

DEVELOPMENT CONTROL COMMITTEE

TUESDAY, 4TH APRIL 2017, 6.30 PM

THE LANCASTRIAN, TOWN HALL, CHORLEY

AGENDA

APOLOGIES

1 **MINUTES OF MEETING TUESDAY, 7 MARCH 2017 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 seven 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 16/00804/FULMAJ - LAND 120M SOUTH WEST OF 21 LOWER BURGH WAY, LOWER BURGH WAY, CHORLEY (TO FOLLOW)

B 16/00805/FULMAJ - LAND 120M SOUTH WEST OF 21 LOWER BURGH WAY, LOWER BURGH WAY, CHORLEY (TO FOLLOW)

C 16/00806/OUTMAJ - LAND 120M SOUTH WEST OF 21 LOWER BURGH WAY, LOWER BURGH WAY, CHORLEY (TO FOLLOW)

D	17/00044/FULMAJ - ST. JAMES BOWLING CLUB, EAVES LANE, CHORLEY, PR6 0PX	(Pages 7 - 16)
E	17/00016/FULMAJ - ST. BEDE'S PARISH HALL, BROWNLEY STREET, CLAYTON-LE-WOODS, CHORLEY, PR6 7JF	(Pages 17 - 32)
F	17/00041/FUL - WHITTLE SURGERY, 199 PRESTON ROAD, WHITTLE-LE-WOODS, CHORLEY, PR6 7PS	(Pages 33 - 40)
G	17/00083/FULHH - 124 RAWLINSON LANE, HEATH CHARNOCK, CHORLEY, PR7 4DF	(Pages 41 - 48)
4	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.

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MINUTES OF DEVELOPMENT CONTROL COMMITTEE

MEETING DATE Tuesday, 7 March 2017

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: Asim Khan (Director (Customer and Digital)), Paul Whittingham (Planning Services Manager), Caron Taylor (Senior Planning Officer), Chris Smith (Planning Assistant), Alex Jackson (Legal Services Team Leader) and Nina Neisser (Democratic and Member Services Officer)

APOLOGIES: Councillor Henry Counce

17.DC.248 Minutes of meeting Tuesday, 7 February 2017 of Development Control Committee

RESOLVED – That the minutes of the Development Control Committee held on 7 February 2017 be approved as a correct record for signature by the Chair.

17.DC.249 Declarations of Any Interests

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

17.DC.250 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.

17.DC.251 16/00926/FULMAJ - Brinscall Mill Road, Wheelton

Registered speakers: Aroon Tenbe (objector) and Tony Warne (supporter)

RESOLVED (13:0:1) – That full planning permission be refused for the following reasons:

1) The proposed development would be located within the Open Countryside (as defined by the Local Plan). The proposal does not fall within any of the types of

development identified in policy BNE2 as being acceptable in the Open Countryside. Insufficient reasons have been put forward to justify exception to this policy.

2) The application cannot be fully assessed due to the provision of insufficient information in respect of the ecological impacts of the scheme. In particular further clarification is required on impacts of the proposals on the habitats of high ecological value that have been identified in the supporting information. No information on any proposed compensation for the loss of the habitats has been provided. The proposal is therefore contrary to policy BNE9 of the Local Plan.

3) The proposed development would be harmful to the visual amenity and character of the local area, by reason of the size, scale, incongruous appearance and inappropriate nature of the proposals. Additionally, inadequate information has been provided to demonstrate that the visual impact of the proposals can be adequately mitigated.

4) By reason of the remote and inaccessible nature of the application site, the proposal would give rise to an unacceptable degree of vehicle movements that would be both harmful to the rural character of the area and highway safety. The proposal is therefore contrary to policy ST3, BNE1 of the Local plan and the Framework.

17.DC.252 16/00633/OUTMAJ - Gleadhill House Stud, Gleadhill House, Dawbers Lane, Euxton

Registered speakers: Katrina Reed (parish councillor), Cllr Mark Jarnell (ward councillor) and David Forshaw (applicant).

RESOLVED (9:3:2) – That major outline planning permission be approved, subject to a S106 agreement and conditions with the S106 providing that the public open space contribution be payable on commencement of the development and the school places contribution be released on the commencement of the first dwelling.

17.DC.253 16/01061/FUL - Lynric Farm, Blue Stone Lane, Mawdesley, Ormskirk, L40 2RJ

RESOLVED (12:1:1) – That full planning permission be approved, subject to conditions in the report.

17.DC.254 17/00070/CB3 - Land Opposite 5 - 20 Scawfell Road, Scawfell Road, Chorley

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

17.DC.255 16/00510/OUTMAJ - Charter Lane, Charnock Richard

Registered speakers: Andi Mac (objector), Cllr Paul Leadbetter (ward councillor) and Jessica Bond on behalf of Taylor Wimpey (applicant).

RESOLVED (unanimously) – That major outline planning permission be refused for the following reason:

The proposed development is contrary to Policy 1 of The Core Strategy. The application site is not within an area that has been identified for growth and investment. The only types of development that would be considered acceptable in smaller villages, such as Charnock Richard, will typically be small scale and limited to appropriate infilling, conversion of buildings and proposals to meet local needs. The proposal does not meet any of these criteria. Insufficient exceptional reasons have been put forward to support a larger scale development scheme.

17.DC.256 17/00038/FULMAJ - Chorley Rugby Union Club, Chancery Road, Astley Village, Chorley, PR7 1XP

Registered speaker: Kevin Farington (applicant).

RESOLVED (unanimously) – That approval be granted to the Section 73 application to vary condition 26 attached to planning permission 14/00429/FULMAJ to allow the phasing of the development to be changed – so that that pavilion/club house and car park shall be constructed prior to the occupation of the 40th dwelling and shall be completed prior to occupation of the 47th dwelling, subject to conditions in the addendum.

Determination of application delegated to the Director (Customer and Digital) in consultation with the Chair and Vice-Chair subject to (i) a satisfactory development agreement being entered into between Persimmon Homes and the Rugby Club or (ii) a satisfactory Unilateral Undertaking being submitted to ensure the delivery of the artificial pitch and other rugby facilities.

Also, a supplemental legal agreement (to secure payment of the final education contribution) unless Persimmon Homes makes this payment prior to a decision notice being issued or it is covered by any Unilateral Undertaking above.

17.DC.257 Appeals and Other Decisions

The Director of Customer and Digital submitted a report for information on planning appeals received from Lancashire County Council and other bodies between 1 February 2017 and 28 February 2017.

One appeal was lodged against the Committee decision to refuse full planning permission, one appeal lodged against the delegated decision to refuse prior approval and one appeal lodged against the delegated decision to refuse advertisement consent.

The report was noted.

Chair

Date

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APPLICATION REPORT – 17/00044/FULMAJ

Validation Date: 17 January 2017

Ward: Chorley East

Type of Application: Major Full Planning

Proposal: Erection of 12no. affordable dwellings following the demolition of the former St.James Bowling Club (10 houses and 2 apartments)

Location: St James Bowling Club Eaves Lane Chorley PR6 0PX

Case Officer: Mr Iain Crossland

Applicant: Mr A Loughlin

Agent: Tony Lawson

RECOMMENDATION

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

SITE DESCRIPTION

2. The application site comprises a disused social club, with disused bowling green to the rear and is located within the core settlement area of Chorley. The site is positioned on Eaves Lane and lies between Crosse Hall Lane to the north and Frederick Street to the south.
3. The site currently consists of a large former social club building of traditional design character with red brick, stone detailing and a roof laid in slates. The building faces onto Eaves Lane and has an imposing institutional appearance, which adds to the character of the area. The building is not listed, however. There is surrounding hardstanding and a car park that leads to a hedge defining the boundary of the former bowling green.
4. The area is characterised predominantly by high density residential development in a variety of designs and styles, set out in a traditional street pattern.
5. The topography of the site is fairly flat with an approximate 1.25m difference in levels sloping gently from west to east.

DESCRIPTION OF PROPOSED DEVELOPMENT

6. The proposed development is for the demolition of the St James Club building and erection of 12no. affordable dwellings, comprising 10 houses and 2 apartments, with associated landscaping and infrastructure. Vehicular access would be taken from Eaves Lane

REPRESENTATIONS

7. A joint representation has been received from Chorley East Ward Cllrs Terry Brown, Hasina Khan, and Zara Khan stating the following:

We are concerned about the loss of open space within the site (former bowling green) and would ask the developer provides a replacement piece of open space in the area.

We would also like to raise awareness of vehicles turning right out of the site. Residents of the Morris homes estate are expressing concerns about being unable to turn right onto Eaves Lane.

We are further concerned about the number of permissions already granted along the Eaves Lane corridor.

Over 250 further houses have been granted planning permission along the Eaves Lanes corridor (not yet built) and we are concerned about the lack of Primary school places available to new households.

CONSULTATIONS

8. Greater Manchester Ecology Unit: The buildings to be demolished have been shown to be unlikely to support bat roosts, and the site itself is not of substantive ecological importance. There are therefore no overall objections to the proposal on ecological grounds.
9. Environment Agency: No comments to make
10. Waste & Contaminated Land: No objection subject to an appropriate condition being attached requiring a report to identify any potential sources of contamination on the site and where appropriate, necessary remediation measures.
11. Lancashire Highway Services: No objection subject to the appropriate conditions
12. Lead Local Flood Authority: No comments have been received
13. United Utilities: No objection subject to the appropriate conditions
14. Lancashire County Council Education Service: Based on current approvals a primary education contribution is not required. However, please note that if any of the pending applications (referred to in the full response) are approved prior to a decision being made on this development the claim for primary school provision could increase up to maximum of 1 place. With an expected pupil yield of 0 pupils from this development, we would not be seeking a contribution from the developer in respect of secondary places.

PLANNING CONSIDERATIONS

Principle of the Development

15. 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.
16. There is particular support for the provision of affordable housing in the Framework and through Policy 7 of the Central Lancashire Core Strategy. This requires an affordable housing target of 30% in the urban parts of Chorley. The proposal is for all 12 properties to be available for affordable rent. As the whole site is to be made available for affordable housing this would be acceptable from a policy perspective and weighs in favour of the proposed development.

17. The application site is located in the core settlement area of Chorley. The Core Strategy Policy 1 is concerned with locating growth and identifies Chorley Town as a Key Service Centre where growth and investment should be concentrated.
18. The site is not allocated for any specific use within the Chorley Local Plan 2012 - 2026 and the Local Plan states that within the settlement areas excluded from the Green Belt, and identified on the Policies Map, there is a presumption in favour of appropriate sustainable development.
19. The application site is a disused social club and bowling green. The Framework, at section 70 stipulates that to deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:
- Guard against the unnecessary loss of valued facilities and services particularly where this would reduce the community's ability to meet its day to day needs;
 - Ensure that established shops, facilities and services are able to develop and modernise in a way that is sustainable, and retained for the benefit of the community.
20. Core Strategy Policy 25 (Community Facilities) seeks to ensure that local communities have sufficient community facilities provision by (c) resisting the loss of existing facilities by requiring evidence that they are no longer viable or relevant to local needs.
21. Policy HW6 of the Chorley Local Plan 2012 - 2026 reflects this and seeks to protect community facilities from redevelopment. This policy states that the loss of a community facility will be permitted where it can be demonstrated that:
- a) *The facility no longer serves the local needs of the community in which it is located;*
 - b) *Adequate alternative provision has been made, or is already available, in the settlement or local area; and*
 - c) *The use is no longer financially viable; and*
 - d) *The facility is in an isolated location remote from public transport routes; or*
 - e) *There is an amenity or environmental reason why the facility is no longer acceptable.*
- The loss of the social club building is assessed below.*
22. The application site includes a disused bowling green, which falls to be considered as a sport and recreation facility. Policy HW2 of the Chorley Local Plan 2012 – 2026 is therefore engaged, which states that land and buildings currently or last used as, or ancillary to, open space or sports and recreational facilities will be protected unless certain criteria can be met. These are assessed below.

Loss of the social club building

23. The social club building on the application site has been vacant since April 2014. Its loss is assessed against the criteria of Policy HW6 of the Chorley Local Plan 2012-2026.
24. a) *The facility no longer serves the local needs of the community in which it is located;*
The information submitted by the applicant states that the site was available for purchase in July 2011 following the closure of the social club. Although a sale was agreed, the brewery was approached by a potential licensee and the social club re-opened. Unfortunately, due to poor trade figures the social club was closed again in April 2014. The fact that the social club facility has not operated for approximately three years and has struggled to achieve stable operation over the last six years suggests that it has been some time since the building served the local needs of the community and no community based use has been forthcoming in the meantime.
25. b) *Adequate alternative provision has been made, or is already available, in the settlement or local area*
There are three public houses nearby located on Eaves Lane and Cowling Brow, and further away in Chorley town centre. There are also social facilities and buildings that could be hired for community events in the locality. These would realistically cater for any latent demand as a result of the loss of the St James's social club building.
26. c) *The use is no longer financially viable*

Information submitted by the applicant states that the social club building was offered for sale in July 2011. The facility did open again but was closed permanently in April 2014. The fact that the social club facility has not operated for approximately three years and has struggled to achieve stable operation over the last six years suggests that it is no longer financially viable.

