

PLANNING COMMITTEE

THURSDAY, 17TH DECEMBER, 2020, 6.00 PM

ACCESSIBLE VIA MS 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 with hybrid measures in place.

Committee members may take part either from the Civic Centre or remotely via Microsoft Teams.

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](#).

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, 15 December.

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.

<p>4 Minutes of meeting Thursday, 10 December 2020 of Planning Committee</p> <p>To be approved as a correct record.</p>	(To Follow)
<p>5 Appeal Decisions</p> <p>An update will be provided at the meeting if applicable.</p>	
<p>6 07/2020/00771/FUL - Dunbia Preston Ltd., Church Road, Bamber Bridge</p> <p>Report of the Director of Planning and Property attached.</p>	(Pages 5 - 16)
<p>7 07/2020/00560/VAR - Land at School Lane and Golden Hill Lane, Leyland</p> <p>Report of the Director of Planning and Property attached.</p>	(Pages 17 - 24)
<p>8 07/2020/00821/HOH - 71 Bristol Avenue, Farington, Leyland</p> <p>Report of the Director of Planning and Property attached.</p>	(Pages 25 - 28)

Gary Hall
INTERIM 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, Mick Higgins, Christine Melia, Caroline Moon, Phil Smith, Gareth Watson and Barrie Yates

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

Forthcoming Meetings

6.00 pm Thursday, 14 January 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/>

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Agenda Item 6

Application Number 07/2020/00771/FUL

Address Dunbia Preston Limited
Church Road
Bamber Bridge
Preston
Lancashire
PR5 6AL

Applicant Dunbia

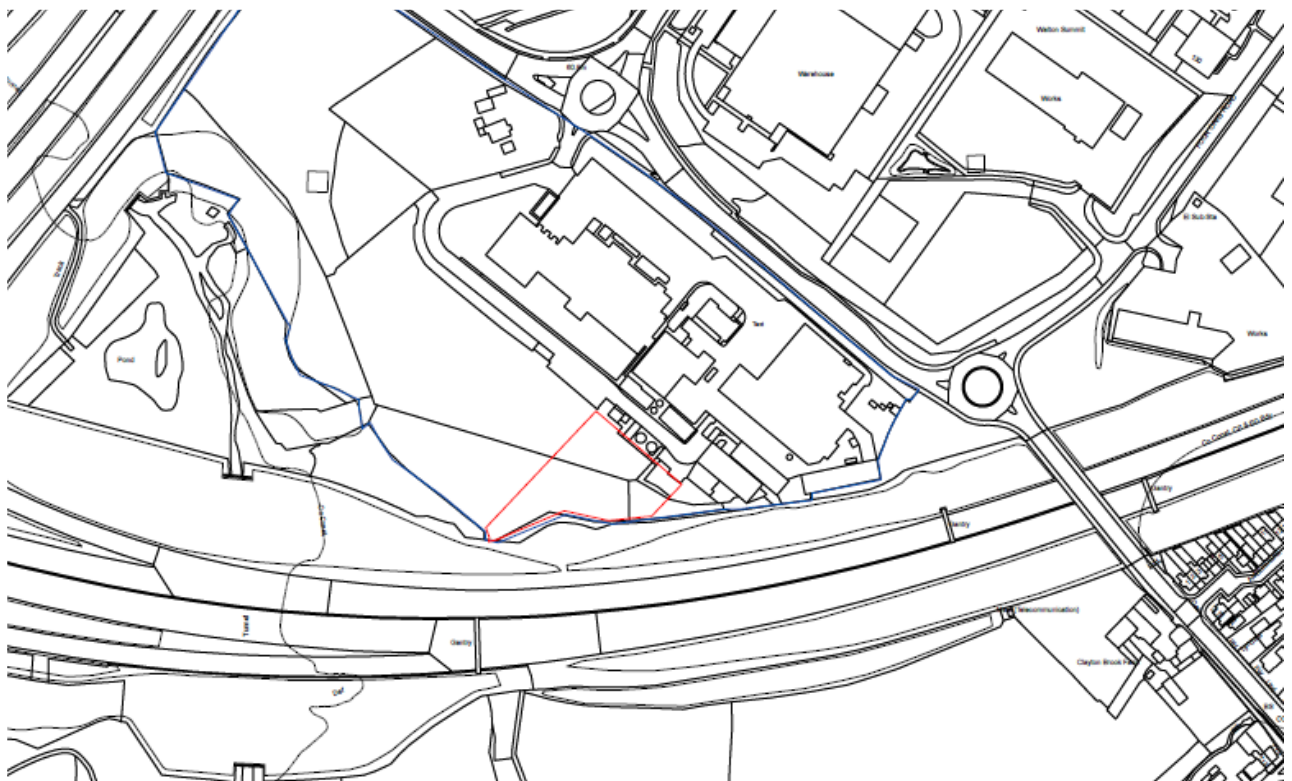
Agent Mr Phil Scrafton

The Tithe Barn
Greestone Place
Lincoln
LN2 1PP

Development Erection of 1 no. hide shed

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

Date application valid 17.09.2020
Target Determination Date 17.12.2020
Extension of Time N/A



1. REPORT SUMMARY

1.1 The application relates to a 0.5 hectare piece of land located along the south-eastern boundary of wider 7.5 hectare site which operates as a meat processing and distribution facility. The application site comprises of grassland with further grassland areas present to the west and north-west. Beyond the southern boundary is substantial mature landscaping on the northern embankment of the M65 Motorway which continues to wrap around the wider Dunbia site to the west and north-west at the Junction 29 of the M6 Motorway.

1.2 The developed section of the wider Dunbia site is allocated under Policy E2 of the South Ribble Local Plan as 'Protection of Employment Areas and Sites', with the site subject to this application sitting immediately to the south-west within a pocket of land allocated as Green Belt under Policy G1 of the South Ribble Local Plan.

1.3 In November 2018 planning permission (07/2018/4095/FUL) was granted for the erection of roller racking, 2 high bay pallet stores and detached building to provide a workshop, together with the installation of a car park and control barriers following demolition of a vacant bungalow. This permission has since been implemented by way of the formation of the car parking area.

