

Application Number 07/2018/0844/FUL

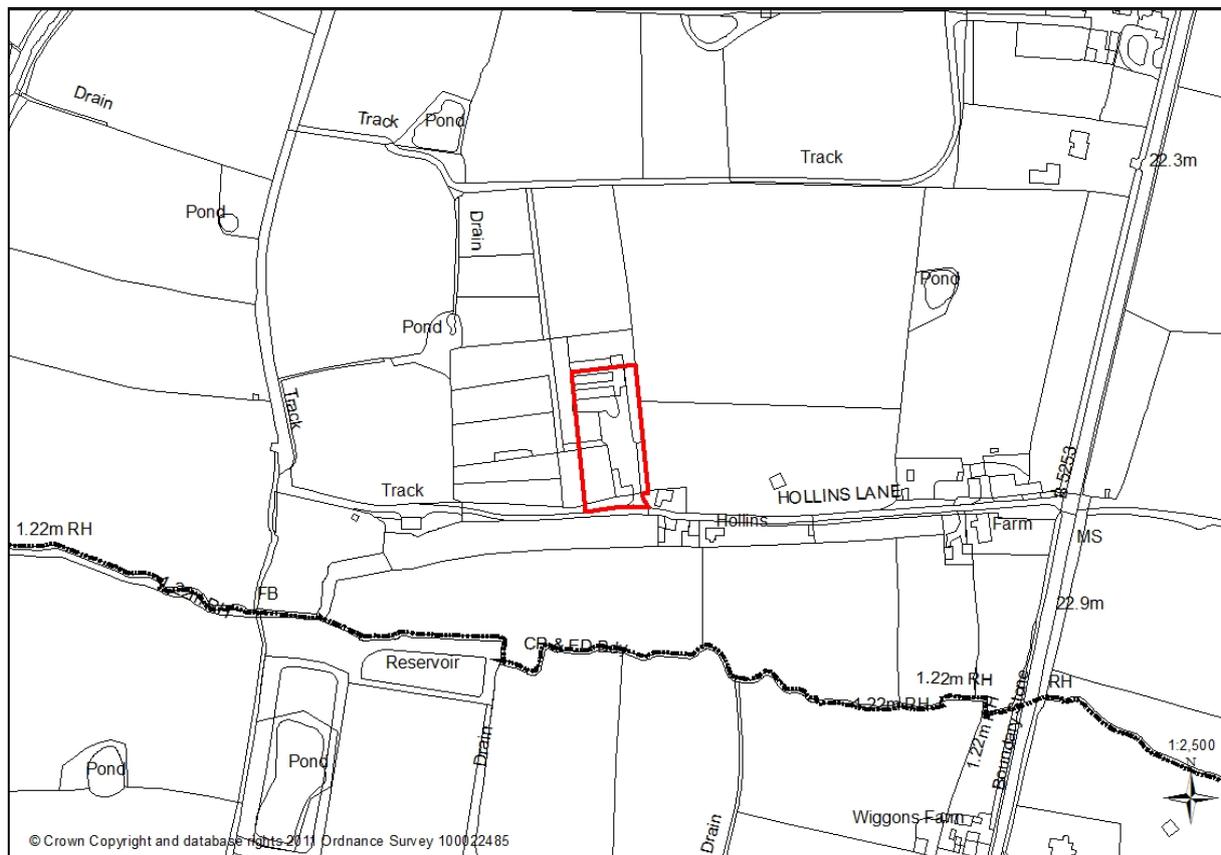
Address Oakland Farm
Hollins Lane
Leyland
Preston
Lancashire
PR26 8LJ

Applicant Mr Lewis Buller

Development Erection of 1no. two-storey dwelling with detached garage, erection of domestic stable block together with the erection of a single storey building to be used as a cattery following the demolition of existing buildings

Officer Recommendation Approval with Conditions
Officer Name Mr Chris Sowerby

Date application valid 09.02.2018
Target Determination Date 06.04.2018
Extension of Time 26.04.2018



1. REPORT SUMMARY

1.1 The application relates to a 0.4 hectare area of land to the north of Hollins Lane, a cul-de-sac off Leyland Lane to the south of Leyland. The site comprises of 2 polytunnels, a stable

block comprising of 9 stables, storage structures, storage containers, a sand paddock and extensive area of hardstanding.

