

DEVELOPMENT CONTROL COMMITTEE

TUESDAY, 15TH AUGUST 2017, 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	
A	16/00601/FUL - DRINKHOUSE FARM, DRINKHOUSE ROAD, CROSTON, LEYLAND PR26 9JH	(Pages 101 - 122)
B	17/00356/REMAJ - LAND SURROUNDING EUXTON LANE, EUXTON	(Pages 123 - 132)
C	17/00369/REMAJ - LAND NORTH OF LANCASTER LANE AND BOUNDED BY WIGAN ROAD AND SHADY LANE, LANCASTER LANE, CLAYTON-LE-WOODS	(Pages 133 - 140)
6	APPEALS AND OTHER DECISIONS	(Pages 141 - 142)

GARY HALL
CHIEF EXECUTIVE

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APPLICATION REPORT – 16/00601/FUL

Validation Date: 25 July 2016

Ward: Lostock

Type of Application: Full Planning

Proposal: Demolition of the existing agricultural structures on site and the erection of four new dwellings (Use Class C3) with associated landscaping, and vehicular access to be taken from the existing access at Drinkhouse Lane.

Location: Drinkhouse Farm Drinkhouse Road Croston Leyland PR26 9JH

Case Officer: Caron Taylor

Applicant: Mr Barry Pape, Quantil Agriculture Limited

Agent: Miss Victoria Hunter

Consultation expiry: 29 May 2017

Decision due by: 30 June 2017

Update to report:

The applicant has provided further information following a number of queries raised by Members at the previous committee meeting:

Design

Great care has been taken to prepare bespoke housing designs for the proposed development which are in keeping with their surroundings. Furthermore, the buildings are very comparable in terms of siting and massing to the agricultural ones they will replace and as such will not look out of place; indeed, it is considered that the replacement buildings will make a positive contribution, being of higher quality than the existing ones. Officers agree that the design of proposals is appropriate.

Traffic and Parking

Traffic generated by four dwellings will have a negligible impact on the surrounding highways network. The removal of non-residential vehicles (including HGVs) from the village because of the completion of the track to the south will however bring noticeable benefits. The amount and location of proposed parking is in full accordance with Council parking standards and there should be no reason for vehicles to park beyond the boundaries of the site.

Flooding

The Lead Local Flood Authority, Environment Agency and United Utilities have been consulted through the application process and where appropriate have recommended conditions, which the applicant is happy to accept. None offer any objections to the proposals and the application is therefore entirely acceptable.

Reinvestment

The applicant has gone to considerable lengths to explain the need for and merits of obtaining monies that can be reinvested in the business. The reinvestment is centred on replacing outdated 40-year-old seed processing equipment (which is the only such plant in the north of England) with its modern equivalent with a seed store and to a lesser extent (in terms of

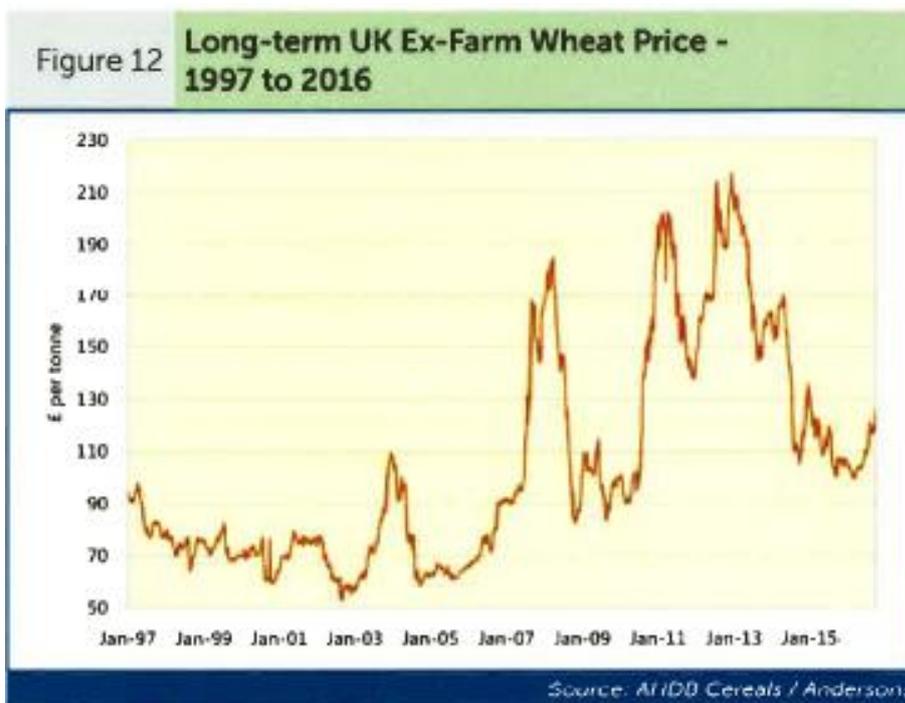
quantum of monies) the completion of the track which will facilitate access throughout the applicant's land for non-residential vehicles without the need to travel through the village. The reinvestment in the seed processing plant is of critical importance to the business. To ensure that the quality of the produce remains competitive new equipment is required. This new equipment will not increase output or profitability; rather it will simply allow the business to maintain the amount it charges for its seed, and therefore its competitiveness in the future. The new equipment will have a negligible improvement on trading profit and therefore it is extremely difficult to justify a business case for the significant investment in the processing equipment, as investment must be justified by returns. The cereal grain business simply does not provide returns to make the investment justifiable. The options are therefore to sell vast swathes of land to achieve funding (which is self-defeating as the land is needed for agricultural purposes) or to secure a receipt for the sale of the very modest parcel of land for housing development as proposed by this application.

If permission is not granted, and thus the reinvestment cannot be made, then there is a very real risk that the seed grain business would close as the business ceases to be competitive. This would result in the loss of 5 full time jobs and a much larger number who benefit indirectly from the business, such as farmers etc.

One of the key questions issues raised relates to why QAL cannot simply pay for the costs of the seed processing reinvestment out of its profits.

The grain production sector is one of low profitability which makes obtaining and justifying investment extremely challenging. The low profitability simply does not generate enough monies to allow for significant investments to be made such as the one required now.

The graph and table below are taken from the Andersons 2017 UK Agriculture Outlook publication. Andersons is the leading authority in this sector.



Wheat prices 2007 – 2017 have risen from £90/t to £120/t which is a 30% increase. This is shown in the graph – the graph also shows the volatility, which makes obtaining and justifying investment almost impossible.

The table below shows wheat gross margin/hectare has risen only 7.5% over the same period.

Figure 13 Wheat Margin Comparison - 1997 and 2007

Feed Winter Wheat - £ per hectare	1997	2017
Output:		
Yield (i) 7.7 tonnes per hectare @ £97 per tonne	747	
(ii) 9.0 tonnes per hectare @ £120 per tonne		1,080
Variable Costs:		
Seed	54	47
Fertiliser	106	146
Crop Protection	121	230
Sundries	11	25
Gross Margin	455	632
Overhead Costs* (before rent and finance)	427	536
Net Farming Margin (before R & F)	28	96
Support (Arable Area Aid / BPS)	257	209
Farm Margin	285	305

* Mainly Cereals farm – 'large' size category Source: ABC

Input costs over the period are:

Crop protection up 140% and fertiliser up 40%. Seed costs (from which QAL makes its money) is down 12%.

The recent volatility is forecast to continue, with further uncertainties caused by Brexit.

- 40 years ago when the plant was installed cereal farming was profitable.
- 30 years ago it was still profitable but less so.
- 20 years ago 1997, even less so and reinvestment could not be justified.

2017 cereal production continues to be less profitable due to selling price of grain not keeping pace with input costs. The decision now is to invest using cash injection or fold with the loss of 5 jobs.

Cost Breakdown

As detailed in the officer's report to committee a Viability Appraisal was submitted with the application in order that the Council could ensure that the amount of development proposed was the least amount required to fund the reinvestment required. This has been independently reviewed by an expert for the Council who agrees with the conclusions.

It is noted that members requested additional detail however as is normal with viability reports the information is confidential because of commercial sensitivities. The applicant can however confirm, responding to a specific query from members, that the clear majority of the monies sought (c.90%) are to fund the seed equipment and seed storage, with the remainder being necessary to complete the track from the south to Drinkhouse Farm, which as previously detailed will remove non-residential vehicles movements from the village.

Green Belt Precedent

Every planning application is considered on its own merits and naturally this is also the case for developments proposed in the Green Belt. For example, the Council granting consent for one development on a green field piece of land does not set a precedent allowing for all similar developments to be permitted on other green field land. Members should not therefore be fearful of setting a precedent by permitting this development.

Conclusions

Quantil is a long standing, family run business which provides the only seed processing facility in the north of England. The processing facility supports 5 jobs directly and many more indirectly.

The case for very special circumstances has been carefully advanced in close consultation with the Council, and the replacement of existing agricultural buildings with 4 residential properties (verified independently as being the minimum necessary) will achieve the reinvestment required to enable the company to continue to operate successfully and remove remaining non-residential traffic from the village.

Previous report:

RECOMMENDATION

The application is recommended for approval subject to conditions and a legal agreement.

SITE DESCRIPTION

The site is located on the south west edge of the village of Croston, adjacent to the settlement boundary, and is accessed from Drinkhouse Road, which serves a number of dwellings on the south west side of the village. The application site is broadly rectangular in shape and extends to 0.39 hectares in area. The site bounds with, but is not within Croston Conservation Area. The whole of the site is within the Green Belt as is all of the southern and eastern side of Drinkhouse Lane.

There is an existing barn close to the site entrance that has consent to be converted to one dwelling (under prior approval ref: 16/01102/P3PAO). This building is not included in this application. The existing farmhouse (which is two separate dwellings) will be retained as part of the proposal.

DESCRIPTION OF PROPOSED DEVELOPMENT

Demolition of the existing agricultural structures on site and the erection of four new dwellings (Use Class C3) with associated landscaping, and vehicular access to be taken from the existing access at Drinkhouse Lane.

