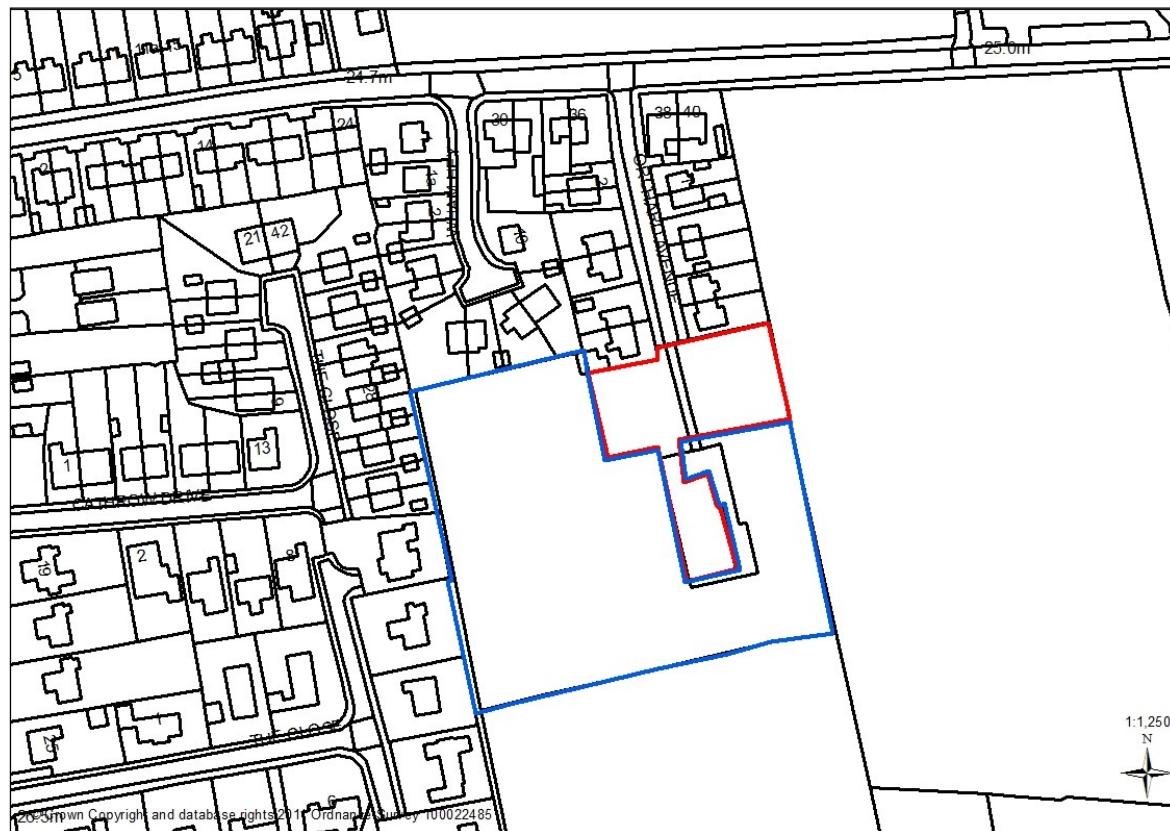


Application Number	07/2017/3652/FUL
Address	Land South Of Orchard Avenue New Longton Lancashire
Applicant	ADB Preston Ltd
Agent	Mrs Margaret Eastham 6 The Old Bank House Berry Lane Longridge Preston PR3 3JA United Kingdom
Development	Erection of two pairs semi-detached dwellings including garages, following demolition of existing storage buildings
Officer Recommendation	Approval with Conditions
Officer Name	Mrs Catherine Lewis
Date application valid	22.11.2017
Target Determination Date	17.01.2018
Extension of Time	N/A



1.0 Report Summary

1.1 The application site is located to the south of Orchard Avenue off Wham Lane New Longton. The application proposes 2 pairs of two storey dwellings to be constructed on land outside but adjacent to the settlement boundary of New Longton on land designated as Green Belt. The application would normally fall within the scheme of delegation but due to a previous application being considered by the planning committee the application has been placed on the committee agenda.