1.2 Planning permission is sought for the erection of a two-storey detached dwelling with detached double garage, the erection of a single storey stable block and the erection of a single storey building to be used as a cattery following the demolition of existing buildings on the site.

1.3 Although the application site is located within the Green Belt the site is lawfully in a mixed use of B2 (General Industrial), B8 (Storage and Distribution) and livery/stables. The application site therefore constitutes brownfield land (previously developed) with the wider parcel of land in the applicant's ownership being wholly in an agricultural use and constituting greenfield land (not previously developed).

1.4 Criterion vi) within Paragraph 89 of the NPPF (mirrored in criterion f) of Policy G1 of the South Ribble Local Plan) allows for the development of previously developed sites in the Green Belt in circumstances where the proposed development would not have a greater impact on the openness of the Green Belt. The Central Lancashire Rural Development SPD confirms that up to a 30% increase in replacement development volume is acceptable in the Green Belt.

1.5 The total footprint of built development on the application site that has a volumetric impact on the openness of the Green Belt is 631.1sq m with a total volume of 1854.3cu m. Currently there is little to no landscaped or grassed areas within the site.

1.6 The total footprint of proposed built development is 480.4sq m with a total volume of 2,114.3cu m. The proposed development therefore result in a 7% decrease in the overall footprint of built development (514.3sq m existing / 480.4sq m proposed) and a 14% increase in the overall volume of built development. This is below the up to 30% increase replacement development volume that the Rural Development SPD confirms as acceptable. In this regard, the proposed development is policy compliant.

1.7 Furthermore, whilst the proposed development would result in an increase in built development volume, the proposal would result in the removal of a number of cars and vans (approximately 10) that are used in connection with the businesses that operate within the two polytunnels as well as 2100sq m of hardstanding returned to grass and soft landscaping. Given the visual improvement to the site that the proposed development would result in and the proposed development not having a materially greater impact on the openness of the Green Belt, the proposed development accords with criterion vi) within Paragraph 89 of the NPPF and criterion f) of Policy G1 of the South Ribble Local Plan.

1.8 The design of the proposed buildings draws from the semi-rural character of the area in terms of the external materials to be used (traditional red-facing brick and stone corncicing), external detailing (chimney and dovecot feature on garage) and the proposed layout in a courtyard form. As a result, the proposed buildings on the site are not considered to be out of character with the surrounding area. With the nearest neighbouring residential property 65m from the site, the proposed development will not impact on the amenities of neighbouring properties.

1.9 Subject to the imposition of conditions detailed in this report, there are no objections to the proposed development from County Highways, Environmental Health, Ecology and United Utilities.

1.10 The proposed development accords with Policies 1, 3, 4, 5, 6, 13, 17, 22 and 29 of the Core Strategy together with Policies F1, G1, G13, G14, G16 and G17 of the South Ribble Local Plan (2012-2026). The application is therefore recommended for approval subject to the imposition of conditions.

2. APPLICATION SITE AND SURROUNDING AREA

2.1 The application relates to a 0.4 hectare area of land that forms part of a wider 2.1 hectare area of land within the applicant's ownership. The site is located to the north of Hollins Lane, a cul-de-sac off Leyland Lane to the south of Leyland.

2.2 The site comprises of 2 polytunnels, a stable block comprising of 9 stables, storage structures, storage containers, a sand paddock and extensive area of hardstanding. Trees and hedgerows form the southern and eastern boundaries of the site together with a section of the western boundary. Two residential properties are present on Hollins Lane to the east of the site with the surrounding land uses being predominantly agricultural.