27. *d) The facility is in an isolated location remote from public transport routes; or*
The facility is not in an isolated location and is easily accessible.
28. *e) There is an amenity or environmental reason why the facility is no longer acceptable.*
At the time the application was submitted there were no amenity or environmental reasons why the facility would be no longer acceptable.
29. On the basis of the factors assessed above it is considered that the loss of the public house as a community facility should be accepted in this instance.

Loss of bowling green

30. The application site is a former social club with an associated bowling green. It therefore covered by Policy HW2 of the Local Plan. This policy seeks to protect land currently or last used as open space unless alternative provision is made under criterion a) or all of criteria b) to e) are satisfied. The proposal is assessed against these criteria below.
31. *a) Alternative facilities of an equivalent or enhanced standard are provided nearby before the existing facilities cease to be available; or*
N/A
32. *b) It can be demonstrated that the loss of the site would not lead to a deficit of provision in the local area in terms of quantity and accessibility; and*
No deficit in bowling greens is identified and the bowling club have already relocated.
33. *c) The site is not identified as being of high quality and/or high value in the Open Space Study; and*
This site was not included in the open space study as it is a bowling green.
34. *d) It can be demonstrated that retention of the site is not required to satisfy a recreational need in the local area;*
It is not required to satisfy a recreational need as the club have already relocated.
35. *e) The site does not make a significant contribution to the character of an area in terms of visual amenity.*
This bowling green does not contribute to the visual amenity of the area as it has not been used for two years, is overgrown and is not visible from public areas.
36. The supporting statement submitted with the application states that the bowling club relocated to alternative facilities when the application site closed in April 2014 and this site has been vacant since then.
37. The proposed development would provide much needed affordable housing in a sustainable location, which is of benefit to the community. As such it is considered that the loss of the amenity green space at the site can be justified in this instance due to the benefits provided by the proposed development.

Design and impact on the character of the area

38. The proposal is for the demolition of the St James's social club building and erection of ten dwellinghouses and two apartments comprising a row of four dwellings facing Eaves Lane, three sets of semi-detached dwellings set back within the site and a building with two apartments that would have the appearance of a dwelling. The proposed dwellings would be of a fairly standard modern design set over two storeys.

39. The existing building has an imposing character and defines this part of Eaves Lane, contributing a landmark building to the street scape. The building has a number of interesting features including decorative gables and stone lintols and masonry detailing. It represents a characterful institutional style building of the period, however, it is not listed or protected by any other designation. Despite its current disuse and boarded up windows the loss of the building would be detrimental to the character of the area, and its replacement with a row of four rather standard dwellinghouses would leave a void in the street scene in this part of Eaves Lane.
40. Although the proposed development would result in an overall deterioration in the character of Eaves Lane in this location it must be recognised that no lasting or meaningful purpose has been found for the building over the last six years. As such the building is currently providing no purpose, is not being maintained and is likely to deteriorate. In addition to this the proposal under consideration would result in the provision of 12 affordable homes, which would be of great benefit to the community. On balance it is considered that the loss of the building and subsequent impact on the character of the area is outweighed by the provision of affordable housing and development of an enduring use for the site.
41. In consideration of the proposed dwellings and overall design of the scheme the area is characterised by red brick and some stone dwellings of a traditional design style set within a relatively high density layout. It is noted that there is a fairly uniform street pattern in the immediate area of the site with mainly terraced units. The proposed development would reflect this arrangement, and in particular would maintain an active street frontage facing Eaves Lane, which is consistent with the prevailing character of the area.
42. Vehicular access to the site would be from Eaves Lane to the north side of the site. The orientation of the proposed access allows the properties to be inwardly facing to enhance community surveillance and security, with the creation of a court yard style layout. The overall layout would be compatible with the character of the area.
43. The dwellings themselves would be of a scale that is sympathetic and respectful to the existing nearby properties. They would be faced red brick with render and brickwork details alongside grey roof tiles, which would reflect the existing local vernacular. Features such as artstone heads and sills and arched brick heads to openings would be applied to the elevational treatments for additional aesthetic value and improved integration into the existing character.
44. It is noted that the density of the scheme would be around 50 dwellings per hectare. The preamble to Policy 5 in the Central Lancashire Core Strategy states that inner urban locations are typically built at 80-90 dwellings per hectare (dph), and suburban and rural locations at 25-35 dph and different densities are appropriate across different areas. The policy itself is more general in that it seeks to secure densities in keeping with local character, whilst also considering the efficient use of land. The 50 dph density of the proposed development strikes a good balance with the prevailing density of the area. On this basis the proposed development would be compatible with the character and distinctiveness of the area in terms of its density and would balance with a relatively efficient use of land.
45. The development is therefore considered to be in accordance with Policy BNE1 of the Chorley Local Plan 2012 - 2026 and has overcome the concerns regarding the impact on the street scene.

Impact on neighbour amenity

46. The application site is bounded by dwellings and gardens to the north and east, dwellings, garages and a vehicular access to the south side, and Eaves Lane to the west.
47. The closest dwelling to the site is at 32 Eaves Lane, which is a semi-detached bungalow approximately 1.5m to the north boundary of the site. This would have a side elevation facing the site, approximately 15m from the proposed dwelling at plot 1. There would be no

impact on the amenity of the occupiers of this dwelling by virtue of the positioning and degree of separation from the proposed dwellings.

48. Dwellings at 2 to 16 Crosse Hall Lane back onto the northern boundary of the site at a distance of approximately 9m. The proposed dwellings at plots 5 and 6 would face these properties and would be located approximately 13m from the rear gardens and approximately 22m from the properties themselves. There would be no impact on the amenity of the occupiers of these dwellings by virtue of the positioning and degree of separation from the proposed dwellings.
49. The proposed apartments would be located approximately 3m from the boundary with 10 Crosse Hall Street and 13m from the property itself. Although the proposed building would be located to the south of this property the degree of separation is such that the impact on light (and outlook) is considered to be acceptable and in line with the Council's adopted standards. It is noted that there would be a window to a habitable room at first floor facing the rear garden at 10 Crosse Hall Street, and given the proximity it is recommended that this window be obscured glazed and secured by a condition. On this basis is not considered that there would be any adverse impact on the amenity of the occupiers of 10 Crosse Hall Street.
50. Dwellings at 22 to 30 Valley View run parallel with the eastern boundary of the site. The proposed building containing the apartments would be located approximately 15m from the rear gardens to 22 and 24 Valley View and 21m from the properties themselves. This would meet with the Council's adopted interface standards and it is not considered that there would be any adverse impact on the amenity of the occupiers of 22 and 24 Valley View. Plots 7 to 10 would be located slightly further away from the properties on Valley View and would therefore meet with the adopted interface standards.
51. The side elevation of Plot 7 would be located approximately 1m from the southern boundary of the site and garden at 23 Valley View. The property at 23 Valley View would have a side elevation facing the application site at a distance of approximately 5m and 6m from the dwelling at plot 7 itself. The relative positioning and degree of separation between these dwellings is such that that there would be no impact on the amenity of the occupiers of either dwelling.
52. In terms of the interface distances between the proposed properties, these are considered to be acceptable in relation to the Council's adopted guidelines.

Impact on highways/access

53. The proposed development would result in 12 new residential dwellings following consisting of two one-bedroom apartments, eight two-bedroom houses and two three-bedroom houses. Off street car parking has been identified on the proposed site plan for 23 vehicles provided by designated parking spaces within the site. This is in line with the adopted parking standards set out in relation to policy ST4 of the Chorley Local Plan 2012 – 2026.
54. Vehicular access to the site would be located adjacent to the northern boundary in the position of the existing access. The access would be remodelled to meet with the Lancashire County Council specifications and the formation of the new access would be carried out through a s278 agreement of the Highways Act 1980. The impact on highway safety would be similar to the existing situation with vehicles carrying out similar manoeuvres.
55. The LCC highways officer states that the access proposals and the general layout of the site are acceptable. It is therefore considered that there would be no harm to Highway Safety as a result of the proposed development, and that the site is in an accessible location.

Public Open Space

56. 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. The applicant has submitted a viability assessment that demonstrates a loss would be made after 30 years

after taking into account all the building costs, fees, management, voids, rents during that period. On that basis a contribution to POS would damage the viability of the scheme to such an extent that the development would be unviable, as additional grant funding would be required, which is not available. This report has been assessed by the Council's viability consultant, although the outcome of this assessment and verification is not available at the time of writing and will follow on the addendum prior to committee. Pending the corroboration of the viability assessment it is considered that a contribution towards the provision or improvement of public open space (POS) should be waived in this instance.

Sustainability

57. 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:

58. *"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."*

59. *"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."*

60. The applicant has submitted a viability assessment that demonstrates a loss would be made after 30 years taking into account all the building costs, fees, management, voids, rents during that period. On that basis developing to a minimum Dwelling Emission Rate of 19% above 2013 Building Regulations would damage the viability of the scheme to such an extent that the development would be unviable, as additional grant funding would be required, which is not available. This report has been assessed by the Council's viability consultant, although the outcome of this assessment and verification is not available at the time of writing and will follow on the addendum prior to committee. Pending the corroboration of the viability assessment it is considered that the imposition of a condition requiring all the new dwellings to achieve a minimum Dwelling Emission Rate of 19% above 2013 Building Regulations can be waived in this instance.

Education contribution requirement

61. It is noted that Lancashire County Council has indicated that a contribution is not required unless other developments come forward, the developments identified are either a significant distance from this site ie in Coppull, or have secured an education contribution Gledhill House Stud or are allocated housing sites where the County Council have previously stated that they will not seek a contribution towards education provision from the applications. In any event the applicant has submitted a viability assessment that demonstrates a loss would be made after 30 years after taking into account all the building costs, fees, management, voids, rents during that period. On that basis a contribution to education provision would damage the viability of the scheme to such an extent that the development would be unviable, as additional grant funding would be required, which is not available. It is considered that a contribution towards education provision is not justified in terms of the evidence submitted by the County Council, would make the affordable housing scheme unviable and should be waived in this instance.

CIL

62. The development is CIL liable but the developer can apply for an exemption as the development is for affordable housing. This, however, does not allow the Council to alternatively secure a contribution through a legal agreement.
63. Notwithstanding the above, a viability argument has been put forward with the application and accepted by the Council, therefore even if education could be secured by a legal agreement the request could not be supported within the viability of the scheme.

CONCLUSION

64. The proposed development would have the benefit of providing new affordable housing in a sustainable location. The proposal would have no unacceptable detrimental impact on the amenity of neighbouring occupiers and would be compatible with the character of the area. In addition there would be no unacceptable impact on highway safety or ecology. Pending the outcome of an assessment of the applicant's viability assessment by the Council's viability consultant, it is recommended that planning permission be granted.

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: 5/1/02011 **Decision:** PERFPP **Decision Date:** 3 March 1963
Description: Erection of bowling green shelter

Ref: 16/00211/FULMAJ **Decision:** WDN **Decision Date:** 21 December 2016
Description: Erection of 14no. affordable dwellings following the demolition of the former St.James Bowling Club (7x houses, 6x apartments and 1x bungalow).