RELEVANT HISTORY OF THE SITE

Ref: 01/00945/AGR **Decision:** PAAGR **Decision Date:** 5 December 2001

Description: Prior notification of proposed erection of general purpose machine store,

Ref: 03/00687/FUL **Decision:** PERFPP **Decision Date:** 5 April 2004

Description: Erection of building for cleaning and processing vegetables,

Ref: 07/00256/FUL **Decision:** REFFPP **Decision Date:** 24 April 2007

Description: Revision to Planning Permission 03/00687/FUL by modification to condition 3.

Ref: 13/00676/AGR **Decision:** PAAGR **Decision Date:** 7 August 2013

Description: Agricultural determination for the construction of a farm track

Ref: 14/01208/AGR **Decision:** PAAGR **Decision Date:** 19 December 2014

Description: Agricultural determination for the construction of an agricultural farm track

Ref: 91/00226/FUL **Decision:** PERFPP **Decision Date:** 30 April 1991

Description: Conversion into two dwellings

Ref: 90/00645/OHL **Decision:** PEROHL **Decision Date:** 4 September 1990

Description: Diversion of 11000kv overhead lines

Ref: 80/00442/FUL **Decision:** PERFPP **Decision Date:** 4 August 1980

Description: Building for produce storage and grading

Ref: 78/00516/FUL **Decision:** WDN **Decision Date:** 31 December 1978

Description: Residential 2 No. 2 storey detached houses

Ref: 76/00446/FUL **Decision:** WDN **Decision Date:** 18 November 1976
Description: Two houses

Ref: 76/00924/FUL **Decision:** PERFPP **Decision Date:** 4 January 1977
Description: 2 semi-detached houses

REPRESENTATIONS

Principle of Development

- The proposed development site is located in Green Belt and there is no justification for housing on an unallocated site described in the Chorley Borough Council Local Plan 2012 – 2026 and would therefore be an inappropriate site for a new housing development;
- There is no proven need for more houses in the area;
- The proposal for new housing would result in a loss of valuable Greenfield land;
- Further development would lead to Croston losing its heritage and identity;
- There is an adequate supply of housing in Chorley;
- The design and style of new build properties would not reflect the character of the area which has a countryside feel to it;
- No proposed affordable housing;
- The demolition of the existing farmhouse would result in a loss of heritage and historic buildings;
- The demolition of the old farmhouse building as it would significantly change the profile of Drinkhouse. This old building must remain and be tastefully refurbished / developed;
- The proposed development would be out of character;
- Development would have a detrimental effect on the Croston Conservation Area;
- Lack of neighbour consultation;
- Demolishing our history and heritage in a conservation area would be unforgivable. Drinkhouse has numerous listed buildings which have strict rules governing their character, development and design within the Conservation area. This application would simply destroy the farms cultural and visual history in a very destructive manner;
- Concern over further development in the future

Neighbouring Amenity

- Increased level of noise;
- Loss of privacy;
- Adverse effects of the residential amenity, noise, disturbance, extra traffic on roads that where not built to sustain the extra volume of traffic, parking etc;
- The location of the proposed new building will mean a large expanse of brick is presented to neighbours and other people visiting (this area is frequented by walkers and cyclists). It seems to have been designed on a very functional basis without any consideration for its visual impact.

Highway Safety

- The access roads leading to the development site are very narrow and dangerous with sharp corners to negotiate. These would be unable to cope with the increased traffic which would be a danger to both walkers and wildlife;
- The access to the area via Shevington Causeway and Drinkhouse Lane or Back Drinkhouse Lane, is very narrow. It is already difficult to navigate;
- Increased traffic using the lanes around the development site would pose a safety risk to cyclists and pedestrians who use the lanes;
- The proposed entrance to the site would be located on a blind bend and this would be a significant traffic hazard;
- Clear plans should be made for all building traffic and parking (e.g. space at the rear of the farmyard site). Arrangements should be made for parking, equipment, control of dust/mud, working hours, access etc;
- The increased volumes of traffic would increase the risk of road traffic accidents;
- Additional vehicles would increase noise levels and congestion and impact on road safety;

- There are no pavements and children play - this is a health and safety concern;
- Concern over road layout and the potential for future development.

Flooding

- The drains would not be able to cope as they already have to take waste away in tankers from the sewage works and there are additional approved developments in Croston;
- The location of the proposed development was precisely where the floodwaters escaped from Drinkhouse Road last December during the floods. Any houses built here would clearly be at severe risk of flood damage

Infrastructure

- Local amenities such as schools are overburdened and cannot take any more people;
- More beneficial for the village to convert the farm for the use of small industrial units and offices that could employ local people and stop it from becoming dormitory

Design and Layout

- The overall design and plan which seems to be have been done in isolation from, rather than working with, the existing dwellings;
- The design and materials are not in keeping with the area;
- The proposed properties are of a bland design, set to maximise space rather than match the nature or design of the surrounding properties. As such they stand out from rather than blending with the area.

Ecology

- The constructions of houses at the development site would have a detrimental impact on surrounding scenery;
- The open fields on which the development is proposed provide a valuable habitat many varieties of birds.

Flora and Fauna

- Assurances need to be given that the long established hedgerows to the public footpath and site frontage will be protected and maintained;
- The development would have an adverse impact on the area in landscape/visual terms in breach of planning policy.

CONSULTATIONS

Consultee	Response
Lead Local Flood Authority (LLFA)	<p>Level 2 Scoping Flood Risk and Drainage Impact Report (2015-0115-02) shows discharge of surface water into unnamed land drain. Drainage should follow the Planning Practice Guidance (PPG) hierarchy for surface water disposal, which encourages a SuDS approach.</p> <p>A full ground investigation should be undertaken to fully explore the option of ground infiltration to manage the surface water in preference to discharging to a surface water body, sewer system or other means.</p>
Public Open Space	<p>There is a deficit of provision for children/young people in the Lostock ward and there is an identified scheme for new provision in the ward at site 1380.1 - Station Road Playground. If this is considered to be evidence of local need that outweighs national guidance then a contribution of £134 per dwelling (£536 in total) will be required from this development.</p>
Croston Parish Council	<p>Would like consideration to be given to amending the</p>

	proposals to allow retention of the farmhouse as part of the development. The incorporation of an existing building was achieved within the Rectory Farm development in the village (06/01341/FULMAJ).
Environment Agency (EA)	The proposed development will only meet the requirements of the National Planning Policy Framework if the following measure(s) as detailed in the Flood Risk Assessment (Ref: 2015-115-02, dated 02 March 2016) are implemented and secured by way of a planning condition on any planning permission.
Lancashire County Council Highways Department	No highway objections to the use of the existing access for the proposed development (though a shared use by the proposed residential development and Drinkhouse Farm would be unacceptable). If the access is to be accepted, its current layout must be altered into a more conventional access, perpendicular to the edge of the highway to a width of 5.5m with 6.0m corner radii. Also, for improved visibility and pedestrian safety, a 2.0m wide footway will be required frontage to the site extending from the existing footway outside 52 Drinkhouse Road to the propose site boundary in the west. The proposal would be unacceptable without the provision of the footway and the access being altered.
Archaeology	The farmhouse and agricultural building are considered to be of some historical interest and will result in the total loss of historic fabric. They would recommend that a record of the farmhouse and the agricultural building immediately south of the farmhouse be made prior to demolition and that such work is secured by a condition.
Ecology	<p>The bat survey report recorded the presence of bats and as such a licence may be required from Natural England to derogate the terms of this legislation before any work can commence that may disturb bats.</p> <p>Barn Owls have been shown to roost in one of the buildings to be affected by the scheme, although they do not appear to use the site for breeding. Barn Owls are specially protected under Schedule 1 of the Wildlife and Countryside Act 1981 (as amended). They would recommend that, as a Condition of any approval that may be granted to the scheme, alternative provision for Barn Owls should be provided on or close to the site. Barn Owls can make use of artificial roosting and nesting boxes if these are suitably located.</p>
United Utilities	United Utilities will have no objection to the proposed development subject to conditions.

PLANNING CONSIDERATIONS

Background

Originally the application included the demolition of the existing farmhouse (which is currently in two dwellings) and its replacement with a new dwelling as well as the erection of four new dwellings. The scheme has been amended to retain and refurbish the existing farmhouse on the site, so it is no longer proposed to be demolished.

The Quantil companies were established by the Symondson family in the 1970s, the family having been farmers in Lathom since 1949 and further back through the Mercer family. Today, the business is majority controlled by David Symondson with family members being active in the day to day management. There are two trading companies:

- Quantil Agriculture Limited (QAL) – which farms over 2,000 acres, the majority of which are owned and located in Lathom and Croston. The principal business is the cultivation of cereals which are processed for seed at the company's own plant. Nationally QAL is an important producer of certified seed with 20% of the national Spring Wheat seed supply being grown and processed by the business. QAL's Lancashire base is important for spring cereal production, the northern part of the UK (including Scotland) being climatically more suited to spring cereals over autumn sown cereals.
- Quantil Limited (Quantil) – a horticultural business and grower of young vegetable and salad crop plants for the farming community and retail garden centre sector. Nationally, Quantil produces 8% of brassica vegetable module plants grown by farmers and Quantil is the major local supplier. It is also the leading supplier of vegetable and salad plants to garden centres, supplying the major names such as Dobbies and Wyevale, as well as Homebase. It is also the major supplier of wallflower plants to local authorities and garden centres. Quantil operates from two principal glasshouse sites situated in Burscough and Scarisbrick. Its total glasshouse acreage is in excess of 20 acres. Wallflower plants are produced both under glass and from QAL's land at Croston.

Both businesses are jointly managed by the applicant, Barry Pape and employ the equivalent of 44 full time staff and an additional 40 seasonal staff.

In 2007 QAL acquired the Croston Estate (1,400 acres) with the aim of increasing production of cereals for seed.

It became clear to QAL that any proposal to intensify the activities at Drinkhouse Farm would not be welcomed by local residents as there was already a history of disputes and issues caused by the movements of the heavy goods vehicles into and out of the Drinkhouse Farmyard. Due to limited site access opportunities, further intensification of the Drinkhouse Farm site was considered to be difficult.

