

DEVELOPMENT CONTROL COMMITTEE

TUESDAY, 21ST APRIL 2015, 6.30 PM

COUNCIL CHAMBER, TOWN HALL, CHORLEY

I am now able to enclose, for consideration at the above meeting of the Development Control Committee, the following reports that were unavailable when the agenda was published.

Agenda No	Item	
3G	14/01218/REMAJ - GOODYEAR BUSINESS PARK, GORSEY LANE, MAWDESLEY, ORMSKIRK	(Pages 63 - 76)
3H	15/00141/FUL - WOODS FOLD SAW MILL, DOLE LANE, ABBEY VILLAGE	(Pages 77 - 86)

GARY HALL
CHIEF EXECUTIVE

Electronic agendas sent to Members of the Development Control Committee

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Item 3G	14/01218/REMMAJ
Case Officer	Adele Hayes
Ward	Mawdesley
Proposal	Reserved matters application pursuant to outline planning permission 14/00022/OUTMAJ for the erection of 56 no. dwellings and a scout hut with associated parking. Layout, scale, appearance and landscaping to be considered.
Location	Goodyear Business Park, Gorsey Lane, Mawdesley
Applicant	Bloor Homes North West
Consultation expiry:	24 February 2015
Decision due by:	20 April 2014

Recommendation

It is recommended that the application is approved.

Proposal

1. The application site is located within the defined settlement boundary of Mawdesley. It is bound, in broad terms, by properties along Gorse Lane to the south, a mix of commercial, industrial and residential properties along New Street to the west, an agricultural/wooded area also within the settlement boundary to the north and industrial premises and Green Belt agricultural land to the east.
2. The application site is essentially flat, with some undulations and there is a small pond to the rear of the existing premises occupied by Goodyear Furniture. There are mature trees and shrubs adjoining the field boundaries and there are woodland copses beyond the north and east boundaries.
3. The primary access to the site is from Gorse Lane. A secondary access is also available from New Street, and this will continue to serve the remaining section of Goodyear Business Park as it does currently.
4. This application seeks reserved matters approval for a residential development comprising 56 dwellings, of which 21 are proposed to be affordable and a community building pursuant to outline permission ref: 14/00022/OUTMAJ.
5. Consent is sought for details of layout, scale, appearance and landscaping of the development. Details relating to means of access into the site from Gorse Lane approved at the outline stage.
6. The proposed development is subject to a number of conditions attached to the outline permission and a separate S106 Obligation.

Representations

7. The application has been publicised by way of individual letters and site notices have been displayed. A press notice has also been published. As a result of this publicity 8no. representations have been received citing the following grounds of objection:

Principle of Development

- The proposed development will harm the rural character of Mawdesley which is an award winning village.
- There is no need for additional housing and the character of village will be transformed
- The submitted plans do not accurately show adjoining properties.
- The Ordnance Survey map is out of date and does not reflect the distribution of land peripheral to the site.
- The application papers are lacking in detail.

Design

- The condensed position of the smaller housing units in one corner of the site seems poor.
- No detail regarding how services to the site will be effected, or how surface water will be dealt with dealt, with have been submitted.
- The height and design of the boundary treatment is not clear.

Highway safety

- Mawdesley is a small village with the roads already at capacity.
- The increased traffic arising from the development will pose a risk to pedestrians and cyclists.

Infrastructure

- The village has few facilities and the infrastructure would need improving prior to a population increase of possibly several hundred residents.

Flooding

- The proposed housing would increase the risk of flooding.

Housing

- Affordable housing in the village is not a right.

Community Building

- Mawdesley does not require a further “Communal Hall” and there are already adequate facilities in the village.

Representations

8. Mawdesley Parish Council – no comments have been received
9. LCC Highways – Comment that the proposed layout is acceptable. Conditions and advice notes are recommended.
10. LCC Flood Risk Management – comment that Condition 11 of the Outline Planning Permission states that development should not take place until a surface water drainage scheme for the site has been submitted and approved. The Flood Risk Management Team at Lancashire County Council is currently working with the Parish Council in Mawdesley on a potential scheme to repair or replace a culvert in the village. It is understood that surface water drainage from the site will discharge to a watercourse before it enters the culvert which is currently being assessed for a potential improvement scheme. The Lead Local Flood Authority has requested that they be consulted upon the submission of the proposed drainage strategy for the site in relation to condition 11.
11. Environment Agency - Have reviewed the details as submitted and have confirmed that they have no further comments to add to their previous response (dated 23 June 2014) to the outline application 14/00022/OUTMAJ.
12. For information, a Flood Risk Assessment (FRA) was submitted as part of the outline application. The Environment Agency confirmed at that time that they are satisfied that the proposed development would be safe and that it would not be at an unacceptable risk of flooding or exacerbate flood risk elsewhere, provided that any subsequent development proceeds in accordance with the recommendations of the FRA. In addition the Environment Agency confirmed that they support the proposed enhancement, management and mitigation for habitats and protected species.
13. United Utilities - Have raised no objections

Assessment

Principle of the development

14. The principle of redeveloping the site with housing was originally established as being acceptable by the grant of outline planning permission in 2014.