1.2 The proposal involves the trade-off of redundant agricultural buildings located in the middle of the field with the construction of 2 pairs of two storey dwellings. The scheme has been assessed against current planning policies including the National Planning Policy Framework and the development plan policies and on balance is recommended for approval subject to the imposition of conditions.

2.0 Site and Surrounding Area

2.1 The application site is located to the south of Orchard Avenue off Wham Lane adjacent to the settlement boundary of New Longton. Agricultural land forms the southern, western and eastern boundaries with existing residential development (semi-detached properties) to the northern boundary. There are a number of connecting single storey farm buildings located within the application site.

2.2 The application site is located within the Green Belt and the nearest residential properties abut the northern boundary of the application site.

3.0 Planning History

3.1 07/2015/1527/OUT Outline application including access for three detached dwellings. Refused on 16 October 2015 due to inappropriate development in the Green Belt and impact upon openness of the Green Belt as set out below:

The proposed development of three residential dwellings forms inappropriate development in the Green Belt. It is considered that very special circumstances do not exist to allow the development as the harm to the Green Belt by reason of inappropriateness is not outweighed by other considerations. In addition the proposal would result in a further spread of development and reduce the openness of the Green Belt.

The proposal is therefore contrary to paragraphs 87, 88 and 89 of the National Planning Policy Framework and Policy G1 of the South Ribble Local Plan 2015.

3.3 07/2016/0042/OUT Outline application for the erection of two dwellings and associated garages (Access only applied for) following demolition of existing storage buildings. Approve March 2016.

3.4 07/2017/1987/FUL Erection of two pairs of semi-detached dwellings following demolition of existing storage buildings: Withdrawn. September 2017.

4.0 Proposal

4.1 Description of works

4.1. The proposal would involve the demolition of existing farm buildings (which have a total footprint of 532 square metres and a total volume of 1283.9 cubic metres) and the

construction of two pairs of semi-detached dwellings with garages. The development would have a total footprint of 308 square metres and a volume of 1284 cubic metres.

4.2 The new semi-detached dwellings would have a footprint of 8.8m deep X 13m long and would be 4.7m to the eaves (per pair). Materials would include smooth red brickwork with rendered panels above. Rooves to be hipped using grey tiles. Windows, fascia's, and rainwater panels to be white upvc.

4.3 Access to the dwellings would be taken from Orchard Avenue which would be continued and would provide for a new turning head and the relocation of the existing farm gate to access the agricultural land.

4.2 Summary of Supporting Documents

4.2.1 The application is accompanied by the following documents:

- Ecology Report dated August 2015
- Desk Top Study Contamination
- Design and Access Statement which incorporates a Supporting Statement.

5.0 Summary of Publicity

5.1 Three site notices have been displayed with 44 properties notified by letter. Four letters of representation have been received objecting to the proposal.

The following is a summary of the objections:

Principle of Development

- The development should not be allowed in the Green Belt □ The proposal would be a slippery slope to further development.
- The villages would merge if development like this continues.
- It is not financially viable to build just two properties and this would be the thin end of the wedge.
- This proposed expansion from two dwellings to four now clearly shows that this is the start of an intention for a much bigger development.
- There are already issues with access to community facilities for example the Doctors Surgeries and the local school are oversubscribed and the proposal would exacerbate these issues. There is a limited bus service.

Traffic Issues

- Orchard Avenue is a narrow lane, with young children playing in the street additional vehicles would cause a safety hazard. Already an issue with emergency vehicles.
- Abnormal amount of traffic due to three registered childminders and three tradesmen running businesses from home. Therefore, the highway is not able to cope with the additional traffic.
- The proposed turning circle is not required by the existing residents.

Flooding

- There is already an issue of flooding and drainage in the area- further development on the green field would exacerbate this local problem. Watercourse runs to the western boundary of the site

Residential Amenity

- The development would be an invasion of privacy of the properties at the end of the Orchard Avenue as they have clear glass at the side windows.

Ecology

- Concern that the field access that is proposed would lead to future development of the site which would cause access problems and destroy more wild life.

