

Planning Committee

Thursday, 9th November, 2023, 6.00 pm

Shield Room, Civic Centre, West Paddock, Leyland PR25 1DH and [Youtube](#)

Agenda

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 Minutes of meeting Thursday, 5 October 2023 of Planning Committee

(Pages 5 - 8)

To agree the minutes of the last meeting, held on Thursday, 5 October 2023, as an accurate record for signing by the Chair.

5 Appeal Decisions

(Verbal Report)

An update will be provided at the meeting.

6 07/2023/00286/FUL - Hurt Plant Hire Ltd, Lancashire Enterprise Business Park, Farington

(Pages 9 - 22)

Report of the Head of Planning and Enforcement attached.

7 07/2023/00559/FUL - 2 Churchill Way, Leyland

(Pages 23 - 30)

Report of the Head of Planning and Enforcement attached.

8	07/2023/00718/REM - Land Off Shaw Brook Road and Altcar Lane, Leyland	(Pages 31 - 46)
	Report of the Head of Planning and Enforcement attached.	
9	07/2023/00698/VAR - Gin Jar Ale, 14 Liverpool Road, Penwortham	(Pages 47 - 52)
	Report of the Head of Planning and Enforcement attached.	
10	07/2023/00685/VAR - Fairham Gin, 14b Liverpool Road, Penwortham	(Pages 53 - 56)
	Report of the Head of Planning and Enforcement attached.	
11	07/2022/00948/FUL - Hoole Village Memorial Hall, 94 Liverpool Old Road, Much Hoole	(Pages 57 - 68)
	Report of the Head of Planning and Enforcement attached.	
12	07/2023/00663/FUL - Atlantic Industries, Bannister Hall Lane, Higher Walton	(Pages 69 - 76)
	Report of the Head of Planning and Enforcement attached.	
13	Statement of Community Involvement - Views of Planning Committee	(Pages 77 - 112)
	Report of the Interim Deputy Chief Executive attached for comment and consideration.	

Chris Sinnott
Chief Executive

Electronic agendas sent to Members of the Planning Committee Councillors Caleb Tomlinson (Chair), Elaine Stringfellow (Vice-Chair), Will Adams, Matthew Farnworth, Mary Green, Peter Mullineaux, David Shaw, Phil Smith, Kath Unsworth and Haydn Williams

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

Forthcoming Meetings

6.00 pm Thursday, 7 December 2023 - Shield Room, Civic Centre, West Paddock, Leyland PR25 1DH

Procedure of Debate at Planning Committee

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

- Up to five members of the public who wish to speak against an application will be allowed to speak. Each will have up to four minutes in which to state their case.
- Up to five members of the public who wish to speak in favour of an application will then be allowed to speak. Again each will have up to four minutes in which to state their case.
- 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.
- Anyone wishing to speak on an application must register by email to democraticservices@southribble.gov.uk or by telephone to 01772 625563 no later than 12 noon, two working days prior to the meeting.
- Speakers will be allocated on a first come first served basis.
- 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/>

Minutes of	Planning Committee
Meeting date	Thursday, 5 October 2023
Members present:	Councillors Caleb Tomlinson (Chair), Elaine Stringfellow (Vice-Chair), Will Adams, Matthew Farnworth, Mary Green, Peter Mullineaux, David Shaw, Phil Smith, Kath Unsworth and Haydn Williams
Officers:	Elizabeth Hindle (Head of Planning and Enforcement), Dave Whelan (Head of Legal and Procurement), Catherine Thomas (Planning Manager) and Ben Storey (Democratic and Member Services Officer)
Other members:	Councillors Keith Martin and Karen Walton
Public:	1

154 Welcome and Introduction

The Chair, Councillor Caleb Tomlinson, welcomed members of the public to the meeting, introduced the committee and explained that the meeting was being livestreamed to YouTube.

155 Apologies for Absence

Apologies had been received for Councillor Will Adams who, due to work commitments, would not arrive in time for the start of the meeting.

156 Declarations of Interest

No declarations of interest were noted.

157 Minutes of meeting Thursday, 14 September 2023 of Planning Committee

Resolved: (For 8 Abstain 1)

That the minutes of the last meeting, held on 14 September 2023, be signed by the Chair as an accurate record.

158 Appeal Decisions

The Planning Manager provided the regular update on any recent appeal decisions.

There was one appeal decision, relating to an enforcement notice served by the council at Penwortham Residential Park, Park Road on Stricklands Lane, Penwortham. Considering all the matters that were raised the Inspector dismissed the appeal and upheld the enforcement notices.

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159 07/2023/00565/FUL - AB Inbev UK Ltd, Cuerdale Lane, Samlesbury

Councillor Will Adams arrived at 6.05pm at the beginning of the officer's presentation.

Registered speakers: the applicant's agent

Address: AB Inbev UK Limited
Cuerdale Lane
Samlesbury

Applicant: Budweiser Brewing Company Limited

Agent: Mr Dominic Page
Gerald Eve LLP
No.1 Marsden Street
Manchester M2 1HW

Development: Erection of wastewater treatment plant comprising technical building, methane reactor, storage and processing tanks, flare stack, associated plant and enabling works.

Apologies were noted for the ward member who called in the application to committee, but due to work commitments was unable to attend the meeting.

The officer's recommendation to approve the application, subject to conditions was proposed by Councillor Haydn Williams and seconded by Councillor David Shaw.

It was subsequently;

Resolved: (Unanimously)

That the application be approved, subject to conditions outlined within the officer's report.

160 07/2023/00708/FUL - Withy Grove Park, Bamber Bridge

Registered speakers: None

Address: Withy Grove Park
Brindle Road
Bamber Bridge

Applicant: Mr Nathan McCracken (South Ribble Borough Council)

Development: Installation of 8.9m 'Kompan Giant XL' tower slide unit

The officer's recommendation to approve the application, subject to conditions, was proposed by Councillor Will Adams and seconded by Councillor Kath Unsworth.

It was subsequently;

Resolved: (Unanimously)

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That the application be approved, subject to conditions outlined within the officer's report.

161 07/2023/00489/FUL - 16 Watkin Lane, Lostock Hall

Registered speakers: Councillor Karen Walton

Address: 16 Watkin Lane
Lostock Hall
Preston
PR5 5RD

Applicant: Mr Asif Abbas

Development: Change of use to hot food takeaway (Use Class: Sui Generis) and installation of external extractor flue

The officer's recommendation was to refuse the application on the grounds outlined within the report.

The officer's recommendation to refuse the application was proposed by Councillor Will Adams and seconded by Councillor Phil Smith.

It was subsequently;

Resolved: (Unanimously)

That the application be refused, as per the officer's recommendation, on the grounds that:

1. The proposed extraction equipment would impact negatively on the character and appearance of the area and would not accord with Core Strategy Policy 17 or Policy G17 of the South Ribble Local Plan.
2. By reason of the increased noise and activity associated with a hot food takeaway, particularly during evening hours, and the additional demand for on-street car parking, the proposed change of use would be detrimental to the amenity of neighbouring residential properties. The proposal is therefore considered to be contrary to Core Strategy Policy 17 and Policy G17 of the South Ribble Local Plan.

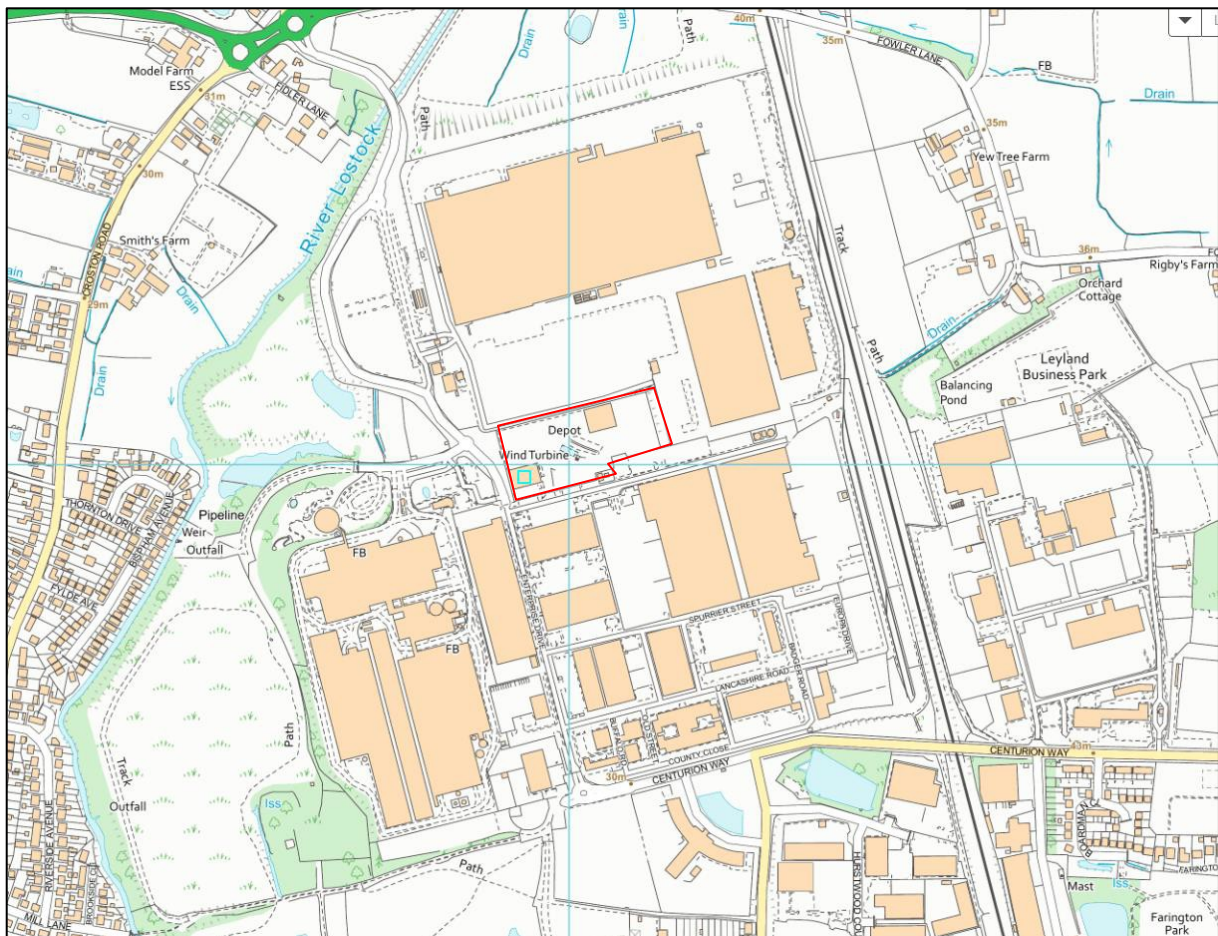
Chair

Date

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Application Number	07/2023/00286/FUL
Address	Hurt Plant Hire Ltd Sandham House Red Rose Drive Lancashire Enterprise Business Park Farington PR26 6TJ
Applicant	Hurst Plant Hire Ltd
Agent	Mr Martin Smith Clover Architectural Design Ltd
Development	Proposed new workshop building, new weighbridge, relocated wheel wash facility, new asphalt plant and associated aggregate storage bays, new concrete plant and new site entrance. Demolition of existing wind turbine structure.
Officer Recommendation	Approval with Conditions
Date application valid	19.07.23
Target Determination Date	18.10.23
Extension of Time	13.11.23



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1. Report Summary

1.1. The application relates to a 1.9-hectare piece of employment land located to the centre of Lancashire Business Park, Farington. To the south are large warehousing units, beyond which are smaller commercial units and dense residential development. East are similar units which are screened by hedgerows, and in the north is land in the ownership of Leyland trucks; this land is used for temporary truck storage. West is Enterprise Drive which is home to Global Renewables Waste Recycling plant.

1.2. The business park is allocated as employment land by South Ribble Local Plan Policy E2 (protection of employment areas).

1.3. The proposal seeks permission to redevelop the Clive Hurt site as described in full at Section 4.

1.4. In response to publicity, no letters of representation have been received. Statutory consultee comments have been dealt with either by amendments to the scheme or by condition.

1.5. In policy and spatial separation terms the proposal is considered compliant, and having regard to the following commentary, it is recommended that the application should be approved subject to the imposition of conditions.

2. Application Site and Surrounding Area

2.1. The application site is a 1.9-hectare, level piece of employment land located to the centre of Lancashire Business Park, Farington.

2.2. The site is accessed off Red Rose Drive and includes Sandham House (two storey office block) and weighbridge on the western side, a small storage building to the rear (NE) and a wind turbine towards the site frontage. To the centre is a small copse of trees but otherwise areas surrounding are used for vehicle parking and storage, and as circulatory roadway. Staff and visitor parking is available outside of the site along its frontage with Red Rose Drive.

2.3. To the south is large scale warehousing; beyond which are smaller commercial units and dense residential development. East are similar commercial units which are screened by hedgerow and the railway, and north is land in the ownership of Leyland Trucks now used for temporary truck storage (permission granted 2022).

2.4. West is Enterprise Drive which runs north to south through the business park; Global Renewables waste recycling plant sits across Enterprise Drive.

2.5. The whole area is designated as employment land by Policy E2 (Protection of Employment Areas) of the South Ribble Local Plan.

3. Site Context / Planning History

- ② 07/1989/0994 – New access road. Approved Dec 1989
- ② 07/1998/0467 - Two storey office extension. Approved August 1997
- ② 07/2011/0753/FUL - Erection of 50kw wind turbine. Approved Jan 2012
- ② 07/2012/0673/DIS – discharge of condition 2 of 2011/0753/FUL. Dec 2012
- ② 07/2019/9032/FUL - Single storey extension to existing unit. Approved October 2019

Also, of particular relevance is permission 07/2023/00255/FUL for retrospective use of railway siding for delivery and distribution of aggregates. Approved 15th June 2023

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4. Proposal

4.1. *Background Information* - The site is used as the headquarters and depot for Hurt Plant Hire; part of the Fox Group which employs up to 40 office staff, in addition to on-site workshops which employ around 30 staff, and the fabrication shop (essential vehicle maintenance) which employs 6 operatives. In addition to business administration, the site has a longstanding history of recycling and screening of materials such as soil, and the crushing of hardcore and similar materials. The site also presently contains a weighbridge.

4.2. In tandem with approval 07/2023/00255/FUL for retrospective use of railway siding for delivery and distribution of aggregates (approved 15th June 2023) this proposal as described below, provides an opportunity for both sites to be used as part of the larger operation. Materials would be imported by rail to the site for production and distribution prior to onward passage to the construction sector. In addition, materials will also be transferred into the site for the production of concrete and asphalt (see below).

4.3. Large parts of the site also currently act as a transport hub, with an overall fleet of around 150 vehicles. Proposals would result in a reduction in vehicle storage on site as these would be displaced to other depots. Containment of overall operations within the same site has the potential to benefit the business, local employment and residential amenity as traffic would reduce.

4.4. When addressing sustainability, the applicants statement notes that *'site operations include a significant element of recycling of materials, including those from street works and other construction sites. This has obvious sustainable benefits as the materials are reused. The present building is a recycling facility with a crusher/screener for hardcore and other building products. Its containment results in little by way of any external effects on the local environment. It is proposed to install photo voltaic panels on the roofs of the buildings with the objective of powering a large proportion of the operations on site – basically from renewable sources - as far as is possible. The proposition to fully utilise the re-planned site with the importing of materials by rail and in significant quantities, has considerable sustainability benefits. It is an essential part of the operations for the Fox Group as its business adapts and consolidates its important position within the construction industry and supply to the construction chain.*

4.5. *The recycling aspects of the business operations is an essential aspect of the site and business operation. Batching of materials, as existing is likewise important relative to the construction supply chain and the role that the Fox Group plays in this respect. The Fox Group has close working relationships with major construction firms across the region including the private and public sectors. The site at Farington, accessed directly from the national rail artery site, is an advantageous location to serve the local and wider area. It is, as a result, strategically significant and presents a particular opportunity. The two sites are well located and will operate in a complimentary way. This is a 24-hour operation, which is within the well-established industrial character of the locality, sited well away from residential uses'.*

4.6. *Proposed Development* - Proposed development takes several parts which in combination support and enhance the existing construction/ancillary works business. Key aspects of the proposal are as follows:

4.6.1. *Retention of existing buildings including Sandham House (corporate headquarters/office)* - Sandham House and its use would remain unaltered.

4.6.2. *Concrete batching plant/jet wash bays* – Proposed towards the north-east corner is a new concrete batching plant. The site area identified for this is 35m x 48m but the structure itself would cover only 31m x 38m, and comprises a shallow sloping roofed building (36m x

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31m x 12.2m high), to the side of which would be two silos (14m high x 4m diameter) and four hoppers (total 12m wide x 4m deep x 4m high) Existing recycling space and jet wash bays would be retained on the eastern side.

4.6.3. *Asphalt Plant* – Also proposed to the site's centre would be a new asphalt plant, which is described in the applicants statement as '*a functional array of exposed plant, rather than a building in the conventional sense - a production plant, which generates its shape, plan form and elevation*'. The plant would comprise 3 silos and plant infrastructure, with 5 cold feeder bins at right angles. A silt trap would be installed adjacent the wheel wash and blue/diesel storage areas on the southern side.

Silos would measure 14m high x 4m diameter each and would be connected to the main plant proposed at roughly 30m x 16m footprint at the widest points, although most of this is lower level infrastructure. The main plant would comprise a raised platform with access stairs, delivery chutes and other working structures to a height of 27m. This areas footprint would be 16m x 20m approx.

Cold feeder bins would measure 24m x 4m deep x 4m high in total

4.6.4. *Note re: Asphalt and Concrete Plant operations* - materials would be brought into the site, via the most sustainable transport method. Most would arrive on train via the railhead, which is approximately 200 metres east of the site. Other materials (e.g. bitumen and cement) would arrive by road. Materials would be stockpiled on site in the purpose-built storage bays and loaded into hoppers which directly load the plants. Customers and business vehicles would access the site and place their order with the control offices. Whilst waiting for the product to be blended, they would wait in designated 'waiting areas' before being called for loading and would leave the site via the designated route.

Noise, air quality and odour have been considered by the Councils Environmental Health consult. Their comments and permitting requirements are noted at Para 8.3 below

4.6.5. *New Workshops* - A new workshop constructed in green metal cladding with 56m x 20m footprint would be erected along the northern boundary. It would have a shallow sloping roof measuring 7m, eaves to 6m and 7 shutter doors on the site facing side. Inside there would be 4 inspection pit areas, workshop, stores and a smaller mezzanine/first floor with canteen, toilets and kitchen.

4.6.6. *Aggregate Storage Bays* – a terrace of 5 storage bays would be erected along the site's frontage with Red Rose Drive. The terrace would be 40m long x 12m deep, with a mono-pitched roof measuring between 4.3m and 6.3m high. Three sides would be closed with the wall facing the site being open

4.6.7. *Rationalised External/Parking/Manoeuvring Areas*

a) *Weighbridge* – an 'in/out' weighbridge (approx. 11m long x 4 wide on each side) would replace the current weighbridge alongside Sandham House. The new internal road between existing and proposed new accesses would sit to the eastern side of the weighbridge.

b) *HGV Parking* – proposed to the east of the new workshop are electric vehicle truck charging points. This section can accommodate 14 trucks and is roughly 20m x 30m in size. To accord with the Councils environmental agenda, and to ensure that parking is for these vehicles only, conditions securing charging points for HGV use are recommended.

Currently the existing site can provide for overflow parking, although none is marked out, and this use would disrupt the construction business working areas. Overflow parking would not

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be possible if proposed development was to be completed and there would be a slight reduction in provision, but parking would remain along the Red Rose Drive frontage, in addition to a small, private car park and a separate car park opposite used under licence. Parking otherwise off site is not possible as all surrounding areas are traffic restricted and marked as no parking and/or stopping. Adjacent car parks are private and in full use.

c) *Wheel Wash Facility* – a small wheel wash unit (22m x 6m) would be relocated south of the charging area

4.6.8. *New Access point* - A new 8.5m wide access would be provided to the eastern side of the new storage bays to allow more efficient 'in and out' circulation within the site. The access would be approx. 58m from the existing with gates set back from the highway by 31m. A turning circle for HGVs would also be provided to the north of Sandham House.

4.6.9. *Demolition of Wind Turbine* – a small wind turbine (40m high) which does not appear to have been connected would be removed to make way for the asphalt plant.

An assessment of the physical and visual impact of the above structures is made at Para 9.3 below

5. Summary of Supporting Documents

5.1. The application is accompanied by the suite of documents noted in condition 2

6. Representations

6.1. Summary of Publicity

6.1.1.A site notice has been posted, and five neighbouring properties consulted. Ward Councillors Walton and Rear has also been notified. Representation has not been made

7. Summary of Responses

7.1. **Lancashire County Council Highways** have no objections and feel the proposals at an established industrial estate should have a negligible impact on highway safety and capacity. The proposed new access to the site is off a private road, and whilst there would be a decrease of four parking spaces, proposed plans do not appear to be increasing employee numbers.

8. **Ecology Consultant (GMEU)** have assessed the accompanying ecology survey and do not consider it necessary to request further supporting ecological surveys. The site has no nature conservation designations, and apart from the small number of trees on site, habitats present have very limited potential to support protected species. GMEU however request an advisory note should the developer find or suspect that proposals will impact on protected species such as bats and nesting birds. Conditions relating to nesting birds also recommended.

8.1. **Natural England** – have not responded but having regard to GMEU comments above, officers feel they are unlikely to do so.

8.2. **Environment Agency** have no objection but note that the site is regulated by the Environment Agency under permit number EA/EPR/NP3094EE. The applicant is advised to contact the EA to discuss whether the development will require a variation to the existing permit. This information has been passed to the applicant

8.3. **Environmental Health** have assessed the applicant's noise impact, air quality and land investigation reports and subject to a number of conditions relating to hours of working

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during construction and construction management have no objection. They also offer advice with regards to production permits, and offer assistance throughout that process

8.4. Health & Safety Executive - the HSE standing advice, self-assessment (PADHI+) system finds that the proposed development site does not currently lie within the consultation distance of a major hazard site or major accident hazard pipeline; therefore at present HSE does not need to be consulted formally.

8.5. Lead Local Flood Authority withdrew its earlier objection subject to drainage related conditions. **United Utilities** also objected to the original drainage proposal but has not responded to amended proposal. As LLFA are the statutory consultee their agreement is sufficient.

9. Material Considerations

9.1. Site Allocation Policy

9.1.1. The site is designated as part of Site 10 (Lancashire Business Park) by Policy E2 (Protection of Employment Areas) of the South Ribble Local Plan.

9.1.2. Policy E2 seeks to protect and enhance existing employment sites for uses within the B Class (light and general industry, heavy industry and storage and distribution). The aim of this policy is to support the local economy by ensuring that there are jobs for local people, and to attract commuters from outside of the borough.

9.2. Additional Policy Background

Economic Policy

9.2.1. The NPPF at Para 11: provides a presumption in favour of sustainable economic growth and development. Chapter 6 (Building a Strong and Competitive Economy) of the same document commits to securing growth, job creation and prosperity in order to meet the challenge of global competition whilst Para 81 ensures that the planning system does everything it can to support sustainable economic growth.

9.2.2. Central Lancashire Policy 10 (Employment Premises and Sites) and Local Plan E2 (Employment Areas and Sites) offer similar protection to employment sites by promoting development to ensure their retention, with Policy E2:8.24 stating that *'industrial and business premises within the borough are essential to its prosperity, and the ability for existing firms to expand is seen as a main component of job retention and creation'*

Highways/Transport Policy

9.2.3. NPPF (2021) Chapter 9 (Promoting Sustainable Transport) states that *'developments should allow for the efficient delivery of goods, and access by service and emergency vehicles' ...'in safe accessible locations'* (Para 112) and should *'provide for any large scale transport facilities that need to be located in the area, and the infrastructure and wider development required to support their operation, expansion and contribution to the wider economy (Para 106c)*. Any significant impacts on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree, but *'development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe'*

9.2.4. Core Strategy Policy 3 (Travel) seeks to improve pedestrian facilities, opportunities for cycling and public transport through a number of measures. Local Plan Policy F1 (Parking Standards) also expects off road parking to adopted standards

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Design Policy

9.2.5. Core Strategy Chapter 7 (Requiring Good Design) and Local Plan Policy G17 (Design of New Buildings) both attach great importance to the design of the built environment, requiring proposals to take account of the character, appearance and amenity of the local area, and to highways and pedestrian safety.

Environmental Protection Policy

9.2.6. NPPF Chapter 15 (Natural Environment), Core Strategy 29 (Water Management) and Local Plan G16 (Biodiversity/Nature Conservation) seek to conserve and enhance the natural environment, reduce flood risk and protect site biodiversity; as reflected by Core Strategy Policy 22.