15. The acceptability of the principle of development has been established and this application is for the consideration of matters reserved for subsequent approval.

Design and character of the development

16. The applicant submitted a detailed Design and Access Statement at outline stage which demonstrated an understanding of the site, its context and has proposed a layout which responds to the character of Mawdesley and the site.
17. The proposed scheme is considered appropriate in respect of its layout having regard to the character of its surroundings and accords with the approved principles established by the outline planning permission.
18. Opportunities to enhance the setting of the site have been taken with the creation of a wildlife/open space area in the south east corner that was originally indicated on the masterplan.
19. There are residential properties immediately adjoining the site to the south. The proposed layout of both the dwellings and the community building has considered the relationship the new development will have with the existing properties.
20. The proposed development will provide 56no. dwellings with an overall site density of approximately 27 dwellings per hectare [dph]. Existing development within Mawdesley and which forms the context of the application site is built at a similar density. The proposed density level also enables the enhancement of a wildlife area. It is considered in this instance that the proposed density will make efficient and effective use of the land whilst reflecting the density of the surrounding development.
21. There will be a mixture of dwelling types and sizes ranging from 1 bedroom apartments to 5 bedroom family homes. 21 units are proposed to be affordable dwellings and this will meet the requirements of the outline planning permission and address the identified housing needs in the area in terms of both tenure and size. They will be located in two specific character areas.
22. The following mix of units is proposed:
 - 4 x 1 bedroom affordable units
 - 11 x 2 bedroom affordable units
 - 6 x 3 bedroom affordable units

 - 1 x 3 bedroom market unit
 - 18 x 4 bedroom market units
 - 16 x 5 bedroom market units
23. The proposed housing mix is considered to represent a good mix of dwelling sizes. The general design principle for the proposed housing incorporates a perimeter block layout with strong street frontages and secure defensible rear gardens. The individual house types, which comprise a mix of detached, semi- detached, terraced and apartments will be 2 or 2.5 storeys in height.
24. The proposed community building will be single storey.
25. It is considered that the proposed scheme develops a legible environment with attractive streets and pedestrian routes which provide good connectivity across the site.
26. Landscaping and open space associated with the development will provide amenity, biodiversity and sustainability benefits.
27. A Flood Risk Assessment (FRA) prepared by Betts Associates Ltd (Ref: BLH02_FRA, Rev 3.1) was submitted as part of the outline application. The Environment Agency confirmed that they had reviewed the report and confirmed that they are satisfied that the

proposed development would be safe and that it would not be at an unacceptable risk of flooding or exacerbate flood risk elsewhere, provided that any subsequent development proceeds in accordance with the recommendations of the FRA.

28. One of the conditions of the outline planning permission states that development should not take place until a surface water drainage scheme for the site has been submitted and approved. The Flood Risk Management Team at Lancashire County Council is currently working with the Parish Council in Mawdesley on a potential scheme to repair or replace a culvert in the village.
29. Whilst some hedgerow and tree removal is necessary to facilitate the development, compensatory planting with the use of native species is proposed.
30. The proposed site layout takes account of habitat connectivity and green infrastructure through the site and between the site and the wider area. The proposed fence designs should ensure environmental permeability and connectivity for wildlife.
31. The existing permanent pond will be retained and enhanced by the application of appropriate management.

Impact on neighbours

32. There is a sufficient degree of separation between the existing dwellings and the proposed houses to ensure that the Council's spacing standards are met. As such it is considered that the proposal will not result in any loss of amenity for existing residents and the future residents within the development.
33. The properties along Gorse Lane have the closest relationship with the site. At present the existing Goodyear Furniture Centre and Business Park buildings run along the entire southern boundary and are of a considerable height and massing. The proposals will significantly reduce the dominant impact these buildings currently have upon the properties along Gorse Lane and so will result in a significant improvement from a visual perspective as the built form along this boundary will be significantly reduced.