2.3 The application site and the surrounding area are designated as Green Belt in the South Ribble Local Plan.

3. SITE HISTORY

3.1 The site has a long and complex planning history, most of which relate to previous owners of the site. The following planning application are relevant to the consideration of this current proposal:

- ② 07/1994/0423 – Planning permission granted for the keeping of horses with associated storage of feed (September 1994)
- ② 07/2000/0507 – Planning permission granted for the erection of 2 polytunnels and 3 storage buildings (October 2000)
- ② 07/2016/0248/FUL – A planning application for the erection of a two-storey detached dwelling with glazed link to stable/workshop building together with the erection of a single storey building to be used as a cattery following the demolition of existing structures was refused as a result of the site not constituting previously developed land (inappropriate development in the Green Belt) and the detrimental, urbanising effect the development would have on the rural area (August 2016)
- ② 07/2017/0019/CLU – An application for a Lawful Development Certificate was refused which attempted to establish the use of the site as a livery stables and mixed use of polytunnels for storage, repair of vehicles and general workshop due to insufficient evidence being provided to demonstrate continuous 10 year usage including an apparent break in usage of one of the polytunnels (May 2017)
- ② 07/2017/2505/FUL – Planning permission granted retrospectively for two of the existing polytunnels to be used the repair and storage of vehicles with the third polytunnel remaining in an agricultural use as it had been demonstrated two of the polytunnels were no longer required for agriculture and the change of use was not having a detrimental impact on any neighbouring property. Additional conditions were imposed restricting hours of use and restrictions on external storage of materials (October 2017)

4. PROPOSAL

4.1 Planning permission is sought for the erection of a two-storey detached dwelling with detached double garage, the erection of a single storey stable block and the erection of a single storey building to be used as a cattery following the demolition of existing buildings on the site.

4.2 The proposed detached two-storey dwelling measures 14.8m (width) x up to 9.7m (depth) x 4-8.6m (height) with a pitched roof. The proposed dwelling comprises of a lounge, office, kitchen, dining room, utility room and WC on the ground floor. On the first floor 4 bedrooms, 2 en-suite bathrooms and a family bathroom are proposed. The proposed

dwelling would be set side-on to the boundary with Hollins Lane adjacent to the proposed double garage. The dwelling would be constructed in brick, with stone corncicing and grey roof tiles.

4.3 The proposed double garage measures 6.1m (width) x 6.1m (depth) x 2.2-4m (height) with a hipped roof and a dove cot feature on the roof. The garage would have the same external detailing as proposed on the dwelling.

4.4 The proposed stable blocks measures 13.1m (width) x 14m (depth) x 2.6-4.9m (height) with a pitched roof and a canopy along the rear elevation. The stable block comprises of 7 stables (one of which the applicant has confirmed would act as a tack room and one of which would be set up as a horse solarium) together with an isolation unit for the cattery. The dwelling would be constructed in brick, with stone corncicing and grey roof tiles.

4.5 The proposed cattery building measures up to 10.4m (width) x 12.6m (depth) x 3.7-5.3m (height) with a pitched roof. The cattery comprises of 14 cubicles (7 of which with outdoor exercising areas), a store, WC and a kitchen. The building would be finished in render with high level metal corrugated cladding and would have a sheet metal roof.

4.6 An area of hardstanding is proposed to retained to serve the dwelling, stable block and cattery in addition to 4 car parking spaces

4.7 In supporting information submitted with the planning application the applicant states:

“The stables, structures and polytunnels are all located around an area of hardstanding that comprises a mix of tarmac and gravel that encompasses the majority of the site. Lending an unattractive and industrial feel to the site.”

“The applicant acquired the site in 2015 and it is currently being used for the stabling of horses. No material change of use has taken place as the existing stables and storage structures are being used for their intended purpose; the polytunnels erected for agricultural purposes are being used for general B2 and B8 uses. The applicant has maintained the buildings on site to the best of his ability, but most are now beyond any further repair and need replacing. The proposed development will comprise of the demolition of 1,142m² of former agricultural buildings, stables and other structures, removal of a substantial amount of hardstanding and the erection of 1 no. House, 1 no. Garage, 1 no. Stable Block and 1no. Cattery.