1.4 Planning permission is sought for the erection of a hide shed, with the proposed building measuring 49.5m (length) x 25m (width) x 4.6m-6.2m (high) with a pitched roof. The building is proposed to be finished with goose wing grey profiled steel sheeting to the walls and a roof attached to portal frame. As such the building appears wholly as an agricultural building.

1.5 The building is to be used for the processing of animal hides. This involves hides being transported from one part of the operation into the building where they would be applied with salt before stacking onto pallets for storage. Once the salted for the necessary period of time the processed hides would be loaded onto lorries for transportation to customers. This process is currently already undertaken on site, however the current hide shed is unsuitable for the requirements of the business and is required to be demolished to make way for additional cold storage units as approved under planning permission 07/2018/4095/FUL.

1.6 In order to mitigate against the impact of the proposed new building a 0.3 hectare of grassland immediately south-west is proposed to be planted with native broadleaved woodland trees. The planting scheme comprises of a mix of Oak, Ash, Alder, Silver Birch, Hawthorn, Rowan and Field Maple. When planted at 2-3m intervals this would result in the planting of between 400-800 trees.

1.7 The proposed development does not meet any of the exceptions outlined in Paragraph 145 of the NPPF and therefore constitutes 'inappropriate development' in the Green Belt. The applicant has however presented a case of 'very special circumstances', citing economic, environmental and ecological reasons, why the proposed development is acceptable as per Paragraphs 143-144 of the NPPF.

1.8 It is the Officers view that the benefits of the proposal clearly outweigh the identified harm to the Green Belt be reason of inappropriateness, and any other harm. 'Very special circumstances' are therefore considered to be present to justify the proposed development in the Green Belt.

1.9 The appearance of the proposed building is indistinguishable from agricultural buildings commonly found on farms in the Green Belt and other semi-rural/rural areas. As a result the proposed development will not have a detrimental impact on the character and appearance of the area and there are no nearby residential properties that would be unduly affected. There are no highway safety or ecological concerns.

1.10 The proposed development accords with Policies 1, 3, 9, 10, 17, 22 and 29 of the Core Strategy together with Policies E2, G1, G13, G16 and G17 of the South Ribble Local Plan.

The application is therefore recommended for approval subject to the imposition of conditions.

2. APPLICATION SITE AND SURROUNDING AREA

2.1 Dunbia Preston Ltd. is a large, established meat processing and distribution facility located to the southern side of Church Road, Bamber Bridge. The application relates to a 0.5 hectare piece of land located along the south-eastern boundary of the wider 7.5 hectare site.

2.2 The application site comprises of grassland with further grassland areas present to the west and north-west. Beyond the southern boundary is substantial mature landscaping on the northern embankment of the M65 Motorway which continues to wrap around the wider Dunbia site to the west and north-west at the Junction 29 of the M6 Motorway.

2.3 The developed area of the site is limited to the north-eastern section of the site, with the western and southern areas of the site remaining open. The site accommodates an abattoir, meat processing, packing and distribution facilities. In line with EU regulations, buildings, working areas and roadways which run around the southern extent of the developed area are completely segregated into 'dirty' (animals in) and 'clean' (finished product out) areas.

2.4 A pylon is located in the north-western section of the wider Dunbia site with overhead lines dissecting the site in an east-west direction; a 100m electricity network transmission buffer zone sits either side of the overhead wires.

2.5 730 people are currently employed at the site on a continuous shift pattern.

2.6 The developed section of the wider Dunbia site is allocated under Policy E2 of the South Ribble Local Plan as 'Protection of Employment Areas and Sites', with the site subject to this application sitting immediately to the south-west within a pocket of land allocated as Green Belt under Policy G1 of the South Ribble Local Plan.

3. SITE HISTORY

3.1 In November 2018 planning permission (07/2018/4095/FUL) was granted for the erection of roller racking, 2 high bay pallet stores and detached building to provide a workshop, together with the installation of a car park and control barriers following demolition of a vacant bungalow. This permission has since been implemented by way of the formation of the car parking area.

3.2 Prior to this the following planning application are recorded on the site:

- 07/2001/0259 - Creation of Temporary Access to Church Road to Serve Retail Meat Plant. Approved 2001
- 07/2003/0377 - Extensions to existing lairage buildings. Installation of 1 no. water supply borehole. Approved April 2003
- 07/2003/0467 - Erection of 2.4 M high railings to front. Approved July 2003
- 07/2004/0586 - Erection of 2 No Replacement gas tanks (CO₂, O₂). Approved July 2004
- 07/2007/0749/FUL - Location of CO₂ vessel on car park to rear. Approved 2007
- 07/2010/0005/FUL - Extension to side and rear of existing factory. Approved Feb 2010
- 07/2010/0319/FUL - Additional building for lairage. Approved July 2010
- 07/2011/0216/FUL - Extension to chillers, dispatch chill and carcass marshalling and loading bays. Approved May 2011
- 07/2015/0353/FUL - Installation of water treatment facility. Approved March 2015

- Application 07/2010/0004/FUL was also submitted for formation of car park and alterations to existing access following demolition of 'The Bungalow', but refused as contrary to the Green Belt policy of that time. Appeal 2130537 (October 2010) however

granted permission subject to a number of conditions which primarily dealt with highways matters. Application 2010/0407/FUL – a resubmission of the same scheme – was subsequently approved in November 2013.

4. PROPOSAL

4.1 Planning permission is sought for the erection of a hide shed.

4.2 The proposed building measures 49.5m (length) x 25m (width) x 4.6m-6.2m (high) with a pitched roof. The building is proposed to be finished with goose wing grey profiled steel sheeting to the walls and a roof attached to portal frame. An access opening of 4m x 5m is proposed centrally in the south-east end elevation. As such the building appears wholly as an agricultural building.

4.3 The building is to be used for the processing of animal hides. This involves hides being transported from one part of the operation into the building where they would be applied with salt before stacking onto pallets for storage. Once the salted for the necessary period of time the processed hides would be loaded onto lorries for transportation to customers.

4.4 This process is currently already undertaken on site, however the current hide shed is unsuitable for the requirements of the business and is required to be demolished to make way for additional cold storage units as approved under planning permission 07/2018/4095/FUL.