9.2.7. Chapter 15 (Natural Environment) amongst other things states that planning should ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should mitigate and reduce to a minimum potential adverse impact resulting from noise from new development – and any subsequent adverse impacts on health and the quality of life

9.3. Other Material Considerations

9.3.1. ***Character and Appearance, Visual Impact Assessment, and Relationship With Neighbouring Properties***

9.3.1.1 *The application includes a Visual Impact Assessment (VIA) which describes the visual impact of each structure, and assesses it in the context of the wider industrial business park and neighbouring properties. The VIA concludes that a business park is the most appropriate location for the proposed plant, and there is no reason subject to all other matters being acceptable, to dispute this argument.*

9.3.1.2. Proposals include formation of a new access to enable more efficient one way loading and unloading of vehicles. The site sits to the centre of a large industrial/commercial development which has operated for many years. Traffic generation in the locality is considerable and it is expected that proposed development will have little material impact on highways capacity. Car parking for staff will remain as existing, and public transport also serves the site with stopping points along Enterprise Drive. There are no obvious visual impacts resulting from the access, but benefits include the more streamlined manoeuvre of vehicles on and off site. Vehicles which currently occupy the wider road network would in many cases now gravitate towards the business parks rail facility, with enhanced residential and visual amenity resulting from reduced traffic generation.

9.3.1.3. In terms of larger proposed structures, the applicant has acknowledged the asphalt plants' height by locating it to the site's centre – higher structures are best placed towards central areas where they are screened by outer buildings – but its siting is also dictated by the logistics of site management. Proposed plant will rise to a total height of 27 metres, which is higher than existing site buildings, but does align with other large buildings and structures in the vicinity. The asphalt plant has three elements - a lower profile closest to ground level, the middle broader section (max 15m height) and the top section with reduces in width. Plant has been positioned with the 'long side' facing and being screened by Sandham House - the shorter side being the most publicly exposed elevation when approaching the site. The widest upper section would have a maximum width of 11m although the structure, which has open aspects, diminishes as it rises to its peak height.

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9.3.1.4 Proposed concrete plant and workshops do not exceed 14m and 7m respectively in height and would abut the rear boundary adjacent to the Leyland Trucks site. Land to the rear is also subject to an application by Leyland Trucks for installation of battery storage containers (Ref 07/2023/00598/FUL – not yet decided). Neither structure is likely to be overly visible other than from adjacent industrial units, nor expected to impact more than the current situation in visual terms. Similarly structures of less significance such as storage bays, HGV parking, weigh bridge etc are considered to be appropriate in this industrial setting.

9.3.1.5. *Wind turbine* - In January 2012 (Reference 07/2011/0753/FUL), planning permission was granted for the wind turbine – the remnants of which remain on site. Its approved total height if completed offers some comparison with regards to height impact. Whilst incomplete the turbine permission could be re-implemented at a total height of 40m including the vertical tip of the blade. The maintenance platform is set at 27 metres which coincides with the high point of the proposed asphalt plant. The blade length is 9.6m. As described above the proposed asphalt plant has a staged and diminishing form as regards its width. The widest point to the upper level is 11m which equates approximately to the length of the blade. Taking this into account, the plant's widest point would appear relatively narrow when set against the foreground and backdrop of large buildings, and the overall wide panoramic views. Proposed and existing frontage buildings and landscape cover also soften the overall impact of the site and plant.

9.3.1.6. For context, adjacent is Sandham House – the applicants own two storey office block (approx. 10m high), whilst facing are two storey industrial units of similar height at around 80m distance. To the east is a three-storey industrial building at around 180m from the site's centre, and at the rear is Leyland Trucks building at 280m distance beyond storage areas but generally three storeys high. It is accepted that a 24hr operation may in terms of noise be intrusive, but against a backdrop of existing 24hr uses and at a distance of at least 480m to the nearest residential property, impact in terms of loss of privacy or residential amenity is unlikely.

9.3.2. Highways and Access

9.3.2.1. There is no objection from Lancashire County Council highways department on highway safety and capacity grounds. The slight reduction in parking provision is considered acceptable. If anything, use of the nearby train railhead should benefit in highways terms as traffic takes a shorter route without accessing the main highway network.

9.3.3. Natural Environment, Ecology and Ground Conditions

9.3.3. .1. Full visual impact assessment has been provided, and environmental assessment undertaken by qualified ecologists. The latter has been assessed by the council's ecologists who subject to conditions have no objection to the proposal.

9.3.3.2. The impact on residential and local amenity has also been considered in terms of noise issue from the proposed development and air quality. Environmental Health are satisfied that subject to works in line with approved noise and air quality reports this proposal should be acceptable and is policy compliant.

9.3.4. Economic Evaluation

9.3.4.1. Proposed asphalt and concrete plants are large structures, but both are integral to the company's future, and an important part of the material production which serves the construction and associated industries. Proposed investment and the resultant economic benefits including local employment are particularly significant, and approval of this development will ensure that the company will retain its position as a major player in the construction, supply and recycling sector. The combined operations as proposed – including the railway sidings, in addition to being an essential aspect of the business, are felt to be a

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suitably sustainable alternative to the high volume, high traffic, multi-site options currently employed.

10. Conclusion

10.1. On balance, in policy 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**

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. The development, hereby permitted, shall be carried out in accordance with the submitted approved plans and supporting documents.
 - o Proposal Drawings (Clover Architectural)
 - o Existing site plan 23-009/1000A
 - o Location Plan 23-009/1001
 - o Proposed Site Plans 23-009/1100E and 1101K
 - o Proposed workshop plans 23-009/1102C
 - o Proposed workshop elevations/sections 23-009/1103C
 - o Proposed site entrance 23-009/1104
 - o Proposed storage bays 23-009/1105
 - o Proposed crushing shed/ concrete plant elevations 23-009/1109
 - o Proposed asphalt plant elevations 23-009/1106
 - o Acoustic Report (ADC ARR/C/3227.02 Rev A)
 - o Planning Statement
 - o Transport Statement (Amni 400-23-1 v2 2.6.23)
 - o Drainage strategy (Hamilton technical 6/16/2023 C0966)
 - o Odour Assessment (Miller Goodall 103025 May 23)
 - o Sandham House ImagesREASON: For the avoidance of doubt and to ensure a satisfactory standard of development
3. Prior to first occupation of the development hereby approved, the HGV parking spaces identified on site plan 23-009/1100E shall be provided in accordance with the approved plan and fitted with Electric Vehicle Recharge points, including adequate charging infrastructure and cabling. These spaces shall not be used at any time for charging of private cars or personal vehicles.
REASON: To enable and encourage the use of alternative fuel use for transport purposes in accordance with Policy 3 of the Central Lancashire Core Strategy
4. No tree felling, clearance works, demolition work or other works that may affect nesting birds shall take place between March and August inclusive, unless the absence of nesting birds has been confirmed by surveys or inspections.
REASON: To protect habitats of wildlife, in accordance with Policy 22 in the Central Lancashire Core Strategy

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5. During the site preparation, demolition, and construction of the development no machinery, plant or powered tools shall be operated outside the hours of 08:00 to 18:00 Monday to Friday 09:00 - 13:00 on Saturdays. No construction shall take place at any time on Sundays or nationally recognised Bank Holidays.
Reason: To safeguard the amenities of neighbouring properties in accordance with Policy 17 of the Central Lancashire Core Strategy and the NPPF.
6. No deliveries of construction materials or removal of construction waste shall be undertaken outside the hours of 09:00 - 17:00 Monday to Friday. No deliveries or removal of waste shall be carried out at weekends or nationally recognised Bank Holidays.
Reason: To safeguard the amenities of neighbouring properties in accordance with Policy 17 of the Central Lancashire Core Strategy and NPPF
7. No development shall commence in any phase until a detailed, final surface water sustainable drainage strategy for the site has been submitted to, and approved in writing by, the Local Planning Authority. The detailed surface water sustainable drainage strategy shall be based upon the indicative surface water sustainable drainage strategy (C1056 Rev. 3, Hamilton Technical Services, 09/05/2023) submitted and sustainable drainage principles and requirements set out in the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems.
No surface water shall be allowed to discharge to the public foul sewer(s), directly or indirectly. The details of the drainage strategy to be submitted for approval shall include, as a minimum;
 - a) Sustainable drainage calculations for peak flow control and volume control for the:
 - i. 100% (1 in 1-year) annual exceedance probability event;
 - ii. 3.3% (1 in 30-year) annual exceedance probability event + 40% climate change allowance, with an allowance for urban creep;
 - iii. 1% (1 in 100-year) annual exceedance probability event + 45% climate change allowance, with an allowance for urban creep Calculations must be provided for the whole site, including all existing and proposed surface water drainage systems.
 - b) Final sustainable drainage plans appropriately labelled to include, as a minimum:
 - i. Site plan showing all permeable and impermeable areas that contribute to the drainage network either directly or indirectly, including surface water flows from outside the curtilage as necessary;
 - ii. Sustainable drainage system layout showing all pipe and structure references, dimensions and design levels; to include all existing and proposed surface water drainage systems up to and including the final outfall;
 - iii. Details of all sustainable drainage components, including landscape drawings showing topography and slope gradient as appropriate;
 - iv. Drainage plan showing flood water exceedance routes in accordance with Defra Technical Standards for Sustainable Drainage Systems;
 - v. Finished Floor Levels (FFL) in AOD with adjacent ground levels for all sides of each building and connecting cover levels to confirm minimum 150 mm+ difference for FFL;
 - vi. Details of proposals to collect and mitigate surface water runoff from the development boundary;
 - vii. Measures taken to manage the quality of the surface water runoff to prevent pollution, protect groundwater and surface waters, and delivers suitably clean water to sustainable drainage components;
 - c) Evidence of an assessment of the existing on-site surface water drainage systems to be used, to confirm that these systems are in sufficient condition and have sufficient capacity to accept surface water runoff generated from the development. The sustainable drainage strategy shall be implemented in accordance with the approved details.

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Reason To ensure satisfactory sustainable drainage facilities are provided to serve the site in accordance with the Paragraphs 167 and 169 of the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems.

8. No development shall commence until a Construction Surface Water Management Plan, detailing how surface water and stormwater will be managed on the site during construction, including demolition and site clearance operations, has been submitted to and approved in writing by the Local Planning Authority. The details of the plan to be submitted for approval shall include method statements, scaled and dimensioned plans and drawings detailing surface water management proposals to include for each phase, as a minimum:
 - a) Measures taken to ensure surface water flows are retained on-site during the construction phase(s), including temporary drainage systems, and, if surface water flows are to be discharged, they are done so at a restricted rate that must not exceed the equivalent runoff rate from the site prior to redevelopment.
 - b) Measures taken to prevent siltation and pollutants from the site entering any receiving groundwater and/or surface waters, including watercourses, with reference to published guidance. The plan shall be implemented and thereafter managed and maintained in accordance with the approved plan for the duration of construction.Reasons To ensure the development is served by satisfactory arrangements for the disposal of surface water during each construction phase(s) so it does not pose an undue surface water flood risk on-site or elsewhere during any construction phase in accordance with Paragraph 167 of the National Planning Policy Framework.
9. The commencement of use of the development shall not be permitted until a site-specific Operation and Maintenance Manual 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 in writing by the Local Planning Authority. The details of the manual to be submitted for approval shall include, as a minimum:
 - a) A timetable for its implementation;
 - b) Details of the maintenance, operational and access requirement for all SuDS components and connecting drainage structures;
 - c) Pro-forma to allow the recording of each inspection and maintenance activity, as well as allowing any faults to be recorded and actions taken to rectify issues;
 - d) The arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme in perpetuity;
 - e) Details of financial management including arrangements for the replacement of major components at the end of the manufacturer's recommended design life; f) Details of whom to contact if pollution is seen in the system or if it is not working correctly; and g) Means of access for maintenance and easements. Thereafter the drainage system shall be retained, managed, and maintained in accordance with the approved details.Reason To ensure that surface water flood risks from development to the future users of the land and neighbouring land are minimised, together with those risks to controlled waters, property, and ecological systems, and to ensure that the sustainable drainage system is subsequently maintained pursuant to the requirements of Paragraph 169 of the National Planning Policy Framework.
10. The commencement of use of the development shall not be permitted until a site-specific verification report, pertaining to the surface water sustainable drainage system, and prepared by a suitably competent person, has been submitted to and approved in writing by the Local Planning Authority. The verification report must, as a minimum, demonstrate that the surface water sustainable drainage system has been constructed in accordance with the approved drawing(s) (or detail any minor

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variations) and is fit for purpose. The report shall contain information and evidence, including photographs, of details and locations (including national grid references) of critical drainage infrastructure (including inlets, outlets, and control structures) and full as-built drawings. The scheme shall thereafter be maintained in perpetuity.

Reason To ensure that surface water flood risks from development to the future users of the land and neighbouring land are minimised, together with those risks to controlled waters, property, and ecological systems, and to ensure that the development as constructed is compliant with the requirements of Paragraphs 167 and 169 of the National Planning Policy Framework.

RELEVANT POLICY

NPPF National Planning Policy Framework

Central Lancashire Core Strategy

- 3 Travel
- 7 Affordable and Special Needs Housing
- 10 Employment Premises and Sites
- 22 Biodiversity and Geodiversity
- 29 Water Management

South Ribble Local Plan

- E2 Protection of Employment Areas and Sites
- F1 Car Parking
- G17 Design Criteria for New Development
- G16 Biodiversity and Nature Conservation

Note:

1. **Lead Local Flood Authority - General Advice**

The Lead Local Flood Authority's general advice is provided through the Lancashire SuDS Pro-forma and accompanying guidance. All applications for major development are expected to follow this guidance and submit a completed SuDS pro-forma.

This decision does not cover highway drainage, matters pertaining to highway adoption (s38 Highways Act 1980) and/or off-site highway works (s278 Highways Act 1980). Should the applicant intend to install any sustainable drainage systems under or within close proximity to a public road network (existing or proposed), then they would need to separately discuss the use and suitability of those systems with the relevant highway authority. The applicant is encouraged to discuss the suitability of any overland flow routes and/or flood water exceedance with the relevant highway authority should they have the potential to impact the public highway network and/or public highway drainage infrastructure (either existing or proposed).

Other application Informative

2. 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

3. **Wildlife Note:** The applicant is advised that under the terms of the Wildlife and Countryside Act 1981, and Countryside and Rights of Way Act 2000, it is an offence to disturb nesting birds, roosting birds or other protected species. The work hereby granted does not override the statutory protection afforded to these species and if the presence of bats, barn owls, great crested newts or other protected species is detected or suspected on

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the development site at any stage before or during development or site preparation, works must not continue until Natural England has been contacted regarding the need for a licence.

4. Environmental Health Notes: The cement batching plant and the asphalt plant require permits under the Environmental Permitting (England and Wales) Regulations 2016.

- o Section 3.5 Other mineral activities. Part B (e) Coating road stone with tar or bitumen Process Guidance note PG 3/15 (12).

- o Section 3.1 Production of cement and lime. Part B (b) Blending, packing, loading, unloading and use of cement. Process Guidance Note 3/01 (12).

If permission is granted, Environmental Health would advise the operator to make early contact with the Environmental Health Department to ensure the correct application process is followed and, more importantly, the required permits are in place before the plant is operational.

5. Environment Agency Note: the application site is regulated by the Environment Agency under permit number EA/EPR/NP3094EE. If they have not already done so, the applicant should contact the EA to discuss whether or not the development will require a variation to the existing permit.

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Application Number 07/2023/00559/FUL

Address 2 Churchill Way
Leyland
Lancashire
PR25 3LZ

Applicant B&M Retail Ltd

Agent Mr Mark Wood

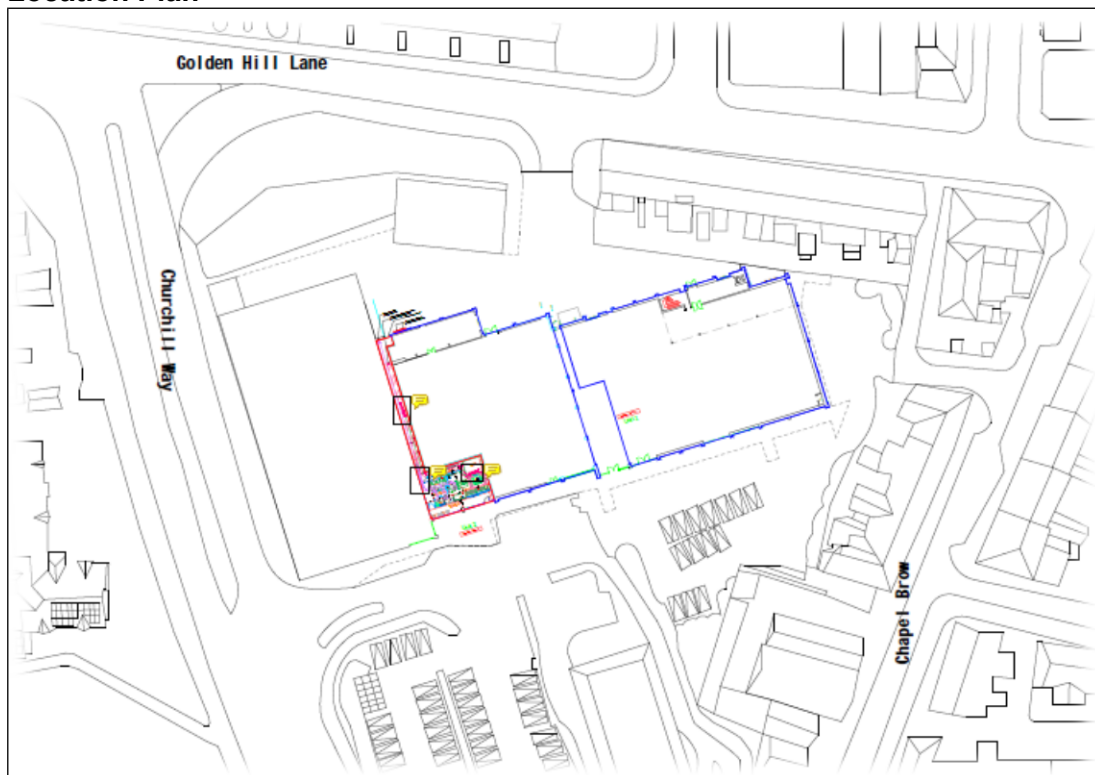
12 The Glenmore Centre
Jessop Court
Waterwells Business Park
Gloucester
GL2 2AP
United Kingdom

Development Change of use from Class E(a) to hot food takeaway (sui generis), installation of new shop front, installation of ventilation and extraction equipment.

Officer Recommendation **Approval with Conditions**

Date application valid 21.07.2023
Target Determination Date 13.11.2023
Extension of Time 13.11.2023

Location Plan



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1. Report Summary

- 1.1 The application proposes a Change of Use of a currently vacant unit (Unit 2) to a Domino's Pizza Takeaway. This comprises a Change of Use and re-location of the existing Domino's Pizza premises (within Unit 3) to enable the existing B & M store to expand into the former Poundstretcher store. The application site relates to the former Poundstretcher store on the Churchill Way Retail Park. The shop unit is currently vacant (Unit 2).
- 1.2 It is considered that the application complies with relevant Core Strategy and Local Plan Policies and with conditions in place, the proposals are acceptable, and the application is recommended for approval.

2. Site and Surrounding Area

- 2.1 The application site relates to the former Poundstretcher store on the Churchill Way Retail Park, in Leyland. The shop unit is currently vacant (Unit 2). The retail park is accessed by vehicle off Churchill Way, which lies to the west of the site. The unit fronts to the south with servicing areas positioned to the north of the units. To the immediate west of the unit lies a Lidl store with B&M to the east. The retail park also includes a McDonalds and has car parking which is positioned to the south of the units.
- 2.2 The area is mixed in character in terms of land uses with retail, commercial and residential. The site is within the Leyland ~Town Centre boundary.

3. Planning History

- 3.1 The application site and retail park has a number of historic planning applications:
- ☐ 07/2014/0312/FUL- Retrospective application for 1 no. lighting column with two cameras attached
 - ☐ 07/2014/0313/ADV – Advertisement consent for signage scheme for car park management (retrospective)
 - ☐ 07/2006/1142/FUL- Installation of an ATM.
 - ☐ 07/2006/1139/ADV- internally illuminated signage scheme to ATM
 - ☐ 07/2000/0458 -Variation of Condition no 6 on Planning Permission 07/00/0003 to permit opening until midnight on Fridays and Saturdays at 3 Churchill Way (Domino's) Allowed on Appeal
 - ☐ 07/2000/0003 - Extension of retail park to provide 2 no. retail units (Class A1) and 1 no. hot food takeaway (Class A3) - (AMENDED)
 - ☐ 07/1999/0074 - granted permission for the sub-division of Unit 2 (Poundstretcher) into 2No. retail units which provided for the introduction of Domino's into Unit 3. Amendments to Approved Retail Unit (07/98/0097) involving increased Floor Area, Subdivision into Two Units and Alterations to Front Elevation (Retrospective Application)
 - ☐ 07/1998/0097 – 1 no Food Retail Unit (Class A1), 1 no General Retail Unit (Class A1) and 1 no Hot Food Takeaway and Restaurant (Class A3) together with associated highway works, car parking, service yard and landscaping. Approved subject to S106 relating to highways contribution.
 - ☐ 07/1998/0666 – Illuminated and non-illuminated low-level signage scheme
 - ☐ 07/1998/0667 Internally illuminated roof signs.
 - ☐ 07/1998/0668 – Internally illuminated 9.4m high pole sign.

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4. Proposal

- 4.1 This application seeks a change of Use of the currently vacant unit (Unit 2), and comprises of the re-location of the existing Domino's Pizza premises (currently within Unit 3) to enable the existing B & M store to expand into the former Poundstretcher store (Members should note that no planning consent is required for this element as this falls into the same planning use class).
- 4.2 The proposed hours of use are 11am – 12.00pm (midnight) Monday – Saturday and 11am – 23.00 Sunday/Bank Holiday.
- 4.3 The existing Domino's is positioned to the east within the same retail park. Therefore the existing parking provision and car park will be utilised. Due to the nature of the takeaway, extraction facilities will be provided. Service access as is the case with the existing unit will be provided from the northern end, where access is via Golden Hill Lane which is gated for occupants of the retail park only.
- 4.3 The scheme consists of the following:
- ☐ a new shopfront and doors. The shop front would be finished with the use of red brick, with aluminium and glazed doors and shopfront.
 - ☐ the installation of ventilation and extraction equipment which will be located to the rear on the northern elevation. The existing plant equipment will be relocated and reinstalled.
- 4.5 The proposed advertisements are subject of a separate application.
- 4.6 The existing Domino's is 113sqm and the new premises proposed as part of the Change of Use would be 151sqm. The existing premises provides 7 full time and 12 part time members of staff who would all be retained. Given the unit is moving immediately adjacent there would be no issues with relocation in this instance.
- 4.7 The proposal will ensure a vacant unit is brought back into use and enable the creation of additional jobs which the applicant identifies will be an additional 20 full and part time positions through the expansion of the B & M store which the relocation of the Domino's will facilitate.

5 Summary of Publicity

- 5.1 Neighbouring properties were notified and a site notice posted with one letter of representation being received providing comments covering the following:
- ☐ Principle good idea but no parking to front only disabled bays and drop-off
 - ☐ Position could lead to additional footfall across pedestrian crossing and lead to cars queueing onto dual carriageway
 - ☐ Suggestion existing disabled parking bays become for Domino's use

6 Summary of Consultations

- 6.1 **County Highways** have no objections and consider the proposals should have a negligible impact on highway safety.

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- 6.2 **Environmental Health** have reviewed the application and have no objections and have requested a condition is added to ensure the extract/ventilation system should be installed as per the submitted information and design criteria.

7 Policy Background

- 7.1 **Central Lancashire Core Strategy Policy 11: Retail and Town Centre Uses and Business Based Tourism** supports retail and town centre uses provided that the development respects the character of the centre, including its special architectural and historic interest and assist in maintaining its existing retail function.
- 7.2 **Core Strategy Policy 17: Design of New Buildings** seeks to ensure that new development is sympathetic to surrounding land uses and occupiers and avoids demonstrable harm to the amenities of the local area and that the amenities of occupiers of the new development will not be adversely affect by neighbouring uses and vice versa.
- 7.3 **South Ribble Local Plan: Policy B1: Existing Built-Up Areas** permits development proposals for the re-use of undeveloped and unused land and buildings, or for redevelopment, provided that the development complies with the requirements for access, parking and servicing; is in keeping with the character and appearance of the area; and will not adversely affect the amenities of nearby residents.
- 7.4 **Local Plan Policy E3: Leyland Town Centre** is made up of both Primary and Secondary Retail Frontages. Within the Primary Retail Frontage, planning permission will be granted for new buildings, redevelopment of existing sites, extensions to, or change of use of existing buildings for the following uses:
- a) A1 (Retail Uses) which will be encouraged to achieve a minimum of 60% of the overall units within the Primary Retail Frontage;
 - b) A3 (Cafe and Restaurant) uses and A4 (Drinking Establishments) uses to enhance the evening economy; and
 - c) Other town centre uses including A2 (Financial and Professional Services) and B1 (Offices) will be permitted where this would not harm the sustainability of the shopping area;
 - d) Living accommodation or B1 (Office) use will be permitted at first floor level.
- 7.5 The remaining area of the defined town centre is classified as the Secondary Retail Frontage. Uses in these areas will be protected and enhanced wherever possible for A1 (Retail Use), A3 (Cafes and Restaurants) and A4 (Drinking establishments) may be appropriate to maintain the vitality and viability of the area. (NB: It must be noted that a recent change to the Use Classes Order in July now means that what was formerly an A5 use, along with A4 uses, are now classed as Sui Generis).
- 7.6 New buildings, redevelopment of existing sites, extensions and/or change of use of existing buildings in the Town Centre will either be expected to use existing car parking facilities within the town centre or provide the appropriate level of car parking based on their location and type of development as set out in Policy F1.
- 7.7 Policy F1: Parking Standards requires all development proposals to provide car parking and servicing space in accordance with the parking standards adopted by the Council. In general, parking requirements will be kept to the standards as set out unless there are significant road safety or traffic management implications related to the development of the site. The parking standards should be seen as a guide for developers and any variation from these standards should be supported by local evidence in the form of a transport statement. Where appropriate, some flexibility will be factored into the standards in relation to the specific local circumstances.