An examination of the site’s planning history has revealed that the LPA has had difficulties with the site for a number of years. Structures being erected without planning permission and others retained beyond their permitted time period. The application proposals must be considered against this planning history in addition to relevant local and national planning policy.”

4.8 In conclusion the submitted Planning Statement affirms:

“The development will result in a more compact and structured site and any permission can be conditioned so as to ensure that it is developed property and is landscaped effectively, enhancing the visual amenity of the Green Belt.

4.9 The application is also accompanied by an Ecology Report.

4 .10 Amended plans have been submitted at the request of Officers. The amendments being the relocation of the proposed cattery and stables buildings in order to reduce the visual impact of the proposed development, reduction in areas of hardstanding, reduction in volume of proposed garage and addition of aesthetic detailing, design improvements to stables and a reduction in the roof height of the proposed cattery building.

5. REPRESENTATIONS

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

6. CONSULTATION REPLIES

County Highways have raised no objections to the proposal, confirming that adequate off-street parking is shown for the size and type of development.

Environmental Health have raised no objections to the proposal subject to the imposition of conditions relating to waste storage details for the cattery and a precautionary condition relating to contaminated land.

United Utilities have raised no objections to the proposal recommending a condition relating to the agreement of foul and surface water drainage details.

Ecology have raised no objections to the proposal recommending a condition to secure ecological enhancement measures.

7. MATERIAL CONSIDERATIONS

Policy Considerations

7.1 i) NPPF

7.1.1 Regarding development in the Green Belt, Paragraphs 87-89 state “*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.*”

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 the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

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

- i. buildings for agriculture and forestry;*
- ii. 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;*
- iii. 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;*
- iv. the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;*
- v. limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan; or*
- vi. 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 purpose of including land within it than the existing development”*

7.1.2 Paragraph 187 of the NPPF states “*Local planning authorities should look for solutions rather than problems, and decision-takers at every level should seek to approve applications for sustainable development where possible*”.

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 4: Housing Delivery seeks to ensure that sufficient housing land is identified over the 2012-2026 period.

7.2.3 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."

7.2.4 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.

7.2.5 Policy 17: Design of New Buildings expects the design and new buildings to take account of the character and appearance of the local area and effectively mirrors Policy G17 in the South Ribble Local Plan.

7.3 iii) South Ribble Local Plan (2012-2026)

7.3.1 Within the Local Plan the site is allocated as Green Belt. The policy relating to development in the Green Belt, Policy G1, confirms that inappropriate development within the Green Belt is, by definition, harmful to the Green Belt with planning permission only to be given if certain criteria are met or unless very special circumstances exist. The list of exceptions is the same as stated previously in Paragraph 89 of the NPPF.

7.3.2 The proposal will be assessed Green Belt policy in the following sections of this report.

7.3.3 Policy G2 encourages the re-use and adaption of existing buildings in the Green Belt. Given the size and construction of the existing buildings on site they are not considered to be suitable for conversion to a dwelling.

7.4 iv) Rural Development Supplementary Planning Document

7.4.1 For new dwellings the Central Lancashire Rural Development SPD confirms that up to a 30% increase in replacement development volume is acceptable in the Green Belt.

7.5 CIL

7.5.1 As the applicant has submitted a self-build exemption claim the development will not be CIL liable.

7.6 Green Belt

7.6.1 Although the application site is located within the Green Belt the site is lawfully in a mixed use of B2 (General Industrial), B8 (Storage and Distribution) and livery/stables. The application site therefore constitutes brownfield land (previously developed) with the wider parcel of land in the applicant's ownership being wholly in an agricultural use and constituting greenfield land (not previously developed).

7.6.2 Criterion vi) within Paragraph 89 of the NPPF (mirrored in criterion f) of Policy G1 of the South Ribble Local Plan 2012-2026) allows for the development of previously developed sites in the Green Belt in circumstances where the proposed development would not have a greater impact on the openness of the Green Belt.