Ref: 82/00708/ADV **Decision:** PERADV **Decision Date:** 7 December 1982
Description: Illuminated projecting sign

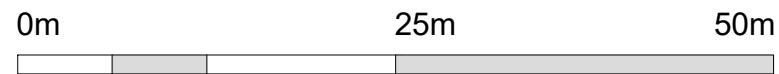
Ref: 75/00857/OUT **Decision:** PEROPP **Decision Date:** 1 December 1975
Description: Outline application for Sheltered Housing Accommodation (28 units)

Ref: 75/00766/FUL **Decision:** REFFPP **Decision Date:** 1 December 1975
Description: Extension for Concert Room and alterations for Club facilities

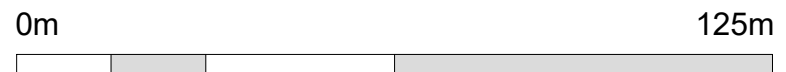
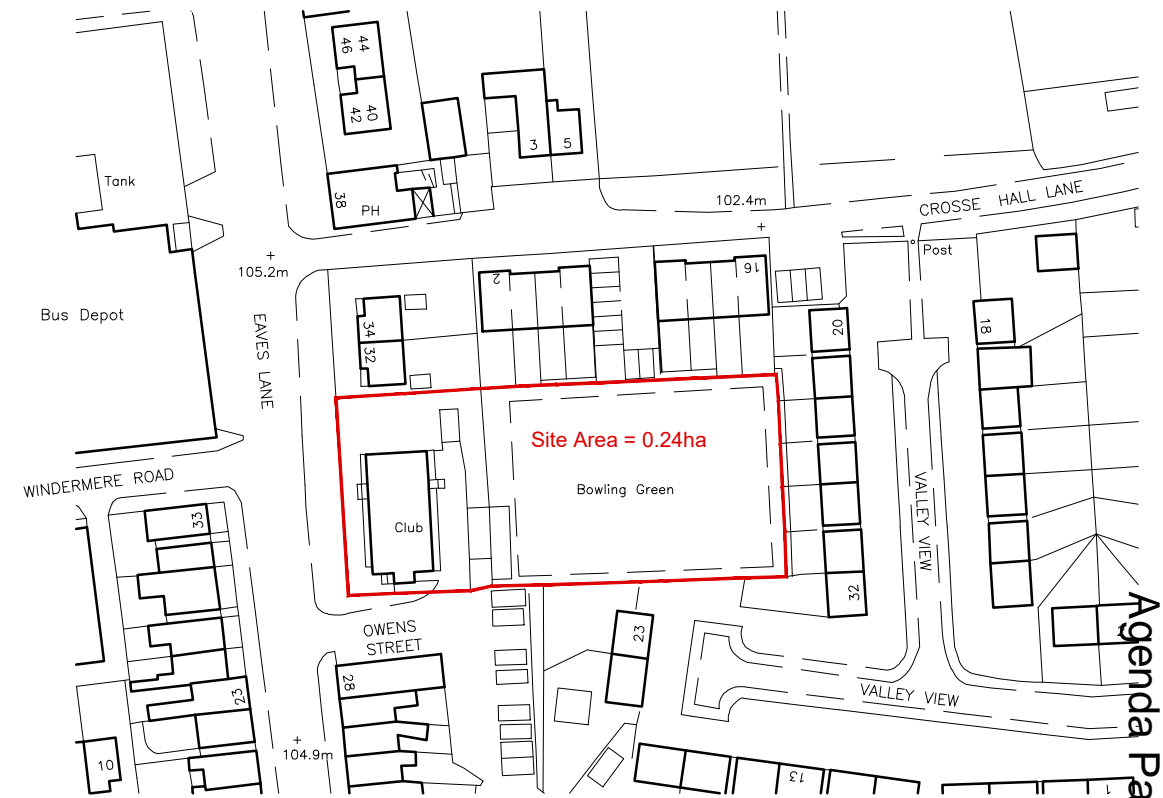
Ref: 76/00991/FUL **Decision:** PERFPP **Decision Date:** 25 January 1977
Description: Alterations to Club

Suggested Conditions

To follow.

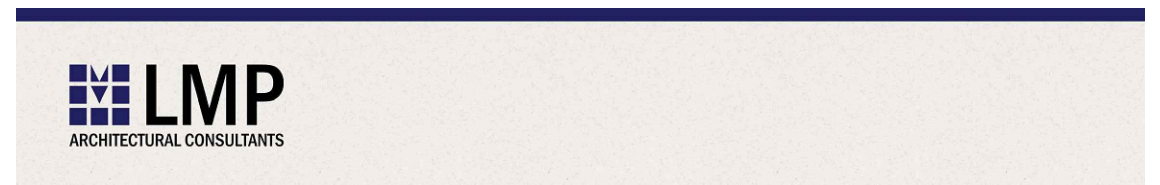


Scale: 1:500
Site Layout 1:500



Scale: 1:1250
Location Plan 1:1250

Revision Notes:



CLIENT

J. B. Loughlin Construction Ltd & Progress Housing Group

PROJECT NAME

Proposed Residential Development at

Former St. James's Bowling Club, Eaves Lane, Chorley, PR6 0PY

DRAWING NAME

Existing Site & Location Plan

SCALE	DRAWN BY	DATE	DRAWING NUMBER	REVISION
Varies @ A3	ASL	04.03.16	14-097-L01	-

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Agenda Item 3e**APPLICATION REPORT – 17/00016/FULMAJ**

Validation Date: 10 January 2017

Ward: Clayton-le-Woods And Whittle-le-Woods

Type of Application: Major Full Planning

Proposal: Erection of 13no houses and garages including associated infrastructure

Location: St Bedes Parish Hall, Brownley Street, Clayton-Le-Woods, Chorley, PR6 7JF

Applicant: Mr John Ambrose

Agent: Mr Bob Margerison

RECOMMENDATION

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

SITE DESCRIPTION

2. The application site comprises the former St Bedes Parish Hall and bowling green. The parish hall has been demolished and the bowling green is now so overgrown that it is indistinguishable from the land surrounding it; the site is now cleared save for some hardstanding. It is triangular in shape, with its widest point at the north, narrowing to the south. Prior approval for the demolition of the bowling green was approved under application reference 14/00862/DEMCON.
3. The application site measures 0.47ha and is located within the settlement boundary of Clayton Brook/Clayton Green under Policy V2 of the Chorley Local Plan 2012 – 2026. The bowling green element of the site is protected under Policy HW2 of the Local Plan.
4. The site is bound by existing residential development to the north, south and west with those homes accessed by Whittle Park, Brownley Street, Preston Road and Copperfield Vale. The homes at Brownley Street date back to circa 1900 whilst the others are relatively modern additions to the area. The site is bound by Carr Brook to the east with public open space beyond. A number of mature trees are located to the east of the site, outside application site boundary.
5. The site itself is relatively level. Under its previous use as a parish hall and bowling green the site was accessed from Brownley Street which is an unadopted road.
6. The character of the locality is primarily residential in nature, with dwellings surrounding the site to 3 sides. There are examples of modern and traditional houses in the locality, as well as a mixture of terraced, semi-detached and detached dwellings. Densities are high at the traditional homes on Brownley Street but lower at the relatively new estate at Whittle Park.

DESCRIPTION OF PROPOSED DEVELOPMENT

7. This application seeks planning permission for the erection of 13no. dwellinghouses with associated infrastructure, as follows:
- Plots 1-3 - 3 no. 3-bed dwellings in a terrace;
 - Plot 4 – 1 no. large detached 4-bed dwelling;
 - Plot 5 – 1 no. detached 3-bed dwelling;
 - Plots 6-9 - 4 no. 3-bed semi-detached dwellings;
 - Plot 10 - 1 no. 3-bed end of terrace dwelling;
 - Plots 11 & 12 - 2 no. 4-bed mid-terrace dwelling; and
 - Plot 14 - 1 no. 3-bed end of terrace dwelling
8. All dwellings have a separate single garage allocated to each dwelling, aside from Plots 11 and 12 where the garages are integral with bedrooms above. Off road parking is also provided for each dwelling as well as the garages. Some garages are not sufficiently wide enough to be classified as a parking space. In these instances appropriate off-road parking on driveways is provided.
9. All plots have appropriately sized garden plots to the rear and/or side of the dwelling.
10. Vehicular access to the site would be taken from the cul-de-sac at Whittle Park between 19 and 20 Whittle Park. Whittle Park was specifically constructed to include this cul-de-sac to act as an appropriate access point to any future development at the application site. A conveyance has been provided by the Applicant confirming that access to the site is granted via this cul-de-sac at Whittle Park.

RELEVANT HISTORY OF THE SITE

Ref: 97/00754/FUL **Decision:** PERFPP **Decision Date:** 9 July 1998
Description: Provision of floodlights around bowling green,

Ref: 07/01038/FUL **Decision:** PERFPP **Decision Date:** 14 November 2007
Description: The installation of smoking shelters to provide an amenity for parish customers.

Ref: 14/00862/DEMCON **Decision:** PERDEM **Decision Date:** 3 September 2014
Description: Application for prior determination of the proposed demolition of St Bede's Parish Hall

Ref: 80/00385/FUL **Decision:** PERFPP **Decision Date:** 28 April 1980
Description: Extension (games room/committee room/store)

Ref: 78/00911/FUL **Decision:** PERFPP **Decision Date:** 22 January 1979
Description: Billiard Room Extension and improvement to entrance

REPRESENTATIONS

11. 19 letters of objection have been received from neighbouring properties raising the following issues:
- Construction access via Whittle Park would be unsafe and cause major disturbance to Whittle Park residents. Construction access should be taken from Brownley Street only;

- Vehicular access via Preston Road is unsuitable. It is already too busy and dangerous for the existing residents of Whittle Park. Further dwellings at the application site will exacerbate issues;
- Vehicular access should be taken from Brownley Street;
- The proposed dwelling adjacent to 19 Whittle Park infringes the '45 degree rule';
- Lack of public consultation taken place by the Applicant;
- Safety issues with providing a road in close proximity to Carr Brook;
- Impact on existing foundations and boundary walls; and
- Impact on boundary treatments with properties to the west.

1 letter of concern received from an Astley and Buckshaw Ward Councillor relating to the impact of construction access from Whittle Park.

CONSULTATIONS

12. **Parish Council** - Concerns raised regarding the potential increased traffic on the access road.
13. **Environment Agency** – No objection subject to a condition requiring that finished floor levels are set at least 300 mm above ground levels.
14. **United Utilities** – No objection subject to conditions relating to foul water and surface water.
15. **Trees** – No TPO trees on site and no objection subject to the retention of Hawthorn hedge along section of western boundary and protection of other trees outside of application site;
16. **Sport England** – No objection.
17. **Planning Policy (Open Space)** – Financial contributions required in respect to amenity greenspace, allotments and playing pitches.
18. **Natural England** – No comments to make
19. **Lancashire Constabulary Architectural Liaison** – No objection subject to conditions requested in order to prevent crime;
20. **Lancashire Wildlife Trust** – No comments received.
21. **Lead Local Flood Authority** – No comments received.
22. **Regulatory Services - Environmental Health** - No objection subject to good construction practises being used.
23. **Greater Manchester Ecology Unit** – No objection subject to conditions relating to the removal of Himalayan balsam and the protection of nesting birds.
24. **Planning Policy** – Confirm that no affordable housing contribution is required for a scheme of this size and have no objection subject to financial contributions required in respect to amenity greenspace, allotments and playing pitches.
25. **Lancashire Highway Services** – No objection subject to conditions relating to the construction of the internal estate streets, construction management plan and other provisions to ensure the existing highway is safe and free of debris.

26. **Strategic Housing** – No comments received.

27. **Parks & Public Open Space** – No comments received.

PLANNING CONSIDERATIONS

Principle of the development

28. 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.

29. The application site is located in the settlement area of Clayton Brook/Clayton Green and is a previously developed site where new housing should be encouraged. The bowling green element of the application is protected under Policy HW2. The bowling green is to be lost via the proposed development and no alternative facility is proposed. Therefore a Section 106 Agreement planning obligation is required which would incur a contribution of £55 per m² of playing pitch space lost as part of the development. Subject to this financial contribution being met the development is acceptable in principle.

Design and impact on the character of the area

30. The site is bound by existing residential development to 3 boundaries and Carr Brook with open space beyond to the west boundary. The development would therefore not be prominent from the road network and would be tucked away, surrounded by existing residential development to three sides.

31. The proposed development is made up of one main access road via the existing cul-de-sac at Whittle Park and the proposal would effectively serve as the logical extension to the existing Whittle Park estate.

32. The proposed dwellings are truly mixed, with detached, semi-detached and terraced dwellings proposed. They are either 3-bed or 4-bed and all are 2-storeys.

33. The estate road and layout follow a logical pattern with most properties facing outwards to the brook and open space to the east. Some properties would be dual-aspect. The range of dwelling types and designs would provide character and interest, whilst the dwellings themselves would include some consistent materials and details that would provide a level of coherence.

34. The 4 dwellings at plots 10-13 are linked together to form a small terrace including 2 no. 3-bed dwellings at the end of the terrace and 2 no. 4-bed dwellings with integral garages mid-terrace. This does result in a large mass of development in one block but this impact is reduced by the setting back of the properties at the integral garages and the setting down of the roof in the middle of the block.

35. The design of the dwellings themselves would be traditional in appearance and they would be faced in red brickwork and white render to reflect the existing local vernacular and character. Features such as stone heads, projecting brick dentil courses, pediments, gables and dual aspect dwellings and fenestration design would be applied to provide diversity and interest. It is noted that there are a range of property types in the area.

36. The properties would all have garden areas providing sufficient for storage of bins and driveway parking. All of the properties would also have a single detached garage, either separate from the dwelling or integral (at plots 11 & 12). The frontages would be open plan contributing to an open and uncluttered street scene.

37. The overall density of the development would be relatively low, at approximately 28 dwellings per hectare, which reflects the suburban character of the area and density of nearby housing estates; in particular Whittle Park to the north.
38. Overall, the layout and design of the proposed development is considered acceptable and appropriate to the existing surrounding development and is in accordance with policy 17 of the Core Strategy.

