

Application Number 07/2021/00841/FUL

Address Land Opposite Ye Olde Hob Inn
Bamber Bridge
Preston
Lancashire
PR5 6EP

Applicant South Ribble Borough Council - Regeneration Dept

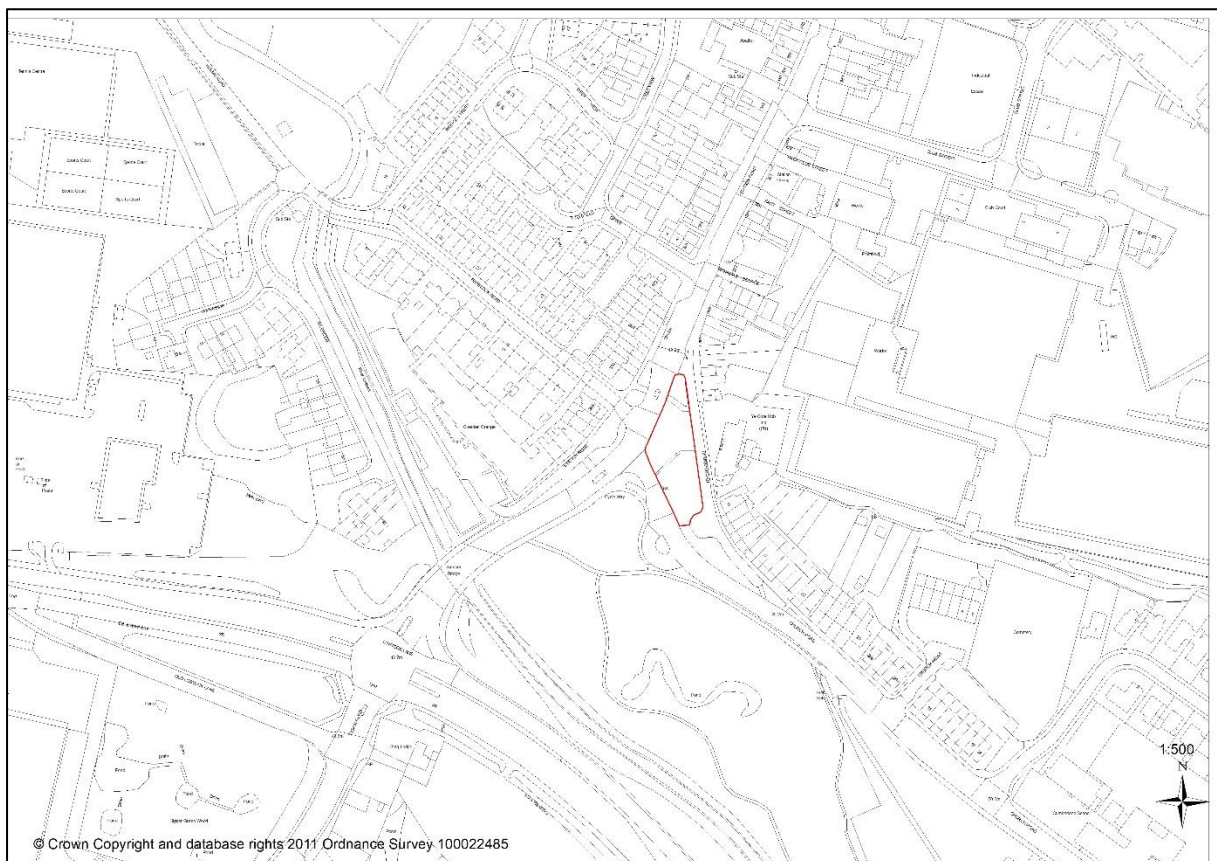
Development Regeneration of green space to commemorate the 'Battle of Bamber Bridge'

Officer Recommendation **Approval with Conditions**
Mrs Debbie Roberts

Officer Name

Date application valid 13.08.2021
Target Determination Date 15.12.2021
Extension of Time 07.03.2021

© Crown Copyright and database rights 2011 Ordnance Survey 100022485



1. Introduction

1.1. This application comes before Committee as one made by the Council's Projects Team. It was deferred by Committee (Nov 2021) to allow further consultation with regards to design.

