

<b>Application Number</b>	07/2022/00731/PIP
<b>Address</b>	Land North side of Preston New Road Samlesbury Lancashire
<b>Applicant Address</b>	Mr Ken Coupe Hulster Farm Nabs Head Lane Samlesbury Preston PR50UQ
<b>Agent Address</b>	Andrew Coney – P Wilson & Company Burlington House 10 Ribbleson Place Preston PR13NA
<b>Development</b>	Application in Principle for the erection of up to 6 bungalows
<b>Officer Recommendation</b>	<b>Approval</b>
Date application valid	23.08.2022
Target Determination Date	25.11.2022
Extension of Time	19.01.2023



## **1. Introduction**

1.1 The application is being presented to Committee because it has been called in by an elected member.

## **2. Application Site and Surrounding Area**

2.1 The application refers to land north of Preston New Road, Samlesbury. The area is within the Greenbelt Policy in the South Ribble Local Plan and is located adjacent to the dwellings and bungalows already present on Preston New Road, Samlesbury.

2.2 To the west of the site are existing bungalows and dwellings with varying size boundaries and bungalows to the north accessed by Huntley Lane to the west of the site. To the east of the site are mature trees and Huntley Brook lining Preston New Road with Samlesbury Hall beyond. To the north are open fields designated as Policy G1 Greenbelt with a closed restaurant opposite.

## **3. Site Context/Planning History**

3.1 A telecommunication mast is located within the east of the site with previous planning application 07/2002/0250 - Telecommunications Determination - for the erection of 15m high monopole with 2 no. dishes together with associated equipment cabin, access track and access (Mast Register) – No Further Details. This is located to the side of the proposed end bungalow.

## **4. Proposal**

4.1 *Background:* Permission in Principle (PIP) applications are a new type of application which came into force on 1<sup>st</sup> June 2018. PIP's are an alternative way of obtaining planning permission for housing led development, and separate the consideration of matters of principle for proposed development, from the technical detail. The permission in principle consent route has 2 stages: the first stage (or 'permission in principle' stage) establishes whether a site is suitable in-principle and the second ('technical details consent') stage is when the detailed development proposals are assessed.

4.2 As set down in the Town & Country Planning (Permission in Principle) Order 2017 and Town & Country Planning (Brownfield Land Register) Regulations 2017, the scope of PIP (stage 1 of the process) is restricted to consideration of location, development size and land use. All other matters are 'reserved' for consideration by the stage 2 technical details application which may only be made if PIP is granted.

4.3 Granting of technical details consent has the effect of granting full planning permission for development; construction cannot proceed on the basis of consent for stage 1 alone.

4.4 Conditions can NOT be imposed on approvals for planning in principle

4.5 Proposal: The application seeks planning permission in principle for the erection of upto 6 bungalows. The most recent plans were amended to reduce the number from up to 9 to up to 6 bungalows for the land.

## **5. Representations**

5.1 A site notice has been posted and 10 neighbouring properties were consulted.

5.2 At the time of writing the Committee Report, written representations were received from two residents and the Parish Council regarding the previous proposal shown below with no further comments received for the amended plans.

- Proposal goes against Greenbelt Policy
- Design of site is of poor quality with as many properties crammed in with limited garden area and built along the 'building line.
- Loss of privacy to properties in Huntly Lane.
- Although bungalows are proposed, it would have a visual impact where there hasn't been one before.
- Loss of habitat for ground nesting birds and animals, and hedges and trees should be protected if possible.

Comments below were received from the Parish Council

- Land not designated for development in the Local Plan.
- Parish Council tried to conserve trees, maintain woodlands and green pasture/meadow lands within the area to support net zero carbon ambitions.

5.3 Three statutory consultees were consulted for guidance, however as part of the permission in principle process, statutory consultations are not expected to comment as there is a lack of detailed information, and conditions are not possible. The below is suggested guidance received, however, consultees will be consulted again at the next application if approved.

- Lancashire County Council Highways raised no objections to the development in principle.
- United Utilities were consulted, and comments remained the same after the amended plans. Advised applicant and agent contact UU for pre-development enquiry. UU would request evidence that the drainage hierarchy be investigated, and details provided explaining this. Guidance was also provided to the applicant/agent regarding water pipelines.
- Environmental Health were consulted with no comments being received when this report was written.