Traffic and Transport

34. The acceptability of the principle of the site access was established by the grant of outline planning permission. This is a reserved matters application that seeks approval for the outstanding details.
35. The layout has been well considered as the carriageways, footways, junctions, relate well with the buildings and the general surroundings. The proposed development is permeable internally and the main pedestrian/cyclist routes accommodated on-street.
36. 16no. spaces will be provided for users of the community building.
37. All the residential properties meet the Council's parking standards. The majority of the spaces will be provided in the curtilages of the properties. On the higher density part of the site, not all spaces are provided in driveways as some will be located on a parking court.
38. This approach, with a mixture of dedicated and non-dedicated spaces, is supported by Manual for Streets which states a combination of on-plot, off-plot and on-street parking will often be appropriate. LCC Highways have not objected to the proposal on these grounds. The more flexible the use of parking spaces, the more efficient the use of space is. In this case it is also considered that communal parking for residents and visitors is therefore considered acceptable.

Other Issues

39. As this is a reserved matters application pursuant to an outline permission, it is only matters of layout, scale, appearance and landscaping that are for consideration at this stage. Many of the issues raised by objectors have already been considered at the outline stage or will be considered as part of conditions associated legal agreement. These must not therefore be repeated as part of this application.
40. The applicant will also be required to discharge conditions placed on the outline permission which requires a number of issues to be approved by the Council, including surface water drainage details and foul water drainage details.

Conclusion

41. The reserved matters details are considered acceptable and the application is recommended for approval. The applicant is bound by the conditions placed on the outline permission and the legal agreement that was submitted at that time.

Planning Policies

In accordance with s.38 (6) Planning and Compulsory Purchase Act (2004), the application is to be determined in accordance with the development plan (the Central Lancashire Core Strategy, the Adopted Chorley Borough Local Plan Review 2003 and adopted Supplementary Planning Guidance), unless material considerations indicate otherwise. Consideration of the proposals has had regard to guidance contained with the National Planning Policy Framework (the Framework), the development plan and the emerging Local Plan 2012-2026. The specific policies/ guidance considerations are contained within the body of the report and for convenience are also detailed below.

Chorley Borough Local Plan

The Chorley Local Plan Review was adopted in August 2003. It was saved in September 2007

The relevant saved Local Plan policies are:

- GN4: Settlement Policy- Other Rural Settlements
- GN5: Building Design & Retaining Existing Landscape Features.
- DC1: Development in the Green belt
- DC6: Major Developed Sites in the Green Belt
- EP4- Species Protection
- EP9- Trees and Woodland
- EP20- Noise
- HS4- Design and Layout of Residential Developments
- HS21- Playing Space Requirements
- TR1- Major Development – Tests for Accessibility & Sustainability
- TR4- Highway Development Control Criteria
- TR18: Provision for Pedestrians and Cyclists in New Development

Central Lancashire Core Strategy (adopted July 2012)

Policies to be given weight are:

- Policy MP
- Policy 1 Locating Growth
- Policy 4 Housing Delivery
- Policy 5 Housing Density
- Policy 7 Affordable Housing
- Policy 10 Employment Premises and Sites
- Policy 17 Design of new buildings
- Policy 21 Landscape Character Areas
- Policy 22 Biodiversity and Geodiversity
- Policy 25 Community Facilities
- Policy 27 Sustainable Resources & New Developments

Supplementary Planning Guidance

- The Central Lancashire Supplementary Planning Document Design Guide (adopted October 2012) is relevant as it aims to encourage high quality design of places, buildings and landscapes in the Borough.
- The Central Lancashire Supplementary Planning Document- Affordable Housing (adopted October 2012)
- Open Space and Playing Pitch Supplementary Planning Document

Emerging Local Plan

Chorley Local Plan 2012 - 2026

Relevant Policies are:

- Policy V1 : Model Policy
- Policy V2 Settlement Areas – development in settlements. The site is within the settlement of Mawdesley. The policy says there is a presumption in favour of appropriate sustainable development, subject to material planning considerations and other policies and proposals within the plan. In order to protect the character of the local area, it is important that new development respects local distinctiveness and does not adversely affect existing open spaces.
- Policy ST1 New provision or improvement of footpaths, cycleways, bridleways and their associated facilities in existing networks and new development
- Policy ST4 Car Parking Standards – proposals will need to make parking provision in accordance with the standards set out in Appendix D
- Policy HS4A Open Space requirements in new developments
- Policy HS4B Playing pitch requirements in new housing developments
- EP1 Employment Site Allocations – EP1.17 Rear of New Street , Mawdesley
- Policy EP9 : Development in Edge – of Centre and Out of Centre Locations
- BNE1 Design Criteria for New Development.
- BNE9 – Biodiversity and Nature Conservation
- BNE10 – Trees
- BNE11- Species Protection