Rather than carry out this intensification at Drinkhouse Farm the aim is for QAL to obtain planning permission for the redevelopment of the site to create a capital receipt to allow this growth to take place elsewhere, to avoid an increase in HGVs going through Croston Village. In 2013 QAL therefore bought Beech Grove Farm, on Black Moor Road, Mawdesley and it is intended that the investment will take place here Beech Grove Farm. The reasons for this are:

- it will decrease agricultural and associated traffic movements in and around Croston;
- Beech Grove Farm is readily accessible from the land farmed at Lathom;
- the significant majority of the land that the new buildings will serve is closer geographically to Beech Grove Farm than Lathom;
- the network of tracks and roads installed on the Croston Estate over the last few years make Beech Grove readily accessible from the remainder of the Croston Estate.

The investment is required to safeguard the long-term future of QAL. The investment that QAL need to make is concerned with the modernisation of their operation, thus protecting the future of the business.

They are also proposing highways benefits from the creation of a new agricultural road connecting the remaining element of Drinkhouse Farm to Beech Grove Farm. As a result of the installation of the agricultural road, all HGVs and the majority of farm traffic associated with QAL will be removed from the local road network through and around Croston village.

Principal of the development in the Green Belt

In relation to the four new dwellings, the site is located in the Green Belt where in accordance with the National Planning Policy Framework (the Framework) new buildings are inappropriate development in the Green Belt.

As the existing buildings to be demolished are in agricultural use the site does not fall within the definition of previously developed land set out in the Framework. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. These 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.

There are two parts to be considered in assessing the harm to the Green Belt: its definitional harm to the Green Belt and any other harm. These must be added together and then an assessment made as to whether they are outweighed by very special circumstances. The applicant, QAL, has put forward a case for very special circumstances in favour of the application. There are two parts to this; a highway benefits case and a business case.

As has already been established, the redevelopment of part of the site with four dwellings is inappropriate development in the Green Belt and there is therefore definitional harm to the Green Belt. Any other harm caused by the development must also be considered and added to the definitional harm.

There are five purposes of the Green Belt as set out in the Framework:

80. Green Belt serves five purposes:

- *to check the unrestricted sprawl of large built-up areas;*
- *to prevent neighbouring towns merging into one another;*
- *to assist in safeguarding the countryside from encroachment;*
- *to preserve the setting and special character of historic towns; and*
- *to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.*

Considering each in turn:

i. Check the unrestricted sprawl of large built-up areas

The application site is located on the southern boundary of the settlement of Croston and forms the northern most element of an agricultural holding, the remainder of which will be retained in existing agricultural use thereby preventing future urban sprawl. It is not considered the application proposals represent unrestricted urban sprawl as the site is bound by development to the north and to the south lies the Drinkhouse Farm site. The development of the site would not therefore result in development 'sprawl'. It would be contained within the existing site.

ii. Preventing neighbouring towns merging into one another

The development of the site would not result in neighbouring towns merging into one another.

iii. Assist in safeguarding the countryside from encroachment

Although the site is not, by definition, considered to be previously developed land, it is already developed with buildings and extensive hardstanding. The development of the application site will not result in development encroaching into the countryside.

iv. Preserve the setting and special character of historic towns

Croston has a designed Conservation Area, however the site is located just outside of the designed area and has a limited contribution in preserving the setting of Croston. The farmhouse is considered to make the greatest contribution and this is to be retained. The development of the site would not be to the detriment of the historic designation.

v. Assist in urban regeneration by encouraging the recycling of derelict and other urban land

Although it is acknowledged that the application site is not, by definition, previously developed land, the application proposals are required to be in this location due to the benefits put forward by the applicant. Given the limited nature of the development (four dwellings) it is not considered it will undermine this purpose.

It has therefore considered there is no other harm to the Green Belt caused by the harm to the purposes of including land in the Green Belt.

The impact of the proposal on the openness of the Green Belt must also be considered. The Framework states:

79. The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

Although openness is not defined in the Framework it has been established in case law that it is essentially freedom from development. Therefore any development in the Green Belt will cause harm to openness to the Green Belt in general, so there is additional harm in this respect to be added to the harm by inappropriateness. However, as the site is already built on if what is proposed is less visually intrusive than the existing development then it has been established in case law that can be taken into account when considering whether the harm by inappropriateness is outweighed by very special circumstances.

Visual Impact

It has been established in case law that openness and visual impact are different concepts in terms of Green Belt policy. However they can relate to each other and as such the visual impact is a material consideration.

As the development falls to be considered inappropriate development the landscape / visual impact of the proposed development is a key material consideration in terms of the overall balancing exercise.

A Landscape and Visual Impact Assessment has been submitted with the application.

The principle views of the site will be at close quarters from the existing properties on Drinkhouse Road and from further away from the south/west, where the proposed dwellings will be seen against the residential context of Drinkhouse Lane: the proposed houses are located on the site of the existing agricultural buildings but agricultural buildings will be retained to the south, thereby maintaining the focal point of farm-scale buildings in the view. The proposed development is within the existing curtilage of the farm complex and therefore maintains the cluster of the existing built form. It will also be seen against the residential edge of Croston. The proposal also proposes the restoration of hedgerow boundaries. Overall, the Landscape and Visual Impact Assessment concludes that the impact is assessed as minor or minimal; there are occasional 'moderate' impacts noted, but these are for short durations only and affect a low number of receptors.

It is considered that the assessment demonstrates that the proposed development is in keeping with the prevailing landscape character of the area as it maintains a cluster of buildings in a close group, surrounded by large open fields. The site is already developed and therefore it is not considered there is further harm in terms of the visual impact of the development to be added in the balancing exercise.

Highways case

A Transport Statement accompanies the application. The proposed dwelling will use the existing access to the farm onto Drinkhouse Lane along with the existing farmhouse and the barn conversion. The remaining part of Drinkhouse Farm will continue to operate as a farm, with a separate access created to approach it from the south.

Up until February 2015, the Drinkhouse Lane access was the sole access for all vehicular movements at Drinkhouse Farm. Whilst this access is still used by some tractors and all cars and all Heavy Good Vehicles accessing the farm, the tractors working the estate can now also access the farm via Beech Grove Farm to the south, which negates the need for them to use the Drinkhouse Lane access.

Whilst, with the exception of some of the tractor movements referred to above, the full farm is accessed via Drinkhouse Lane, consent was granted in December 2014 (via an agricultural determination ref: 14/01208/AGR) for a new farm track access to serve the farm via Moss Lane to the south. Once this track is in place, vehicular movements associated with the operation of

the agricultural buildings, including all HGV and tractor movements, can divert to this route, removing the need for them to use the Drinkhouse Lane access.

It is considered that the proposals will result in a reduction in traffic movements associated with the farm on Drinkhouse Lane, Back Drinkhouse Lane and Shevington Causeway if this track is put in place. Tractor movements that have not already been diverted to the Beech Grove Farm access will also be removed, to be replaced with domestic traffic associated with four properties. This is considered a benefit weighing in favour of the application,

Business case

The applicant has put forward the following information in relation to the business case:

- Why is the investment needed?

The market is demanding an increased purity of its seed and QAL is committed to meeting this demand and continuing to be a centre of excellence in its field. The seed processing line is the only plant of its kind within the north west of England. The seed processing line which is currently used is fully operational, however it no longer operates to these new standards. The cleaning line that is to be replaced is over 40 years old. Wear and tear and advances in design mean that the equipment is unable to produce seed of the quality that is required by customers in today's market. The investment into the seed processing line will increase the standard of the cereal grain product.

QAL's viability as a large scale cereal producer relies on adding value through the production of seed quality grain. Many farms throughout the north west of England benefit from having a regional seed processing facility.

- Quantil is a profitable company. Why doesn't Quantil make the investment itself?

As with any business, investment needs to be justified by the returns the investment provides. The works that this planning permission would enable, if permitted, would not increase profitability as they are replacement items. Improving the quality of the grain seed produced does not increase in the price of the product commanded by Quantil.

Whilst Quantil group is profitable it is made up of a horticultural company and the cereal grain seed business. The cereal grain seed business provides lower returns making investment unjustifiable. QAL cannot, financially, justify the investment. As such, investment by way of a bank loan is not an option.

- Is there another way to fund the investment?

The choices are to secure planning permission on the Drinkhouse Farm site and use the receipt from the sale of the land (with planning permission) or to sell agricultural land. Agricultural land values mean that large area of farmland would need to be sold to cover the investment. This would be self-defeating as it would reduce the capacity of the business and would therefore have a negative impact on the business.

- Is the level of development proposed by the application the minimum amount required to fund the investment items?

On behalf of QAL, Till Asset Management have produced a detailed Viability Appraisal which has determined the amount of development required to generate the requisite land value to fund the investment items. The submitted Viability Appraisal has been reviewed by an independent expert, on behalf of the Council, and confirmed the development is the amount necessary to fund the investment.

A draft Section 106 Agreement has been submitted to illustrate how the investment items identified within the application will be secured by the redevelopment of the site. This would then be used to update the existing seed processing equipment at the Lathom site; erect a new purpose built seed storage building at Beech Grove Farm; relocate the farm workshop from Lathom to Beech Grove Farm and construct a new section of farm track to connect the remaining Drinkhouse Farm with Moss Lane, allowing it to be accessed from the south, rather than via Drinkhouse Road, Croston. In addition, the applicant has agreed to a clawback/overage

mechanism in the legal agreement that if the land is sold for more than expected the council will receive this put towards local facilities.

Green Belt balancing exercise

It has been established that there is definitional harm to the Green Belt as the proposal is inappropriate development in the Green Belt and also that there is further harm due to impact on openness, which essentially means free from development, which the site will not be (though it isn't at present).

It is however considered that there would not be any further harm in terms of visual impact or in terms of other technical matters (discussed below).

In terms of the benefits, this is in the form of highway benefits and a business case as already set out in this report. When assessing if there are very special circumstances a number of factors, while ordinary in themselves, can combine to create something very special. These benefits have to be considered and an assessment made as to whether these clearly outweigh the harm so as amount to very special circumstances.

Overall it is considered that the application proposals will result in benefits to the local highway network by facilitating access to the south and making the existing access purely for domestic traffic. In addition it is considered that the proposal will support a local business that in itself provides a service to farms in a wider area.

It is considered that together these benefits do constitute very special circumstances sufficient to outweigh the harm to the Green Belt caused by its inappropriateness added to any other harm. The proposal is therefore considered acceptable in principle.

