

DEVELOPMENT CONTROL COMMITTEE

TUESDAY, 8TH NOVEMBER 2016, 6.30 PM
COUNCIL CHAMBER, TOWN HALL, CHORLEY

AGENDA

APOLOGIES

- 1 **MINUTES OF MEETING TUESDAY, 11 OCTOBER 2016 OF DEVELOPMENT CONTROL COMMITTEE**

(Pages 3 - 6)

- 2 **DECLARATIONS OF ANY INTERESTS**

Members are reminded of their responsibility to declare any pecuniary interest in respect of matters contained in this agenda.

If you have a pecuniary interest you must withdraw from the meeting. Normally you should leave the room before the business starts to be discussed. You do, however, have the same right to speak as a member of the public and may remain in the room to enable you to exercise that right and then leave immediately. In either case you must not seek to improperly influence a decision on the matter.

- 3 **PLANNING APPLICATIONS TO BE DETERMINED**

The Director (Customer and Digital) has submitted ten items for planning applications to be determined (enclosed).

Plans to be considered will be displayed at the meeting or may be viewed in advance by following the links to the current planning applications on our website.

<https://planning.chorley.gov.uk/online-applications/search.do?action=simple&searchType=Application>

- A **16/00614/FUL - SWIFTS HOUSE FARM, BENTLEY LANE, HESKIN, PR7 5UY**

(Pages 7 - 16)

- B **16/00451/FULMAJ - ROYAL UMPIRE CARAVAN PARK, SOUTHPORT ROAD, ULNES WALTON, LEYLAND, PR26 6JB**

(Pages 17 - 28)

- C **16/00509/FULMAJ - LEATHERLANDS FARM, MOSS LANE, WHITTLE-LE-WOODS, CHORLEY, PR6 7DD**

(Pages 29 - 40)

- D **16/00656/FULMAJ - LAND WEST OF COPPULL ENTERPRISE CENTRE, MILL STREET, COPPULL (TO FOLLOW)**

E	16/00591/FUL - RIGBY'S GARAGE, BLUESTONE GARAGE, BLUE STONE LANE, MAWDESLEY, ORMSKIRK, L40 2RH	(Pages 41 - 52)
F	16/00863/OUT - LAND NORTH OF LITTLE BLUESTONE COTTAGE, BLUE STONE LANE, MAWDESLEY, ORMSKIRK, L40 2RH (TO FOLLOW)	
G	16/00580/FULHH - 49 CHORLEY LANE, CHARNOCK RICHARD, CHORLEY, PR7 5EP	(Pages 53 - 62)
H	16/00849/PAR - LA ESTRELLA LTD, 90-92 BOLTON STREET, CHORLEY, PR7 3DX (TO FOLLOW)	
I	16/00661/CB3 - PLAYING FIELD, GREAT GREENS LANE, BAMBER BRIDGE	(Pages 63 - 68)
J	16/00668/FUL - STABLES WEST OF VERONA, WRENNALLS LANE, ECCLESTON	(Pages 69 - 80)
4	TREE PRESERVATION ORDER NUMBER 1 (EUXTON) 2016	(Pages 81 - 88)
5	APPEALS AND OTHER DECISIONS	
	Report of Director (Customer and Digital) to follow.	
6	ANY URGENT BUSINESS PREVIOUSLY AGREED WITH THE CHAIR	

GARY HALL
CHIEF EXECUTIVE

Electronic agendas sent to Members of the Development Control Committee Councillor June Molyneaux (Chair), Councillor Christopher France (Vice-Chair) and Councillors Aaron Beaver, Martin Boardman, Charlie Bromilow, Henry Counce, John Dalton, Danny Gee, Tom Gray, Keith Iddon, Alistair Morwood, Mick Muncaster, Richard Toon, Paul Walmsley and Alan Whittaker.

Electronic agendas sent to Development Control Committee reserves for information.

If you need this information in a different format, such as larger print or translation, please get in touch on 515151 or chorley.gov.uk

To view the procedure for public questions/ speaking click here

<https://democracy.chorley.gov.uk/ecSDDisplay.aspx?NAME=SD852&id=852&rpId=0&sch=doc&cat=13021&path=13021>



MINUTES OF DEVELOPMENT CONTROL COMMITTEE

MEETING DATE Tuesday, 11 October 2016

MEMBERS PRESENT: Councillor June Molyneaux (Chair), Councillor Christopher France (Vice-Chair) and Councillors Aaron Beaver, Martin Boardman, Charlie Bromilow, John Dalton, Danny Gee, Tom Gray, Keith Iddon, Alistair Morwood, Mick Muncaster, Richard Toon, Paul Walmsley and Alan Whittaker

OFFICERS: Paul Whittingham (Planning Services Manager), Caron Taylor (Senior Planning Officer), Alex Jackson (Legal Services Team Leader) and Nina Neisser (Democratic and Member Services Officer)

APOLOGIES: Councillor Henry Counce

16.DC.217 Minutes of meeting Tuesday, 13 September 2016 of Development Control Committee

RESOLVED – That the minutes of the Development Control Committee held on 13 September 2016 be approved as a correct record for signature by the Chair.

16.DC.218 Declarations of Any Interests

There were no declarations of interest declared for any items listed on the agenda.

16.DC.219 Planning applications to be determined

The Director of Customer and Digital submitted six reports for planning permission consideration.

In considering the applications, members of the Development Control Committee took into account the agenda reports, the addendum, and the verbal representations and submissions provided by officers and individuals.

a 16/00420/FUL - Church Farm, High Street, Mawdesley, Ormskirk, L40 3TD

Registered speaker: Andrew Millin (applicant)

RESOLVED (unanimously) – That full planning permission be approved, subject to conditions as amended in the addendum and the deletion of Condition 3 (the suggested floodlighting condition) in the report.

b 16/00726/FUL - Duke of York Hotel, 144 Chorley Old Road, Whittle-Le-Woods

Registered speaker: Richard Taffs (objector) Josh Hellawell (agent)

RESOLVED (unanimously) – That full planning permission be approved, subject to conditions outlined in the addendum and a Section 106 Agreement for the provision of public open space in addition to conditions regarding noise, air conditioning and delivery times; the wording of which be delegated to the Director of Customer and Digital in consultation with the Chair and Vice-Chair.

c 16/00614/FUL - Swifts House Farm, Bentley Lane, Heskin

Registered speakers: Sophie Marshall (supporter) and Councillor Paul Leadbetter (ward councillor)

RESOLVED (11:0:3) – That the decision be deferred to allow Members of the Development Control Committee the opportunity to visit the site of the proposals.

d 16/00754/FUL - Inland Revenue, Lingmell House, Water Street, Chorley

RESOLVED (unanimously) – That full planning permission be approved, subject to conditions outlined within the report and the deletion of the storage of waste and recycling bins condition as per the addendum.

e 16/00247/FULMAJ - Land 150m West Leatherlands Farm, Moss Lane, Whittle-Le-Woods

Registered speaker: Councillor Gordon France (ward councillor)

RESOLVED (unanimously) – That major full planning permission be approved, subject to conditions outlined in the addendum and a Section 106 Agreement securing affordable housing and a public open space financial contribution.

f 16/00660/FUL - Visitors Centre Yarrow Valley Country Park, Birkacre Road, Chorley, PR7 3RN

RESOLVED (unanimously) – That full planning permission be approved, subject to conditions outlined within the report.

16.DC.220 Appeals and Other Decisions

This report was withdrawn from the agenda for technical reasons.

16.DC.221 Exclusion of the Public and Press

Approval that the press and public be excluded for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in Paragraph 3 of Part 1 of Schedule 12A to the Local Government Act 1972.

16.DC.222 Judicial Review

The Planning Services Manager verbally updated members about the results of a costs award in the Council's favour arising from an unsuccessful judicial review against the Council.

Chair

Date

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APPLICATION REPORT – 16/00614/FUL

Validation Date: 7 July 2016

Ward: Chisnall

Type of Application: Full Planning

Proposal: Part-retrospective application for the change of use of barn to use for corporate entertainment in connection with a shooting school, and an office and storage space for use in connection with the farm businesses, and associated car parking

Location: Swifts House Farm Bentley Lane Heskin Chorley PR7 5UY

Case Officer: Mr Iain Crossland

Applicant: Mr Fiddler

Agent: Ms Sophie Marshall

Consultation expiry: 31 August 2016

Decision due by: 1 September 2016

This application was deferred from the previous development control committee meeting in order for a site visit to take place on 2nd November 2016.

RECOMMENDATION

1. It is recommended that this application is approved subject to conditions.

SITE DESCRIPTION

2. The application site comprises a traditional agricultural barn building located within the curtilage of Swifts House Farm in the rural district of Heskin. The barn itself is a Grade II listed building of traditional agricultural character. The building is faced in stone and there is a corrugated panel roof. The building is set in a cobbled courtyard and forms part of the original farm yard. The site is located in the Green Belt in an area of rural character.

DESCRIPTION OF PROPOSED DEVELOPMENT

3. The proposed development is for the change of use from an Agricultural Barn to a mixed use for corporate entertainment in connection with a shooting school and an office and storage space for use in connection with the farm businesses.
4. The use of part of the barn for corporate entertainment would provide a venue that would be used for shooting school groups to meet, receive instruction, relax, dine and take refreshments (such as breakfast, lunch and afternoon tea). There would be no music used in connection with this use, and the use would operate between the hours of 09:30 and 18:30.

5. Off street car parking for 10 vehicles would be provided in the yard on the opposite side of Bentley Lane from the barn and Swifts House Farm itself.

REPRESENTATIONS

Cllr Whittaker request that the application be determined by committee

Five letters of objection have been received raising issues that are summarised below:

- Impact on the amenity of local residents through noise, privacy and disturbance
- Impact on the character of the area
- Impact on Green Belt
- Impact on highway safety
- Recent Planning permission on Farm Depot is already being contravened. Permission states that all vehicle stored, MUST be under cover. This is not happening. Will this Condition also apply?
- An attempt to circumvent the system through repeated applications.
- The applicant would not comply with conditions

CONSULTATIONS

Lancashire Highway Services – No objection

Regulatory Services - Environmental Health – No comments received

Conservation Officer - I consider the proposed development to be acceptable as it will preserve the appearance of both the listed building and the adjacent listed building and thus also sustain the significance of these designated heritage assets.

West Lancashire Borough Council - raises an objection to the proposal due to concerns regarding the nature of the entertainment venue and the provision of a shooting school and the potential for noise disturbance in close proximity to neighbouring properties. In addition, the Council is concerned that the proposal will result in increased traffic to and from the site on this rural road.

Heskin Parish Council

- a) there is no indication of what exactly a "shooting school "is. What type of guns?
- b) There is no indication of where the shooting will take place. There are houses nearby.
- c) the "entertainment" is similar to that applied for in the past and could lead to disturbance for nearby residents and serious loss of amenity.
- d) the site is very close to two sharp bend and people crossing the road could be in danger.
- e) parking has previously been applied for and its been established that any parking should be out of site or indoors.

The Council feel strongly that this application should be refused. It's in the wrong place and will cause great disturbance to residents both in Heskin and Hilldale, and Wrightington (both West Lancs).

Hilldale Parish Council

Grounds for objection:

1. Adverse impact on the amenity of local residents, including noise & disturbance
2. Adverse impact on the character of the area
3. Adverse effect on highway safety

Wrightington Parish Council

Wrightington Parish Council wish to register their objections to these proposals, as they have done in the past, as the access to the site is completely inadequate with extremely poor sight lines and, the proposals would result in over development of the site which would have a detrimental impact on the Green Belt and rural nature of the surrounding land.

PLANNING CONSIDERATIONS

The main issues are as follows:-

- Issue 1 – Impact on the Green Belt
- Issue 2 – Impact on designated heritage asset
- Issue 3 – Impact on character of the locality
- Issue 4 – Impact on neighbour amenity
- Issue 5 – Impact on highways/access/sustainable location

Principle of the Development

6. The Framework is supportive of sustainable development and most specifically in the context of this rural site states that Local Authorities should *support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings*. This includes the promotion of the development and diversification of agricultural businesses. It is accepted that the existing barn that is the subject of this application is unsuitable for modern farming practices as it is inaccessible to modern agricultural machinery and vehicles as well as providing inadequate ventilation for storage of bales or for keeping livestock. The proposed use would allow the existing agricultural enterprise to develop and diversify, making use of an underused building that is a heritage asset.
7. In terms of fulfilling the three dimensions to sustainable development: economic, social and environmental the proposal, which is an agricultural diversification project, would have a clear economic role in this respect. Socially, the venue could provide a facility of local people to use and in terms of its environmental role, the proposal would be beneficial insofar as it would help protect the historic environment by providing a viable re-use for a listed building.
8. Policy 13 of the Central Lancashire Core Strategy supports recreational uses in rural areas and allows for the sensitive conversion and alternative use of farm buildings. The policy goes on to state that any such development should be of an appropriate scale and be located where the environment and infrastructure can accommodate the impacts of expansion. The proposed development does not constitute a new large scale leisure development, and it would not be contrary to the aims of Policy 1 and 13 of the Central Lancashire Core Strategy.
9. Policy BNE1 of the Chorley Local Plan 2012 – 2026 states that planning permission will be granted for new development and conversions provided that the proposal would not cause an unacceptable degree of noise disturbance to surrounding land uses.
10. Policy BNE1 goes on to state that planning permission will be granted provided that the proposal would not adversely affect the character or setting of a listed building.
11. Chorley Local Plan 2012 – 2026, Policy BNE8 refers to the Protection and Enhancement of Heritage Assets. This states that, 'Applications will be granted where they sustain, conserve and, where appropriate, enhance the significance, appearance, character and setting of the heritage asset itself and the surrounding historic environment and where they show consideration for the following: iii, The Conservation and, where appropriate. The enhancement of the setting of heritage assets.'

Impact on a designated heritage asset

12. Both Swift's House Farm and the barn, which is the subject of this application, are designated heritage assets as defined by annex 2 to the Framework. Both are Grade II listed buildings. In this case it is not proposed to make any physical alterations to the building either internally or externally, it is merely the use that is changing. Whilst previously some alterations have been undertaken as regards the interior of the building it is considered that these are temporary and easily reversible and do not materially affect the structure, character, appearance and therefore also the significance of the building. As a heritage

asset it is recognised that it would be beneficial that a viable re-use of Swifts House Barn is found.

13. It is considered that the proposal will sustain the significance of both the designated heritage assets on the site and also that imbued within their setting. The application accords with both national and local policy and is consequently considered to be acceptable in relation to the impact on a designated heritage asset.

Impact on the Green Belt

14. The application site is located in a rural location on Bentley Lane in the Green Belt. No external alterations are proposed as part of the development.
15. The Framework is silent on change of use proposals, however, the re-use of buildings is considered not inappropriate in Green Belt provided that the buildings are of permanent and substantial construction.
16. The proposed use would introduce a corporate entertainment facility and office and storage to support the existing farm businesses onto an agricultural site in an area characterised by the activities associated with agriculture and rural pursuits. Although the proposed use differs from those traditionally associated with the locality there would be no physical impact on the character of the landscape. As such no harm would be presented to the purposes of including land within the Green Belt.

Impact on character of the locality

17. There would be no external alterations to the property and therefore no impact on the appearance of the building or locality.
18. The proposed development would introduce a different type of use onto the site through the establishment of a corporate entertainment facility, however, this would be small scale and low intensity given the type of use as a meeting and convening place for instruction, refreshment and briefings. There would be limited arrivals and departures at the property and these would be restricted to daytime hours only. There would be no music played at the venue. As a result of these factors the noise and disturbance that would be generated would be of such low levels that there would be no change in the character of the area.
19. The use of the building for office and storage in connection with the farm business would have little noticeable impact.
20. It is therefore considered that the scope of the proposed use would have little impact on the character of this rural location and would not result in any harmful change to the existing character.

Impact on neighbour amenity

21. The application building is located approximately 110m from the nearest dwellings at Hawkshead to the east along Bentley Lane and Harrock Glen to the south west along Bentley Lane. Other properties on Bentley Lane to the south west are approximately 190m away and on Barmskin Lane to the north east are approximately 250m away.
22. It is considered that the office and storage aspects of the proposal would have a very limited impact on the amenity of neighbouring occupiers, owing to their small scale and distance from the nearest properties, along with their associate with the existing farm businesses.
23. The corporate entertainment use would be in connection with a shooting school. The building would be used for shooting school groups to meet, receive instruction, relax, dine and take refreshments (such as breakfast, lunch and afternoon tea). There would be no music used in connection with this use. It is anticipated that the building would be used by such groups mainly from 10.00 a.m. until 6.00 p.m. and would cater for shooting groups of up to 30 people. It is possible that the use would extend beyond these hours due to early health and safety briefings and early/late arrivals/departures. It is therefore recommended that a condition is attached to any grant of planning permission limiting the operating hours

to between 09:30 and 18:30 allow for some early and late arrival, but to prevent operation into the evenings, so as to protect neighbouring occupiers from noise and disturbance associated with people arriving at and leaving the venue at more sensitive times of day.

24. It is noted that a number of objections have been received in relation to potential noise and disturbance from the site. It is acknowledged that the noise that could be generated from within the venue itself through amplified and non-amplified music and through the noise and disturbance associated with people arriving at and leaving the venue was a specific concern in relation to a previous application at the site, which resulted in refusal of the application. This proposal differs in that no music would be played in the building as a result of the proposed use, and it is recommended that this is confirmed via an appropriate condition. In addition to this lower number of people using the building would be anticipated and the hours of operation would be confined to the daytime and not the evenings. As such any noise and disturbance from those arriving at and leaving the venue is likely to be of a low level and would not take place during the more sensitive times of the day, such as evenings, which are intrinsically quieter.
25. It is therefore considered that the levels of noise and disturbance generated by the use of the building itself and as a result of arrivals and departures would be relatively low level and would not be harmful to the amenity of neighbouring occupiers.
26. A number of concerns have been received in relation to the actual shooting activities of the shooting school. This does not form part of the planning application and the proposed development relates solely to the use of the barn itself. It is understood, however, that the applicant currently runs a clay pigeon shooting school at a nearby site. The proposal that is assessed here is to allow the building to be used for shooting school groups to meet, receive instruction, relax, dine and take refreshments in support of this activity. The shooting activity does not have to take place on site for the building to be used in this way. In addition it is noted that clay pigeon shooting may be permitted on land for not more than 28 days in total in any calendar year under Schedule 2, Part 4, Class B of the General Permitted Development Order 2015. As such shooting could take place at a number of separate locations over the year without the need to apply for planning permission.
27. No details have been provided as to operation of the shooting activities themselves.

Impact on highways/access/sustainable location

28. The car parking for the proposed entertainment venue, office and storage would be located on the opposite site of Bentley Lane in a former agricultural yard now used as part of a facility for the storage of caravans. The site currently has an established vehicular access to Bentley Lane and is in the control of the applicant.
29. There would be car parking provision of 10 spaces. The LCC Highways officer previously estimated that 10no. parking spaces would be required for the entertainment aspect of the proposal, 2no for the office and a single space for the storage and warehousing. Despite there being 3no less spaces than required, LCC Highways considers that the depot area is large enough with adequate hard-standing to accommodate parking in excess of the number required and that there would still be room available for turning and dropping off / picking up visitors and patrons to the entertainment centre. In addition to this the office and storage are unlikely to create an additional demand on parking being used in connection with the existing farm businesses.
30. With regards to the safe use of the parking area and venue the LCC Highway Officer observed on site that although Bentley Lane is subject to 60mph, the actual vehicle speeds on the approach to the site appeared very low. This was as a result of limited forward visibility and the road bend inherently serving as traffic calming feature and forcing drivers to reduce speeds to be able to safely negotiate the bend. The majority of drivers were therefore observed exercising the necessary caution on approach to the site access. Traffic volumes were not identified to be a problem as the frequency of use of Bentley Lane seemed no different from other rural roads within the Chorley Borough.