4.5 In order to mitigate against the impact of the proposed new building a 0.3 hectare of grassland immediately south-west is proposed to be planted with native broadleaved woodland trees. The planting scheme comprises of a mix of Oak, Ash, Alder, Silver Birch, Hawthorn, Rowan and Field Maple. When planted at 2-3m intervals this would result in the planting of between 400-800 trees.

4.6 Supported information provided the applicant asserts:

“In the last 5 years approximately £20 million has been invested with over £15 million in the last two years alone.

The investment has secured the large number of jobs that operate here and this phase of work is simply and [sic] continuation of that process that is necessary to ensure the continued well-being of the business operations and employment security of the workforce. There are currently 567 full time employees on site with an additional 45 agency workers and a further 124 in the retail packing operations.

The hides and skins commodity sits within a very pressurised and fluid marketplace where value fluctuates to such a degree that there is often little to no profit margin to be made. It is crucial, therefore, that this ‘secondary’ element of the operations does not undermine the profitable parts of the primary business which is food production. Adding disproportionately high costs associated with investment off-site land and buildings, associated inefficiencies in staff working remotely from the main operations and unnecessary additional transportation costs would risk the successful operation of the business and employment at this facility.”

4.7 The supporting case continues to state:

“In this case, however, there is simply no scope within the built-up part of the Site, which sits within the allocated industrial area, to locate this important new building. An off-site option is highly problematic as it would result in substantial additional costs in supporting a facility elsewhere, reducing the operational sustainability of the business via additional property overheads as well as the costs associated with the regular transportation of hides from existing operations to another location where they would be stored and processed.”

"[...] It is accepted that there will be a greater impact on openness in respect of the proposal because the development, by introducing a new building, results in some harm through some loss of openness of the Site and the green belt and as such "very special circumstances" need to be demonstrated to outweigh the implicit harm from inappropriate development in the green belt. We believe that an objective assessment of the investment as proposed, under the three strands of sustainability - economic, social and environmental objectives, leads to a conclusion that the harm is outweighed by the considerable benefits.

There are positive aspects to the development in support of the proposals the key ones being that the proposal is required to support the operations of this important employers and there is no reasonable alternative location that can accommodate the proposed building that doesn't have serious economic and environmental consequences. Allied to this is the ability for the development to be sited in a location that does not materially harm the key objectives of the Green Belt as a result of its context between two motorways and a major industrial site, no public access offering amenity and open views and an opportunity to invest in significant ecological enriching woodland planting on a relatively sterile grassland.

The building is designed to sit low into the wider built environment and sustainable development initiatives including rainwater harvesting and reuse in the operations means that there is no impact on surface water drainage and a positive reduction in the use of water taken from the mains water supply."

5. REPRESENTATIONS

5.1 No letters of representation were received in relation to the proposal.

6. CONSULTATION REPLIES

County Highways have raised no objections to the proposal confirming that the development should have a *"negligible impact on highway safety and highway capacity within the immediate vicinity of the site."*

Environmental Health have raised no objections to the proposal.

The Local Authority's **Arboriculturist** has raised no objections to the proposal adding that the new native woodland would be a welcome addition to the site. A condition relating to replacement planting is recommended.

Ecology have raised no objections to the proposal and confirming issues relating to nesting birds, mammals, invasive species and biodiversity enhancement measures can be resolved via condition and or informative.

7. MATERIAL CONSIDERATIONS

Policy Considerations

7.1 i) NPPF

7.1.1 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”

7.1.2 In regard to the economy, Paragraph 80 states:

“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”.

7.2 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 3 is entitled ‘Travel’ and seeks to plan to reduce the need to travel.

7.2.3 Policy 10 of the Core Strategy is entitled ‘Employment Premises and Sites’ and highlights the need to protect sites last used and allocated for employment for future employments use.

7.2.4 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.

7.3 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 Green Belt

7.4.1 The proposed development does not meet any of the exceptions outlined in Paragraph 145 of the NPPF and therefore constitutes 'inappropriate development' in the Green Belt. The applicant has however presented a case of 'very special circumstances' for why the proposed development is acceptable as per Paragraphs 143-144 of the NPPF, namely:

1. The proposed building is a form of development that would be expected to receive support for enhancing the accommodation associated with an important business and an important local employer
2. There is no scope for the building to be accommodated within the built-up area of the site that is allocated as an employment site
3. To pursue an off-site option would lead to additional costs that would impact on the profitability of the business and would increase local traffic movements and pollution to the detriment of local residents and the wider community
4. The benefits resulting from a 0.3 hectare of grassland immediately south-west to be planted with native broadleaved woodland trees (approximately 400-800 trees)

7.4.2 It is acknowledged that the Dunbia Preston Ltd is big local employer, with 730 people employed on site and many more jobs supported indirectly in other businesses off-site. It is also acknowledged that the company has invested very heavily in the site (£20 million in the last 5 years) and, through the continued implementation of planning permission 07/2018/4095/FUL, continues to plan to invest significantly on the site. The proposed development retains the current business efficiency of having a hide processing facility on-site, which in turns safeguards jobs. This needs to be afforded weight in the planning balance.

7.4.3 It should also be considered that the refusal of this application would force the applicant to explore off-site options to satisfy the required hide processing function. Should the applicant be required to proceed with an off-site hide processing and storage shed this would inevitably result in an increase in heavy goods traffic on the local highway network as unfinished product would be required to be transported from the Dunbia site to the off-site hide shed, together with the return traffic to the Dunbia site. The resultant highway and air quality impacts needs to be given consideration by Members.

7.4.4 An assessment of the site by Officers reaches the same conclusion as the agent that, with the planned full implementation of planning permission 07/2018/4095/FUL, the proposed development cannot be accommodated within the built-up area of the site which is allocated as employment land under Policy E2 of the South Ribble Local Plan.

7.4.5 The proposed landscaping of a 0.3 hectare piece of open grassland which abuts the section of the site on which the new hide shed is proposed with planting of 400-800 trees (final number dependent on the precise specie mixed to be agreed) will have clear ecological and environmental benefits which requires to be afforded weight in the planning balance.

7.4.6 The dense screening and embankments along the sides of the M65 and M6 Motorways, together with the existing woodland on site adjacent to Junction 29 of the M6 Motorway, means that the proposed development would not be visible from anywhere outside of the site.