Technical Matters

Layout and Design

The proposed development replaces existing buildings in approximately similar locations and of similar mass and form. The existing farmhouse to be retained faces south into the site. Parking is provided in bays in front of the properties and so maintains a rural courtyard feel to the development effectively reflecting the farmyard character that exists.

The proposed dwellings have been architect designed. They take their proportions from the farmhouse on site and incorporate local vernacular details such as contrasting brick arches over window and door openings, vertically proportioned windows, windows set into the reveals, clay facing brick and pitched slate roof. Each of the proposed properties is different, which will add variety to the scheme and avoid it looking like a standard 'off the peg' housing development, but are drawn together by their detailing.

The layout will include new hedgerow planting to the south and west boundary and gapping up of existing hedgerows where necessary along with new tree planting.

Subject to conditions, including approval of external materials the layout and design is considered acceptable.

In terms of neighbour amenity the proposal complies with the Council's interface distances. The new properties are set away from existing dwellings so will not result in overlooking.

The parking provision is in accordance with the council's parking standards set out in Policy ST4 of the Local Plan 2012-2026 and its associated appendix.

Highways

LCC Highways have no objections to the use of the existing access for the proposed development (providing it is also not also used by farm traffic, which it will not be). They note that applicant proposes no alterations to the junction of the site access to Drinkhouse Lane as it has been used in its present state for '60 plus years' (paragraphs 2.3 and of the TS). However, they state it must be noted that in its present state, the access only serves the farm, and if it

should be accepted for residential use, then it must meet the necessary safety considerations and comply with approved guidance on the design of residential accesses. As such, the proposal to use the access in its existing form in connection with the proposed residential development is unacceptable. They also require a 2m wide footway across the frontage to the site extending from the existing footway outside 52 Drinkhouse Road to the proposed site boundary in the west.

The access as exists currently serves the existing farmhouse (two residential properties and the farm itself, and has been used as such for many years. The comments of LCC Highways are noted, however it is considered that amending the access as recommended to a standard residential access would give it a very urban feel. Drinkhouse Lane has a semi-rural feel and at the access point to the development it is transitioning to a country lane. The existing access is longstanding and the traffic speeds of this part of Drinkhouse Lane are considered to be low.

In addition, is not considered necessary or appropriate to introduce a new footway along the frontage of the site with Drinkhouse Road. The footway along the eastern/southern side of Drinkhouse Road is not continuous as exists. The site access naturally forms the extent of the section of ribbon development along this side of Drinkhouse Road before it takes on a more rural lane feel, with properties only continuous on the north side and then more sporadic as development diminishes. The addition of a 2m footway would necessitate the removal and setting back of the existing hedgerow which then continues along the southern side of the road. There is a footway to the east and on the other side of the road leading towards the village centre. If it were extended across the site frontage it would then end, not joining up with any existing footway and would significantly erode the rural character of this part of Drinkhouse Lane.

It is considered in this case that the need to preserve the character of Drinkhouse Lane in this case outweighs the highway request made by LCC Highways. The proposal is therefore considered acceptable, as shown on the plans, in relation to highways.

Drainage and Flood Risk

The majority of the site is within Flood Zone 3 with the remainder being in Flood Zone 2 as identified by the Environment Agency.

The Environment Agency have reviewed the application and advise that the development shall be carried out in accordance with the Flood Risk Assessment submitted and the finished floor levels of the dwellings shall be set no lower than 6.60m Above Ordnance Datum (this is proposed) and the use of flood resilient materials used within construction. This can be controlled by a condition.

United Utilities have also reviewed the application and also recommend conditions as per the Lead Local Flood Authority.

The application proposes to discharge surface water to the unnamed land drain situated 17m east of the site.

The Planning Practice Guidance establishes a hierarchy for surface water disposal, which encourages a Sustainable Urban Drainage System (SuDS) approach. Generally, the aim should be to discharge surface run off as high up the following hierarchy of drainage options as reasonably practicable:

- into the ground (infiltration);
- to a surface water body;
- to a surface water sewer, highway drain, or another drainage system;
- to a combined sewer.

Investigations undertaken as part of the flood risk assessment were able to confirm that infiltration methods within the drainage strategy for the development were unlikely to be viable due to underlying clay and therefore it recommends that surface water is discharged into the nearest watercourse (the next level down in the hierarchy) and that discharge rates will be

restricted to existing with flows in excess of this being attenuated with an allowance for climate change. Initial studies indicated that this can be achieved in the form of permeable paving. A condition is proposed requiring full details of surface water drainage to be submitted and approved prior to commencement on site along with mitigation measures and management and maintenance of any Sustainable Urban Drainage Scheme. A condition is also proposed restricting permitted development rights to ensure no structures are erected within permeable paving areas without the express grant of planning permission, so this can be controlled in future.

Archaeology

Lancashire Archaeological Advisory Service advise that the farmhouse and agricultural building immediately south of the farmhouse which are proposed for demolition [the farmhouse is now to be retained] are thought to be the same structures as those depicted on the 1847 1st Edition Ordnance Survey 1:10560 mapping (Lancashire Sheet 76, surveyed 1845-46). The buildings are therefore considered to be of some historical interest, probably dating from the first half of the 19th century, having undergone a number of alterations in response to changes in agricultural practices and economics.

The period 1750-1880 has been recognised as the most important period of farm building development in England. The Council for British Archaeology's 'An Archaeological Research Framework for North West England: Volume 2, Research Agenda and Strategy' has indicated that "there is an urgent need for all local authorities to ensure that farm buildings undergoing adaptation are at least considered for recording" (p. 140) so that "a regional database of farm buildings can be derived and variations across the region examined." They therefore recommend recording of the agricultural building immediately south of the farmhouse prior to demolition. This is proposed to be secured via a condition.

Ecology

An Ecological Assessment has been submitted with the application and reviewed by the Council's ecology advisor.

Barn Owls have been found to roost in the farmhouse and it also has confirmed bat roosts, however this building is no longer being demolished as part of the proposals.

Building B referred to in the ecology reports is outside the application site.

In terms of the farm buildings to be demolished no evidence of roosting bats was observed and they have low potential to support bat species.

Therefore although the comments of the ecologist are noted in relation to a licence from Natural England and the derogation tests, these relate to the farmhouse that is now to be retained and the barn that does not form part of this application. It is not therefore considered the Council need to have regard to these tests in relation to the Habitats Directive in determining this application.

Although no evidence of roosting bats was found in the farm buildings a condition is proposed that if at any time a bat/s or evidence of bat/s is/are suspected or all works must cease immediately and advice should be sought from either Natural England or a suitably qualified person.

Trees and hedgerows

It is not considered that the proposal will impact on any trees. The site either has buildings on at present or is covered in hardstanding. There is a young sycamore tree within the site but this is located within the garden of the farmhouse which is now to be retained rather than demolished.

Hedgerows

The hedge at the site entrance off Drinkhouse Lane and other perimeter hedgerows will be retained and gapped up where needed to provide a continuous boundary. New hedges will be planted to define the south boundary against the retained farm buildings, and to the west where there is currently no hedgerow delineation along the agricultural building. The hedgerow

diversity will be increased, and tree groups introduced to provide variety of habitat and to soften the appearance of the development in the landscape, in particular from the southwest and east as noted on the plan. Tree cover is also proposed to be increased on the south boundary, to screen the gable ends of the farm buildings from the proposed development. This is considered acceptable.

Public Open Space

There is a deficit of provision for children/young people in the Lostock ward and there is an identified scheme for new provision in the ward at site 1380.1 - Station Road Playground.

The Written Ministerial Statement (the Statement) of 28 November 2014 states that “Due to the disproportionate burden of developer contributions on small-scale developers, for sites of 10-units or less... affordable housing and tariff style contributions should not be sought”. This is reflected in the Planning Practice Guidance (PPG). The Statement together with the PPG are considered to carry very considerable weight.

There has however been a recent Supreme Court judgement [Secretary of State for Communities and Local Government v Hopkins Homes Ltd; Richborough Estates Partnership LLP v Cheshire East Borough Council – also known as Suffolk Coastal DC v Hopkins Homes Ltd [2017]]. This makes it clear that that national policy “cannot and does not purport to, displace the primacy given by statute and policy to the statutory development plan. It must be exercised consistently with, and not so as to displace or distort, the statutory scheme.”

Therefore whilst the Statement and PPG are both material considerations, in this case there is considered to be evidence of local need that outweighs national guidance. Therefore a contribution of £134 per dwelling (£536 in total) will be required from this development.

Community Infrastructure Levy (CIL)

The Chorley CIL Infrastructure Charging Schedule provides a specific amount for development. The CIL Charging Schedule was adopted on 16 July 2013 and charging commenced on 1 September 2013. The proposed development would be a chargeable development, unless an exemption can be applied for, and the charge is subject to indexation in accordance with the Council’s Charging Schedule.

CONCLUSION

It is considered that there are very special circumstances to outweigh the harm to the Green Belt added to any other harm and therefore the development is acceptable in principle, subject to conditions and a Section 106 legal agreement. The technical matters of the application are considered acceptable and it is recommended for approval.

RELEVANT 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 Local Plan 2012-2026 and adopted Supplementary Planning Guidance), unless material considerations indicate otherwise. Consideration of the proposal has had regard to guidance contained within the National Planning Policy Framework (the Framework) and the development plan. The specific policies/guidance considerations are contained within the body of the report.