2. Report Summary

2.1. The applicant seeks permission for regeneration of land at the junction of Church and Station Roads, Bamber Bridge. The proposal as detailed in Section 5 (below) centres around celebration of the Battle of Bamber Bridge.

2.2. One letter of support was received during first consultation but with concerns about tree protection. Proposals however provide for tree retention which would be secured by tree protection condition. Separate objection was also received with regards to the proposed design options. Statutory consultee comments recommend conditions where appropriate.

2.3. It is recommended that planning permission should be granted subject to the imposition of conditions

3. Application Site and Surrounding Area

3.1. The application relates to the northern half of a piece of raised land /large grass verge located at the junction of Church and Station Roads, Bamber Bridge. The site is dissected by public footpaths, has mature trees and seating at its centre, and trees along the west and southern edges. A small BT Openreach box sits in the south-east corner.

3.2. The site is separated by an access road from Ye Olde Hob Inn public house (Grade II) and Church Road terraced dwellings (east). Grass verge extends in the south, and in the west is Church Road; beyond which is a similar, but larger tract of open land. The site and its surroundings are designated as Church Road Conservation Area.

4. Site History

4.1. None relating directly to this piece of land

5. Description of works

5.1. The application proposes regeneration of green space to commemorate the 'Battle of Bamber Bridge'.

5.2. *Public Consultation* – The application was deferred by Committee to allow alternative schemes to be considered, and a preferred design selected by the community. The Council's Neighbourhood Team undertook public consultation via Citizen Space (a digital consultation platform) with three options put forward for as follows. The proposal was also shared on the South Ribble Council website, Bamber Bridge, Lostock Hall and Walton le Dale Facebook Pages (Council Run) and via the 'Proud to be a Brigger' Facebook group.

Option A) *Lectern Information Board* - a traditional information board/lectern displaying an account of The Battle of Bamber Bridge with information and images provided by University of Central Lancashire and Preston Black History Group. The lectern would be surrounded by flower beds and shrubbery to complement new benches and pathways to '*ensure that flowers and shrubbery engage the senses, to become a Dementia friendly garden area*'.

Option B) Rockery – a central rockery surrounding a paved area and stone design engraved with the words ‘*Church Road Gardens*’ and ‘*The Battle of Bamber Bridge*’. Landscaping would be as per Option A

Option C) *Tall Plinths* - Four wooden plinths with black information panels erected in a semi-circular pattern around a paved area with embedded emblem Plinths appear to be approximately 2m high and would be illuminated . Landscaping as per Option A.

In total 19 responses were provided with the preferred option being the lectern design. Evidence of these responses has been provided.

5.3. *Battle of Bamber Bridge* - During the Second World War, Bamber Bridge hosted American servicemen from the 1511th Quartermaster Truck regiment. The 234th US Military Police Company was also located in the town, but US Armed Forces were racially segregated; soldiers of 1511th regiment being almost entirely African American, while most officers and MP’s were white. The people of Bamber Bridge supporting black troops, resisted segregation, and welcomed African American men who mingled freely with local people. When American officers demanded a colour bar in the town, all three local pubs reportedly posted ‘Black Troops Only’ signs. On 24th June 1943 when soldiers from the 1511th regiment drank with English troops and civilians in Ye Olde Hob Inn, passing MPs attempted to arrest one soldier for being improperly dressed and without a valid pass. An argument ensued and a beer was thrown at the MP’s jeep. MPs picked up reinforcements and intercepted soldiers on Station Road prompting violent confrontation in which shots were fired and a black GI wounded. Rumours spread that MPs were shooting black soldiers; particularly as several jeeps full of MPs, and an improvised armoured car with a machine gun arrived at the camp. This over-reaction prompted African American soldiers to arm themselves. A large group left the base, and what follows led to stray bullets which entered houses, seven wounded and the death of Private William Crossland in the crossfire. A court martial convicted 32 African American soldiers of mutiny and related crimes.