Impact on neighbour amenity

39. The majority of plots have large gardens backing onto the dwellings at Brownley Street, Copperfield Vale and Preston Road and this provides a significant degree of separation between these existing dwellings and those proposed.
40. The relationship between the dwelling at Plot 1 and the neighbouring dwelling at 19 Whittle Park is an important consideration. The 1st floor gable end window of 19 Whittle Park serves a bedroom and this will look directly into the garden of Plot 1, impacting upon the privacy of those new residents. Whilst this is not an ideal relationship any prospective buyer of the dwelling at Plot 1 would be aware of this relationship and it would be a consideration for them when deciding whether to purchase the property. The privacy and amenity issues arising from the ground floor window of 19 Whittle Park can be controlled by securing an appropriate boundary treatments via condition.
41. The window of bedroom 2 to the dwelling at Plot 1 has been reduced in size by the Applicant and is now further away from its gable end and 19 Whittle Park. This helps to reduce this oblique angle between this window and the 1st floor window of 19 Whittle Park even further and results in making the angle even more oblique. A condition is proposed to ensure this window size is not changed in the future and subject to this condition it is judged that the relationship between the proposed dwelling at Plot 1 and 19 Whittle Park is acceptable.
42. In terms of the interface distances between the proposed properties, these are considered to be acceptable in relation to the Council's guidelines.
43. The proposal is considered acceptable in terms of the relationship with the existing surrounding properties and between the proposed properties themselves.

Impact on highways/access

44. The proposed development is to be accessed from Whittle Park. A number of residents of Whittle Park have registered objections regarding this proposed access arrangement, suggesting that Brownley Street be used instead given that this was the historic vehicular access to St Bedes Parish Hall.
45. While Brownley Street might seem a more appropriate access to the site, it is not an adopted street maintainable at public expense and as such can only be used to access the proposed development with the consent of the owners. As a privately maintained street, Brownley Street can be restricted by the owners, which can lead to problems for residents of the new development. Lancashire County Council, as the highway authority would not normally adopt existing private streets as such streets may not have originally been constructed to a standard complying with the highway authority's normal adoption standards. It is therefore obvious that the only possible access to the site is Whittle Park, which is an adopted highway maintainable at public expense.
46. Whittle Park, as an adopted highway has capacity to accommodate traffic associated with the proposed 13 houses without difficulties. It is an existing cul-de-sac subject to 20mph speed limit restriction and currently serves 25 dwellings and has good quality footways of adequate width on both sides for walking. There are no known safety issues at its junction with Preston Road, as there has not been any recorded traffic accident at or within close proximity of the junction for the past 5 years apart from two recorded traffic accidents at the

junction of Preston Road and Brownley Street that have been categorised as “slight” in terms of severity.

47. Visibility at Preston Road / Whittle Park is good and waiting restrictions are in place to prevent parking close the junction. Highway safety improvements including give-way markings, hatchings and other carriageway markings are visible with provision made for safe right-turn manoeuvres from Preston Road. To facilitate safe crossing of Preston Road, a pedestrian refuge has been installed close to the junction for the benefit of pedestrians/residents.
48. The site is in a sustainable location close to local services and facilities and with footways from Whittle Park connected to those on Preston Road and with the presence of on-road cycle lane and bus stops in close proximity of the site, residents have choice of use of alternatives but more sustainable modes of travelling than the use of private cars. Therefore, while it is acknowledged that the additional traffic to be generated by the proposed development will result in higher flows on Whittle Park and the surrounding highway network, it is not considered that the impact due to the increased flows will be detrimental to the smooth and efficient operation of the highway network.
49. The site layout shows that a 5.5m wide access is to be connected to the existing turning head of Whittle Park with 2m wide footways on both sides and extended into the development to a point and then reduced in width to 4.8m with 2m wide footway on one side. The applicant should ensure that a 2.0m service strip is provided along the 4.8m wide section of the access where footway is not proposed and the layout constructed to the Lancashire County Council Specification for Construction of Estate Roads in order to be acceptable for adoption under the Section 38 agreement of the Highways Act 1980.
50. The 10 three-bed dwellings each have 2 parking spaces (plot 13 actually has 3) and the 3 four-bed houses each have 3 parking spaces. The garage sizes on plots 1 to 5 and 11 & 12 are 6m x 3m and therefore are wide enough to be classified as a parking space. The garages to plots 6-10 & 13 are not wide enough to be classified as parking spaces but sufficient off-road parking is provided regardless. The applicant proposes a total of 30 car parking spaces to serve the 13 dwellings proposed .and this complies with the current Chorley Council Parking Standard.
51. A large number of objections have been received from neighbouring residents regarding construction traffic and which route this will use. At this stage it is unreasonable and premature to enforce a construction management method upon the Applicant. This will be agreed and controlled through the submission and implementation of a Construction Management Plan, secured via condition. The Construction Method Statement must be agreed with the Local Planning Authority before any construction works take place. This will be discussed in negotiation with the Highways Officer and neighbouring residents will be consulted upon its detail. The Applicant has confirmed that it is their intention to use Brownley Street for construction traffic.
52. There are no highway objections to the proposed development on the basis that appropriate highway safety measures are implemented. It is recommended that appropriate conditions are attached to any grant of planning permission to secure these highway safety measures, and it is noted that the applicant will be required to enter into a section 278 agreement with Lancashire County Council as the highway authority.

Ecology and trees

53. An ecological appraisal accompanies the application, which has been reviewed by the GMEU Ecologist. They advise that ecology surveys that have been undertaken in support of the application have been carried out by suitably qualified consultants and are generally to appropriate and proportionate standards. The survey found the site to have limited ecological value, with most of the interest found in association with Carr Brook that runs along the eastern boundary.

54. With regard to trees the application site is cleared and the majority of trees in the area are outside the site boundary. The Council's Tree consultant has made recommendations as to which trees and hedgerows should be removed and which should be retained. This correlates with the findings of the submitted Arboricultural Impact Assessment.
55. Subject to conditions relating to the removal of Himalayan balsam from the application site, the protection of nesting birds and securing the recommendations of the Arboricultural Impact Assessment the development is acceptable in respect of its impact on ecology and trees.

Flood Risk

56. Carr Brook lies adjacent to the east of the site and accordingly the site is partially within Flood Zone 3. In accordance with the Framework, the application is accompanied by a Flood Risk Assessment (FRA). The Environment Agency have reviewed the submitted FRA and are satisfied that future occupants will not be at an unacceptable risk of flooding subject to the inclusion of appropriate mitigation measures as detailed in the FRA.
57. The FRA correctly identifies the moderate risk of flooding from surface water. However although the proposed properties are within flood zone 1, there is also a risk of flooding from Carr Brook as a result of the Swansey Lane culvert becoming blocked during a flood. Raising finished floor levels by at least 300mm will provide appropriate mitigation against these risks. In addition, this measure would provide future resilience against increased flood risk from Carr Brook as a result of climate change. The imposition of an appropriately worded planning condition to ensure finished floor levels are at least 300mm will reduce the risk of flooding to the proposed development and future occupants.
58. At the time of publication of this Committee Report no comments have been received by the Lead Local Flood Risk Authority. It is hoped that a response will be reported via the Addendum Report.

Crime Risks

59. In the last 12 month period there have been 11 reported burglaries, 17 criminal damage and 8 auto-crimes in the general area around the application site. These crimes are predominantly burglaries targeting garages and sheds, utilising cut through footpath routes to remain concealed from view, criminal damage to vehicles and theft from vehicles.
60. In view of the crime methods reported in the area, Lancashire Constabulary do not object to the planning application, however it is important that crime risks are reduced where possible within the design and conditions and informatives are proposed accordingly. Some of the conditions proposed are either not directly related to planning matters or will be secured by other conditions (such as the submission of a Construction Method Statement and boundary treatment details).

Sustainability

61. 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."

62. 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)

63. 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.
64. The applicant has agreed to enter 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	= £1,820
Equipped play area	= £0
Parks/Gardens	= £0
Natural/semi-natural	= £0
Allotments	= £195
Playing Pitches	= £20,787
Total	= £22,802

Affordable Housing

65. 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. The proposed development comprises 13 dwellings and the site is under 0.5h. Therefore no affordable housing is required with this development.

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 would 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 financial contribution towards the provision of public open space.

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><i>Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.</i></p>																																										
2.	<p>The development hereby permitted shall be carried out in accordance with the approved plans below:</p> <table border="0" data-bbox="336 719 1286 1144"> <thead> <tr> <th>Reference</th> <th>Title</th> <th>Received</th> </tr> </thead> <tbody> <tr> <td>16/051/L01</td> <td>Location and Site Plan</td> <td>06.01.2017</td> </tr> <tr> <td>16/051/P01</td> <td>Proposed Site Layout & Streetscene of Plots 8-13</td> <td>06.01.2017</td> </tr> <tr> <td>16/051/P02</td> <td>Plots 1-3 Proposed Plans & Elevations Revision A</td> <td>24.03.2017</td> </tr> <tr> <td>16/051/P03</td> <td>Plot 4 Proposed Plans & Elevations</td> <td>06.01.2017</td> </tr> <tr> <td>16/051/P04</td> <td>Plot 5 Proposed Plans & Elevations</td> <td>06.01.2017</td> </tr> <tr> <td>16/051/P05</td> <td>Plots 6 & 7 Proposed Plans & Elevations</td> <td>06.01.2017</td> </tr> <tr> <td>16/051/P06</td> <td>Plots 8 & 9 Proposed Plans & Elevations</td> <td>06.01.2017</td> </tr> <tr> <td>16/051/P07</td> <td>Plots 10-13 Proposed Plans & Elevations</td> <td>06.01.2017</td> </tr> <tr> <td>16/051/G01</td> <td>Plot 5 Proposed Single Garage</td> <td>06.01.2017</td> </tr> <tr> <td>16/051/G02</td> <td>Proposed Single Garage - Plot 4, 6 & 13</td> <td>24.03.2017</td> </tr> <tr> <td>16/051/G03</td> <td>Plots 7-10 Proposed Twin Garages</td> <td>06.01.2017</td> </tr> <tr> <td>16/051/G04</td> <td>Plots 1-3 Proposed Triple Garages</td> <td>06.01.2017</td> </tr> <tr> <td>P2016001</td> <td>Topographical Survey</td> <td>06.01.2017</td> </tr> </tbody> </table> <p><i>Reason: For the avoidance of doubt and in the interests of proper planning</i></p>	Reference	Title	Received	16/051/L01	Location and Site Plan	06.01.2017	16/051/P01	Proposed Site Layout & Streetscene of Plots 8-13	06.01.2017	16/051/P02	Plots 1-3 Proposed Plans & Elevations Revision A	24.03.2017	16/051/P03	Plot 4 Proposed Plans & Elevations	06.01.2017	16/051/P04	Plot 5 Proposed Plans & Elevations	06.01.2017	16/051/P05	Plots 6 & 7 Proposed Plans & Elevations	06.01.2017	16/051/P06	Plots 8 & 9 Proposed Plans & Elevations	06.01.2017	16/051/P07	Plots 10-13 Proposed Plans & Elevations	06.01.2017	16/051/G01	Plot 5 Proposed Single Garage	06.01.2017	16/051/G02	Proposed Single Garage - Plot 4, 6 & 13	24.03.2017	16/051/G03	Plots 7-10 Proposed Twin Garages	06.01.2017	16/051/G04	Plots 1-3 Proposed Triple Garages	06.01.2017	P2016001	Topographical Survey	06.01.2017
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3.	<p>Prior to the commencement of development 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>																																										
4.	<p>Before the development hereby permitted is first commenced, 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>																																										
5.	<p>Before the development hereby permitted is first commenced 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</p>																																										

	<p>conformity with the approved details.</p> <p>Reason: To protect the appearance of the locality and in the interests of the amenities of local residents.</p>
6.	<p>The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (Peter Mason Associates, July 2016) and the following mitigation measures detailed within the FRA:</p> <p>1. Finished floor levels are set at least 300 mm above ground levels.</p> <p>The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.</p> <p><i>Reason: To reduce the risk of flooding to the proposed development and future occupants.</i></p>
7.	<p>No development shall be commenced until an Estate Street Phasing and Completion Plan has been submitted to and approved in writing by the Local Planning Authority. The Estate Street Phasing and Completion Plan shall set out the development phases and the standards that estate streets serving each phase of the development will be completed.</p> <p><i>Reason: To ensure that the estate streets serving the development are completed and thereafter maintained to an acceptable standard in the interest of residential / highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the development; and to safeguard the visual amenities of the locality and users of the highway.</i></p>
8.	<p>No dwelling or dwellings shall be occupied until the estate street(s) affording access to those dwelling(s) has been completed in accordance with the Lancashire County Council Specification for Construction of Estate Roads.</p> <p><i>Reasons: To ensure that the estate streets serving the development are completed and maintained to the approved standard, and are available for use by the occupants, and other users of the development, in the interest of highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the approved development; and to safeguard the visual amenities of the locality and users of the highway.</i></p>
9.	<p>No development shall be commenced until details of the proposed arrangements or future management and maintenance of the proposed streets within the development have been submitted to and approved by the local planning authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an agreement has been entered into under section 38 of the Highways Act 1980 or a private management and maintenance company has been established.</p> <p><i>Reason: In the interests of highway safety.</i></p>
10.	<p>No development shall be commenced until full engineering, drainage, street lighting and constructional details of the streets proposed for adoption have been submitted to and approved in writing by the Local Planning Authority. The development shall, thereafter, be constructed in accordance with the approved details, unless otherwise agreed in writing with the Local Planning Authority.</p> <p><i>Reason: In the interest of highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the approved development; and to safeguard</i></p>