7.4.7 It is the Officers view that the aforementioned economic, environmental and ecological benefits of the proposal clearly outweigh the identified harm to the Green Belt by reason of inappropriateness, and any other harm. 'Very special circumstances' are therefore considered to be present to justify the proposed development in the Green Belt (as per Paragraphs 143-144 of the NPPF).

7.5 Character / Appearance

7.5.1 Policy 17 of the Core Strategy and Policy G17 of the South Ribble Local Plan, sets out design criteria for new development and requires development to be well related to

neighbouring buildings and the locality in terms of its size, scale and intensity (plot coverage).

7.5.2 In consideration of the above, the local distinctiveness and character of the local area have been assessed. The application relates to part of a pocket of grassland bounded by the M6 and M65 Motorways to the south, west and east with the Walton Summit Industrial Estate to the north. The surrounding area therefore can be best described as edge of settlement. The appearance of the proposed building is indistinguishable from agricultural buildings commonly found on farms in the Green Belt and other semi-rural/rural areas. As a result, the proposed building on the site is not considered to be out of character with the surrounding area. The proposed development will not result in the overdevelopment of the site.

7.5.3 The proposed scheme would also see 0.3 hectares of grassland immediately south-west of the siting of the building to be planted with native broadleaved woodland trees. The planting scheme comprises of a mix of Oak, Ash, Alder, Silver Birch, Hawthorn, Rowan and Field Maple, resulting in a significantly greener site.

7.5.4 For the above reasons the proposed development is considered to comply with Core Strategy Policy 17 and Policy G17 of the South Ribble Local Plan.

7.6 Relationship to Neighbours

7.6.1 A distance of over 300m is present to the nearest residential properties with the main body of buildings on the Dunbia site intervening to the north and the M65 Motorway intervening to the east.

7.6.2 These distances are considered to be acceptable, with the proposed development not considered to result in undue overlooking / loss of privacy or overdominance / overshadowing.

7.7 Highway Issues

7.7.1 The proposed development would not result in any additional traffic to and from the site, other than during construction traffic, with the process already taking place on the site.

7.7.2 County Highways have raised no objections to the proposal confirming that the development should have a *“negligible impact on highway safety and highway capacity within the immediate vicinity of the site.”*

7.8 Noise / Disturbance / Pollution

7.8.1 The building is to be used for the treating and storage of skins and hides which are a by-product from the primary business of food production. The process of treating the hides requires the application of salt, with no chemicals used in the process. As this stage is a dry process no waste residue occurs. Treated hides are then stacked on pallets for storage before ultimately being transported off site. As this process already takes place on-site, in a location actually closer to residential properties than currently proposed, the proposed development will not increase noise and/or disturbance. Environmental Health have fully assessed the proposed and have raised no objections.

7.9 Trees / Ecology

7.9.1 The proposed development would not impact on any existing trees, with the Local Authority’s Arboriculturist welcoming the addition of the proposed new native woodland on the site.

7.9.2 The Council’s Ecology consultants have raised no ecological concerns in regards to the proposal stating:

“The development will result in the loss of improved grassland a low ecological value habitat, part lost to building and hard standing, the remainder to native broadleaved plantation a moderate value habitat initially with the potential in the long term to be of high value. Given the area of the proposed planting I am satisfied that net gain will be achieved for this site”.

8. CONCLUSION

8.1 The aforementioned economic, environmental and ecological benefits of the proposed erection of a hide shed are considered to clearly outweigh the identified harm to the Green Belt by reason of inappropriateness, and any other harm. ‘Very special circumstances’ are therefore considered to be present to justify the proposed development in the Green Belt (as per Paragraphs 143-144 of the NPPF).

8.2 The proposed development will not have a detrimental impact on the character and appearance of the area and there are no nearby residential properties that would be unduly affected. There are no highway safety or ecological concerns.

8.3 The proposed development accords with Policies 1, 3, 9, 10, 17, 22 and 29 of the Core Strategy together with Policies E2, G1, G13, G16 and G17 of the South Ribble Local Plan. The application is therefore recommended for approval subject to the imposition of conditions.

RECOMMENDATION:

Approval with Conditions.

RECOMMENDED CONDITIONS:

1. That the development must be begun not later than the expiration of three years beginning with the date of this permission.

REASON: Required to be imposed pursuant to section 91 of the Town and Country Planning Act 1990.

2. The development, hereby permitted, shall be carried out in accordance with the submitted approved plans ref 5278.001 01 (Location Plan), 5278.002 01 (Site Plan), 5278.301 01 (Proposed Hide Shed) and 5278.501 01 (Hide Shed Elevations).

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 details of the landscaping of the site including, 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: 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. 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, Policies G14 and G17 in the South Ribble Development Plan Document, and the National Planning Policy Framework.

6. 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 use of the hide building hereby approved shall be restricted to the use 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).

RELEVANT POLICY

- 1 **Locating Growth (Core Strategy Policy)**

- 3 Travel (Core Strategy Policy)
- 9 Economic Growth and Employment (Core Strategy Policy)
- 10 Employment Premises and Sites (Core Strategy Policy)
- 17 Design of New Buildings (Core Strategy Policy)
- 22 Biodiversity and Geodiversity (Core Strategy Policy)
- 29 Water Management (Core Strategy Policy)
- POLE2 Protection of Employment Areas and Sites
- POLG1 Green Belt
- POLG13 Trees, Woodlands and Development
- POLG16 Biodiversity and Nature Conservation
- POLG17 Design Criteria for New Development