31. On this basis it is considered that there would be adequate car parking and pick up / drop off space to support the proposed use, and that the existing established access is safe. No objection is raised by the LCC Highways Officer in relation to this proposal.
32. It is worthy to note that in response to an appeal on the previous planning application the Planning Inspector reflected the views of the LCC Highways Officer and considered that the proposal for an entertainment venue, office and storage would not be detrimental to highway safety.

Other matters

33. Recent Planning permission on Farm Depot is already being contravened. Permission states that all vehicles stored, MUST be under cover. This is not happening. Will this Condition also apply?: It is noted that an application for the change of use of the buildings and yard on the Farm Depot area of Swifts House Farm from B2 use to B8 use was approved in February 2012 (ref.11/01104/COU). Condition 3 of this application restricts the storage of materials and equipment to inside the buildings only. No outside storage was in evidence at the time of an unannounced site visit in July 2016. This would not prevent the parking of cars within the yard area proposed as part of this planning application.
34. An attempt to circumvent the system through repeated applications: there is no limit on the number of applications that can be made in relation to a specific site. Each application must be determined on its merits with due regard to the development plan policies and national policy at that time.
35. The applicant would not comply with conditions: Any conditions that are attached to the grant of planning permission must be necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects. If planning conditions are breached then this would be subject to necessary enforcement action.

CONCLUSION

36. It is considered that the proposed development on this site would not be inappropriate in the context of this Green Belt location and the significance of a designated heritage asset would be maintained. The impact on the character of the area and neighbour amenity are acceptable as is the impact on highway safety. It is therefore considered that the proposal is acceptable and that planning permission should be granted subject to conditions.

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: 11/00171/COU **Decision:** WDN **Decision Date:** 19 April 2011
Description: Change of use of barn to use for holding 12 licensed events per year with a temporary car park and the erection of a temporary marquee from May - Sept.

Ref: 13/00925/CLEUD **Decision:** REFPUD **Decision Date:** 7 January 2014
Description: Application for Certificate of Lawful Use in respect of Barn west of Swifts House Farm for offices, storage and entertainment venue.

Ref: 14/00540/COU Decision: REFFPP Decision Date: 18 November 2014
Description: Retrospective application for a change of use from Agricultural Barn to an Office, Storage and Entertainment Venue (Sui Generis)

Ref: 76/00157/FUL Decision: PERFPF Decision Date: 5 April 1976
Description: Beef house (for approx. 100 cattle)

Suggested Conditions

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 following approved plans:

Title	Drawing Reference	Received date
Location plan and site plan		05 July 2016
Proposed floor plan	C2310	05 July 2016
Proposed elevations	C2310	05 July 2016

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

3. The parking and associated manoeuvring facilities shown on the plans hereby approved made available in accordance with the approved plan prior to the use of Swifts House Barn for corporate entertainment; such parking facilities shall thereafter be permanently retained for that purpose (notwithstanding the Town and Country Planning (General Permitted Development) (England) Order 2015).

Reason: To ensure provision of adequate off-street parking facilities within the site

4. No music of any type shall be played or reproduced in the building or on the site hereby permitted

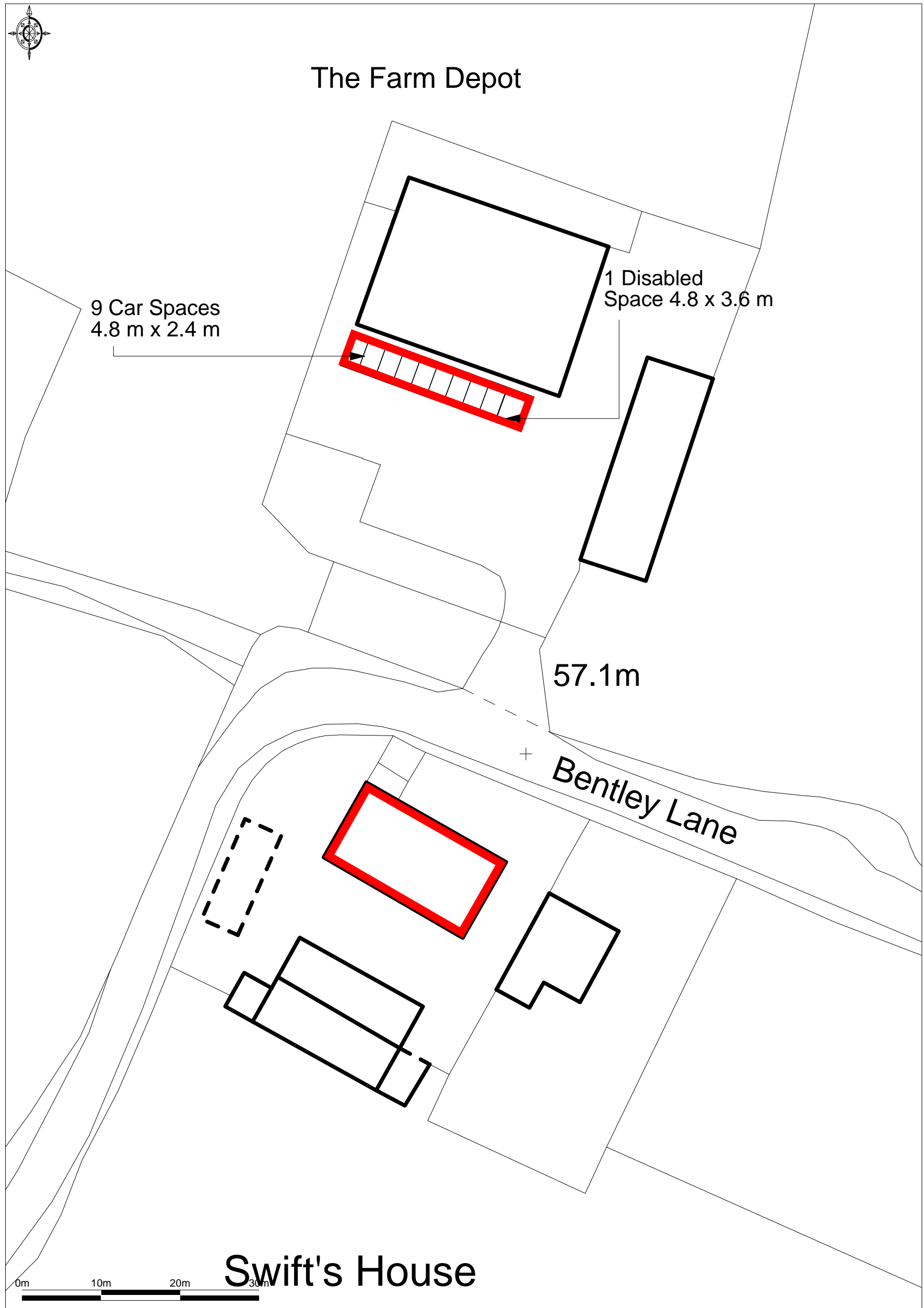
Reason: In the interests of the amenity of the area and nearby residential properties.

5. The corporate entertainment use hereby permitted shall only operate between the hours of 09.30am and 18.30pm Monday – Sunday.

Reason: In the interests of the amenity of the area and nearby residential properties.

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Site Plan - Swifts House Farm, Bentley Lane, Heskin



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APPLICATION REPORT – 16/00451/FULMAJ

Validation Date: 13 May 2016

Ward: Lostock

Type of Application: Major Full Planning

Proposal: Change of use of field to caravan park for the siting of 94 static holiday caravans and associated hard standings and access roads (accessed through existing caravan site).

Location: Royal Umpire Caravan Park Southport Road Ulnes Walton Leyland PR26 9JB

Case Officer: Caron Taylor

Applicant: Harrison Leisure UK Ltd

Agent: CW Planning Solutions Ltd

Consultation expiry: 15 June 2016

Decision due by: 19 September 2016

RECOMMENDATION

1. The application is recommended for refusal.

SITE DESCRIPTION

2. Royal Umpire Caravan Park is an established holiday park operated by Harrison Leisure UK Ltd, offering touring caravan pitches and camping. It is located on Southport Road, Croston close to Wyevale Garden Centre, The Highfield Public House and the former Mill Hotel site. It is accessed from Southport Road and the proposed development would be accessed through the existing site.

DESCRIPTION OF PROPOSED DEVELOPMENT

3. Change of use of field to caravan park for the siting of 94 static holiday caravans and associated hard standings and access roads (accessed through existing caravan site).

RELEVANT HISTORY OF THE SITE

4. The site has an extensive planning history. The original permission for the site (ref: 80/00972/FUL) was granted on appeal in January 1982 and permitted a touring caravan site with reception, toilets, washing facilities and shop.
5. There have been numerous subsequent applications regarding amendments of conditions, extension to the site and a managers bungalow etc. Its current status is a touring caravan site. No statics have been approved on the site other than for the occupation of employees. The site is allowed to be used year round (permission ref: 95/00822/FUL) subject to a S106 legal agreement that no static caravans are allowed (except the ones used by employees), no caravans to remain on site for an aggregate period exceeding 35 weeks in any one calendar year and no person to reside at the site (except employees) for an aggregate period exceeding 35 weeks in any one calendar year.

REPRESENTATIONS

6. **Ulnes Walton Parish Council** object to the application on the grounds that the application represents inappropriate development within the Green Belt.

7. The proposal does not meet any of the exceptions set out in paras 89 and 90 of the National Planning Policy Framework. The Framework states inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. These 'very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations. The Parish Council contends the very special circumstances have not been demonstrated.
8. The siting of 94 static caravans will, most certainly, impact adversely on the visual character of the landscape.
9. The entrance to the premises is located within a 40mph speed limit and is in close proximity to the junction of Southport Road and Highfield Road. Concerns have been expressed regarding road safety on Southport Road and have been taken up as a priority by the Western Parishes Neighbourhood Area Meeting.
10. From the application it is not clear whether lighting is intended. If this is the case the Parish Council would add the potential for light pollution in a Green Belt location to the objections.
11. Local residents attending a meeting of the Parish Council have raised concerns regarding noise nuisance from the existing facilities and also concerns regarding drainage and flooding issues which would be exacerbated by the development.
12. **Croston Parish Council** objects to the above application on the grounds that the application represents inappropriate development within the Green Belt.
13. The siting of 94 static caravans will impact adversely on the visual character of the landscape.
14. The existing access is located within a 40mph speed limit and is in close proximity to the junction of Southport Road and Highfield Road. The Parish Council is concerned the additional vehicle movements will increase existing road safety issues on Southport Road, which are one of the Western Parishes Neighbourhood Area Meeting priorities.
15. **Five objections have been received on the following grounds:**
 - It will result in noise on summer evenings;
 - The site is in the Green Belt. It is inappropriate and would damage the amenity of the Green Belt;
 - It will produce a similar impact to 94 detached dwellings beside a well-developed and used caravan park, in effect it creates another village;
 - The occasional use of the field for caravan rallies seems appropriate in the Green Belt, but what is proposed does not;
 - Has a traffic assessment been carried out? The proposal will result in increased traffic and there is little public transport that passes the site. The visibility splays are not good, it is in a 40mph area close to a corner with a terrible accident rate;
 - The existing site entrance does not even have a footway from the site to the road;
 - Flooding in Croston – the rapid run off of surface water from the development will certainly worsen the situation on the River Lostock;
 - Where would surface and waste water go?;
 - It will create a precedent if granted;
 - The proposal is not in keeping with the prize winning village atmosphere;
 - Has a professional assessment been undertaken to assess the impact on wildlife been undertaken;
 - There have been nuisance problems in the past of loud music;
 - The proposal is too big for the location;
 - It will eventually be a housing estate that will be occupied for the majority of the year;
 - Once established it will never revert to farm land again;
 - The infrastructure is overstretched in the area;

- It would contribute little to the economy, merely adding additional strain to services;
- The construction and servicing of the site would cause disruption and traffic problems;
- The lighting of the site would impact on nearby residents and wildlife;
- The date of the traffic survey was flawed, it should have been done during the summer;
- There is already noise pollution, anti-social behaviour, swearing, drinking and shouting form the site as the rules are not enforced;
- It would change the character of the immediate and wider area detrimentally forever;
- There is insufficient information to determine how big the caravans would be and how many people would occupy them;
- Are there plans for any recreational facilities to entertain the residents and visitors?;
- It will cover the site with hard standing/concrete and roadways.

16. CONSULTATIONS

Consultee	Summary of Comments received
Council's Conservation Officer	<p>They consider the proposed development will preserve the setting of the adjacent grade II listed building, Gradwell's Farm, and sustain the significance of this designated heritage asset.</p> <p>The proposed development site is located to the north of Gradwell's Farm, which is a grade II listed building. A separation distance of approximately 60 metres between the nearest caravan and the listed building is proposed. There is already an existing caravan park to the north east of the listed building where the separation distance to the nearest caravan is approximately 40 metres.</p> <p>The site is currently grassed and is used for touring caravan/tent pitches.</p> <p>There is quite a strong boundary of mature trees and shrubs such that it is only possible to obtain glimpses of the listed building from a very limited number of vantage points within the site.</p> <p>Given the low height of any proposed development, small single storey static caravans, the separation distance of approximately 60 metres to the nearest proposed caravan pitch and the presence of a strong boundary treatment of trees and shrubs it is considered that the proposed development will only have a very minimal impact upon the setting of the listed building and that therefore consequently the significance of this designated heritage asset will be sustained.</p> <p>As such it is considered that the proposed development is in accordance with S.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the following paragraphs from The Framework and the stated local planning policies.</p>
Environment Agency	See body of report
United Utilities	Have no objection to the development subject to conditions that foul and surface water shall be drained on separate systems; a surface water drainage scheme to be submitted and management and maintenance of any sustainable drainage system.
Ecology	See body of report.
LCC Highways	See body of report.

PLANNING CONSIDERATIONSPrincipal of the Development

17. The application site is in the Green Belt.

Is it inappropriate development?

18. The National Planning Policy Framework (The Framework) at paragraph 89 sets out when new buildings are not inappropriate development in the Green Belt. The proposal is not for new buildings but rather for the use of land for the siting of static holiday caravans. Paragraph 90 sets out certain other forms of development that are also not inappropriate in the Green Belt provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land in Green Belt.

19. The proposal does not fall within one of the listed categories and the proposal is, therefore, inappropriate development in the Green Belt by definition. The agent acknowledges the proposal is inappropriate development in the Green Belt.

20. In accordance with The Framework inappropriate development is, by definition, harmful to the Green Belt and should not be approved, except in very special circumstances. When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

21. Therefore an assessment needs to be made as to if there is 'any other harm' caused by the development that needs to be added to the harm caused by its inappropriateness.

Is there any other harm?Visual impact

22. There is a gentle slope across the site from south to north as the land gradually descends to the River Lostock separated by fields to the north and a lesser slope from west to east.

23. Although the field the subject of the application is used by tents at present this is under the 28 day rule and therefore limited in its impact. Also static caravans and their associated development would have a much greater impact on visual amenity than how the field is currently used.

24. Given the number of static caravans and size of the site it is considered the site would have a strong visual presence, but this would be greater from certain directions than others. To the south the site would be contained by the former Mill Hotel site. The hotel has been demolished and there is outline permission to build houses on the site. To the east the site would be contained by the existing Royal Umpire Caravan Park. While this has some ancillary buildings, hardstanding and access roads it is for touring caravans so its visual containment from this side will to some degree be dependent on how many touring caravans are present, though it has a clear boundary from the adjacent fields. To the north, immediately adjacent to the site are some farm type buildings set out in a linear arrangement orientated east-west. The site is open to the west and a Public Right of Way (number 11 Ulnes Walton) runs within the site along the west boundary.

25. The main views of the site would be from the west particularly from the public footpath that runs along the west boundary and views from afar from the north. Although some landscaping is indicated on the proposed site layout plan it is considered a more comprehensive landscaping scheme could be secured via a condition that could reduce visual impact further from afar. Therefore it is considered the visual impact of the proposal would be limited.

Impact on neighbours

26. The nearest residential properties to the site would be Gradwell's Farm to the south and the properties on Moor Road to the southwest. Gradwell's Farm is shown within the 'blue edge' of the applications so is within the control of the applicants. The properties on Moor Road are separated from the site by an area of land and a mature tree boundary. It is considered that

noise and disturbance from the site should be limited and given the location of the site some distance from the nearest residential property it is considered the living conditions of the occupants of these properties would not be adversely affected.

Highways

27. A Transport Assessment has been submitted with the application which has been considered by Lancashire County Council as the Highway Authority for the borough. The proposal would utilise the existing access onto Southport Road.
28. They state they consider the applicant's assessment of the existing site, baseline transport data, public transport, walking and cycling, local highway and traffic data acceptable. They have also noted the proposed footway along the north side of Southport Road to the bus stops east of the site access. While the proposed footway will assist in promoting sustainable travel, they do not consider this length of footway alone is adequate to improve accessibility and safety for walking as an alternative mode of travel to the car. For this improvement to be delivered, an additional length of footway would be required on the north side of both Southport Road and Moor Road extending from the site to the bus stops west of the site access. Given the extent of the applicant's wider site boundary, provision of this section of footway will not involve third party land. One reason for the Transport Assessment is to enable critical locations on the road network with poor accident records to be identified and measures proposed to ameliorate such accidents. The applicant's accident analysis shows significant highway issues at Southport Road/Moor Road/Highfield Road. The analysis shows that in addition to a single slight accident near the junction, there have been three serious accidents (personal injury accidents) in the past five years at the junction. Despite these accidents, the applicant concluded that there was no cause for concern and that mitigation would not be necessary.
29. LCC Highway's engineer disagrees with the applicant's assertion, as they consider occurrence of three personal injury accidents within five years at the same junction is of highway concern. Therefore, while they have no highway objections in principle to the proposed caravans, as the expanded caravan park will exacerbate the existing accident problems at Southport Road/Moor Road/Highfield Road, unless the applicant can provide two lengths of 2.0m wide footways to the bus stops east and west of the site access for improved accessibility and safety, to alleviate the accident problems, they would not recommend approval of the application.
30. The applicant has confirmed through their agent that they are willing to carry out these works as part of any planning permission, therefore the application is considered acceptable in this respect subject to these being secured.

Ecology and trees

31. An ecology report has been submitted with the application which has been reviewed by the Council's ecology adviser. The site falls within one of Natural England's Impact Risk Zones which indicates there may be impacts on either UK or Internationally designated sites by any application in a rural/agricultural landscape. In this particular instance given the current usage of the site and its high level of all year round human disturbance the council's ecology adviser considers that its value to the adjacent Special Protection Area (SPA) and Site of Special Scientific Interest (SSSI) and the birds that these sites are designated for is extremely low and not a material consideration in the determination of the proposal and that a Habitats Regulations Assessment is not required in this case. However, they advise that the council should ensure that Natural England are satisfied that on this occasion no assessment under the Habitats Regulations is required. A consultation request has been sent to Natural England and this matter will be updated on the addendum.
32. The ecology adviser recommends that clarification should be sought from the applicant regarding the retention of suitable amphibian terrestrial habitat to the southern boundary of the site, as if this is not to be retained suitable survey and/or avoidance measures will need to be considered. The applicant through their agent has confirmed that this will be retained and the application is therefore considered acceptable in this respect.