## **6. Material Considerations**

### **6.1 Greenbelt Policy consideration**

6.1.1 The scope of Planning in Principle is restricted to location, development size and land use.

6.1.2 Location: The site is within a street scene of bungalows, dormer bungalows and dwellings to the west and north with a disused restaurant opposite to the south and Huntley Wood to the east with Samlesbury Hall beyond. To the south are fields designated as Policy G1 Greenbelt. The access would be from Preston New Road or Huntley Lane. The site is thought to be sustainable as there are public transport routes available on Preston New Road which are available to the existing properties. Although this area is not in a designated settlement, it is in the periphery of a number of areas where schools and community facilities are available within easy reach

6.1.3 Development Size – the properties in the area are of a mixed size of both property and boundary, including dwellings and bungalows. The indicative site location plan shows adequate amenity space for the 6 bungalows. The immediate neighbouring properties are bungalows which the proposal for bungalows will be in keeping in the area. The proposal is seen to be of a linear design from the properties to the west along Preston New Road, continuing the residential development in the area. Therefore, the development size is considered acceptable.

6.1.4 Land Use: The site and extended surroundings are allocated as Green Belt by Policy G1 of the South Ribble Local Plan; 'Green Belt' being a land use designation. Para 2 of the NPPF (2021) requires that applications for planning permission are determined in accordance with the development plan, unless material considerations indicate otherwise.

6.1.5 The proposal site is within a linear form from the properties on Preston New Road to the west. The indicative site plan shows the boundaries being of similar size to the mixed sized properties on Preston New Road. The access for the existing properties are from Preston New Road or Huntley Lane and the proposed access would be assessed at Technical Details stage.

6.1.6 Both the NPPF and Policy G1 define inappropriate development - including construction of new buildings - as harmful to the Green Belt, which should not be approved except in very special circumstances. When considering any planning application, 'very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

6.1.7 In line with the NPPF, planning permission will not be given for the construction of new buildings which are considered inappropriate unless the proposal sits within a clearly defined range of exceptions, or the applicant can demonstrate that there are very special circumstances which clearly outweigh the harm caused to the fundamental open nature of the area. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances; when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt and should determine proposals in accordance with the Local Development Plan.

Where proposals do not benefit from any of the exemptions, the applicant is required then to demonstrate that there are very special circumstances which outweigh any harm to the Green Belt and its openness.

A number of exceptions however are prescribed by both the NPPF and G1; these 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
- f) limited affordable housing for local community needs under policies set out in the development plan; and
- g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:
  - not have a greater impact on the openness of the Green Belt than the existing development; or
  - not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

6.1.8 After consideration, points a, b, c, d, f and h are not reasons for exemption for this development.

6.1.9 Point g has been considered to assess if the development can be exempt as previously developed land. The glossary within the NPPF states the following: '*Land which is*

*or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings*'. Therefore, as the land was last occupied as agricultural land, this point does not provide the exemption for the proposed development.

6.2.1 The most relevant of these points is e) Limited infilling in villages, this is due to the existing linear design of the existing properties along Preston New Road and the proposal being situated as a continuation of the existing frontage of the existing properties. The current land was formerly a small agricultural paddock and current scrubland and currently has properties to the west and north of the site.

6.2.2 The previous appeal numbers APP/F2360/W/20/3244797 and APP/F2360/W/21/3274471 were allowed at appeal as the inspectorate considered these as infill development, which were large plots of land between developments.

6.2.3 As the NPPF does not provide a clear definition of 'infill' development, the proposal only use infill if it passes point 2 as infill provides a disused area of land to be utilised to provide bungalow accommodation on an already linear residential development with bungalows of varying sizes to the rear of the site. It would be set as a continuation of the existing roadside properties with area of mature trees remaining to the east of the site leading to Samlesbury Hall. This consideration has been made on balance with the information from similar infill applications which were refused and later allowed at appeal and is considered infill development.

## **7. Conclusion**

7.1 The proposal site is within a linear form from the properties on Preston New Road to the west. The indicative site plan shows the boundaries being of similar size to the mixed sized properties on Preston New Road. The access for the existing properties are from Preston New Road or Huntley Lane and the proposed access would be assessed at  
Technical  
Details stage.

7.2 Although development would result in loss of openness, the frontage is currently mature trees screening the existing dwellings to the north of the site from Preston New Road. Having assessed the Greenbelt Point (e), the above appeal decision and similarities from the existing plots along with visibility to the proposed site reduced, Officers are comfortable that the proposal is inline with the infill development in accordance with Local Plan Policy G1(e) and therefore, exceptional very special circumstances do not need to be demonstrated.

7.2 In summary, in relation to location, development side and land use, the proposal is considered acceptable and is recommended for approval. Conditions cannot be added to PIP applications.