Other Matters

- If approved there would be health and safety issues during the construction period especially for the children playing in the street.
- The village is becoming over populated and there is no need for further housing.
- I have tried to contact the planning officer but she is never available.

6.0 Summary of Consultations

6.1 County Highways – LCC Highways do not have any objections to the proposals and is of the opinion that the proposed development should have a negligible impact on highway safety and highway capacity in the immediate vicinity of the site.

The proposed level of parking for the development is acceptable. Conditions controlling wheel cleaning facilities off site highway works and an informative about the off-site highway works are requested.

6.2 Environmental Health Officer: A number of conditions are recommended relating to no burning, hours of construction and delivery, full land contamination, contamination of land – Importation of Material, and the provision of electrical vehicle recharging points.

6.3 Longton Parish Council: No comments received upon this application.

6.4 Ecology Services: Have raised no objection and comment as follows:

Given that the last surveys regarding bats were completed in 2015, we would normally request updated surveys. However, given the buildings and the findings, unless the building has changed substantively, we would not request further bat surveys at this time. Our comments regarding the application remain unchanged.

Bats

No bats or signs of bats were found during the survey and the report concluded that the building has a very low potential to support roosting bats. No further survey effort is therefore considered necessary. An informative to be added that the applicant consult a qualified bat worker should bats be found during the development.

Birds

The building, sections of hedgerow and mature shrubs on site have the potential to support nesting birds. Recommend a condition that demolition works together with works to hedgerows, trees and shrub clearance should not be undertaken in the main bird breeding season (March to July inclusive), unless nesting birds are found to be absent, by a suitably qualified person.

Hedgehogs

An informative with regard to the protection of hedgehogs should be included

Biodiversity Enhancement

Opportunities for biodiversity enhancement be incorporated into the new development.

These should include:

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

6.5 United Utilities: A separate system for foul and surface water is required. If the applicant intends to offer wastewater assets forward for adoption by United Utilities, the proposed detailed design will be subject to a technical appraisal by an Adoptions Engineer. A detailed drainage design is required under a legal agreement with United Utilities. should this application be approved and the applicant wishes to progress a Section 104 agreement, Any works carried out prior to the technical assessment being approved is done entirely at the developers own risk and could be subject to change.

7.0 Policy Background

7.1 The National Planning Policy Framework (the Framework)

The overarching theme of the NPPF is one of presumption in favour of sustainable development and supports sustainable economic development to deliver, amongst other things, homes. The effective use of land is encouraged by the reuse of land that has previously been developed (brownfield land), provided that it is not of high environmental value. Previously developed land is defined as land which is or was occupied by a permanent structure, including the curtilage of the developed land. Section 9: Protecting Green Belt Land provides policy guidance and makes clear that the Government attaches great importance to Green Belts. Paragraphs 87, 88 and 89 are particularly relevant.

7.2 Paragraph 87 is included below and paragraphs 88 and 89 are referred to in the main body of the report.

87. As with previous Green Belt policy, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

7.3 Planning Practice Guidance (PPG) is also a material consideration.

7.4 Central Lancashire Core Strategy

Policy 1: Locating Growth focuses growth and investment on brownfield sites in the main urban areas, whilst protecting the character of suburban areas. Part (f) of this policy relates to smaller villages, which includes New Longton, and states “*development will typically be small scale and limited to appropriate infilling, conversion of buildings and proposals to meet local need, unless there are exceptional reasons for larger scale redevelopment schemes*”.

Policy 5: Housing Density seeks to secure housing densities which are in keeping with the local areas and which will have no detrimental impact on the amenity, character, appearance, distinctiveness and environmental quality of an area.

Policy 6: Housing Quality seeks to improve the quality of housing by facilitating the greater provision of accessible housing and neighbourhoods and use of higher standards of construction.

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 Local Plan policy G17.

Policy 19: Areas of Separation and Major Open Space acknowledges the general presumption against inappropriate development in the Green Belt.

