effects) and equate to less than substantial harm as defined in the NPPF Paragraphs 193 to 197.

Mitigation and Enhancement

Mitigation measures will be required in order to avoid, reduce, remedy or compensate for any adverse landscape or visual effects of the proposed Scheme in accordance with planning and environmental policy. The applicant has held discussions with the Council and the enhancement proposals identified include, but are not limited to, the following:

- Enhancements within open space at the end of Hawkhurst Road to include new footpath routes, tree and shrub planting;
- Ecological and landscape enhancements at Ribble Sidings;
- Interpretation boards located along the river banks relating to heritage features such as the old railway line and the Penwortham ferry crossing;
- Tree planters and seating along Riverside and near Penwortham Old Bridge to enhance the street scene and Preston Guild Wheel route;

Trees to be protected or removed will be agreed with the relevant local authority prior to construction. The applicant has advised that all lost ornamental and screening vegetation will be replanted and trees lost will be replaced at a 5:1 ratio.

It will not always be possible to replant trees back in the same location due to site constraints, including the new defences, underground services, and extensive hardstanding that is to be reinstated. Trees will be replanted in local areas such as Ribble Sidings and the green space adjacent to the Golden Way footpath. In addition, sites for tree planting have been identified along Fishwick Bottoms to help deliver the five to one tree replacement target.

A scheme has been put forward for the design of the landscape Improvements at Ribble Sidings however, further discussions are taking place.

Construction

Construction activities relating to the flood defences is anticipated to commence in September 2021 following preconstruction mobilisation and the application for site specific consents and licences. It is anticipated that construction will be completed by March 2023, including all planned reinstatement works. Areas 3-5 will commence early 2023 and complete in 2024.

Temporary Works

Temporary construction compounds will be required for the duration of the construction period. For Area 2, lay down areas for the outlying works will include an area to the north west of the Golden Way adjacent to the footpath, amenity grassland of Ribble Sidings, and within the St Mary Magdalene Primary School. The scheme would require some temporary foot path closures for the duration of the scheme.

Risk

8. As Lancashire County Council is a joint applicant and the determining body for the application any risks would lie with them and the Environment Agency. South Ribble own some of the land and the appropriate notice has been served.

Equality and diversity

9. *Please summarise the outcome of your Equality Impact Assessment (EIA) and Equality Act implications.*

Air quality implications

10. To be reported verbally.

Comments of the Statutory Finance Officer

11. No comments to make

Comments of the Monitoring Officer

12. This is a situation where South Ribble Borough Council is a consultee to a planning application; not the body that determines the application.
13. The applicants are the Environment Agency and Lancashire County Council. It will be for the County Council to determine the application.
14. Members will see from the body of the report that we are talking about a programme of works intended to improve flood risk management associated with the River Ribble and some of its tributaries.

15. Planning officers recommend that we should not object in principle to this application subject to a couple of points.
16. In deciding on how to respond to the consultation the final decision rests with members. Clearly the recommendations of officers should be taken into account. When making any recommendations members should act reasonably and have due regard to material planning considerations.

Background documents

The application details using this Ref: LCC/07/2021/00012 can be accessed through the following link: <https://publicaccess.southribble.gov.uk/online-applications/>

Appendices

Appendix 1 – Flood Defence Interventions
Appendix 2 – Photomontages

LT Member's Name Jonathan Noad
Job Title Director of Planning and Development

Report Author:	Email:	Telephone:	Date:
Catherine Lewis	C. Lewis	01772 625411	18.02.2021