Planning History

Reference	Description	Decision
14/00022/OUTMAJ	Outline application for the means of access to a mixed use development comprising up to 56 residential units, a community building with car park and public open space and change of use from B1 (office) / B8 (storage) use to a retail showroom	Approved: 22.04.2014
02/01209/FUL	Change of Use from storage space to offices with alterations to elevations	Approved: 03.02.2003
00/00859/COU	Change of use of mixed use building to Class B1 (office/light industrial) use	Approved: 14.02.2001
98/00839/FUL	Provision of new windows at first floor level	Refused: 10.03.1999
92/00700/FUL	Vehicular and pedestrian access	Refused: 30.03.1993
90/00709/COU	Change of use from storage to light industrial (Unit 2)	Approved: 18.12.1990
87/00278/FUL	Erection of office storage and display building (Unit 11)	Approved: 15.06.1987
82/00449/FUL	Change of use from basketware store to joiners workshop (Unit 11)	Approved: 24.08.1982
77/01098/OUT	Outline application for single storey storage building	Approved: 11.04.1978
76/00594/FUL	2 storey workshop	Approved: 05.10.1976

76/00073/FUL	Two storey warehouse/workshop, and alterations to existing shop/offices	Approved: 05.04.1976
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The following conditions are suggested:

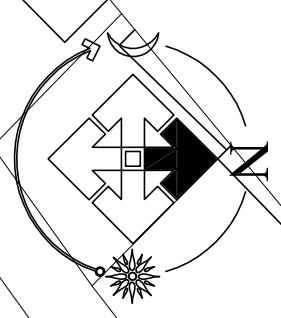
No.	Condition																																													
1.	<p>The Development shall only be carried out in accordance with the approved plans, except as may otherwise be specifically required by any other condition of the outline planning permission or this approval of reserved matters.</p> <p><i>Reason: To define the permission and in the interests of the proper development of the site.</i></p>																																													
2.	<p>The proposed development must be begun not later than two years from the date of this permission.</p> <p><i>Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.</i></p>																																													
3.	<p>The approved plans are:</p> <table border="1"> <thead> <tr> <th>Plan reference number:</th> <th>Title:</th> <th>Date received:</th> </tr> </thead> <tbody> <tr> <td>NW005-SL-010</td> <td>Site layout and FFL</td> <td>24 November 2014</td> </tr> <tr> <td>NW005-SL-001B</td> <td>Site layout</td> <td>14 April 2014</td> </tr> <tr> <td>W10006-PD-039 Rev.A</td> <td>Streetscenes</td> <td>24 November 2014</td> </tr> <tr> <td>YOR.2445_001</td> <td>Soft Landscape Proposals</td> <td>3 March 2015</td> </tr> <tr> <td>NW005-SL-004</td> <td>Means of Enclosure</td> <td>19 February 2015</td> </tr> <tr> <td>001_01</td> <td>1.8M Close Board Timber Fence</td> <td>19 February 2015</td> </tr> <tr> <td>001_04</td> <td>1.8M Overlap Timber Panel Fence</td> <td>19 February 2015</td> </tr> <tr> <td>001_23</td> <td>0.45M Timber Knee Rail Fence</td> <td>19 February 2015</td> </tr> <tr> <td>001_06</td> <td>1.2M Timber Post & Rail Fence</td> <td>19 February 2015</td> </tr> <tr> <td>N/A</td> <td>Technical Information – Green Screens</td> <td>19 February 2015</td> </tr> <tr> <td>NW005-PD-101</td> <td>Scout hut – Planning Drawing</td> <td>14 April 2015</td> </tr> <tr> <td>Scout Hut</td> <td>Floor plans and elevations</td> <td>14 April 2015</td> </tr> <tr> <td>WI0006-PD-001 Rev A</td> <td>Floor plans Plots 1, 15 and 21</td> <td>24 November 2014</td> </tr> <tr> <td>WI0006-PD-002 Rev A</td> <td>Elevations Plots 1, 15 and 21</td> <td>24 November 2014</td> </tr> </tbody> </table>	Plan reference number:	Title:	Date received:	NW005-SL-010	Site layout and FFL	24 November 2014	NW005-SL-001B	Site layout	14 April 2014	W10006-PD-039 Rev.A	Streetscenes	24 November 2014	YOR.2445_001	Soft Landscape Proposals	3 March 2015	NW005-SL-004	Means of Enclosure	19 February 2015	001_01	1.8M Close Board Timber Fence	19 February 2015	001_04	1.8M Overlap Timber Panel Fence	19 February 2015	001_23	0.45M Timber Knee Rail Fence	19 February 2015	001_06	1.2M Timber Post & Rail Fence	19 February 2015	N/A	Technical Information – Green Screens	19 February 2015	NW005-PD-101	Scout hut – Planning Drawing	14 April 2015	Scout Hut	Floor plans and elevations	14 April 2015	WI0006-PD-001 Rev A	Floor plans Plots 1, 15 and 21	24 November 2014	WI0006-PD-002 Rev A	Elevations Plots 1, 15 and 21	24 November 2014
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WI0006-PD-004 Rev A	Floor plans and elevations Plots 7	24 November 2014
WI0006-PD-005 Rev A	Floor plans and elevations Plots 6 and 8	24 November 2014
WI0006-PD-006 Rev A	Floor plans Plots 3 and 53	24 November 2014
WI0006-PD-007 Rev A	Elevations Plots 3 and 53	24 November 2014
WI0006-PD-008 Rev A	Floor plans Plots 44 and 52	24 November 2014
WI0006-PD-009 Rev A	Elevations Plots 44 and 52	24 November 2014
WI0006-PD-010 Rev A	Floor plans and elevations Plots 16, 17 and 20	24 November 2014
WI0006-PD-013 Rev A	Floor plans Plots 47	24 November 2014
WI0006-PD-014 Rev A	Elevations Plots 47	24 November 2014
WI0006-PD-015 Rev A	Floor plans Plots 18, 43, 54, 42, and 56	24 November 2014
WI0006-PD-016 Rev A	Elevations Plots 18, 43, 54, 42, and 56	24 November 2014
WI0006-PD-017 Rev A	Floor plans Plots 5 and 45	24 November 2014
WI0006-PD-018 Rev A	Elevations Plots 5 and 45	24 November 2014
WI0006-PD-021 Rev A	Floor plans Plots 4, 19, 40, 46, and 48	24 November 2014
WI0006-PD-022 Rev A	Elevations Plots 4, 19, 40, 46, and 48	24 November 2014
WI0006-PD-023 Rev A	Floor plans Plots 50 and 2	24 November 2014
WI0006-PD-024 Rev A	Elevations Plots 50 and 2	24 November 2014
WI0006-PD-025	Floor plans and elevations Plots 37 - 38	24 November 2014
WI0006-PD-026	Floor plans and elevations Plots 13 - 14	24 November 2014
WI0006-PD-027	Floor plans and elevations Plots 22 - 23	24 November 2014
WI0006-PD-028	Floor plans and elevations Plots 11 - 12	24 November 2014
WI0006-PD-029	Floor plans Plots 33 - 36	24 November 2014
WI0006-PD-030	Elevations Plots 33 - 36	24 November 2014
WI0006-PD-031	Floor plans Plots 30 - 32	24 November 2014
WI0006-PD-032	Elevations Plots 30 - 32	24 November 2014
WI0006-PD-033	Ground floor plan	24 November 2014