	<i>the visual amenities of the locality and users of the highway.</i>
11.	<p>The new estate road/access between the site and Whittle Park shall constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level before any development takes place within the sites.</p> <p><i>Reason: To ensure that satisfactory access is provided to the site before the development hereby permitted becomes operative.</i></p>
12.	<p>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 in consultation with the Highway Authority.</p> <p><i>Reason: In order to satisfy the Local Planning Authority and Highway Authority that the final details of the highway scheme/works are acceptable before work commences on site.</i></p>
13.	<p>Foul and surface water shall be drained on separate systems.</p> <p><i>Reason: To secure proper drainage and to manage the risk of flooding and pollution.</i></p>
14.	<p>Prior to the commencement of any development, a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards and unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public sewerage system either directly or indirectly.</p> <p>The development shall be completed in accordance with the approved details.</p> <p><i>Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of policies within the NPPF and NPPG.</i></p>
15.	<p>Prior to occupation of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the local planning authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:</p> <p>a. Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a resident's management company; and</p> <p>b. Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.</p> <p>The development shall subsequently be completed, maintained and managed in accordance with the approved plan.</p> <p><i>Reason: To ensure that management arrangements are in place for the sustainable drainage system in order to manage the risk of flooding and pollution during the lifetime of the development.</i></p>

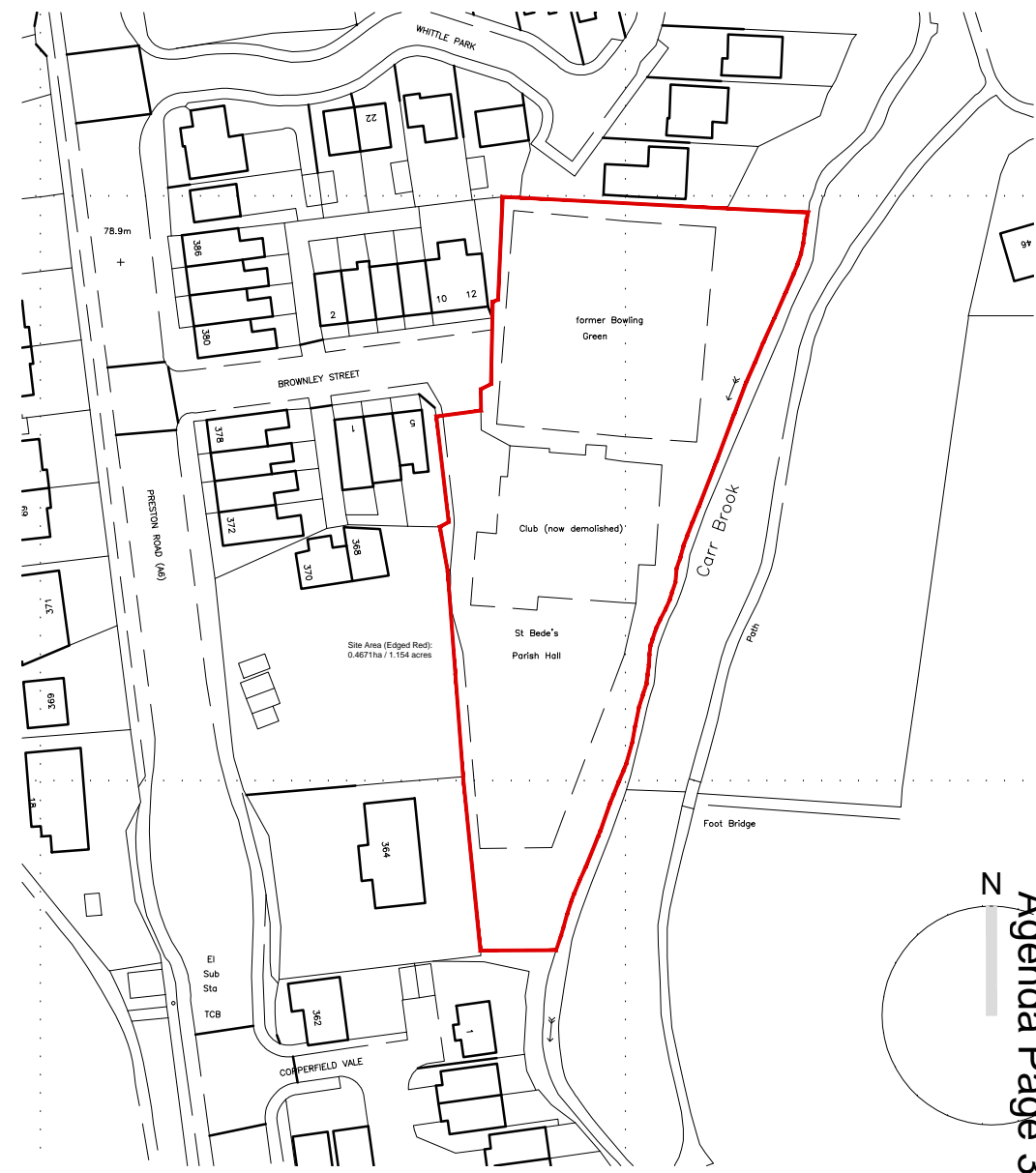
16.	<p>The parking and/or garaging and associated manoeuvring facilities for each dwelling shown on the plans hereby approved shall be surfaced or paved, drained and marked out and made available in accordance with the approved plan prior to the occupation of the dwelling(s) they serve.</p> <p><i>Reason: To ensure provision of adequate off-street parking facilities within the site.</i></p>
17.	<p>The detached or integral garages of the properties hereby permitted shall be kept freely available for the parking of cars and shall not be converted to living accommodation (notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) or any order amending or revoking and re-enacting that order), unless the properties benefit from off road parking as follows:</p> <ul style="list-style-type: none"> -Three bed properties - two off-road parking spaces within the curtilage; -Four bed properties - three off-road parking spaces within the curtilage. <p><i>Reason: To ensure adequate garaging/off street parking provision is made/maintained and thereby avoid hazards caused by on-street parking.</i></p>
18.	<p>Notwithstanding the details shown on the submitted plans, the proposed driveway/hardsurfacing to the front of the property shall be constructed using permeable materials on a 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>
19.	<p>Prior to the commencement of development (including demolition, ground works, vegetation clearance), an invasive non-native species protocol shall be submitted to and approved by the local planning authority, detailing the containment, control and removal of Himalayan balsam on site. The measures shall be carried out strictly in accordance with the approved scheme.</p> <p><i>Reason: To ensure the eradication and control of any invasive species which are found on the site.</i></p>
20.	<p>No removal of or works to any hedgerows, trees or shrubs shall take place during the main bird breeding season 1st March and 31st July inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority.</p> <p><i>Reason: Nesting birds are a protected species.</i></p>
21.	<p>During the construction period, all trees to be retained within the site or on the site boundaries shall be protected in accordance with British Standard BS 5837:2012 or any subsequent amendment to the British Standards.</p> <p><i>Reason: To safeguard the trees to be retained.</i></p>
22.	<p>A scheme for the landscaping of the development and its surroundings shall be submitted prior to the commencement of the development. 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</p>

	<p>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 which should aim to contribute to targets specified in the UK and Lancashire Biodiversity Action Plans. 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>
23.	<p>Prior to the construction of the superstructure of any of the dwellings hereby permitted details shall be submitted to and approved in writing by the Local Planning Authority demonstrating that each dwelling will achieve a minimum Dwelling Emission Rate of 19% above 2013 Building Regulations. 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 reduction as part of new residential schemes in the interests of minimising the environmental impact of the development.</i></p>
24.	<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>
25.	<p>No development shall take place until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:</p> <ol style="list-style-type: none"> i. the parking of vehicles of site operatives and visitors ii. hours of operation (including deliveries) during construction iii. loading and unloading of plant and materials iv. storage of plant and materials used in constructing the development v. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate vi. wheel washing facilities

	<p>vii. measures to control the emission of dust and dirt during construction</p> <p>viii. a scheme for recycling/disposing of waste resulting from demolition and construction works</p> <p><i>Reason: in the interests of highway safety and to protect the amenities of the nearby residents.</i></p>
26.	<p>The window to bedroom 2 in the dwelling at Plot 1 shall remain the same size as that which is permitted and not be replaced by a larger window.</p> <p><i>Reason: To protect the amenity and privacy of the residents at 19 Whittle Park</i></p>
27.	<p>Due to past processes and activities upon/adjacent to the above site, there is a potential for ground contamination. Given the proposed sensitive end-use, no development shall take place until:</p> <p>a) a methodology for investigation and assessment of ground contamination has been submitted to and agreed in writing with the Local Planning Authority. The investigation and assessment shall be carried in accordance with current best practice including British Standard 10175:2011 'Investigation of potentially contaminated sites - Code of Practice'. The objectives of the investigation shall be, but not limited to, identifying the type(s), nature and extent of contamination present to the site, risks to receptors and potential for migration within and beyond the site boundary;</p> <p>b) all testing specified in the approved scheme (submitted under a) and the results of the investigation and risk assessment, together with remediation proposals to render the site capable of development have been submitted to the Local Planning Authority;</p> <p>c) the Local Planning Authority has given written approval to the remediation proposals (submitted under b), which shall include an implementation timetable and monitoring proposals. Upon completion of the remediation works a validation report containing any validation sampling results shall be submitted to the Local Authority for approval.</p> <p>Thereafter, the development shall only be carried out in full accordance with the approved remediation proposals.</p> <p><i>Reason: To protect the environment and prevent harm to human health by ensuring that the land is remediated to an appropriate standard for the proposed end use. In accordance with Paragraph 121 of the National Planning Policy Framework (DCLG, 2012).</i></p>



Site Layout 1:500



Location Plan

1:1250

0m

Scale: 1:1250

Revision Notes:



CLIENT

Primrose Holdings (1995) Ltd.

PROJECT NAME

Proposed Residential Development at

The Former St Bede's Social Club, Clayton-le-Woods, Chorley, PR6 7JF.

DRAWING NAME

Existing Site and Location Plan.

SCALE

Varies @ A3

DRAWN BY

JRM

DATE

06:06:2016

DRAWING NUMBER

16/051/L01

REVISION

-

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APPLICATION REPORT – 17/00041/FUL

Validation Date: 16 January 2017

Ward: Clayton-le-Woods And Whittle-le-Woods

Type of Application: Full Planning

Proposal: Siting of portable building to be used as consultation rooms for a period of 3 years

Location: Whittle Surgery 199 Preston Road Whittle-Le-Woods Chorley PR6 7PS

Case Officer: Mr Iain Crossland

Applicant: Miss Keely Ollerton

Agent: Mr Nick Glendinning

Consultation expiry: 10 February 2017

Decision due by: 7 April 2017

RECOMMENDATION

1. It is recommended that this application is refused.

SITE DESCRIPTION

2. The application site is a doctors surgery located on Preston Road (A6) in the settlement area of Whittle le Woods. The site comprises the surgery building and an adjacent car park. The site bounded by dwellings on all sides other than to the east, which is bound by Preston Road. Although the character of the area is mixed there are a number of community facilities and commercial and professional services in the vicinity.

DESCRIPTION OF PROPOSED DEVELOPMENT

3. The proposed development is for the siting of a portable building to be used as two consultation rooms for the doctors surgery for a temporary period of three years. The building would measure approximately 10m by 3.1m and would have a flat roof with a height of approximately 2.6m. It would be located on part of the existing car park.

APPLICANT'S CASE

4. Whittle Surgery is a small established practice serving the population of Whittle-Le-Woods and the surrounding areas. The surgery has experienced an upsurge in patient numbers over the last 16 years from approximately 6000 patients in the year 2000 to approximately 9500 patients at the end of 2016. This is despite having to closing the list for months at a time during this period as the surgery was unable to cope with demand. The increase in patient numbers mirrors an increase in the overall population of Whittle-Le-Woods as its location close to Chorley and Preston and between the M6 and M61 motorways makes it a

popular commuter location. The increase in population numbers is mainly due to increased residential development in the area over the last 20 years.