Preston and South Ribble Flood Risk Management Scheme Areas 1 and 2

Design strategy 2: Design of components

- L1 BROADGATE GARDENS:**

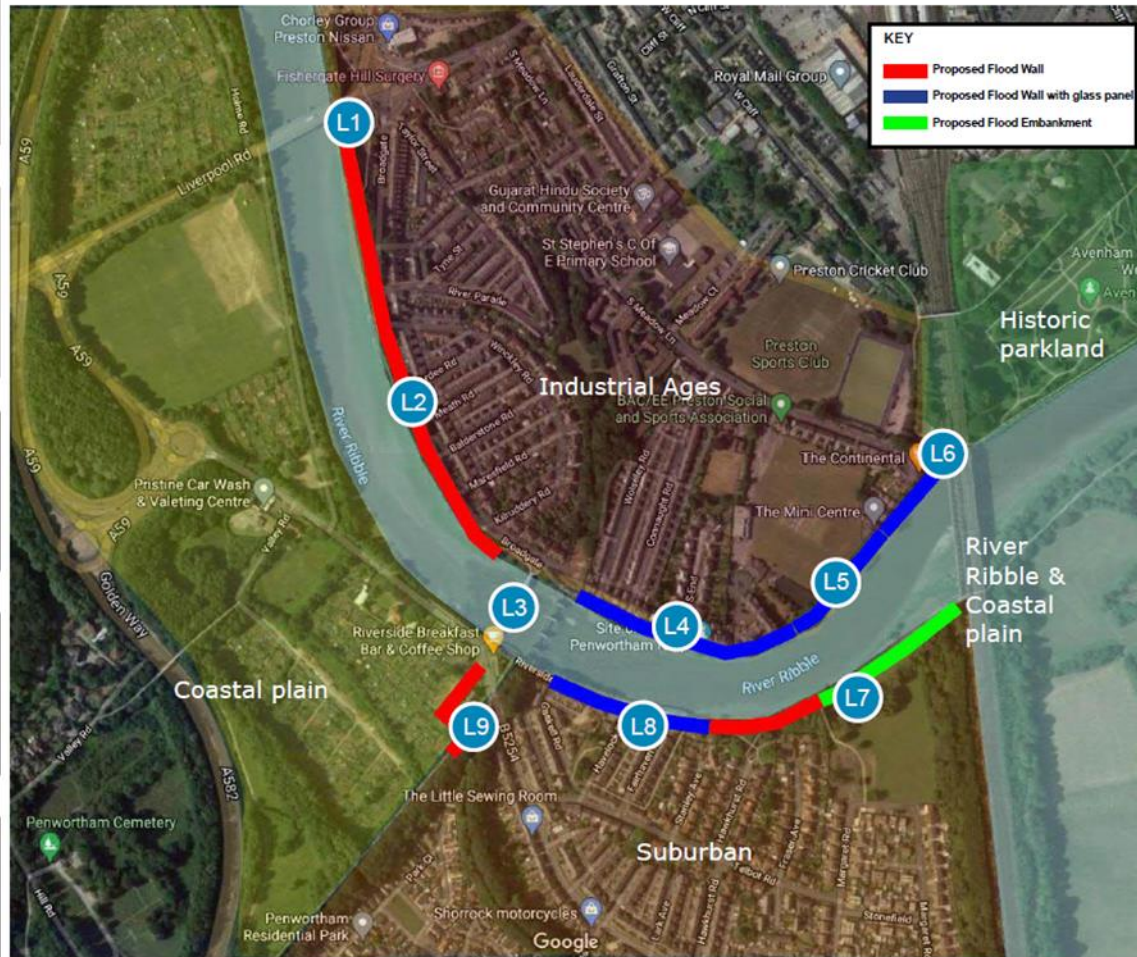
 - Replacement of existing flood wall with a pre-cast concrete flood wall.
 - Viewing platform and planting to enhance existing open space.
 - Street furniture to be as per Preston City Council's (PCC) standard palette.
 - Preston Guild Wheel route and signage to be maintained.
 - Tree and shrub planting, species-rich grassland.
- L2 BROADGATE:**

 - Replacement of existing flood wall with a pre-cast concrete flood wall.
 - Tree planting to grass verges where possible.
 - Preston Guild Wheel route and signage to be maintained.
 - Proposed street furniture to complement existing, as agreed with PCC.
 - Tussock seed mix to Redi-Rock river bank works on wet-side of proposed flood wall at Old Penwortham Bridge.
 - Tree planting where possible.
- L3 OLD PENWORTHAM BRIDGE:**

 - Replacement of existing flood wall with a pre-cast concrete flood wall.
 - Pipe bridge arch infill to complement existing stonework. Possible location of a future artwork installation (by others).
 - Tree planters and seating to enhance streetscene.
 - Street furniture to complement existing as agreed with PCC.
 - Interpretation board relating to historic Penwortham Ferry Crossing.
- L8 RIVERSIDE ROAD:**

 - Replacement of existing flood wall with a pre-cast concrete flood wall with glass panels from the pipe bridge to Stanley Avenue.
 - Replacement street furniture to complement existing as agreed with South Ribble Borough Council (SRBC)
 - Open space at the end of Hawkhurst Road to be reinstated to include tarmac footpath routes, and tree and shrub planting to enhance visual amenity.
- L9 PENWORTHAM METHODIST CHURCH:**

 - Proposed pre-cast concrete flood wall along south and west boundary fence line to church grounds and along existing footpath along railway line. Black steel railings to top of boundary wall where flood defence not required.
 - Tarmac road ramp entrance to church to match existing.
 - Church grounds and adjacent allotment areas to be reinstated.