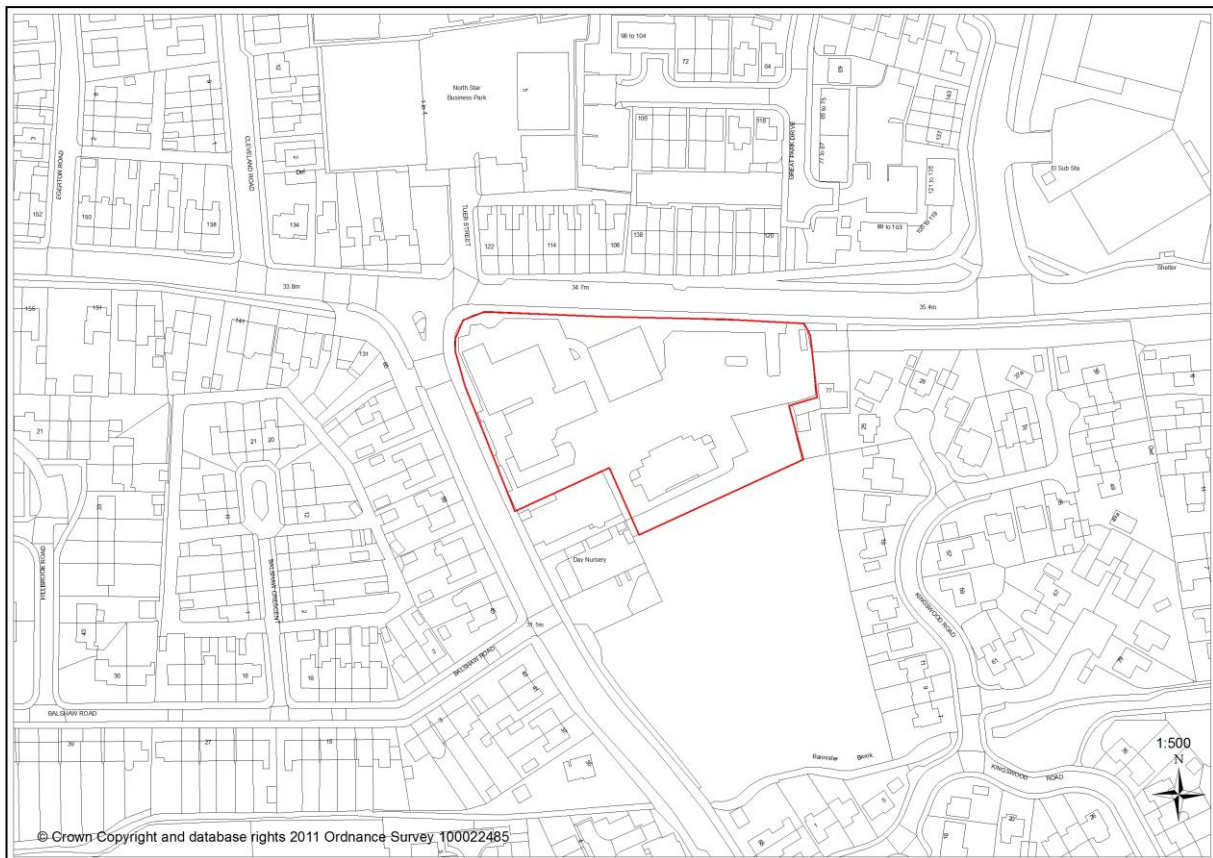
Note:

1. It is an offence under the Wildlife & Countryside Act 1981, as amended to introduce, plant or cause to grow wild any plant listed in Schedule 9 part 2 of the Act. Species such as Japanese knotweed and Himalayan balsam are included within this schedule. If any such species will be disturbed as a result of this development a suitably experienced consultant should be employed to advise on how to avoid an offence.

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Agenda Item 7

Application Number	07/2020/00560/VAR
Address	Land at School Lane and Golden Hill Lane Leyland
Applicant	Aldi Stores Ltd
Agent	Avison Young Norfolk House 7 Norfolk Street Manchester M2 1DW
Development	Variation of wording of conditions 2 (Approved plans) 7 (Landscaping scheme) 13 (Cycling and motor cycle facilities) 14 (parking spaces) 20 (post construction review certificate) pursuant to planning permission 07/2018/8309/FUL
Officer Recommendation	Approval with Conditions
Date application valid	27.8.20
Target Determination Date	26.11.20
Extension of Time	14.12.20



1. Report Summary

1.1. This application seeks to vary conditions imposed on permission 07/2018/8309/FUL to allow for minor alterations, and to align conditions which refer to previously approved plans to the new approval if granted.

1.2. The application relates to a 0.7ha piece of land located at the School and Golden Hill Lane junction. Currently cleared, the site has permission for, and is under construction with a new food store.

1.3. Following publicity two letters of representation have been received. Statutory consultees comments have also been taken into account

1.4. The proposal site is designated as Existing Built Up Area (Policy B1). In policy and spatial separation terms the scheme is considered compliant, and having regard to the following commentary, it is recommended that approval to vary conditions should be approved

2. Application Site and Surrounding Area

2.1. The proposal site is a 0.7ha piece of land at the junction of Golden Hill and School Lanes, Leyland. Golden Hill Lane runs in an east to west direction along the sites northern edge, whilst School Lane spans the western boundary.

2.2. Immediately north across Golden Hill Lane are no's 120-138 Great Park Drive and 106-124 Golden Hill Lane, and facing in the west are no's 45-65 School Lane and 131 Golden Hill Lane. 77 Golden Hill Lane (commercial) abuts the eastern site boundary, with no's 25-27 Kingswood Road behind this property, and in the south is Stonehouse Nursery (Grade II listed).

2.3. Primary site access is immediately north of the nursery in the west and 60m south of the Golden Hill junction. The site is under construction for erection of a food store approved in 2019, and within land designated by Policy B1 (Existing Built Up Area) of the South Ribble Local Plan.

3. Site Context / Planning History

3.1. There are around 40 planning applications on the site history; most of which pre-date 1999. The only applications of relevance are

- 07/2018/8309/FUL (as discharged 07/2020/00180/DIS) - Erection of single storey food store (Class A1) with associated works and car parking following demolition of existing buildings. Approved 2019
- 07/2019/8177/ADV – advertisement consent. Approved 2019

4. Proposal

4.1. This application seeks to vary conditions imposed on permission 07/2018/8309/FUL to allow for minor alterations, and to align conditions which refer to previously approved plans to the new approval if granted. Each condition is taken in turn as follows;

4.2. Proposed alterations to the scheme which require variation of conditions are:

1. *Replacement of delivery enclosure with an acoustic fence* – this replacement ensures that plans and noise impact assessment accord with one another as the noise impact assessment suggested an enclosure as mitigation, but this was not shown on approved plans. Acoustic fencing would be 3.5m high and would reduce noise to adjacent properties. As acoustic fencing would also screen the service dock noise from delivery vehicles is expected to reduce to ‘low impact’. Approved buffer landscaping to the eastern side would also be installed.