Policy 22: Biodiversity and Geodiversity relates to biodiversity and geodiversity and seeks to conserve, protect, enhance and manage the biological and geological assets of an area.

Policy 27: Sustainable Resources and New Development seeks to ensure sustainable resources are incorporated into new development.

Policy 29: Water Management Aims to improve water quality water management and reduce the risk of flooding. New development is encouraged to adopt Sustainable Drainage Systems.

Policy 31: Agricultural Land Seeks to preserve the most versatile agricultural land (Grade 1, 2, and 3).

Central Lancashire Rural Development Supplementary Planning Document

7.5 South Ribble Local Plan July 2015

Policy G1 Green Belt In line with the NPPF has a presumption against inappropriate development.

Policy G16 Biodiversity and Nature Conservation Seeks to protect, conserve and enhance the Boroughs biodiversity and ecological network.

Policy G17 Design Criteria for New development provides guidance and design criteria for new development.

Policy F1 Parking Standards

South Ribble SPD Residential Design Guidance

8.0 Material Considerations

8.1 Outline planning permission was granted under reference 07/2016/07/2016/0042/OUT for two detached dwellings following demolition of the storage buildings. A condition was imposed to restrict the volume of the development. As such the principle of the development was established. This current application seeks to demonstrate that two pairs of semi-detached dwellings would not have a greater impact than two detached dwellings.

The main issues to consider include:

- Whether the proposal constitutes inappropriate development in the Green Belt for the purposes of policy G1 of the South Ribble Local Plan 20112-2026 and the National Planning Policy Framework (the Framework);
- The effect on the openness of the Green Belt;
- The effect on the character and appearance of the area; and
- If inappropriate development whether there are any other considerations which clearly outweigh the potential harm to the Green Belt by way of inappropriate development, and any other harm, so as to amount to the very special circumstance necessary to justify inappropriate development.

8.2 The site falls within the Green Belt as defined in the South Ribble Local Plan (2015). Although it is at the end of a cul de sac of semi-detached two storey houses, the site is outside any defined settlement boundary and so, for planning purposes, is considered to be in the countryside. The disused buildings comprise a group of inter connecting brick, concrete block and timber single storey structures. Located approximately 35 m away from the settlement boundary, the buildings have no relationship to the existing urban form and appear as a group of dilapidated buildings in the middle of a field.

8.3 The Framework is a material consideration in the determination of planning proposals. Paragraph 89 of the Framework sets out the limited purposes for which the construction of buildings will not be considered inappropriate development in the Green Belt. South Ribble Local Plan policy G1 states that new building in the Green Belt will be deemed inappropriate unless it is for one of a given number of purposes. Policy G1 is set out below:

As set out in the NPPF, planning permission will not be given for the construction of new buildings unless there are very special circumstances. Exceptions to this are:

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

8.4 The proposal does not fall within a) – d) of the above policy. It is not within the settlement boundary of New Longton and is therefore not limited infilling of a village as set out at e).

8.5 Paragraph 89 of the NPPF states:

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

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

As the proposed development does not fall within any of the above, this constitutes inappropriate development which attributes significant weight, the application needs to be considered as to whether there are any very special circumstances that clearly outweighs the harm that would be caused by inappropriate development within the Green Belt.