5.4. *The proposal* – New pathways (tarmac or bonded resin - to be agreed) would connect existing dissecting paths into a crescent shape. To the centre of the crescent would be an information lectern with uplighter illumination, and benches and waste bins would be relocated to northern and southern ends. Trees would be retained and protected during construction. Ornamental landscaping is also proposed, and the BT box would be retained. The previously proposed sculpture has been removed, resulting in a more dignified, sympathetic scheme which appears to be supported by most of the local community.

6. Summary of Supporting Documents

6.1. The application is accompanied by documents noted in proposed condition 2

7. Representations

7.1. Site and newspaper advertisements were posted, and 41 neighbours individually consulted. One letter of support to the original scheme was provided by a resident who stated that the scheme ‘*will improve the entrance to Bamber Bridge*, but who had concerns that trees would be removed and that the site may be used as extra parking for users of the Hob Inn

In response to the revised proposal one letter was received and is summarised as:

- Request for information about revisions – these are freely available on the Council’s website
- Objection that a request to be personally informed of any follow up meeting has not happened

- Query whether the proposal was one provided by Mr Tom Cookson which respondent has supported throughout the process
- Majority of support is for Mr Cookson's scheme
- Request for a people's vote to select the most popular design

7.2. *Officer Note:* Trees are to be retained and protected, and although there are parking issues on this stretch of Church Road, the site which sits between sections of highways is at a higher land level and banked steeply on the Church Road side. This and the proposals general layout should deter unauthorised parking.

Public consultation both prior to, and as part of the application process is described above. Whilst one resident may favour a particular design over any other, this scheme is proposed by the applicant and a judgement is to be made on the same. Should a third party wish to apply for an alternative design then they are free to do so with the relevant landowner permissions, but the remit of this application is to assess the design put forward by, not alternatives which are not proposed by the applicant.

8. Summary of Responses

8.1. **Lancashire County Council Highways** - no objections to the revised proposal.

8.2. **South Ribble Arborist** - no additional comments provided that root protection levels are not altered and a tree protection condition imposed. There are no trees identified for removal, although an oak on the site edge requires work to its canopy.

8.3. **South Ribble Environmental Health** had no objection to the original scheme and have not commented on the final which differs little other than in removing the sculpture

9. Material Considerations

9.1. Specific Policy Background

9.1.1. National Planning Policy Framework 2021: Chapter 16, Core Strategy Policy 16 (Heritage Assets) and Local Plan Policy G17 (Design) state that when considering proposed development of a designated heritage asset (including conservation areas and listed buildings), great weight should be given to its conservation, and to protecting and enhancing both the asset and its setting from inappropriate development.

9.2. Other relevant policy

National Planning Policy Framework (2021)

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

Central Lancashire Core Strategy

9.2.2. Policy MP - applications which accord with Local Plan policies must be approved without delay unless material considerations indicate otherwise.

9.2.3. Policy 17(Design of New Buildings) - new development should take account of the local areas character and appearance.

South Ribble Local Plan

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

9.2.5. Policy G17 (Design of New Buildings) attaches great importance to the design of the built environment, protection of the character, appearance and amenity of the local area, and of highways and pedestrian safety

9.3. Character and Appearance, Impact upon Designated Heritage Assets and Relationship to Neighbouring Properties

9.3.1. Proposed regeneration will undoubtedly change its physical appearance, but not in such a distinct way that it would impact negatively on the character or appearance of the conservation area or immediate locality. Existing seating will remain but not supplemented, and as such there would be no increased opportunity for anti-social behaviour. Proposed landscaping will be enhanced, and trees retained.