33. The ecology advisor states that the other matters suggested in the ecology report submitted with the application in relation to protection of biodiversity features and biodiversity improvement measures could be secured via conditions, including an appropriate lighting scheme to ensure light spillage does not impact on foraging bats.
34. In relation to trees there is an Oak tree on the site (identified as tree TN1 in the ecology report submitted with the application) that provides potential tree roosts for bats. This would be retained as part of the proposal and is therefore considered acceptable.
35. There are three existing trees towards the centre of the site that are not shown on the proposed layout plan, there are Crack Willow and Common Alder. The size of these trees is limited and one is multi-stemmed from the base so it is not considered that they would warrant protection by a Tree Preservation Order. A condition ensuring their removal outside the bird breeding season could be imposed on any permission.
36. The proposal is therefore considered acceptable in relation to ecology subject to conditions and Natural England confirming that an assessment is not required under the Habitats Regulation.

Public Rights Of Way

37. Public Right of Way no. 11 Ulnes Walton runs along the west boundary within the site for approximately 200m. Its route is clear as it has a stone surface across the field and has a stone surface across the field. The siting of the static caravans would not interfere with the route of the footpath. The proposal is considered acceptable in relation to the footpath.

Impact on a designated heritage asset

38. Gradwell's Farm is a Grade II listed building located approximately 60m to the southeast of the nearest proposed caravan. The existing caravan park is nearer than the site now proposed to the listed building and there is a mature tree line between them. The council's Conservation Officer has reviewed the application and advises that they consider the proposed development to be acceptable as it will preserve the setting of the adjacent listed building and sustain the significance of the designated heritage asset. The proposal is therefore considered acceptable in relation to Policy BNE8.

Drainage

39. United Utilities have no objection to the application subject to conditions.
40. The Environment Agency have objected to the application because the application form states it will involve the use of a non-mains foul drainage system in a publicly sewered area but no justification has been provided for this method of foul sewage disposal and advise it should be refused on these grounds. They have advised the agent that there are proposed extensions to the sewer system which they consider make connection to public foul sewer feasible. Connection to public foul sewer should be thoroughly investigated before installation of private sewerage treatment facilities is considered.
41. The applicant, through their agent has agreed to investigate connection to the public foul sewer and final details of foul drainage along with the steps/investigation under taken to justify the scheme could be secured via a planning condition.
42. Subject to foul drainage being approved under a condition the proposal is considered acceptable in this respect.
43. Surface water is proposed to be via a sustainable drainage system which is the preferred method in the hierarchy of drainage options set out in the National Planning Practice Guidance. Conditions securing full details of the surface water scheme could be secured applied.
44. Subject to conditions the application is considered acceptable in relation to drainage.

Lighting

45. It would be expected for a holiday park site to be lit at night and therefore there is potential for light pollution, however it is considered that an acceptable low level lighting scheme could be secured via a condition, both to minimise the visual impact of the site at and also to ensure it does not impact on foraging bats.

Other harm to the Green Belt

46. It is not however considered there is additional harm from technical matters that could not be overcome via the imposition of appropriate conditions.

47. There therefore needs to be very special circumstances sufficient to outweigh the harm to the Green Belt caused by its inappropriateness.

Applicant's Case for Very Special Circumstances

48. The applicant has put forward a case for very special circumstances.

49. Any material consideration can be considered to weigh in favour of a development but a judgment must then be made as to whether they are very special and secondly whether they are sufficient to outweigh the harm caused by inappropriateness and any other harm to the Green Belt.

Are there any material considerations in favour of the development?

50. The agent has put forward a case for very special circumstances with the application based on the economic and tourism benefits it will bring. Some of this is included below, but it also includes a number of appeal decisions and a report by R. Tym & Partners on the Economic Impact Assessment of the Holiday Park Industry in Wales that considers the benefits of the rural tourism on the rural economy:

51. *Paragraph 28 states that LPA's should "Support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside. This should include supporting the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres;*

52. *In this respect the proposal is an extension to an existing rural tourism and leisure development that has existed for a number of years. The benefits of an expansion of the rural tourism and leisure should not be underestimated. The best available source for estimating the benefits of rural tourism on the rural economy are to be found in the 2011 Roger Tymes assessment of the economic benefits of the tourism industry in Wales. The figures from that are as follows:*

Table 7.2 Expenditure & GVA by Accommodation Type per annum

Accommodation Type	Park spend per unit		
	Owned Static Unit	Rented Static Unit	Touring Pitch
	£3,625	£5,900	£200
Visitor expenditure per unit	£3,900	£9,400	£2,600
Total spend per unit per annum	£7,525	£15,300	£2,800
Total GVA per unit per annum	£3,390	£6,900	£1,340

53. *They suggests that expenditure (and thus GVA) is greatest for rented static units at more than twice the rate for owned static units, with touring pitches counting for the least. This result is not surprising given the expenditure by parks on rented static units such as marketing, cleaning, additional maintenance and more frequent replacement of units than is the case with owned units. The higher visitor expenditure per unit is due to the higher occupancy rates of rented units.*

54. *As such the value to the rural economy for the application is somewhere between £650,000 and £318,660 per annum at 2011 values. The figure would be higher in 2016 and onwards.*

55. *This represents a huge boost to the local economy and represents a very strong economic case for the development as very special circumstances.*

56. *Ten letters have been received from local businesses, including nearby restaurants and public houses that are willing to sign to say that the expansion of the Royal Umpire is something they welcome because they will benefit from the economic trade it would create. In addition, a letter has been provided from a prospective contractor estimating exactly how much worth of works will be involved in creating the expanded site, some £1.4 million points.*

57. *The environmental considerations of the proposal being at worst neutral, the social and economic case for the proposal presents a strong argument in favour of sustainable development. There are potential jobs and a huge boost to the local economy as a result of the proposed scheme. In a borough where uplifting the economy is of prime importance, this in itself provides for very special circumstances and the need to look at the proposal in the context of what the site is adjacent to. The proposed development is an extension to the only caravan park in the borough (apart from a certified five pitch site in Anderton). The proposal represents a logical and reasonable expansion of the existing offer. It is situated to the rear of an existing development site, and away from the road frontage. As such in terms of visual amenity from public vantage points (apart from the public footpath that currently runs through the Mill) the affect on visual amenity will be neutral. The proposal includes proposed planting on the southern, western and northern boundaries, and the eastern boundary links into the existing caravan park.*

58. *The proposal represents a major financial tourist investment into the borough and as such it is argued on balance, having regard to the tests of sustainability, that it represents very special circumstances.*

59. There are clearly economic development benefits associated with the scheme to the local area as an extension of an existing rural business that is a material consideration in determining the planning application.

Are these sufficient to outweigh the harm cause to the Green Belt by reason of inappropriateness added to any other harm?

60. Policy does aim to encourage economic development and encourage tourism both at a national level in the form of The Framework and at a local level.

61. Paragraph 81 of The Framework advises local planning authorities should plan positively to enhance the beneficial use of the Green Belt, including looking for opportunities to provide access and to provide opportunities for outdoor sport and recreation.

62. Core Strategy policy 13 covers the Rural Economy and aims to support rural based tourist attractions, visitor facilities, and recreational uses and allow caravan and camping uses on appropriate sites subject to there being a proven demand.

63. There is clearly policy support for the proposal. The purpose of the planning system is to contribute to the achievement of sustainable development to which there are three dimensions: economic, social and environmental so a judgement has to be made as to whether the benefits outweigh the harm.

64. The benefits put forward clearly have some weight in the planning balance, but it in accordance with The Framework when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. It is considered in this case that the weight afforded to the benefits does not does not outweigh the harm to the Green Belt identified.

Do these factors actually amount to very special circumstances?

65. Even if the above factors were accepted to outweigh the harm, it needs to be considered if the circumstances put forward amount to very special circumstances.

66. A strong national or regional economic benefit can be judged to be a very special circumstance that may override green belt policy, however although it is considered the

proposal would have an economic benefit to the area it is not considered this could be classed as very special. It would not be on a significant large scale and in addition it is an argument that could quite readily be repeated by numerous rural businesses in the borough.

Balancing exercise

67. A careful balancing of material considerations needs to be applied to the application.

68. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. On the other hand The Framework aims to support rural businesses and to increase opportunities for tourism and access to outdoor recreation.

69. The material considerations put forward provide some weight in favour of the proposal. However, in terms of The Framework in this case it is considered the environmental dimension outweighs economic and social benefits of the holiday static caravans development. Very special circumstances do not exist sufficient to clearly outweigh the harm that would be caused by reason of inappropriateness and The Framework requires that substantial weight should be given to any harm to the Green Belt.

Community Infrastructure Levy (CIL)

70. The application would be liable for CIL, but the chargeable rate is £0.

Overall Conclusion

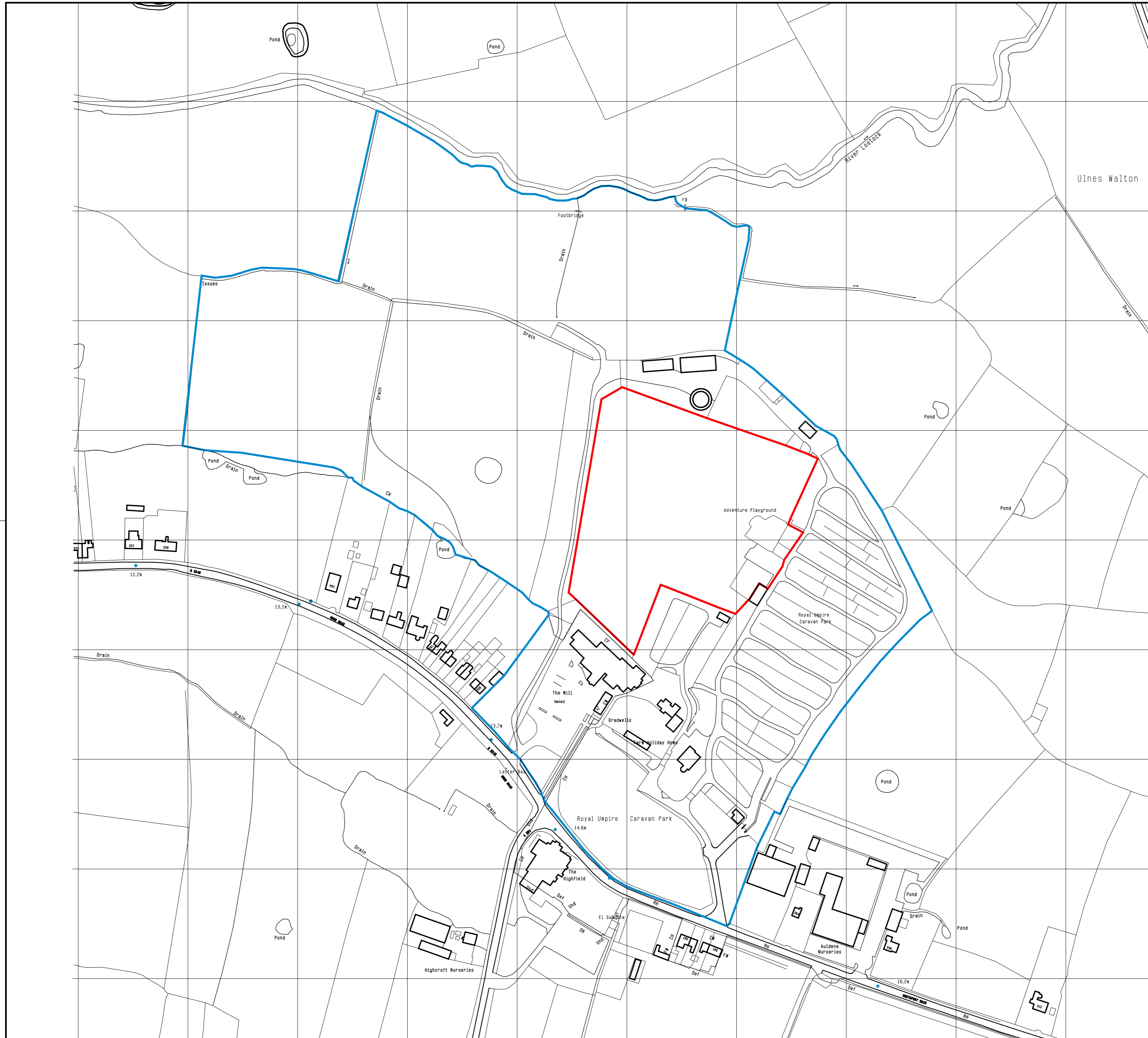
71. The proposed development is inappropriate development in the Green Belt and therefore harmful by definition. The factors put forward as very special circumstances are not considered to outweigh the harm to the Green Belt by reason of its inappropriateness. The proposal would conflict with The Framework which indicates that development should be restricted and the application is recommended for refusal.

72. 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.

Reason for Refusal

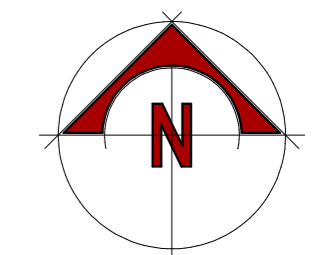
The proposed development is inappropriate development in the Green Belt and therefore harmful by definition. The factors put forward as very special circumstances are not considered to outweigh the harm to the Green Belt by reason of its inappropriateness. The proposal is therefore contrary to the National Planning Policy Framework.

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NOTES:

GENERAL NOTES
 All workmanship and materials to be in accordance with current Building Regulations, British Standards and Codes of Practice. All materials are to be fixed, applied or mixed in accordance with manufacturers written instructions or specification. All materials shall be suitable for their purpose.
 All structural timbers are to be pressure impregnated with preservative i.e. vac-vac.
 The contractor shall take into account everything necessary for the proper execution of the works to the satisfaction of the "Inspector" whether or not indicated on the drawing and is to be responsible at all times for the overall safety of the works and existing structure.
 All details and measurements to be carefully checked and verified on site by Contractor before setting out any site or shop-work or ordering any materials and components. Any discrepancies to be reported to Building Surveyor.
 Contractor to notify Building Inspector at each stage of construction.
 SPECIFICATION TO BE READ STRICTLY IN ACCORDANCE WITH LAYOUT AND ANY DETAIL DRAWINGS.
 This plan is not intended to be a full working drawing.
 We draw your attention to the Party Wall Etc. Act 1996, which may be applicable to the works, generally applying to works to a party wall or excavation works within 6 metres of an adjacent property. If in doubt you should seek the advice of an appropriately qualified person.



All dimensions must be carefully checked on site by the General Contractor before work commences.

Revisions

No	Date	Details	Checked



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Project
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Title
Site Location Plan

scale	1/2500 e A2	date	21/04/16
Job	B63621/16	Drg.	D/00/1
Element		Rev.	
1:100 0 1.0 2.0 3.0 4.0		drawn	
1:50 0 1.0 2.0		MA6	
Cad Ref:	CAD DRAWING		

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APPLICATION REPORT – 16/00509/FULMAJ

Validation Date: 10 June 2016

Ward: Pennine

Type of Application: Major Full Planning

Proposal: Proposed residential development for the erection of 45 no. dwellings and associated landscaping and infrastructure

Location: Leatherlands Farm Moss Lane Whittle-Le-Woods Chorley PR6 7DD

Case Officer: Mr Iain Crossland

Applicant: Wainhomes (North West) Limited

Agent: NJL Consulting

Consultation expiry: 22 August 2016

Decision due by: 28 October 2016

RECOMMENDATION

1. It is recommended that the application is approved subject to conditions and a Section 106 agreement securing affordable housing and a public open space financial contribution.

SITE DESCRIPTION

2. The site has a total area of approximately 1.89 ha and is located approximately 350 metres east of the junction of Moss Lane (B6229) and Preston Road (A6), to the north of the Moss Lane cul-de-sac, which was created when the M61 motorway was built and the main Moss Lane was slightly diverted and extended over it.
3. The site is bound by the M61 motorway to the east, a play area and public open space to the north and an area of open agricultural land to the west on which outline planning permission for up to 32 dwellings (ref.14/00900/OUTMAJ) has been granted and on which the Council is also considering a full application for 34 dwellings (ref.16/00247/FULMAJ).
4. The site itself is occupied by a farm house and farm buildings to the south east corner with agricultural pasture land taking up the majority of the site. The topography of the site is relatively flat. The character of the area has evolved to become rather suburban and is predominantly residential with modern housing estates having been developed off Moss Lane and Preston Road to the west of the site.

DESCRIPTION OF PROPOSED DEVELOPMENT

5. Proposed residential development for the erection of 45 no. dwellings with associated landscaping and infrastructure.

REPRESENTATIONS

6. Two letters of objection have been received raising the following issues:

- The application presents an opportunity to create a safer access onto Moss Lane and address fast vehicle speeds along this road.
 - Inadequate highway infrastructure to support this number of dwellings including the development of the adjacent site.
 - The site is greenfield used for recreation and leisure
 - Impact on wildlife
 - No need for further housing
 - The public footpath should not be blocked
7. A representation has been received from the Whittle le Woods Parish Council tree warden requesting that mature oaks and horse chestnuts bordering the site should be retained.

CONSULTATIONS

8. **Environment Agency** – Have no comments to make
9. **Strategic Housing** - For a development of this size in Whittle-le-Woods a 30% affordable housing contribution is required, which equates to 13.5 properties and is therefore rounded up to 14 according to the policy. 10 properties should be Social Rented, and 4 Shared Ownership reflecting the 70/30 policy split. To meet local need and demand in the Whittle-le-Woods settlement the 10 Social Rented should be 8 x 2 bedroom 4 person houses and 2 x 2 bedroom 3 person bungalows. The shared Ownership properties should be 4 x 3 bedroom 6 person houses. All affordable dwellings should meet the Nationally Described Space Standards. The Rent Reduction for RPs 2016-20 and LHA Cap from 2018 should be taken into account when factoring in expected offer values for Social Rented properties.
10. **Greater Manchester Ecology Unit** - The recommendations of the ecology report should be secured by condition should permission be granted.
11. **Regulatory Services - Environmental Health** – See body of report
12. **Lead Local Flood Authority** - Have no objection to the proposed development subject to conditions and advice notes.
13. **Whittle le Woods Parish Council** – No comments have been received
14. **United Utilities** - Have no objection to the proposed development subject to conditions and advice notes.
15. **Waste & Contaminated Land** - Have no objection to the proposed development subject to conditions and advice notes.
16. **Lancashire Highway Services** - Have no objection to the proposed development subject to conditions and advice notes.
17. **Lancashire Constabulary Architectural Liaison** - In order to reduce the opportunity for criminal activity at the proposed development and to provide a safe and sustainable environment a number of recommendations are suggested, which should be attached to an advice note.

PLANNING CONSIDERATIONS

Principle of the development

18. The National Planning Policy Framework (The Framework) states that housing applications should be considered in the context of the presumption in favour of sustainable development. This means that development proposals that accord with the development plan should be approved without delay.

19. Policy 1(d) of the Central Lancashire Core Strategy encourages some growth and investment to meet housing needs in Urban Local Service Centres such as Whittle-le-Woods.
20. The application site is located in the core settlement area of Whittle-le-Woods, and is part of an allocated housing site covered by Policy HS1.43C of the Chorley Local Plan 2012 - 2026. The development of housing on this site is therefore considered acceptable in principle.