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8 **Material Considerations**

- 8.1 **Land Use** The application site is within the existing built-up area of Leyland where Policy B1 permits development proposals providing they are in keeping with the character and appearance of the area and will not adversely affect the amenities of nearby residents.
- 8.2 The site is within the Town Centre within the secondary Retail Frontage designation, whereby the Retail Park is considered as a Secondary Retail frontage as denoted in Appendix 3 where uses in these areas will be protected and enhanced wherever possible for A1 (Retail Use), A3 Cafes and Restaurants and A4 Drinking Establishments may be appropriate to maintain the vitality and viability of the area. The proposal for the re-siting of the existing Domino's to facilitate an extension of the existing B & M store into a vacant unit is considered acceptable and would promote the vitality and vitality of the Retail Park.
- 8.3 The overall aim of Policy E3 is to protect A1 retail uses with cafes and restaurants acting as complementary uses to the daytime shopping facilities whilst restaurants and pub establishments would support the evening economy. It is considered the proposal would support the evening economy by providing a takeaway service in the Town Centre. The application should also support the extension of a retail use into a vacant unit.
- 8.4 **Character and appearance** The property is within an existing Retail Park which consists of other retail units and a McDonalds. It is within the central run of units and therefore away from the highway and not highly prominent in the street scene.
- 8.5 It is considered that the proposed takeaway and shop frontage will not have a detrimental impact on the character and appearance of the area.
- 8.6 **Amenity Considerations** There is an existing Domino's which is relocating and therefore limited amenity issues to consider with existing opening hours between 11.00 to 23.00 Sunday to Thursday and 11.00 to Midnight on Friday and Saturday as permitted under Appeal in 2000. There is a slight extension to the existing with regard to the proposed opening hours as the existing permission restricts opening on Mon – Wed to 11pm and the application seeks opening till midnight. The adjacent McDonald's also operates 24hr opening. Given there are no residential properties immediately adjacent and there have been no objections to this, this is considered to be acceptable.
- 8.7 In terms of extraction, the applicant provided details of the standard specification of ventilation and air cooling, and confirmed the existing plant equipment to the rear of the existing premises would be relocated and installed. This is considered to be acceptable and positioned in an appropriate location to the north of the unit.
- 8.8 **Highways** In terms of parking provision, Policy E3 requires that change of use of existing buildings in the town centre will either be expected to use existing car parking facilities within the town centre or provide the appropriate level of car parking based on their location and type of development as set out in Policy F1. In this case parking is available on the wider retail park and this accords with policy E3 whereby existing parking is acceptable for a change of use of premises.
- 8.9 Lancashire County Highways do not object to the application. The proposal for the Domino's will have a negligible impact on the highway and car parking as it forms

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a relocation of the existing premises with a comparable sized store within a short distance.

- 8.10 Whilst there was one comment advising that the disabled parking outside the unit is replaced for dedicated Domino's parking, this existing parking is able to be used by customers of the Lidl and B & M stores within the retail park and there is no proposal to alter this is provision which is acceptable.

9. Conclusion

- 9.1 The proposed Change of Use of the existing vacant retail unit to a Domino's is considered to be acceptable. The application seeks the relocation of the existing premises which will allow the expansion of the B & M store in the existing Unit.
- 9.2 Additionally, there is a need to support local businesses and help maintain the viability of our town and district centres. The proposal will bring a currently vacant property back into use to the benefit of the town centre. For these reasons it is considered the proposal is acceptable and the application is recommended for approval subject to the imposition of conditions.
- 9.3 It is considered that the application complies with relevant Core Strategy and Local Plan Policies and with these conditions in place, the proposals are acceptable, and the application is recommended for approval.

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. The development, hereby permitted, shall be carried out in accordance with the submitted approved plans Dwg RB-1658-001 Rev 01 (Location Plan) RB-LLD-005 Rev 02 (Proposed Block Plan) RB LLD-007 Rev 2 (Proposed Floorplan) RB-1658-007 Rev 01 (Proposed Elevations).
REASON: For the avoidance of doubt and to ensure a satisfactory standard of development
3. The extract/ventilation system should be installed as per the submitted information and design criteria, prior to the premises being brought into use as a takeaway.
Reason: To safeguard the amenities of neighbouring properties in accordance with Policy 17 of the Central Lancashire Core Strategy and NPPF

RELEVANT POLICY

POLB1 Existing Built-Up Areas

NPPF National Planning Policy Framework

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POLE3 Leyland Town Centre

POLF1 Car Parking

POLG17 Design Criteria for New Development

Note:

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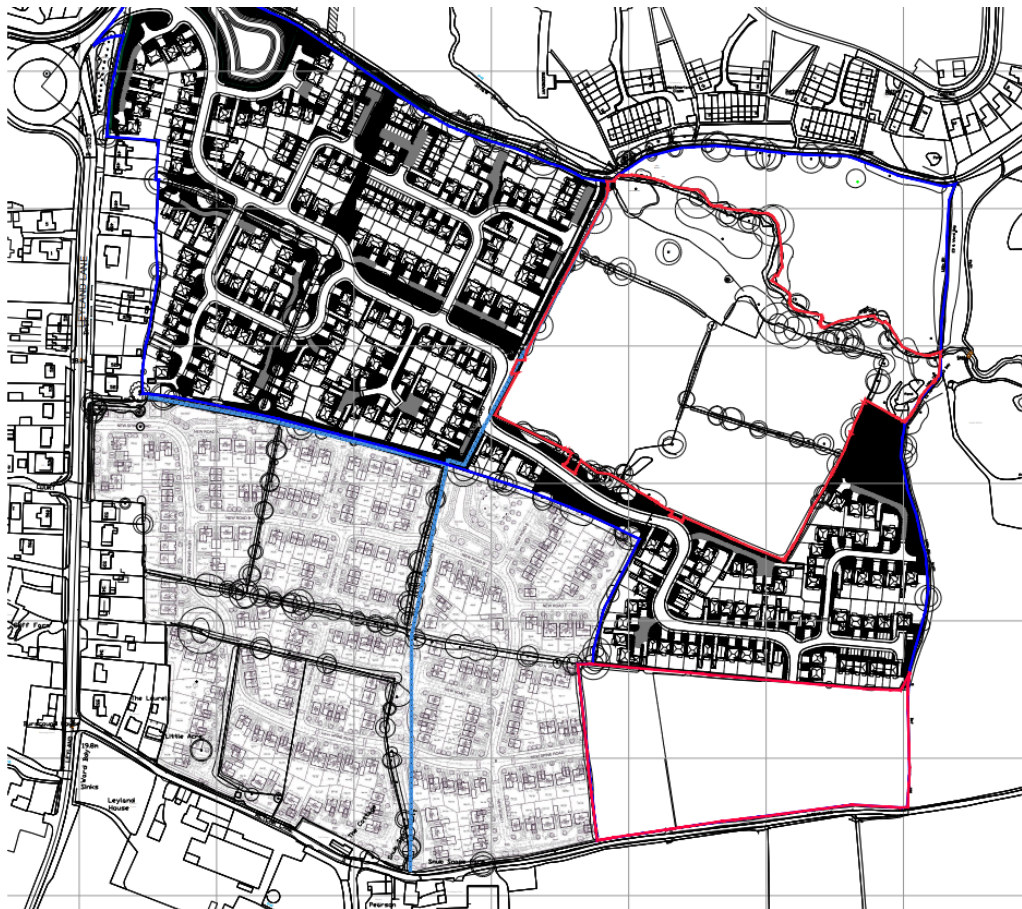
Application Number 07/2023/00718/REM
Address Land Off Shaw Brook Road and
Altcar Lane
Leyland
Lancashire

Applicant Redrow Homes Limited

Development Reserved Matters application (appearance, landscaping, layout and scale) for the erection of 154 dwellings on phases 4 and 5 including a surface water drainage scheme pursuant to condition 6 of outline planning permission 07/2016/0591/OUT

Officer Recommendation Approval with Conditions
Officer Name Mr Chris Sowerby

Date application valid 04.09.2023
Target Determination Date 04.12.2023
Extension of Time



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1. REPORT SUMMARY

1.1 Outline planning permission was granted for up to 400 dwellings and associated infrastructure on the site following the successful completion of a Section 106 Agreement in September 2017. The Affordable Housing contribution element of the S106 Agreement required 10% as a commuted sum for provision off-site and 20% of units on site to be discounted open market value units.

1.2 Reserved Matters (Appearance, Landscaping, Layout and Scale) approval is sought for the erection of 154 dwellings on Parcels 4 and 5 of the development, of which 31 (20%) would be 'affordable housing' with the outline planning consent securing a further 10% provision off-site.

1.3 The proposed development would supersede the Reserved Matters approval (07/2021/01247/REM) for 154 dwellings granted in March 2022, with the applicant advising changes to the detailed construction design of all house types have become necessary to reflect current Building Regulation requirements (i.e. achieving at least a 31% reduction in carbon emissions). It is also advised that instead of being developed as one phase, the two phases are to be development separately meaning changes to the types and siting of some market and affordable housing units (Plots 364-374 and 441-452) are required to ensure each of the two distinct parcel provides for the required 20% affordable housing provision.

1.4 The proposal does not alter the previously consented number of proposed dwellings, the site access or the previously approved road pattern. All requirements of the parent Outline planning consent (07/2016/0591/OUT) remain binding, with the proposal essentially being limited to minor changes to the detailed design of units and changes to the location of some market and affordable housing units within the site.

1.5 The same suite of supporting documents as previously submitted have been provided which have been updated where necessary to reflect the proposed changes. This includes a Design and Access Statement, Affordable Housing Statement, Crime Impact Statement, Invasive Species Report, Travel Plan and Tree Impact Statement.

1.6 The overall mix and units proposed in house type remains un-changed to the previously approved Reserved Matters application on the site. All inter-relationships with existing residential properties exceed the minimum spatial standards set out in the South Ribble Residential Design SPD. The proposed changes to the detailed construction design of all house types to reflect current Building Regulation requirements do not result in a noticeable change to the appearance of the house types, with the proposed dwellings remaining similar in design and scale to those currently under construction on the wider development.

1.7 The proposed to the types and siting of some market and affordable housing units (Plots 364-374 and 441-452) does not alter the previously consented number of proposed dwellings, the site access or the previously approved road pattern and would not have a detrimental impact on the character and appearance of the area.

1.8 The proposed development replicates the inter-relationships and layout principles of the development under construction in Phases 1-3. The overall mix and units proposed in house type remains un-changed to the previously approved Reserved Matters application on the site. The proposed changes to the detailed construction design of all house types to reflect current Building Regulation requirements do not result in a noticeable change to the appearance of the house types, with the proposed dwellings remaining similar in design and scale to those currently under construction on the wider development.

1.9 The previously consented access and internal road layout remains unchanged and adhere to the Parameters Plan submitted as part of the associated Outline planning permission, which also approved the matter of 'Access'. Car parking standards have been assessed by County Highways and are policy compliant.

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1.10 The submitted landscaping, which remains unchanged from the previously consented, is considered to be acceptable and supports the aims of Policy G17 (b). The application will also enable the delivery of the extension to Worden Park and the development meets the aims of Policy G16 in terms of biodiversity.

1.11 The application is accompanied by an Employment and Skills Plan which states the company consistently uses local supply chains and contractors to deliver new build housing. The Plan identifies how the company aims to enhance the opportunities provided for current employees and the wider community. Approximately 15% of their workforce is made up of apprentices, trainees and graduates, with up to 130 apprentices being part of a scheme at any one time in a wide variety of roles.

1.12 The delivery of this site for residential development supports the aims and objectives of the Lancashire, Preston and South Ribble City Deal. The application site forms part of a wider housing site known as Site P under Policy D1 of the South Ribble Local Plan. The application site is a parcel of land that the Council wishes to see come forward for residential development and a Masterplan was endorsed by the Planning Committee in March 2016 which identified two access points for Site P.

1.13 Policy D1 and Policy G9 of the South Ribble Local Plan requires this development to provide land for, and the delivery of, the extension to Worden Park. The S106 Agreement signed as part of the Outline planning consent requires the following:

- i) A financial contribution of J123,000 to be used by the Council towards the laying out and future maintenance and management of the Worden Park Extension and or the Park. This has been received by the Council.
- ii) To transfer the Worden Park Extension Land to the Council on or before the occupation of the first dwelling that forms part of this application. – Once this has occurred the Worden Park extension will become a reality thereby meeting the requirements of Policy D1 Site P and Policy G9 Worden Park.

1.14 The proposed residential development is deemed to be in accordance with the NPPF, Policies 1, 3, 4, 5, 6, 17, 22, 26 and 29 of the Core Strategy and Policies A1, D1, F1, G7, G10, G13, G14 and G17 of the South Ribble Local Plan 2012-2026. 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 2 parcels of land within the residential allocation known as 'Land at Altcar Lane', approximately 1 miles south of Leyland town centre, which is currently being developed by Redrow Homes.

2.2 The first parcel of land, known as 'Couthurst North Area', is bounded to the north by Shaw Brook Road. The eastern boundary of this parcel includes Worden Park and previously approved residential properties. To the south is the internal estate road with previously approved residential properties beyond.

2.3 The second parcel of land, known as 'Couthurst South Area', is bounded to the north by residential properties currently being constructed by Redrow Homes, to the west a residential development under construction by Lovell's, to the south is Altcar Lane with open farmland to the east.

2.4 A Public Right of Way (Footpath 20) runs north from Shaw Brook Road through park of the parcel known as 'Couthurst North Area'.

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3. SITE HISTORY

3.1 In March 2022 a Reserved Matters application (SRBC ref. 07/2021/01247/REM) was approved for the erection of 154 dwellings on the application site subject to the current application that is being considered. This permission has not been implemented.

3.2 Prior to this a Masterplan was endorsed by the Planning Committee in March 2016 for up to 600 residential properties on the wider residential site allocation.

3.3 Subsequent to this Outline planning permission (07/2016/0591/OUT) was granted in September 2017 for up to 400 dwellings on the section of the residential allocation under the control of Redrow. This permission is subject to a Section 106 Agreement which required/requires:

- ☐ Delivery of a financial contribution to Worden Park (J123,000)
- ☐ Financial contribution to a Travel Plan (J24,000)
- ☐ Affordable housing (20% on-site / 10% off-site)

3.4 A number of other Reserved Matters applications were then submitted and approved relating to other parcels of the development site, some of which are now built and occupied.

4. PROPOSAL

4.1 Reserved Matters (Appearance, Landscaping, Layout and Scale) approval is sought for the erection of 154 dwellings on Parcels 4 and 5 of the development, of which 31 (20%) would be 'affordable housing' with the outline planning consent securing a further 10% provision off-site.

4.2 The proposed development would supersede the Reserved Matters approval (07/2021/01247/REM) for 154 dwellings granted in March 2022, with the applicant advising changes to the detailed construction design of all house types have become necessary to reflect current Building Regulation requirements (i.e. achieving at least a 31% reduction in carbon emissions). It is also advised that instead of being developed as one phase, the two phases are to be development separately meaning changes to the types and siting of some market and affordable housing units (Plots 364-374 and 441-452) are required to ensure each of the two distinct parcel provides for the required 20% affordable housing provision.

4.3 The proposal does not alter the previously consented number of proposed dwellings, the site access or the previously approved road pattern. All requirements of the parent Outline planning consent (07/2016/0591/OUT) remain binding, with the proposal essentially being limited to minor changes to the detailed design of units and changes to the location of some market and affordable housing units within the site.

4.4 The table below provides the accommodation schedule, which remains unchanged from that previously approved:

House Type	Beds	Number of Units
Shrewsbury	4	20
Stratford	4	10
Windsor	4	17
Marlow	4	10
Oxford Lifestyle	3	11
Oxford	4	12
Cambridge	4	09

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Shaftsbury	4	10
Canterbury	4	10
Chester	4	20
Henley	4	09
Hampstead	5	05
TOTAL		123
Affordable		
Buxton Ledbury	2	23
Bakewell	3	08
TOTAL		31
GRAND TOTAL		154

4.5 The same suite of supporting documents as previously submitted have been provided which have been updated where necessary to reflect the proposed changes. This includes a Design and Access Statement, Affordable Housing Statement, Crime Impact Statement, Invasive Species Report, Travel Plan and Tree Impact Statement.

5. REPRESENTATIONS

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

6. CONSULTATION REPLIES

County Highways have raised no objections to the proposal, confirming the internal design specifications to be acceptable.

Environmental Health have raised no objections to the proposal.

The **Local Lead Flood Authority (Lancashire County Council)** have raised no objections to the proposal, recommending the imposition of standard drainage conditions.

United Utilities have raised no objections to the proposal, recommending the imposition of standard drainage conditions.

The **Environment Agency** have raised no objections to the proposal, recommending an informative relating to permitted surface water outfalls be included on any decision notice granting approval.

Natural England have raised no objections to the proposal.

The Local Authority's **Arboriculturist** has raised no objections to the proposal, confirming acceptable landscape mitigation is proposed to be provided. Conditions relating to the protection of trees during construction and replacement landscaping have been recommended.

LCC Archaeology have raised no objections to the proposal.

The **Crime Prevention Officer (Lancashire Constabulary)** has raised no objections to the proposal, making a number of recommendations that can be incorporated into the build to reduce the potential for crime which have been passed on to the applicant for consideration.

LCC Public Rights of Way have submitted no observations.

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7. MATERIAL CONSIDERATIONS

7.1 The principle of residential development on these phases and on the wider development site has previously been established by the granting of outline planning permission 07/2016/0591/OUT.

Policy Considerations

7.2 i) NPPF

7.2.1 The NPPF promotes a presumption in favour of sustainable development and supports sustainable economic development to deliver, amongst other things, homes.

7.3 ii) Core Strategy Policy Considerations

7.3.1 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.

7.3.2 Policy 4: Housing Delivery seeks to ensure that sufficient housing land is identified over the 2010-2026 period.

7.3.3 Policy 5 of the Core Strategy covers Housing Density and states:

"The authorities will secure densities of development which are in keeping with local areas and which will have no detrimental impact on the amenity, character, appearance, distinctiveness and environmental quality of an area, consideration will also be given to making efficient use of land."

7.3.4 Policy 6 of the Core Strategy covers Housing Quality and aims at improving the quality of housing. This is assessed in the following sections of the report.

7.3.5 Policy 7 of the Core Strategy relates to Affordable Housing and confirms a target of 30% affordable housing for housing developments of 15 dwellings or more.

7.3.6 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 criterion in the South Ribble Local Plan Policy G17.

7.4 iii) South Ribble Local Plan

The site is allocated as a Major Site for Residential Development (Site P) under Policy D1 of the South Ribble Local Plan.

7.5 iv) Affordable Housing

7.5.1 Policy 7 of the Core Strategy is entitled Affordable Housing and states that a target of 30% affordable housing provision is to be sought on new housing schemes. The proposed scheme meets the requirements of Policy 7 and the associated Section 106 Agreement on the wider outline permission, in that 31 of the 154 dwellings proposed (20%) would be 'affordable housing' with the outline planning consent securing a further 10% provision off-site. Of the 31 affordable units proposed, the associated Section 106 Agreement requires all to be Intermediate Housing (Discounted Market Value – priced at 80%).

7.5.2 As with the previously consented Reserved Matter approval, and the wider development, the proposed affordable units are to be dispersed across the site in small clusters, with the designs being complementary to the market housing houstypes so it would not be apparent which units are affordable dwellings and which are market houses.

7.6 CIL

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7.6.1 Based on the Community Infrastructure Levy charging schedule, the proposed development would be required to pay a net CIL payment (after deductions for the Affordable Housing element) of circa J1.49million which will contribute to infrastructure requirements.

7.7 Character and Design

7.7.1 Policy 17 of the Core Strategy expects new buildings to *“take account of the character and appearance of the local area”* with Policy G17 of the South Ribble Local Plan 2012-2026 requiring development not have a detrimental impact on *“the existing building, neighbouring buildings or on the street scene by virtue of its design, height, scale, orientation, plot density, massing, proximity, use of materials”*.

7.7.2 The overall mix and units proposed in house type remains un-changed to the previously approved Reserved Matters application on the site. The proposed changes to the detailed construction design of all house types to reflect current Building Regulation requirements do not result in a noticeable change to the appearance of the house types, with the proposed dwellings remaining similar in design and scale to those currently under construction on the wider development.

7.7.3 The proposed changes to the types and siting of some market and affordable housing units (Plots 364-374 and 441-452) does not alter the previously consented number of proposed dwellings, the site access or the previously approved road pattern and would not have a detrimental impact on the character and appearance of the area.

7.8 Relationship To Neighbours

7.8.1 The proposed changes to the previously approved layout are restricted to Plots 364-374 and 441-452.

7.8.2 Abutting Plots 364-374 are other plots to be constructed within the wider Redrow development. All inter-relationships with these plots meet or exceed the minimum spatial standards set out in the South Ribble Residential Design SPD with at least a 21m window to window relationships.

7.8.3 The western boundary of the southern parcel abuts the Lovell development, which is currently under construction, with some plots sold and occupied, with Plots 445-452 of the proposal backing on to the side gables of Plots 127 and 128. A minimum distance of 15m would be present from the rear elevation of these properties to the side gables of Plots 127 and 128 on the Lovell site which exceeds the minimum spatial standards (of 13m) for such an inter-relationship set out in the South Ribble Residential Design SPD.

7.8.4 The proposed development replicates the inter-relationships and layout principles of the dwellings approved and currently under construction in Phases 1-3 of the wider development and does reduce the inter-relationships previously consented on the site.

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

7.9 Highway Issues

7.9.1 The previously consented access and internal road layout remains unchanged and adhere to the Parameters Plan submitted as part of the associated Outline planning permission, which also approved the matter of 'Access'.

7.9.2 Car parking standards have been assessed by County Highways and are policy compliant. All dwellings have been allocated their own off-road car parking spaces. This is a mix of integral garages, standalone garages and designated car park spaces.

7.9.3 The layout provides for appropriate car parking spaces and garages and satisfies the requirements of Policy F1 of the South Ribble Local Plan.

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7.10 Tree Issues / Wildlife

7.10.1 The application is accompanied by an Arboricultural Impact Assessment, Method Statement and detailed landscape plans which, as with the previously approved Reserved Matters application on the site, details the retention of existing hedge boundaries where possible and provide for a mix of tree, hedge and shrub planting across the site. The Local Authority's Arboricultural Officer has considered the proposal and has raised no objections.

7.10.2 As part of the consideration of the previously approved Reserved Matters application on the site the Council's appointed Ecology consultants confirmed features of biodiversity value, including Shaw Brook stream, have been given sufficient protection.

7.10.3 The submitted landscaping, which remains unchanged from the previously consented, is considered to be acceptable and supports the aims of Policy G17 (b). The application will also enable the delivery of the extension to Worden Park and the development meets the aims of Policy G16 in terms of biodiversity.

7.11 Employment and Skills

7.11.1 The application is accompanied by an Employment and Skills Plan which states the company consistently uses local supply chains and contractors to deliver new build housing. The Plan identifies how the company aims to enhance the opportunities provided for current employees and the wider community. Approximately 15% of their workforce is made up of apprentices, trainees and graduates, with up to 130 apprentices being part of a scheme at any one time in a wide variety of roles.

7.11.2 The submitted Plan, which was previously considered by the Council's Economic Development Officer, meets the aims of the Central Lancashire Employment and Skills SPD.

7.12 Section 106 Agreement and Worden Park

7.12.1 Policy D1 and Policy G9 of the South Ribble Local Plan requires this development to provide land for, and the delivery of, the extension to Worden Park. The S106 Agreement signed as part of the Outline planning consent requires the following:

- iii) A financial contribution of J123,000 to be used by the Council towards the laying out and future maintenance and management of the Worden Park Extension and or the Park. This has been received by the Council.
- iv) To transfer the Worden Park Extension Land to the Council on or before the occupation of the first dwelling that forms part of this application. – Once this has occurred the Worden Park extension will become a reality thereby meeting the requirements of Policy D1 Site P and Policy G9 Worden Park.

8. CONCLUSION

8.1 The proposed residential development comprising of 154 dwellings on Parcels 4 and 5 of the development, of which 31 would be 'affordable houses', is considered to be acceptable. The proposed development is not considered to result in the overdevelopment of the site and is not considered to be out of character with the area. The proposed development is not considered to have an undue impact on the amenities of neighbouring properties and there are no significant highway safety or amenity implications.

8.2 The associated parent consent (07/2016/0591/OUT) includes conditions relating to sustainability, neighbour amenity, contaminated land, ecology, surface water, flood risk which some of which will need to be re-imposed on this Reserved matters application.