9.4. The proposal which is on land owned by the County Council will not affect or impact on the amenity of neighbouring residents. It will relate well to its surroundings and is considered to be appropriate in design and construction. As such it accords well to the National Planning Policy Framework, Core Strategy and South Ribble Local Plan, and is recommended for approval of planning permission consent 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 following approved documents

- Information Lectern set up (REG-6002-01)
- Battle of Bamber Bridge information sheet
- Tree Survey (Ken Linford 15.7.21)
- Location plan REG-5529-01 (South Ribble)
- Spike lights specification REG-5529-05 (South Ribble)
- Citizen space survey results/accompanying data Jan 2022

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

3. No work shall be commenced until satisfactory details of the colour and texture of the flooring, hard landscaping and lectern materials to be used have been submitted to and approved by the Local Planning Authority.
REASON: To ensure the satisfactory detailed appearance of the development in accordance with Policy 17 in the Central Lancashire Core Strategy and Policy G17 in the South Ribble Local Plan 2012-2026

4. Prior to commencement of development, protective fencing should be erected around all trees to be retained within proximity of the approved development. The fencing shall consist of a scaffold framework in accordance with Figure 2 of BS 5837 - 2012 comprising a metal framework. Vertical tubes will be spaced at a maximum interval of 3m. Onto this, weldmesh panels shall be securely fixed with scaffold clamps. Weldmesh panels on rubber or concrete feet should not be used. The site manager or other suitably qualified appointed person will be responsible for inspecting the protective fencing daily; any damage to the fencing or breaches of the fenced area should be rectified immediately. The fencing will remain in place until completion of all site works and then only removed when all site traffic is removed from site.
reason: To protect trees from damage during construction in accordance with BS 5837 2012 in accordance with Local Plan Policy G13

5. No machinery shall be operated, no process carried out and no deliveries taken at or dispatched from the site where associated with construction, demolition or clearance of the site outside the following times:
0800 hrs to 1800 hrs Monday to Friday
0800 hrs to 1300 hrs Saturday
No activities shall take place on Sundays, Bank or Public Holidays.
REASON: To safeguard the living conditions of nearby residents particularly with regard to the effects of noise in accordance with Policy 17 in the Central Lancashire Core Strategy

6. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
 - a) parking of vehicles of site operatives and visitors
 - b) loading and unloading of plant and materials
 - d) storage of plant and materials used in constructing the development
 - e) suitable wheel washing facilities for vehicles leaving site. Details also to include mechanical sweeping of roads adjacent to the site.
 - f) measures to control the emission of dust and dirt during construction
 - g) measures to control the emission of noise during construction
 - h) details of external lighting to be used during construction
 - i) a scheme for recycling/disposing of waste resulting from demolition and construction works
 - j) anticipated delivery times
 REASON: To ensure before development commences that construction methods will safeguard the amenities of neighbouring properties in accordance with Policy 17 of the Central Lancashire Core Strategy and Local Plan 2012-2026 Policy G17

RELEVANT POLICY

NPPF National Planning Policy Framework

Central Lancashire Core Strategy

- 16 Heritage Assets
- 17 Design of New Buildings

South Ribble Local Plan 2012-2026

- G13 Trees, Woodlands and Development
- G17 Design Criteria for New Development

Note:

Other application Informative

1. Attention is drawn to the condition(s) attached to this planning permission. In order to discharge these conditions an Application for Approval of Details Reserved by Condition form must be submitted, together with details required by each condition imposed. The fee for such an application is £116. The forms can be found on South Ribble Borough Council's website www.southribble.gov.uk

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

3. Highways Note: All works in the adopted highway to improve the existing paths must be completed in accord with a S144 License issued by LCC - Area West Highways Operations, or any form of highway agreement determined to be appropriate. The grant of planning permission will require the developer to obtain the appropriate permits to work on, or immediately adjacent to, the adopted highway network. The applicant should be advised to contact Lancashire County Council's Highways Regulation Team, who would need a minimum of 12 weeks' notice to arrange the necessary permits. They can be contacted on lhsstreetworks@lancashire.gov.uk or on 01772 533433.