- 8.6** The report for the previously approved scheme identified at paragraph 8.14 that "*The potential planning gain of the loss of the outbuildings would outweigh the substantial harm to the Green Belt which could occur if the existing buildings were to be converted. On balance, it is considered that to trade the demolition of the existing buildings with the construction of 2 two storey dwellings adjacent to the existing settlement boundary would be an acceptable trade off. The potential planning gain of the loss of the outbuildings with the scale and form of the two dwellings in close proximity to the settlement boundary is in this case justified and is considered to amount to very special circumstances which would outweigh the substantial harm to the Green Belt. Conditions are recommended controlling the reinstatement of the land of the demolished buildings for pasture, and the volume of the two dwellings and garages not to exceed 1283.9 cubic metres. The imposition of these conditions would ensure that the built development would not exceed the existing developed land in both footprint and volume.*"
- 8.7** Careful consideration has previously been given to the issues and a balancing judgement undertaken which identified that the removal of the existing buildings currently accessed within a field and replacing them with dwellings closer to the existing settlement pattern amounted to very special circumstances and therefore on balance, the application was supported.
- 8.8** An application under reference 07/2017/1987/FUL was submitted and subsequently withdrawn. This application provided for two pairs of semi-detached dwellings but the volume calculations exceeded those stipulated under the previous approval.
- 8.9** Condition 8 of 07/2016/0042/OUT imposed a restriction in volume across the site set at 1284 cubic metres. The current application provides for two pairs of semi-detached dwellings. The applicant has submitted volume calculations to demonstrate that the volume of the two pairs of semi-detached properties and associated garages would equate to 1284. cubic metres.
- 8.10** It is therefore considered that as there would be no increase in volume or footprint calculations from that previously approved, the principle of this scheme could be supported. A condition to ensure that the volume calculation is not increased is again proposed.

8.11 Openness

8.10.1 An earlier application (Ref 07/2015/1527/OUT) which demonstrated three detached dwellings across the top of the cul de sac was considered unacceptable. The introduction of three detached dwellings would have resulted in a reduction in the openness in the Green Belt. The Framework states that openness is one of the essential characteristics of Green Belts and it is considered that this weighed against the proposal. The approved scheme under Ref 07/2016/0042/OUT demonstrated an indicative layout for two dwellings located and designed to replicate the existing layout of the housing on Orchard Avenue. Thereby retaining a sense of open ness at the top of the proposed cul de sac, with views across the country side and beyond.

8.10.3 It is acknowledged that the current scheme provides for two pairs of semi -detached properties. However, this scheme is a full application and the detailed design demonstrates that the dwellings would be more modest and in keeping with the existing scale and

character and appearance of Orchard Avenue. The proposal would not increase the previously approved volume calculations and would follow the building line of the existing properties. Two large detached dwellings would provide for a large amount of accommodation that may be comparable to two pairs of semi-detached properties. Although it is difficult to compare the impact of openness between the approved two detached dwellings against the two pairs of semi-detached properties as one was in outline and one full, due to the volume calculations being the same it is the officers view that there would be no greater impact upon open ness than previously approved.

8.10.4 A condition restricting the permitted development rights preventing the owner and future occupiers from erecting external structures such as extensions and sheds without seeking planning permission is recommended. Thereby, retaining control over future development in the green belt.

8.11 Character and Appearance

8.11.1 Orchard Avenue consists of pairs of semi-detached properties with garages and driveways with similar plot sizes. The current application provides for the dwellings to be of modest construction with a similar footprint as existing and in materials to reflect the existing properties. The two pairs of semis would be sited either side of the existing dwellings which would enable the access to the fields to mirror the current situation: from the head of the cul de sac. It is considered that these details are acceptable.

8.12 Impact upon Residential Amenity

The existing properties in Orchard Avenue are of a similar design, size and are sited in a comparable manner. The north and south elevations of the proposed dwellings would incorporate obscure glazing serving to the landing windows thereby protecting the amenity of adjoining properties and occupiers in accordance with the design requirements of Local Plan Policy G17 and the adopted Residential Extensions Supplementary Planning Document (2005) which is relevant in terms of separation distances etc.

Environmental Health previously recommended conditions controlling land contamination, construction and site preparation and electric vehicular points to be provided. Conditions controlling energy efficiency construction methods and slab levels are also recommended. Subject to the imposition of these conditions the development would meet the aims of Policy G17 of the Local Plan.

8.13 Highway Matters

8.13.1 Residents have raised concern about the increase of vehicular traffic on Orchard Avenue. Citing issues of health and safety as children play out in the avenue and concern about the narrowness of the road, residents have objected. LCC Highways has again been consulted and has raised no objection subject to conditions controlling the design of the turning head. The development subject to these conditions accords with policies F1 and G17 of the Local Plan. In terms of overall traffic generation the addition of 4 modest dwellings is not considered to materially alter traffic in the locality.