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8.3 The proposed residential development is deemed to be in accordance with the NPPF, Policies 1, 3, 4, 5, 6, 17, 22, 26 and 29 of the Core Strategy and Policies A1, D1, F1, G7, G10, G13, G14 and G17 of the South Ribble Local Plan 2012-2026. For these reasons, and those contained within the report, the application is recommended for approval.

RECOMMENDATION:

Approval with Conditions.

RECOMMENDED CONDITIONS:

1. The development hereby approved shall be begun either before the expiration of 3 years from the date of the outline permission, or before the expiration of 2 years from the date of the permission herein.

REASON: To comply with the requirements of Section 92 of the Town and Country Planning Act 1990

2. The development, hereby permitted, shall be carried out in accordance with the approved plans ref. 4171-DSL-001 I (Detailed Site Layout), 4171-AFH-001 G (Affordable Homes Layout), 4171-BTL-001 G (Boundary Treatment Layout), 4171-PKG-001 E (Parking Layout), 4171-LDL-001 G (Land Disposal Layout), 4171-EVCP-001 C (Electric Vehicle Charging Point Layout), 4171-MAT-001 G (Materials Layout), 4171-WML-001 G (Waste Management Layout), 4171-PHP-001 C (Phasing Plan), 4171-SS-001 A (Street Scenes), EG_CHTR_DM.2, EG_CAMB_DM.2, EG_HAMP_DM.2 A, EG_HENL_DM.2, EG_MARO_DM.2, EG_OXFO_DM.2, EG_OXFOQ_DM.2, EG_SHAF_DM.2, EG_SHRB_DM.2, EG_STRA_DM.2, EG_BB4_DM.2 A, EF_GAR_SGS2, F-SD0804 (High Wall with Railings), F-SD0806 (Free Standing Brick Walls), F-SD0902 (Knee rail fencing), F-SD0906 (Screen fencing), F-SD0910 (Gate with screen fence), Affordable Housing Statement August 2023, 4829.20 (Tree Survey), 4829.21 (Tree Survey), MG.4829.TSR (Tree Survey Report), 4829.22D (Tree Protection Plan), 4829.23D (Tree Protection Plan), MG.4829.AIA&AMS D, Addendum DAS, 202 H, 203 I, 205 G, 206 H, 208 D, 209 D, 212 C, 213 C, 102 I, 103 J, 117 B, 118 C, 113 B, 115 B, 116 C 451 A, 243 A, 252 A (Highway Plans), 4829.14E, 4829.15E, 4829.16E, 4829.17E, 4829.18E, 4829.19E (Landscaping Plans), 4171-LP-001 B (Location Plan), Air Quality Report (Nov 21), Employment Skills Plan (Aug 23), Employment Skills Table Rev B, Crime Impact Statement (Nov 21), Ecology Report (2021-297), Travel Plan (SS/210627/TP/0), Invasive Species Report (IWMP2283A), Topographical Survey (4171-TS-01) and Utilities Report (Nov 21).

Reason: In the interest of a satisfactory development.

3. The Construction Management Plan approved under discharge of conditions application 07/2018/4548/DIS shall be adhered to throughout the construction period.

REASON: To safeguard the amenities of neighbouring properties in accordance Policy 17 in the Central Lancashire Core Strategy and Policy G17 in the South Ribble Local Plan 2012-2026

4. Works shall proceed in full accordance with the recommendations detailed in the submitted Desk Study & Ground Investigation Report (January 2022) ref. 21RED196/DSGI.

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On completion of the development/remedial works, the developer shall submit written confirmation, in the form of a verification report, to the LPA, that all works were completed in accordance with the agreed Remediation Statement.

Any works identified in these reports shall be undertaken when required with all remedial works implemented by the developer prior to occupation of the first and subsequent dwellings.

REASON: To ensure that the site investigation and remediation strategy will not cause pollution of ground and surface waters both on and off site, and the site cannot be capable of being determined as contaminated land under Part 2A of the Environmental Protection Act 1990 in accordance with G14 in the South Ribble Local Plan.

5. No development shall commence in any phase until the final detailed surface water sustainable drainage strategy for the site submitted as part of this application has been approved in writing by the local planning authority.

The detailed sustainable drainage strategy to be approved shall be based upon the site-specific flood risk assessment and indicative sustainable drainage strategy submitted and sustainable drainage principles and requirements 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 foul sewer(s), directly or indirectly.

The details of the drainage strategy shall include, as a minimum;

- a) Sustainable drainage calculations for peak flow control and volume control (1 in 1, 1 in 30 and 1 in 100 + 40% climate change), with allowance for urban creep.
- b) Final sustainable drainage plans appropriately labelled to include, as a minimum:
- i. Plan identifying areas contributing to the drainage network, including surface water flows from outside the curtilage as necessary;
 - ii. Sustainable drainage system layout showing all pipe and structure references, dimensions, design levels;
 - iii. Details of all sustainable drainage components, including landscape drawings showing topography and slope gradient as appropriate;
 - iv. Drainage plan showing flood water exceedance routes in accordance with Defra Technical Standards for Sustainable Drainage Systems;
 - v. Finished Floor Levels (FFL) in AOD with adjacent ground levels for all sides of each building and connecting cover levels to confirm minimum 150 mm+ difference for FFL;
 - vi. Details of proposals to collect and mitigate surface water runoff from the development boundary;
 - vii. Measures taken to manage the quality of the surface water runoff to prevent pollution, protect groundwater and surface waters, and delivers suitably clean water to sustainable drainage components;
- c) Evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltrations rates and groundwater levels in accordance with BRE 365.

The sustainable drainage strategy shall be implemented in accordance with the approved details.

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Reason: To ensure satisfactory sustainable drainage facilities are provided to serve the site in accordance with the Paragraphs 167 and 169 of the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems.

6. No development shall commence until a Construction Surface Water Management Plan, detailing how surface water and stormwater will be managed on the site during construction, including demolition and site clearance operations, has been submitted to and approved in writing by the local planning authority.

The details of the plan to be submitted for approval shall include for each phase, as a minimum:

- a) Measures taken to ensure surface water flows are retained on-site during construction phase(s), including temporary drainage systems, and, if surface water flows are to be discharged, they are done so at a restricted rate that must not exceed the equivalent greenfield runoff rate from the site.
- 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 plan shall be implemented and thereafter managed and maintained in accordance with the approved plan for the duration of construction.

Reason: To ensure the development is served by satisfactory arrangements for the disposal of surface water during each construction phase(s) so it does not pose an undue flood risk on-site or elsewhere during any construction phase in accordance with Paragraph 167 of the NPPF.

7. Prior to the commencement of development a site-specific Operation and Maintenance Manual 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 in writing by the Local Planning Authority.

The details of the manual to be submitted for approval shall include, as a minimum:

- a) A timetable for its implementation;
- b) Details of SuDS components and connecting drainage structures, including watercourses and their ownership, and maintenance, operational and access requirement for each component;
- c) Pro-forma to allow the recording of each inspection and maintenance activity, as well as allowing any faults to be recorded and actions taken to rectify issues;
- d) The arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme in perpetuity;
- e) Details of financial management including arrangements for the replacement of major components at the end of the manufacturer's recommended design life;
- f) Details of whom to contact if pollution is seen in the system or if it is not working correctly; and
- g) Means of access for maintenance and easements.

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Thereafter the drainage system shall be retained, managed and maintained in accordance with the approved details.

Reason: To ensure that flood risks from development to the future users of the land and neighbouring land are minimised, together with those risks to controlled waters, property and ecological systems, and to ensure that the sustainable drainage system is subsequently maintained pursuant to the requirements of Paragraph 169 of the National Planning Policy Framework.

8. Prior to the occupation of the final dwelling on each phase a site-specific verification report for the relevant phase, pertaining to the surface water drainage system and prepared by a suitably competent person, shall be submitted to and approved in writing by the Local Planning Authority.

The verification report must, as a minimum, demonstrate that the sustainable drainage system has been constructed in accordance with the approved drawing(s) (or detail any minor variations) and is fit for purpose. The report shall contain information and evidence, including photographs, of details and locations (including national grid references) of critical drainage infrastructure (including inlets, outlets and control structures) and full as-built drawings. The scheme shall thereafter be maintained in perpetuity.

Reason: To ensure that flood risks from development to the future users of the land and neighbouring land are minimised, together with those risks to controlled waters, property and ecological systems, and to ensure that the development as constructed is compliant with the requirements of Paragraphs 167 and 169 of the National Planning Policy Framework.

9. Notwithstanding the provisions of the Town and Country Planning (Development Management Procedure) (England) Order 2015 and the Town and Country Planning (General Permitted Development) (England) Order 2015, or any subsequent Orders or statutory provisions re-enacting the provisions of these Orders, all garages shown on the approved plan shall be maintained as such and shall not be converted to or used for living accommodation without the prior written approval of the Local Planning Authority in consultation with the Highway Authority.

REASON: To safeguard residential amenity and to provide satisfactory off-street parking facilities in accordance with Policy 17 of the Central Lancashire Core Strategy and Policy G17 in the South Ribble Local Plan 2012-2026

10. No property shall be occupied or be brought in to use until their respective car parking spaces have been surfaced or paved in accordance with the details shown on:

Drawing number 4171-PKG-001 Rev E entitled Parking Layout

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 safeguard residential amenity and to provide satisfactory off-street parking facilities in accordance with Policy 17 of the Central Lancashire Core Strategy and Policy G17 in the South Ribble Local Plan 2012-2026

11. The approved landscaping scheme, as detailed on Drawings nos:

Drawing No 4829.14 rev E entitled Landscaping Plan 1
Drawing No 4829.15 rev E entitled Landscaping Plan 2
Drawing No 4829.16 rev E entitled Landscaping Plan 3

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Drawing No 4829.17 rev E entitled Landscaping Plan 4
Drawing No 4829.18 rev E entitled Landscaping Plan 5
Drawing No 4829.19 rev E entitled Landscaping Plan 6

Shall be implemented in the first planting season of each completed phase as set out in Drawing No 4171-PHP-001 Rev C entitled "Phasing Plan" following completion of the development of each phase or first occupation/use, whichever is the soonest, and shall be maintained thereafter for a period of not less than 5 years to the satisfaction of the Local Planning Authority, in compliance with BS 5837 2012 - Trees in Relation to Design, Demolition and Construction - Recommendations. 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

12. Before any site activity (construction or demolition) is commenced in association with the development, barrier fencing shall be erected around all trees to be retained on the site as detailed in the Tree Protection Plans 1 & 2. The fencing shall be constructed and located in compliance with BS 5837 2012 - Trees in Relation to Design, Demolition and Construction - Recommendations. Within these fenced areas no development, vehicle manoeuvring, storage of materials or plant, removal or addition of soil may take place. This includes ground disturbance for utilities. The fencing shall not be moved in part or wholly without the written agreement of the Local Planning Authority. The fencing shall remain in place until completion of all development works and removal of site vehicles, machinery, and materials in connection with the development.

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

13. The Employment and Skills Plan (August 2023) and Employment Skills Table Rev B shall be implemented in full for the duration of the construction of this permission.

REASON: To ensure the development is in accordance with Policy 15 of the Core Strategy.

14. Prior to the commencement of development details of the provision of secure cycle storage for all domestic properties without garages shall be submitted to the Local Planning Authority for approval. The approved cycle storage shall be provided in accordance with the approved details.

Reason: To ensure the provision and retention of adequate on site cycle provision in accordance with Policy 30 of the Core Strategy.

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15. The details including the timetable and implementation for the control and treatment of Invasive species as set out in the report entitled Invasive Weed Management Plan for Redrow Land to the south of Shaw Brook Road and North of Altcar Lane Leyland shall be implemented in full.

Reason: In the interest of Policy G16 of the South Ribble Local Plan

16. Before the development hereby commences a Construction Environmental Management Plan shall be submitted to and approved in writing by the local planning authority. The CEMP shall be based upon the aspects identified in Section 5.3 of the Updated Ecology Survey and Assessment Report Re- 2021-297 dated November 2021 and shall include:

- Protection of retained features
- Clearance of vegetation outside the bird breeding season.
- Reasonable Avoidance measures for amphibians small mammals for UK Priority Species
- Felling technical for potential of bat roosts as identified in table 9.10
- Protection of Shaw Brook water quality measures, establishment of working areas and storage locations for the creation of outfall headwalls on to the stream.
- Construction lighting.

The Plan shall be implemented in full during and until the end of the construction of the development.

Reason: To protect the habitats of wildlife in accordance with Policy 22 of the Core Strategy.

17. An electric vehicle recharge point shall be provided to every property, prior to occupation. This shall consist of as a minimum a 13 amp electrical socket located externally (or in the garage if available) in such a position that a 3 metre cable will reach the designated electric vehicle car parking space. A switch shall be provided internally to allow the power to be turned off by the residents.

REASON: To enable and encourage the use of alternative fuel use for transport purposes in accordance with Policy 3 of the Central Lancashire Core Strategy."

RELEVANT POLICY

NPPF National Planning Policy Framework

- 1 Locating Growth (Core Strategy Policy)**
- 3 Travel (Core Strategy Policy)**
- 4 Housing Delivery (Core Strategy Policy)**
- 5 Housing Density (Core Strategy Policy)**
- 6 Housing Quality (Core Strategy Policy)**
- 17 Design of New Buildings (Core Strategy Policy)**
- 22 Biodiversity and Geodiversity (Core Strategy Policy)**
- 26 Crime and Community Safety (Core Strategy Policy)**

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29 Water Management (Core Strategy Policy)

POLA1 Policy A1 Developer Contributions

POLD1 Allocations of housing land

POLF1 Car Parking

POLG7 Green Infrastructure Existing Provision

POLG10 Green Infrastructure Provision in Residential Developments

POLG13 Trees, Woodlands and Development

POLG14 Unstable or Contaminated Land

POLG17 Design Criteria for New Development

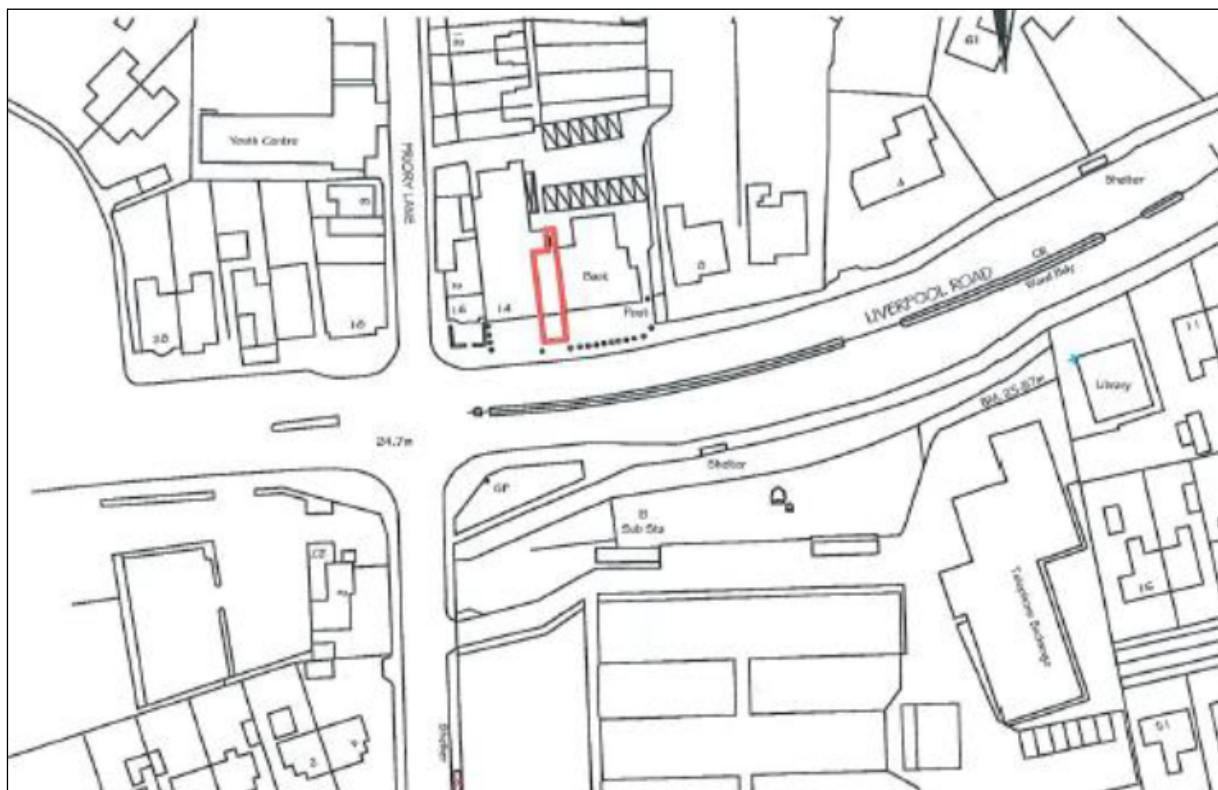
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Application Number	07/2023/00698/VAR
Address	14 Liverpool Road Penwortham Preston Lancashire PR1 0AD
Applicant	Gin Jar Ale LTD
Development	Variation of conditions 9 and 10 of planning permission 07/2019/7949/FUL as varied by 07/2020/00584/VAR to allow for the external seating area to be used until 22:00hrs
Officer Recommendation	Refusal
Date application valid	06.09.2023
Target Determination Date	01.11.2023
Extension of Time	15.11.2023

Location Plan



1. Report Summary

1.1 The application relates to a drinking establishment known as Gin Jar Ale, located in the district centre of Penwortham. The application seeks a variation of conditions 9 and 10 imposed on the parent permission 07/2019/7949/FUL to allow the use of the outdoor area until 22:00. As originally imposed, the use of the outdoor area was until 18:00. This was varied under permission 07/2020/00584/VAR to allow until 20:00. However, the proposal to

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further extend the hours of use of the outdoor area would cause loss of amenity to the neighbouring residential properties, particularly the apartments above.

1.2 Although in the district centre, on the main route through Penwortham and opposite the new Tesco supermarket, it is considered that the proposal would create noise and disturbance from patrons using the outdoor area, later into the evening when residents could reasonably expect to enjoy a good level of residential amenity.

2. Site and Surrounding Area

2.1 The application relates to the Gin Jar Ale premises at 14 Liverpool Road, Penwortham. It is one of three units formed when the former Booths supermarket was refurbished and sub-divided. The property is close to the crossroads junction of Liverpool Road, Priory Lane and Cop Lane, which is an Air Quality Management Area. The area is predominantly commercial in nature and is within the Penwortham District Centre. Residential apartments are above some of the commercial premises with further residential properties located to the north on Priory Lane. Diagonally opposite is the locally listed Water Tower, a residential property with the Grade II listed Fleece Inn to its west. Both these properties are within the Penwortham Conservation Area.

3. Planning History

3.1 There have been a number of planning permissions on the premises when it operated as a supermarket which are not relevant to this current application. The relevant planning history is as follows:

- 07/2018/8006/FUL Conversion to form 3 units. Change of use from A1 (retail) to A3 (restaurant) for 1 unit and 2 units to remain A1 (retail). New shop front, windows, doors and cladding. Approved
- 07/2019/7949/FUL Change of use of Unit 1 from A1 (Retail) to A4 (Drinking Establishment) was conditionally approved.
- 07/2020/00584/VAR for a variation of conditions 9 and 10 to allow for the use of the external seating area until 20:00 hours 07/2021/01194/VAR Variation of condition 14 of planning approval 07/2019/7949/FUL to extend the hours of opening. Approved

4. Proposal

4.1 The application proposes a variation of conditions 9 and 10 of planning approval 07/2019/7949/FUL. The wording of the conditions as originally imposed is as follows:

Condition 9

Any outside area to be used by patrons, shall be restricted to the area immediately outside the building facing Liverpool Road. This area shall only be used between the hours of 11:00 hours to 18:00 for the consumption of food and drink.

Condition 10

Table and chairs provided to the outside area shall only be provided between the hours of 11:00 to 18:00. Outside of these hours they must be removed to prevent their unauthorised usage.

4.2 Variation of conditions application 07/2020/00584/VAR varied conditions 9 and 10 to allow the use of the outdoor area until 20:00hrs, effectively extending the time by 2 hours in the evenings.

4.3 The proposal now is to further extend the hours of use by another 2 hours until 22:00 hours.

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5. Summary of Publicity

5.1 Neighbouring properties were notified with two letters of representation being received.

5.2 One in support of the proposals, commenting as follows:

Gin Jar Ale is an asset to the community of Penwortham. They should be able to open their outside area to the public until 10pm. This should apply to all the bars and restaurants in Penwortham to ensure the restrictions are fair throughout the high street.

5.3 The second was a letter of objection, commenting as follows:

Allowing use of external areas until 10pm has potential to become a noise nuisance to neighbouring residents. If this is passed then neighbouring bars are also likely to apply for extended use of outside areas and before we know it, we could potentially have 5 drinking establishments, within a very concentrated area, with patrons on the roadside creating noise into the late evening.

6. Summary of Consultations

6.1 **Environmental Health** advise that, further to investigations, the premises are in very close proximity to residential properties, in particular the flats above. The current restriction at 20:00 hours preserves the amenity of residents close to the application premises. As evening/night-time progresses, the background sound levels in the area will begin to drop off, which will exacerbate any intrusive patron noise due to use of the external seating area.

6.2 As such Environmental Health's recommendation is to refuse the application to extend the use of the external seating area, to prevent loss of amenity to residents in the near vicinity.

6.3 **County Highways** have no objections to the variation of condition 9 to allow for the external seating area to be used until 22:00hrs.

6.4 County Highways commented that they would not be in favour of the variation of condition 10 because the street licence issued includes removing seating/chairs at the close of business.

6.5 However, this was questioned as the premises itself only closes at 23:00 Monday to Friday and Sunday and Midnight on Saturday so it doesn't appear to conflict with the street licence. County Highways therefore confirmed that, providing the seating/chairs are removed before the premises close, they have no objections to extending the use of the outside area until 22:00 but re-iterate that the premises must comply with the issued street licence.

6.6 **Licensing** advised that the application conflicts with the current Premises Licence, and therefore the applicant would need to amend their Premises Licence to be in line with their planning condition.

7. Material Considerations

7.1 Planning permission was granted in January 2019 for the sub-division of the former Booths supermarket to form 3 units, two A1 retail units and the third an A4 restaurant. Subsequently, planning application 07/2019/7949/FUL sought the change of use of the application property to an A3 drinking establishment. Permission was granted with conditions 9 and 10 being imposed to restrict the hours of use of the external seating area and to ensure that tables and chairs be removed, as follows:

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Condition 9

Any outside area to be used by patrons, shall be restricted to the area immediately outside the building facing Liverpool Road. This area shall only be used between the hours of 11:00 hours to 18:00 for the consumption of food and drink.

Condition 10

Table and chairs provided to the outside area shall only be provided between the hours of 11:00 to 18:00. Outside of these hours they must be removed to prevent their unauthorised usage.

7.2 This was then followed by variation of conditions application 07/2020/00584/VAR to vary conditions 9 and 10 to allow the use of the outdoor area until 20:00hrs, effectively extending the time by 2 hours in the evenings. This was approved.

7.3 At the time of consideration of the variation of conditions application 07/2020/00584/VAR, the officer's committee report advised:

"Environmental Health have no objections to the use of the outside area until 20:00 but would not support 22:00 and providing tables and chairs are removed to prevent unauthorised use after that time."

7.4 It was further reported:

"Any outside area to be used by patrons shall be restricted to the area immediately outside the building, facing Liverpool Road. This area shall only be used between the hours of 11:00 and 20:00 for the consumption of food and drink (with a view to extending to 22:00 if no complaints are made). However, this wording would result in the condition not being precise and therefore would not pass the tests for imposing conditions. Additionally, Environmental Health would not support an extension until 22:00 and therefore the wording within the brackets would not be included on the amended condition."

7.5 For this current proposal, and consistent with the advice given for the previous application, Environmental Health advise that the premises are in very close proximity to residential properties, in particular the flats above. The current restriction at 20:00 hours preserves the amenity of residents close to the application premises. As evening/night-time progresses the background sound levels in the area will begin to drop off, which will exacerbate any intrusive patron noise due to use of the external seating area.

7.6 Environmental Health's recommendation is to refuse the application to extend the use of the external seating area, to prevent loss of amenity to residents in the near vicinity.

7.7 It must also be noted that this application is one of 4 currently pending for the neighbouring drinking establishments and a restaurant to also extend the hours of use of the external area for each premises which would further exacerbate the external use, to the detriment of the amenity of the residential properties above.

7.8 It is also noted that the applicant, within the planning application form '*would like to vary the hours of use of the outside area to be in line with other similar businesses on Liverpool Road.*' Whilst other drinking establishments along Liverpool Road may have longer hours of use of the external area, all cases are considered on their own merits and the situation on the ground may be very different. In this case there are residential properties and their amenity areas directly above the terrace of commercial properties and therefore cannot be directly compared to other drinking establishments in the vicinity.