5. The existing surgery building no longer has sufficient space to cater for the numbers of patients requiring appointments. Currently, Whittle Surgery has 4.33 FTE GPs, 2 FTE nurses and 0.75 HCA's but really need a minimum of 5.63 GPs and 3.67 nurses to cope with the current list size and 8.45 FTE GPs and 5.05 FTE nurses to just to continue to provide Level 1 GP services to cover the expected growth in list size. In real terms, Whittle Surgery would aspire to become a Level 3 GP Practice and so would require additional GPs and nurses to provide these services.
6. This predicament has led the surgery to apply for funding for a new surgery building in the area, which will be purpose built to suit the needs of the surgery. It is anticipated the new surgery building will be ready to occupy within the next three years. The surgery have therefore decided to hire a Portakabin Building to be used as two additional consultation rooms for a temporary period of three years until the new surgery building is ready to occupy.
7. The additional consultation rooms are proposed as a temporary measure to bridge the gap until the new surgery building has been procured. Without the additional temporary consultation rooms the Surgery will be unable to continue to provide the required level of service and care to its patients.

REPRESENTATIONS

8. 3 letters of objection have been received from 2 addresses in relation to the following issues:
 - Impact on highway safety
 - Impact on the character of area
 - Impact on outlook
 - Impact on privacy and light
9. A letter of support has been received from Lindsay Hoyle MP

CONSULTATIONS

10. Whittle le Woods Parish Council have stated that they have no comments to make on the application
11. Regulatory Services - Environmental Health: The application has been considered in respect of any potential nuisance arising from the proposal and this department have no comment or objections to make.
12. Lancashire Highway Services: it appears without an appropriate alternative or mitigation measures, the cumulative impacts of the proposal would be severe and would affect the efficient functioning and operation of the highway network. I would therefore not recommend approval of the application.

PLANNING CONSIDERATIONS

Principle of the Development

13. The National Planning Policy Framework (The Framework) sets out the three dimensions of sustainable development having an economic, social and environmental role. Paragraph 14 further identifies the presumption in favour of sustainable development. For plan making, that means that the needs of the population are taken into account and for decision taking, where the Local Plan is absent or out of date that any adverse impacts should significantly outweigh the benefits for permission to be refused.
14. Paragraph 17 of the Framework sets out 12 'Core Planning Principles' that should underpin plan-making and decision-taking. One of these principles establishes that planning should:

“take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.”

15. Policy 23 of the Central Lancashire Core Strategy is supportive of schemes that help to reduce health inequalities, and in particular to support health care infrastructure.
16. The application site is located in the core settlement area of Chorley. The Chorley Local Plan 2012 - 2026 states that within the settlement areas excluded from the Green Belt, and identified on the Policies Map, there is a presumption in favour of appropriate sustainable development.
17. Policy BNE1 of the Chorley Local Plan 2012 – 2026 established the design criteria for new development. In relation to this particular proposal, the scheme must demonstrate how the proposed development would not prejudice highway safety, and that the highway impacts of the proposal would not be severe. New development must also comply with policy ST4 in relation to the Council’s adopted parking standards policy.

Impact on neighbour amenity

18. The proposed portable building would be positioned approximately 1m from the western boundary to the site and 2m from the northern boundary to the site.
19. The building would be located approximately 2m from the boundary with the garden to 8 St Johns Close to the north, and 5.5m from the front corner of the property itself. It is noted that there is a 1.8m high fence along the boundary and the levels between the site and adjacent dwelling are similar. Although the building would be located to the south of 8 St Johns Close the impact on light would be limited due to the degree of separation, low level building height and screen fencing along the boundary. The impact on outlook would also be limited as a result of these factors. The impact on privacy and disturbance would be no greater than the existing situation as the car park is already busy with patients visiting the surgery.
20. The proposed building would be located to the north east of the dwellings at 2 and 4 St Johns Close. It is noted that there is a steep change in levels between the application site down to the rear gardens of these properties. The building would be positioned approximately 11m from the rear elevation of the dwelling at 2 St Johns Close, which is positioned at an angle relative to the application site. There would be a distance of approximately 2.5m between the building and break in levels. The positioning of the building to the north east and degree of separation would be such that there would be no loss of direct light from the proposed building and little impact on outlook, given the existing steep levels and low level building height. It is also noted that the applicant could erect a 2m high fence on the boundary in this position without planning permission that would have a greater impact than the proposed building. There would be no impact on privacy as there would be no facing windows and no direct views over the most intimate private amenity areas of the garden. On this basis it is considered that there would be no unacceptable impact on the amenity of the occupiers of 2 St Johns Close in relation to light, outlook or privacy.
21. The building would be positioned approximately 11m from the rear corner of the dwelling at 4 St Johns Close, which is positioned at an angle relative to the application site. There would be a distance of approximately 1m between the building and boundary. The positioning to the north east and degree of separation would be such that there would be no loss of direct light from the proposed building and little impact on outlook, given the existing steep levels and low level building height. It is also noted that the applicant could erect a 2m high fence on the boundary in this position planning permission that would have a greater impact than the proposed building. There would be no impact on privacy as there would be no facing windows and no direct views over the most intimate private amenity areas of the garden. On this basis it is considered that there would be no unacceptable impact on the amenity of the occupiers of 4 St Johns Close in relation to light, outlook or privacy.

Impact on character and appearance of the locality

22. The proposed development would result in the siting of a portable building being positioned to the rear of the car park at the side of the surgery building. This would be a low level structure of functional appearance that would only be in situ for three years. It would not be prominent in the street scene by virtue of its positioning and scale, and given its temporary nature the rather functional appearance would be appropriate and acceptable. A condition would be attached to the grant of any planning permission requiring the removal of the building after a period of three years. On this basis no undue harm would be caused to the appearance of the site or character of the area.

Impact on highways/access

23. The site currently has an established vehicular access to the car park from Preston Road. This would be retained within the proposed development and is unaffected. The applicant has indicated that there are currently 12no. car parking spaces on site. The proposed development would, however, result in the loss of at least three parking spaces and would increase the capacity of the surgery by adding a further two consulting rooms. It is also likely that the creation of the additional consulting rooms would result in at least an additional two staff members being based on site.
24. The adopted parking requirements relating to a doctors surgery, as set out by Policy ST4 through appendix A of the Chorley Local Plan 2012 to 2026, is for 1no. parking space to be provided in respect of 2no. staff, in addition to 4no. spaces per consulting room, therefore based on the proposed 2no. consulting rooms and likely 2no. additional employees, 9no. additional parking spaces would be required.
25. This therefore approximately works out as follows.
- 3no. (minimum) spaces to be lost
 - 8no. spaces required in respect of proposed consulting rooms
 - 1no. space required in respect of new staff
26. Assuming that the existing car park is already at capacity in relation to the number of consultation rooms and staff already in existence on the site an additional 9no. more parking spaces would be required in association with the siting of the portable building to comply with adopted parking standards, plus a further 3no. spaces in relation to those that would be lost. As no additional parking would be provided there would be a deficit of 12no. parking spaces as a result of the proposed development.
27. The existing surgery does not have compliant parking in relation to the local plan standards with only approximately 12 spaces and some of those spaces mean parking in front of the building and overhanging the pavement. The pub opposite would be a natural short term option to secure some additional parking however the agreement on this option is not guaranteed.
28. Policy ST4 of the Chorley Local Plan 2012 – 2026 does allow for lower levels of parking provision to be considered in locations that are more sustainable and well served by public transport. The application site is located within the settlement area of Whittle le Woods close to other amenities and residential development. There is also a high frequency bus service that operates along Preston Road. However, although the Lancashire County Council (LCC) Highway officer acknowledges that the location is sustainable for travel by non-car modes, and that the portable building would only be in use for a temporary period of three years, without an appropriate alternative or mitigation measures, the cumulative impacts of the proposal would be severe and would affect the efficient functioning and operation of the highway network. LCC highways do not therefore recommend approval of the application.
29. The delivery of the community needs in terms of Health is a corporate priority and ensuring adequate facilities to manage the scale of health needs is key to ensuring the Health Outcomes of the community are met. Allowing three years for any proposals to come forward would be a significant impact on the local area over a prolonged period which cannot be supported.

30. The opportunity for a much shorter consent to focus on the delivery of any development proposals for a new surgery is possible and would limit the harm in the short term of placing the portacabin on the car park. This is not what has been applied for and not what the surgery wishes, however it is important to balance the harm in highway safety terms against the benefits of providing improved health care outcomes and capacity for the community to be able to register at the practice.

CONCLUSION

31. The siting of a portable building to be used as two consultation rooms for the doctors surgery for a temporary period of three years, would enable Whittle Surgery to meet the current demand for healthcare services in the area and provide improved healthcare outcomes for the community. Whilst more permanent alternative facilities are proposed to be developed in the longer term, there is limited certainty over the timescale for delivery. The surgery provides a valuable resource to the community and it is acknowledged that expansion is required to meet demand, which is supported by both the Framework and Central Lancashire Core Strategy. In addition to the siting of the cabin itself, there would be no unacceptable impact on the amenity of neighbouring occupiers or the character of the area.
32. The proposed development would, however, result in a loss of existing car parking spaces from a car park that is already operating over design capacity and would in itself generate a requirement for at least 9 car parking spaces, where no additional spaces are proposed. This is a situation that LCC Highways consider would result in a severe cumulative impact that would affect the efficient functioning and operation of the highway network. Although this situation would only be temporary for a period of up to three years, the severe cumulative impact would not be mitigated against within this time period.
33. The limiting of the length of time that the consent would last for to 12 months would limit the harm however agreement to limit the consent has not been secured with the applicant and therefore the application is considered on the basis of 3 years. The application is a balanced one however on the basis of 3 years it is recommended on balance that planning permission is refused.

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: 03/00935/FUL **Decision:** REFFPP **Decision Date:** 23 October 2003
Description: Proposed two storey extension to the rear of the property

Ref: 04/00666/FUL **Decision:** PERFPP **Decision Date:** 12 August 2004
Description: Proposed two storey extension to the rear of the property

Ref: 90/01013/FUL **Decision:** PERFPP **Decision Date:** 5 February 1991
Description: Corridor link and use of basement as offices

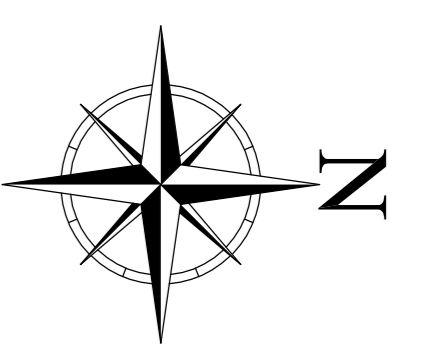
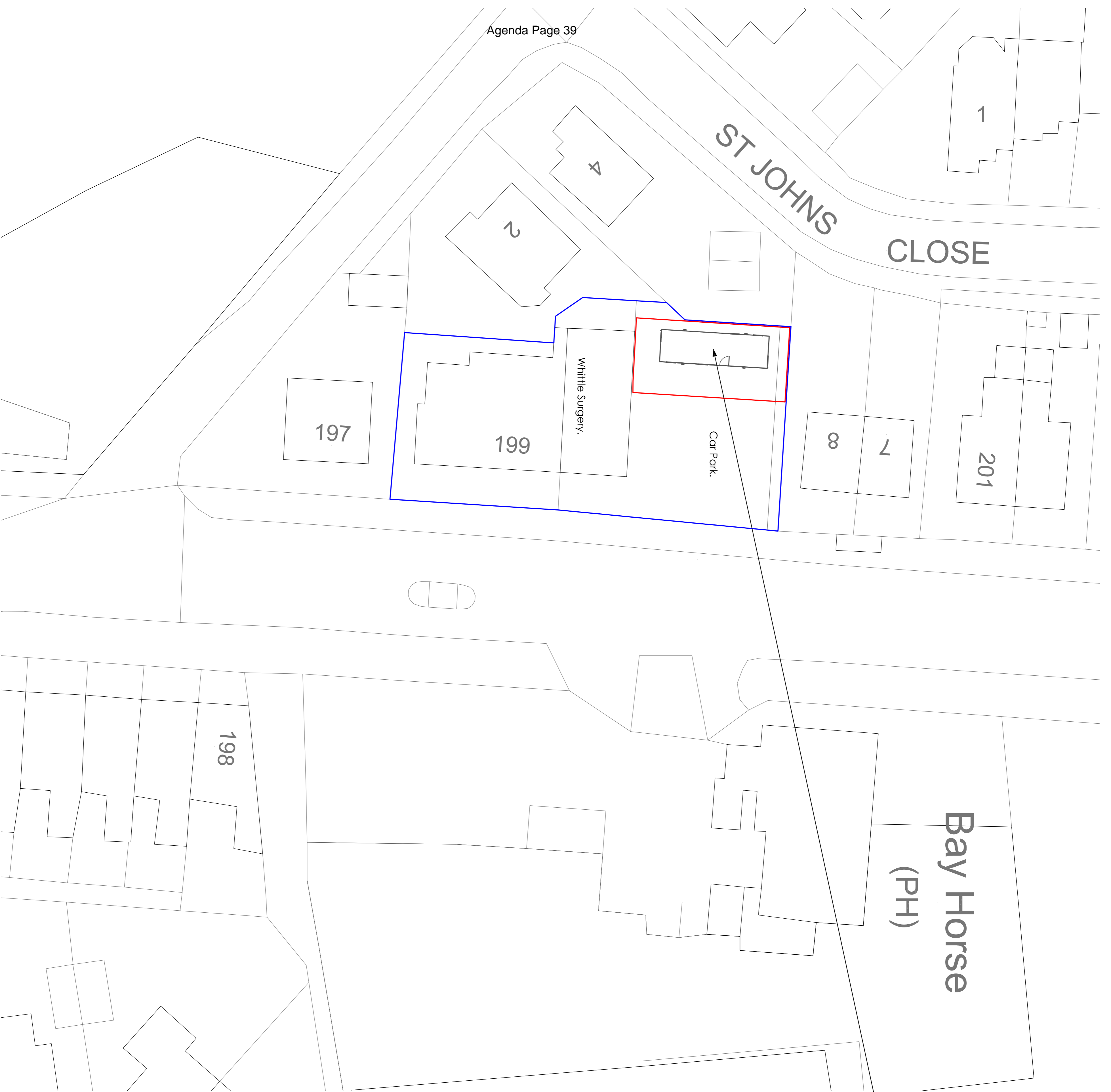
Ref: 86/00817/FUL **Decision:** PERFPP **Decision Date:** 13 January 1987
Description: Change of use of premises from insurance brokers to dental surgery