2. *Erection of external lobby with brickwork and canopy extension* – this extends the entrance lobby by 19m² in line with corporate design objectives. There would be no other change to the store floor area.

3. *Erection of substation which had been omitted from approved plans.* - This would be located to the west of the site adjacent the junction of School and Golden Hill Lanes. Although in a fairly prominent location existing hedgerow would be retained so that visually this shouldn't be overtly impactful. These structures have been installed on other supermarket sites throughout the borough and are generally fairly insignificant,

4. Landscaping alterations – The applicants statement suggests the following changes:

- a. Erection of a ‘Broxamp Beaumaris’ 1.1m high, black post and rail fence along Golden Hill Lane – this would be where hedgerow is already approved for removal
- b. Removal of a strip of landscaping near to disabled bays due to restricted size
- c. Extra landscaping around the approved totem sign North-western corner)
- d. Retention and infill of stone wall along School Lane using in part stone and copings salvaged from the recently demolished school – the applicant has taken residents comments into account and proposal drawings show the original ‘Balshaw’s School’ sign and datestones as a decorative wall feature

Originally proposals showed more industrial boundary treatments but following discussions with the applicant plans have changed and the above are now proposed. Already approved soft landscaping and boundary treatments including high visibility pedestrian guardrail along the adjacent nursery frontage will still be introduced, but overall the proposals to vary landscaping are considered acceptable.

4.3. On the basis that the above changes are acceptable to members the following changes are proposed

1. Condition 2 was imposed as:

“The development hereby permitted shall be carried out in accordance with the following approved

plans and suite of documents:

- *Air quality assessment (BWB MCP2101: October 2018)*
- *Arboricultural Assessment (Bowland: June 2018)*
- *Community infrastructure levy forms*
- ***Design & access statement (2259BOLDAS V1: Oct 2018 Harris Partnership)***
- *Ecological Assessment (Bowland Ecology 17.941: Sept 18)*
- *Employment & Skills Assessment (in Planning Statement)*
- *Geo-Environmental Investigations (Earth Environmental A2346/18: July 18)*
- *Testing report (Murray Rix MRN3240/38: June 18)*
- *Waste classification report (Earth Environmental 9SCCH-9WPEP-EHYZL)*
- *Gas monitoring report and borehole log (Earth Environmental)*
- *Heritage statement (Orion: July 18)*
- ***Noise Impact Assessment (BWB MCP2101: October 2018)***

- *Planning & retail statement (GVA/HOW: Oct 18)*
 - *Soil Analysis (DETS Ltd 18-76122: June 18)*
 - *Transport statement and School Lane modelling report (Cameron Rose)*
 - *Travel plan (Cameron Rose)*
 - *Existing Plan*
 - *Site plan ((2259BOL-099 (Harris Partnership)*
 - *Proposed Plans*
 - *Site location plan (2259BOL-098 (Harris Partnership)*
 - ***Floor plan (2259BOL-101 Rev B (Harris Partnership)***
 - ***Roof plan (2259BOL-104 (Harris Partnership)***
 - ***Landscaping (V2259BOL-L01 Rev D (Vector)***
 - ***Boundary treatments (2259BOL- 103 Rev D (Harris Partnership)***
 - ***Elevations (2259BOL-102 Rev D (Harris Partnership)***
 - ***Site plan (2259BOL-100 Rev G (Harris Partnership)***
 - ***Visual - front elevation (2259BOL-CGI101 (Harris Partnership)***
 - *Materials Schedule (Design & Access Statement Paragraph 6.6)*
- Reason: For the avoidance of doubt and to ensure a satisfactory standard of development”

Condition 2 is now proposed to be:

The development hereby permitted shall be carried out in accordance with the following approved plans and suite of documents:

- *Air quality assessment (BWB MCP2101: October 2018)*
- *Arboricultural Assessment (Bowland: June 2018)*
- *Community infrastructure levy forms*
- ***Design & access statement (2259BOLDAS Rev A 20201103 (Harris Partnership)***
- *Ecological Assessment (Bowland Ecology 17.941: Sept 18)*
- *Employment & Skills Assessment (in Planning Statement)*
- *Geo-Environmental Investigations (Earth Environmental A2346/18: July 18)*
- *Testing report (Murray Rix MRN3240/38: June 18)*
- *Waste classification report (Earth Environmental 9SCCH-9WPEP-EHYZL)*
- *Gas monitoring report and borehole log (Earth Environmental)*
- *Heritage statement (Orion: July 18)*
- ***Noise Impact Assessment (BWB MCP2101 Issue 5: October 2020)***
- ***Noise Management Plan 9MCP2102 October 2020)***
- *Planning & retail statement (GVA/HOW: Oct 18)*
- *Soil Analysis (DETS Ltd 18-76122: June 18)*
- *Transport statement and School Lane modelling report (Cameron Rose)*
- *Travel plan (Cameron Rose)*
- *Existing Plan*
- *Site plan ((2259BOL-099 (Harris Partnership)*
- *Proposed Plans*
- *Site location plan (2259BOL-098 (Harris Partnership)*
- ***Floor plan (2259BOL-101 Rev D Rev D(Harris Partnership)***
- ***Roof plan (2259BOL-104 Rev B (Harris Partnership)***
- ***Landscaping (V2259BOL-L01 Rev B Rev F(Vector)***
- ***Boundary treatments (2259BOL- 103 Rev K Rev E (Harris Partnership)***
- ***Elevations (2259BOL-102 Rev J Rev J (Harris Partnership)***
- ***Site plan (2259BOL-100R (Harris Partnership)***

- **Visual - front elevation (2259BOL-CGI-101D (Harris Partnership))**
- *Materials Schedule (Design & Access Statement Paragraph 6.6)*
- **Supporting statement (1741/ER/LN: 4.1120 Avison Young)**
- **Stone boundary Wall (2259BOL-213A Harris Partnership)**

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

4.4. The following conditions also refer to previously approved plans and would therefore need amending

4.5. Existing Condition 7 would be replaced by:

The approved landscaping scheme (V2259-LOL-Rev B(Vector)) 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.

REASON: In the interests of the amenity of the area in accordance with Policy 17 in the Central Lancashire Core Strategy and Policy G8 in the South Ribble Local Plan 2012-2026

4.6. Existing Condition 13 would be replaced by:

Cycling and Motorcycle facilities to be provided in accordance with approved site plan 2259BOL-100 Rev R (Harris Partnership) before first occupation of the building hereby approved. These shall be retained and maintained thereafter unless with the written approval of the local planning authority.