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8. Conclusion

8.1 Whilst the application property is within the Penwortham District Centre which Local Plan Policy E4 seeks to protect and enhance the district centres to maintain their vitality and viability, the impact of the residential amenity of the residential properties at first floor is considered to outweigh the benefits of extending the hours of use of the external area. The proposal is therefore considered to be contrary to policy 17 criteria c) and d) in the Central Lancashire Core Strategy.

9. Recommendation

9.1 Refusal.

10. Reasons for Refusal

10.1 The proposal to vary conditions 9 and 10 to extend the hours of use of the external area until 22:00 will have a detrimental impact of the residential amenity of the residential properties at first floor contrary to policy 17 criteria c) and d) in the Central Lancashire Core Strategy

11. Relevant Policy

South Ribble Local Plan Policy E4: District Centres

Central Lancashire Core Strategy Policy 17: Design of New Buildings

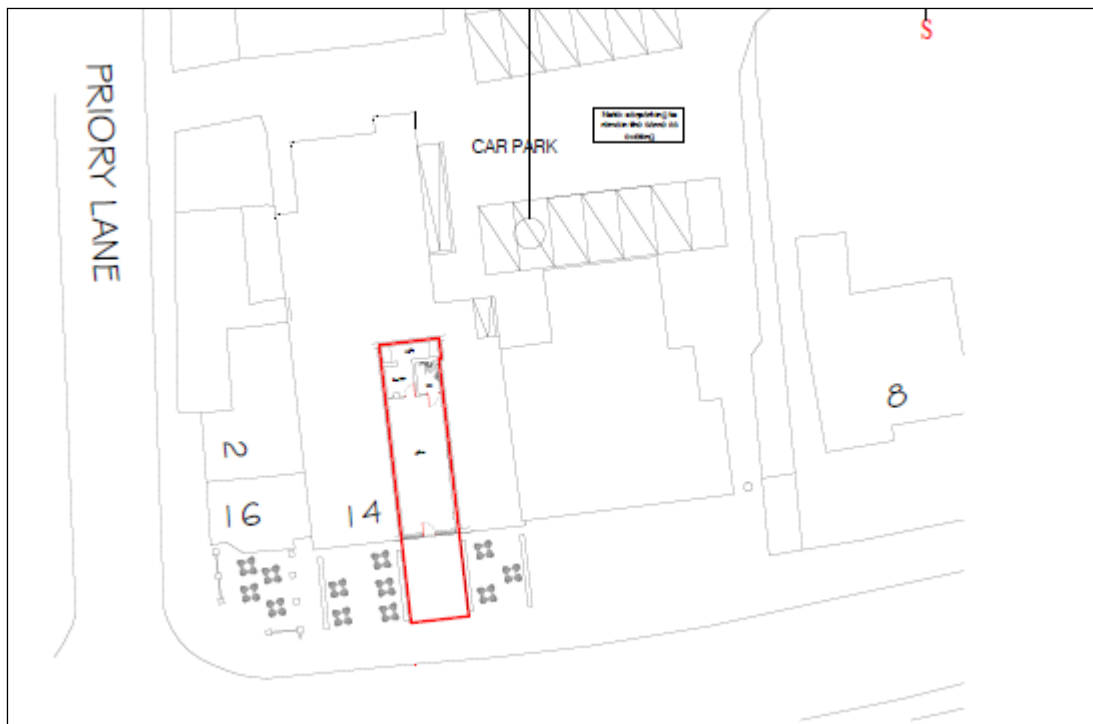
Penwortham Town Neighbourhood Development Plan

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Application Number	07/2023/00685/VAR
Address	14B Liverpool Road Penwortham Preston Lancashire PR1 0AD
Applicant	Stemson Mckeown Distillery Limited
Development	Variation of condition 9 of planning permission 07/2023/00172/FUL to allow for the external seating area to be used until 22:00hrs
Officer Recommendation	Refusal
Date application valid	15.09.2023
Target Determination Date	10.11.2023
Extension of Time	

Location Plan



1. Report Summary

1.1 The application proposes a variation of condition 9 of planning permission 07/2023/00172/FUL to allow for the external seating area to be used until 22:00 hours.

1.2 At first floor there are residential apartments and Environmental Health have objected to the extended use of the external area as it would impact on the residential amenity of the occupants of the apartments.

1.3 Whilst it is acknowledged that the application property is within the Penwortham District Centre, opposite the Tesco supermarket and close to the crossroads junction of

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Liverpool Road/Priory Lane/Cop Lane, it is considered that the use until 22:00 hours would encroach late into the evening when residents could be expected to enjoy a good level of residential amenity. As such the proposal is considered to be contrary to Policy 17 in the Central Lancashire Core Strategy and the application is therefore recommended for refusal.

2. Site and Surrounding Area

2.1 The application relates to the centre unit, one of 3 units formed from the former Booths supermarket premises which was refurbished and sub-divided to form a restaurant and 2 retail premises. Both of the retail premises have since changed their use to drinking establishments with the adjacent unit operating as the Gin Jar Ale and this application unit operating as Fairham Gin.

2.2 The property is close to the crossroads junction of Liverpool Road, Priory Lane and Cop Lane, which is an Air Quality Management Area. The area is predominantly commercial in nature and is within the Penwortham District Centre.

2.3 Residential apartments are above some of the commercial premises with further residential properties located to the north on Priory Lane. Opposite is the Tesco supermarket. Diagonally opposite is the locally listed Water Tower, a residential property with the Grade II listed Fleece Inn to its west. Both these properties are within the Penwortham Conservation Area.

3. Planning History

3.1 There are a number of planning permissions dating back to the 1970's when the premises was operating as a supermarket but are not relevant to this current application. Those that are:

07/2004/0950 Change of use of first floor from retail storage (Class A1) to two residential flats (Class C3). Approved

07/2018/8006/FUL Conversion to form 3 units. Change of use from A1 (retail) to A3 (restaurant) for 1 unit and 2 units to remain A1 (retail). New shop front, windows, doors and cladding. Approved

07/2023/00172/FUL Change of Use from Retail (Class E) to a drinking establishment (Sui Generis). Approved

4. Proposal

4.1 The application proposes the variation of condition 9 of planning approval 07/2023/00172/FUL. Condition 9 restricted the hours of use of the external area as follows:

The external seating area shall not be used between the hours of 20:00 and 10:00 on any day so not to cause a nuisance to nearby residential properties.

4.2 The proposal is to extend the use until 22:00 hours.

5. Summary of Publicity

5.1 Neighbouring properties were notified, and a site notice posted with 3 letters of representation being received in support of the proposals, as follows:

- Penwortham is good for people who like nightlife. By agreeing do this extension to 10pm will make more vibe in the community not like the big corporation pub across the road allow to stay open to 10pm

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- Liverpool Road is thriving and to let bars stay on the front till late will be brilliant. Some of the bars are small inside and need the outdoor seating will be great to help them take more custom.
- Will be a great asset

5.2 Additionally, one letter of objection was received, commenting as follows:

Allowing use of external areas until 10pm has potential to become a noise nuisance to neighbouring residents. If this is passed then neighbouring bars are also likely to apply for extended use of outside areas and before we know it we could potentially have 5 drinking establishments, within a very concentrated area, with patrons on the roadside creating noise into the late evening.

6. Summary of Consultations

6.1 **Environmental Health** advise that, further to investigations, the premises are in very close proximity to residential properties, in particular the flats above. The current restriction at 20:00 hours preserves the amenity of residents close to the application premises. As evening/night-time progresses the background sound levels in the area will begin to drop off, which will exacerbate any intrusive patron noise due to use of the external seating area.

6.2 Environmental Health's recommendation is to refuse the application to extend the use of the external seating area, to prevent loss of amenity to residents in the near vicinity.

6.3 **County Highways** have no objections to the variation of condition 9 and consider the proposals should have a negligible impact on highway safety at this district centre location.

6.4 **Licensing** have no objections to the proposed changes but the applicants would need to amend their premises licence in-line with their proposal.

7. Material Considerations

7.1 The application property is part of the former Booths supermarket which was re-furnished and sub-divided to form a restaurant, now operating as the 1260 Craft and Crust, and 2 retail premises which have since changed use to drinking establishments known as Fairhams and The Gin Jar Ale. This application relates to Fairhams, the centre unit.

7.2 A similar application is currently pending for Gin Jar Ale to extend the hours of use of the external area which will be considered at the same planning committee as this application. A further application for the extension in the hours of use of the external area at the 1260 Craft and Crust premises at 14C is also pending but this will be dealt with under delegated powers as it is a restaurant not a drinking establishment.

7.3 At first floor there are residential apartments. Directly above the application property is part of an apartment and an external amenity area. The majority of the apartment is above the adjacent Craft and Crust premises with the application unit being mainly below the amenity area to the first floor apartments.

7.4 Environmental Health advise that, further to investigations, the premises are in very close proximity to residential properties, in particular the flats above. The current restriction at 20:00 hours preserves the amenity of residents close to the application premises. As evening/night-time progresses the background sound levels in the area will begin to drop off, which will exacerbate any intrusive patron noise due to use of the external seating area.

7.5 Environmental Health's recommendation is to refuse the application to extend the use of the external seating area, to prevent loss of amenity to residents in the near vicinity.

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7.6 As such the proposal is considered to be contrary to Core strategy policy 17.

8. Conclusion

8.1 Whilst it is recognised that the premises are within the Penwortham District Centre where Local Plan Policy E4 seeks to protect and enhance the district centres to maintain their vitality and viability, it is considered that the impact on the residential amenity of the occupants of the first floor apartments would outweigh the benefits of extending the hours of use of the external area. The proposal is therefore considered to be contrary to policy 17 criteria c) and d) in the Central Lancashire Core Strategy and as such is recommended for refusal.

9. Recommendation

9.1 Refusal.

10. Reason for Refusal

10.1 The proposal to vary condition 9 to extend the hours of use of the external area until 22:00 will have a detrimental impact of the residential amenity of the residential properties at first floor contrary to policy 17 criteria c) and d) in the Central Lancashire Core Strategy.

11. RELEVANT POLICY

Central Lancashire Core Strategy Policy 17: Design of New Buildings

South Ribble Local Plan Policy E4: District Centres

Penwortham Town Neighbourhood Development Plan

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Application Number 07/2022/00948/FUL

Address Memorial Hall
94 Liverpool Old Road
Much Hoole
Preston
PR4 4QA

Applicant The Trustees Of Hoole Village Memorial Hall

Agent Mrs Denise Hargreaves
184-186 Station Road
Bamber Bridge
Preston
PR5 6SE

Development Erection of single storey 'pavilion' building, formation of outdoor MUGA together with associated flood lighting, fencing, and parking

Officer Recommendation

Refusal

Date application valid 12.12.2022
Target Determination Date 15.11.2023
Extension of Time 15.11.2023

Location Plan



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1. Report Summary

- 1.1 MUGA and associated parking. The MUGA will be located on the site of the existing tennis courts to the rear of the Much Hoole Village memorial Hall and the pavilion will be between the tennis courts and the bowling green.
- 1.2 There are no issues with the siting of the pavilion. However, the proposed MUGA has the potential to impact on residential amenity in terms of noise and disturbance and the lighting.
- 1.3 Although not objecting, Environmental Health raised these concerns and would seek to restrict the hours of use of the proposed MUGA.
- 1.4 However, Sport England have objected to the proposal, listed a number of points to be addressed to overcome their objection. Essentially, insufficient information had been provided and despite Sport England clearly setting out what was needed, the applicant has not provided this information. In total 4 responses have been provided by Sport England and given the length of time this application has been in and the lack of any real progress resolving Sport England's concerns, the applicant was advised that this application should be withdrawn or alternatively taken to planning committee with a recommendation for refusal.

2. Site and Surrounding Area

- 2.1 The application relates to the existing tennis courts, part of the Much Hoole Village Memorial Hall. The hall has recently been re-built and lies to the south of the tennis courts with a bowling green and pavilion and scout hut between.
- 2.2 To the north is Liverpool Road with commercial premises on the opposite side. To the east and west are residential properties on Thornfield and Westcroft respectively.
- 2.3 The site is within the village boundary of Much Hoole and therefore classed as the existing built up area. It is also classed as Green Infrastructure.

3. Planning History

07/1980/0240 Rear extension. APV 02/04/1980

07/1980/0172 Erection of metal storage container for use of playgroup, for toy storage. WDN 24/04/1980

07/1982/0025 Renewal of Temporary Permission for Rear Extension to Much Hoole Village Hall APV 17/02/1982

07/1984/0722 Games Room Extension. APV 30/01/1985

07/1995/0050 Replacement of Existing Flat Roof over Kitchen and Bar Lounge with Pitched Roof to Match Main Hall Roof (Retrospective Application). APV 23/02/1995

07/2015/1092/FUL Erection of part single, part two storey Village Hall and erection of detached building to form Scout hut to rear following demolition of existing Village Hall APC 03/09/2015

07/2016/0291/FUL Erection of part single, part two storey Village Hall and erection of detached building to form Scout hut and storage building to rear following demolition of existing Village Hall - Amended scheme of planning approval 07/2015/1092/FUL APC 28/07/2016

07/2017/0285/VAR Application for the variation of condition 2 of application 07/2016/0291/FUL - Change of design and siting of proposed scout huts (Amended Description) APC 20/04/2017

07/2019/0929/VAR Variation of condition 2 of planning approval 07/2017/0285/VAR for partial completion of the approved design with a single storey entrance and minor amendments to doors, windows and roof. Variation of condition 4 of planning approval 07/2017/0285/VAR to allow a period of 6 months after occupation of the village hall for landscaping and car park to be completed. APC 25/03/2019

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4. Proposal

- 4.1 The application proposes the erection of single storey 'pavilion' building, formation of outdoor MUGA together with associated flood lighting, fencing, and parking.
- 4.2 The pavilion measures 17.18m by 7.65m with a pitched roof over with a ridge height of 5.3m. The roof overhangs the side elevation to provide a sheltered walkway along the front of the building. The pavilion is located between the existing bowling green and tennis courts and will be constructed in block with a render finish and tile effect steel sheeting to the roof. The pavilion will be associated with the existing bowling green and a new seating area will be formed in the location of the existing pavilion which lies between the proposed pavilion and the existing scout hut.
- 4.3 The tennis courts are to be replaced with a MUGA measuring 36m by 42.25m with weld mesh fencing to 3m in height with ball stop netting above, also 3m in height resulting in a combined height of 6m. Floodlights will be located in each corner and central to the longer stretch of netting. These will be to a height of 6.2m.
- 4.4 A car parking area will be formed to the west of the proposed MUGA and will provide parking for 19 vehicles. These are in addition to the 35 spaces provided to the south of the existing community centre building.
- 4.5 The proposed hours of use of the facilities are 09:00am to 22:00pm each day.

5. Summary of Publicity

- 5.1 Neighbouring properties were notified and a site notice posted with no letters of representation being received.

6. Summary of Consultations

- 6.1 **County Highways** have no objections and consider the proposals should have a negligible impact on highway safety and capacity. The site will be accessed via a utilised and existing access point.
- 6.2 County Highways are also satisfied with the proposed car parking but expect the car park to provide E.V. charging and covered cycle storage.
- 6.3 The flood lighting is positioned away from the highway and nor should the proposed fencing cause a highway safety issue.
- 6.4 County Highways do require conditions are imposed in respect of the provision of facility for the cleaning of the wheels of vehicles leaving the site for the duration of the construction period; that EVR points are provided; that the car parking area is surfaced or paved prior to first use of the development and that covered cycle parking provision is made.
- 6.5 **Environmental Health** initially advised that, prior to determination of the application, a Noise Impact Assessment should be submitted. The assessment needs to have due regard to Sport England guidance and their 'typical' measurement data.
- 6.6 As such a Noise Impact Assessment was submitted and EH re-consulted. They advised that the assessment suggests there will be minimal impact from installation of the MUGA, alongside the initial Design and Access Statement which states '*no increase in noise or disturbance to neighbours will occur.*' Whilst the fundamental findings of the noise assessment can be accepted a number of exceptions can be highlighted, as follows:

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- *Calculations include a 2m high fence line which isn't present to all properties and is old and dilapidated in other places giving minimal attenuation.*
- *No weekend noise levels are included.*
- *A number of dwellings are in very close proximity to the proposed MUGA giving a clear impact from intrusive maximum levels due to raised voices/shouting.*
- *2 pitches on the MUGA can be used simultaneously.*
- *No inclusion for spectator, coaching, or trainer noise.*
- *Levels are given at the dwelling and not to garden areas where most noise intrusion is likely.*

6.7 An updated Noise Impact Assessment 12th April 23 from PDA Acoustics was then submitted, and Environmental Health were reconsulted. They advise that the assessment identifies there will be minor increase/negligible increase in noise levels from installation of the MUGA. Whilst the fundamental 'modelled' noise levels from this assessment can be accepted it is still incumbent on the local authority to protect residents, especially when a number of dwellings are in very close proximity to the proposed MUGA giving a clear impact from intrusive maximum levels due to raised voices/shouting.

6.8 Historically the site was used as tennis courts only and the introduction of the MUGA represents a significant intensification of use of the area. Subsequently, it will also present a significant possibility of loss of amenity to residential properties that are in very close proximity to the proposal, and significant adverse impacts on health and quality of life (NPPF Para 185).

6.9 The application is for 0900-2100 Monday to Sunday which presents times/days when residents will want to enjoy their properties, without intrusive noise from use of the MUGA. Previous applications for MUGA have presented an opportunity to limit days/times of use to assist in protecting the amenity of nearby residents, and therefore EH suggest the following hours of use are applied as a Condition to the application if permission is granted:

*0900 to 2000 Monday to Friday
1000 to 1600 Saturdays
1000 to 1600 Sundays and Bank Holidays*

6.10 Environmental Health also recommend conditions are imposed for the hours of construction, times of deliveries and for a lighting scheme to be submitted. The scheme should include the following:

- full details of the luminaires to be used,
- the installation heights,
- the over spill contour plot of the designed scheme,
- the upward light ratio of the proposed scheme,
- The horizontal glare level at the nearby sensitive receptors, both ground and first floor as appropriate.

6.11 **Sport England** initially advised there was insufficient information to enable them to adequately assess the proposal or to make a substantive response. As such they placed a holding objection to the application, setting out the information they required.

6.12 Further information was therefore submitted, and Sport England were reconsulted. They still objected, commenting there is no evidence that all of the three tennis courts are surplus to requirements or that there is a clear strategic and sporting need for the proposed sports facility for football and netball when assessed against paragraph 99 of the NPPF and Sport England's Planning for Sport Objectives 'Protect' and 'Provide.'

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- 6.13 Sport England also consider that the Hoole MUGA 3G Pitch and Pavilion Report, together with supporting resident questionnaires, survey results and supporting letters from football clubs and local schools, is not a robust 'Needs Assessment' using Sport England's 'Assessing Needs and Opportunities Guidance.' Furthermore, the supporting information has not been informed by the Council's most current evidence base for tennis and football, which is Central Lancashire Playing Pitch Strategy 2018. Additionally, insufficient information has been provided to clearly demonstrate that the proposed sports facility surface types and associated sports lighting design would be fit for purpose and would not have any adverse impact on residential amenity.
- 6.14 Further information was again submitted and Sport England reconsulted, however, this still does not resolve all the matters Sport England raised and they maintain their objection. This is reported more fully in the Green Infrastructure/Sport Provision section of this report.

7. Material Considerations

- 7.1 The application site is within the village boundary of Much Hoole and therefore within the existing built-up area where Local Plan Policy B1 permits proposals for the re-use of undeveloped and unused land and buildings, or for redevelopment, provided that the development complies with the requirements for access, parking and servicing; is in keeping with the character and appearance of the area; and will not adversely affect the amenities of nearby residents. An assessment of each of these criteria is carried out below.

7.2 Access and Parking

7.2.1 The Memorial Hall is accessed off Liverpool Old Road which leads to a parking area to the front/side of the village hall building. The access road then runs along the side of the bowling green leading to where the new parking area is to be formed to accommodate 19 vehicles. There is also an access route to the west of the bowling green which leads to the existing scout hut.

7.2.2 County Highways are satisfied with the proposed car parking but expect the car park to provide E.V. charging and covered cycle storage. As such conditions should be imposed to ensure these are provided.

7.2.3 County Highways also comment that the flood lighting is positioned away from the highway and nor should the proposed fencing cause a highway safety issue.

7.2.4 County Highways require conditions are imposed in respect of the provision of facility for the cleaning of the wheels of vehicles leaving the site for the duration of the development; that EVR points are provided; that the car parking area is surfaced or paved prior to first use of the development and that covered cycle parking provision is provided.

7.2.5 In conclusion, as the site will be accessed via a utilised and existing access point, County Highways have no objections and consider the proposals should have a negligible impact on highway safety and capacity. As such the proposal is considered to be in compliance with Policy B1 in terms of access and parking provision.

7.3 Character and Appearance

7.3.1 There is no overriding character to the area in which the proposed development will be located. To the east are 2-storey residential properties of a modern design; to the west are semi-detached dormer bungalows and to the north is the A59 Liverpool Road with commercial properties fronting onto it.

7.3.2 The proposed pavilion will be constructed in block with render over and tile effect steel sheeting to the roof.

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7.3.3 The MUGA will have 1.2m high rebound fencing with 3m high sport fencing and 3m high ball stop fencing above that, giving an overall height of 6m.

7.3.4 The proposal replaces the existing tennis courts and fencing around and will not have any undue impact on the character and appearance of the area given the proposal is to be rear of the new community centre building and the nature of the surrounding development.

7.4 Residential Amenity

7.4.1 In addition to the requirements of Policy B1, Local Plan Policy G17 requires that new development does not cause harm to neighbouring properties by leading to undue overlooking, overshadowing or have an overbearing effect. There are a number of residential properties to the west and east of the application site. Properties on Westcroft to the west will be adjacent the vehicle access road. No 7 Westcroft is a dormer bungalow with dormer windows to its rear elevation. It will be adjacent the car parking area and is set 6m off the common boundary and 28m from the MUGA. This property will have a view of the car park and proposed MUGA and associated ball stop netting from first floor windows. However, given the nature of the proposal and the spatial separation, there will be no impact in terms of overlooking/loss of privacy. The proposal floodlights will also be visible and this is discussed further in the 'Lighting' section of this report

7.4.2 To the east properties on Thornfield are separated from the application site by a mature hedgerow and tree boundary. However, there are a number of gaps within the hedge. The proposed fencing with ball stop netting above will be visible from the rear of numbers 19 to 24, as will the proposed floodlights. The floodlights are discussed further in the 'Lighting' section of this report.

7.4.3 In terms of the requirements of Policy G17, the proposal is considered acceptable in terms of overlooking/loss of privacy.

7.4.4 However, although no objections have been received from neighbouring residents, the proposal has the potential to impact on their residential amenity in terms of noise and disturbance and light pollution. Policy 17 in the Central Lancashire Core Strategy requires that new development is sympathetic to surrounding land uses and occupiers and avoids demonstrable harm to the amenities of the local area. As assessment has been carried out in respect of these potential impacts.

7.5 Noise and Disturbance

7.5.1 The proposal has the potential to impact on residential amenity in terms of noise as it is in very close proximity to residential premises. Environmental Health consider that the submitted information makes an unsupported statement '*no increase in noise or disturbance to neighbours will occur*'.

7.5.2 As such, Environmental Health required a Noise Impact Assessment be submitted prior to determination of the application advising that the Noise Impact Assessment needs to have due regard to Sport England guidance and their 'typical' measurement data, commenting:

"Guidance from Sport England recognises the potential noise implications from installations as proposed, and in particular impact sounds and noise from users of a facility. The guidance advises that in many situations it will be necessary to appoint an Acoustic Consultant to undertake a site-specific noise assessment. This is in order to provide advice on possible suitable noise mitigation measures, if they are appropriate; and the site is ultimately suitable and can operate without adversely affecting neighbouring residential properties."

7.5.3 As such a Noise Impact Assessment reference J004268-6003-DH-01 Feb 23 from PDA Acoustics was submitted and Environmental Health were re-consulted. They advised that the assessment suggests there will be minimal impact from installation of the MUGA, alongside the

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initial Design and Access Statement which states *'no increase in noise or disturbance to neighbours will occur.'*

7.5.4 Environmental Health advise that, whilst the fundamental findings of the noise assessment can be accepted, a number of exceptions can be highlighted. These were forwarded to the applicant who responded to each point, as below in italics:

Calculations include a 2m high fence line which isn't present to all properties and is old and dilapidated in other places giving minimal attenuation - *From on-site observations we noted that the majority of the properties had a fence line which we would deem in good condition where in some parts were constructed from concrete blocks. Please see attached pictures. However, we were unsure if there was a fence line to the closest property to the north-east of site and therefore has been removed from the initial assessment and then included as form of mitigation required by the developer.*

No weekend noise levels are included - *An additional noise survey was carried out across an entire weekend period. Assessment has been updated to the measured noise levels.*

A number of dwellings are in very close proximity to the proposed MUGA giving a clear impact from intrusive maximum levels due to raised voices/shouting - *The noise levels from the AGPs are modelled based upon Sports England research which states that 'the most significant noise levels were found to be generally derived from the voices of players...' We would suggest that this covers maximum noise levels due to raised voices and shouting which have been assessed and mitigated to conform to the relevant criteria.*

2 pitches on the MUGA can be used simultaneously - *This has been accounted for within the assessment.*

No inclusion for spectator, coaching, or trainer noise - *We would refer back to point 3 where it is found in the Sports England research that the significant noise levels were found to be from players' voices. Due to this, we would suggest that noise from spectators etc. would not give rise to the modelled noise emissions.*

Levels are given at the dwelling and not to garden areas where most noise intrusion is likely - *This has now been assessed within the updated report.*

7.5.5 In addition to the points above, the Noise Impact Assessment was amended, and Environmental Health re-consulted again. They responded with updated comments, reiterating the requirement for conditions but removing the above 'questions' which have been satisfied by the applicant. They have also allowed slightly longer for the time of use condition. For clarity, the requested condition restricts the hours of use to 0900 to 2000 Monday to Friday; 1000 to 1600 Saturday and 1000 to 1600 Sundays and Bank Holidays. This is one hour longer on weekday evenings and 2 hours longer on Saturday PM than their previous request. Additionally, Environmental Health recommend conditions are imposed to control the hours of construction and times of deliveries, also to protect residential amenity should permission be granted.