Suggested Conditions

No.	Condition		
1.	The development shall be carried out in accordance with the following plans and documents:		
	Title	Drawing Reference	Received date
	Proposed and Existing Site Layout Plan	P1250 P01 Rev E	9 th March 2017
	Location Plan	P1250 P02 Rev A	3 rd March 2017

	Unit 1 – New Build Detached	P1250 UT01 Rev B	1 st July 2017
	Unit 2 – New Build Detached	P1250 UT02 Rev B	1 st July 2017
	Unit 3 – New Build Detached	P1250 UT03 Rev C	1 st July 2017
	Unit 4 & 5	P1250 UT04 Rev A	1 st July 2017
	<i>Reason: To define the permission and in the interests of proper development.</i>		
2.	<p>The development hereby permitted shall only be carried out in conformity with the proposed ground and building slab levels shown on the approved plan(s) or as may otherwise be agreed in writing with the Local Planning Authority before any development is first commenced.</p> <p><i>Reason: To protect the appearance of the locality and in the interests of the amenities of local residents.</i></p>		
3.	<p>Prior to excavation of the foundations for any dwellings hereby approved samples/details of all external facing and roofing materials for that phase (notwithstanding any details shown on previously submitted plan(s) and specification) shall be 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>Prior to the laying of any hard landscaping (ground surfacing materials) full details of their colour, form and texture shall have been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken strictly in accordance with the details as approved, and shall be completed in all respects before the occupation of the final dwelling in that phase.</p> <p><i>Reason: To ensure a satisfactory form of development in the interest of the visual amenity of the area.</i></p>		
5.	<p>All the dwellings hereby approved shall achieve a minimum Dwelling Emission Rate of 19% above 2013 Building Regulations. No dwelling 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.</p> <p><i>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.</i></p>		
6.	<p>Prior to commencement of the development a full surface water drainage strategy shall be submitted to and agreed in writing by the Local Planning</p>		

	<p>Authority. This shall be in accordance with the Level 2 Scoping Study Flood Risk and Drainage Impact Assessment Report (2015-0115-02) by Flood Risk Consultancy Limited:</p> <ol style="list-style-type: none"> 1. Limit the surface water run-off generated by the critical storm events (1 in 1 year, 1 in 30 year and 1 in 100 year + allowance for climate change - see Environment Agency advice Flood risk assessments: climate change allowances'), so that it will not exceed the run-off from the development site and not increase the risk of flooding on-site and off-site. 2. Provide discharge rates and volumes (both pre and post development), temporary storage facilities, the methods employed to delay and control surface water discharged from the site, and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters, including watercourses; 3. Provision of compensatory flood storage of 533.1m² as indicated in the Flood Risk Assessment submitted with the application; 4. Demonstrate that the surface water run-off must not exceed the greenfield runoff rate; 5. Identify safe route(s) into and out of the site to an appropriate safe haven; 6. The strategy shall include evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltrations rates; 7. Timing/phasing arrangements of implementation of the scheme; <p>The development shall be carried out entirely in accordance with the approved drainage strategy and shall be fully implemented prior to commencement and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is occupied.</p> <p><i>Reason: To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site; to prevent flooding elsewhere by ensuring that compensatory storage of flood water is provided; to ensure safe access and egress from and to the site and to ensure that water quality is not detrimentally impacted by the development proposal. This needs to be a pre-commencement condition to ensure that a satisfactory scheme is agreed prior to works starting and implemented from the start of development.</i></p>
<p>7.</p>	<p>Foul and surface water shall be drained on separate systems.</p> <p><i>Reason: To secure proper drainage and to manage the risk of flooding and pollution.</i></p>
<p>8.</p>	<p>The development shall not be occupied until details of an appropriate management and maintenance plan for the sustainable drainage system for the lifetime of the development have been submitted which, as a minimum, shall include:</p>

	<p>a) The arrangements for adoption by an appropriate public body or statutory undertaker, management and maintenance by a Residents' Management Company</p> <p>b) Arrangements concerning appropriate funding mechanisms for its on-going maintenance of all elements of the sustainable drainage system (including mechanical components) and will include elements such as:</p> <ul style="list-style-type: none"> i. on-going inspections relating to performance and asset condition assessments ii. operation costs for regular maintenance, remedial works and irregular maintenance caused by less sustainable limited life assets or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime; <p>c) Means of access for maintenance and easements where applicable.</p> <p>The plan shall be implemented in accordance with the approved details prior to first occupation of any of the approved dwellings, or completion of the development, whichever is the sooner. Thereafter the sustainable drainage system shall be managed and maintained in accordance with the approved details.</p> <p><i>Reasons: To ensure that appropriate and sufficient funding and maintenance mechanisms are put in place for the lifetime of the development; to reduce the flood risk to the development as a result of inadequate maintenance; to identify the responsible organisation/body/company/undertaker for the sustainable drainage system.</i></p>
<p>9.</p>	<p>Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) or any order revoking and re-enacting that Order with or without modification, no extensions, outbuildings or structures shall be erected on the permeable paving areas</p> <p><i>Reason: To ensure the site is able to use this permeable area as attenuation/storage and drain surface water effectively without posing flood risk on-site and off-site.</i></p>
<p>10.</p>	<p>No part of the development hereby approved shall commence (other than site enabling works) until a scheme for the construction of the site access and the off-site works of highway improvement has been submitted to, and approved by, the Local Planning Authority. No part of the development hereby approved shall be occupied until the approved scheme has been constructed and completed in accordance with the scheme details.</p> <p><i>Reason: In order to satisfy the Local Planning Authority that the final details of the highway scheme/works are acceptable before work commences on site and in order that the traffic generated by the development does not exacerbate unsatisfactory highway conditions in advance of the completion of the highway scheme/works.</i></p>
<p>11.</p>	<p>No development shall take place, until a Construction Management Plan for that phase has been submitted to, and approved in writing by, the local planning authority. The approved plan shall be adhered to throughout the construction period. The Statement shall provide for:</p> <ul style="list-style-type: none"> 1. Vehicle routing and the parking of vehicles of site operatives and visitors; 2. hours of operation (including deliveries) during construction;

	<p>3. loading and unloading of plant and materials; 4. storage of plant and materials used in constructing the development; 5. siting of cabins, site compounds and material storage area (ensuring it complies with the Great Crested Newt mitigation details); 6. the erection of security hoarding where appropriate; 7. wheel washing facilities; 8. measures to control the emission of dust and dirt during construction; 9. a scheme for recycling/disposing of waste resulting from demolition and construction works; 10. Fencing of the 15m buffer zone to the woodland during construction; 11. The use of flood resilient materials within the construction of the dwellings.</p> <p><i>Reason: In the interests of highway safety and to protect the amenities of the nearby residents. This needs to be a pre-commencement condition to ensure these details are approved prior to the start of works on site.</i></p>
<p>16.</p>	<p>Prior to the construction of any part of any dwelling above ground level, full details of the alignment, height and appearance of any fences, walls and gates to be erected on the site (notwithstanding any such details shown on previously approved plans) for that phase shall have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until any fences, walls and gates shown on the approved details to bound its plot have been erected in conformity with the approved details. Other fences shown in the approved details shall be erected in conformity with the approved details prior to substantial completion of the development.</p> <p><i>Reason: To ensure a visually satisfactory form of development and to provide reasonable standards of privacy to residents.</i></p>
<p>17.</p>	<p>No development shall take place until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological recording and analysis. This must be carried out in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority.</p> <p><i>Reason: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the buildings. This needs to be a pre-commencement condition to ensure the programme is approved before works start on site.</i></p>
<p>28.</p>	<p>The windows of the dwellings hereby approved shall be set in the reveals by not less than 50mm.</p> <p><i>Reason: To ensure the dwellings are in keeping with the historic character of the immediate area.</i></p>
<p>30.</p>	<p>The car parking spaces to serve each dwelling shall be surfaced or paved, drained and marked out all in accordance with the approved plan before that dwelling is first occupied. The car parking spaces 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</i></p>

	<i>manoeuvring areas.</i>
31.	<p>There shall be no access from the site through to the south. The existing access to the south shall be closed prior to occupation of any of the dwellings and remain permanently closed.</p> <p><i>Reason: Weight has been given in determining the application to the removal of access through the site to the south.</i></p>
32.	<p>Notwithstanding Schedule 2 Part 2 Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 or any subsequent re-enactment thereof no fences, walls or any other works permitted by the aforementioned class shall be constructed or erected other than those expressly authorised by this permission..</p> <p><i>Reason: The boundaries of the site have been designed as part of the scheme to retain the rural character of the area. The erection of other boundaries may erode this character.</i></p>
33.	<p>All planting, seeding and turfing comprised in the approved details of landscaping, shown in Appendix 8 of the Baseline Landscape Appraisal carried out by BCA Landscape dated June 2016 submitted with the application shall be carried out in the first planting and seeding seasons following the occupation of any dwellings or the completion of the development, whichever is the earlier, unless an alternative landscaping scheme is submitted to and approved in writing by the Local Planning Authority, when the development shall be carried out in accordance with the alternative approved details. 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.</p> <p><i>Reason: In the interest of the appearance of the locality.</i></p>
34.	<p>Prior to occupation of any of the dwellings, details of a bin collection point for the dwellings shall be submitted to and approved in writing by the Local Planning Authority. The collection point shall be provided prior to the occupation of any of the dwellings.</p> <p><i>Reason: To ensure an appropriate collection point for refuse bins on collection day.</i></p>

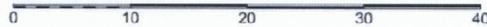
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CHORLEY COUNCIL
 DEVELOPMENT CONTROL
 16/00601/FW
 REC'D 03 MAR 2017
 FILE DCLOC
 ACK'D Moss Barn
 ATTEN ADDITIONAL
 COPIES 73 LOCATION PLAN



Halsall Lloyd Partnership
ARCHITECTS & DESIGNERS

Liverpool 0151 7088944 Nottingham 0115 9897969 Newcastle 0191 4950055 Preston 01772 719996

Red line amended to clarify the curtilage of the barn

13.10.16

Revisions

Client Quantil Agriculture Ltd		Title Location Plan				 www.hlpdesign.com	
Project Drinkhouse Farm		Status PLANNING		Dwn.	Chk.		
Job No. P1250	Drwg No. P02	Rev. A	Scale @A4 1:1250	Date 09.06.16			
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APPLICATION REPORT – 17/00356/REMAJ

Validation Date: 10 April 2017

Ward: Euxton North

Type of Application: Major Reserved Matters

Proposal: Reserved matters application pursuant to outline planning permission 16/00380/OUTMAJ for the erection of 140 no. dwellings. Details of layout, appearance, landscaping and scale to be considered.

