

PLANNING COMMITTEE

TUESDAY, 14TH JANUARY 2020, 6.30 PM
COUNCIL CHAMBER, TOWN HALL, CHORLEY

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

| Agenda No | Item |
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| 5 | ADDENDUM |
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| (Pages 79 - 86)

GARY HALL
CHIEF EXECUTIVE

Electronic agendas sent to Members of the Planning Committee

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| C O M M I T T E E R E P O R T | | |
|---------------------------------|--------------------|-----------------|
| REPORT OF | MEETING | DATE |
| Director (Customer and Digital) | Planning Committee | 14 January 2020 |

| ADDENDUM |
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ITEM 3a - 19/00683/FUL – 31 - 33 Cunliffe Street, Chorley, PR7 2BA

Condition 2 has been amended to include an updated Location Plan. This does not alter the proposed scheme in any way, but addresses a minor discrepancy in the land registry search.

The following conditions are recommended:

1. The proposed development must be begun not later than three years from the date of this permission.

Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the approved plans below:

| Title | Plan Ref | Received On |
|-------------------------------------|----------|------------------|
| Block & Location Plans as Existing | PL 004B | 6 December 2019 |
| Existing & Proposed Elevations | PL 003 C | 14 November 2019 |
| Plans as Proposed | PL 002 C | 14 November 2019 |
| Existing & Proposed Rear Elevations | PL 006 | 14 November 2019 |
| Block & Location Plans as Proposed | PL 005 D | 6 December 2019 |

Reason: For the avoidance of doubt and in the interests of proper planning.

3. The external facing materials, detailed in the application, shall be used and no others substituted unless alternatives are first submitted to and agreed in writing by the Local Planning Authority, when the development shall then be carried out in accordance with the alternatives approved.

Reason: In the interest of the appearance of the development in the streetscene.

ITEM 3b - 19/00830/REMAJ – Land Bounded By Town Lane (To The North) And Lucas Lane (To The West), Town Lane, Whittle-Le-Woods

The recommendation remains as per the original report.

The original report has been amended as follows:

To add to paragraphs 44 to 50 of the report in relation to flood risk, Whittle-le-Woods Residents Association have commissioned a hydrology consultant to undertake a review of the applicant's Flood Risk Assessment. The executive summary of the review is provided below, along with responses to the review from Lancashire County Council as Lead Local Flood Authority and the applicant. It is important to note that flood risk is a technical issue which was assessed as part of the Outline scheme for which the Planning Committee resolved to grant planning permission in September 2019. That consent includes planning conditions to control flood risk which would require discharging prior to any development taking place at the site. The applicant's Flood Risk Assessment would not appear as an approved document as part of any reserved matters consent and was submitted for information purposes only.

Executive summary of FRA review, undertaken by Water Resource Associates:

- This report provides a review of two flood risk assessments (FRAs) for the proposed developments on greenfield sites at Crostons Farm and Lady Crosse Drive in Whittle-le-Woods.
- Both FRAs appear to be lengthy documents (60 and 76 pages) but only 13 pages is actually relevant written information, the remainder of the reports is made up of appendices including maps, drawings, correspondence and outputs from computer software.
- Although the physical environment is described at each site there are no geology and soil maps, no general topographic details and no photos of either site suggesting that site visits have not been undertaken.
- The description of the hydrology at both sites is lacking, with no details presented about the River Lostock catchment and records of flow measurements. No detailed information is presented on the existing waterways and hydraulic structures which border both sites.
- Information on the historical flood risk is lacking, it is just based on Environment Agency information and does not consider recent devastating flooding of Whittle-le-Woods in December 2015 or searches on-line from commonly used historical flooding databases.
- The risk of surface water flooding from the proposed developments has not been adequately assessed in either report. This should include values for the greenfield surface runoff peak flow and volume, the developed site surface runoff peak flow and volume, and clearly demonstrate how the volume of required storage has been estimated so that the developed site surface runoff does not exceed the greenfield surface runoff.
- In conclusion both reports are disappointing and lacking key information and should be rejected by the EA and LLFA.

The applicant's hydrology consultant (Waterco) has responded as follows (in summary):

- The inclusion of mapping and figures as appendices rather than within the body text of the Waterco FRAs holds no bearing on whether the site complies

with local and national flood risk and drainage policies. Reader preference is of no relevance to the planning application.