7.6.3 The existing buildings on the site that are to be demolished are as follows:

- 2 Polytunnels (in B2/B8 Use) covering a total area of **381.4sq m (1115.4cu m)**

- ☒ Stable block (9 stables) covering an area of **134sq m (436.1cu m)**
- ☒ Detached store covering a total area of **6.1sq m (13.4cu m)**
- ☒ Storage structures (at site entrance) covering an area of **109.6sq m (289.4cu m)**

7.6.4 In addition to the above buildings the site also comprises of a sand paddock which measures 18m x 33m and an extensive area of hardstanding however these do not have a volumetric impact on the openness of the Green Belt and therefore cannot be considered in the 'trade-off' for proposed built structures.

7.6.5 A further polytunnel (in agricultural use), storage containers and horse trailers are present to the north of the two B2/B8 Use polytunnels. However, given their agricultural use and them being outside of the defined application site they cannot be considered in the 'trade-off' for proposed built structures.

7.6.6 The total footprint of built development on the application site that has a volumetric impact on the openness of the Green Belt is 631.1sq m with a total volume of 1854.3cu m.

7.6.7 Currently there is little to no landscaped or grassed areas within the site.

7.6.8 The proposed development comprising of the following:

- ☒ A detached two-storey dwelling covering an area of **134.6sq m (840cu m)**
- ☒ A detached double garage covering an area of **37.3sq m (126.5cu m)**
- ☒ A detached stable block/workshop covering an area of **183.4sq m (597.4cu m)**
- ☒ A detached cattery building covering an area of **125.1sq m (550.4cu m)**

7.6.9 The total footprint of proposed built development is 480.4sq m with a total volume of 2,114.3cu m.

7.6.10 The proposed development therefore result in a 7% decrease in the overall footprint of built development (514.3sq m existing / 480.4sq m proposed) and a 14% increase in the overall volume of built development. Whilst the proposal is for a mixed used site, the resulting total increase in overall volume is below the 'up to 30%' increase replacement development volume that the Rural Development SPD confirms as acceptable for new dwellings. In this regard, the proposed development is policy compliant.

7.6.11 Furthermore, whilst the proposed development would result in an increase in built development volume, the proposal would result in the removal of a number of cars and vans (approximately 10) that are used in connection with the businesses that operate within the two polytunnels as well as 2100sq m of hardstanding returned to grass and soft landscaping.

7.6.12 Given the visual improvement to the site that the proposed development would result in and the proposed development not having a materially greater impact on the openness of the Green Belt, the proposed development accords with criterion vi) within Paragraph 89 of the NPPF and criterion f) of Policy G1 of the South Ribble Local Plan 2012-2026.

7.7 Character / Appearance

7.7.1 Policy 17 of the Core Strategy and Policy G17 of the South Ribble Local Plan, sets out design criteria for new development and requires development to be well related to neighbouring buildings and the locality in terms of its size, scale and intensity (plot coverage).

7.7.2 In consideration of the above, the local distinctiveness and character of the local area have been assessed. The surrounding area is semi-rural with sporadic residential development. The design of the proposed buildings draws from the semi-rural character of the area in terms of the external materials to be used (traditional red-facing brick and stone corncing), external detailing (chimney and dovecot feature on garage) and the proposed

layout in a courtyard form. As a result, the proposed buildings on the site are not considered to be out of character with the surrounding area. The proposed development is not considered to result in the overdevelopment of the site.

7.7.3 The proposed scheme would also allow 2100sq m of hardstanding to be returned to grass and soft landscaping, resulting in a significantly greener site.

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

7.8 Relationship to Neighbours

7.8.1 A splayed distance of 65m would be present from the front elevation of the proposed dwelling to the front elevation of the nearest residential property at Hollins Cottage. This distance exceeds the minimum spatial separation standards and, as such, the proposed inter-relationships are considered to be acceptable and are not considered to result in undue overlooking / loss of privacy or overdominance / overshadowing. There are no properties immediately to the west, east or north of the application site.

7.8.2 A minimum distance of 105m would be present from the proposed single storey cattery building to the same nearest residential property. This distance exceeds the minimum spatial separation standards and, as such, the proposed inter-relationships are considered to be acceptable and are not considered to result in undue overlooking / loss of privacy or overdominance / overshadowing.