REASON: To allow for the effective use of the parking areas the promotion of sustainable forms of transport and aid social inclusion.

4.7. Existing Condition 14 would be replaced by

Prior to first occupation of the development hereby approved, the parking spaces identified on approved site layout 2259BOL-100 Rev R (Harris Partnership) shall be drained and surfaced with a material to be agreed by the Local Planning Authority. This area shall be retained at all times thereafter and shall not be used for any purpose other than the parking of vehicles.

REASON: To ensure the provision and retention of adequate on-site parking in the interests of residential amenity and highway safety as required by Policy F1 and Policy G17 in the South Ribble Local Plan 2012-2026

4.8. Amendments are also proposed to Condition 20 to ensure that store opening would not be impacted by delays in receiving the post construction review certificate (BREEAM Construction standards). As set out in the letter prepared by SOL Environmental there are a number of factors which would prevent the issuing of a PCR Certificate prior to the occupation of the development. These include:

- 'As Built' evidence required to complete the assessment cannot be produced until the building is fully completed.
- BREEAM assessor must complete a site inspection to verify all BREEAM measures have been implemented.
- Sufficient time needed to collate, assess, and verify all information.

- The final assessment is sent to the BRE for quality assurance which typically takes 6 – 8 weeks.
- Sufficient time must be allowed to respond to and resolve queries as a part of the QA process, which typically requires a number of re-submissions.

For these reasons it will typically take up to 12 months after initial occupation to obtain the final PCR Certification. In order to ensure that the Applicant remains compliant with the planning conditions, it is therefore requested that the Condition wording is amended as set out in the following paragraphs. The proposed wording also takes account of the Councils requirement for BREEAM 'Good' rating as per discharge of Condition 18 (Ref: 07/2020/00180/DIS)

Existing Condition 20 now reads as

“On completion of the development, and prior to first occupation a Building Research Establishment issued Post Construction Review Certificate confirming that the development has achieved a BREEAM rating of 'Very Good' (or where possible in urban area) 'Excellent' has been submitted to and approved in writing by the Local Planning Authority”
REASON: To be in accordance with Policy 27 in the Central Lancashire Core Strategy”

This delay is to be expected on larger schemes and this situation has occurred on other, unrelated schemes. The variation of condition 20 is therefore considered reasonable to Officers who propose that Condition 20 should read as:

“Within 12 months of initial occupation on completion of the development, a Building Research Establishment issued, a Post Construction Review Certificate confirming that the development has achieved a BREEAM rating of 'Good' shall be submitted to and approved in writing by the Local Planning Authority”
REASON: To be in accordance with Policy 27 in the Central Lancashire Core Strategy

5. Representations

5.1. Summary of Publicity

5.1.1. A site notices and a newspaper advertisement were posted, and 192 neighbouring properties consulted. Ward Councillors have also been notified

5.1.2. Two letters has been received from residents who object to the overall approved scheme, reduction in house prices, increase in traffic and 'waste of money' resulting from public consultation.

6. Summary of Responses

A number of statutory consultees were contacted during the earlier permission. They have been re-consulted but have not responded this time as their comments have either been fully discharged or are not relevant to this variation. The ones whose comments are pertinent are:

6.1. **Lancashire County Council Highways** - LCC Highways has no objections to the variation of conditions and is of the opinion that the proposed changes to the site layout would not have a severe impact on highway safety and capacity within the immediate vicinity of the site. They note that the latest plans show a change in parking spaces from 120 to 117 but are satisfied that this reduction should have a negligible impact on the operation of the site.

6.2. **Environmental Health** have assessed the applicant's revised noise impact assessment (MCP2101, Revision 5, dated 09.10.2020) and have no objection to the application for variation. They do request however that an additional condition is imposed with regards to vehicle reversing alarms, and that vehicle engines are switched off when on site. Conditions were imposed on the original permission to restrict deliveries to 7am – 10pm, and for all delivery vehicles on site to switch off all refrigeration units whilst loading and unloading, and as these have not been discharged they will be carried forward if approved to this proposal. An additional condition is also suggested as follows:

*'Prior to first attendance on site, all company owned delivery vehicles, including forklift trucks visiting and used on site shall be fitted with broadband (white noise) reversing alarms. Delivery vehicle engines should be switched off whilst vehicles are stationary on site
Reason: In the interests of the amenity of the nearby residents in accordance with Policy 17 of the Central Lancashire Core Strategy and the NPPF'.*

6.3. **Historic England** did not wish to be consulted on this proposal

7. **Material Considerations**

7.1. Site Allocation Policy

7.1.1. The site is designated under Policy B1 of the South Ribble Local Plan as Existing Built Up Area which includes a presumption towards re-development of under used sites where proposals do not impact upon the amenity of occupants of the area, highways safety or the areas character.

7.2. Additional Policy Background

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

Economic Policy - The National Planning Policy Framework (2019) at Para 11: provides a presumption in favour of sustainable economic growth and development and is committed to economic growth whilst ensuring that the planning system does everything it can to support sustainable economic growth. The same document protects the vitality of town centres such as Leyland; Core Strategy Policy 11 (Retail and Town Centre Uses) reflects these sentiments

Highways/Transport Policy - Core Strategy Policy 3 (Travel) also seeks to reduce the need for vehicle journeys whilst Local Plan Policy F1 (Parking Standards) requires all development proposals to provide car parking and servicing space in accordance with parking standards adopted by the Council.

Design Policy - Core Strategy Chapter 7 (Requiring Good Design) and Local Plan 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. Core Strategy Policy 287 also requires construction in accordance with adopted design standards-

7.3. Other Material Considerations

7.3.1..1. The School /Golden Hill Lane area of Leyland is characterised by a range of properties in a mix of use (commercial and residential), style, height and age and although relatively traditional there is no defined vernacular to the locality. Approved development provided for acceptable levels of screening and landscaping throughout and around the site, and where this was not possible appropriate boundary treatments.