Location: Land Surrounding 89 Euxton Lane Euxton

Case Officer: Adele Hayes

Applicant: Rowland Homes Ltd

Agent: Mr Chris Betteridge

Consultation expiry: 4 May 2017

Decision due by: 18 August 2017 (subject to agreed extension of time)

RECOMMENDATION

1. It is recommended that the application is approved.

SITE DESCRIPTION

2. The site comprises agricultural fields located to the immediate east of Euxton. It is located approximately 0.5km to the south of Buckshaw Village which has a train station, and equidistant (approximately 3.5km) between Chorley and Leyland town centres.
3. The site is bordered by Euxton Lane to the north, Pear Tree Lane to the east and School Lane to the south. To the west, the site is bounded by the rear of properties along Orchard Close.
4. The village of Euxton has the benefit of a range of shops and services and a railway station (Euxton Balshaw Lane) and falls within close proximity to the M6 and M61 junctions.
5. The application site currently has a field gate giving access to Euxton Lane and a public right of way (footpath 19) runs north-south through the site.
6. Euxton Lane is a classified road (C197) and is categorised as a secondary distributor road with a speed limit of 30 mph. In this location there are footways and shared foot/cycleway provisions.

DESCRIPTION OF PROPOSED DEVELOPMENT

7. This is an application for reserved matters consent for a residential development. Outline planning permission for was granted earlier this year for the means of access to up to 170 dwellings and community allotments with all other matters reserved (16/00380/OUTMAJ). This application relates to the residential development only. The allotments approved as part of the outline application are located on the western boundary of the site and fall

outside of the current application boundary. The delivery of the approved allotments is unaffected by this application and the approved allotments will be the subject of a separate application.

8. In accordance with the provision of the outline planning permission, the proposed development comprises 140 new dwellings with associated infrastructure. Approval is sought for reserved matters relating to appearance, landscaping, layout and scale. Access was approved as part of the outline planning permission.

REPRESENTATIONS

9. Representations have been received from 12 local residents raising objections to the proposal and 3 residents have made comments in support of it. These are summarised below:

Principle of development.

Grounds of objections:

- Loss of green fields / loss of local amenity;
- Recognised by existing residents as greenfield site;
- Council does not need to agree with the usage of Green Belt land for development – consider not just monetary costs but also environmental, residential, wildlife etc – seems to be lack of balance between need for new housing and ability to retain Green Belt – not mutually exclusive – accepts Government targets but number of houses being built in Euxton/Buckshaw should negate need to destroy Green Belt land. Green Belt land should be last resort;
- Green Belt should be protected and not sold to highest bidder;
- Green Belt is important to residents.

Comments in support:

- Development would be good for the area and would look to move there.

Trees

Grounds of objections:

- Concern about hedging on Pear Tree Lane – already had discussions with HCA re trees but plans do not indicate nature of new planting or what final hedging will look like – concerned that hedge might totally disappear and will be overlooked by development;
- Not clear as to which trees are to remain and which trees are being removed.

Highway safety

Grounds of objections:

- Concerned that Euxton Lane is a dangerous high speed road heading from the Bay Horse to Chorley and that going in the opposite direction it is gridlocked from 8am – 9am and 4.30pm -5.30pm. Road can either be at standstill or gridlocked;
- Road is dangerous - pavement 12 inches from cars travelling up to 60mph so will not walk children to school;
- Issues with driving children to Primrose Hill Primary and parking – local residents detest people parking and development would expand this ‘need’;
- Would like the site access road to be repositioned to opposite Wentworth Drive and a mini roundabout created, which would help calm traffic flow;
- Confirmation required of how traffic will be managed during construction work;
- Euxton Lane was widened for Buckshaw development and little care was given to trees that were cut down and not replaced, wall that was partly removed and has left Euxton Lane looking unfinished;
- Experienced numerous near misses – development would contribute to a worsening scenario.

Flooding/Drainage

Grounds of objections:

- Concerned about proposed sewer dimensions / connection points.

Infrastructure

Grounds of objections:

- Pressure on existing services (dentists, doctors, hospital, schools, nurseries) – playing with people's lives and developers profiteering;
- Primrose Hill used to be small family orientated school – now children on local estates struggle to get a place in the school, forcing children to travel further to school;
- Focus on infrastructure of town before building more housing.

Village Life

Grounds of objections:

- Euxton has lost its charm and is merging with Buckshaw – questions whether Council will consider aesthetics of the village and build something in keeping with the area – believes that in the past this has not been the case e.g. 3 storey office block not in keeping with business estate;
- Euxton being swallowed up by Chorley and Leyland;
- Continuous denigration of peaceful village is a collective shame / nice village turning into Buckshaw;
- Council tax revenues and developer profits are not key drivers of cohesive community spirit.

Design and layout

Grounds of objections:

- House design at odds with existing dwellings – in NW corner there are individually designed bungalows which would be at odds with 2 storey terraces – would like semi-detached design in substitution;
- Plans for 140 houses inadequate and not enough information is available for commenting;
- Development is directly in front of existing property;
- Allotment is not shown on plans / is not planned – plans not clearly annotated - Provision of allotments commendable but no clear indication regards access, vehicle parking etc;
- 5 bar gate on School Lane has been removed and gap between existing trees widened. Concerned that rear entry which is currently a footpath may expand to become an exit point for cars (which is not on the plan). Wants the only vehicle entry / exit to be on Euxton Lane;
- The established hedgerow appears to have been taken down for access prior to consultation – therefore this consultation appears to be a tick box exercise;
- Euxton/Buckshaw have seen more than their fair share of housing expansion than anywhere in West Lancashire. Development will cause disturbance and noise and ruin charm of Euxton.

CONSULTATIONS

10. **Euxton Parish Council:** Have objected to the proposal on the following grounds:

- Cannot agree to layout until detailed plans are available for servicing the allotments – there are no plans to indicate parking, access or layout;
- Application does not appear to address concerns about flooding of properties on Orchard Close – want confirmation that this will be addressed as it is of concern to properties to the west of the site because of flooding in recent years.

11. **United Utilities:** Have raised no objections and comment that the proposed drainage strategy is in line with UU requirements and would support discharge of any outstanding drainage conditions attached to outline approval.
12. **Environment Agency:** Have advised that they are not required to formally comment.
13. **Lancashire Highway Services:** Have commented that the proposed development will have a direct impact on definitive footpath 19. This is the subject of a separate formal diversion application. No objections were raised initially to the internal highway layout and conditions have been recommended. However, several of the recommended conditions were attached to the outline planning permission and do not, therefore, need to be repeated.

Further comments were received shortly before the publication of this report in respect of the lack of pedestrian/cyclist provision to the north and south of the site and the Highway Engineer did not know whether the applicant had commenced the process towards the Public Right of Way (PROW) diversion. A concern was also raised that no proposal seemed to have been shown on plan towards improving the existing PROW as the entrance and the exit of the PROW still seem obscured from view. There was also a request for a pedestrian/cyclist link to be provided from the development somewhere in front of Plots 26-30 to Euxton Lane where pedestrians can walk to the bus stops on Euxton Lane and Pear Tree Lane.

LCC have also requested off site highway works but this cannot be secured as part of an application for reserved matters consent and are subject to a condition of the outline. The works will also be the subject of a S278 Agreement. Further upgrade of the diverted PROW is also requested. If necessary, any further upgrade will need to be secured as part of the S38 works prior to adoption.

14. **Lancashire County Council Public Rights Of Way:** Comment that the application area incorporates Public Footpath No. 19, Euxton and that Public Rights of Way must not be obstructed during the proposed development. It is the responsibility of the landowner to ensure that the necessary procedures are followed for the legal diversion of the Public Right of Way if this should be necessary. The granting of planning permission does not constitute the diversion of a Definitive Right of Way. If it is necessary for Public Rights of Way to be temporarily diverted or temporarily closed, this is the responsibility of the landowner to ensure that this is done following the appropriate legal procedures. A temporary closure will only be granted where it is the intention to re-open the right of way upon expiration of the closure on the route recorded on the Definitive Map of Public Rights of Way. The Town and Country Planning Act 1990 has provision for diverting Definitive Public Rights of Way if a diversion is necessary to allow the development to take place. The Highways Act 1980 also has provision for the diversion of Definitive Rights of Way, though with regards to new developments, the Town and Country Planning Act 1990 is the appropriate legislation to use. It should be noted by the applicant that objections may be raised using either of the above Acts. Lancashire County Council will not process a diversion application in relation to these paths in connection with a development proposal. Should the paths be obstructed during the development or be obstructed after the development has taken place, Lancashire County Council will consider commencing criminal proceedings. The development must not commence until the necessary procedures are in place, either allowing the development to take place without affecting the right of way as recorded on the Definitive Map of Public Rights of Way and subsequent diversion orders and side roads orders, or if it is necessary to divert the above listed Public Rights of Way, then the necessary Orders must be confirmed prior to construction to avoid enforcement action should the above Public Footpath become affected. There is no provision under the Town and Country Planning Act 1990 to allow a retrospective diversion of paths that are already affected by either partially completed or completed development. The developer has submitted an application to divert the public right of way and this is reported elsewhere on the agenda.

15. LCC were initially unable to locate the Design and Access Statement the Chorley website and in the absence of an indication of how the public footpath will be accommodated by the new development made an objection to the proposed development.
16. The applicant has clarified that the southern section of the diverted Public Right of Way will follow the continuation of the linear public open space from the north and there is no intention to define the route by altering the surface. The section will simply be a pedestrian desire line through the public open space to School Lane on the eastern side of the accessway serving Plots 103 to 115.
17. As part of an internal road design, ordinarily this accessway would have a service verge on the western side and a kerblineline to the east. Whilst there is no requirement for a footpath to be provided with the accessway, the applicant has confirmed that they will replace the verge to the west with a surfaced footway along its length to the southern side of the turning head. In addition to this, they will also extend the tarmac surface of this new footway to School Lane following the diverted Public Right of Way route.
18. Furthermore, if required, the most southern section of the diverted Public Right of Way which connects to School Lane could be included in the S38 for adoption by LCC or it could remain the responsibility of the Management Company for the site. This matter will be resolved as part of the S38 Agreement.
19. In addition to the above, the northern section of footpath from Euxton Lane is unaffected by the development proposal and will run, as it does currently, through part of the public open space; therefore, this will not be surfaced. The new access road from Euxton Lane will include 2m wide footways running on both sides which provides a surfaced route for pedestrians in the event of bad weather or as an alternative to the unsurfaced route.
20. The proposal also provides a surfaced 2m wide pedestrian route from Euxton Lane to School Lane. In addition to this, the unsurfaced routes through the public open space will remain in place in accordance with the Public Right of Way.
21. Subject to the diversion of the footpath, LCC Rights of Way Officer has withdrawn their objection.