7.9 Highway Issues

7.9.1 The proposed use of the site as a single residential property with associated domestic stables and a cattery means that it would not be a significant traffic generator. Customers of the cattery will only likely visit the site to either drop-off or pick-up their cat/s. The proposed development would also remove existing businesses from the site and the associated traffic. County Highways have fully assessed the proposal and have raised no objections, confirming that the development should have a negligible impact on highway safety and highway capacity.

7.9.2 The proposed off-street parking for the dwelling and the cattery accords with the car parking standards contained within Appendix 4 of the South Ribble Local Plan. County Highways are satisfied with the proposed number of parking spaces and the vehicle manoeuvring areas proposed within the site.

7.10 Noise / Disturbance

7.10.1 With a minimum distance of 105m from the cattery to the nearest neighbouring property and the applicant to reside on-site, Environmental Health have raised no objections to the proposed development.

7.11 Ecology

7.11.1 The Ecology Report submitted with the planning application concluded that there was no evidence of roosting bats within any of the buildings on the site and that the site provides unfavourable terrestrial habitat great crested newts. The Council's appointed Ecology consultants have fully assessed the proposal and have raised no objections to the development subject to the imposition of a condition relating to the securing of ecological enhancement measures, namely roosting potential for bats, nesting bird protection, protection of Amphibian species and landscape planting.

8. CONCLUSION

8.1 The proposed erection of a two-storey detached dwelling with detached double garage, the erection of a single storey stable block and the erection of a single storey building to be used as a cattery following the demolition of existing buildings on the site is considered to be acceptable. The site, which comprises of a 2 polytunnels, a stable block comprising of 9

stables, storage structures, storage containers, a sand paddock and extensive area of hardstanding, constitutes a previously developed site. The proposal would provide significant visual improvements and would not having a materially greater impact on the openness of the Green Belt. There are no objections from County Highways, Environmental Health or Ecology to the proposal subject to the imposition of recommended conditions. The proposed development accords with Policies 1, 3, 4, 5, 6, 13, 17, 22 and 29 of the Core Strategy together with Policies F1, G1, G13, G14, G16 and G17 of the South Ribble Local Plan (2012-2026). The application is therefore recommended for approval subject to the imposition of conditions.

RECOMMENDATION:

Approval with Conditions.

RECOMMENDED CONDITIONS:

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

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

2. The development, hereby permitted, shall be carried out in accordance with the submitted approved plans ref 'Location Plan', 1545-PSP01A (Proposed Site Plan), 1545-PR05A (Proposed Stables), 1545-PR04B (Proposed Cattery Building), 1545-PR01A (Proposed Garage Plans), 18-001 (Proposed House Plans) and 18-002 (Proposed House Elevations).

REASON: To ensure a satisfactory standard of development in accordance with Policy 17 in the Central Lancashire Core Strategy and Policy G1 of the South Ribble Local Plan (2012-2026).

3. No work shall be commenced until satisfactory details of the colour and texture of the facing and roofing materials to be used have been submitted to and approved 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 in the Central Lancashire Core Strategy and Policy G17 in the South Ribble Local Plan (2012-2026).

4. Each dwelling is required to achieve a minimum Dwelling Emission Rate of 19% above 2013 Building Regulations.

REASON: Policy 27 of the Adopted 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 Assent it is no longer possible to set conditions with requirements above a Code Level 4 equivalent. However 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.

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

REASON: Policy 27 of the Adopted 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 Assent it is no longer possible to set conditions with requirements above a Code Level 4 equivalent. However 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 it can be assured that the design meets the required dwelling emission rate

6. 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 Adopted 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 Assent it is no longer possible to set conditions with requirements above a Code Level 4 equivalent. However 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.

7. Prior to the commencement of development, a ground level survey to include existing ground levels and existing and proposed ground and slab levels shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with this scheme.

REASON: To ensure the satisfactory appearance and drainage of the site and to accord Policy 17 of the Core Strategy

8. Prior to the commencement of development, a scheme for the provision of foul and surface water drainage shall be submitted to and be approved in writing by the Local Planning Authority. The approved scheme shall be implemented in accordance with the approved plans during the development and shall be thereafter retained and maintained for the duration of the approved use.