- L4 RIVERSIDE:**

 - Replacement of existing flood wall with a pre-cast concrete flood wall with glass panels between Penwortham Old Bridge and Miller Gardens Apartments.
 - Tree planters and street furniture to enhance streetscene to be agreed with PCC.
 - Redi-Rock sandstone-faced retaining wall and steel toe pile to retain face of new river bank. Tussock plant mix to Redi-Rock wall to soften wall and reinstate vegetation along river bank.
 - Tarmac surfacing to footpaths.
- L5 MILLER GARDENS APARTMENTS & CRICKET PITCH:**

 - New pre-cast concrete wall along the boundary of BAE/EE Preston Social and Sports Association cricket pitch between Miller Park Apartments and Ribble Cottage.
 - New black flood gate at Ribble Cottage.
 - Replacement of existing flood wall with a pre-cast concrete flood wall from cricket pitch to Continental Public House restaurant. Flood wall to have glass panels in front of the restaurant.
 - Tarmac surfacing to footpaths to complement existing. Replacement hard landscaping to be agreed with PCC.
 - Riparian enhancement of river bank and replacement tree planting where possible.
- L6 MILLER PARK:**

 - Replacement of existing flood wall with a pre-cast concrete flood wall. Replacement railings to top of flood wall to be agreed with PCC.
 - Proposed flood gate and footpath layout to be sensitively designed to minimise adverse effect on the historic park, proposals including street furniture to be agreed with PCC.
 - Riparian enhancement of river bank and replacement tree planting where possible.
 - Species rich grassland to flood embankment.
- L7 RIBBLE SIDINGS:**

 - Proposed pre-cast concrete flood wall from Stanley Avenue to Ribble Sidings.
 - Replacement of existing flood embankment with a new 3.5m high flood embankment with a 3m crest.
 - Existing riverside public footpath to be retained with a tarmac access ramp over the proposed flood defence.
 - Scrub planting for other habitat adjacent to the river bank.
 - Tree and shrub planting to integrate the scheme into the surrounding landscape
 - Redi-Rock sandstone-faced retaining wall and steel toe pile to retain face of new river bank. Tussock seed mix to Redi-Rock wall to soften wall and reinstate vegetation along river bank.
 - Habitat creation with a network of paths within Ribble Sidings open space to enhance biodiversity and amenity value, working with South Ribble Borough Council.
 - Existing play facilities to be retained.



Visualisation of the replacement flood defence, taken from Riverside Road looking upstream towards the West Coast Mainline Viaduct

Minutes of	Planning Committee
Meeting date	Thursday, 14 January 2021
Members present:	Councillors Caleb Tomlinson (Chair), Malcolm Donoghue (Vice-Chair), Will Adams, James Flannery, Mary Green, Harry Hancock, Jon Hesketh, Mick Higgins, Christine Melia, Caroline Moon, Phil Smith and Gareth Watson
Officers:	Jonathan Noad (Director of Planning and Development), Dave Whelan (Shared Services Lead - Legal & Deputy Monitoring Officer), Catherine Lewis (Development Planning Team Leader), Janice Crook (Planning Officer), Debbie Roberts (Planning Officer) and Charlotte Lynch (Democratic and Member Services Officer)
Cabinet members:	Councillor William Evans (Cabinet Member (Planning, Business Support and Regeneration)) and Councillor Michael Titherington (Deputy Leader of the Council, Cabinet Member (Health and Wellbeing) and Deputy Leader of the Labour Group)
Other members and officers:	Councillor Damian Bretherton, Councillor Matt Campbell and Councillor Karen Walton

87 Welcome and Introduction

The Chair, Councillor Caleb Tomlinson, welcomed the committee and members of the public and explained that, due to the COVID-19 pandemic, the meeting was being held over Microsoft Teams and livestreamed to YouTube.