- Detailed geological descriptions are provided, and provision of geological mapping would have no bearing on the findings or conclusion of the FRA reports. This point therefore holds no relevance. Whether Waterco have visited the sites or not, does not change the findings or conclusion of the FRA reports. Detailed topographical information (obtained from the site) was provided to Waterco and informed the FRA reports.
- Detailed topographical data is provided in both reports along with a general description of topography within the 'Existing Conditions' section. Provision of a 'less detailed contour map' is the preference of Water Resource Associates as the reader and would have no bearing on the findings or conclusions of the FRA reports.
- The maps and aerial photographs within the FRA reports were the most up to date at the time of reporting. Again, updating the aerial mapping would have no bearing on the findings or conclusions of the FRA reports.
- The hydrological details provided within the FRA reports provide sufficient detail in order to assess the flood risk to the development site. The River Lostock is situated at or below 70m AOD and is significantly below the level of the development site. The EA flood map for planning shows that the flood extents of the River Lostock do not extend near to the development site.
- Additional hydrological data for the River Lostock would serve the purpose of providing descriptive information only and would have no bearing on the assessment of flood risk to the site. The site is within Flood Zone 1 and is also shown at very low risk of surface water flooding (associated with adjacent tributaries of the River Lostock) with a less than 0.1% annual probability of occurrence.
- EA mapping identifies areas of high, medium and low risk of surface water flooding at the northern and western boundaries of the site. The surface water flood extents correspond to the location of tributaries of the River Lostock.
- However, the site is at very low risk of surface water flooding with a less than 0.1% annual probability of occurrence. The watercourses bordering the Crostons Farm site are acknowledged to be culverted beneath Lucas Lane. Topographical data within the FRAs places the culverts at 80.5m AOD for the watercourse west of the site and 79.76m AOD for the watercourse north of the site. Road levels downstream of the culverts are 80.84m AOD and 80.29m AOD.
- In the events that the culverts were to become blocked, flows would back up behind the culvert structures reaching a sufficient level to overflow onto the road and continue downstream. The road levels (equating approximately to water levels upstream of the culverts should a blockage occur) are provided above. All built development will be situated at or above 85m AOD and at least 4m above the culverts. As such, and whilst the culvert diameters are unknown, the risk of blockage or an exceedance of the culverts to the Crostons Farm site is very low. The risk to the site from all sources of flooding is very low, regardless of culvert diameter.
- Flooding records were reviewed as part of the FRAs and no historical flooding is shown to have affected the site. This concurs with the Water Resource Associates Hydrology Survey Phase 1 and 2 Report. Waterco acknowledge that flood events have occurred in Whittle-Le-Woods however no past flooding has affected the site. Provision of further details of past flooding events, whilst informative, would have no bearing on the findings and conclusions of the FRA reports.

- Runoff rates for the Crostons Farm site have been estimated using ReFH2 software. The number of decimal places report has no bearing on the discharge rate used. As the calculation is for a greenfield site, urbanisation is set at 0%.
- Runoff rates for the Lady Crosse Drive site have been estimated using MicroDrainage software and are provided in Appendix E of the FRA. These appear to have been missed as part of the Water Resource Associates review.
- Both reports clearly show that the attenuation storage volumes have been estimated using industry standard MicroDrainage software. The MicroDrainage simulations are provided within the report appendices. Information on greenfield and post-development design flows are also included in the FRA reports, contrary to that stated by Water Resource Associates.
- It is explained clearly in both reports that the MicroDrainage printouts provide estimates of the attenuation storage volumes required. Water Resource Associates have incorrectly interpreted the MicroDrainage outputs and have assumed that reference to “flood risk” within the MicroDrainage outputs means that the capacity of the pond or drainage system is exceeded. Waterco can confirm that this is not the case. “Flood risk” within MicroDrainage is highlighted when the maximum water level within the drainage system during a prescribed storm event reaches a level close to the specified cover level, it does not mean the drainage system is exceeded. For information, should the drainage system be exceeded, this would be highlighted by MicroDrainage as “flood”.
- The sites drainage system will be designed so that runoff during all events up to and including the 1 in 100 year plus climate change event will be wholly contained within the sites drainage system. Attenuation devices such as ponds will also be designed with a freeboard amount (typically 300mm) above the maximum water level.
- The drainage proposals are predicated on mimicking or reducing existing (greenfield) runoff rates, so there should be no adverse impacts downstream. The drainage systems for both sites will ensure storm events up to and including the 1 in 100 year plus climate change are contained on the respective sites.

Lancashire County Council as Lead Local Flood Authority have responded as follows:

- The Flood Risk Assessment submitted with the Outline application in 2013 was written to accommodate future detail on impermeable areas to be supplied with reserved matters applications, and future detail of climate change impact on rainfall, which are both necessary for detailed calculations to be made of potential surface water run-off from the developed site. Therefore surface water storage volumes could not be provided at that stage of the development process, and the conditions proposed to be applied to permission for the outline application took this lack of detail into account.
- The current Reserved Matters application (dated 2019) maintains these uncertainties, which has been identified by the Whittle-le-Woods residents' own flood risk assessment.
- The Lead Local Flood Authority advice on the current application identifies this lack of available detail and recommends that appropriate on-site attenuation volumes be secured at the next stage of the planning process (by the discharge of condition 17 attached to the Outline planning consent)

through submission for approval of a detailed surface water drainage scheme for the proposed development. This approach will allow the applicants to provide up-to-date details at the appropriate time, and will secure the proposed details of impermeable areas, current rainfall projections, the surface water run-off generated by the impermeable areas and rainfall, and the on-site attenuation required to prevent excess run-off from entering existing local drainage systems and increasing flood risk downstream of the proposed development.