Ref: 80/00715/FUL **Decision:** PERFPP **Decision Date:** 4 August 1980
Description: Shop front alterations

Reason for refusal

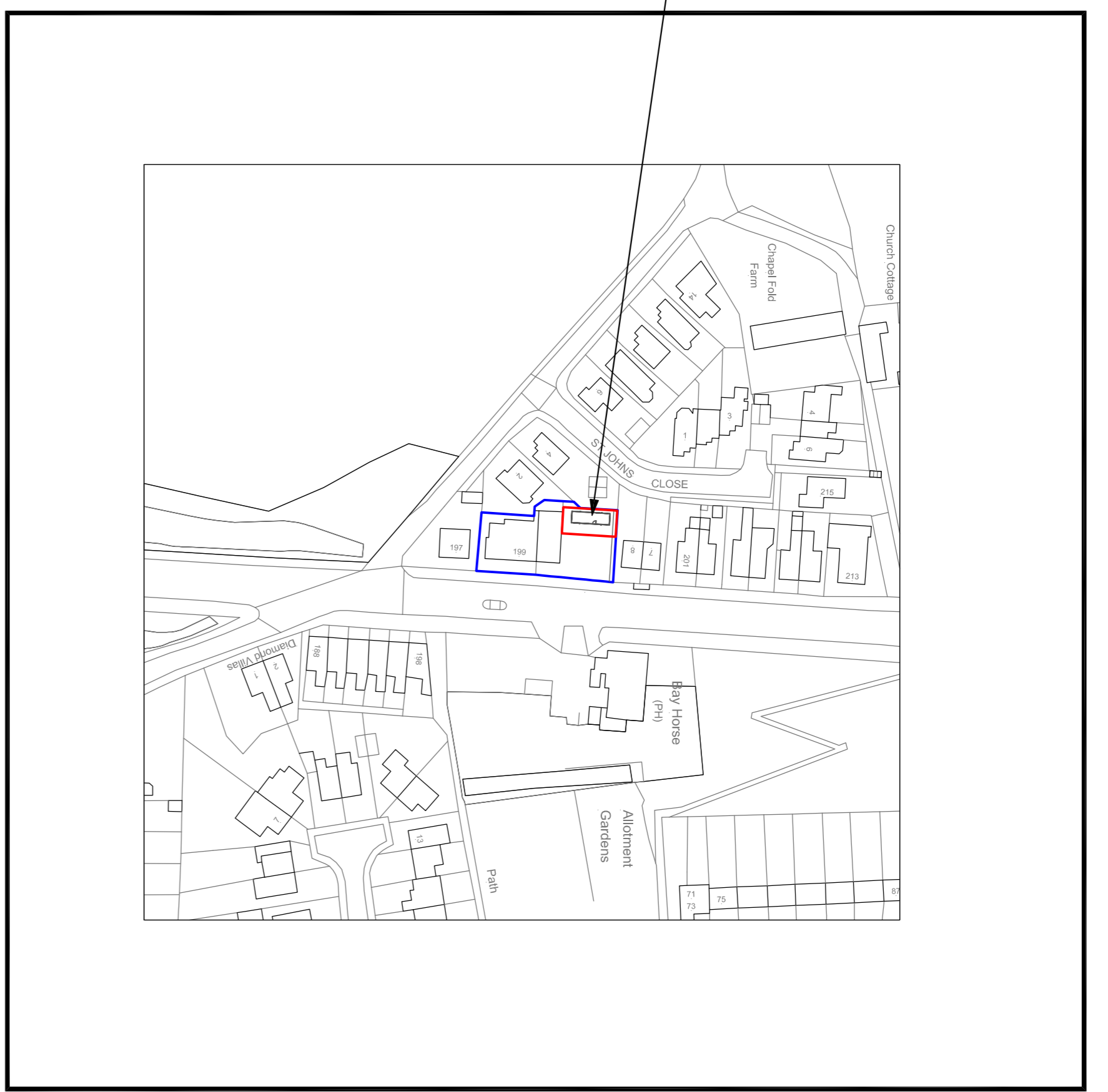
The level of car parking available at Whittle Surgery as a result of the proposed development would be below the figure required in relation to the addition of two consulting rooms as set out within Policy ST4 of the Adopted Chorley Local Plan 2012-2016. There are no public car parks in the area, no on-street parking on the A6 Preston Road in this location and limited on street parking availability in the vicinity of the application site. As such any overspill of parking from the surgery car park would result in a cumulative impact on the highway that would be severe and would affect the efficient functioning and operation of the highway network. It is not therefore considered that an additional two consulting rooms can be accommodated on this site, whilst providing a suitable level of parking for the surgery in accordance with Policy ST4 of the Adopted Local Plan.

BLOCK PLAN
scale 1:200



Proposed location of single storey Portakabin Building.

Bay Horse
(PH)



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LOCATION PLAN
scale 1:1250

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Portakabin	Total Solutions
	Proposed Temporary Portakabin building for WHITTLE SURGERY at 199 Preston Road, White-Le-Woods, PR6 7PS.
Date: 12th January 2017	
Scale : 1:200 & 1:1250	
Drawing Number	TSNG220137289 Rev 1

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APPLICATION REPORT – 17/00083/FULHH

Validation Date: 25 January 2017

Ward: Heath Charnock And Rivington

Type of Application: Householder Application

Proposal: Retrospective application for retaining walls with associated ramp and steps to rear garden area. Proposal for a detached garage.

Location: 124 Rawlinson Lane Heath Charnock Chorley PR7 4DF

Applicant: Mr Mike Lambert

Agent: Mr Waseem Azam

RECOMMENDATION

Permit full planning permission (PERFPP)

SITE DESCRIPTION

The application site is located on Rawlinson Lane, Heath Charnock which designated as Green Belt. The application property was a former barn which was granted planning permission to convert to a dwellinghouse. (12/00845/FUL)

DESCRIPTION OF PROPOSED DEVELOPMENT

This application seeks retrospective planning permission for a retaining wall with associated ramp and steps to the rear garden area and planning permission for a detached garage.

RELEVANT HISTORY OF THE SITE

Ref: 12/00083/FUL **Decision:** WDN **Decision Date:** 22 March 2012

Description: Conversion of barn to dwelling, including single storey extension to rear, pitched roof to existing single storey side element and detached double garage (including extension to existing banking to rear to site garage and addition of 400mm to the eaves and ridge height of the barn)

Ref: 12/00845/FUL **Decision:** PERFPP **Decision Date:** 18 October 2012

Description: Conversion of barn to dwelling, including single storey extension to rear and pitched roof to existing single storey side element (including earthworks to provide car parking and turning facilities to rear). Resubmission of withdrawn application ref: 12/00083/FUL

Ref: 15/00680/DIS **Decision:** PEDISZ **Decision Date:** 7 August 2015

Description: Application to discharge conditions 8 (building recording and analysis), 11 (ecology), 15 (windows and doors) and 16 (site investigation in relation to coal mining) of planning permission ref: 12/00845/FUL (which was for conversion of barn to dwelling).

Ref: 89/01142/COU **Decision:** REFFPP **Decision Date:** 20 February 1990

Description: Change of use of barn to residential

Ref: 89/00257/COU **Decision:** WDN **Decision Date:** 13 June 1989

Description: Change of use of vacant barn to dwelling

REPRESENTATIONS

One neighbour objection received, the objections are summarised below;

Issue or concern	Comments Summary
Previous Planning Permission 12/00845/FUL and conditions attached	Concern that a previous planning permission has not been fully implemented. Previous permission allowed for turning circle – vehicles will have to reverse onto Rawlinson Lane.
Scale and Massing of proposals	The gates and walls which front Rawlinson Lane are higher than the recommended 1m and not in keeping with the area and obstructing the light onto Rawlinson Lane. Proposed building appears to be larger/higher than a standard double garage. Will block light and view.
No prior approval	No prior approval for groundworks and earthworks
Access and ingress	Entrance could benefit from a drop kerb – damaging footpath and concern regarding number of access points on to the lane.
Typography	Change in typography of land and potential to set precedence for change from semi-rural, green area to infilled 'city street'

PLANNING CONSIDERATIONS

It is considered that the main issues for consideration in this application are as follows;

1. Impact on the character and openness of the green belt
2. Design and impact on the dwelling and street scene
3. Impact on the amenity of neighbours
4. Highway safety

Impact on the Character and Openness of the Green Belt

The National Planning Policy Framework (The Framework) states a local planning authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building.

The Householder Design SPD states that any proposed outbuildings (e.g detached garages, stables, summerhouses etc.) should be carefully designed Out buildings should be subordinate and be commensurate in scale and function to the original house.

In rural areas outbuildings should normally be sited close to the house; otherwise they may intrude into the open/ rural character of the area to which gardens can make an important contribution, the siting and design of outbuildings needs particular care in rural areas, where they can be particularly prominent and that permission is unlikely to be forthcoming for more than equivalent of a double garage, a small shed, and a small greenhouse on a single dwelling in the countryside.

The proposed garage, retaining walls, patio, ramp and associated groundworks would be located within the curtilage of the dwellinghouse and as such it is considered that the

groundworks and proposed garage would not result in a disproportionate addition over and above the dwellinghouse and is commensurate to the original building and would therefore not have a negative impact on the character and openness of the Green Belt..

Design and Impact on the Street Scene

Policy BNE1 of the Chorley Local Plan 2012 – 2026 outlines the design criteria for new development, stating that a proposal should not have a significant detrimental impact on the surrounding area by virtue of its density, siting, layout, building plot ratio, height, scale and massing, design, orientation and use of materials.

The application seeks permission to construct a detached double garage within the garden curtilage of an existing dwellinghouse and for retrospective permission for the construction of a walled entrance which replaced a 2m closed boarded fence.

The proposed garage development for which planning permission is being sought would be located to the north of the application dwelling and would be sited in front of the retaining wall (for which retrospective planning permission is sought). The material to be used would match those of the existing dwellinghouse. It is noted that permitted development rights were removed under a previous permission (12/00845/FUL) but this refers to any garage, shed or other outbuildings only; the site layout plans for the previous planning permission (12/00845/FUL) shows provision for a proposed garage opposite the converted barn which could be considered as an indication that permission would be sought for a garage to be added sometime in the future. However the positioning of a garage on the site was not agreed when the previous application was approved.

The entrance wall is sited at a slightly different position than the fence it has replaced to allow for a greater visibility splay onto the main highway. The wall is a more substantial construction to that of the fence it has replaced and is therefore more robust and more sustainable. It is noted that there are similar but less decoratively designed entrance columns to No 123 Rawlinson Lane.

It is therefore considered that the proposed development would be in accordance with Policy BNE1 of the Chorley Local Plan 2012-2026.

Impact on the Amenity of Neighbouring Occupiers

Policy BNE1 of the Chorley Local Plan 2012-2026 states that planning permission will be granted for new development, including extensions, conversions and free standing structures, provided that, the development would not cause harm to any neighbouring property by virtue of overlooking, overshadowing or overbearing.