7.6 Lighting

7.6.1 A total of 6 floodlights are proposed around the MUGA. These have the potential to impact on residential amenity in terms of light overspill.

7.6.2 Environmental Health require a condition be imposed for the submission of a lighting scheme, advising the scheme should include the following:

- full details of the luminaires to be used,
- the installation heights,
- the over spill contour plot of the designed scheme,
- the upward light ratio of the proposed scheme,

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- The horizontal glare level at the nearby sensitive receptors, both ground and first floor as appropriate.

7.6.3 Should permission be granted, this condition would be reasonable and necessary, and it is considered that, providing the design of the lighting is done sensitively and with reference to the neighbouring residential properties, the proposal should not unduly impact on residential amenity in terms of light overspill/pollution.

7.7 Green Infrastructure/Sport Provision

7.7.1 The application site is allocated as existing green infrastructure in the Local Plan under Policy G7. This policy seeks to protect and enhance existing Green Infrastructure and the proposal is to replace the existing tennis courts with a purpose built MUGA which includes a 5-a-side football 3G pitch finished with an artificial grass surface together with a tennis/netball court. As such, there will be no overall loss of facilities, in line with the requirements of Policy G7.

7.7.2 However, Sport England initially placed a holding objection on the application, advising they had sought to consider the application in light of the National Planning Policy Framework (particularly Para. 99). Unfortunately, there was insufficient information to enable them to adequately assess the proposal or to make a substantive response. As such, they requested further information. This was duly submitted and Sport England reconsulted.

7.7.3 Sport England still object as there is no evidence that all of the three tennis courts are surplus to requirements or that there is a clear strategic and sporting need for the proposed sports facility for football and netball when assessed against paragraph 99 of the NPPF and Sport England's Planning for Sport Objectives 'Protect' and 'Provide.'

7.7.4 They consider that the submitted Hoole MUGA 3G Pitch and Pavilion Report, together with supporting resident questionnaires, survey results and supporting letters from football clubs and local schools, is not a robust 'Needs Assessment' using Sport England's 'Assessing Needs and Opportunities Guidance.' Furthermore, the supporting information has not been informed by the Council's most current evidence base for tennis and football, which is Central Lancashire Playing Pitch Strategy 2018.

7.7.5 Additionally, insufficient information has been provided to clearly demonstrate that the proposed sports facility surface types and associated sports lighting design would be fit for purpose and would not have any adverse impact on residential amenity. The lighting aspect is discussed above in the 'Lighting' section and Environmental Health's requirement for a condition to be imposed for the submission of a lighting scheme.

7.7.6 The agent then submitted information provided by the Village Hall Committee which shows clear support for the MUGA proposal that has been put forward. They comment that:

"The existing tennis courts are totally unused at present and this proposal would allow the facility to be much more versatile and be made available to more sections of the community. They consider that the information provided may well not be sufficient to satisfy the requirements of Sport England, but the Village Hall Committee are all volunteers and are using their common sense."

7.7.7 This was forwarded to Sport England who provided a further detailed response, advising that, as part of their assessment, they again consulted the relevant National Governing Bodies of Sport (NGBs) and comments were received from the following NGBs:

7.7.8 Football Foundation comments are summarised as follows:

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- *The needs assessment provided gives a good counterargument. However, it is still difficult to comment on current demand as the Central Lancashire PPS (2018) requires renewal in full to serve as a robust evidence base.*
- *The additional information provided does not address FF comments made on 24/04/23 as updated plans relating to the proposed 3G and changing space haven't been provided.*
- *All previous FF comments relating to technical specification still stand*

7.7.9 These technical details were included in the Sport England email response of 12 May 2023, as follows:

- *The revised proposed area for football shows a 30x20m playing area with a 2m safety run-off to the fence line. The pitch would not meet recommended 5v5 pitch dimensions for affiliated competitive football (37x27m, 43x33m inc 3m safety run-offs) but could be suitable for small sided/casual/recreational unaffiliated play, in which case may not require the proposed 2m safety run-off area shown and could instead benefit from rebound boards and a fuller playing area at 34x24m. Subject to surface type, it could also be suitable for football training.*
- *The plans still appear to show the proposed addition of floodlighting columns within the pitch area which would present a safety hazard, as they would be within the playing area. FF recommends that the applicant considers whether floodlighting could be erected outside of the fence line, or further clarification is provided that shows this not to be the case.*
- *As per previous comments, it is not possible to determine fully from the information provided whether the proposed pitch could meet technical guidance. No information is provided to address points 2 or 3 requested in the previous Sport England response:*
 - *Detail of the surface type (the D&A statement refers to '3G') therefore cannot determine its suitability for football (e.g. product specification, pile length, infill etc). Information on the proposed netball surface has now been provided but not the 3G surface.*
 - *Construction (e.g. is there a shockpad, earthworks, or is it proposed to be laid straight onto the existing tennis courts).*
 - *Floodlighting product and specification – lighting assessment now submitted but no details of the product and noting the aforementioned safety issues with location.*
- *The proposed pavilion design does not allude to affiliated football match play use, therefore the full recommended 18m² of free changing space for football is not required, though changing provision for recreational/social may be required. Adequate toilet provision to service the MUGA is of greater priority and this is included within the building. FF notes that direct lines of sight are possible both from the corridor into the changing rooms in the western part of the building and from the outdoors directly into the changing room to the northern section of the building, presenting a safeguarding issue. Privacy screens or offset entrance ways within the design are required to ensure no direct lines of sight.*
- *The Central Lancashire Playing Pitch Strategy produced in 2018 included South Ribble and identified a need for one additional full size 3G pitch for football team training. The PPS is now out of date and requires renewal in full to serve as a robust evidence base. FF is presently working with Tarleton High School on development of a FF application to develop a full size 3G pitch to meet the previously evidenced shortfall in Tarleton, located 10 mins (3.5 miles) from this application site.*
- *The applicant has provided additional justification as to the choice of 3G surface, that this was determined via local survey and the results were collected and verified by South Ribble Borough Council (SRBC). The basis is junior 5 a side football. FF nor LFA has insight on the demand for recreational football in this area, though Lancon Girls is referred to in the survey responses and could potentially benefit from a compliant facility.*

7.7.10 The Lawn Tennis Association (LTA), comments are summarised as follows:

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- *The tennis demand within a 20-minute catchment drive time of **Hoole Village Hall** is **43,111** against a total population of **274,738**.*
- *Tennis demand is approx. 20% of the population, derived through the LTAs insight survey developed and managed by YouGov.*
- *The LTA estimates that of tennis demand, 8% could be converted to playing tennis if there were the right local facilities and opportunities.*
- *This equates to a potential Tennis player base of **3,474** within 20 mins of **Hoole Village Hall**.*
- *The applicant has cited that one tennis court will still be retained as part of the new design, however no drawings or specifications have been provided as part of the application.*
- *I would like to see evidence of how tennis will be retained and delivered on the site.*

7.7.11 In light of the above NGB comments, Sport England are of the opinion that the 'Hoole Village Memorial Hall Needs Assessment does not meet their 'Assessing needs and opportunities guide for indoor and outdoor sports facilities' document.

7.7.12 Within their email of 12 May 2023 Sport England clearly stated the following possible resolutions to their objection:

1. A robust 'Needs Assessment' using Sport England's 'Assessing Needs and Opportunities Guidance' to justify the loss of the three tennis courts and to demonstrate the strategic and sporting need for the proposed sports facility.
2. A revised scale plan of the proposed development clearly showing the number and layout of the courts/pitches (including sports lighting outside the fence line), car parking and the proposed pavilion building to be provided.
3. Details of the proposed artificial grass pitch, for the proposed football pitch and the netball/tennis court, including surface specifications, elevations and cross sections to understand the suitability of the proposed outdoor facility for its intended sporting use. Sport England recommend that all products and contractors are SAPCA registered - <https://sapca.org.uk/members/>
4. Details of the proposed sporting lighting, including sports lighting specification and any Light Impact Assessment.
5. Revised proposed floor plans of the pavilion building with due consideration to any potential privacy and safeguarding issues.

7.7.13 After reviewing the additional information provided and with regards to the comments raised by the NGBs, Sport England are of the opinion that all this information has yet to be provided and therefore maintain its objection.

7.7.14 Sport England also consider this planning application has become protracted and in total have provided four responses setting out very clearly what the applicant has to do to address the objection. To date this information has not been adequately provided. They consider that if the applicant is unwilling to provide all of the necessary information, then Sport England have asked the council to consider determining the application after having regard to the views of the consultee comments and planning policy.

7.7.15 The agent was therefore advised that, in view of the length of time this application has been in and the lack of any real progress resolving Sport England's concerns, this application should be withdrawn or alternatively taken to planning committee with a recommendation for refusal. The agent confirmed that the Trustees of the Much Hoole Village Hall had been informed and they have advised the application is to go to Committee for determination.

7.7.16 Local Plan Policy G7 requires that development which would involve the loss of Green Infrastructure will not be permitted unless:

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- a) alternative provision of similar and/or better facilities for the community will be implemented on another site or within the locality; or
- b) it can be demonstrated that the retention of the site is not required to satisfy a recreational need in the local area; and
- c) the development would not detrimentally affect the amenity value and the nature conservation value of the site.

7.7.17 It is considered that, due to the lack of the required robust information, there is no certainty that the application satisfies criteria a) and b), contrary to Policy G7.

8. Conclusion

8.1 Sport England have set out very clearly what the applicant has to do to address the objections raised by them, namely:

1. *A robust 'Needs Assessment' using Sport England's 'Assessing Needs and Opportunities Guidance' to justify the loss of the three tennis courts and to demonstrate the strategic and sporting need for the proposed sports facility.*
2. *A revised scale plan of the proposed development clearly showing the number and layout of the courts/pitches (including sports lighting outside the fence line), car parking and the proposed pavilion building to be provided.*
3. *Details of the proposed artificial grass pitch, for the proposed football pitch and the netball/tennis court, including surface specifications, elevations and cross sections to understand the suitability of the proposed outdoor facility for its intended sporting use. Sport England recommend that all products and contractors are SAPCA registered - <https://sapca.org.uk/members/>*
4. *Details of the proposed sporting lighting, including sports lighting specification and any Light Impact Assessment.*
5. *Revised proposed floor plans of the pavilion building with due consideration to any potential privacy and safeguarding issues.*

8.2 To date this information has not been adequately provided and there remains an outstanding objection from Sport England. As such, the application is considered to be contrary to Policy G7 criteria a) and b) in the South Ribble Local Plan and is therefore recommended for refusal due to a lack of information to satisfy Sport England's objection.

9. Recommendation

9.1 Refusal.

10. Reason for Refusal

1. The applicant has failed to provide robust information and details to satisfy the outstanding objection made by Sport England and the clear guidance provided by them. Therefore, the application is contrary to Policy G7 criteria a) and b) in the South Ribble Local Plan

11. Relevant Policy

South Ribble Local Plan

B1: Existing Built-Up Areas

G7: Green Infrastructure Existing Provision

G17: Design Criteria for New Development

Central Lancashire Core Strategy

Policy 17 Design of New Buildings

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Application Number 07/2023/00663/FUL

Address Atlantic Industries
Unit 6B
Bannister Hall Works
Bannister Hall Lane
Higher Walton
Preston
Lancashire
PR5 4DB

Applicant Atlantic Industrials Limited

Agent Ms Abigayle Boardman

Acland Bracewell
The Barrons
104 Church Road
Tarleton
Preston
PR4 6UP

Development Extension to the existing industrial building (Use Class B8: Storage and Distribution)

Officer Recommendation **Approval with Conditions**

Date application valid 08.09.2023
Target Determination Date 08.12.2023
Extension of Time None



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1. REPORT SUMMARY

1.1 The application relates to Atlantic Industries Ltd which is located within the Bannister Hall Works Site, Higher Walton and used for storage and distribution (Use Class B8). The site extends to approximately 2807m² and comprises of an existing storage and distribution building, with ancillary office accommodation.

1.2 The application seeks planning permission for the extension of the existing building to allow for more storage. The proposed development would allow for the business to expand whilst maintaining the quality of their services.

1.3 The site is allocated under Policy G1 of the South Ribble Local Plan as 'Green Belt'. Full assessment of Green Belt development can be found at Paragraphs 7.1 and 7.3 below.

1.4 The scheme would be contained within the industrial site close to the eastern boundary.

2. APPLICATION SITE AND SURROUNDING AREA

2.1 The application relates to an existing industrial unit that lies near the centre of an industrial area, Bannister Hall Works, within the Green Belt. Access is taken from a 900m long unadopted access road with the area comprising several industrial units and is rather secluded in this regard.

2.2 The site lies within Flood Zone 1.

2.3 The sections of the site subject to this application comprise of areas of hardstanding between existing buildings.

2.4 Located in between the settlements of Higher Walton and Coupe Green, the site itself is relatively flat with surrounding land to the north. The river Darwen is situated beyond the southern boundary of the estate. There are no residential properties within close proximity.

2.5 There are currently 6.no members of staff at the site.

3. SITE HISTORY

3.1 The following planning applications are recorded on the site:

- 07/1994/0714 – Use of industrial units and adjoining land for the storage of scaffolding within ancillary office accommodation – Application Approved
- 07/1997/0017 – Extension of warehouse for the storage of scaffolding – Application Approved
- 07/1998/0188 – Warehouse unit extension – Application Withdrawn
- 07/1999/0104 – Use of building storage and distribution of engineering components – Application Approved
- 07/1999/0686 – Erection of single storey office block – Application Refused
- 07/2005/1067/FUL – Change of use of part of existing hardstanding for additional storage containers – Application Approved
- 07/2005/0657 - Change of use of building and land from scaffolding storage to general self-storage with the permanent siting of external storage containers – Application Approved
- 07/2007/0801/FUL – Erection of industrial storage building (500m²) (B8 Use) – Application Approved

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4. PROPOSAL

4.1 Planning permission is sought for the extension to the existing industrial building (Use Class B8: Storage and Distribution)

4.2 The proposed extension would be located to the east of the site, close to the eastern boundary and would measure 12m wide by 40.7m in length with a dual pitched gable roof measuring 5.58m to eaves and 7.06m to pitch and sits 0.89m lower than the height of the existing building.

4.7 Supporting information provided by the applicant asserts:

“As of 2023, Atlantic Industrials continue to ship their items to global destinations. Now stocking over 7,000 different bearings to major brands and specialising in locating stock that is difficult to acquire.

The storage of Atlantic Industrials stock is important to their success. The way they store and protect their bearings ensures that everything is oiled well, wrapped and covered in a polythene dust sheet to ensure the highest quality product is delivered to their client.

The proposed development will help ensure Atlantic Industries business can continue to thrive and expand whilst maintaining the quality of their products and services.”

4.8 The applicant also seeks to formalise a car parking area and the creation of a HGV turning circle which is to be contained within the site and located to the north.

4.9 The design includes 5 floodlights and 5 wall lights. The flood lights will be positioned around the HGV turning circle perimeter with the wall lights spaced at 9.5m intervals at the rear walkway.

5. REPRESENTATIONS

5.1 Eleven neighbours were notified, and a site notice posted but no representations were received.

6. CONSULTATION REPLIES

County Highways have raised no objections to the proposal, commenting:

“ The proposed extension is to be built on an existing industrial unit on private land. No alterations are proposed to the access. In addition, the information provided states there is to be no increase in employment to the site. I am of the opinion that as submitted the proposals should have a negligible impact on highway safety and capacity. I feel this application would be suitable for E.V charging too.”

Environmental Health have raised no objections to the proposal but have requested conditions be imposed in relation to an acoustic survey and hours of construction and deliveries.

Lead Local Flood Authority have no comments to make on the application, as the LLFA would classify the proposal as a minor development. Standing Advice Applies.

United Utilities raised no objections.

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7. MATERIAL CONSIDERATIONS

Policy Considerations

7.1 i) NPPF

7.1.1 In regards to the economy, Paragraph 81 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”.

7.1.2 Regarding development in the Green Belt, Paragraphs 147-149 state:

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

148. 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.

149. A local planning authority should regard the construction of new buildings as inappropriate development in the Green Belt save for a number of exceptions:

- a) 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;*

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 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 employment use.

7.2.3 Strategic Objective 12 of Policy 9 in the Core Strategy entitled ‘Economic Growth and Employment’ seeks to sustain and encourage sustainable growth of rural businesses, taking into account the characteristics of the rural fringe and wider countryside.

7.2.4 Policy 17: Design of New Buildings expects the design of 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 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. There are exceptions to this however, one of which is *“limited infilling or partial or complete redevelopment of previously developed sites (brownfield land) whether redundant or in continuing use which would not have a greater impact on the openness of the green belt”* (Local Plan G1: F / NPPF: Para 149). Policy G1 also indicates that there are a

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number of major developed employment sites in the green belt and these sites can be developed within their curtilage.

7.3.2 Whilst the site is previously developed land, the proposed extension by virtue of its size and scale would have a greater impact on the openness of the green belt than the existing development on the site. The extension would result in an expansion of built form which would have a physical and visual impact on the openness of the site. The development cannot be considered to fall within the exception in paragraph 149 of the NPPF and the proposed development is inappropriate development in the green belt. Therefore, very special circumstances must be demonstrated which outweigh the harm to the green belt by virtue of inappropriateness and the harm to openness.

7.3.3 In this case, the application site lies within an established industrial estate, albeit the area is designated as green belt. Policy G1 in the Local Plan indicates that there are a number of industrial sites in the green belt which can be developed within their curtilage to continue to secure jobs and prosperity without prejudice to the green belt. The site is within a clearly defined industrial curtilage which has substantial landscaping around the perimeter. The proposed extension will be contained within the operational area of the site and not visible from outside the Banister Hall Industrial site. The extension is to be enclosed by existing large industrial units on all sides and will be constructed on an area of existing hardstanding. There is also a need for this extension due to the business' continuous growth as demonstrated by the applicant within the '*Planning Supporting Statement*' (see paragraph 4.7). Therefore, due to these specific factors, it is considered that proposed extension complies with Policy G1 in the Local Plan and that '*very special circumstances*' exist to clearly outweigh the harm to the Green Belt by virtue of inappropriateness and loss of openness.

7.4 Design Policy

7.4.1 Core Strategy Chapter 17 (Requiring Good Design) and Local Plan Policy G17 (Design of New Buildings) both attach great importance to the design of the built environment, requiring proposals to take account of the character, appearance and amenity of the local area, and to highways and pedestrian safety. The proposed extension is of an appropriate design.

7.5 Relationship to Neighbours

7.5.1 A minimum distance of 73m would be present from the proposed extension and Bannister Hall Lodge (the closest residential property). The scheme is separated by other industrial units Suntana, Weldlag and Unit F Bannister Hall Works (part of Atlantic Industries Ltd).

7.5.2 A minimum distance of 319m would be present from the proposed development to residential properties on Grange Drive to the east of the site.

7.5.3 This distance is considered to be acceptable, with the proposed development not considered to result in undue overlooking / loss of privacy or overdominance / overshadowing.

7.6 Highways

7.6.1 The proposed development would not result in any additional traffic to and from the site, other than during construction traffic.

7.6.2 The application seeks to formalise a car park of 10.no spaces and a turning circle for HGV vehicles.

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

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7.7 Drainage

7.7.1 A full drainage strategy has been submitted and proposes to collect surface water run-off via downspouts directed to a new, below ground piped drainage system.

7.7.2 The Lead Local Flood Authority and United Utilities were consulted with no objections being received from either.

7.8 Lighting

7.8.1 The design includes 5 floodlights and 5 wall lights. The flood lights will be positioned around the HGV turning circle perimeter with the wall lights spaced at 9.5m intervals at the rear walkway.

7.8.2 The floodlights are positioned 4.75 m above ground level and will be fixed to the building façade. The floodlight on the northern boundary of the turning circle has been modelled at 6m. The floodlights have no tilt.

7.8.3 The total number of flood lights on the site will be reduced from 7 to 5.

7.8.4 The applicant has stated within the “Exterior Lighting Design and Report” that *“The lighting will be switched off outside of the operational period. This will reduce unnecessary lighting through the night and provide direct cost and energy savings to the Applicant”*.

8. CONCLUSION

8.1. Atlantic Industries is an established, but well screened commercial facility within a semi-rural industrial estate with adequate spatial separation from neighbouring properties. Although the proposed extension represents inappropriate development in the green belt, Policy G1 in the Local Plan permits the in-curtilage expansion of industrial sites within the green belt and very special circumstances have been demonstrated to clearly outweigh the identified harm to the green belt.

8.2. The proposed development would not have an undue impact on the amenity of neighbouring properties, the character and appearance of the area or highway safety. The proposed development has been fully assessed by the Council’s statutory consultees and found to be acceptable subject to conditions.

8.3. Therefore, the application is recommended for **approval subject to 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. The development, hereby permitted, shall be carried out in accordance with the submitted approved plans;
X795.157.001

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795 PL100 Rev C

795.PL101 Rev B

X795 001 PL02 Rev B

Exterior Lighting Design and Report

Planning Supporting Statement - August 2023

Surface Water Strategy

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

3. The development hereby permitted shall be registered with the Building Research Establishment (BRE) under BREEAM and constructed to achieve a BREEAM rating of 'Very Good' (or where possible in urban areas Excellent). No phase or sub-phase of the development shall commence until a Design Stage Assessment Report showing that the development will achieve a BREEAM rating of 'Very Good' or 'Excellent' has been submitted to and approved by the Local Planning Authority
REASON: To be in accordance with Policy 27 in the Central Lancashire Core Strategy
4. Prior to first occupation of the development hereby approved, a BRE issued Design Stage Certificate demonstrating that the development has achieved a BREEAM rating of 'Very Good' (or where possible in urban areas) 'Excellent' has been submitted to and approved by the Local Planning Authority.
REASON: To be in accordance with Policy 27 in the Central Lancashire Core Strategy.
5. Within 6 months of completion of the development hereby approved 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') 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
6. Drainage shall be completed in accordance with sustainable drainage principles. The surface water drainage scheme must be restricted to existing run off rates and unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public sewer system either directly or indirectly.
The development shall be completed, maintained and managed in accordance with the approved Surface Water Strategy.
REASON: To ensure the site is effectively drained and that the development does not result in flood risk in the vicinity of the site in accordance with Policy 29 in the Core Strategy.
7. Prior to the commencement of development, a scheme for the provision of electric vehicle charging points shall be submitted to and approved in writing by the Local Planning Authority. Charging points shall be provided in accordance with the approved scheme prior to the extension being brought into use.
REASON: To support sustainable transport objectives and to contribute to a reduction in harmful vehicle emissions, in accordance with Policy 3 in the Central Lancashire Core Strategy
8. Prior to the commencement of any works on site an acoustic survey shall be undertaken covering any impact the development may have on residential properties to the east of the site. Details of the findings of the survey and any mitigation measures identified shall be submitted for approval to the local planning authority. Once approved the mitigation measures shall be carried out prior to the extension being brought into use. The approved mitigation measures shall be retained and maintained thereafter.
Reason: In the interests of the amenity of the nearby residents in accordance with Policy 17 of the Central Lancashire Core Strategy and NPPF.

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Advice: it is strongly recommended to agree the methodology of the assessment with the local planning authority prior to its undertaking.

9. During the site preparation, demolition, and construction of the development no machinery, plant or powered tools shall be operated outside the hours of 08:00 to 18:00 Monday to Friday 09:00 - 13:00 on Saturdays. No construction shall take place at any time on Sundays or nationally recognised Bank Holidays.
Reason: To safeguard the amenities of neighbouring properties in accordance with Policy 17 of the Central Lancashire Core Strategy and the NPPF.
10. No deliveries of construction materials or removal of construction waste shall be undertaken outside the hours of 09:00 - 17:00 Monday to Friday. No deliveries or removal of waste shall be carried out at weekends or nationally recognised Bank Holidays.
Reason: To safeguard the amenities of neighbouring properties in accordance with Policy 17 of the Central Lancashire Core Strategy and NPPF

RELEVANT POLICY

NPPF	National Planning Policy Framework
POLG1	Green Belt
1	Locating Growth (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)
POLF1	Car Parking
POLG17	Design Criteria for New Development

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Report of	Meeting	Date
Deputy Chief Executive	Planning Committee	Thursday, 8 November 2023

Statement of Community Involvement

Is this report confidential?	No
Is this decision key?	Not applicable

Purpose of the Report

1. To present members with a draft Statement of Community Involvement (SCI) in relation to consultation procedures to be undertaken by the Council for planning policy and development management functions.