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

9. Prior to the commencement of development details of the landscaping of the site including, wherever possible, the retention of existing trees and hedges have been submitted to, and approved in writing by, the Local Planning Authority. The approved scheme shall be implemented in the first planting season following completion of the development, or first occupation/use, whichever is the soonest.

The approved scheme shall be maintained by the applicant or their successors in title thereafter for a period of 5 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub which is removed, becomes seriously damaged, seriously diseased or dies, by the same species or different species, and shall be agreed in writing by the Local Planning Authority. The replacement tree or shrub must be of similar size to that originally planted.

Details submitted shall be compliant with 'BS 5837 2012 - Trees in Relation to Design, Demolition and Construction - Recommendations' and shall include details of

trees and hedges to be retained or removed, root protection zones, barrier fencing, and a method statement for all works in proximity to those trees or hedges to be retained during the development and construction period. Details shall also indicate the types and numbers of trees and shrubs, their distribution on site, those areas seeded, turfed, paved or hard landscaped, including details of any changes of level or landform and the types and details of all fencing and screening.

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

10. In regards to the construction of the buildings hereby approved, no machinery shall be operated; no process shall be carried out and no deliveries taken at or dispatched from 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.

11. For the full period of construction, facilities shall be available on-site for the cleaning of the wheels of vehicles leaving the site. 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 highway safety and other highway users in accordance with Policy G17 in the South Ribble Local Plan 2012-2026

12. 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 Classes A, B and E 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 the use of the land and to prevent future damage to trees in accordance with Policy 17 in the Central Lancashire Core Strategy.

13. Prior to the first occupation of the dwelling, an electric vehicle charging point shall be provided which shall be retained for that purpose thereafter.

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.

14. Notwithstanding the provisions of the Town and Country Planning (General Development Procedure) (Amendment) (No2) (England) Order 2008, or any subsequent Orders or statutory provision re-enacting the provisions of these Orders, the garage and stables shown on the approved plans 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: - In the interests of highway safety and other highway users in accordance with Policy 3 of the Core Strategy.

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

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

16. That all trees (and other habitats including hedgerows) being retained in or adjacent to the application site shall be adequately protected for the duration of the development, including the erection of protective fencing, in accordance with BS5837, 2012 "Trees in Relation to Design, Demolition and Construction - Recommendations". No tree shall be wilfully damaged or destroyed, uprooted, felled lopped or topped during that period without the written consent of the local planning authority. Any tree removed without such consent or dying or being severely damaged or becoming diseased during that period shall be replaced with trees of such size and species as may be agreed with the local planning authority.

REASON: To prevent damage to trees during construction works in accordance with Policy 17 in the Central Lancashire Core Strategy.

17. The development shall proceed in full accordance with the recommendations detailed in Section 5 of the submitted Ecology Survey and Assessment (ref. 2016-109), including:

- o The provision of habitats for roosting bats
- o Protection of nesting birds
- o Protection of Amphibian species
- o Sensitive lighting

The scheme shall be fully implemented prior to the first use/occupation of any building hereby approved and permanently maintained thereafter.

REASON: To protect habitats of wildlife, in accordance with Policy G16 in the South Ribble Local Plan (2012-2026) and Policy 22 of the Core Strategy.

18. Once works commence on the site, should site operatives discover any adverse ground conditions and suspect it to be contaminated, they should report this to the Site Manager and the Contaminated Land Officer at South Ribble Borough Council. Works in that location should cease and the problem area roped off. A Competent Person shall be employed to undertake sampling and analysis of the suspected contaminated materials. A report which contains details of sampling methodologies and analysis results, together with remedial methodologies shall be submitted to the Local Planning Authority for approval in writing. The approved remediation scheme shall be implemented prior to further development works taking place and prior to occupation of the development.

Should no adverse ground conditions be encountered during site works and/or development, a verification statement shall be forwarded in writing to the Local Planning Authority prior to occupation of the building(s), which confirms that no adverse ground conditions were found.