The Householder Design Guidance SPD asserts that garage and outbuilding proposals should respect the design, materials and form of the original building, its setting and the residential amenities of neighbours. It also states that in the past, garages have been developed with 'storage' space above which has later been converted to habitable rooms. In many cases, this scale of building will require planning permission and is unlikely to be acceptable. Any space above ground floor will be restricted to storage use and should not be capable of later conversion to residential use.

Work to the associated retaining walls, steps and patio have already been undertaken and have been constructed from red brick which appears to match that of the closest neighbouring dwellinghouse of No 122 Rawlinson Lane (who it is noted has not raised any objection to the proposals) and appears in keeping with the neighbouring dwellinghouse of No 136 Rawlinson Lane. The wall and patio area are topped with stone paving slabs, it is considered that the construction has been undertaken to a high standard and enhances the garden area.

The proposed garage would measure a width of approximately 5.62m; have a depth of 6.1m and an eaves and ridge height of approximately 2.3m and 5.1m respectively. Whilst the proposed ridge height appears to be higher than that of a garage which is generally 4m, the proposed

pitch of the roof would match that of the existing dwelling house giving uniformity to the building lines. The garden curtilage of the application site is over 127m², there is also a plot of land which is owned by the applicant but does not form part of the garden curtilage with measure 57.8m². It is also noted that the proposed garage would be set lower than the ground level of the garden immediately behind it by 1.1m. It is considered that due to the extensive curtilage and the variation in ground levels the proposed garage would not look out of scale.

There is a separation distance of approximately 12.6m from the boundary wall of the application property and a separation distance of approximately 35m from the siting of the proposed garage from the opposite neighbouring property of Cardwell House, Rawlinson Lane who have objected to the proposals. It is considered that whilst the proposals may affect the view from Cardwell House who may have enjoyed the open outlook prior to planning permission for the conversion of the barn to a dwelling house, it is considered that the separation distance is acceptable and that the proposed development would not cause harm to any neighbouring property by virtue of overlooking, overshadowing or overbearing and as such would not impact on neighbouring amenity. It is therefore considered in accordance with Policy BNE1 of the Chorley Local Plan 2012-2026 and the Householder Design Guidance SPD.

Highway Safety and Parking Provision

Policy BNE1 of the Chorley Local Plan 2012-2026 states that planning permission will be granted for new development, including extensions, conversions and free standing structures, provided that, where relevant to the development 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 to below the standards stated in Site Allocations Policy - Parking Standards unless there are other material considerations which justify the reduction.

The Householder Design Guidance SPD states that car parking spaces in front of a garage should be 2.5 metres by 6 metres to allow for opening/closing doors. Relaxation of the parking standards may be accepted in highly accessible locations.

The proposed development for which permission is sought would not result in the addition of any additional bedrooms and as such would not increase the demand for on-site parking provision. The proposed double garage would provide two car parking spaces and there is ample off road parking contained within the garden curtilage, there is also the provision for cars to turn within the 10mx18m driveway which would negate the necessity for vehicles to have to reverse from the driveway. The boundary wall is set back 1m from the front garden curtilage and approximately 4.5m from the main highway. The gated entrance would be set back from the garden curtilage at a distance of 5m with the distance from the main highway of approximately 6.5m. The gated driveway would extend a width of approximately 4m which would provide better visibility on to the highway than the previous boundary fence. It is therefore considered that the proposals are in accordance with the relevant policies.

CIL

Not CIL liable as the proposed development is under 100m².

CONCLUSION

The proposed garden works and garage would not cause any unacceptable level of harm to the character and openness of the Green Belt. The design of the proposed development is considered acceptable and it would be subservient to the original dwelling. No unacceptable adverse effect on the amenity of neighbouring occupiers would occur. The proposed development would therefore be in accordance with The Householder Design SPD, Policy BNE1 of the Chorley Local Plan 2012 – 2026 and the National Planning Policy Framework. Consequently, it is recommended that the application be approved.

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. 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.

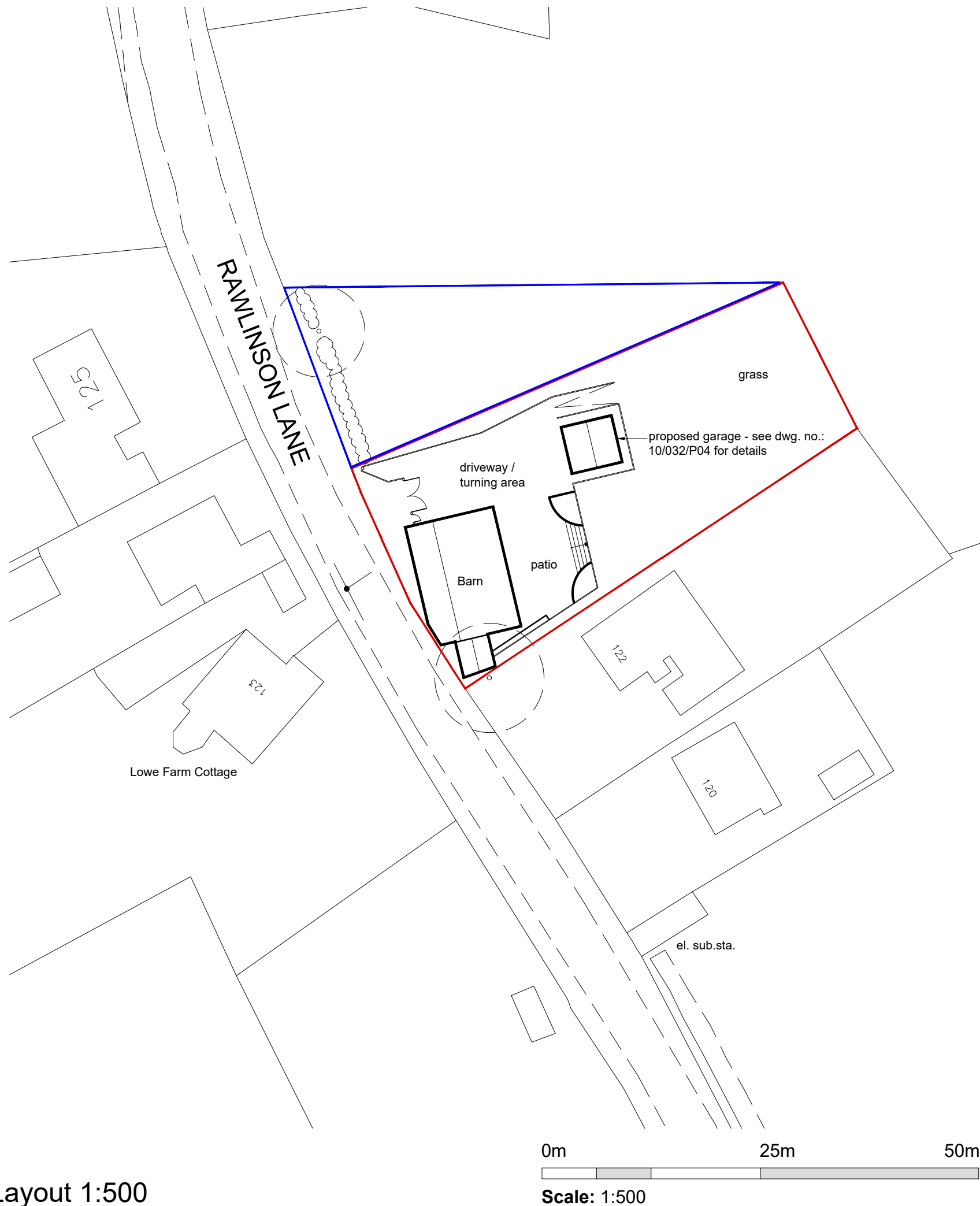
Reason: In the interests of the visual amenity of the area in general and the existing building in particular.

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

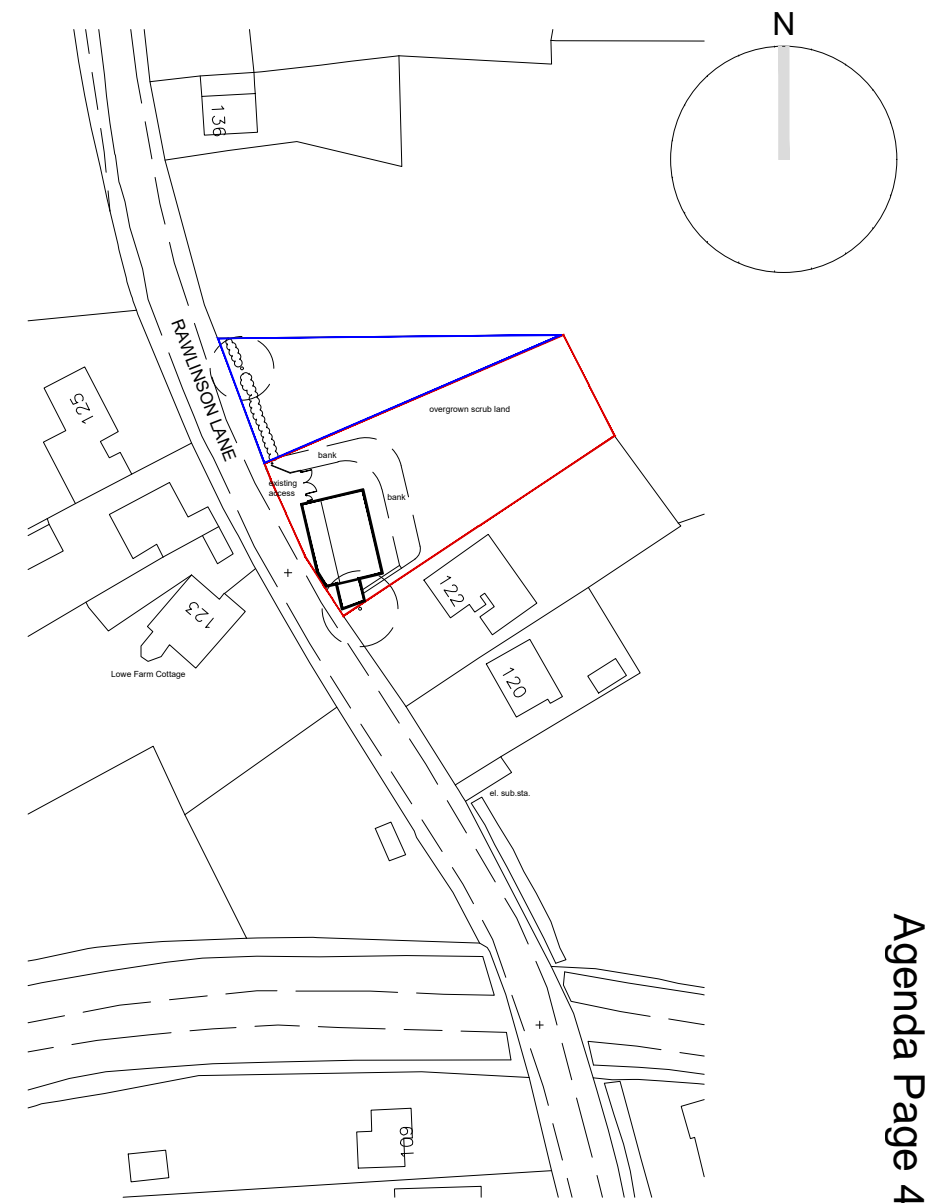
Reason: For the avoidance of doubt and in the interests of proper planning

Title	Plan Ref	Received On
Location Plan	10/032/L02 Dated 23.01.2017	24.01.2017
Proposed Site Plan for Garage	10/032/P03 Dated 23.01.2017	24.01.2017
Proposed Layout and Elevation Plan for Detached Garage	10/032/P04 Dated 23.01.2017	24.01.2017

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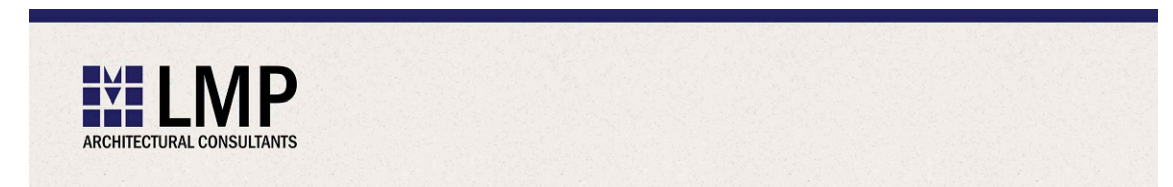
Site Layout 1:500



Location Plan

1:1250

Revision Notes:



CLIENT

Mr. M. Lambert & Miss. R. Smith

PROJECT NAME

Proposed Detached Garage at

124 Rawlinson Lane, Heath Charnock, Chorley, PR7 4DF

DRAWING NAME

Location Plan and Site Layout

SCALE	DRAWN BY	DATE	DRAWING NUMBER	REVISION
Varies @ A3	WA	23/01/17	10/032/L02	-

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