Recommendation to Planning Committee

2. That the Committee consider and provide comments on the draft Statement of Community Involvement contained at Appendix 1, in advance of a formal decision being made at the next meeting of Full Council.

Reasons for recommendations

3. To bring the SCI to public consultation so that residents, communities, and stakeholders have the opportunity to be involved from an early stage and offer comments to improve the document.

Other options considered and rejected

4. Do not take the SCI to consultation – this does not reflect the purpose and aims of the SCI and would not enable community involvement before adoption.

Executive summary

5. The SCI sets out how the local planning authority will consult and notify the community, businesses, and other organisations or 'stakeholders' about the development of their area. It also explains how people can get involved with the planning process, for example through the various stages of the Local Plan's production and during the consideration of planning proposals.
6. An SCI is required under Section 18 of the Planning and Compulsory Purchase Act 2004 and conforms with the relevant regulations for both plan making and development management.

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7. South Ribble Borough Council is responsible for producing different types of planning documents. Each type of document carries a different weight, and each requires a different level and/or nature of engagement with the local community and other stakeholders.
8. For example, in planning policy there are different types of policy documents, primarily Development Plan Documents (DPDs) (e.g., Local Plan, Neighbourhood Plans) and Supplementary Planning Documents (SPD's) each requiring a different level of engagement with the local community and other stakeholders. The process for producing different types of policy document varies, and consequently, so do consultation arrangements and procedures.
9. The requirements for consultations on planning applications are set out within the Town and Country Planning (Development Management Procedure) (England) Order 2015 and the consultation carried out depends on the application type that is being considered.

Corporate priorities

10. The report relates to the following corporate priorities:

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

Background to the report

11. South Ribble Borough Council published its current SCI in 2013. Since then, there have been significant changes made to planning legislation, regulation, and guidance. The document reflects on the suitability and effectiveness of approaches to community engagement described in the previous version of the SCI. Therefore, it includes new methods of consultation that make effective use of modern technologies and resources.
12. South Ribble Borough Council recognises that it is important to provide the necessary resources and opportunities for communities and other interested parties to comment and engage throughout the planning process. Community involvement facilitates discussions and feedback that can influence decision making.
13. The attached draft SCI conforms with the relevant regulations for both plan making and development management.

The Purpose and Aims of the Statement of Community Involvement

14. The SCI sets out how the local planning authority will consult and notify the community, businesses and other organisations or 'stakeholders' about the development of their area. It also explains how people can get involved with the planning process.
15. This document reflects on the suitability and effectiveness of approaches to community engagement described in the previous version of the SCI, and it makes effective use of modern technologies and resources.
16. South Ribble Borough Council recognises that it is important to provide the necessary resources and opportunities for communities and other interested parties to comment and engage throughout the planning process.

Community Involvement in Planning Policy

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17. The Council is now at an advanced stage in preparing a new Local Plan in partnership with Chorley Borough Council and Preston City Council. As part of the plan making process, each Authority will review and where necessary update their SCI as plan-making legislation requires that consultation on the various stages of the Local Plan process is carried out in accordance with the Statements of Community Involvement.

General Consultation Methods

18. South Ribble Borough Council maintains an up-to-date consultation database so that anyone or any organisation who wishes to be informed of the progress of planning policy can be contacted.
19. All current adopted policy and supplementary resources are available online.
20. Contact details are provided for the Planning Policy, Technical Support and Central Lancashire Local Plan Teams for enquires and support in accessing documentation.
21. The SCI confirms that the Council will meet its obligations under the Duty to Cooperate required by Section 33A of the Planning and Compulsory Purchase Act 2004. Specifically, the Duty requires local planning authorities to:
 - Engage constructively, actively and on an ongoing basis with any local planning authority, or other prescribed body, potentially affected by a strategic matter; and
 - To develop strategic planning policies to address such issues and consider joint approaches to plan making.

Development Plan Consultation Methods

22. The SCI breaks down each stage of Local Plan preparation and outlines the purpose of consultation and engagement at each level. The minimum consultation period during both the preparation and publication stages is 6 weeks.
23. Relevant statutory consultees must also be consulted during the Local Plan preparation process.
24. Consultation events are held both in the day and evening, to allow interested parties to attend at their convenience. These are usually held across the five neighbourhood areas in the Borough, although these may be subject to change depending on availability and suitability.
25. During formal consultation periods in Local Plan preparation, hard copies of documents will be available at local libraries and the Civic Centre. Documents and plans will also be taken to consultation events where the planning team will be on hand to answer any queries.
26. Any representations made in response to a consultation on a draft DPD are published on the Council's website. The requirement to publish a Consultation Statement reflects the Government's desire to strengthen both stakeholder and community involvement in the planning process.

Supplementary Planning Documents

27. A Supplementary Planning Document is also subject to a process of consultation and engagement with relevant parties. The Council will carry out at least one consultation

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during the preparation of an SPD before it is adopted, for a minimum of four weeks. Any representations made in response to a consultation on a draft SPD are published on the Council's website.

28. Members of the public, local businesses, organisations, and interested parties from the consultation database will be consulted, as well as statutory consultees.
29. Following consultation on a draft SPD, a consultation statement will be published at least 4 weeks before the document is formally adopted by the Council. The consultation statement will list all the responses received as a result of consultation, with the Council's response, and identify any changes that have been made to the document.

Neighbourhood Development Plans

30. Neighbourhood Planning is a way for communities to have a say in the future of places where they live and work. It gives neighbourhoods the power to produce a plan that directs development in their local area.
31. Neighbourhood Plans, once adopted, form part of the development plan, therefore decisions on planning applications must take account of them.
32. The Council has a statutory duty to support local groups in the preparation of a Neighbourhood Plan. However, the responsibility to produce a Neighbourhood Plan lies with the qualifying body, e.g., the relevant Parish Council.
33. Once a Neighbourhood Plan has been drawn up and submitted to the local planning authority, the local planning authority must carry out a statutory consultation on the proposed Neighbourhood Plan before it is examined by an independent and suitably qualified person. This stage will be subject to a six-week consultation.
34. A Neighbourhood Plan is subject to an examination by an Independent Planning Inspector, full details of the Inspector and examination process will be published on the Council's website. A Neighbourhood Plan will also require a referendum, details of which will also be made publicly available.
35. The planning policy team are on hand to support with neighbourhood planning through GIS support, advice and guidance as required and will assist with examination.

Community Involvement in Development Management

36. The requirements for consultation on planning applications are set out in the Town and Country Planning (Development Management Procedure) (England) Order 2015. The consultation carried out will depend on the application type.

Permitted Development

37. To assist in determining whether a proposed householder development is likely to be permitted development, self-assessment sheets are available on the Council's website.
38. The planning team are available to provide basic advice to members of the public without charge. The planning pages on the Council website also provide links to useful websites that provide planning information and resources. Additional support can also be provided by contacting the Technical Support Team.

Pre- Application Advice

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39. South Ribble Borough Council welcomes and encourages applicants and developers to seek pre-application advice from the Council prior to the submission of a formal planning application.
40. For major pre-application enquiries the Council may seek advice from internal and external consultees. During the pre-application discussions officers will also advise developers on whether the proposals would benefit from a process of community involvement before the application is submitted.

Planning Applications

41. Neighbour notification by letter is the principal method of consultation on most planning applications – in such cases, letters are sent to all owners / occupiers of properties that immediately adjoin the boundary of the application site. Some applications must be advertised in a newspaper and site notices may be displayed.
42. Neighbours / interested parties are given 21 days to respond in writing to the notification. Comments may be made on any planning application, by anyone, regardless of whether or not they were consulted individually. All planning applications (with associated documents) received by the Council can be viewed via the public access portal.
43. The views of statutory consultees and the public are important in making decisions on planning and related applications. However, they are just one consideration amongst several in the overall decision-making process and must be weighed alongside local planning policy set out in the development plan and related guidance, national policy set out in the National Planning Policy Framework, and other material planning considerations.

Planning Committee

44. The Council allows public speaking at Planning Committee meetings, subject to a number of criteria, details of which are published on the Council's web site.

Planning Appeals

45. Appeals are examined by an independent Planning Inspector appointed by the government. When an appeal is received, we will notify in writing all those who made written comments upon the original application. Copies of their comments will be forwarded to the Planning Inspectorate and the Council will inform people how to make further representations to the Planning Inspectorate.

Next Steps

46. Approval is now sought to go out to public consultation on the revised Statement of Community Involvement.

Consultation on the Draft Statement of Community Involvement

47. Consultation on the draft SCI will be held for four weeks.
48. The consultation will follow those methods described in the draft SCI. Those on the consultation database will be contacted, notifying them of the consultation and inviting them to comment. Ward and Parish Councillors will be notified to enable them to inform their residents of the consultation.

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49. Letters and emails will be sent to interested parties and the consultation will be advertised online inviting interested parties to view the draft SCI and submit comments.
50. Responses will be collated on the online platform Citizen Space (with alternative provisions) and comments will be analysed after the consultation ends. These comments will be reviewed, and amendments will be made where appropriate.
51. Below is a proposed timetable to progress the draft SCI to adoption.

Time Period/Date	Key Milestone
January/ Early February	Consultation on the draft SCI is held
February/March	Analysis of responses and amendments
27 March 2023	Brought back to Council to recommend approval for adoption of the new SCI

Financial and Legal Implications

52. One of the reasons for updating South Ribble Borough Council's SCI is to ensure that it complies with the most up to date planning regulations and national policy.
53. There are no new consultation methods proposed that do not already exist at the current time, therefore the financial implications remain the same as existing.

Equality and diversity

54. The primary purpose of the SCI is to provide the necessary resources and opportunities for communities and other interested parties to engage throughout the planning process. Consultation methods seek to ensure that opportunities are maximised to enable participation from a wide range of stakeholders.
55. An impact assessment has not been completed as the purpose of the SCI is to demonstrate equality and diversity in the planning process.

Risk

56. The risk of delaying or disapproval of a consultation period will delay the adoption of the revised SCI at a key stage of emerging Local Plan, whilst the current version is no longer compliant with current national planning requirements.

Comments of the Statutory Finance Officer

57. There are no direct financial implications of this report as this report is to seek approval for public consultation.

Comments of the Monitoring Officer

58. There are no concerns from a Monitoring Officer perspective with this report. What is proposed is designed to comply with our duties under the relevant legislation. Our existing SCI was agreed back in 2013 – hence there is clearly a need to update our current procedures to encompass all current consultation processes open to a council.

Background documents

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N/A

Appendices

Appendix 1: Draft Statement of Community Involvement 2023

Report Author:	Email:	Telephone:	Date:
Georgia Smith (Graduate (Planning Policy))	georgia.smith@southribble.gov.uk	+441772625451	19/10/2023

This decision will come into force and may be implemented five working days after its publication date, subject to being called in in accordance with the Council's Constitution.

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Statement of Community Involvement

Autumn 2023

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1. Introduction

This Statement of Community Involvement (SCI) sets out how the local planning authority will consult and notify the community, businesses and other organisations or ‘stakeholders’ about the development of their area. It also explains how people can get involved with the planning system.

1.1. What is a Statement of Community Involvement?

The SCI demonstrates to interested parties, the opportunities for engagement and involvement in plan making and decision taking within the planning process.

This document explains the processes for community involvement and the role of South Ribble Borough Council as the local planning authority (LPA).

1.2. What are the aims of the Statement of Community Involvement?

South Ribble Borough Council recognises that it important to provide the necessary resources and opportunities for communities and other interested parties to comment and engage throughout the planning process. Community involvement facilitates discussions and feedback that can influence decision making.

The SCI ensures that the Council will:

- Provide access to up-to-date planning information and resources including updates on progression.
- Consult on plan making progression and planning applications (where applicable) in accordance with the latest regulations.

1.3. What is the purpose of the Statement of Community Involvement?

South Ribble Borough Council will comply with the standards and methods of consultation as set out in this SCI when preparing and reviewing Local Plans, Supplementary Planning Documents, Neighbourhood Development Plans, and when determining planning applications.

The SCI provides certainty to all of those who wish to participate in the planning process.

The SCI will set out:

- what will be consulted upon;
- who could be consulted;
- how we might carry out consultation, and
- when we will consult.

The Council recognises that meaningful engagement with local communities and other ‘stakeholders’ benefits the planning process and can help increase public acceptance of developments. In more general terms, local authorities have a legal duty to act fairly in the exercise of their functions. One aspect of fairness is to consult stakeholders on matters that may affect them. The government has placed an emphasis on localism – to empower local communities to get involved in decision making.

It is important, however, that people understand that whilst all points of view made to the Council are considered, it is not always appropriate and / or possible for the Council to accommodate every request for change, especially where two parties have opposite views. Part of the Council's role is to balance competing interests and whilst it is accepted that the Council's decisions on planning matters will directly affect people's lives, it should also be remembered that feedback from public consultation is one of several factors that the Council considers when making its decisions.

Sometimes decisions may be made contrary to the views of people who have responded to consultations because other factors weigh more heavily in the overall planning balance. It is the purpose of officers' reports on planning applications, and the 'evidence base' that backs up planning policy documents, to set out how planning decisions (or recommendations) have been arrived at, considering relevant planning-related points made, including those received during consultation.

When consulting on planning matters, it is not the number of comments registered, but the relevance of the planning-related arguments contained within them that is most important. As an LPA, the Council needs to balance the views of all sides, as well as relevant law and policy, in forming its decisions.

1.4. Why does South Ribble Borough Council produce a Statement of Community Involvement?

A SCI is required under Section 18 of the Planning and Compulsory Purchase Act 2004.

This document also reflects the requirements of the Town and Country Planning (Local Planning) (England) Regulations 2012, the Localism Act 2011, and the National Planning Policy Framework.

The National Planning Policy Framework (more commonly referred to as the NPPF) sets out the government's planning policies for England and how these are expected to be applied. The latest version of the NPPF was published in September 2023. It is a framework that guides local plan preparation and is a material consideration when determining applications.

Paragraph 16c of the NPPF states “[Plans are to] be shaped by early, proportionate and effective engagement between plan makers and communities, local organisations, businesses, infrastructure providers and operators and statutory consultees”.

The NPPF also identifies advantages to community engagement and involvement in the planning application process. As paragraph 132 states “applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot”.

The NPPF is supported by Planning Practice Guidance (PPG) which breaks down the policy and guidance of the NPPF into specific topics. PPG provides further guidance for the interpretation of the NPPF. It is intended to be a more accessible resource to enhance understanding and empower community involvement in the planning process.

The NPPF and PPG can be found via the following links
[National Planning Policy Framework - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/policies/national-planning-policy-framework)
[Planning practice guidance - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/policies/planning-practice-guidance)

1.5. Why is South Ribble Borough Council producing a new Statement of Community Involvement?

South Ribble Borough Council published its latest SCI in 2013. Since then, there have been significant changes made to planning legislation, regulation, and guidance.

This document reflects on the suitability and effectiveness of approaches to community engagement described in previous versions of the SCI. Therefore, it includes new methods of consultation that make effective use of modern technologies and resources.

It is a requirement to review a SCI every five years, starting from the date of adoption.

The authority will review its SCI as and when required within the recommended timeframe to ensure it remains up to date.

1.6. How to use a Statement of Community Involvement

The minimum requirements for consultation on planning policy documents and planning applications are set out in the Town and Country Planning (Local Planning) (England) Regulations 2012 and for planning applications in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

The remainder of this document is split into these two sections, relating to community involvement opportunities in planning policy and development management. Even though the Council's planning policy and development management teams work hand in hand, it is useful to explore the different opportunities for community involvement in each area of planning practice.

1.7. Role of Planning Officers

Planning Officers are available by prior appointment to discuss the production of planning documents, pre-application enquiries and planning applications. Further details of these services are available throughout the document.

1.8. Role of Councillors

Councillors have an important role within the planning system, as both decision makers and as community representatives. Members of the public can make their views known to their local Ward or Parish Councillor, who may make representations on their behalf. Councillors are a vital link between the local community and the LPA. Councillors also make decisions on planning issues, such as adopting planning policy documents and determining some planning applications.

2. Planning Policy

South Ribble Borough Council is responsible for producing local planning policy which, along with national policy, is used to inform decisions as it carries out its development management functions. There are different types of policy documents, each carrying different weight, and each requiring a different level and / or nature of engagement with the local community and other stakeholders. The most common policy documents which involve public consultation are development plan documents (DPDs), (including the Local Plan), and supplementary planning documents (SPDs). The processes for producing DPDs and SPDs vary, and, consequently, so do consultation arrangements / procedures.

When DPDs are examined by independent Inspectors appointed by the Secretary of State, the documents will be tested for “soundness” and for “legal compliance”, i.e., to ensure that legal requirements have been met. One of the legal requirements is to verify that the consultation on the DPD at its various stages of preparation has been carried out in accordance with the Statement of Community Involvement.

2.1. Consultation Database

South Ribble Borough Council will maintain an up-to-date consultation database so that anyone or any organisation who wishes to be informed of the progress of planning policy can be contacted. E-mails will be sent to notify recipients of consultation events, publication, and main modifications to local plan documents. Details will include the length of consultation periods, links to relevant documents and the means of responding to any consultations.

Anyone wishing to be added to the consultation database should write to the Council using the contact details in table 1 below. Where possible, the Council’s preferred method of communication will be via e-mail. There will also be opportunities to add contact details to the database at consultation events.

2.2. Contacts and Resources

There are more ways to keep up to date with the planning policy developments in the borough.

The Council offices (Civic Centre, West Paddock) provide access to computers, where residents are welcome to use the facilities to view planning documentation.

Current adopted planning policy for South Ribble Borough Council is available at <https://www.southribble.gov.uk/article/1133/Planning-Policy>. Here there is also an interactive map available that is useful for a quick search of local plan designations along with a local plan policies map in PDF format.

Our Technical Support Team can assist with enquiries regarding accessing planning policy documentation and may be contacted via e-mail at planning@southribble.gov.uk or by telephone on 01772 625586.

The review of the Central Lancashire Core Strategy began in 2018 with a view to delivering a single Central Lancashire Local Plan between the authorities of Preston City Council, Chorley Borough Council and South Ribble Borough Council. Background papers and proposals can be found via <https://centrallocalplan.lancashire.gov.uk/>, including the existing Core Strategy and the emerging evidence base, as well as key issues and assessments.

Table 1: Contact details for the South Ribble Local Plan and Central Lancashire Local Plan

Current South Ribble Local Plan	planningpolicy@southribble.gov.uk	Planning Policy Civic Centre West Paddock Leyland Lancashire PR25 1DH Tel: 01772 625625
Emerging Central Lancashire Local Plan	centrallancashireplan@chorley.gov.uk	Central Lancashire Local Plan Team Civic Offices Union Street Chorley PR7 1AL Tel: 01257 515151

2.3. Duty to Cooperate

The duty to cooperate was introduced by the Localism Act 2011 and is set out in Section 33A of the Planning and Compulsory Purchase Act 2004. The authority's monitoring report documents the actions taken under the Duty to Cooperate.

Specifically, the Duty requires local planning authorities to:

- Engage constructively, actively and on an ongoing basis with any local planning authority, or other prescribed body, potentially affected by a strategic matter; and
- To develop strategic planning policies to address such issues and consider joint approaches to plan making.

Part 2 of the Town and Country Planning (Local Planning) (England) Regulations 2012 lists the prescribed bodies for our duty to co-operate.

Table 2: Duty to Cooperate Bodies

Statutory Consultees	Duty to Co-operate Organisations
Environment Agency	Environment Agency
Historic England	Historic England
Natural England	Natural England
Network Rail	Civil Aviation Authority
Highways Agency	Homes and Communities Agency
Telecommunications Operators	NHS England (Central Lancashire)
Integrated Care Board	Chorley and South Ribble Clinical Commissioning Group
Electricity and Gas Companies	Lancashire County Council (Highways Authority)
Sewerage and Water Companies	*Lancashire Enterprise Partnership
Homes England	Office of Rail Regulation
Adjoining Neighbouring Local Authorities	Adjoining Neighbouring Local Authorities inclusive of Chorley Council, Preston City Council, West Lancashire Council, Blackburn with Darwen Council, Ribble Valley Council, Fylde Council
Parish and Town Councils within the Borough	*Wildlife Trust
Adjoining Neighbouring Parish Councils	
Lancashire County Council	
Lancashire Constabulary	
The Coal Authority	
The Canal and River Trust	
The Theatres Trust	
Sport England	

* These bodies are not subject to the requirements of the duty. But local planning authorities and the public bodies that are subject to the duty must cooperate with Local Enterprise Partnerships and Local Nature Partnerships and have regard to their activities when they are preparing their Local Plans, so long as those activities are relevant to local plan making.

The Regulations require LPAs to consult 'general consultation bodies' as they consider appropriate, in the preparation of Development Plan Documents. General consultation bodies include:

- a) Voluntary bodies some or all of whose activities benefit any part of the authority's area
- b) Bodies which represent the interests of different racial, ethnic or national groups in the authority's area.
- c) Bodies which represent the interests of different religious groups in the authority's area.
- d) Bodies which represent the interests of disabled persons in the authority's area.
- e) Bodies which represent the interests of persons carrying on business in the authority's area.

3. South Ribble Development Plan

3.1. Development Plan Documents (DPD)

Development Plan Documents set out strategic policies, site allocations, and policies on a range of subjects which are used when determining planning applications. The production of DPD's is set out in the Regulations and is made up of several statutory stages.

There are various types of development plan document, each with a different preparation process:

- Local Plans – plan for future growth and development through strategic policies, and a proposals map showing allocated sites to meet predicted needs and requirements.
- Supplementary Planning Documents (SPD) – support the policies in the local plan through more detailed guidance.
- Neighbourhood Plans- plan for development in a specific neighbourhood area.

Below is the current structure of South Ribble’s Development Plan. Please note that South Ribble is committed to preparing a new Central Lancashire Local Plan that will replace the South Ribble Local Plan and Central Lancashire Core Strategy. All documents relating to the emerging Central Lancashire Local Plan can be found via <https://centrallocalplan.lancashire.gov.uk/>.

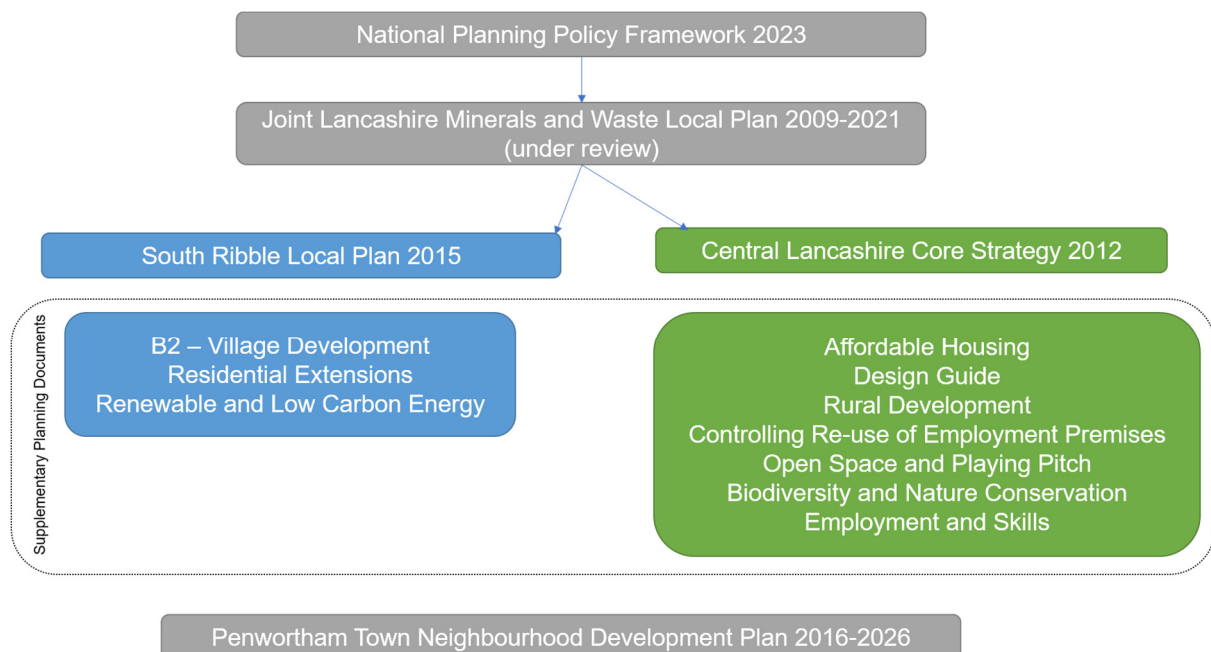


Figure 1: South Ribble’s development plan structure

3.2. Local Plan

It is the duty of the Local Planning Authority to prepare an up-to-date Local Plan for its area. The Local Plan, and its component parts, must be supported by evidence, be consistent with the NPPF and demonstrate community involvement.

A wide cross-section of the community should be proactively engaged, so that Local Plans, reflect a collective vision and a set of agreed priorities for the sustainable development of the area. The below table indicates each stage of engagement, and collaboration with neighbourhoods, local organisations, and businesses.