8.14 Drainage

8.14.1 United Utilities (UU) have raised no objection subject to conditions to ensure that the foul and surface water are separated and that a sustainable urban drainage system is incorporated. They have further advised that the applicant should discuss with UU the details of the drainage scheme before commencing any development. A copy of these

comments has been forwarded to the applicant and an Informative to be added to any Decision Notice. The development would therefore meet Policy 29 of the Central Lancashire Core Strategy.

8.15 Ecology

8.15.1 The application is accompanied by an Ecology Statement. Ecology Services has advised that there is no need for further bat surveys. Conditions controlling breeding birds and the opportunity to increase biodiversity enhancement are recommended. An Informative Note with regard to the protection of hedgerows should be included. Subject to these aspects the development would meet the aims of Policy G16 of the Local Plan and Policy 22 of the Core Strategy.

8.16 Other matters

- 8.16.1 Some residents have raised concerns about the loss of outlook and the loss of a view. These issues are not specific land use planning matters.
- 8.16.2 Concern has been raised about the impact upon the overstretched community services for example Doctors and Schools. Whilst new development may be subject to the Community Infrastructure Levy (CIL), in this case due to the resultant floor space less than the existing floor space CIL may not be liable.
- 8.16.3 Concerns have been raised about the location of the access to the field and that the development would be the slippery slope for future residential planning applications. Any future application would be judged on its merits but if the proposal does not meet the policies of the National Planning Policy Framework or the Development Plan officers would recommend refusal.
- 8.16.4 It has been suggested to ensure that the demolished buildings are returned to pasture, a unilateral undertaking or Section 106 agreement should be signed. The red edge includes the existing buildings and therefore as advised out in the National Planning Practice Guidance this aspect should be controlled through condition. If the applicant were to appeal the condition the Planning Inspectorate would at that stage consider the appeal on its merits.

8.17 The Planning Balance

- 8.17.1 Whilst there would be substantial harm to the Green Belt by way of inappropriate development and harm through loss of openness, it is considered on balance, the loss of the existing built form in the middle of the field and their replacement with the construction of two pairs of semi-detached dwellings and garages adjacent to the settlement boundary would provide the opportunity to ensure the overall protection of the openness of the Green Belt. The scheme delivers a substantial improvement over and above the existing built form of development on the site, which amounts to very special circumstances which would outweigh the substantial harm to the Green Belt.

9.0 Conclusion

9.1 The proposed development would deliver a substantial improvement over and above the existing built form of development on the site, which amounts to very special circumstances which would outweigh the substantial harm to the Green Belt.

9.2 The development would not cause harm to the character of the site and the wider open countryside subject to conditions controlling commencement, drawings, sustainable construction methods, limit the volume capacity, restriction of permitted development rights, obscure windows, drainage, the existing outbuildings to be demolished and the site return to pasture. The development accords with the National Planning Policy Framework and the development plan.

RECOMMENDATION

Approve with 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 approved plans

Drawing Number A2407/PL01 entitled "Site Location Plan"

Drawing Number A2407/PL07 entitled Proposed Plans and Elevations Drawing Number A2407/PL06 entitled "Proposed Site Layout Plan"

or any subsequent amendments to those plans that have been agreed in writing by the Local Planning Authority.

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

3. Prior to the commencement of development, the following information shall be submitted to the Local Planning Authority (LPA) for approval in writing:

(a) A desk study which assesses the risk of the potential for on-site contamination and ground gases and migration of both on and off-site contamination and ground gases.

(b) If the desk study identifies potential contamination and ground gases, a detailed site investigation shall be carried out to address the nature, degree and distribution of contamination and ground gases and shall include an identification and assessment of the risk to receptors as defined under the Environmental Protection Act 1990, Part 2A, focusing primarily on risks to human health and controlled waters. The investigation shall also address the implications of the health and safety of site workers, of nearby occupied buildings, on services and landscaping schemes, and on wider environmental receptors including ecological systems and property.

The sampling and analytical strategy shall be submitted to and be approved in writing by the LPA prior to the start of the site investigation survey.

(c) A remediation statement, detailing the recommendations and remedial measures to be implemented within the site.