REASON: To ensure that the site is suitable for its intended end use and development work will not cause pollution of ground and surface waters both on and

off site, in accordance with Policy 17 of the Central Lancashire Development Plan, Policies G14 and G17 in the South Ribble Development Plan Document, and the National Planning Policy Framework.

19. Notwithstanding the provision of the Town and County Planning (Use Classes) Order 1987 (as amended) Paragraph 3(1) or any provision equivalent to this in any statutory instrument revoking and re-enacting this Order, the use of the cattery building hereby approved shall be restricted to the use applied for unless the prior consent of the Local Planning Authority is obtained.

RE: To enable to the Local Planning Authority to retain control over the impact of the development on residential amenity and/or highway safety in accordance with Policy 17 in the Central Lancashire Core Strategy and Policy G17 in the South Ribble Local Plan (2012-2026).

20. The cattery building hereby approved shall not be open to customers outside the hours of 0800 hrs to 1800 hrs Monday to Saturday and 1000 hrs to 1600 hrs on Sunday, Bank or Public Holidays unless otherwise agreed in writing with the Local Planning Authority.

RE: In the interests of the amenity of nearby residential properties in accordance with Policy 17 in the Central Lancashire Core Strategy.

21. The off-street parking arrangements details on approved 'Proposed Site Plan' ref. 1545-PSP01A shall be made available to customers at all times whilst the cattery is open to customers and during waste collections.

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

22. The cattery building hereby approved shall not be brought into use until a strategy for the storage of refuse and waste materials have been submitted to and approved by the Local Planning Authority. The development should operate in accordance with the approved strategy thereafter unless otherwise agreed in writing with the Local Planning Authority.

REASON: To safeguard the character and visual appearance of the area and to safeguard the living conditions of any nearby residents particularly with regard to odours and/or disturbance in accordance with Policy 27 in the Central Lancashire Core Strategy and Policy G17 in the South Ribble Local Plan (2012 - 2026).

23. Prior to the construction of the stables hereby approved a scheme for the collection, containment and removal of animal effluent shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be constructed and completed, in accordance with approved plans and shall be put into practice and adhered to thereafter.

REASON: In the interests of amenity of neighbouring residents and to prevent pollution of the water environment in accordance with Policies 17 and 29 of the Core Strategy.

24. The application site shall be maintained clear of vermin for the duration of the approved use. All equine animal feed that is stored on site shall be contained in rodent proof receptacles.

REASON: To safeguard and protect the environmental and the living conditions of nearby residents in accordance with Policy 17 of the Core Strategy.

25. That notwithstanding the Provision of the Town and Country Planning (Use Classes) Order 1987 Paragraph 3(1) or any provision equivalent to this in any statutory instrument revoking and re-enacting this Order, the use of the stables shall be restricted to domestic use as applied for unless the prior consent of the Local Planning Authority is obtained. Commercial livery, commercial use of the land and buildings or other such use is prohibited.

REASON: So that the Local Planning Authority can retain control over the impact of the development on residential amenity and/or highway safety in accordance with Policy 17 of the Core Strategy and Policy G17 of the South Ribble Local Plan (2012-2026).

26. That full details of any external lighting shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The scheme shall be implemented in accordance with the approved details unless otherwise agreed in writing with the Local Planning Authority.

REASON: In the interests of the amenity of neighbouring residential properties so as to accord with Policy 17 of the Core Strategy and Policy G17 of the South Ribble Local Plan (2012-2026).

RELEVANT POLICY

- 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)**
- 13 Rural Economy (Core Strategy Policy)**
- 17 Design of New Buildings (Core Strategy Policy)**
- 22 Biodiversity and Geodiversity (Core Strategy Policy)**
- 29 Water Management (Core Strategy Policy)**

POLF1 Car Parking

- POLG1 Green Belt**
 - POLG13 Trees, Woodlands and Development**
 - POLG14 Unstable or Contaminated Land**
 - POLG16 Biodiversity and Nature Conservation**
 - POLG17 Design Criteria for New Development**
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