Table 3: Stages of the Local Plan

Stage	Description
Evidence Gathering, Issues and Options (Reg 18)	Notifying relevant bodies and the community of the intention to produce a new DPD and invite comments. The Issues and Option stage prepares several evidence base documents, that will also be subject to consultation.
Plan Preparation (Reg 18)	Preferred Options will be the first draft version of the plan and will be drawn up using evidence and information from the first stage consultation, and guidance within the NPPF. It will explore alternatives to guide the plan towards an agreed position. Comments received will be taken into account in preparing the DPD.
Publication (Reg 19 and 20)	Following on from the consultations and evidence gathering, the proposed plan will be published. There will be a consultation period of a minimum of 6 weeks to allow stakeholders and the community to make formal representations on its soundness. All the responses received at the previous stage will be published as part of the consultation, along with the Council's response to them.

Plan Submission and Examination (Reg 22 and 24)	The plan will be submitted to the Planning Inspectorate for independent examination. Accompanying the DPD will be a Sustainability Appraisal report, policies map, consultation statement, representation details and any other appropriate documentation. The Inspector will consider all representations and there will be an opportunity for interested parties to speak at the hearing. The Inspector may suggest modifications to the plan which will be consulted on after the examination.
Inspector's Report (Reg 25)	The Inspector will then issue a report declaring whether the plan is sound. If the plan cannot be found sound, the LPA would have to go back to the plan preparation stage. If the plan is found sound, subject to any further changes suggested by the Inspector, the Council will move to adoption.
Adoption (Reg 26)	
Monitoring & Review	The LPA will monitor and review evidence-based reports and DPD through the adoption period.

3.3. Consultation Methods on emerging DPDs

When undertaking any formal consultation or formal adoption of a document, the LPA will ensure that the most up to date Planning Regulations are complied with. The minimum consultation period at preparation and publication stages is 6 weeks, although the LPA may decide to undertake additional consultations at other stages.

As well as contacting interested parties through our consultation database, consultations will be advertised on the main page of the council website, via social media posts and press releases where appropriate.

The table below outlines the other methods that will be used to engage communities and interested parties.

Table 4: Consultation methods used at each stage of local plan preparation.

		Stage of preparation of DPD			
		<i>Evidence Gathering & Options</i>	<i>Plan Preparation & Preferred Options</i>	<i>Publication & Submission</i>	<i>Inspector's Report & Adoption</i>
Method	<i>Website</i>	Yes	Yes	Yes	Yes
	<i>Email (database)</i>	Yes	Yes	Yes	Yes
	<i>Letter (database)</i>	Yes	Yes	Yes	Yes
	<i>Deposit Points</i>	Yes	Yes	Yes	N/A
	<i>Press release</i>	Optional	Optional	Optional	Optional
	<i>Press notice</i>	Optional	Optional	Optional	Optional
	<i>Press advertisement</i>	Optional	Optional	Optional	N/A
	<i>Leaflets</i>	Optional	Optional	Optional	N/A
	<i>Exhibitions</i>	Optional	Optional	Optional	N/A
	<i>Drop-in sessions</i>	Optional	Optional	Optional	N/A
	<i>Social Media</i>	Optional	Optional	Optional	N/A
	<i>Groups consulted /notified</i>	Statutory and general consultees	Statutory and general consultees. Any representors from previous stage	Statutory and general consultees. Any representors from Reg 18. stage	Statutory and general consultees Anyone who has asked to be notified
	<i>Duration</i>	Minimum 6 weeks	Minimum 6 weeks	Minimum 6 weeks	-
	<i>Consultation Statement produced?</i>	Yes	Optional	Yes	No

3.4. Consultation on supporting Documents for the Local Plan

The Council is required to prepare a range of supporting documents as part of the plan preparation process. This section identifies the documents to be prepared and any statutory consultees who must be consulted.

Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA)

Before a mandatory Sustainability Appraisal is conducted, a Scoping Report must be completed which begins the consultation process with the three statutory bodies for an SA. These are Natural England, Historic England, and the Environment Agency.

Where scoping determines that a full sustainability appraisal is required, the process must take full account of the EU Directive on Strategic Environmental Assessment (SEA).

Habitats Regulations Assessment (HRA)

An HRA Scoping Report consults with Natural England to explore if an assessment is required. If European nature conservation sites are likely to have a significant impact from such proposals and policies, then an assessment is required as part of the Conservation of Habitats and Species Regulations 2017.

Statement of Common Ground

This statement is prepared and updated through the plan making process, documenting local authorities' discussion on cross-boundary matters.

Other Documents

Additional documents may be submitted to demonstrate legal compliances and completion of other assessments. These are not statutory documents but could include a Health Impact Assessment and Equality Impact Assessment.

All evidence-based documents will be subject to consultation through the relevant stages of the DPD.

An Authority Monitoring Report and Local Development Scheme will be prepared, and although not subject to consultation will be approved via the LPAs committee process.

3.5. Consultation Events and Platforms

Consultation events are held both in the day and evening, to allow interested parties to attend at their convenience. These are usually held across the five neighbourhood areas in the Borough, although these may be subject to change depending on availability and suitability.

The table below shows the neighbourhood areas for the purposes of consultation and the settlements they include. There will be one event in each neighbourhood area, locations will vary based on availability although a community facility is normally selected.

Table 5: Neighbourhood areas used for drop-in events with the corresponding wards.

Neighbourhood Area	Wards
Leyland	Broadfield Buckshaw & Worden Earnshaw Bridge Leyland Central Moss Side St Ambrose Seven Stars
Central	Farington East Farington West Lostock Hall
Western	Hoole Longton & Hutton West New Longton & Hutton East
Eastern	Coupe Green & Gregson Lane Samlesbury & Walton Bamber Bridge East Bamber Bridge West Walton-le-Dale East Walton-le-Dale West
Penwortham	Broad Oak Charnock Horwick & Priory Middleforth

During formal consultation periods of the development plan, hard copies of documents will be available at local libraries and the Civic Centre to view during opening times (Reg.35). Documents and plans will also be taken to consultation events where the team will be on hand to answer any queries. These consultation packs will include proposal maps, evidence-based assessments, and spatial proposals.

All documents will be provided online, via the Central Lancashire Local Plan website. The Civic Centre and libraries also have access to computers where documents can be viewed online or be used to submit any feedback via the relevant platform.

Table 6: Libraries used across South Ribble for deposit points.

Leyland Library	Lancastergate, Leyland, Preston, Lancashire, PR25 2EX Tel: 0300 123 6703 https://www.lancashire.gov.uk/libraries-and-archives/libraries/find-a-library/leyland-library/
Longton Library	Liverpool Old Road, Longton, Preston, Lancashire, PR4 5HA Tel: 0300 123 6703 https://www.lancashire.gov.uk/libraries-and-archives/libraries/find-a-library/longton-library/
Kingsfold Library	Hawksbury Drive, Penwortham, Preston, Lancashire, PR1 9EJ Tel: 0300 123 6703 https://www.lancashire.gov.uk/libraries-and-archives/libraries/find-a-library/kingsfold-library/
Lostock Hall Library	Watkin Lane, Lostock Hall, PR5 5TU Tel: 0300 123 6703 https://www.lancashire.gov.uk/libraries-and-archives/libraries/find-a-library/lostock-hall-library/
Bamber Bridge Library	Station Road, Bamber Bridge, Preston, PR5 6LA Tel: 0300 123 6703 https://www.lancashire.gov.uk/libraries-and-archives/libraries/find-a-library/bamber-bridge-library/

3.6. What will happen to your representation?

Any representations made in response to a consultation on a draft DPD are published on the Council's website. The requirement to publish a Consultation Statement reflects the Government's desire to strengthen both stakeholder and community involvement in the planning process.

A Consultation Statement demonstrates:

- Which bodies and persons were invited to make comments

- How those bodies and persons were invited to make comment
- The material that was subject to consultation
- A summary of the issues raised
- How the comments received will shape the next version of the plan

On occasion we are unable to publicise a representation (e.g., if it contains personal information, allegation, abusive content) and on these occasions the sender will be notified, where possible. We will not consider anonymous submissions.

The Consultation Statement will inform the preparation of policies and allocations which have helped to shape successive versions of the plan through the Local Development Scheme.

4. Supplementary Planning Documents

Supplementary Planning Documents (SPDs) may be produced to provide further guidance and more detailed advice relating to specific topic areas. These have a more limited role, for instance, they cannot introduce new policy or change land allocations.

Regulations 11 to 16 of the Town and Country Planning (Local Planning) (England) Regulations 2012 set out the requirements for producing Supplementary Planning Documents.

SPDs offer local planning authorities the opportunity to add guidance on specific policy areas. They are quicker and simpler to prepare than a local plan.

The purpose of SPDs is to provide guidance on the interpretation and implementation of relevant planning policies, particularly those in the Central Lancashire Core Strategy and South Ribble Local Plan.

South Ribble's current adopted SPDs are listed in figure 1 and can be found via <https://www.southribble.gov.uk/article/1134/Current-policies-and-guidance>

SPDs must be supported by appropriate evidence and accord with national policies. Whilst they are not examined by an Inspector, an SPD is still subject to a process of consultation and engagement with relevant parties. The Council will carry out at least one stage of consultation on an SPD before it is adopted, for a minimum of four weeks. Any representations made in response to a consultation on a draft SPD are published on the Council's website.

Members of the public, local businesses, organisations, and interested parties from the consultation database will be consulted, as well as statutory consultees.

Following consultation on a draft SPD, a consultation statement will be published at least 4 weeks before the document is formally adopted by the Council. The consultation statement will list all the responses received as a result of consultation, with the Council's response, and identify any changes that have been made to the document.

5. Neighbourhood Development Plans

Neighbourhood Development Plans (NDPs) were introduced into the planning system through the Localism Act 2011. They are an opportunity to allow communities to set planning policies to guide development in their areas (alongside the Development Plan).

Part 2 of the Town and Country Planning (England) 2012 and the Neighbourhood Planning (General) Regulations 2012, enable local communities to prepare Neighbourhood Development Plans (also known as Neighbourhood Plans) and to create Neighbourhood Development Orders.

Neighbourhood Plans once adopted form part of the development plan, therefore decisions on planning applications must take account of them. As of Autumn 2023, there is only one neighbourhood plan in place in South Ribble.

Penwortham Town Councils' Neighbourhood Development Plan can be viewed via https://www.southribble.gov.uk/media/131/Penwortham-Town-neighbourhood-development-plan/pdf/Penwortham_Town_NDP_-_Final_0.pdf?m=63736981936197000

Neighbourhood Planning is a way for communities to have a say in the future of places where they live and work. It gives neighbourhoods the power to produce a plan that directs development in their local area. A Neighbourhood Plan can add detail and locally set objectives to support and complement the Local Plan. It must be in conformity with national planning policy (the National Planning Policy Framework) and cannot be used to prevent development.

The Council has a statutory duty to support local groups in the preparation of a Neighbourhood Plan. However, the responsibility to produce a Neighbourhood Plan lies with the qualifying body:

- a Parish/Town Council
- a Neighbourhood Forum (in a non parished area)
- a community organisation

While a Neighbourhood Plan is being prepared, consultation on it will be the responsibility of the individual Parish Council or Neighbourhood Forum and is therefore outside the scope of this SCI.

However, once a Neighbourhood Plan has been drawn up and submitted to the local planning authority, the local planning authority must carry out a statutory consultation on the proposed Neighbourhood Plan before it is examined by an independent and suitably qualified person. This stage will be subject to a six-week consultation.

A Neighbourhood Plan is subject to an examination by an Independent Planning Inspector, full details of the Inspector and examination process will be made publicly available. A Neighbourhood Plan will also require a referendum, details of which all will be made publicly available.

There is a requirement to consult those who live, work and carry out business in the neighbourhood area. All those on the Neighbourhood Plan database who have previously responded and requested to be kept informed of the process will also be contacted.

5.1. What resources does the planning policy team provide for Neighbourhood Development Plans?

The planning policy team are on hand to support with neighbourhood planning through GIS support, advice and guidance as required and will assist with examination.

In addition, resources are available on the Planning Portal and Planning Aid websites to support the formulation of an NDP.

6. Community Involvement in Development Management

This section explains how planning and related applications are dealt with and outlines the Council's consultation arrangements. The primary role of the development management team is to assess, make recommendations and determine planning applications taking into account the adopted Local Plan and supplementary planning documents. The development management team also offer a pre-planning application advice service, presents the Council's case in planning appeals, and investigates breaches of planning control.

6.1. Types of Applications

The development management team deal with a range of application types, including major, minor and other applications.

Major applications are defined in the Town & Country Planning (Development Management Procedure) (England) Order 2015, and include the following types of development:

- Residential development for more than 10 units or on a site greater than 0.5 hectares if the number of units proposed is not known.
- Provision of building(s) with floorspace greater than 1,000 sq m
- Development which has a site area greater than 1 hectare

Minor applications include those under the thresholds above. Other applications could include householder, listed building consent, changes of use or prior approval.

The requirements for consultation in respect of different application types varies.

6.2. Development Management Consultations

The requirements for consultation on planning applications are set out in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

However, the consultation carried out will depend on the application type.

6.3. Permitted Development

It should be noted that not all development requires an application for planning permission for some works, planning permission is automatically granted by the Town and Country Planning (General Permitted Development) Order 2015 so these works can be carried out as 'Permitted Development'. For example, householders can make certain changes to their house without needing to apply for planning permission. These are called "permitted development rights". Other examples of permitted development include certain changes of use, for example from a shop to an office.

To assist in determining whether a proposed householder development is likely to be permitted development, self-assessment sheets are available on the Council website. These provide advice in relation to various types of domestic extension and alterations.

<https://www.southribble.gov.uk/article/1128/Householder-self-assessment>

The Planning Portal also provides resources to help determine whether proposed developments are likely to require planning permission, including the 'Interactive House'. (<https://www.planningportal.co.uk/permission>)

Planning Aid England is another platform that offers an online advice service, support services and consultant directory (<https://www.rtpi.org.uk/planning-advice/>).

The planning team are available to provide basic advice to members of the public without charge. This advice could include questions on submitting an application, processing an application, relevant planning policies or planning application fees.

For those who would like to request support (including requesting alternative formats), an appointment can be made by using one of the contact details below:

Planning Service, Development Management Team, Civic Centre, West Paddock, Leyland, PR25 1DH

Telephone: 01772 625586

Email: planning@southribble.gov.uk

6.4. Pre-Application Advice

South Ribble Borough Council welcomes and encourages applicants and developers to seek pre-application advice from the Council prior to the submission of a formal planning application. Discussions can help to achieve a better standard of application, which has a greater chance of a successful outcome.

There are a number of benefits in seeking pre-application advice before making an application:

- It provides early guidance on the planning policies relevant to your development and helps you to understand how these policies apply to your proposal.
- It can identify at an early stage if there is a need for specialist information such as a tree survey, flood risk assessment, ecological assessment.
- It enables proposals to be changed and potential problems to be overcome before an application is submitted, saving time during the application process.
- It will ensure you know what information you need to submit with the application, thereby making sure it can be registered and validated.
- It can give a greater degree of certainty of whether your application is likely to be successful.
- By identifying and addressing issues at pre-application stage, this can save time when an application is submitted and may result in a quicker decision.

The pre-application advice form is available on the Council's website, along with a list of information and plans that should be submitted with the form.

<https://www.southribble.gov.uk/article/1315/Pre-application-Advice-Service>

Pre-application advice incurs a fee which is indicated on the council's charging structure. Details of this can be found via <https://www.southribble.gov.uk/article/1127/Pre-application-advice>.

All pre-application enquiries are treated in confidence and are not available on the planning register. However, occasionally we may be required to release details of pre-application enquiries under a Freedom of Information request.

6.5. How we will consult on pre-application enquiries

For major pre-application enquiries the Council may seek advice from internal and external consultees. However, many of these external agencies offer their own direct pre-application advice service e.g., Lancashire County Council as highway authority, Highways England, the Canal & River Trust and the Environment Agency.

During the pre-application discussions officers will also advise developers on whether the proposals would benefit from a process of community involvement before the application is submitted. National Planning Practice Guidance advises that 'pre application engagement with the community is encouraged where it will add value to the process and the outcome'. The Council understands that different developments will require public consultation to be tailored to suit the individual circumstances but on significant schemes, a public meeting, exhibition and / or leaflet drop in the local area may be required. At pre-application stage, the development management team will be able to advise on an appropriate consultation plan for major development proposals.

The community consultation measures outlined above are not necessary for small scale applications e.g., house extensions or single dwellings. However, we emphasise to applicants / developers the benefits to be gained by discussing proposals with neighbours who may be affected by the development and taking account of their comments when drawing up the formal planning application.

6.6. Planning Applications

The level of consultation carried out for planning applications will be proportionate to the type and scale of planning application being determined. In all cases, publicity will meet legal requirements.

The regulations set out in the Town and Country Planning (Development Management Procedure) (England) Order 2015, The Planning (Listed Building and Conservation Areas) Regulations and The Planning (Listed Buildings and Conservation Areas) Act 1990, state how planning and related applications need to be publicised, either by site notice or individual neighbour notification.

Neighbour notification by letter is the principal method of consultation on most planning applications – in such cases, letters are sent to all owners / occupiers of properties that immediately adjoin the boundary of the application site. Where the Council is unsure of the owner of an adjoining site, for example where the application site adjoins open land, a site notice will be displayed.

In addition, a press notice and site notice are also required for the following types of applications:

- Major developments
- An application accompanied by an Environmental Impact Statement
- A departure from the Local Plan
- A development that would affect a public right of way,
- Development affecting the character or appearance of a Conservation Area
- Development affecting a Listed Building or its setting.

Neighbours / interested parties are given 21 days to respond in writing to the notification.

All planning applications (with associated documents) received by the Council can be viewed via the public access portal. (<https://publicaccess.southribble.gov.uk/online-applications/>)

Weekly lists are published online for the public to view and are issued each week to Councillors, consultees and others who have requested a weekly update. This includes applications received and determined and appeal information.

Following submission of a planning application, negotiations between planning officers and developers / their agents may result in a revision to the proposed development necessitating the submission of amended plans. If the amendments are significant, the Council will, upon receipt of amended plans, carry out a further consultation on these amendments. In view of the tight timescales to determine planning applications, the re-notification time may be reduced to 14 days.

Comments may be made on any planning application, by anyone, regardless of whether or not they were consulted individually. All comments must be made in writing and must contain the name and address of the author. The Council will not take into consideration any anonymous comments received.

All comments received are public information and cannot legally be kept confidential. All written representations received on planning applications are published on the Council's website. Therefore, comments should not include any personal information, for example phone numbers or signatures. When submitting comments by email it is recommended that they be sent as an attachment in order to avoid publication of personal email addresses.

Please note that comments should be submitted within the identified consultation period as the Council may be in a position to determine the application as soon as the neighbour consultation period expires. If this date cannot be met, consultees should contact the case officer well in advance of the consultation period ending to see whether it is possible for an extension of time to be granted for comments to be submitted, although this cannot be guaranteed.

The Council welcomes comments, whether in support of, or opposition to, an application, but the Council can only take account of material planning considerations. These include matters like the effect on traffic or parking, the appearance of the proposal, overlooking or

disturbance, overshadowing, loss of privacy, and loss of ecological habitats. We cannot take into account matters such as loss of property value, private disputes between neighbours, matters covered by leases or covenants, the impact of construction work and competition between firms.

Planning law requires that decisions be taken in accordance with the development plan unless there are material considerations that indicate otherwise. The development plan is currently the Central Lancashire Core Strategy and the South Ribble Local Plan. The views of statutory consultees and the public are important in making decisions on planning and related applications. However, they are just one consideration amongst several in the overall decision-making process and must be weighed alongside local planning policy set out in the development plan and related guidance, national policy set out in the National Planning Policy Framework, and other material planning considerations.

Having assessed an application, the planning officer will prepare a report summarising the comments received from consultees and other interested parties. Taking account of development plan policy and other material considerations, the report will assess the planning issues and recommend whether the application should be approved or refused. The majority of applications will then be determined under delegated powers by authorised officers of the Council.

However, major and / or controversial applications are reported to the Planning Committee for a decision by Members of the Council. If the application is to be decided by Planning Committee, comments received from consultees, or the public will be set out in the case officer's report. Committee agendas are published 5 clear working days in advance of the meeting and are available on the Council website.

6.7. Planning Committee

Planning Committee meetings are held in public. The Council allows public speaking at Planning Committee meetings, subject to a number of criteria. The procedure for debate at Planning Committee is available at: [Planning Committee - South Ribble Borough Council](#)

Anyone interested in speaking at Planning Committee must register their request by noon two working days prior to the Committee meeting.

If you feel unable to address the Planning Committee, your Ward Councillor may represent you. Details of Ward Councillors are available on the Council website at: [Councillors - South Ribble Borough Council](#)

6.8. Planning Appeals

If an application for planning permission is refused by the local planning authority, or if it is granted with conditions that are unacceptable to the applicant, an appeal can be made to the Secretary of State against the refusal of permission or against the conditions attached. There is also a right of appeal if an application is not determined within a specific time, and a right of appeal against the issuing of an Enforcement Notice.

Only applicants have a right of appeal. There is currently no third party right of appeal in respect of planning decisions.

Appeals are examined by an independent Planning Inspector appointed by the government. We will notify in writing all those who made written comments upon the original application. Copies of their comments will be forwarded to the Planning Inspectorate and the Council will inform people how to make further representations to the Planning Inspectorate. Further advice on the appeal process is available at:

<http://www.planningportal.gov.uk/planning/planninginspectorate>

7. Conclusion: Monitoring & Review of the Statement of Community Involvement

The SCI will be monitored and reviewed when necessary to take account of best practice in community involvement and any regulation changes.

Should situations such as the COVID pandemic arise, alternative methods of community involvement may be taken. These changes will be listed on our website in the short term until a revised statement can be issued.

For further clarification or any questions about the contents of this SCI, please contact South Ribble's Planning Policy team.

Planning Policy, Civic Centre, West Paddock, Leyland, Lancashire, PR25 1DH

Tel: 01772 625586

planningpolicy@southribble.gov.uk

Glossary

Authority Monitoring Report (AMR)	Monitoring the performance indicators of the Core Strategy.
Consultation Statement	Sets out how the Council has sought participation from communities and stakeholders during a consultation period.
Core Strategy (CS)	A key document with strategic policy for Central Lancashire's Local Development Framework, to help co-ordinate development in the area and contribute to boosting investment and employment.
Development Plan	Sets out strategic policies, site allocations, and policies on a range of subjects through a Local Plan, Supplementary Planning Documents and Neighbourhood Plans.
Duty to Co-operate	Places a legal duty on local planning authorities and prescribed public bodies to engage constructively, actively and on an ongoing basis to maximise the effectiveness of local plan and marine plan preparation in the context of strategic cross boundary matters.
Equality Impact Assessment (EIA)	Assesses the effects of the Local Plan in terms of equalities issues, with a particular focus on disadvantaged or excluded groups of people.
General Consultation Bodies	Those listed in Part 1 of The Town and Country Planning (Local Planning) (England) Regulations 2012.
Habitat Regulations Assessment (HRA)	Test if a plan or project proposal could significantly harm the designated features of a European site.
Health Impact Assessment (HIA)	Assesses the effects of the Local Plan on the health and well-being of the population and its ability to access health-related facilities and services.
Local Development Scheme (LDS)	Identifying what the Council is going to do over the next three years to prepare new and revised planning policy which will form part of the Development Plan.
Local Plan (LP)	Plan which sets out a vision and a framework for the future development of the area, addressing needs and opportunities.
Local Planning Authority (LPA)	Local government body that is empowered by law to exercise planning functions for a particular area. i.e., South Ribble Borough Council
National Planning Policy Framework (NPPF)	Sets out government's planning policies for England and how these are expected to be applied.

Neighbourhood Development Order (NDO)	Grants planning permission for specific development which complies with the Order.
Neighbourhood (Development) Plan (NDP)	Enables communities to take the lead in producing part of the statutory development plan for the area.
Planning Practice Guidance (PPG)	Adds further context to the NPPF and it is intended that the two documents should be read together.
Prescribed Bodies	These organisations are required to cooperate with local planning authorities subject to Duty to Cooperate.
Scoping Report	This scoping stage identifies the relevant plans, policies, programmes, and objectives that will inform the Integrated Assessment and the Local Plan.
Soundness	Described in paragraph 35 of the National Planning Policy Framework.
Statement of Common Ground	Record of the progress made by strategic policy-making authorities during the process of planning for strategic cross-boundary matters.
Statement of Community Involvement (SCI)	Sets out how the local planning authority will notify and consult the community on new planning policy and planning applications.
Strategic Environmental Assessment (SEA)	The requirements of Environmental Assessment of Plans and Programmes Regulations 2004 is incorporated into Sustainability Appraisals.
Supplementary Planning Document (SPD)	Builds upon and provides more detailed advice or guidance on policies in an adopted local plan.
Sustainability Appraisal (SA)	Assesses the extent to which the emerging Local Plan proposals and policies, when judged against reasonable alternatives, will help to achieve relevant environmental, economic, and social objectives.
The Regulations	The Town and Country Planning (Local Planning) (England) Regulations 2012.