It is not considered that the review of the FRA casts doubts on the acceptability of the development in terms of flood risk. It has highlighted some omissions in the assessment of flood risk which would be addressed at condition discharge stage, this has been confirmed by the Lead Local Flood Authority. The proposal therefore demonstrably accords with national and local planning policy in this regard. An informative would be attached to any grant of reserved matters consent to remind the applicant that the flood risk details submitted with the reserved matters application is insufficient to discharge condition 17 attached to the Outline planning permission.

It is recommended that the following conditions be updated for reasons of clarity:

5. The new estate road for the approved development shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level up to the entrance of the site compound before construction of the first house takes place within the site and shall be further extended before any development commences fronting the new access road.

6. The layout of the development shall include provisions to enable vehicles to enter and leave the highway in forward gear and such provisions shall be laid out in accordance with the approved plan and the vehicular turning space shall be laid out and be available for use before the associated houses are occupied and a suitable turning area is to be maintained thereafter.

ITEM 3c - 19/01035/FULMAJ – Fairport Engineering, Adlington Mill, Market Place, Adlington

The recommendation remains as per the original report.

It is recommended that the following condition is updated to reflect the most recent set of plans following a clarification requested by the case officer:

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

| Title | Drawing Reference | Received date |
|----------------------|-------------------|------------------|
| Location plan | 462-001 | 14 November 2019 |
| Ground floor plan | 462-201 Rev.B | 08 January 2020 |
| Roof plan | 462-202 Rev.B | 08 January 2020 |
| North West Elevation | 462-210 Rev.B | 08 January 2020 |
| North East Elevation | 462-211 | 08 January 2020 |
| South West Elevation | 462-212 | 08 January 2020 |
| South East Elevation | 462-213 | 08 January 2020 |

Reason: For the avoidance of doubt and in the interests of proper planning.

ITEM 3d - 19/01036/FULMAJ – *Fairport Engineering, Adlington Mill, Market Place, Adlington, Chorley*

The recommendation remains as per the original report.

The original report has been amended as follows:

The following conditions are recommended:

ITEM 3e - 19/00904/REMMAJ – *The Strawberry Fields Digital Hub, Euxton Lane Chorley, PR7 1PS*

The recommendation remains as per the original report.

The original report has been amended as follows:

To add to paragraphs 28 to 31 of the report, further justification for the provision of affordable rent dwellings, rather than social rent, is as follows:

- The application site was not an allocated housing site in the Local Plan. The housing was granted Outline planning permission as enabling development for the site's allocated employment use.
 - Unforeseen site conditions have meant there are additional abnormal costs associated with the redevelopment of the site relating to cut and fill, attenuation, piling, drainage, retaining structures, invasive species and services.
 - Delays in a start on site have been due to additional site investigations works required to quantify the additional abnormalities identified. As such, there is interest accruing against the monies borrowed to buy the site and undertake due diligence and additional construction inflation associated with the increase in costs expected between when the quote was provided and the updated completion date of the development.
 - As a Registered Provider, the applicant's strategy includes the overprovision of affordable housing where possible to contribute as meaningfully as possible to tackling the national housing crisis. In this instance if THT were to deliver social rented properties there would not be sufficient margin in the project to allow them to deliver any additional benefits such as the provision of 2/3 bedroom affordable houses rather than 1/2 bedroom flats and units that would be above minimum national space standards. These affordable units would also remain available in the long term.
 - The applicant is seeking to deliver a housing mix that meets housing needs in Chorley which is why the scheme put forward provides a 70/30 split of affordable rent to shared ownership (rather than a wholly shared ownership affordable offer which would deliver a higher rate of return), as they recognise that there is a need for affordable rented properties in Chorley. This approach of innovatively considering alternative solutions is actively encouraged by Paragraph 51 of the Council's Affordable Housing SPD. As such, whilst the mix put forward does not deliver the social rented units the required by the SPD, the scheme would deliver additional benefits.
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ITEM 3f - 19/00909/OUTMAJ – Formerly Mormon Church, Water Street, Chorley

The recommendation remains as per the original report.

(2)no. further letters of objection have been received, one repeating comments set out in a previous objection, and another setting out the following issues:

- The appearance and details are not in keeping with the conservation project.
Officer comment: The application is in outline only and the details of the possible house types that have been provided are for indicative purposes only, and the grant of any planning permission here would not relate include these drawings.
 - The application site includes part of the side street to the south west of the site over, which there is a right of access. The access would subsequently be obstructed by the proposed development.
Officer comment: The applicant has confirmed that the land ownership covering the application site does include part of the side street to the south west and that a right of access for existing residents does exist over this side street. For this reason it would not be possible to develop on the part of the site comprising the side street. The indicative site plan has been amended to demonstrate that 8 dwellings could be developed on the site without encroaching on to the side street, and that the right of access would not therefore be impacted upon.
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