Design and impact on the character of the area

21. The proposed development would be located off the western spur of Moss Lane, which is a no through route following its severance by the M61 motorway. The site is bound by the M61 to the east and due to these factors does not occupy a prominent location. The proposed development is made up of one main access road with two small cul-de-sacs running perpendicular to it.
22. The majority of the proposed dwellings are detached although there are mews properties and a two storey apartment block to the north east of the site. The estate roads and layout follow a logical pattern and the change in character to the north east of the site would only be modest as mews properties and apartment block would fit in with the estate layout pattern, would utilise materials and design features common to the rest of the estate, and would be of a height consistent with the other dwellings. The overall density of the development would be low, at approximately 24 dwellings per hectare, which reflects the suburban character of the area and nearby housing estates.
23. The proposed layout would involve five properties adjacent to Moss Lane that would be positioned facing onto the highway. This would contribute to an active street frontage and would help integrate the scheme into the existing surrounding area. The arrangement of the dwellings on entering and leaving the proposed development is such that the frontages of dwellings would occupy prominent positions and would follow a consistent pattern through the estate and is considered acceptable in accordance with Policy 17 of the Core Strategy.
24. The design of the dwellings proposed would be in the form of nine different house types, all of which are two-storey, which would help to add character and diversity to the scheme. The dwellings would have a traditional appearance and would be faced in red/orange facing brickwork with grey roof tiles to reflect the existing local vernacular and character. Features such as art stone heads and sills, projecting brick dentil courses, pediments and gables would be applied to provide diversity and interest. It is noted that there are a range of property types in the area although they are predominantly two-storey and of traditional design style set in modern housing estates.
25. The properties would all have garden areas providing sufficient storage for bins and driveway parking. Some of the properties would also have detached garages situated in inconspicuous positions. The frontages would be open plan contributing to an open and uncluttered street scene, and boundary treatments have been selected so that prominent side gardens would have screen walls rather than fences enclosing them.
26. The proposal includes an element of amenity greenspace most notably in the form of a grassed banking to the eastern boundary of the site, which would also serve to attenuate noise from the nearby motorway. There would be a combination of tree and shrub planting to the front and sides of the proposed dwellings, which would help to soften the appearance of the estate and add character. Trees, shrubs and hedges would be retained to the periphery of the site where possible and in accordance with the proposed landscaping plan, which would help frame the development within the landscape to some extent. There would be a native hedgerow planted along the western boundary of the site. This would face the open agricultural land to the west and would help to form a softer defensible boundary.
27. It is noted that the western boundary of the site would ultimately face some form of development on this land. The outline planning permission (ref.14/00900/OUTMAJ) that has been granted and recent full application for 34 dwellings (ref.16/00247/FULMAJ) would

result in a layout with 7 detached dwellings facing the western boundary of the application site. The dwellings to the west would be separated from the proposed development by shared driveways and a grassed verge. The proposed hedgerow along the western boundary of the application site would provide a soft boundary onto the approved development with the proposed dwellings beyond resulting in an unobtrusive outlook that would not compromise the character of the previously approved development should it be delivered in its current form.

28. Overall the layout and design of the proposed development is considered acceptable and appropriate to the existing surrounding development.

Impact on neighbour amenity

29. The application site is relatively isolated from existing residential dwellings, the nearest being at Orchard Drive to the north west of the site. Plot 11 would be located approximately 9m from the nearest dwelling to the site at 19 Orchard Drive, and at a lower level. The relative positioning of the two properties would be such that there would be no parallel facing windows and no unacceptable views over the most private intimate amenity areas of the rear gardens. The proposed dwelling at plot 11 would not be directly visible from 19 Orchard Drive and although it would be located to the south of this dwelling there would be limited impact on light due to the positioning and degree of separation.
30. Other dwellings at Orchard Drive would be located more than 30m from the nearest proposed dwelling, No. 18 Orchard Drive is screened by the neighbouring property at no. 19.
31. In terms of the interface distances between the proposed properties, these are considered to be acceptable in relation to the Council's guidelines taking into account the level changes across the site.
32. The dwellings set out within the proposed development would not compromise the development of the site to the west. The interface distances between the proposed development and development to the west, were it to be delivered, would also comply with the Council's guidelines.
33. The proposal is considered acceptable in terms of the relationship with the existing surrounding properties and between the proposed properties themselves.

Noise from the motorway and air quality

34. The closest part of the application site is approximately 15m from the M61 Motorway. A noise assessment has been submitted with the application which has been reviewed by the Council's Environmental Health Officer. They state that with regard to the noise, it is clear that the site would be impacted by the traffic using the M61 throughout the day and night time. The noise levels measured demonstrate that the figures recommended by World Health Organisation and associated planning guidance and British Standards would not be achieved across the whole site.
35. The report indicates that the required internal noise levels can be achieved at all properties through the installation of standard thermal glazing and passive frame vents, with the exception of Plots 19-24 and Plot 45, which would also require Acoustic Wall vents (or similar). It also states that trickle ventilation when combined with a mechanical extract ventilation or passive input ventilation system would not allow significant noise from outside whilst extracting/supplying air from/to habitable rooms.
36. World Health Organisation guide lines indicate that 55dB(A) in amenity areas of the proposed dwellings (whether this be front or back garden) should be sought. Mitigation measures of a 5m earth bund and the installation of a 2m high acoustic fence in multiple areas is recommended in the report. However, even after the proposed mitigation measures the report states that the noise levels in the rear gardens at 26 properties would exceed this level, with a further 7 properties calculated to being exposed to noise levels at the 55db Level.

37. The Planning Practice Guidance (PPG) on noise states that local planning authorities in decision taking should identify whether the overall effect of noise exposure would be above the 'significant adverse effect level' or not. This is reiterated by the Noise Policy Statement for England. Noise above this 'significant adverse effect level' should be avoided, noise below this may need to be mitigated and reduced to a minimum.
38. In relation to noise there are no European or national noise limits which have to be met. The National Planning Policy Framework states that planning decisions should aim to:
- avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development;
 - mitigate and reduce to a minimum other adverse impacts on health and quality of life arising from noise from new development, including through the use of conditions;
39. No guidance is given on what a significant impact is. There is a British Standard (BS8233:2014 Guidance on Sound Insulation and Noise Reduction for Buildings) that states: It is desirable that external noise level does not exceed 50 decibels with an upper guidelines of 55 decibels in noisier environment. It goes onto say that:
40. *It is also recognised that these guidelines values are not achievable in all circumstances where development might be desirable. In higher noise area, such as city centres or urban areas adjoining the strategic transport network, a compromise between elevated noise levels and other factors might be warranted. In such situations, development should be designed to achieve the lowest practicable levels in these external amenity spaces, but should not be prohibited.*
41. In this case the site is adjacent to the strategic transport network in the form of the M61 and is therefore in a higher noise area. Therefore, it is considered that the test for noise in this case is that the development should be designed to achieve the lowest practicable noise levels.
42. Environmental Health officers have concerns that the noise profile of the site is such that the potential noise experienced by residents from the traffic on the nearby motorway would be in excess of World Health Organisation recommendations, but the developer has provided an acoustic report with mitigation measures which if properly implemented would go some way to protect residents, therefore, these must be executed in accordance with the report recommendations..
43. The site is adjacent to the strategic transport network, i.e. the motorway and development is desirable as the site is allocated for housing in the Local Plan. It is considered that with the mitigation measures proposed the development has been designed to achieve the lowest practicable levels in external amenity spaces and these can be controlled by a condition.
44. With regard to internal noise, standard thermal glazing for habitable rooms is not sufficient to achieve the criterion noise levels. The report recommends specific glazing standards and trickle ventilation in associated with mechanical or passive ventilation systems, as the opening of windows will mean that internal noise levels exceed recommended levels. These can also be secured via a condition. The Planning Practice Guidance on noise states that significant adverse effects should only be avoided when there is no alternative ventilation so windows have to be kept closed. Alternative ventilation is proposed in this case so the proposal is considered in line with the PPG.

Impact on highways/access

45. The application submission includes a Transport Statement (TS) setting out the transport issues relating to the proposed development site and details of the development proposal. The TS contains enough information to enable highway assessment of the proposal to be made. However, in analysing the traffic impact of the proposed development on the highway network, the TS only took into account trips associated with the proposed development without considering those of the committed development of 38 residential dwellings adjacent the site, which has trip generation on a scale similar to the current proposal.

46. However, LCC Highways do not consider that the combined trips from both developments would adversely impact the highway network in terms of trip generation and the capacity of junctions in the area to cope with the developments during peak hours, particularly the B6229 Moss Lane/U5801 Moss Lane.
47. The site is accessible on foot due to the existence of a footway along the B6229 Moss Lane. As part of the proposed adjacent development, footways would be provided along the site frontages on both sides of the U5801 Moss Lane to connect the existing footways at its junction with the B6229 Moss Lane. The applicant's proposal to provide footways at the site access to connect that of the proposed adjacent site is therefore welcomed.
48. LCC Highways have stated that ideally the footpath section to the east of the site access should be extended up to the easterly boundary of the site. This is not considered necessary, however, as the highway is a no through route to the east of the proposed site access and traffic movements would be minimal in this location. As such any impact on highway safety would be limited.
49. Accessibility on foot and on bike in the westerly direction of the site is good, however, accessibility towards the east is hindered due to a lack of connectivity of the two arms of the U5801 Moss Lane. As a result, walking and cycling distance from the site towards the east would be prolonged as pedestrians would be required to travel to the junction and then to the east via B6229 Moss Lane. LCC Highways have suggested that both arms of the U5801 Moss Lane should be connected with a 3.0m wide pedestrian/cycle link with measures incorporated to prevent vehicular access to facilitate access for pedestrians and cyclists and reduce travel distance and time for residents heading east. It is not considered that this imperfect access arrangement to the east of the site is of severe detriment to any future occupiers of the site or to the sustainability credentials of the scheme, therefore, it is not considered reasonable to seek access improvements to the east of the site through the proposed development.
50. As part of the proposed adjacent residential development, the existing PROW (FP47) is to be improved and widened into a pedestrian/cycle link. It is noted that the proposed development does not include provision for connectivity for pedestrians/cyclists to this link to facilitate access to the north of the site. Linking to this footpath would not be feasible, however, as any link would cross land in third party ownership and would require public access along a private shared drive, which is not desirable for future residents and is advised against by the Police Architectural Liaison Officer for security reasons.
51. The nearest bus stops to the site are those on the A6 Preston Road, which are within the recommended 800m walking distance from residential developments in this area and the route is considered direct, convenient and safe enough to encourage residents to use public transport.
52. The proposed layout of the development is considered to be satisfactory by LCC Highways, and has incorporated sufficient speed control measures and areas for turning; with attention given to servicing, delivery, waste collection and parking. For the development to be accepted for adoption under the Section 38 agreement of the Highways Act 1980 however, the layout must be designed and constructed to the Lancashire County Council Specification for Construction of Estate Roads.
53. During the highway assessment of the adjacent proposed development, the need for a reduction in the prevailing speed limit (national speed limit - 60mph) of the western arm of the U5801 Moss Lane was identified. It was also identified as a result of the proposed development, that there is need for the 30mph speed limit section of the B6229 Moss Lane to be extended beyond the junction of B6229 Moss Lane and U5801 Moss Lane to a point further east to ensure safety by providing early warning for drivers to reduce speeds when approaching the junction from east. These measures are essential to ensure safe access and egress of both developments and as such would be expected to be undertaken prior to first occupation of the either developments. It is recommended that appropriate conditions are attached to any grant of planning permission to secure this.

54. The plans demonstrate that an appropriate level of off street parking provision would be made in line with policy ST4 of the Chorley Local Plan 2012 – 2026. The application is considered acceptable in relation to parking, subject to a condition requiring the integral garages being maintained for parking.
55. There are no highway objections to the proposed development and the proposal is, therefore, considered acceptable in relation to parking and highway safety.

Ecology and trees

56. An ecological appraisal accompanies the application, which has been reviewed by the GMEU Ecologist. They advise that there are no known reasons in terms of the present biodiversity features on site or policy direction, which would preclude the development from proceeding to determination. A number of conditions and informatives are recommended to ensure that should the proposal receive permission it can be implemented without infringing the relevant wildlife legislation, whilst protecting features of biodiversity value. The proposal is, therefore, considered acceptable in relation to ecology subject to conditions.
57. It is noted that the proposed development would result in the loss of a well-established hedgerow on site. An updated landscape plan demonstrates that the loss of the hedgerow would be compensated for by a native species-rich hedgerow of greater length to the western boundary of the site.
58. The applicant's tree survey confirms that trees within the site would need to be removed to facilitate the proposed development. The majority of trees are located to the periphery of the site, however, and these would be retained in the main.

Drainage and Flood Risk

59. The site is not within Flood Zone 2 or 3 as identified by the Environment Agency, but it is over 1 hectare in size (1.89ha) and the necessary Flood Risk Assessment has been submitted. This has been reviewed by the Lead Local Flood Authority. They have not objected to the proposed development subject to the inclusion of the conditions requiring details of management and maintenance of the scheme to be submitted and restricting permitted development rights to change areas of permeable surfacing to non-permeable materials.

Affordable Housing

60. Policy 7 of the Core Strategy requires 30% affordable housing to be provided on sites of 15 or more dwellings, or 0.5 hectares in size (which this is), in urban areas such as this. 13 of the dwellings proposed are to be affordable, which equates to 29%. This is very slightly below the policy requirement, and therefore the applicant has offered to provide an off-site commuted sum equivalent to 0.5 of a dwelling unit. This would result in the 30% policy requirement being achieved and it is considered that this represents a sensible and fair solution given that the on-site shortfall is 0.5 dwelling units. Any such on site affordable housing or off site contributions would need to be secured through a Section 106 legal agreement.
61. The units to be provided on site would consist of 7 two bedroom houses and 6 two bedroom flats. The Council's Strategic Housing Officer has stated a preference for two bedroom houses, two bedroom bungalows and three bedroom houses on this site. Although the proposed development would not meet this preference in its entirety it is noted that ground floor flats offer similar accessibility benefits as bungalows. In addition the developer has provided evidence that the proposed two storey 'Oakmere' apartment block has been successfully tendered to Registered Social Landlords, including Adactus, in other parts of the region.

Sustainability

62. Policy 27 of the Core Strategy requires all new dwellings to be constructed to Level 4 of the Code for Sustainable Homes or Level 6 if they are commenced from 1st January 2016. It also requires sites of five or more dwellings to have either additional building fabric

insulation measures or reduce the carbon dioxide emissions of predicted energy use by at least 15% through decentralised, renewable or low carbon energy sources. The 2015 Deregulation Bill received Royal Assent on Thursday 26th March 2015, which effectively removes Code for Sustainable Homes. The Bill does include transitional provisions which include:

“For the specific issue of energy performance, local planning authorities will continue to be able to set and apply policies in their Local Plans which require compliance with energy performance standards that exceed the energy requirements of Building Regulations until commencement of amendments to the Planning and Energy Act 2008 in the Deregulation Bill 2015. This is expected to happen alongside the introduction of zero carbon homes policy in late 2016. The government has stated that, from then, the energy performance requirements in Building Regulations will be set at a level equivalent to the (outgoing) Code for Sustainable Homes Level 4. Until the amendment is commenced, we would expect local planning authorities to take this statement of the government’s intention into account in applying existing policies and not set conditions with requirements above a Code Level 4 equivalent.”

“Where there is an existing plan policy which references the Code for Sustainable Homes, authorities may continue to apply a requirement for a water efficiency standard equivalent to the new national technical standard, or in the case of energy a standard consistent with the policy set out in the earlier paragraph in this statement, concerning energy performance.”

63. Given this change, instead of meeting the code level the dwellings should achieve a minimum Dwelling Emission Rate of 19% above 2013 Building Regulations in accordance with the above provisions. This can be controlled by a condition.

Public Open Space (POS)

64. The proposed development would generate a requirement for the provision of public open space in line with policies HS4a and HS4b of the Chorley Local Plan 2012 – 2026 and the Open Space and Playing Pitch SPD.

65. The grant of planning permission is subject to the applicant entering into a Section 106 agreement to make a contribution towards the requirement for the provision of public open space in line with policies HS4a and HS4b of the Chorley Local Plan 2012 – 2026. The breakdown of the financial contributions required is as follows:

Amenity greenspace	= £6,300
Equipped play area	= £6,030
Parks/Gardens	= £0
Natural/semi-natural	= £0
Allotments	= £675
Playing Pitches	= £71,955
Total	= £84,960

Community Infrastructure Levy

66. 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 will be a chargeable development and the charge is subject to indexation in accordance with the Council’s Charging Schedule.