		Plots 24 - 29	
	WI0006-PD-034	First floor plan Plots 24 - 29	24 November 2014
	WI0006-PD-035	Elevations Plots 24 - 29	24 November 2014
	WI0006-PD-036	Elevations Plots 24 - 29	24 November 2014
	WI0006-PD-037	Floor plans and elevations Single and Double Garage	24 November 2014
	WI0006-PD-040	Floor plans and elevations Plot 10	24 November 2014
	WI0006-PD-041	Floor plans and elevations Plot 9	24 November 2014
	WI0006-PD-042	Floor plans Plot 49	24 November 2014
	WI0006-PD-043	Elevations Plot 49	24 November 2014
	WI0006-PD-044	Floor plans Plots 55 and 41	24 November 2014
	WI0006-PD-045	Elevations Plots 55 and 41	24 November 2014
	WI0006-PD-046	Floor plans Plot 51	24 November 2014
	WI0006-PD-047	Elevations Plot 51	24 November 2014
	WI0006-PD-048	Floor plans Plot 39	24 November 2014
	WI0006-PD-049	Elevations Plot 39	24 November 2014
	XLG01(SR)01A	Garage with annex	14 April 2015
	G01(SGR)01 Rev D	Single garage Side Gable Version	14 April 2015
	<i>Reason: To define the permission and in the interests of the proper development of the site.</i>		
4.	No dwelling shall be occupied until all fences and walls shown in the approved details to bound its plot, have been erected in conformity with the approved details. Other fences and walls shown in the approved details shall have been erected in conformity with the approved details prior to substantial completion of the development. <i>Reason: To ensure a visually satisfactory form of development and to provide reasonable standards of privacy to residents.</i>		
5.	The development hereby permitted shall only be carried out in conformity with the proposed ground and building slab levels shown on the approved plans. <i>Reason: To protect the appearance of the locality and in the interests of the amenities of local residents.</i>		
6.	All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of any dwellings or the completion of the development within the relevant Phase, whichever is the earlier, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.		