88 Apologies for Absence

An apology for absence was received from Councillor Barrie Yates.

89 Declarations of Interest

Councillor Gareth Watson declared a prejudicial interest in item 6 – Land off Carrwood Road, Lostock Hall – and would not take part in the vote on this item.

Jonathan Noad (Director of Place and Development) also declared a personal interest in item 6.

Councillor Caleb Tomlinson declared a prejudicial interest in item 9 – 37 Clifton Avenue, Leyland – and would not take part in the vote on this item.

Councillor Phil Smith declared a personal interest in item 11 – Land to the west of Lancashire Business Park, Centurion Way, Farington.

90 Minutes of meeting Thursday, 17 December 2020 of Planning Committee

A query was raised regarding the accuracy of minute number 75 of the last meeting, which detailed the interests declared by members of the committee.

In response to this, an amendment was proposed by Councillor Phil Smith, seconded by Councillor Will Adams, to read that “Councillors Will Adams, James Flannery and Harry Hancock declared personal interests in item 11 – Penwortham Arts Centre, The Venue, Liverpool Road, Penwortham *over the course of the meeting.*”

However, this was challenged by some members as requiring further revision and the Chair agreed not to sign the minutes at that time.

A vote on the amended motion was taken and it was subsequently RESOLVED (For: 11 Abstain: 1) that

1. the minutes of the meeting held on 17 December 2020 not be signed by the Chair at this time;
2. the above revision be made to the minutes; and
3. the minutes of the meeting held on Thursday, 17 December be deferred for consideration until the next meeting of the Planning Committee.

91 Appeal Decisions

There were no appeals to report.

92 07/2020/00440/FUL - Land off Carrwood Road, Lostock Hall

*Councillor Mick Higgins left the meeting prior to the vote on this item.
Councillor Gareth Watson did not take part in the vote on this item.*

Speakers: Councillor Damian Bretherton (ward councillor), Councillor Matt Campbell (ward councillor), a representative of the Applicant and the Agent

Address: Land off Carrwood Road
Lostock Hall

Applicant: Lancet Homes

Agent: Alec Drake
WSP
8 First Street
Manchester
M15 4GU

Development: Residential development for the erection of 61 dwellings with associated works and infrastructure

RESOLVED: (Unanimously)

That

1. members are minded to approve the application; and
2. the decision be delegated to the Planning Manager in consultation with the Chair and Vice-Chair of the Planning Committee upon successful completion of a legal agreement to secure a financial contribution towards public open space and affordable housing.

93 07/2020/00946/FUL - Budweiser Brewing Company, Cuerdale Lane, Samlesbury

Speakers: the Agent

Address: Ab Inbev UK Ltd
Cuerdale Lane
Samlesbury
Preston
Lancashire
PR5 0XD

Applicant: Budweiser Brewing Company Ltd.

Agent: Mr Dominic Page
Gerald Eve LLP
1 Marsden Street
Manchester

Development: Construction of HGV self-registration area to provide 15 bays, new access point off Cuerdale Lane, portacabin and registration kiosk, installation of 3 weigh bridges, widening of existing internal site road and associated works.

RESOLVED: (Unanimously)

That the application be approved subject to conditions outlined in the report.

94 07/2020/00940/FUL - Tan Y Bryn Farm, Land Lane, Longton

Speakers: a representative of the Agent

Address: Tan Y Bryn Farm
Land Lane
Longton

Applicant: Eleni Murphy

Agent: Lydia Harper
PWA Planning

Lockside Road
Preston
PR2 2YS

Development: Formation of 1700m², all-weather outdoor equestrian arena.

RESOLVED: (Unanimously)

That the application be approved subject to conditions outlined in the report.

95 07/2020/00966/HOH - 37 Clifton Avenue, Leyland

Councillor Mal Donoghue took the chair for the duration of this item.

Speakers: None

Address: 37 Clifton Avenue
Leyland
Lancashire
PR25 3ES

Applicant: Mr M Tomlinson

Agent: Mr Stephen Hunt
63 Anderton Crescent
Buckshaw Village

Development: Single-storey rear extension.