PLANNING CONSIDERATIONS

Principle of the development

22. The principle of redeveloping the site with housing was originally established as being acceptable by the grant of outline planning permission in March 2017. This application seeks reserved matters approval for layout, scale, appearance and landscaping. As set out below, the detailed scheme is in general compliance with the indicative development parameters submitted with the outline application.
23. The outline planning permission has already established that up to 170 dwellings is an appropriate scale of development for the site. The 140 dwellings proposed as part of this application is within the number of residential units approved and, therefore, accords with the outline approval. The number of dwellings proposed as part of this application is acceptable.

Design and character of the development

24. The design principles for the proposed development are set out in the approved Design and Access Statement for the site.
25. The layout proposed as part of this reserved matters application broadly corresponds with the indicative layout submitted at outline stage in terms of the general positions of buildings and roads on the site. It has been designed around trees and hedgerows which exist on the

site. The outline application was supported by a tree survey that identified trees to be removed and the root protection areas of those trees to be retained. The survey also identified a hedgerow which transects the site north to south. The reserved matters proposal retains trees in accordance with the tree survey and only breaks through the hedgerow to provide access across the site. The reserved matters application also retains the drainage ditch which runs through the western part of the site and the pond in the south east corner in accordance with the approved Design and Access Statement.

26. All of the buildings proposed are between two and two and a half storey with some single storey elements such as garages. The scale of buildings proposed reflects the scale of development in the surrounding area in accordance with Local Plan policy BNE1.
27. The approved Design and Access Statement identifies that the density of development will vary across the site with the lowest density located toward the south and east of the site. The scale of development proposed is in line with this with higher density development on the western boundary of the site and the lowest density located in the south east corner where the existing pond is retained.
28. The scale of the development proposed in this reserved matters application including the scale of individual houses accords with the parameters outlined in the approved Design and Access Statement and in Local Plan Policy BNE1.
29. The appearance of the development responds to the surrounding area and provides an attractive scheme. The Framework, Section 7, identifies that great importance is attached to the design of the built environment but that, in line with paragraph 60 "*decisions should not attempt to impose architectural style or particular tastes*".
30. Policy BNE1 of the Local Plan requires developments to be of high quality design and respect the character of the local area.
31. A variety of house types are proposed to provide interest to the development and avoid repetition, whilst the use of materials and architectural styling will provide a visual link to the development. There is a combination of gable and hipped roofs and a number of architectural details including bay windows and front gables, which are evident in the wider area. External materials comprise brick and render, with tile roofs. The development as a whole has been designed to respond to and complement the existing built form of the local area. The approved Design and Access Statement confirms that the principal materials of the development will be brick and tile and the proposal complies with this.
32. Existing housing in the surrounding area is predominantly two storey in height although there are some bungalows. The materials are predominantly brick and render with tile roofs, again this is reflected in the materials proposed for use in the development. The combination of hipped and gable roof design reflects the variety of roof types in the immediate area which is dominated by modern style housing at locations such as Orchard Close to the west and Wentworth Drive to the north.
33. The appearance of the proposed houses is considered to be in keeping with the locality and reflects the predominant character of the area. In this setting the appearance of the proposal is considered to be acceptable.
34. The application includes a Landscaping Plan which provides full detail of the landscaping proposals. The landscaping details incorporate the retained trees and hedgerow on the site as previously identified. In addition, the plan incorporates a number of native trees which create an attractive residential environment. The public open space area around the retained pond in the south east corner will be grassed and the proposed houses provided with front lawns. The proposed tree, shrub, woodland and meadow planting proposed are of appropriate sizes and species reflecting the proposed development and the nature of the existing site. The proposed layout complies with the outline approval and Local Plan Policy BNE10.

35. The following tenure and mix of bedroom numbers are proposed:

- 77 Four bedroom market houses
- 28 Three bedroom market house
- 7 Three bedroom intermediate/starter homes houses
- 7 Two bedroom intermediate/starter homes houses
- 9 Three bedroom social rent houses
- 12 Two bedroom social rent houses

36. Policy 7 of the Core Strategy outlines the requirement for affordable housing and this matter was considered and agreed at the outline application stage. The outline approval is subject to a S106 Agreement which requires 25.3 percent of dwellings on the site to be affordable with a split of 10 percent of the total number of units to be intermediate/starter homes and 15.3 percent to be social rented. In addition to the affordable housing on site the S.106 requires an off-site contribution equivalent to 4.7 percent to satisfy the requirements of Core Strategy policy 7.

37. The proposed affordable housing units and split, together with the off-site contribution, conform to the requirements of the S.106.

38. It is considered that the proposed housing provides a good general mix of house types and sizes. The Design and Access Statement identifies the opportunity for a combination of larger executive homes and more modest two bedroom properties and the reserved matters proposal delivers this mix.

Traffic and Transport

39. The acceptability of the principle of the site access was established by the grant of outline planning permission and this is maintained as part of this reserved matters submission. Vehicular access to the site is from Euxton Lane in the north west part of the site in accordance with the approved details. Pedestrian access to the site is also provided in this location.

40. An existing public right of way passes through the western part of the site from north to south. This right of way is retained as part of this reserved matters submission and will continue to link Euxton Lane with School Lane. A partial diversion of the right of way will be required to provide for its realignment to accommodate the application proposals.

41. Two routes of connectivity will be provided through the site from Euxton Lane to School Lane for pedestrians - one via the footpaths of the new adoptable highway network and surfaced final section of the diverted PRoW route and the second via the combination of the existing and diverted PRoW through the linear public open space (POS). The final section of the PRoW through the POS has been increased to 3m in width to accommodate cyclists in addition to pedestrians. This will then provide a surfaced route for cyclists from Euxton Lane to School Lane along the new adoptable highway network. Further minor changes may be required as part of the S38 works prior to adoption.

42. In addition, and as requested in the late consultation response from LCC, a further link to Euxton Lane, which requires an associated small opening in the hedge, will also be provided from the cul-de-sac serving Plots 22 to 30.

43. The layout incorporates a hierarchical road structure in line with the parameters in the approved Design and Access Statement. The layout incorporates a main loop road accessed from the approved vehicular access off Euxton Lane. Off of this main loop are cul-de-sacs and private drives. This hierarchy of roads will assist in defining public and semi-private spaces indicating the key route through and around the development providing for enhanced legibility.

44. The proposed houses incorporate in curtilage driveways, integral and detached garages and allocated car parking spaces. Policy ST4 of the Local Plan requires the provision of 2 car parking spaces for 2 and 3 bedroom properties and 3 spaces for 4 bedroom houses.

The layout has been designed to incorporate car parking spaces in accordance with the standards set out in policy ST4 of the Local Plan.

45. In respect of the minimum garage size, it has been agreed for other sites in Chorley to provide a cycle store, in the rear gardens of 4 bedroom house types with an integral garage. The proposed Belgrave, Bowes, Hatton, Holbrook and Renishaw house types will have such cycle stores, so that there are two parking spaces for each property, an integral garage large enough to accommodate a small car and a cycle store. The position of these cycle stores is shown on the Planning Layout. The Victoria house type has three bedrooms and two parking spaces in addition to the integral garage.

Impact on the neighbours

46. It is considered that the proposal will not result in any significant loss of amenity for the future residents within the development or occupiers of existing dwellings.
47. The layout has been designed to ensure privacy for future residents with the overlooking of gardens avoided and an interface distance between habitable rooms of 21 metres maintained.

Conclusion

48. The site forms part of a housing allocation in the Chorley Local Plan. Housing is acceptable in principle on this site as established by the outline permission. The proposal will contribute to the achievements of sustainable development and will be consistent with the requirements of the Framework which has a presumption in favour of sustainable development. 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.

49. Suggested Conditions

50. To follow

51. **RELEVANT 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 Local Plan 2012-2026 and adopted Supplementary Planning Guidance), unless material considerations indicate otherwise. Consideration of the proposal has had regard to guidance contained within the National Planning Policy Framework (the Framework) and the development plan. The specific policies/ guidance considerations are contained within the body of the report.

RELEVANT HISTORY OF THE SITE

Ref: 16/00380/OUTMAJ **Decision:** PEROPP **Decision Date:** 17 March 2017

Description: Outline application for means of access to up to 170 dwellings and community allotments with all other matters reserved

Ref: 16/00972/TPO **Decision:** PERTRE **Decision Date:** 15 December 2016

Description: Removal and replacement of up to 20m length of existing boundary trees and woody vegetation to allow removal of existing culverted field access for the purpose of reducing the potential impact of flood events.

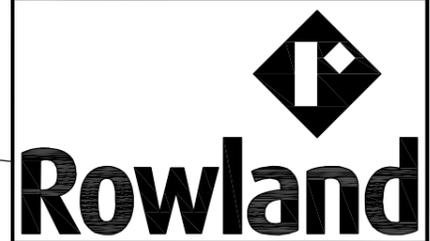
Ref: 17/00526/DIS **Decision:** PCO **Decision Date:** Pending

Description: Application to discharge conditions numbered 4 (external materials), 6 (site access construction and off site highway improvement works), 11 (archaeology), 15 (construction method statement) and 16 (vehicle cleaning) attached to outline planning permission 16/00380/OUTMAJ which was for the means of access to up to 170 dwellings and community allotments with all other matters reserved.



NOTES

REV	DESCRIPTION	DATE



Rowland Homes Limited
 Farington House, Stanfield Business Park, Stanfield Lane,
 Leyland, Lancashire PR25 4JA
 Tel: 01772 621166 Fax: 01772 623552 www.rowland.co.uk

DRAWING
LOCATION PLAN

PROJECT
PEAR TREE LANE, EUXTON

SCALE	1:1250 @ A3	REV.		DRAWING No.	R088/1000
DATE	March 2017				
DRAWN					

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APPLICATION REPORT – 17/00369/REMAJ

Validation Date: 4 April 2017

Ward: Clayton-le-Woods West And Cuerden

Type of Application: Major Reserved Matters

Proposal: Reserved matters application pursuant to outline planning permission 14/00951/OUTMAJ for the erection of 220 no. dwellings. Details of layout, appearance, landscaping and scale to be considered.