	<p><i>Reason: In the interest of the appearance of the locality.</i></p>
<p>7.</p>	<p>The car parking spaces for each dwelling shall be surfaced or paved, drained and marked out all in accordance with the approved plan before it is first occupied. The car park and vehicle manoeuvring areas shall not thereafter be used for any purpose other than the parking of and manoeuvring of vehicles.</p> <p><i>Reason: To ensure adequate on site provision of car parking and manoeuvring areas.</i></p>
<p>8.</p>	<p>The detached and integral garages hereby approved shall be kept freely available for the parking of cars and no works, whether or not permitted by the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or any order amending or revoking and re-enacting that order, shall be undertaken to alter or convert the space into living or other accommodation.</p> <p><i>Reason: To ensure adequate garaging/off street parking provision is made/maintained and thereby avoid hazards and nuisance caused by on-street parking.</i></p>

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gorsey lane, mawdesley

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH SEPARATE GROUP / SITE SPECIFIC CONSTRUCTION NOTES AND MATERIALS SPECIFICATION.

LEGEND

INDICATES FINISHED FLOOR LEVEL

Revision:

Job: Gorsey Lane, Mawdesley

Title: SITE LAYOUT + FFL

Scale:	1:500	Drawn:	AMD
Date:	AUG 2014	Checked:	

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Drawing No. NW005-SL-010

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Item 3h **15/00141/FUL**

Case Officer **Ian Heywood**

Ward **Wheelton and Withnell**

Proposal **Erection of new building to house timber drying equipment.**

Location **Woods Fold Saw Mill
Dole Lane
Abbey Village**

Applicant **Derek Fox & Son (Timber) Ltd**

Consultation expiry: **31 March 2015**

Decision due by: **24 April 2015**

Recommendation **Permit Full Planning Permission**

Executive Summary

The main issues to consider are whether the proposals accord with the policies contained within the current and emerging Local plan. For the reasons set out below it is considered that the proposals are consistent with the aims of the development plan and the Framework and represent a sustainable form of development within the Parish of Withnell.

Representations

<p>Councillor Margaret France: Objects to the proposed development on the following grounds:</p> <ul style="list-style-type: none"> • Inappropriate development in the Green Belt • Noise and emissions • Traffic
<p>Withnell Parish Council: No comments have been received.</p>
<p>In total four representations have been received which are summarised below</p>
<p>Objection</p>
<p>Total No. received: 4</p> <ul style="list-style-type: none"> • Additional Noise • Additional emissions • Inappropriate development in the Green Belt – harm to the openness • Increased traffic
<p>Support</p> <p>Total No. received: Nil</p>

Consultees

Consultee	Summary of Comments received
Chorley Council Environmental Health Officer	No objections
Chorley Council Waste and Contaminated Land Officer	No objections
Lancashire County Council Public Rights of Way Officer	No comments have been received.

Policy Position with regard to the emerging Chorley Local Plan 2012 – 2026

1. The Inspector has issued her Partial Report on her findings into the soundness of the Chorley Local Plan which is a material consideration in the consideration of any planning application.
2. In summary, the plan is considered to be legally compliant. In relation to soundness, the plan is considered sound, with the exception of matters relating to Gypsies & Travellers.
3. Paragraph 18 of the Partial Report states: *“For the avoidance of doubt, the Plan may not be adopted until it has been changed in accordance with all of the main modifications set out in the Appendix to this partial report and any which may be specified in the Appendix of my forthcoming supplementary report. However, because of the very advanced stage in the examination process that the main modifications set out in the attached Appendix have reached, significant weight should be attached to all policies and proposals of the Plan that are amended accordingly, where necessary, except for matters relating to Gypsies and Travellers.”*
4. The Council accepted the Inspectors modifications for Development Control purposes at its Executive Committee on 21st November 2013 and as such the policies referred to below can be afforded significant weight.

Description of the site

5. The site is an established forestry processing and saw mill site adjacent to a former quarry, within the Green Belt to the south west of Abbey Village. This is an elevated site that is, to some extent, screened by a stand of trees and a 2.5 metre (approximately) close-boarded fence to the northern side. It is to this side of the site that neighbouring properties are located, Barons Fold Farm, which is approximately 100 metres to the north west and Gladstone Terrace, which is approximately 200 metres to the north of the site. Sectional drawings submitted by the agent show the relationship between these properties and the site.
6. The location for the proposed building is currently covered by an expansive area of concrete hard standing and is currently used for the storage of timber. A 1.8 metre steel post and concrete railway sleeper wall/fence lines the southern site boundary where it abuts Twist Moor Lane. The former quarry, which is also currently used for the storage of timber, is located to the south of Twist Moor Lane, which it is to the south of the site.
7. Immediately to the north of the location for the proposed building is an existing steel portal framed, agricultural style, building similar in appearance to that proposed.
8. A public footpath, no. 49, runs along the length of Twist Moor Lane.