RESOLVED: (Unanimously)

That the application be approved.

96 07/2020/00881/FUL - Bamber Bridge Leisure Centre

Councillor Caleb Tomlinson returned to the chair.

Speakers: Councillor Mick Titherington (Cabinet Member for Health, Wellbeing and Leisure) and the Agent

Address: Bamber Bridge Leisure Centre
Brindle Road
Bamber Bridge

Applicant: Mr Neil Anderson
South Ribble Borough Council
Civic Centre
Leyland
PR25 1DH

Agent: Mr Dean Woodward
Steve Wells Associates
17-19 Stott Hill

Cathedral Quarter
Bradford
BD1 4EH

Development: Proposed 2no. full sized sports playing pitches, remodelled skate park, extended car park and detached pavilion.

RESOLVED: (Unanimously)

That the application be approved subject to conditions outlined in the report.

97 07/2020/00781/OUT - Land to the west of Lancashire Business Park, Centurion Way, Farington

Speakers: Councillor Karen Walton (ward councillor) and the Agent

Address: Land West of Lancashire Business Park
Centurion Way
Farington
Preston
PR26 6TS

Applicant: Caddick Developments Ltd.

Agent: Mr Nick Pleasant
Park House
Park Square West
Leeds
LS1 2PW

Development: Outline planning application (all matters reserved apart from access from the public highway) for up to 612,500sqft (56,904sqm) of light industrial (E(g) Use), general industrial (B2 Use), storage and distribution (B8 Use) and ancillary office (E(g) Use) floorspace.

RESOLVED: (Unanimously)

That

1. members are minded to approve the application; and
2. the decision be delegated to the Director of Planning and Development in consultation with the Chair of Planning Committee upon the successful resolution and removal of the outstanding objection by the Environment Agency.

98 07/2020/00924/FUL - Two Acres, Preston New Road, Samlesbury

Speakers: the Agent

Address: Two Acres
Preston New Road
Samlesbury

Preston
Lancashire
PR5 0UL

Applicant: Messrs Ahmed

Agent: Mrs Sophie Marshall
MacMarshalls Ltd
Hamill House
112-116 Chorley New Road
Bolton
BL1 4DH

Development: Erection of detached commercial building.

An amended motion was moved by Councillor James Flannery, seconded by Councillor Will Adams, that members be minded to approve the application with the decision delegated to the Director of Place and Development in consultation with the Chair of Planning Committee following agreement on conditions.

Upon being put to the vote, the amendment to the motion was lost (For: 5 Against: 6).

A vote on the substantive motion, proposed by Councillor Gareth Watson and seconded by Councillor Mary Green, was then taken and subsequently

RESOLVED: (For: 7 Against: 4)

That the application be refused because the proposed development by virtue of its size, scale and location would have a detrimental impact on the openness of the Green Belt and the purposes of including land within it and the very special circumstances offered by the applicant are not considered to outweigh the harm. The proposal is therefore contrary to Policy G1 in the South Ribble Local Plan.

99 07/2020/00860/FUL - 367 Brindle Road, Bamber Bridge

Speakers: 3 objectors and a representative of the Agent

Address: 367 Brindle Road
Bamber Bridge
Preston
Lancashire
PR5 6AP

Applicant: Mr Chadwick

Agent: Mr Andrew Cowley
50 Merlin Grove
Leyland
PR25 1DA

Development: Retrospective application for the change of use of part of the domestic curtilage, the erection of a detached building to be used as a workplace and the raising of boundary fences.

RESOLVED: (Unanimously)

That the application be refused for the following reasons:

1. due to the increase in traffic flow adjacent 365 Brindle Road and the resulting amount of traffic, associated traffic noise and type of traffic, this would have a detrimental impact on the residential amenity of the occupants of that neighbouring properties contrary to Policy B1 criteria c) in the South Ribble Local Plan; and
2. the proposal introduces an industrial building with associated parking and access, a large expanse of blacktop and encloses the site with substantial 2.4m high fencing into what was a residential garden within a residential area. This is considered to be detrimental to the character and appearance of the area, contrary to Policy G17 in the South Ribble Local Plan.

100 07/2020/00935/REM - Land off Shaw Brook Road and Altcar Lane, Leyland

Speakers: a representative of the Applicant.