CONCLUSION

67. The application is recommended for approval subject to conditions and a Section 106 agreement securing affordable housing and a public open space financial contribution

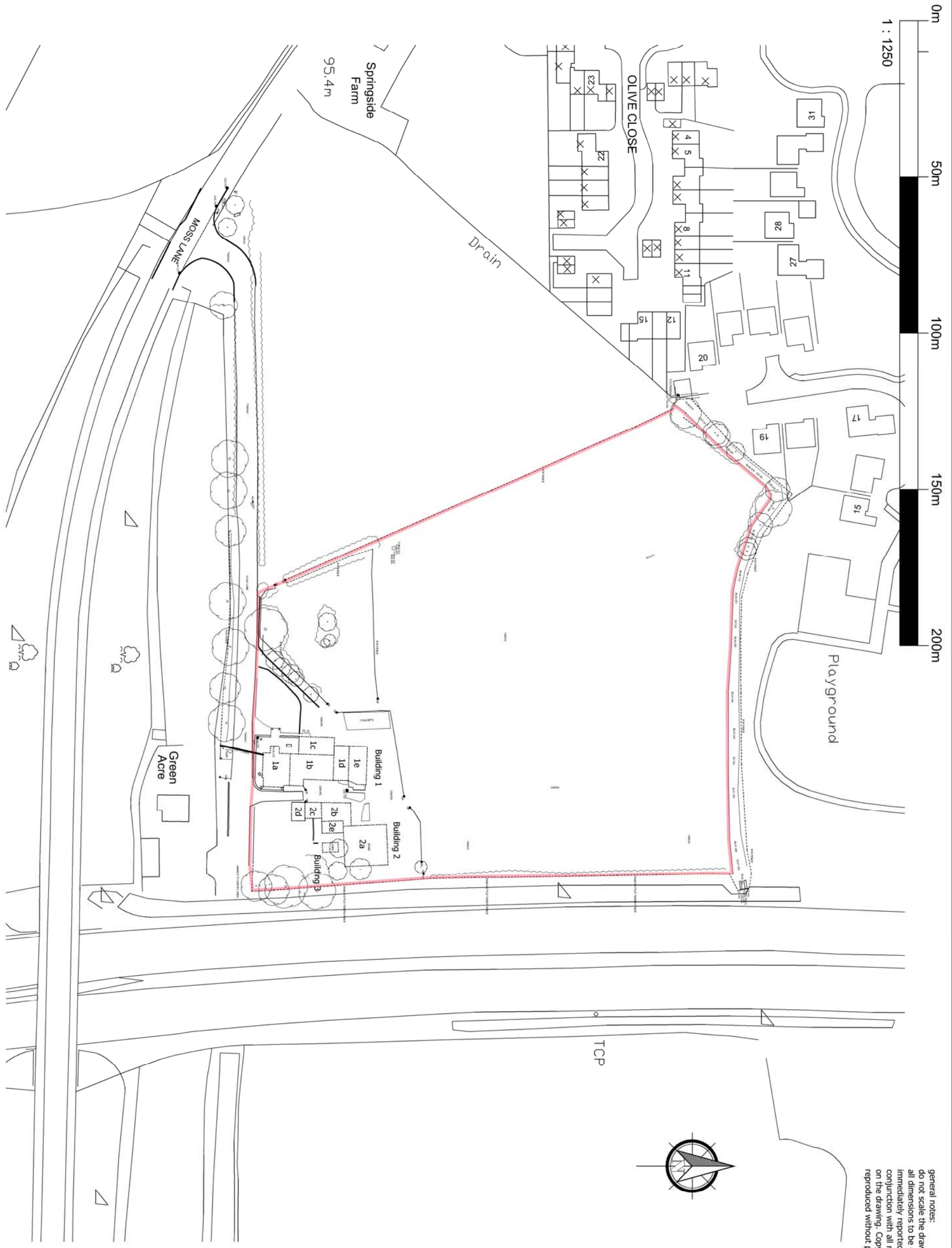
RELEVANT POLICIES: In accordance with s.38 (6) Planning and Compulsory Purchase Act (2004), the application is to be determined in accordance with the development plan (the Central Lancashire Core Strategy, the Adopted Chorley Local Plan 2012-2026 and adopted Supplementary Planning Guidance), unless 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

To follow

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general notes:
do not scale the drawing.
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PRELIMINARY

Client: Wainhomes North West		Project: Land Off Moss Lane, Whittle Le Woods.		Drawing Title: Edged Red OS Location Plan	
Job No.:	15-160	Drawing No.:	0003	Rev.:	
Drawn:	TGH	Checked:		Date:	MAY 2015
Scale:	1:1250				
 mck associates limited architecture building surveying urban design burnaby villa ■ 48 walling street road ■ fulwood ■ preston ■ pr2 8bp tel: 01772 774510 fax: 01772 774511 email mck@mckassociates.co.uk					

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APPLICATION REPORT – 16/00591/FUL

Validation Date: 14 July 2016

Ward: Eccleston And Mawdesley

Type of Application: Full Planning

Proposal: Demolition of car garage and workshop and erection of four dwellings with associated gardens and vehicular access

Location: Rigby's Garage Bluestone Garage Blue Stone Lane Mawdesley Ormskirk L40 2RH

Case Officer: Mr Iain Crossland

Applicant: Mr Michael Quirk

Agent: Mr Simon Wallis

Consultation expiry: 26 October 2016

Decision due by: 8 September 2016

RECOMMENDATION

1. It is recommended that this application is approved subject to conditions.

SITE DESCRIPTION

2. The application site is located in the Green Belt, within linear development outside the settlement of Mawdesley in an area characterised by agricultural development and open land. The topography of the area is generally flat.
3. The application site is occupied by a commercial garage comprising buildings of functional design with areas covered by concrete hardstanding. There are dwellings of traditional design style on either side of the site fronting Blue Stone Lane and the site itself is bound by Blue Stone Lane to the west and Salt Pit Lane to the east. There is vehicular access to the site from Blue Stone Lane.

DESCRIPTION OF PROPOSED DEVELOPMENT

4. This application is for the redevelopment of the site with the erection of four dwellings, comprising two semi-detached houses facing Blue Stone Lane and two detached houses positioned at an angle to Salt Pit Lane. There would be associated car parking areas and gardens.
5. The proposed dwellings would be four bedroom two storey properties and would be of a traditional design style.

REPRESENTATIONS

6. Five letters of objection have been received from three addresses. These raise the following issues:
 - Impact on neighbour amenity particularly the impact on light and outlook.

- Impact on character of the area through introducing dwellings with access to salt Pit Lane and overdevelopment of the site.
- Overlooking garden areas and loss of privacy
- Lack of car parking
- Impact on highway safety
- Impact on amenity through noise and disturbance
- Inaccurate boundary plans

CONSULTATIONS

7. **Waste & Contaminated Land:** No objection on the basis that an appropriate condition is attached
8. **Lancashire Highway Services:** No objection subject to appropriate conditions and informatives
9. **United Utilities:** no comments have been received
10. **Mawdesley Parish Council:** no comments have been received

PLANNING CONSIDERATIONS

Principle of the development and impact on the Green Belt

11. The application site is located wholly within the Green Belt, The National Planning Policy Framework (the Framework) states that the construction of new buildings should be regarded as inappropriate in the Green Belt, except in a limited number of specific circumstances.
12. Mawdesley is not specified as an area for growth within Core Strategy Policy 1 and falls to be considered as an 'other place'. Criterion (f) of Core Strategy Policy 1 reads as follows: "In other places – smaller villages, substantially built up frontages and Major Developed Sites – development will typically be small scale and limited to appropriate infilling, conversion of buildings and proposals to meet local need, unless there are exceptional reasons for larger scale redevelopment schemes."
13. Although this part of the Borough is not identified for growth this site has evolved over time through the growth of a vehicle repairs garage and petrol filling station. The whole site is given over to buildings or concrete hardstanding. As such the site is a previously developed site in the Green Belt.
14. National guidance on Green Belt is contained in Chapter 9 of the Framework which 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.

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.*

87. As with previous Green Belt policy, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

88. When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will

not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

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

limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.

15. Policy BNE5 of Chorley Local Plan 2012 – 2016 relates to previously developed land within the Green Belt and reflects guidance contained within the Framework as follows:
The reuse, infilling or redevelopment of previously developed sites in the Green Belt, will be permitted providing the following criteria are met:
In the case of re-use
 - a) The proposal does not have a materially greater impact than the existing use on the openness of the Green Belt and the purposes of including land in it;*
 - b) The development respects the character of the landscape and has regard to the need to integrate the development with its surroundings, and will not be of significant detriment to features of historical or ecological importance.*
In the case of infill:
 - c) The proposal does not lead to a major increase in the developed portion of the site, resulting in a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.*
In the case of redevelopment:
 - d) The appearance of the site as a whole is maintained or enhanced and that all proposals, including those for partial redevelopment, are put forward in the context of a comprehensive plan for the site as a whole.*
-
16. Whilst the test for sites such as this relates to the impact on openness it is important to note that the Framework contains no specific definition of 'openness'.
 17. It is considered that in respect of the Framework that the existing site currently has an impact on the openness of the Green Belt. However, it is important to note that merely the presence of an existing building on the application site currently does not justify any new buildings. The new buildings must also not "have a greater impact on the openness of the Green Belt".
 18. Whether the proposed buildings have a greater impact on openness is a subjective judgment which is considered further below. Objective criteria could include the volume of the existing buildings although it is important to note that the Framework does not include such an allowance or capacity test. To engage with the exceptions of paragraph 89 of the Framework, which is reflected in Policy BNE5 of the Local Plan, the test relates to the existing development. The openness of an area is clearly affected by the erection or positioning of any object within it no matter whether the object is clearly visible or not. The openness test relates to the whole of the application site.
 19. The proposed development of four dwellings would have a slightly smaller footprint to the existing buildings on site and although it would have a greater volume, it would not be materially larger than the existing buildings. It is also noted that the garage and vehicle repairs use resulted in vehicles and associated paraphernalia being stored on the outside areas of the site. This long term outdoor storage has an impact on openness in itself that would be taken away as a result of the proposed development. The positioning of the proposed dwellings would be entirely upon existing areas of hardstanding and would not be radically different to the positioning of the existing buildings.

20. Given the above, it is considered that the proposed development would not have a greater impact on the openness of the Green Belt and as such would not represent inappropriate development in the Green Belt.
21. The proposed development would result in the existing concrete hardstanding being removed. There would be areas of garden and landscaping developed in association with the proposed dwellings, which would soften the appearance of the site, which is currently very stark.
22. The proposed development would result in the comprehensive redevelopment and regeneration of the site with the scale and positioning of buildings in a more logical form that better reflects the character of the area. Overall the redevelopment of the site would enhance its appearance as a whole, through investment in clearing the site and developing a viable end use in the form of dwellings that would be maintained by the occupiers in perpetuity. The site would subsequently become more harmonious with the neighbouring dwellings set on Blue Stone Lane and would help to create a more cohesive street scene. The proposed development and layout would be an efficient use of the land and best capitalises on the opportunity for redevelopment that this site presents given the Green Belt and neighbour amenity constraints.
23. In addition to the above it is considered that the proposed development would not interfere with any of the five purposes of the Green Belt, and would result in the efficient use of this previously developed site.

Impact on Neighbour Amenity

24. The application site is located between two residential dwellings of Garrig to the south and Sunnyside to the north. There would be two semi-detached dwellings positioned broadly in line with these two dwellings facing the highway at Blue Stone Lane. The proposed dwelling at plot 2 would be located approximately 9.3m from Garrig, with a gable end parallel to the gable end at Garrig. There are windows to habitable rooms in the side elevation at Garrig facing the application site, consisting of a ground floor window and conservatory and two windows at first floor, which would face the gable of plot 2 at a distance of approximately 9.3m. It is noted that these are not original windows and have been added in response to development at this dwelling over time. The ground floor window in the side of main house currently faces a high dense hedge and boundary fence. The conservatory windows would not directly face the dwelling at plot 2 and it is noted that there is a detached garage at Garrig that would be located between the two.
25. The creation of a two storey gable end approximately 9.3m is not considered to have a detrimental impact on the outlook from these windows, particularly when considering the existing outlook. The two windows inserted at first floor serving habitable accommodation would also face the gable at plot 2, however, the degree of separation is considered satisfactory enough not to cause detrimental impact on the outlook from these windows. This is particularly so given that one of the rooms has an alternative source of outlook.
26. There would be no impact on direct light to these windows as the proposed development would be located to the north of Garrig. In terms of the impact on privacy the proposed dwelling at plot 2 would have no windows serving habitable rooms in the side elevation facing the site. It is noted that Garrig has a long rear garden and that the proposed dwellings at plots 3 and 4 would have rear elevations facing the rear part of this garden. Plots 3 and 4 would have windows in the rear elevation positioned approximately 11m from the boundary with the rear garden at Garrig. This is considered to be an adequate degree of separation from a garden boundary. There would be no parallel facing windows to habitable rooms between the dwelling at Garrig and any of the proposed dwellings.
27. The proposed dwelling at plot 1 would be located approximately 10.7m from Sunnyside, with a gable end parallel to the gable end at Sunnyside. There are windows to habitable rooms in the side elevation at Sunnyside facing the application site. The nearest window that would be most affected is a secondary window to the room it serves. There are also windows serving a conservatory and dining area at ground floor facing the application site and a

window to a bedroom at first floor. The gable end of plot 1 would be located approximately 10.7m to the south of these windows. There would therefore be some impact on light as a result, however, given the degree of separation it is not considered that the impact would be so detrimental as to be unacceptable, particularly given that the main windows are generally in line with the rear elevation. There are other windows at ground floor serving a kitchen, however, these windows would not directly face the proposed dwellings.

28. In terms of the impact on outlook, it is noted that the windows in the side elevation of Sunnyside currently face a fence and well established vegetation with the existing garage building only 8m from these windows. Given the degree of separation and existing features on site and along the boundary it is not considered that there would be any detrimental harm to outlook.
29. In terms of the impact on privacy the proposed dwelling at plot 1 would have no windows serving habitable rooms in the side elevation facing Sunnyside. The proposed dwellings at plots 3 and 4 would face the rear part of the garden to Sunnyside and would be located approximately 5.6m from the boundary at the closest point. This is less than the Council's 10m guideline for such distances, however, it is noted that they would face a large garage taking up the whole width of the garden in this location and a driveway / parking area serving the dwelling. There would be no parallel facing windows to habitable rooms between the dwelling at Sunnyside and any of the proposed dwellings. As such there would be no impact on privacy.
30. The proposed development would replace an existing vehicle repair garage and petrol station with four dwellinghouses. As such the level of disturbance experienced by neighbouring occupiers is likely to diminish resulting in improved levels of amenity for neighbouring occupiers, as residential dwellings are generally the most compatible land use in close proximity to other dwellings.
31. The relationship between the proposed dwellings is considered to be acceptable.

Impact on character and appearance of the locality

32. The application site is currently vacant and comprises a large area of concrete hardstanding and two old industrial style buildings that are connected. The buildings are functional in appearance and with a wide open concrete frontage the site detracts from the character of the area. Indeed the appearance of the site is somewhat anomalous with the prevailing character of the area, which generally comprises traditional red brick dwellings set out in sporadic ribbons of development.
33. The proposed development would introduce a pair of semi-detached dwellings between the dwellings at Sunnyside and Garrig that would front Blue Stone Lane and would be set parallel with the adjacent dwellings. They would be of similar scale to the neighbouring properties and their design would be of a traditional style using materials and design features similar to those of the neighbouring dwellings. The proposed development would result in a more consistent appearance and rhythm along this part of Blue Stone Lane, contributing to a more harmonious street scene. As such the character of the area would be improved.
34. The proposed development would result in two detached dwellings being positioned at angle to Salt Pit Lane. As such the frontages of the proposed dwellings would be visible on travelling south along Salt Pit Lane. The street scene on Salt Pit Lane is currently of poor quality in the immediate location of the application site with no active frontage, blank concrete and timber fencing and an unattractive flat roofed industrial building dominating the street. To the north of the site are two large red brick domestic garages and drives fronting the lane and to the south are hedges presenting a softer, more rural, frontage.
35. The proposed development would alter the street scene on this part of Salt Pit Lane introducing a more active street frontage and softening the appearance to one of a more domestic nature as opposed to the current harsh industrial appearance. This would be more

in keeping with the adjacent land uses and would create a smoother transition along the lane from domestic to rural.

36. The proposed development would make the most efficient use of the land in terms of the number of dwellings that can be accommodated without causing harm to neighbour amenity or the openness of the Green Belt. The layout of the site has been designed so as to avoid adverse neighbour amenity impacts and so that adequate off street parking can be accommodated.
37. Overall it is considered that the proposed development would have no detrimental impact on the visual appearance of the site or character of the local area, and would improve the street scene along both Blue Stone Lane and Salt Pit Lane, which would reflect positively on the locality.

Highway Impact and Access

38. There is an existing well established vehicular access to the site from Blue Stone Lane. The proposed development would also utilise direct access from Blue Stone Lane, and it is noted that vehicle movements in this location are likely to decrease as a result of the proposed development.
39. The LCC Highways Officer has raised no objection to the scheme but has noted that the section of footway frontage to the site on Blue Stone Lane appears to have been dropped as a result of the previous use as garage and should be reinstated together with the kerbs as part of the proposed development. The Highways officer has confirmed that these works would be undertaken through the Section 278 agreement of the Highways Act 1980.
40. It is noted that the proposed development would result in vehicular access being created onto Salt Pit Lane for two of the proposed properties. Salt Pit Lane is an unclassified road and there are two dwellings to the north of the application site with direct vehicular access to Salt Pit Lane. The addition of two further properties with direct access would result in a small increase in vehicle movements along the lane. There is good visibility in this location and no reason to believe that there would be severe harm to highway safety as a result of the proposed development. It is noted that no objection from LCC Highways has been received.
41. All of the properties proposed would have off street parking space for three cars. On this basis the scheme would comply with the parking standards specified in policy ST4 of the Adopted Chorley Local Plan 2012 – 2026.

Public Open Space

42. In line with Local Plan Policy HS4 a contribution towards the provision or improvement of public open space (POS) would be required to address local needs. There is no local evidence of need to outweigh national policy in regards to open space therefore a contribution is not required from this development.

Community Infrastructure Levy

43. 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 will be a chargeable development and the charge is subject to indexation in accordance with the Council's Charging Schedule.

CONCLUSION

44. It is considered that the proposed development of the site would not be inappropriate development as the proposal represents the redevelopment of previously developed land, which will not have a greater impact on the openness of the Green Belt or conflict with the Green Belt purposes. The impact on the appearance and character of the area are acceptable as the proposed dwellings are appropriately designed, and of an appropriate scale. There would be no adverse impact on neighbour amenity or highway safety.

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: 92/00871/OUT **Decision:** PERFPP **Decision Date:** 30 March 1993
Description: Erection of three detached houses on site of existing garage (to be demolished)

Ref: 85/00787/FUL **Decision:** PERFPP **Decision Date:** 6 January 1986
Description: Erection of canopy over existing pump island

Ref: 83/00851/FUL **Decision:** PERFPP **Decision Date:** 23 December 1983
Description: Garage

Suggested Conditions

No.	Condition
1.	The proposed development must be begun not later than three years from the date of this permission. <i>Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.</i>
2.	The dwellings hereby permitted shall not be occupied until all the car parking spaces identified on drawing number 101 Rev.D received on 11 October 2016 have been provided. <i>Reason: To ensure adequate off street parking provision is made/maintained and thereby avoiding hazards caused by on-street parking</i>
3.	The off-road parking spaces as shown on drawing number 101 Rev.D received on 11 October 2016 shall be kept freely available for the parking of cars, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015. <i>Reason: To ensure adequate off street parking provision is made/maintained and thereby avoiding hazards caused by on-street parking</i>
4.	No part of the development hereby approved shall commence 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. <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.</i>
5.	Due to the potential for ground contamination arising from historic site uses, and the proposed sensitive end-use (residential housing), the development hereby permitted shall not commence, other than demolition, until the applicant has submitted to and had approved in writing by the Local Planning Authority a report to identify any potential sources of contamination on the site and where appropriate, necessary remediation measures. The report should include an initial desk study, site walkover and risk assessment. If the initial study identifies the potential for contamination to exist on site, the scope of a further study and site investigation must then be agreed in writing with Local Planning Authority and thereafter undertaken and shall include details of the necessary remediation measures.