AssessmentPrinciple of the Development

9. Pertinent Policies are: Adopted Chorley local Plan Review (2003), Policy DC1. Also of relevance is the Framework (National Planning Policy Framework) Section 9.
10. The aforementioned policies seek to protect the Green Belt from inappropriate and unsympathetic development. Paragraph 87 of the Framework states that, '*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.*'
11. Paragraph 88 continues, '*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.*'
12. Paragraph 89 of the Framework states that, '*A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are: (first bullet point) buildings for agriculture and forestry.*'
13. In this case the agent asserts that the development is directly connected to forestry in the same way that a dairy attached to a dairy farm is directly associated with agriculture.
14. The 'Very Special Circumstances' put forward are that the proposed development is not only directly associated with forestry, but also that it is merely an extension of operations that are currently performed on the site. It is argued that the processing of saw mill waste product on site rather than transporting it elsewhere is a considerable enhancement to the sustainability of the operation overall.
15. Forestry is defined as the growing of trees for timber production and includes the felling and processing of trees into a raw state usually within close proximity to where it has been grown, but does not include the manufacture of finished products. In this situation it is considered that the proposed development cannot therefore be considered as an extension of a forestry operation and that therefore it falls to be considered as inappropriate development within the Green Belt.
16. However the site is considered to be previously developed land and to that end the proposed development is directly related to the existing use of the site – processing of timber, for which a certificate of lawful use was issued in 2005.
17. Whilst extensions to buildings within the Green Belt can be considered to be not inappropriate, in this case the proposal consists of an entirely new building. Nevertheless the new building is to be located close to an existing structure that is of a similar type and volume such that the overall impact on the openness of the Green Belt is considered to be not greater than is currently the case.
18. The very special circumstances in this case are therefore that firstly the proposal is an extension to existing activity undertaken on the site, an activity that will secure and possibly enhance current employment levels within the area. Secondly that the proposal is considered to be a sustainable form of development, that will enhance the sustainability of the site operations overall. Suitably worded conditions would secure the use of the building and see its removal in the event that the permitted use were to cease within a given time period from the grant of permission – usually ten years.
19. In terms of 'other harm' the application must also be considered in terms of the potential impact upon the openness of the Green Belt. In this case the proposed building is located within an established site complex of buildings and areas of hard standing, in other words it is within an existing area of built development. The site also has an existing, strong boundary treatment including close-boarded fencing and trees. It is suggested that strengthening the existing planting to the northern fringe of the site will ultimately result in a development that is almost entirely screened from view. A suitably worded condition would secure this. Consequently it is considered that no 'other harm' will be caused to the Green Belt by the proposed development.
20. Overall it is considered that very special circumstances have been demonstrated in

this case and that any potential impact upon the Green Belt is acceptable, and that with suitable mitigation (planting) will maintain or enhance the current position. It is therefore considered that the aforementioned policy requirements, as related to the Green Belt, have been met.

Impact on the amenity of neighbours

21. Pertinent Policies are: Emerging Chorley Local Plan 2012 – 2026, Policy BNE1. This policy, amongst other things, suggests that any proposed development should not have an unacceptable impact upon the amenity currently enjoyed by neighbouring properties.
22. The nearest neighbouring residential property is located at Barons Fold Farm which is situated approximately 100 metres north west of the site and which is largely screened by trees. Other neighbouring properties are situated at Gladstone Terrace which is located approximately 200 metres north of the site.
23. Chorley Council's Environmental Health Officer has examined the application and considers that emissions in terms of noise are acceptable and are well below tolerance levels.
24. The information supplied with the application with regard to other emissions such as smoke suggests that these are negligible. The specially designed and controlled boiler burns dried timber products, produced on site, in such a way that smoke emissions and smells produced are minimal. Such emissions are a condition to the government grant that the applicant will be applying for and cover a period of twenty years from implementation. Emissions therefore are strictly controlled.
25. Whilst the application site is elevated in relation to the neighbouring properties there is an existing fence and line of tree planting that lies between them. A suitably worded condition will require the strengthening of this planting to, in time, further screen the site from the surrounding area. Site section drawings show that overall the impact on views from neighbouring properties will not be materially altered as a consequence of the proposed development.
26. It is therefore considered that the proposed development will not have a material impact upon the amenity currently enjoyed by the neighbours to the site.