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

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

REASON: To ensure that:

- the site investigation and remediation strategy will not cause pollution of ground and surface waters both on and off site, and
- the site cannot be capable of being determined as contaminated land under Part 2A of the Environmental Protection Act 1990,

4. Prior to first occupation of the dwellings hereby approved, one Electric Vehicle Recharge point shall be provided integral to the curtilage of each property.

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

5. Prior to the commencement of any development, a surface water drainage scheme based upon the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of site conditions (inclusive of how the scheme shall be managed after completion) shall be submitted to and approved in writing by the Local Planning Authority.

The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for sustainable Drainage Systems (March 2015) or any subsequent replacement national standards and unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public sewerage system either directly or indirectly.

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

REASON: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution.

6. Prior to the commencement of any development, details of the foul drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. Foul water shall be drained on a separate system. No building shall be occupied until the approved foul drainage scheme has been completed to serve that buildings, in accordance with the approved details.

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

7. The volume capacity of the two pairs of semi-detached dwellings and garages combined shall not exceed a total of 1284 cubic metres.

REASON: To ensure a satisfactory form of development.

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

REASON: To protect habitats of wildlife in accordance with Policy 22 of the Central Lancashire Core Strategy.

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Order)

no development of the type described in Class A to G of Part 1 of Schedule 2 of that Order shall be undertaken without the express permission of the Local Planning Authority.

REASON: To enable the Local Planning Authority to retain control over future development in the interest of residential amenity and the character and appearance of the area in accordance with Policy 17 in the Central Lancashire Core Strategy and Policy G17 in the South Ribble Local Plan 2015.

10. All new dwellings are required to achieve a minimum Dwelling Emission Rate of 19% above 2013 Building Regulations.

REASON: Policy 27 of the Central Lancashire Core Strategy requires new dwellings to be built to Code for Sustainable Homes Level 4. However following the Deregulation Bill 2015 receiving Royal Ascent it is no longer possible to set conditions with requirements above a Code Level 4 equivalent. As Policy 27 is an adopted Policy it is still possible to secure energy efficiency reduction as part of new residential schemes in the interests of minimising the environmental impact of the development.

11. Prior to the commencement of the development details shall be submitted to and approved in writing by the Local Planning Authority demonstrating that the dwellings will meet the required Dwelling Emission Rate. The development thereafter shall be completed in accordance with the approved details.

REASON: Policy 27 of the Central Lancashire Core Strategy requires new dwellings to be built to Code for Sustainable Homes Level 4. However, following the Deregulation Bill 2015 receiving Royal Ascent it is no longer possible to set conditions with requirements above a Code Level 4 equivalent. As Policy 27 is an adopted Policy it is still possible to secure energy efficiency reductions as part of new residential schemes in the interests of minimising the environmental impact of the development. This needs to be provided prior to the commencement so is can be assured that the design meets the required dwelling emission rate

12. No dwelling hereby approved shall be occupied until a SAP assessment (Standard Assessment Procedure), or other alternative proof of compliance (which has been previously agreed in writing by the Local Planning Authority) such as an Energy Performance Certificate, has been submitted to and approved in writing by the Local Planning Authority demonstrating that the dwelling has achieved the required Dwelling Emission Rate.

REASON: Policy 27 of the Central Lancashire Core Strategy requires new dwellings to be built to Code for Sustainable Homes Level 4. However, following the Deregulation Bill 2015 receiving Royal Ascent it is no longer possible to set conditions with requirements above a Code Level 4 equivalent. As Policy 27 is an adopted Policy it is still possible to secure energy efficiency reductions as part of new residential schemes in the interests of minimising the environmental impact of the development.

13. No development shall commence until satisfactory details of the colour and texture of the facing and roofing materials together with the boundary treatment, driveways and internal access road to be used have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

REASON: To ensure the satisfactory detailed appearance of the development in accordance with Policy 17 of the Central Lancashire Core Strategy and Policy G17 in the South Ribble Local Plan 2015.