	<p><i>The development shall thereafter only be carried out following the remediation of the site in full accordance with the measures stipulated in the approved report.</i></p> <p><i>Reason: It is the applicant's responsibility to properly address any land contamination issues, to ensure the site is suitable for the proposed end-use, in accordance with Paragraph 121 of the National Planning Policy Framework (DCLG, 2012).</i></p>
6.	<p>Prior to the development of the superstructures of the dwellings hereby approved samples of all external facing and roofing materials (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>
7.	<p>Before the development hereby permitted is first commenced, other than demolition, full details of existing and proposed ground levels and proposed building finished floor levels (all relative to ground levels adjoining the site) shall have been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail shown on previously submitted plan(s). The development shall be carried out strictly in conformity with the approved details.</p> <p><i>Reason: To protect the appearance of the locality and in the interests of the amenities of local residents.</i></p>
8.	<p>Prior to the occupation of the dwellings hereby approved, full details of the alignment, height and appearance of all fences and walls and gates to be erected (notwithstanding any such detail shown on previously submitted plan(s)) shall have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until all fences and walls shown in the approved details to bound its plot have been erected in conformity with the approved details. Other fences and walls shown in the approved details shall have been erected in conformity with the approved details prior to substantial completion of the development.</p> <p><i>Reason: To ensure a visually satisfactory form of development and to provide reasonable standards of privacy to residents.</i></p>
9.	<p>Prior to the development of the superstructures of the dwellings hereby approved full details of the colour, form and texture of all hard landscaping (ground surfacing materials) (notwithstanding any such detail shown on previously submitted plans and specification) shall have been submitted to and approved in writing by the Local Planning Authority. All works shall be undertaken strictly in accordance with the details as approved, and shall be completed in all respects before the final completion of the development and thereafter retained.</p> <p><i>Reason: To ensure a satisfactory form of development in the interest of the visual amenity of the area.</i></p>
10.	<p>Prior to the commencement of any development, other than demolition, plans and particulars showing a scheme of foul sewers and surface water drains, shall be submitted to, and approved in writing by, the Local Planning Authority. Such works shall be carried out in accordance with the approved details concurrently with the rest of the development and in any event shall be finished before the building is occupied.</p> <p><i>Reason: To ensure a satisfactory means of drainage.</i></p>
11.	<p>Surface water must drain separate from the foul and no surface water will be permitted to discharge to the foul sewerage system.</p> <p><i>Reason: To secure proper drainage.</i></p>
12.	<p>Notwithstanding the details shown on the submitted plans, the proposed car parking and turning areas shall be constructed using permeable materials on a</p>

	<p>permeable base, or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the boundaries of the property (rather than to the highway), unless otherwise agreed to in writing by the Local Planning Authority.</p> <p><i>Reason: In the interests of highway safety and to prevent flooding</i></p>
13.	<p>Facilities shall be provided for the cleaning of the wheels of vehicles leaving the site, before the development hereby permitted is first commenced and thereafter retained at all times during construction of the development.</p> <p><i>Reason: To prevent the tracking of mud and/or the deposit of loose material on to the highway, in the interests of highway safety.</i></p>
14.	<p>A scheme for the landscaping of the development and its surroundings shall be submitted prior to the development of the superstructures of the dwellings hereby approved. These details shall include all existing trees and hedgerows on the land; detail any to be retained, together with measures for their protection in the course of development; indicate the types and numbers of trees and shrubs to be planted, their distribution on site, those areas to be seeded, paved or hard landscaped; and detail any changes of ground level or landform, proposed finished levels, means of enclosure, minor artefacts and structures. Landscaping proposals should comprise only native plant communities appropriate to the natural area.</p> <p>All hard and soft landscape works shall be carried out in accordance with the approved details within the first planting and seeding seasons following the occupation of any buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.</p> <p><i>Reason: To ensure that a satisfactory landscaping scheme for the development is carried out to mitigate the impact of the development and secure a high quality design.</i></p>
15.	<p>Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order, with or without modification), no windows other than those expressly authorised by this permission shall be inserted or constructed at any time in the side elevations of the dwellings at plots 1, 2 and 3 hereby permitted.</p> <p><i>Reason: To protect the amenities and privacy of the adjoining property.</i></p>
16.	<p>All new dwellings are required to achieve a minimum Dwelling Emission Rate of 19% above 2013 Building Regulations.</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 reduction as part of new residential schemes in the interests of minimising the environmental impact of the development.</i></p>
17.	<p>Prior to the development of the superstructures of the dwellings hereby approved details shall be submitted to and approved in writing by the Local Planning Authority demonstrating that each dwelling will meet the required Dwelling Emission Rate. The development thereafter shall be completed in accordance with the approved details.</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</i></p>

	<p><i>part of new residential schemes in the interests of minimising the environmental impact of the development. This needs to be provided prior to the commencement so is can be assured that the design meets the required dwelling emission rate.</i></p>												
<p>18.</p>	<p>No dwelling hereby approved shall be occupied until a SAP assessment (Standard Assessment Procedure), or other alternative proof of compliance (which has been previously agreed in writing by the Local Planning Authority) such as an Energy Performance Certificate, has been submitted to and approved in writing by the Local Planning Authority demonstrating that the dwelling has achieved the required Dwelling Emission Rate.</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>												
<p>19.</p>	<p>The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <table border="1" data-bbox="336 837 1313 996"> <thead> <tr> <th data-bbox="336 837 730 869">Title</th> <th data-bbox="730 837 1023 869">Drawing Reference</th> <th data-bbox="1023 837 1313 869">Received date</th> </tr> </thead> <tbody> <tr> <td data-bbox="336 869 730 900">Location plan</td> <td data-bbox="730 869 1023 900">101 Rev.D</td> <td data-bbox="1023 869 1313 900">10 October 2016</td> </tr> <tr> <td data-bbox="336 900 730 931">Proposed site plan</td> <td data-bbox="730 900 1023 931">101 Rev.D</td> <td data-bbox="1023 900 1313 931">10 October 2016</td> </tr> <tr> <td data-bbox="336 931 730 996">Proposed floor plans and elevations</td> <td data-bbox="730 931 1023 996">102 Rev.C</td> <td data-bbox="1023 931 1313 996">10 October 2016</td> </tr> </tbody> </table> <p><i>Reason: For the avoidance of doubt and in the interests of proper planning</i></p>	Title	Drawing Reference	Received date	Location plan	101 Rev.D	10 October 2016	Proposed site plan	101 Rev.D	10 October 2016	Proposed floor plans and elevations	102 Rev.C	10 October 2016
Title	Drawing Reference	Received date											
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Proposed site plan	101 Rev.D	10 October 2016											
Proposed floor plans and elevations	102 Rev.C	10 October 2016											



Site Location Plan 1:1250

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16/00580/FULHH

Case Officer Thomas O’Kane

Ward Chisnall

Proposal Erection of single storey side and rear extension with alterations to hardstanding at front following demolition of detached garage and rear conservatory

Location 49 Chorley Lane

Applicant Mrs Elayne Piwowar

Consultation expiry: 21st October 2016

Decision due by: 5th September 2016 (Extension of time until 28th October 2016)

Delegated		Delegated following Chairs Brief		Committee	X
Date:					

	Case Officer	Authorising Officer
	Thomas O’Kane	
Date	28 th October 2016	

Recommendation
Permit Full Planning Permission (PERFPP)

Executive Summary

Planning permission is sought for the erection of a single storey side and rear extension with alterations to hardstanding at the front. This is following the demolition of an existing detached garage and rear conservatory. Concerns were raised regarding the terracing effect of the proposals and the impact on No. 51, particularly for the lounge window on the side elevation. The applicant has made amendments to the side extension to ensure that it does not cause a terracing effect. The new access onto Chorley Road was omitted due to the concerns raised by the Highways Officers. The amount of light received into the lounge window is already limited given the orientation of the windows for this lounge. As the proposals are not located due south and the side window is restricted in outlook due to the siting of the applicant’s dwelling, it is considered that the proposals would not cause any unacceptable loss of light or outlook to this side window.

Representations

Charnock Richard Parish Council – No Objections
Objections
Total No. received: 2
<ul style="list-style-type: none"> - No ownership of hedge and boundaries or measurements so it is difficult to measure - Loss of light, particularly to a lounge window; - View of wall outside back door - Restricting parking to side of property - Overbearing at the rear - Garage is not large enough - Close to boundary (concerns with scaffolding) <p>Councillor Whittaker requested that the application be determined by the Planning Committee.</p>

Consultees

Consultee	Summary of Comments received
Parish Council	No Objections (following reconsultation)
Waste and Contaminated Land	No Comments (for original scheme – none received for amended scheme)
Lancashire County Council Highways –	Concerns raised over provision of second access with regards to highway safety. The proposed garage is not of dimensions to be considered a space. Approval of proposals is not recommended unless the vehicle access can be reduced to one and the garage is of size to be considered an off street space (note amended plans have been received so only one access point is proposed).

The Site

1. This application relates to a detached residential bungalow located on a linear row of housing on Chorley Lane, Charnock Richard. The dwelling is set back from the highway with no dwellings located to the rear

The Proposal

2. Planning permission is sought for the erection of a single storey side and rear extension with alterations to hardstanding at the front. This is following the demolition of an existing detached garage and rear conservatory,
3. The extension would be set back from the front elevation by approximately 2 metres, where it would extend 12 metres in length towards the rear and wraparound the rear elevation. It would project a maximum of 4.78 metres beyond the rear elevation. The height to the eaves would match the existing dwelling, with a height to the ridge of 4.20 metres, 0.50 metres below the ridge height of the host dwelling.
4. Additional hardstanding is proposed at the front of the dwelling to provide additional off street parking for the property.
5. A porch is proposed on the front elevation; however the dimensions on the plans indicate that this could be built without planning permission under Permitted Development Rights, therefore the porch is considered acceptable.
6. The scheme was amended during the application process, the modifications include a setback achieved from the front elevation and set down from the ridge for the side extension, which meant that the application footprint at the rear increased to compensate. Members should note that the proposals for the insertion of dropped kerb and new access (thereby giving the property two access points from Chorley Old Road) have been removed following concerns raised by the LCC Highways. The access to the property will therefore remain as exists

Assessment

Principle of the development

The main issues are as follows:

Issue 1 – impact on character and appearance of the locality

Issue 2 – Impact on neighbour amenity

Issue 3 – Impact on highways/access

Impact on character and appearance of locality

7. *Policy HS5 of the Chorley Local Plan 2012 – 2026 stipulates that the proposed extension respects the existing house and the surrounding buildings in terms of scale, size, design and facing materials, without innovative and original design features being stifled.*
8. *Policy BNE1 of the Adopted Chorley Local Plan 2012-2026 states that the proposal must not have a significantly detrimental impact on the existing building, neighbouring buildings or on the street scene by virtue of its density, siting, layout, building to plot ratio, height, scale and massing, design, materials, orientation, use of materials.*
9. *The Householder Design Guidance SPD requires that extensions are subservient to the existing dwelling and set down from the ridgeline of the existing dwelling. In addition the*

SPD requires extensions to respect the scale, character, proportions of the existing dwelling and surrounding area.

10. The proposed scheme has been amended to ensure that the proposals are set back from the front elevation. Although the side extension will be built on the side driveway of the existing property and if a similar extension was repeated on no. 51 next door this would result on the properties essentially joining up, the setback of the side extension along with its reduced ridge height would still allow the original properties to be viewed in the streetscene. They would not appear to have been designed and built as a pair of semi-detached bungalows and therefore would not result in a terracing effect of the kind the Householder Design Guidance seeks to avoid.
11. It is of note that the proposals would appear subservient to the host dwelling.
12. The majority of the scheme would be located at the rear, with a roofscape lower than the host dwelling and as such it is considered that the proposals would not affect the character of the wider area. The external wall and roof materials are to match the existing dwelling.
13. Having regard to the above, the proposed development is not considered to be in accordance with Policy HS5 of the Chorley Local Plan 2012 – 2026 and the guidance set out within the Householder Design Guidance SPD.
14. Therefore in regards to impact on character and appearance in the locality, the proposals are acceptable.

Impact on neighbours

15. *HS5 of the Chorley Local Plan 2012 – 2026 states that there should be no unacceptable adverse effect on the amenity of neighbouring properties through overlooking, loss of privacy or reduction of daylight.*
16. *In addition, it states that extensive overshadowing of a neighbouring building or amenity space is unacceptable. Furthermore, it asserts that extensions should be located, and windows orientated, to prevent direct overlooking of habitable rooms or private amenity space that belongs to nearby properties.*
17. With reference to No. 51, the outlook from the rear of this dwelling to the east is already obscured to a large degree by the siting of their own detached garage. As such the proposal it is not considered to cause any unacceptable harm to views from the rear windows.
18. With regards to the side window facing the applicant's dwelling, this window is for a lounge which also enjoys outlook through a front bay window. Following concerns raised by the neighbour and Ward Councillor, Officers visited the objector's dwelling to further understand the relationship of the proposals with regards to the amount of light received for this lounge.
19. Officers note that this side window is north east facing, while a larger window to the front of this dwelling for this lounge is north-west facing. It is considered that this front window is the principal outlook, with this side outlook considered 'secondary'. Therefore the amount of sunlight that this room already receives is restricted through the orientation of these windows. The outlook of this side window is already restricted outlook due to the siting of the applicant's dwelling.

20. While there is no doubt that proposals would come closer towards this side window and would restrict some outlook and light from the current situation, given that the window is secondary to the room it is not considered that the impact would be so detrimental in terms of light; outlook or considered overbearing that the application could be refused on these grounds.
21. If the proposal did not include the wraparound extension to the rear it is possible a side extension could be built in the location proposed under Permitted Development Rights which would have a very similar impact on this window and this must be taken into account. It is not unusual for side extensions to be built on properties such as this when there are side windows in the neighbouring property looking onto a driveway.
22. With regards No. 47, Officers noted a conservatory to the rear of this dwelling. The proposals would not breach the 3 metre 45 degree guidance when measured from the near edge of this conservatory. Therefore the proposals are considered to not cause any undue amenity impacts upon either neighbouring dwellings.
23. Windows are only proposed on the rear elevation, with none proposed on either the side elevation or the front elevation of the proposed extension. There are no dwellings located to the rear and therefore there are no issues with privacy at the rear.
24. Having regard to the above, the proposed development is considered to be in accordance with policy HS5 of the Chorley Local Plan 2012 – 2026 and the guidance set out within the Householder Design Guidance SPD.
25. Therefore with regards to amenity, although the proposal will have some impact on the neighbouring property no. 51 it is not considered it is so detrimental that the application could be refused on these grounds.

Impact on parking Provision highway safety

26. *Policy HS5 of the adopted Chorley Local Plan 2012 – 2026 states that permission will be granted provided that the proposal does not have an unacceptable adverse effect on highway safety. In addition, the Householder Design Guidance SPD states that off-street parking should generally be provided at a ratio of 2 spaces for a two or three bed dwelling, and 3 spaces for a larger property, including garages. It also states that car parking spaces occupy a space of 2.5 metres by 5.5 metres and spaces in front of a garage should be 2.5 metres by 6 metres.*
27. Concerns were raised by the Highways Officer relating to the provision of a second access point to the property. The applicant has amended the scheme to ensure that the existing access remains as the sole access to the dwelling. The concerns raised by the Highways Officer regarding the garage (and one of the representations of objection) are noted but are not considered a reasons for refusal could be justified on these grounds, given that the applicant has offset the loss of hardstanding on the existing side driveway through new hardstanding at the front of the property. It is not unusual for properties to have garages that they do not use or are not able to use due to their size for parking, as many people prefer to use a garage for storage. The issue is whether the proposal has sufficient parking or not for the size of the property. Even with the side extension the site could accommodate at least two off-street spaces to the front of the property which is in accordance with Policy ST4 of the Local Plan 2012-2026 for three bedroom dwellings and the Householder Design Guidance SPD such as this, so is considered acceptable.

28. Concerns were raised over the parking of the occupants of the neighbouring dwelling. This is not considered a sufficient reason for refusal as the neighbour is currently reliant on the use of the applicant's land to exit their vehicle and the applicant could erect a fence on the boundary which would result in a similar scenario.
29. It is therefore considered that the proposal would not cause any significant harm to highway safety and accords the policy ST4 of the Chorley Local Plan 2012 – 2026.

Other Matters

30. The remaining concerns raised by the objectors relate to distances and ownership of hedges. The distance can be identified on the scale plans. The ownership of hedges is not a material planning consideration that can be taken into account in coming to a decision.

Overall Conclusion

31. The proposed development would not result in any significant harm to the character and appearance of the existing dwelling or the surrounding area, nor would it cause any significant harm to the amenity of neighbouring residents. The proposed development would therefore be in accordance with Policies BNE1 and HS5 of the Chorley Local Plan 2012-2026 and the Householder Design Guidance SPD. Consequently, it is recommended that the application be approved.

Planning Policies

In accordance with s.38 (6) Planning and Compulsory Purchase Act (2004), the application is to be determined in accordance with the development plan (the Central Lancashire Core Strategy, the Adopted Chorley 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.

Planning History

None

Suggested Conditions

No.	Condition			
1.	<p>The proposed development must be begun not later than three years from the date of this permission.</p> <p><i>Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.</i></p>			
2.	<p>All external facing materials of the development hereby permitted shall match in colour, form and texture those on the existing building, unless alternatives are submitted to an agreed in writing by the Local Planning Authority, in which case the development shall be carried out in accordance with the alternative approved details.</p> <p><i>Reason: In the interests of the visual amenity of the area in general and the existing building in particular.</i></p>			
3.	<p>The approved plans are:</p> <table data-bbox="363 797 1348 891"> <tr> <td data-bbox="363 797 730 891">Title Existing and Proposed Plans and Elevations</td> <td data-bbox="730 797 1018 891">Plan Ref. 16012-01 Rev D</td> <td data-bbox="1018 797 1348 891">Received on: 17th October 2016</td> </tr> </table> <p><i>Reason: To define the permission and in the interests of the proper development of the site.</i></p>	Title Existing and Proposed Plans and Elevations	Plan Ref. 16012-01 Rev D	Received on: 17 th October 2016
Title Existing and Proposed Plans and Elevations	Plan Ref. 16012-01 Rev D	Received on: 17 th October 2016		
4.	<p>The extended parking area shown on the plans hereby approved shall be surfaced or paved, drained and made available in accordance with the approved plan prior to the occupation of any of the extension hereby permitted; such parking facilities shall thereafter be permanently retained for that purpose (notwithstanding the Town and Country Planning (General Permitted Development) (England) Order 2015.</p> <p><i>Reason: To ensure provision of adequate off-street parking facilities within the site.</i></p>			

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location plan (1:1250)

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APPLICATION REPORT – 16/00661/CB3**Validation Date: 29 July 2016****Ward: Clayton-le-Woods North****Type of Application: Full Planning****Proposal: Erection of 4 no. floodlights on 8m poles on existing ball court.****Location: Playing Field Great Greens Lane Bamber Bridge****Case Officer: Andrew Williams****Applicant: Simon Forster, Chorley Council****Consultation expiry: 19 August 2016****Decision due by: 23 September 2016****Extension of time: 13 October 2016**

RECOMMENDATION**Permit Full Planning Permission****SITE DESCRIPTION**

The application is brought before the Development Control Committee as it has been submitted by the council. The application site is located on public open space within the settlement of Bamber Bridge and consists of a fenced ball court with recreation ground, park and extensive playing area bounded by established trees and hedgerows.

The ball court to which this application relates was constructed around 2006 and is positioned to the south-eastern portion of the recreation ground, adjacent to public footpaths and bounded to the south by an established treeline and Great Greens Lane with Clayton Brook County Primary School beyond. The east is contained by Clayton Brook Community Church, whilst the north and west adjoin the recreational ground. The ball court is enclosed by 3m high green wire mesh fencing.

The nearest residential properties within a direct line of sight are located along School Field over 100m to the west and Monson Field over 110m to the north west.

DESCRIPTION OF PROPOSED DEVELOPMENT

This proposal seeks the erection of four amethyst FLA LED floodlights with each installation positioned on 8m poles in the four corners of the ball court.

RELEVANT HISTORY OF THE SITE**Ref: 00/00244/FUL Decision: PERFPP Decision Date: 4 May 2000**

Description: Siting of Steel Security Container for temporary changing facility for junior football teams,

Ref: 99/00782/FUL **Decision:** PERFPP **Decision Date:** 22 December 1999
Description: Siting of Steel Security Container for temporary changing facility for junior football teams,

Ref: 06/00926/FUL **Decision:** PERFPP **Decision Date:** 29 September 2006
Description: Provision of multi-use games area (30m X 15m),

REPRESENTATIONS

No representations have been received.

CONSULTATIONS

Lancashire Highway Services – No objection.

Regulatory Services - Environmental Health – No objection subject to compliance with Guidance Notes for the Reduction of Obtrusive Light GN01:2011 and operation hours restricted until 9pm.

Greater Manchester Ecology Unit – No objection subject to operating hours restricted until 9:30pm.

Parish Council – No comment.

PLANNING CONSIDERATIONS

It is considered that the main issues in the determination of this application are:

- The principle of development;
- Impact on the character and appearance of the area; and
- Lighting implications.