Highway Safety and Parking

27. Pertinent Policies are: Adopted Chorley Borough Local Plan Review (2003), Policy TR4; Emerging Chorley Local Plan 2012 – 2026, Policy ST4.
28. A key point made by the agent is that the proposed development will result in a reduced number of vehicle movements to and from the site. Currently waste material is removed from the site by HGV to other sites around the country. The proposed development will eliminate the need for these movements and will replace them with a reduced number of movements of finished products that can be coincided with current vehicle journeys. Thus overall the number of vehicle movements will be reduced.
29. The proposed development is therefore considered to accord with the aforementioned policies.

Public Right of Way

30. Pertinent Policies are: Adopted Chorley Borough Local Plan Review (2003), Policy LT10; Adopted Central Lancashire Core Strategy (2012), Policy 24; Emerging Chorley Local Plan 2012 – 2026, Policy ST1. The proposed development does not block or require the diversion of any of the public footpaths that intersect with the site. However a suitably worded informative will appraise the applicant of their legal obligations with this regard. The existing public footpath network will therefore be retained.
31. The proposed development is therefore considered to accord with the aforementioned policies.

Overall Conclusion

32. The application falls to be considered as appropriate development in the Green Belt. It is considered that it will result in no material impact upon the amenity of neighbours and accords with local and national policy in terms of highways. Consequently the application is

recommended for approval.

Planning Policies

33. In accordance with s.38 (6) Planning and Compulsory Purchase Act (2004), the application is to be determined in accordance with the development plan (the Central Lancashire Core Strategy, the Adopted Chorley Borough Local Plan Review 2003 and adopted Supplementary Planning Guidance), unless material considerations indicate otherwise. Consideration of the proposals has had regard to guidance contained with the National Planning Policy Framework (the Framework), the development plan and the emerging Local Plan 2012-2026. The specific policies/ guidance considerations are contained within the body of the report.

Planning History

Ref: 05/00574/CLEUD **Decision:** PEREUD **Decision Date:** 16 September 2005

Description: Application for Certificate of Lawfulness for the storage of timber residue, the peeling and processing of timber, sawmill products and residues

Ref: 96/00028/FOR **Decision:** PAFOR
Decision Date: 16 February 1996

Description: Application for forestry works in respect of the erection of a sawmill and office

Ref: 96/00068/FUL **Decision:** PERFPP **Decision Date:** 9 April 1979

Description: Construction of car park for Woodsfold Woodland Office

Proposed Conditions

No.	Condition
1.	<p>The proposed development must be begun not later than three years from the date of this permission.</p> <p><i>Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.</i></p>
2.	<p>The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <p>Drawing: 698:PL05 Proposed Plans & Elevations Received on 12.02.2015 Drawing: 6566 Proposed Site Plan Received on 13.02.2015 Drawing: 698SEC02 Site Sections</p> <p><i>Reason: For the avoidance of doubt and in the interests of proper planning.</i></p>
3.	<p>The development hereby permitted shall not commence unless and until samples of all external facing and roofing materials (notwithstanding any details shown on previously submitted plan(s) and specification) have been submitted to and approved in writing by the Local Planning Authority. All works shall be undertaken strictly in accordance with the details as approved.</p> <p><i>Reason: To ensure that the materials used are visually appropriate to the locality.</i></p>
4.	<p>The development hereby permitted shall not commence unless and until details of a scheme for additional tree planting to the northern and north western boundaries of the site have been submitted to and approved in writing by the local planning authority.</p> <p><i>Reason: To safeguard the appearance of the area and to safeguard the amenity of neighbours.</i></p>
5.	<p>The development hereby permitted is only for the use of timber drying and for the conversion of timber waste material into biomass fuel and for no use within use class B2 of the schedule to the Town and Country Planning (Use Classes) Order 1987 or any subsequent re-enactment.</p> <p><i>Reason: A change of use of the premises would have an unacceptable impact on neighbour amenity and the character and appearance of the area.</i></p>

6.	<p>The development hereby permitted shall be removed from the site and the land returned to its previous condition if the permitted use ceases for a continuous period of six months within ten years of the date of the grant of planning permission.</p> <p><i>Reason: To safeguard the appearance and character of the area.</i></p>
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Proposed Informatives:

Please Note: The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. The Local Planning Authority has therefore implemented the requirement in Paragraphs 186-187 of the NPPF.

Please Note: The grant of planning permission does not infer any permission to block or divert any public footpath. All public footpaths must remain open and free from obstruction both during the course of construction and upon occupation of the dwelling hereby permitted.

Diversion of any footpath requires the consent of Lancashire County Council to whom a separate application must be made.

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