**Location: Land North Of Lancaster Lane And Bounded By Wigan Road And Shady Lane
Lancaster Lane Clayton-Le-Woods**

Case Officer: Adele Hayes

Applicant: Lovell

Agent: Ainsley Gommon Architects

Consultation expiry: 4 May 2017

Decision due by: 18 August 2017 (subject to agreed extension of time)

RECOMMENDATION

1. It is recommended that the application is approved.

SITE DESCRIPTION

2. The site is situated to the north of Clayton le Woods and comprises four agricultural fields totalling circa 8.06 hectares. It slopes gently from east to west and contains existing hedgerows and boundary trees, which separate each of the fields. The existing main access to the series of fields is taken from Shady Lane to the east of the site.
3. The northern most two fields are bounded by mature hedgerows, which form a defensible boundary with the agricultural fields beyond. The southern-most two fields are bounded by a mix of mature hedgerow and linear tree planting, which forms a defensible boundary to the undeveloped land beyond. The east and south of the site is bordered by existing modern residential development. Land to the, north and west of the site is currently being developed with housing.
4. The site is located within the defined settlement as indicated on the proposals map of the Chorley Local Plan 2012-2026

DESCRIPTION OF PROPOSED DEVELOPMENT

5. This is an application for reserved matters consent for a residential development. Outline planning permission for was granted in March 2016 for the means of access to up to 220 dwellings and community allotments with all other matters reserved (14/00951/OUTMAJ).
6. In accordance with the provision of the outline planning permission, the proposed development comprises 220 new dwellings with associated infrastructure. Approval is sought for reserved matters relating to appearance, landscaping, layout and scale. Access was approved as part of the outline planning permission.

REPRESENTATIONS

7. Two representations have been received commenting that the proposed development would have an adverse impact on the surrounding highway network and that more school places are required. Comment is also made that the existing public right of way should be protected as a traffic free route.

CONSULTATIONS

8. **Greater Manchester Ecology Unit:** Recommend that the landscape plans be amended to include wildlife buffer strips between the hedgerows and houses, and tree planting amended to be in line with the outline condition. They also requested that the hedgerows be retained are clearly defined as well as the sections to be enhanced. Amended plans have been received and whilst GMEU are satisfied that adequate mitigation is now proposed for loss of trees and hedgerows, and have no objection to the proposed bat and bird boxes, they would prefer to see additional buffering provided.
9. **United Utilities:** Although they confirm that the principle strategy set out on the drainage plans is in line with United Utilities requirements, they have concerns that it may lead to flooding in adjacent developments. They have particular concern that there is no visible outfall located in the north eastern corner of the site and United Utilities would need assurances that these concerns have been addressed. This matter will need to be resolved as part of the formal discharge of the conditions attached to the outline consent.
10. **Lancashire Highway Services:** The reserved matters proposal is acceptable, subject to cycle provision.
11. **Waste & Contaminated Land:** Confirmation has been received that in this instance the Council's Waste and Contaminated Land Officer has no comments to make.
12. **Environment Agency:** Although they originally requested the condition for a surface water management plan this role is no longer within their remit.
13. **Euxton Parish Council:** Object to the proposal for the following reasons:
 - Traffic
 - Impact on local roads due to increased number of cars arising from 200 houses
 - IKEA site at Cuerden will further add to this
 - Traffic issues in locality exist already
 - Principle
 - Inappropriate development in a semi-rural area
 - Out-of-character
 - Over development
 - Threatening a public right of way
 - Loss of important wildlife habitats
 - Harm to rare animals
 - Destroying traditional field patterns
 - Visually damaging in the landscape
 - Conflict with the character of the area
 - Destroying possible archaeological remains
 - Threat to wildlife

In addition, the Parish Council has made the following observations:

- The Parish Council are disappointed that there are only 22 affordable houses;
- The outline application included a children's play area with equipment which seems to be missing off this one;

- The Parish Council have concerns about the infrastructure – schools, doctors etc. and all the extra traffic is going to cause problems on the roads;
- Public transport is very infrequent in this area now and it is under threat to further reduce the provision;
- There should be hedgehog friendly fences and green space corridors for toads, frogs and newts;
- The Parish Council want to ensure that ancient hedgerows and trees are retained and to retain access to the public footpath through the site;
- The Parish Council requests that the Borough Council ensures that the developer reports any evidence they find of the Roman Road recorded in this area.

PLANNING CONSIDERATIONS

Design and character 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 2016. This application seeks reserved matters approval for layout, scale, appearance and landscaping. As set out below, the detailed scheme is in general compliance with the indicative development parameters submitted with the outline application.
15. The outline planning permission has already established that up to 220 dwellings is an appropriate scale of development for the site. The 220 dwellings proposed as part of this application is within the number of residential units approved and, therefore, accords with the outline approval. The number of dwellings proposed as part of this application is acceptable.
16. The outline planning permission has already established that up to 220 dwellings is an appropriate scale of development for the site. The 220 dwellings proposed as part of this application is within the number of residential units approved and, therefore, accords with the outline approval. The number of dwellings proposed as part of this application is acceptable.
17. There will be a mixture of dwelling types and sizes as follows:
 - 18 x 2 bed houses
 - 106 x 3 bed houses
 - 79 x 4 bed houses
 - 17 x 5 bed house
18. Policy 7 of the Core Strategy outlines the requirement for affordable housing and this matter was considered and agreed at the outline application stage. The outline approval is subject to a S106 Obligation that states that in lieu of the on-site provision of 20% of the affordable housing, a financial contributions shall be paid to the Council to be used to provide affordable housing in the vicinity of the development. The remaining 10% shall be provided on-site as either Starter Homes (should the legislation be enacted); or intermediate tenure to be delivered by a registered affordable housing provider.
19. The following house types will be used to deliver the 10% on-site affordable housing;
 - 18 x 2 bedroom units
 - 4 x 3 bedroom units
 - Total 22 units.
20. These will take the form of either Starter Homes or Shared Ownership units. It is the applicant's intention to provide the former although this will depend on the speed at which the Regulations are introduced in line with their build program. Should there be delays beyond October 2017 they will need to revert to the Shared Ownership tenure on at least the first phase.
21. The proposed housing mix is considered to represent a good mix of dwelling sizes.
22. The general design principle for the proposed housing incorporates a perimeter block layout with strong street frontages and secure defensible rear gardens. Key 'focal points' have been given careful design consideration and the individual house types, which comprise a mix of detached, semi-detached and terraced dwellings of 2 and 2.5 storey built form. The scale of buildings proposed reflects the scale of development in the surrounding area in

accordance with Local Plan policy BNE1. It also accords with the parameters set out at outline stage and is in compliance with Local Plan Policy BNE1.

23. Policy BNE1 of the Local Plan requires developments to be of high quality design and respect the character of the local area. A variety of house types are proposed to provide interest to the development and avoid repetition, whilst the use of materials and architectural styling will provide a visual link to the development. The appearance of the proposed houses is considered to be in keeping with the locality and reflects the predominant character of the area. In this setting the appearance of the proposal is considered to be acceptable.
24. The proposed development maintains a simple and clear street hierarchy, with a main link road through the development.
25. Landscaping and public open space associated with the development will provide amenity, recreational, biodiversity and sustainability benefits.
26. At outline stage it was demonstrated that the development is not at risk of flooding from external sources and the risk of flooding will not be increased by the development and its environment. It is proposed the site drainage system will be adopted by United Utilities.
27. Whilst some hedgerow and tree removal is necessary to facilitate the development, particularly at road accesses and junctions, compensatory planting with the use of native species is proposed.
28. Whilst GMUE have requested additional buffering, it is considered that the revisions that have been made will ensure adequate connectivity across the landscape, for any amphibians that may remain and the small mammals, whilst retaining satisfactory garden areas. The applicant has confirmed that the wild flower buffer now proposed will be dedeed to each property with an easement that clearly identifies that the owner is legally required to retain and maintain these areas, including the hedgerow. This guarantees that these areas will be maintained in line with the ecologists proposals/concerns.
29. There is an area of public open space proposed within the development, which will benefit from natural surveillance of surrounding properties. A children's play area will also be provided.

Traffic and Transport

30. The site is to be accessed from the roundabout at the junction with Wigan Road through the adjoining housing development. This arrangement was approved at the outline planning permission stage.
31. Design development has resulted in the main link road through the site providing access to the north of the site to enable appropriate access to the land beyond. In addition a 'spur' road will provide connectivity to the land to the east.
32. Parking provision is provided by way of integral or detached garages or driveways. Policy ST4 of the Local Plan requires the provision of 2 car parking spaces for 2 and 3 bedroom properties and 3 spaces for 4 bedroom houses. The layout has been designed to incorporate car parking spaces in accordance with the standards set out in policy ST4 of the Local Plan.

Impact on the neighbours

33. It is considered that the proposal will not result in any significant loss of amenity for the future residents within the development or occupiers of existing dwellings.

34. The layout has been designed to ensure privacy for future residents with the overlooking of gardens avoided and an interface distance between habitable rooms of 21 metres maintained.

CONCLUSION

35. Housing is acceptable in principle on this site. The proposal will contribute to the achievements of sustainable development and will be consistent with the requirements of the Framework which has a presumption in favour of sustainable development. 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.

CONDITIONS

36. To follow

RELEVANT 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 Local Plan 2012-2026 and adopted Supplementary Planning Guidance), unless material considerations indicate otherwise. Consideration of the proposal has had regard to guidance contained within the National Planning Policy Framework (the Framework) and the development plan. The specific policies/guidance considerations are contained within the body of the report.

RELEVANT HISTORY OF THE SITE

Ref: 14/00951/OUTMAJ **Decision:** PEROPP **Decision Date:** 31 March 2016

Description: Outline application for up to 220 dwellings with associated open space and landscaping, with all matters reserved except for access.

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Report of	Meeting	Date
Director (Customer & Digital)	Development Control Committee	15 August 2017

PLANNING APPEALS AND DECISIONS RECEIVED BETWEEN 11 July 2017 AND 7 August 2017

PLANNING APPEALS LODGED

None

APPEAL DECISIONS

None

PLANNING APPEALS WITHDRAWN

None

ENFORCEMENT APPEALS LODGED

None

ENFORCEMENT APPEAL DECISIONS

None

ENFORCEMENT APPEALS WITHDRAWN

None

Report Author	Ext	Date	Doc ID
Adele Hayes	5228	7 August 2017	***

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