The principle of development

The NPPF (2012) attaches great weight to the importance of facilitating social interaction and creating healthy, inclusive communities through safe and accessible environments.

Policy HW1 of the Chorley Local Plan (2012-2026) supports ancillary development for an existing recreational facility if all of the following criteria are met:

- *It is in connection with and will enhance the recreational and/or amenity value of the open space;*
- *It is of a size and scale which does not detract from the character of the open space;*
- *It will not have a detrimental effect on any site of nature conservation value; and*
- *It does not result in the loss of any other sporting facilities on the site.*

The proposal is for the erection of floodlighting associated with the use of ball court which, as existing, can only be used during daylight hours. The resulting improvements and potential opportunities created for the local community through the increased hours of operation permissible is considered to enhance the recreational value of the ball court and would not result in any loss of sporting facilities on the site.

In respect to the scale and impact upon nature conservation value, this will be discussed below.

It is therefore considered that subject to the proposals compliance with points 2 and 3 above, the principle of development is accepted in accordance with Policy HW1 of the Local Plan.

Impact upon the character and appearance of the area.

Policy BNE1 of the Chorley Local Plan (2012-2026) states that planning permission will be granted for new development where it would not have a significantly detrimental impact upon the character of the area. This is supported by Policy HW1 of the same Local Plan which confirms

that ancillary development for an existing recreational facility is acceptable where it would be of a size and scale which does not detract from the character of the open space.

Further to undertaking a site visit it is considered that given the minor scale, the maintained permeability and the general design of the proposal the erection of four floodlights are unlikely to have any significant impact upon the character and appearance of the area. The ball court is also located to the south-eastern corner of the recreational ground and therefore views into the site from Great Greens Lane are largely filtered by an established treeline and the backdrop of built form beyond.

The proposal therefore complies with Policies BNE1 and point 2) of HW1 of the Chorley Local Plan.

Lighting Implications

Policy BNE1 of the Chorley Local Plan (2012-2026) indicates that planning permission will be granted where, *inter alia*, the:

- Residual cumulative highways impact of the development is not severe and it would not prejudice highway safety, pedestrian safety, the free flow of traffic, and would not reduce the number of on-site parking spaces; and
- The development would not cause harm to any neighbouring property by virtue of overlooking, overshadowing or overbearing effect.

Lancashire County Council Highways have assessed the scheme and raise no objection to the proposed development which is unlikely to cumulatively impact upon the highway network through glare or any additional transport movements.

Additionally, Policy BNE10 is of relevance in explaining that planning permission would not be granted for development which would have an adverse effect on a protected species unless the benefits of the development outweigh the need to maintain the population of the species in situ. Should development be permitted that might have an effect on a protected species, planning conditions will be used to:

- a) Facilitate the survival of the individual species affected;
- b) Reduce the disturbance to a minimum; and
- c) Provide adequate alternative habitats to sustain the visibility of the local population of that species.

In this regard the Greater Manchester Ecology Unit (GMEU) raises no objection to the proposed lighting which is unlikely to have any significant effects on nocturnal wildlife, including bats. However, as a precaution, and in the interests of local amenity, it is recommended to attach a condition restricting the operating hours until 21:30 in the evening.

CONCLUSION

The proposed development to provide floodlighting to the ball court at Great Greens Lane is considered appropriate in creating further opportunities for sporting provision throughout the year and through suitable design is unlikely to have any discernible impact upon the character and appearance of the area, protected species, highway safety or on the amenities of neighbouring residential areas.

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.	<p>The proposed development must be begun not later than three years from the date of this permission.</p> <p>Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.</p>												
2.	<p>The development shall be carried out in accordance with the following plans:</p> <table border="0" data-bbox="331 412 1246 533"> <tr> <td>Plan Ref.</td> <td>Received On:</td> <td>Title:</td> </tr> <tr> <td>Location Plan</td> <td>18/07/2016</td> <td>Location Plan</td> </tr> <tr> <td>CBBCFL_002</td> <td>18/07/2016</td> <td>Planning Layout</td> </tr> <tr> <td>CBBCFL_3</td> <td>29/07/2016</td> <td>Proposed Elevations</td> </tr> </table> <p>Reason: For the avoidance of doubt and in the interests of proper planning</p>	Plan Ref.	Received On:	Title:	Location Plan	18/07/2016	Location Plan	CBBCFL_002	18/07/2016	Planning Layout	CBBCFL_3	29/07/2016	Proposed Elevations
Plan Ref.	Received On:	Title:											
Location Plan	18/07/2016	Location Plan											
CBBCFL_002	18/07/2016	Planning Layout											
CBBCFL_3	29/07/2016	Proposed Elevations											
3.	<p>The external facing materials, detailed on the approved plans, shall be used and no others substituted.</p> <p>Reason: To ensure that the materials used are visually appropriate to the locality.</p>												
4.	<p>The floodlights hereby granted consent shall only be illuminated between the hours of 15.00 hours and 21:00 hours.</p> <p>Reason: In the interests of the amenities of local residents and protecting the foraging of nocturnal species.</p>												



- Districts**
- Other District/Unitary Authority
 - Lancashire Districts

Clayton Brook Ball Court Floodlighting - Site Location Plan



Date: 18/07/2016

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APPLICATION REPORT – 16/00668/FUL

Validation Date: 10 August 2016

Ward: Eccleston And Mawdesley

Type of Application: Full Planning

Proposal: Demolition of existing store and stables and erection of dormer bungalow.

Location: Stables West Of Verona, Wrenalls Lane Eccleston PR7

Case Officer: Andrew Williams

Applicant: Mr Gary Bretherton

Agent: Mr Chris Weetman

Consultation expiry: 22 September 2016

Decision due by: 13 October 2016

RECOMMENDATION

Full Planning Permission

SITE DESCRIPTION

1. The application site is located within the designated Green Belt and consists of an area of land containing a timber built stable block with a mixture of timber storage buildings under flat and pitched roofs to the eastern boundary. The stables are accompanied by a 30 meter x 20 meter sand paddock to the rear which is bound by a post and rail fence. An area of hardstanding is confined to the front of the stable yard.
2. The stables and associated storage buildings are positioned to the west of a neighbouring residential property, Verona, which in itself is a brick built dwelling constructed in a traditional Flemish bond under a slate hipped roof with two pitched dormer windows. The north, south and west are bound by fields with a group of properties located further along Wrenalls Lane to the western aspect, all constructed in brick under either pitched or hipped tiled roofscapes.
3. The site is accessed by a single entrance point along Wrenalls Lane, enclosed by an established high hedgerow.

DESCRIPTION OF PROPOSED DEVELOPMENT

4. The proposal seeks the demolition of the existing stables and associated storage buildings and removal of the sand paddock to provide a two storey dormer bungalow in a similar position to the stables, constructed in brick with pitched roof dormer windows to the principal and rear elevations.
5. The property will contain a lounge, dining room, study, kitchen, utility room and W.C to the ground floor and three double bedrooms with bathroom to the first floor.

6. The property will maintain the existing access point and contain an area of hardstanding for the parking of at least two cars.
7. No information has been received in regards to landscaping.

RELEVANT HISTORY OF THE SITE

8. No relevant history associated with the site.

REPRESENTATIONS

9. Two letters of representation received from neighbouring occupiers objecting to:
 - Lack of notification;
 - Loss of privacy through overlooking from the first floor rear windows of the proposed development;
 - The proposal does not meet the exceptions of para.89 or 90 of the NPPF (2012) and is therefore considered inappropriate development. It is not brownfield land as it is still in use for stabling horses, fodder and tractor storage;
 - Additional properties in the Green Belt seem unnecessary given Chorley's current plan covers the needs of the area already;
 - Wrennalls Lane is a narrow and access to any new property should consider visibility;
 - The design does not integrate within the immediate area;
 - Loss of habitat for swallows and potential impact upon bat roosts; and
 - Should the application be approved, they request the council consider using its powers to enforce controlled hours of operation and other restrictions that might make the duration of the works more bearable.

CONSULTATIONS

Parish Council – No response received.

Regulatory Services - Environmental Health – No response received.

Lancashire Highway Services – No objection

Planning Policy – No requirement for POS contributions.

Waste & Contaminated Land – No objection.

Greater Manchester Ecology Unit – No objection.

United Utilities – No response received.

PLANNING CONSIDERATIONS

10. It is considered that the main issues in the determination of this application are:
 - Principle of development;
 - Siting, scale and design;
 - Highways implications;
 - Ecological implications; and
 - Amenity of neighbouring properties.

Principle of development

11. Paragraphs 87-89 of the National Planning Policy Framework (NPPF) state that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Substantial weight should be given to any harm to the Green Belt and "very special circumstances" will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations. Subject to a number of exceptions, the construction of new buildings should be regarded as inappropriate in the Green Belt.
12. The listed exceptions include the partial or complete redevelopment of previously developed sites, whether redundant or in continuing use (excluding temporary

buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.

13. The NPPF defines previously developed land in Appendix 2 as land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. The definition excludes, amongst other things, land that is or has been occupied by agricultural buildings, land in built-up areas such as private residential gardens and land that was previously developed but where the remains of the permanent or fixed surface structure have blended into the landscape in the process of time.
14. Policy BNE5 of the Chorley Local Plan (2016-2026) reflects the guidance set out in paragraph 89 of the Framework that the redevelopment of previously developed sites in the Green Belt is not inappropriate, provided that it does not have a greater impact on the openness of the Green Belt and the purposes of including land within it. Additionally, Policy BNE5 specifies that in the case of redevelopment, any new buildings should not occupy a larger area than the buildings they replace or result in a significant impact on the surrounding countryside.
15. It is understood within the Framework that the redevelopment of existing previously developed sites within the Green Belt may only be acceptable where it would not cause harm to the openness of the Green Belt, nor conflict with the purposes of including land within the Green Belt. The purposes of including the land within the Green Belt include: to check the unrestricted sprawl of large built up areas; to prevent neighbouring towns merging into one another and to safeguard the countryside from encroachment.
16. The proposal seeks the demolition of group of buildings used for equestrian and storage purposes. It is therefore considered that for the purposes of this proposal, the applicant has demonstrated that the existing buildings and the associated sand paddock on the site constitutes previously developed land and meets the first exception of paragraph 89 of the Framework. They are not agricultural buildings.
17. It is considered that whilst the impact of development upon the openness of the Green Belt is a subjective judgment, case law establishes that the following objective criteria can be employed in formalising a balanced assessment. This can include the volume, the footprint and the height although it is important to note that the Framework does not require such an allowance or capacity test. It is also established that the openness of an area is affected by the erection or positioning of any object within it no matter whether the object is clearly visible or not and therefore in response to the above, the following table has been created:

	Existing	Proposed	Difference
Volume	935m3	660m3	-29%
Footprint	188sqm	130sqm	-31%
Height	Stables: 2.8m Storage building: 3.4m	6.5	+ 3.7m + 3.1m
Area of Hardstanding	870sqm	142sqm	-98%

18. In evaluating the compliance of the proposal to paragraph 89 of the Framework, the scheme demonstrates a marked reduction in the volume (-29%) and footprint (-31%) of development compared to the existing level of built form which would result, in visual terms, a noticeable reduction in the sprawl of development across the site. Whilst it is acknowledged that the height of the proposed built form would be higher than the existing arrangement, it is not considered that this represents significant harm given that volumetrically, the proposal seeks a reduction in size. Consequently, given that there is a reduction in volume and footprint of development across the site the proposal would have no greater impact upon the openness of the Green Belt.
19. The proposal also involves the formation of hardstanding which would be significantly reduced from the existing arrangement (by 93%) and is largely contained to the principle elevation and within a similar area to the existing. The proposed hardstanding would have some impact on openness however its size is not considered to be greater than is necessary and will result in an improvement in parking and access arrangements within the site.
20. With regards to assisting the safeguarding of the countryside from encroachment the proposal does not result in the incursion of further built development into the open Green Belt and is contained within the existing established curtilage. Furthermore, the removal of the sand paddock to the rear aspect is considered a visual improvement of the site which despite its domesticity, will visually integrate within the landscape more successfully with appropriate landscaping.
21. Taking these factors into account, it is not considered that the proposed development will have a greater impact on the "openness" or the purposes of including land within the Green Belt and is therefore appropriate development in the Green Belt.
22. Paragraph 55 of the Framework states that '*to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities*' with the avoidance of new isolated homes in the countryside. In this instance, it is not considered that the site is positioned amongst an isolated location, being within walking distance of Ecclestone to the north and the local facilities and services it provides within the community. To this end the proposal complies with the stipulations of paragraph 55.
23. It is therefore considered that the principle of development is acceptable providing the overall development is in accordance with the following material considerations.

Siting, scale and design

24. Policy BNE1 of the Local Plan states that planning permission will be granted for new development provided that the proposal does not have a significantly detrimental impact on the surrounding area by virtue of its density, siting, layout, building to plot ration, height, scale and massing, design, orientation and use of materials.
25. The application seeks the demolition of a group of buildings constructed largely in timber with a range of mono-pitched, pitched and flat roof forms. The buildings are spread across the site and are not considered to neither maintain nor enhance the character and appearance of the area.
26. In respect to the surrounding built form, the site is bound to the eastern aspect by a detached chalet bungalow, Verona, which is constructed from brick under a hipped tiled roof with gabled dormer windows. Beyond the field to the west lies a group of detached properties constructed in similar materials with corresponding fenestration patterns which form a mixture of bungalows and two storey dwellings on accommodating curtilages. Near to the entrance to Wrennalls Lane, approximately 100m to the east of the application site, eight semi-detached properties are located along Bannister Green which have been constructed in brick with rendering under plain pitched tiled roofscapes.

27. The proposed development seeks the construction of a brick chalet bungalow with two dormer windows to the front elevation and three to the rear, serving a gable ended pitched roof. The dwelling will be positioned to the western side of the application site, on a similar footprint to the existing stables, with the curtilage landscaped.
28. In reviewing the appropriateness of the design, consideration is given to the neighbouring built form and the presence of chalet bungalows on accommodating curtilages along Wrennalls Lane. In addition, it has been recognised that these properties are constructed in a mixture of materials with a variety of hipped and pitched roof forms. It is therefore considered that the proposed dwelling corresponds appropriately with the general character and appearance of the area and is suitably positioned and of a scale which respects the density of its surroundings.
29. It is acknowledged that the visual amenities of the area will be altered through the creation of a building which is higher and therefore more noticeable within the landscape, however its position within close proximity to Verona, coupled with other properties along Wrennalls Lane would not allude to the proposal being within an isolated location. Additionally, it is envisaged that the established hedgerow running alongside the main boundary of the application site will be retained whereby softening and reducing its visual impact upon the streetscene.

Highways implications

30. Policy BNE1 of the Chorley Local Plan (2012-2026) indicates that planning permission will be granted where the residual cumulative highways impact of the development is not severe and it would not prejudice highway safety, pedestrian safety, the free flow of traffic, and would not reduce the number of on-site parking spaces.
31. Further to advice provided by Lancashire County Council's Highways department the proposed development is considered acceptable and fully accords the parking standards for dwelling in Appendix D of the Chorley Local Plan (2012-2026). Furthermore, the access arrangements are considered acceptable with sufficient visibility to ensure highway and pedestrian safety.
32. The proposal adheres to the stipulations of Policy BNE1 of the Local Plan.

Ecological implications

33. Policy BNE9 of the Chorley Local Plan (2016-2026) states that priority will be given to protecting, safeguarding and enhancing habitats for European, nationally and locally importance species.
34. The application is supported by the submission of an Inspection and Assessment in Relation to Bats and Breeding Birds produced by The Tyrer Partnership and dated 26th May 2016 which has been reviewed by the Council's ecology advisor.
35. The survey results identified that there was neither current nor recent presence of bats or any potential roosting opportunities in or around the site. However, the overall nature of the site was considered suitable for the foraging and commuting of bats and therefore it is recommended that any future development should ensure that light spillage does not occur on the undeveloped areas described as being of value to foraging bats. This can be negated through a lighting scheme approved through an appropriately worded condition.
36. In respect to protected birds, the surrounding habitat was considered suitable for barn owls however no signs were found within the buildings. It has been noted however that the proposal would result in the loss of a Swallow nesting site and therefore the council's ecology advisor recommends that the demolition of the stable block should be carried out outside of the bird breeding season (March – September), unless otherwise

proven to be absent for a suitably qualified person as birds and their nests are protected under the terms of the Wildlife and Countryside Act 1981 (as amended).

37. In line with the recommendations of the council's ecology advisor and Section 11 of the NPPF, given the loss of the nesting site, opportunities for biodiversity enhancement should be incorporated into the new development by way of an appropriately worded condition.
38. The proposal is therefore considered acceptable in relation to ecology subject to conditions.

Amenity to neighbouring properties

39. Policy BNE1 of the emerging Local Plan states that new development must not cause harm to any neighbouring property by virtue of overlooking, overshadowing, or by creating an overbearing impact.
40. Further to undertaking a site visit and reviewing the comments made by the neighbouring occupiers at Verona to the eastern boundary, it is considered that the proposal is suitably positioned to reduce any perceived level of overlooking or loss of privacy to the neighbouring property. The occupiers have raised concerns over the potential for overlooking onto the raised deck, however given the degree of screening to the boundary in addition to the position of the proposed dwelling, being 25 meters to the south east and with no direct facing habitable room windows, the likelihood of any unacceptable adverse impacts is considered negligible.
41. As indicated above, the distance between the side elevation of the proposed development to the nearest wall of the neighbouring property is approximately 25 meters which is an appropriate distance to negate any overbearing effect. It is also noted that a habitable first floor room window faces onto the application site, nevertheless this again would not be adversely impacted to an unacceptable degree given the distances involved.
42. It is not considered that there would be any impact upon the amenities of other properties along Wrennalls Lane and therefore the proposal meets the requirements of Policy BNE1 of the Local Plan.

Sustainable resources

43. Policy 27 of the Core Strategy currently requires dwelling houses to be built to meet Code for Sustainable Homes Level 6. The Ministerial Statement on the 25th March 2015 however, announced that the Code for Sustainable Homes had been withdrawn, however, it also sets out transitional arrangements which includes local planning authorities being able to continue to set and apply policies in their Local Plans which require compliance with energy performance standards that exceed the energy requirements of Building Regulations (but not above a Code Level 4 equivalent) until commencement of amendments to the Planning and Energy Act 2008. From then onwards energy performance requirements will be set in Building Regulations.
44. Compliance with the Code can therefore no longer be required however in accordance with the transitional arrangements the Council will still require an energy efficiency standard equivalent to Code Level 4 which is a 19% improvement over 2013 Building Regulations, which can be secured via conditions.
45. **Other**
46. It is noted that the proposed sit layout plans show a possible detached garage on the site plan, however not plans have been provided of the garage so it cannot be covered by this application. This will be made clear on any approval decision notice.

47. It is noted that the nearest neighbour has request that should the application be approved, the council consider using its powers to enforce controlled hours of operation and other restrictions that might make the duration of the works more bearable. Given the size of the development, one dwelling, it is not considered that an hours of operation for construction, or construction management plan could be justified under planning legislation. There are however powers that the council's Environmental Health Department have to control working at unsocial hours.

Community Infrastructure Levy (CIL)

48. The Chorley CIL Infrastructure Charging Schedule provides a specific amount for housing - £65 per sqm. The CIL Charging Schedule was adopted on 16 July 2013 and charging commenced on 1 September 2013. This development is CIL liable which is index linked, unless an exemption is applied for.