Address: Land off Shaw Brook Road and
Altcar Lane
Leyland
Lancashire

Applicant: Redrow Homes Lancashire Ltd.

Development: Application for Reserved Matters for residential development for 54 dwellings (Appearance, Landscaping, Layout and Scale) applied for 07/2016/0591/OUT.

RESOLVED: (Unanimously)

That the application be approved subject to conditions outlined in the report and the amended condition 2 as outlined in the update sheet.

Chair

Date

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Minutes of	Planning Committee
Meeting date	Thursday, 11 February 2021
Members present:	Councillors Caleb Tomlinson (Chair), Malcolm Donoghue (Vice-Chair), James Flannery, Mary Green, Harry Hancock, Jon Hesketh, Chris Lomax, Christine Melia, Caroline Moon, Phil Smith and Gareth Watson
Officers:	Steven Brown (Head of Development Management), Tasneem Safdar (Shared Legal Services Team Leader), Debbie Roberts (Planning Officer) and Charlotte Lynch (Democratic and Member Services Officer)
Cabinet members:	Councillor Bill Evans (Cabinet Member (Planning, Business Support and Regeneration))

101 Welcome and Introduction

The Chair, Councillor Caleb Tomlinson, welcomed the committee and members of the public and explained that, due to the COVID-19 pandemic, the meeting was being held over Microsoft Teams and livestreamed to YouTube.

The Chair also took this opportunity to welcome Councillor Chris Lomax to the committee following his recent appointment.

102 Apologies for Absence

An apology for absence was received from Councillor Will Adams.

103 Declarations of Interest

None.

104 Minutes of meeting Thursday, 17 December 2020 of Planning Committee

The committee received the minutes of the meeting held on 17 December 2020, which had been deferred at the last meeting pending a revision.

An amendment was moved by Councillor James Flannery, seconded by Councillor Mal Donoghue, that the minutes be approved subject to a further revision to remove any reference to Councillor Flannery having declared an interest on the application relating to The Venue, Liverpool Road, Penwortham.

A vote on the amendment was taken and recorded as follows:

FOR: Councillors Mal Donoghue, James Flannery, Mary Green, Harry Hancock, Jon Hesketh, Christine Melia, Caroline Moon, Phil Smith, Caleb Tomlinson and Gareth Watson; and

ABSTAIN: Councillor Chris Lomax

It was subsequently RESOLVED: (For: 10 Abstain: 1)

That the minutes of the meeting held on Thursday, 17 December 2020 be approved as a correct record subject to the amendment outlined above.

105 Minutes of meeting Thursday, 14 January 2021 of Planning Committee

A query was raised regarding the completeness of minute no. 90 of the last meeting, held on 14 January 2021.

It was requested that the minutes be revised to include that the amendment to the minutes of the meeting of 17 December 2020 was challenged as requiring further revision and that the Chair of the Planning Committee did not sign the minutes at that time.

Consequently, members agreed that the minutes of the meeting of 14 January 2021 should not be signed at this time, either, and that they should be deferred to the next meeting following amendment as outlined above.

106 Appeal Decisions

The Head of Development Management informed the committee of one appeal which had been dismissed by the Planning Inspector, relating to land at Much Hoole Moss, Midge Hall Lane.

107 07/2020/00702/FUL - Lesser Marsh Barn, Station Road, Little Hoole

Speakers: 3 objectors and the Agent.

Address: Lesser Marsh Barn
Station Road
Little Hoole
Preston
Lancashire
PR4 5LH

Applicant: Create Homes

Agent: Mr Chris Betteridge
De Pol Associates
Farington House
Stanifield Business Park
Stanifield Lane, Farington

Development: Demolition of existing commercial buildings and erection of 6no dwellings with associated works (revision of 07/2019/12530/FUL).

RESOLVED: (Unanimously)

That the application be refused because the application site is considered to be in an unsustainable location due to the distance from the nearest shops and services, the absence of nearby public transport and the lack of connection to nearby settlements. The proposed development therefore does not represent sustainable development and does not comply with Chapter 9 (Promoting sustainable transport) - particularly paragraphs 102c, 103, 105 and 108 of the National Planning Policy Framework, Central Lancashire Core Strategy Policy 3 (Travel) and Local Plan Chapter F (Catering for sustainable travel).

Chair

Date

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