14. No part of the development hereby approved shall commence until a scheme for the construction of the site access has been submitted to, and approved by, the Local Planning Authority in consultation with the Highway Authority as part of an appropriate legal agreement, under the Highways Act 1980.

REASON: In order to satisfy the Local Planning Authority and Highway Authority that the final details of the highway scheme/works are acceptable before work commences on site.

15. No part of the development hereby approved shall be occupied until the approved scheme referred to in Condition 15 has been constructed and completed in accordance with the scheme details.

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

16. Before the development hereby approved commences a scheme and programme for the demolition of the existing agricultural buildings shall be submitted to and approved in writing. The scheme and programme shall provide details of timescales and the reseeding of the site and the area shall be retained for agricultural purposes thereafter.

REASON: To ensure a satisfactory form of development.

17. Prior to the commencement of the development hereby approved, a scheme for the provision of bird and bat enhancements, including a programme of implementation, location details and timescales, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details within the agreed timeframes.

REASON: To ensure the development makes provision for protected species and to accord with Policy G16 in the South Ribble Local Plan 2012-2026

18. There shall be no burning of waste material or vegetation on site.

REASON: In the interest of amenity and to safeguard the living conditions of the nearby residents.

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

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

20. Prior to the importation of any subsoil and/or topsoil material into the proposed development site, information supporting the suitability of the material shall be submitted to the Local Planning Authority for approval in writing.

The information submitted shall include details of the material source, sampling methodologies and analysis results, which demonstrates the material does not pose a risk to human health as defined under Part 2A of the Environmental Protection Act 1990.

REASON: To ensure that the site is suitable for its intended end use and development work will not cause pollution of ground and surface waters both on and off site, in accordance with Policy 17 of the Central Lancashire Core Strategy.

- 21 The window to be fitted in the first floor of the gable walls shall be fitted with obscured glazing and retained at all times thereafter.

REASON: To prevent undue overlooking and loss of privacy to (*) in the interests of the residential amenity of the occupiers of that property as required by Policy 17 in the Central Lancashire Core Strategy and Policy G17 in the South Ribble Local Plan 2012-2026

- 22 For the full period of construction, facilities shall be available on site for the cleaning of the wheels of vehicles leaving the site and such equipment shall be used as necessary to prevent mud and stones being carried onto the highway. The roads adjacent to the site shall be mechanically swept as required during the full construction period.

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

RELEVANT POLICY

NPPF National Planning Policy Framework

- 5 Housing Density (Core Strategy Policy)**
- 6 Housing Quality (Core Strategy Policy)**
- 17 Design of New Buildings (Core Strategy Policy)**
- 19 Areas of Separation and Major Open Space (Core Strategy Policy)**
- 22 Biodiversity and Geodiversity (Core Strategy Policy)**
- 27 Sustainable Resources and New Developments (Core Strategy Policy)**
- 29 Water Management (Core Strategy Policy)**

POLF1Car Parking

POLG16 Biodiversity and Nature Conservation

POLG17 Design Criteria for New Development

POLG1 Green Belt

31 Agricultural Land (Core Strategy Policy)

Note:

1. The new site access and associated off-site works, will need to be constructed under a section 278 agreement of the 1980 Highways Act. The Highway Authority hereby reserves the right to provide the highway works within the highway associated with this proposal. Provision of the highway works includes design, procurement of the work by contract and supervision of the works. The applicant is advised to contact Lancashire County Council before works begin on site. Further information and advice can be found at www.lancashire.gov.uk and search for 278 agreement.
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 £97. The forms can be found on South Ribble Borough Council's website www.southribble.gov.uk
3. In order to retain habitat connectivity for Species of Principal Importance, such as amphibians and hedgehogs, boundary treatments should be raised from ground level by 0.15 to 0.20 metre or suitably sized gaps should be left at strategic points.

All species of bats found in the UK are European Protected Species under the Habitats Directive 1992, the Conservation of Species and Habitats Regulations 2010 and the Wildlife & Countryside Act 1981 (as amended). If bats are found at any time during the demolition works as part of the scheme hereby approved, then work should cease immediately and advice sought from a suitably qualified bat worker.