Public Open Space

49. The proposed development would generate a requirement for the provision of public open space (POS) in line with policies HS4a and HS4b of the Chorley Local Plan 2012 – 2026 and the Open Space and Playing Pitch SPD.
50. A written Ministerial statement from the 28 November 2014 sought to set a National Policy and remove the ability of Councils to secure S106 contributions on small sites (i.e. 11 or less) and resulted in the National Planning Practice Guidance (NPPG) being changed. This was challenged by a consortium of Councils in the High Court who were successful and the change to the NPPG was removed. Chorley resisted the change to the NPPG and applications were processed through Committee rather than delegated decision (officers gave up their delegated powers).
51. The Government challenged the decision of the High Court in the Court of Appeal on four grounds and the outcome was that on the 13 May 2016 the decision gave legal effect to the written Ministerial Statement of 28 November 2014. The NPPG has been changed again but highlights that the Ministerial statement should be taken into account. The Ministerial Statement (28 November 2014) carries weight in the decision making process, as does the National Planning Policy Guidance.
52. The Court of Appeal judgement does however state that “the aim or goal of a policy’s author is that his policy should be followed” this remains subject to “the proper operation of s 38(6)” and that the policy guidance does not have to explicitly express that an alternative view can be reached as “the changes were introduced as policy, not binding law”. The judgement goes on to highlight “In the determination of planning applications the effect of the new national policy is that although it would normally be inappropriate to require any affordable housing or social infrastructure contributions on sites below the thresholds stated, local circumstances may justify lower (or no) thresholds as an exception to the national policy. It would then be a matter for the decision-maker to decide how much weight to give to lower thresholds justified by local circumstances as compared with the new national policy” (evidence submitted on behalf of the SofS)
53. The Council must determine what lower thresholds are appropriate based on local circumstances as an exception to National Policies and how much weight to give to the benefit of requiring a payment for 1 or 2 dwellings.
54. It is considered that the benefit of securing a public open space contribution on the basis of one dwelling (which would now be £134) would not be sufficient or carry significant weight to outweigh the national policy position. The benefit to the Council is the delivery of improvements to play space however the cost of managing the end to end process of delivering those improvements is high and not commensurate to the benefit. The likely success of delivering improvements is also in doubt due to the difficulty of identifying schemes to pool small amounts of money secured through Section106 agreements.

55. Therefore a POS commuted sum is not sought for this scheme.

CONCLUSION

56. It has been demonstrated that the proposal does not represent inappropriate development in the Green Belt and through integrative design corresponds with the character and appearance of the surrounding built form. There are no overriding concerns relating to ecology or highway safety with a negligible impact envisaged upon the amenities of neighbouring occupiers. To this end the proposal adheres to local and governmental planning policy and 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

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
Location Plan	LOCATION PLAN	20 July 2016
Proposed Site Plan	SITE PLAN	27 October 2016
Proposed Dwelling	13/03/010	20 July 2016

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

3. Prior to the commencement of any above groundworks to construct the dwelling, samples of all external facing and roofing materials (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.

Reason: To ensure that the materials used are visually appropriate to the locality.

4. A scheme for the landscaping of the development and its surroundings shall be submitted prior to occupation of the dwelling hereby permitted. These details shall include all existing trees and hedgerows on the land; detail any to be retained, together with measures for their protection in the course of development; indicate the types and numbers of trees and shrubs to be planted, their distribution on site, those areas to be seeded, paved or hard landscaped; and detail any changes of ground level or landform, proposed finished levels, means of enclosure, minor artefacts and structures. The scheme should include a landscaping/habitat creation and management plan.

All hard and soft landscape works shall be carried out in accordance with the approved details within the first planting and seeding seasons following the occupation of the dwelling or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: To ensure that a satisfactory landscaping scheme for the development is carried out to mitigate the impact of the development and secure a high quality design.

5. All trees and hedgerows being retained in or adjacent to the application area shall be adequately protected during construction, in accordance with BS5837: 2012 Trees in relation to design, demolition and construction-Recommendations.

Reason: To safeguard trees and hedgerows during the course of development.

6. No dwelling hereby approved shall be occupied until a SAP assessment (Standard Assessment Procedure), or other alternative proof of compliance (which has been previously agreed in writing by the Local Planning Authority) such as an Energy Performance Certificate, has been submitted to and approved in writing by the Local Planning Authority demonstrating that the dwelling has achieved the required Dwelling Emission Rate.

Reason: Policy 27 of the Adopted Central Lancashire Core Strategy requires new dwellings to be built to Code for Sustainable Homes Level 4 however following the Deregulation Bill 2015 receiving Royal Assent it is no longer possible to set conditions with requirements above a Code Level 4 equivalent. However as Policy 27 is an adopted Policy it is still possible to secure energy efficiency reductions as part of new residential schemes in the interests of minimising the environmental impact of the development.

7. All new dwellings are required to achieve a minimum Dwelling Emission Rate of 19% above 2013 Building Regulations.

Reason: Policy 27 of the Adopted Central Lancashire Core Strategy requires new dwellings to be built to Code for Sustainable Homes Level 4 however following the Deregulation Bill 2015 receiving Royal Assent it is no longer possible to set conditions with requirements above a Code Level 4 equivalent. However as Policy 27 is an adopted Policy it is still possible to secure energy efficiency reduction as part of new residential schemes in the interests of minimising the environmental impact of the development.

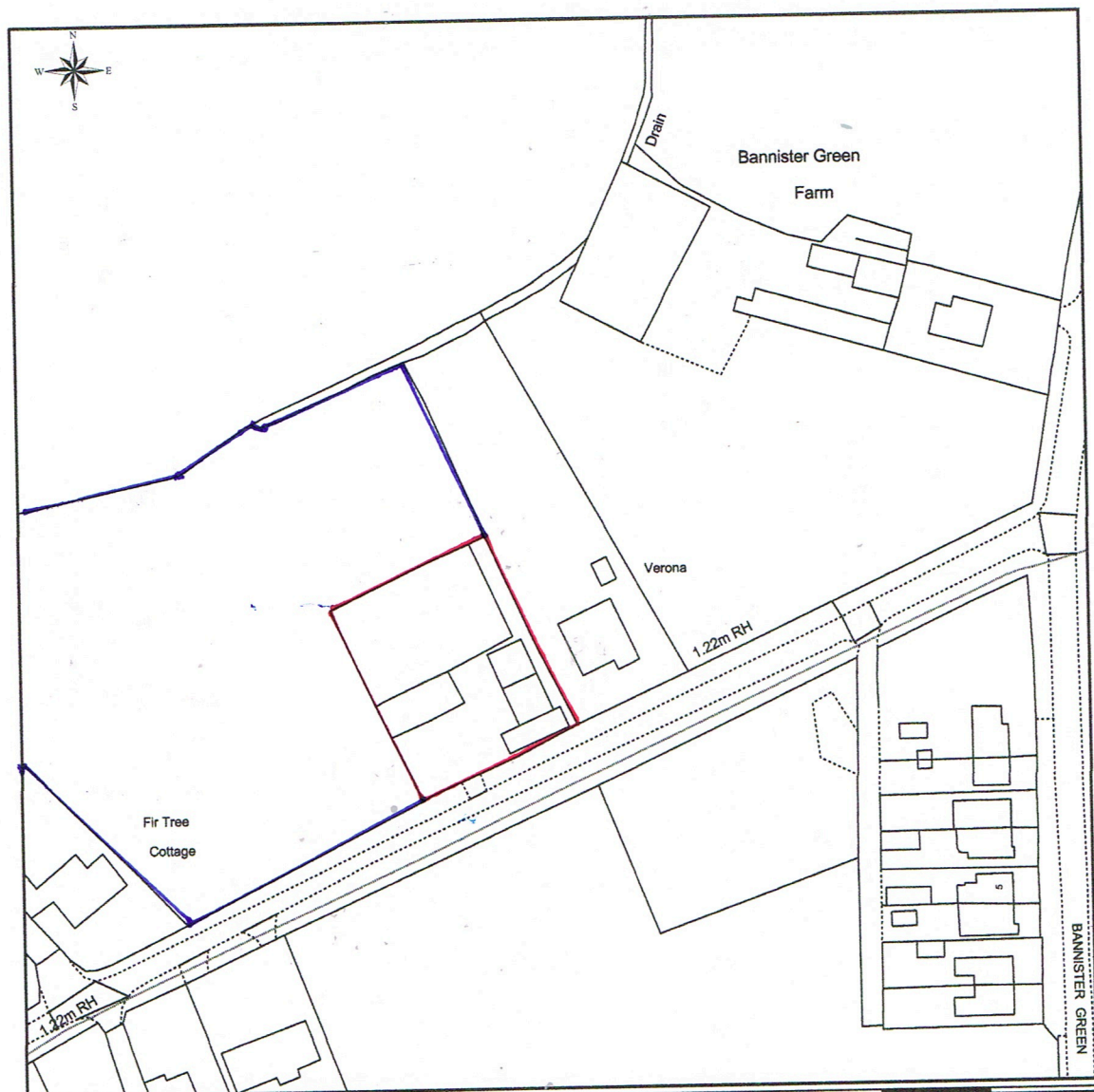
8. Prior to the commencement of the development details shall be submitted to and approved in writing by the Local Planning Authority demonstrating that each dwelling will meet the required Dwelling Emission Rate. The development thereafter shall be completed in accordance with the approved details.

Reason: Policy 27 of the Adopted Central Lancashire Core Strategy requires new dwellings to be built to Code for Sustainable Homes Level 4 however following the Deregulation Bill 2015 receiving Royal Assent it is no longer possible to set conditions with requirements above a Code Level 4 equivalent. However as Policy 27 is an adopted Policy it is still possible to secure energy efficiency reductions as part of new residential schemes in the interests of minimising the environmental impact of the development. This needs to be provided prior to the commencement so it can be assured that the design meets the required dwelling emission rate.

9. The recommendations as specified within Section 8 of the Inspection and Assessment in Relation to Bats and Breeding Birds by The Tyrer Partnership dated 26 May 2016 shall be implemented in full and prior to first occupation of the dwelling house here permitted. The biodiversity enhancements shall include at least 2 bird boxes (swallow cups) and native tree and shrub planting.

Reason: In the interests of providing biodiversity enhancements given the loss of a nest site in line with Section 11 of the NPPF (2012).

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Scale: 1:1250, paper size: A4

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Prepared by: chris Weetman, 08-07-2016

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Report of	Meeting	Date
Director of Policy and Governance	Development Control Committee	26 July 2016

PROPOSED CONFIRMATION CHORLEY BOROUGH COUNCIL TREE PRESERVATION ORDER NO 1 (EUXTON) 2016 WITHOUT MODIFICATION

PURPOSE OF REPORT

- To consider formal confirmation of the Chorley Borough Council Tree Preservation Order No 1 (Euxton) 2016 without modification.

RECOMMENDATION

- Formal confirmation of the Order affords permanent as opposed to provisional legal protection to the trees covered by the Order.

EXECUTIVE SUMMARY OF REPORT

- Formal confirmation of the Order affords permanent as opposed to provisional legal protection to the trees covered by the Order. Not to confirm the Order would mean allowing the Order, and thereby the protection conferred on the trees covered by the Order to lapse

Confidential report Please bold as appropriate	Yes	No
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CORPORATE PRIORITIES

- This report relates to the following Strategic Objectives:

Involving residents in improving their local area and equality of access for all	x	A strong local economy	
Clean, safe and healthy communities		An ambitious council that does more to meet the needs of residents and the local area	

BACKGROUND

- The Order was made on the 23 May 2016. The Order was made and served along with the statutory notice prescribed in Regulations on all those with an interest in the land on which the trees are situated on the 23 May 2016. The same documents were also served on owners/occupiers of adjacent properties. The Order was made because on the assessment of the Council's Tree Officer the trees make a valuable contribution to the visual amenity of the area, being prominently situated and clearly visible to the public and that their removal would have a significant impact on the environment and its enjoyment by the public.

6. Two objections have been received in response to the making of the above Order. Mr Almond of 9 Meadowcroft, Euxton makes comment that he does not object to the Order in principle; however has concern relating to the condition of trees T28 and T29. Mr Almond states that he believes the Council need to decide what work needs to be done to safeguard the two trees and further has concerns for the safety of his property should either tree be uprooted during a high wind storm.

In addition Mr Pell of 11 Meadowcroft, Euxton has concerns relating to the trees at the rear of his property, stating that at least one is diseased.

The planning officer, Ian Heywood, has been informed of Mr Almond and Mr Pell's comments and believes that the trees are in a suitable condition therefore the Order should be made without modification. It is therefore, now open to the Council to confirm the above Order as unopposed. The effect of formally confirming the Order will be to give permanent legal force to the Order, as opposed to provisional force, thereby making it an offence on a permanent basis to fell or otherwise lop, prune etc, any of the trees covered by the Orders without first having obtained lawful permission.

IMPLICATIONS OF REPORT

7. This report has implications in the following areas and the relevant Directors' comments are included:

Finance		Customer Services	
Human Resources		Equality and Diversity	
Legal		Integrated Impact Assessment required?	
No significant implications in this area	x	Policy and Communications	

COMMENTS OF THE STATUTORY FINANCE OFFICER

1. If the trees were to be lopped or pruned or chopped in breach of the order the Council would incur staff costs in any criminal investigation and prosecution. Staff costs in the Planning Department are also involved when dealing with applications for consent to work to protected trees.

COMMENTS OF THE MONITORING OFFICER

2. The legal effect of the order and the consequences of breach are addressed within the body of the report.

There are no background papers to this report.

Report Author	Ext	Date	Doc ID
Stefanie Leach	01257 515170	28 June 2016	106805

Tree Preservation Order

Town and Country Planning Act 1990

The Chorley Borough Council Tree Preservation Order No 1 (Euxton) 2016

Chorley Borough Council in exercise of the powers conferred on them by section 198 of the Town and Country Planning Act 1990 make the following Order -

Citation

This Order may be cited as Chorley Borough Council Tree Preservation Order No 1 (Euxton) 2016

Interpretation

- 1. (1) In this Order "the authority" means Chorley Borough Council.
- (2) In this Order any reference to a numbered section is a reference to the section so numbered in the Town and Country Planning Act 1990 and any reference to a numbered regulation is a reference to the regulation so numbered in the Town and Country Planning (Tree Preservation)(England) Regulations 2012.

Effect

- 2. (1) Subject to article 4, this Order takes effect provisionally on the date on which it is made.
- (2) Without prejudice to subsection (7) of section 198 (power to make tree preservation orders) or subsection (1) of section 200 (tree preservation orders: Forestry Commissioners) and, subject to the exceptions in regulation 14, no person shall —
 - (a) cut down, top, lop, uproot, wilfully damage, or wilfully destroy; or
 - (b) cause or permit the cutting down, topping, lopping, uprooting, wilful damage or wilful destruction of,

any trees specified in the Schedule to this Order except with the written consent of the authority in accordance with regulations 16 and 17, or of the Secretary of State in accordance with regulation 23, and, where such consent is given subject to conditions, in accordance with those conditions.

Application to trees to be planted pursuant to a condition

- 3. In relation to any trees identified in the first column of the Schedule by the letter "C", being a tree to be planted pursuant to a condition imposed under paragraph (a) of section 197 (planning permission to include appropriate provision for preservation and planting of trees), this Order takes effect as from the time when the tree is planted.

Dated this 23rd day of May 2016

The Common Seal of Chorley Borough Council

was affixed to this Order in the presence of:]


.....]
Authorised Signatory



CONFIRMATION OF ORDER

This Order was confirmed by Chorley Borough Council without modification on the [] day of []

OR

This Order was confirmed by Chorley Borough Council, subject to the modifications indicated by [], on the [] day of []

Signed on behalf of the Chorley Borough Council

.....

Authorised by the Council to sign in that behalf

DECISION NOT TO CONFIRM ORDER

A decision not to confirm this Order was taken by Chorley Borough Council on the [] day of []

Signed on behalf of the Chorley Borough Council

.....

Authorised by the Council to sign in that behalf

VARIATION OF ORDER

This Order was varied by the Chorley Borough Council on the [] day of [] by a variation order under reference number [] a copy of which is attached.

Signed on behalf of the Chorley Borough Council

.....

Authorised by the Council to sign in that behalf

REVOCATION OF ORDER

[This Order was revoked by Chorley Borough Council on the [] day of []

Signed on behalf of the Chorley Borough Council

.....

Authorised by the Council to sign in that behalf

SCHEDULE

Specification of trees

Trees specified individually

(encircled in black on the map)

<i>Reference on map</i>	<i>Description</i>	<i>Situation (Eastings then Northings)</i>
T1	Oak (<i>Quercus robur</i>)	354919 419300
T2	Sycamore (<i>Acer pseudoplatanus</i>)	360442 413457
T3	Oak (<i>Quercus robur</i>)	359403 419286
T4	Sycamore (<i>Acer pseudoplatanus</i>)	354923 419291
T5	Oak (<i>Quercus robur</i>).	354926 419286
T6	Oak (<i>Quercus robur</i>)	354929 419283
T7	Oak (<i>Quercus robur</i>)	354934 419275
T8	Sycamore (<i>Acer pseudoplatanus</i>)	354939 419265
T9	Oak (<i>Quercus robur</i>)	354945 419256
T10	Oak (<i>Quercus robur</i>)	354947 419252
T11	Oak (<i>Quercus robur</i>)	354951 419248
T12	Oak (<i>Quercus robur</i>)	354956 419241
T13	Oak (<i>Quercus robur</i>)	354978 419205
T14	Sycamore (<i>Acer pseudoplatanus</i>)	354997 419170
T15	Sycamore (<i>Acer pseudoplatanus</i>)	354993 419166
T16	Oak (<i>Quercus robur</i>)	354989 419164
T17	Horse Chestnut (<i>Aesculus hippo</i>)	354985 419183
T18	Ash (<i>Fraxinus excelsior</i>)	354981 419190
T19	Oak (<i>Quercus robur</i>)	354977 419196
T20	Sycamore (<i>Acer pseudoplatanus</i>)	354974 419199

T21	Sycamore (Acer pseudoplatanus)	354968 419209
T22	Horse Chestnut (Aesculus hippo)	354963 419215
T23	Horse Chestnut (Aesculus hippo)	354955 419224
T24	Sycamore (Acer pseudoplatanus)	354946 419239
T25	Sycamore (Acer pseudoplatanus)	354942 419242
T26	Sycamore (Acer pseudoplatanus)	354938 419247
T27	Sycamore (Acer pseudoplatanus)	354936 419250
T28	Sycamore (Acer pseudoplatanus)	354930 419255
T29	Horse Chestnut (Aesculus hippo)	354925 419262
T30	Sycamore (Acer pseudoplatanus)	354920 419265
T31	Sycamore (Acer pseudoplatanus)	354920 419275
T32	Whitebeam (Sorbus aria)	354916 419279
T33	Ash (Fraxinus excelsior)	354907 419280

Groups of trees

(within a broken black line on the map)

<i>Reference on map</i>	<i>Description (including number of trees of each species in the group)</i>	<i>Situation (Eastings then Northings)</i>
G1	Oak (Quercus robur), Beech (Fagus sylvatica), Sycamore (Acer pseudoplatanus) & Hawthorn (Crataegus monogyna)	354984 419197
G2	Oak (Quercus robur), Beech (Fagus sylvatica), & Hawthorn (Crataegus	354992 419181



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