7.3.1..2. The acoustic fencing along the eastern side and around the delivery depot is felt to be acceptable to Environmental Health and would be protective in noise terms. This and the proposed sub-station whilst prominent would also be well screened from view by proposed/existing landscaping

7.3.1..3. The proposed lobby extension will not impact in any way on the amenity of nearby residents or the overall design of the site.

8. Conclusion

8.1. The proposal site is designated by the Local Plan as Existing Built Up Area which has an in-principle presumption towards development, subject to all other things being acceptable. In policy, design, highways and spatial separation terms the proposal is considered compliant, and having regard to the comments of statutory bodies and the above commentary, it is recommended that the application should be **approved subject to the imposition of conditions**

Where an application to vary conditions is granted, the effect is the issue of a new planning permission, sitting alongside rather than as amendment to the original permission, which remains intact and un-amended. For this reason, all earlier conditions which have not been discharged are carried forward.

Agenda Item 8

Application Number	07/2020/00821/HOH
Address	71 Bristol Avenue Farington Lancashire PR25 4GD
Applicant	Mr and Mrs Parkinson
Development	Dormer extension to front forming en-suite
Officer Recommendation Officer Name	Approval with Conditions Victoria Spears
Date application valid	05.11.2020
Target Determination Date	31.12.2020
Extension of Time	18.01.2021



1. Introduction

- 1.1 The application is being presented to Committee because the Applicant is related to an employee of South Ribble Borough Council.

2. Report Summary

- 2.1 Planning permission is sought for a dormer extension to the front at 71 Bristol Avenue.
- 2.2 At the time of writing the Committee Report, no written representations have been received.
- 2.3 The proposed dormer extension would match, and would extend the existing. The works proposed to the front of the property would enhance the frontage and character of the area.
- 2.4 As outlined above the proposal is deemed to be in accord with Policies B1 and G17 of the Adopted Local Plan 2012-2026, the South Ribble Residential Extensions SPD and Policy 17 of the Central Lancashire Core Strategy. Therefore, the application is recommended for approval subject to the imposition of conditions.

3. Site and Surrounding Area

- 3.1 The proposal is within Farington which is a residential area designated under Policy B1 (Existing Built up Area) of the South Ribble Local Plan.

4. Relevant Planning History

- 4.1 A certificate of lawful development was granted for a detached garage in rear garden in November 2020 (07/2020/00856/CLD)

5. Proposal

- 5.1 Planning permission is sought for an extension for the existing front dormer to form an en-suite
- 5.2 The dormer extension would measure 1.9m wide with a flat roof height of 2.4m, and would project 2.6m to meet the existing dormer. The dormer would match the existing in material and form.
- 5.3 The application is accompanied by drawing PR-01 Rev B (Existing/proposed plans and elevations)

6. Representations

- 6.1 Nine neighbouring properties have been notified but at the time of writing the Committee Report, no representations have been received.

7. Material Considerations

7.1 Site Allocation

- 7.2 The site is designated under Policies B1 (Existing Built Up Area – main site) of the South Ribble Local Plan 2012-2026.

7.3 Policy B1 allows for redevelopment in allocated areas provided that proposals would comply with requirements of the local plan relating to access, parking and servicing; would be in keeping with the character and appearance of the area, and would not adversely affect the amenity of nearby residents.

7.4 Policy Background

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

7.4.1 *National Planning Policy Framework*

7.4.2 The NPPF at Para 11: provides a presumption in favour of sustainable development

7.4.3 NPPF Chapter 7: Requiring good design also attaches great importance to the design of the built environment which contributes positively to making better places for people.

7.4.4 *Central Lancashire Core Strategy*

7.4.4.1 The Core Strategy was adopted at full Council on 18th July 2012, and is therefore a material consideration in the determination of this planning application.

7.4.4.2 Policy 17: Design of New Buildings requires new development to take account of the character and appearance of the local area.

7.4.5 *South Ribble Local Plan*

7.4.5.1 In addition to site allocation policies B1 the following is also pertinent:

7.4.5.2 Policy G17: Design Criteria for New Development considers design in general terms, and impact of the development upon highways safety, the extended locale and the natural environment.

7.5 *South Ribble Residential Design SPD* provides more detailed design guidance.

7.6 Impact of Development on Neighbouring Properties

7.6.1 The front elevation of the dormer extension would include an obscure glazed window, would be set back by 100mm from the existing dormer and set in by 0.29m from the side roof. It would face No. 78 Bristol Avenue with a separation distance of approximately 25m and is compliant in separation terms. Loss of privacy or amenity to neighbouring residents is not expected.

7.7 Design, Character & Appearance

7.7.1 Local Plan Policy G17 (Design Criteria for new development) seeks to ensure new development relates well to neighbouring buildings and the extended locality, that layout, design and landscaping of all elements of the proposal are of a high quality; providing interesting visual environments which respect local character, reflect local distinctiveness, and offer appropriate levels of parking and servicing space in line with Policy F1 (Parking Standards) of the same document. Core Strategy Policy 17 (Design of New Buildings) effectively mirrors these criteria.

7.7.2 The works proposed to the front of the property would enhance the frontage and character of the area.

7.7.3 The proposal would be constructed from materials of a similar appearance to the existing dwelling. Therefore the proposal would have a limited impact upon the character of the area and is considered to be acceptable.

8. Conclusion

8.1 As outlined above the proposal is deemed to be in accord with Policies B1 and G17 of the Adopted Local Plan 2012-2026, the South Ribble Residential Extensions SPD and Policy 17 of the Central Lancashire Core Strategy. Therefore the application is recommended for approval subject to the imposition of conditions.

RECOMMENDATION:

Approval with Conditions.

RECOMMENDED CONDITIONS:

1. The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this permission.
REASON: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
2. All external facing materials shall match in colour, form and texture to those on the existing building.
REASON: In the interests of the visual amenity of the area and so that the Local Planning Authority shall be satisfied as to the details in accordance with Policy 17 in the Central Lancashire Core Strategy and Policy G17 in the South Ribble Local Plan 2012-2026
3. The development, hereby permitted, shall be carried out in accordance with the submitted approved plans Dwg PR-01 Rev B
REASON: For the avoidance of doubt and to ensure a satisfactory standard of development

RELEVANT POLICY

POLB1 Existing Built-Up Areas

POLG17 Design Criteria for New Development

RES Residential Extensions Supplementary Planning Document

Note:
