

PLANNING COMMITTEE

TUESDAY, 14TH JULY 2020, 6.30 PM

THE LANCASTRIAN, TOWN HALL, CHORLEY AND VIA MICROSOFT TEAMS

AGENDA

APOLOGIES

- 1 **MINUTES OF MEETING THURSDAY, 25 JUNE 2020 OF PLANNING 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 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 meeting 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 one item 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 20/00335/FULMAJ - CHORLEY AND SOUTH RIBBLE DISTRICT GENERAL HOSPITAL (Pages 7 - 12)

- 4 **APPEALS REPORT** (Pages 13 - 14)

Report of the Director of Customer and Digital.

- 5 **ANY URGENT BUSINESS PREVIOUSLY AGREED WITH THE CHAIR**

GARY HALL
CHIEF EXECUTIVE

Electronic agendas sent to Members of the Planning Committee Councillor June Molyneux (Chair), Councillor Christopher France (Vice-Chair) and Councillors Aaron Beaver, Martin Boardman, John Dalton, Gordon France, Danny Gee, Tom Gray, Yvonne Hargreaves, Alex Hilton, Alistair Morwood, Neville Whitham and Alan Whittaker.

Electronic agendas sent to Planning Committee reserves for information.

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

To view the procedure for public questions/ speaking click here

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

**MINUTES OF****PLANNING COMMITTEE****MEETING DATE****Thursday, 25 June 2020****MEMBERS PRESENT:**

Councillor June Molyneaux (Chair), Councillor Christopher France (Vice-Chair) and Councillors Aaron Beaver, Martin Boardman, Gordon France, Danny Gee, Tom Gray, Yvonne Hargreaves, Alex Hilton, Alistair Morwood, Neville Whitham and Alan Whittaker

RESERVES:

Councillor Val Counce

OFFICERS:

Adele Hayes (Service Lead - Planning), Iain Crossland (Principal Planning Officer), Alex Jackson (Legal Services Team Leader), Nina Neisser (Democratic and Member Services Officer) and Ruth Rimmington (Democratic and Member Services Team Leader)

APOLOGIES:

Councillor John Dalton

20.P.46 Minutes**a Minutes of meeting Tuesday, 26 May 2020 of Planning Committee**

Decision – That the minutes of the virtual Planning Committee meeting held on 26 May 2020 be approved as a correct record for signature by the Chair.

b Minutes of meeting Thursday, 28 May 2020 of Planning Committee

Decision – That the minutes of the virtual Planning Committee meeting held on 28 May 2020 be approved as a correct record for signature by the Chair.

20.P.47 Declarations of Any Interests

Councillor Alan Whittaker declared an interest in item 3) f.

20.P.48 Planning applications to be determined

The Director of Customer and Digital submitted six items for consideration. In considering the applications, Members of the Planning Committee took into account the agenda reports, the addendum and the verbal representations and submissions provided by officers and individuals.

a 20/00098/DIS - Land Bounded by Town Lane (to the North) and Lucas Lane (to the West) Town Lane, Whittle-le-Woods

After careful consideration, it was proposed by Councillor Aaron Beaver, seconded by Councillor Chris France and a decision was subsequently taken (10:1:2) that the application to discharge condition 17 approved.

b 20/00277/FUL - Land Adjacent to 26/28 Spring Crescent, Whittle-le-Woods

Registered speaker: Barbara Bird (Objector)

After careful consideration, it was proposed by Councillor Yvonne Hargreaves that the decision be deferred to allow Members of the Planning Committee the opportunity to visit the site of the proposals. The motion was seconded by Councillor Alan Whittaker. A vote was taken, and the motion was lost (3:10:0).

It was proposed by Councillor Martin Boardman, seconded by Councillor Alex Hilton, and a decision was subsequently taken (10:3:0) that the application be approved subject to conditions set out in the report and addendum.

c 16/00804/FULMAJ - Land 120M South West Of 21 Lower Burgh Way, Lower Burgh Way, Chorley

Registered speaker: Katie Howarth (Agent)

After careful consideration, it was proposed by Councillor Chris France, seconded by Councillor Alex Hilton and a decision was subsequently taken (unanimously) that the application be refused for the following reason:

1. The application proposes a level of affordable housing that is below that required by policy 7 of the Central Lancashire Core Strategy. The financial viability case put forward by the applicant does not adequately justify the lower level of affordable housing provision and does not meet the requirements of the National Planning Policy Framework and National Planning Practice Guidance. The proposal conflicts with policy 7 of the Central Lancashire Core Strategy.

d 19/00819/FUL - Jack Green Farm, Oram Road, Brindle

Registered speaker: Rob Harrison (Agent)

After careful consideration, it was proposed by Councillor Aaron Beaver, seconded by Councillor Chris France and a decision was subsequently taken (unanimously) that the application be approved subject to conditions set out in the addendum.

e 20/00031/FUL - 109 Market Street, Chorley

Registered speaker: Dr Simon Lichman (Applicant)

After careful consideration, it was proposed by Councillor Martin Boardman, seconded by Councillor Alistair Morwood and a decision was subsequently taken (unanimously) that the application be approved subject to conditions set out in the addendum.

f 20/00386/FULHH - 14 The Warings, Heskin, Chorley

Councillor Alan Whittaker left the meeting before the commencement of this item and did not take part in the vote.

After careful consideration, it was proposed by Councillor Chris France, seconded by Councillor Alistair Morwood and a decision was subsequently taken (unanimously) that the application be approved subject to conditions set out in the report.

20.P.49 Any urgent business previously agreed with the Chair

Councillor Alex Hilton and Members of the Committee extended their thanks to the officers in ICT, Democratic Services and Planning for all of their work in arranging the virtual and hybrid meetings.

Chair

Date

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APPLICATION REPORT – 20/00335/FULMAJ

Validation Date: 17 April 2020

Ward: Chorley North West

Type of Application: Major Full Planning

Proposal: Four storey extension to hospital, including alterations to existing car park and plant/equipment

Location: Chorley And South Ribble District General Hospital Preston Road Chorley PR7 1PP

Case Officer: Amy Aspinall

Applicant: Mr Cliff Howell, Lancashire Teaching Hospitals NHS Foundation Trust

Agent: Miss Gilling Dod, Gilling Dod Architects

Consultation expiry: 8 July 2020

Decision due by: 17 July 2020

RECOMMENDATION

1. It is recommended that the application is approved, subject highway matters being satisfactorily addressed, and subject to conditions.

SITE DESCRIPTION

2. The application site is located within the settlement of Chorley, as defined by the Chorley Local Plan Policies Map and more specifically lies within the established grounds of Chorley and South Ribble Hospital to the west of the site.

DESCRIPTION OF PROPOSED DEVELOPMENT

3. The application seeks planning permission for a four storey extension to the hospital to form a day case and eye unit. It would be sited on an existing car park and would include reconfiguration of the parking arrangement to accommodate the extension. Plant and equipment are also proposed, including a replacement generator and chiller.

4. The proposal would allow the Ophthalmology service to operate from a single site, as the service is currently spread across various areas of Royal Preston Hospital, including operating from a temporary facility.

REPRESENTATIONS

5. Two representations have been received citing the following grounds of objection:

- Decreased lighting from shadow of 4 storey building
- The residents' gardens and properties would be overlooked
- The additional noise and pollution generated both during the building phase and long term
- The safety to young children who play on Dutch Barn Close, with a bigger footfall in the area.

- Current parking provision and need for parking

CONSULTATIONS

6. Lancashire County Council Highway Services (LCC): Awaiting further comments. LCC initially advised that they are unable to take a view on this planning application as no information had been provided in the form of a Transport Assessment and as such the impact of the development on the highway network Could not be gauged. A Transport Assessment was submitted n 26 May 2020.

7. Highways England: Awaiting further comments. Initially advised that Highways England is unable to take a view on this planning application as no information had been provided in the form of a transport assessment as to the number of associated vehicle trips that the development would generate and how those trips are assigned. Whilst it is acknowledged that the number of and origin of patient trips may be harder to quantify, information about staff trips, their origin and timings should be known (particularly as the development is the relocation of an existing facility from an existing hospital) – Highways England requested this assessment in order that they may then be able to form a view as to the traffic impacts of the new facility on the M61 motorway / Junction 8 that they are responsible for. In light of this, Highways England's formal recommendation was that this application cannot be determined until at least 18th June 2020 in order to allow time for this information to be provided by the applicant and considered by them. A Transport Assessment was submitted n 26 May 2020.

8. United Utilities: Have no objection.

9. Greater Manchester Ecology Unit: Have raised no objections.

10.CIL Officers: Comment that the development is CIL Liable.

PLANNING CONSIDERATIONS

Principle of development

11.Chorley Local Plan Policy V2 (Settlement Areas) states that within the areas excluded from the Green Belt, and identified on the Policies Map, there is a presumption in favour of appropriate sustainable development, subject to material planning considerations and the other Policies and Proposals within the Plan.

12.Central Lancashire Core Strategy policy 1 (Locating Growth) seeks to focus growth and investment in a number of places, including the Key Service Town of Chorley.

13.Policy 23 (Health) seeks to integrate public health and planning and help to reduce health inequalities in a number of ways, including working with health care commissioners to support health care infrastructure and particularly to improve primary care and mental health care access and facilities.

14.Policy 25 (Community Facilities) seeks to ensure that local communities have sufficient community facilities provision by, among other things, working with public, private and voluntary sector providers to meet demonstrable need and encouraging and coordinating new provision at locations that are accessible by all modes of transport.

15.At paragraph 121 the National Planning Policy Framework (the Framework) provides, among other things, that Local Planning Authorities should support proposals that that make more effective use of sites that provide community services such as schools and hospitals, provided this maintains or improves the quality of service provision and access to open space.

16.The principle of the development is acceptable in planning policy terms, subject to other considerations as set out in this report.

Design

17. The application proposes a four storey extension to an existing hospital building. It would be of a contemporary appearance with a modern palette of materials, which is considered to be an acceptable design approach, particularly as various architectural styles can be found across this site. The scale of the development would also be in-keeping with adjacent hospital buildings. The existing arrangements have very little soft landscaping given that it is mainly laid to hardstanding, and the proposal provides little scope for any further landscaping, as it seeks to make the most efficient use of the space available for the building and associated parking. There is, however, soft landscaping to the perimeter of the site with established tree planting and grassed areas.

18. The proposal is considered to accord with policy BNE1 of the Chorley Local Plan 2012 - 2026 in respect of design matters.

Impact on amenity

19. The nearest residential properties are situated to the south and west of the proposed development and are set at a lower level than the application site. The separation distances achieved would be over some 55 metres between the properties and the proposed building itself, with the landscaping bund situated in-between affording some level of screening. Proposed windows at first and second floors would serve consultation rooms, recovery areas and such like. Whilst the proposed building would be at a higher level than the residential properties, given the separation distances involved and the screening, albeit limited, it is not considered that these properties would be adversely affected by overlooking, loss of privacy, overbearing impacts, or loss of light.

20. In terms of impacts of noise and disturbance, this is an established hospital site and the area is currently used as a car park and delivery area which generates a certain amount of traffic and associated noise and disturbance. It is not considered that the proposed development would have an adverse impact on the residential amenity afforded to nearby properties, over and above the current use of the hospital complex. In addition, the applicant confirms that these properties fall within the ownership of the hospital and are, therefore, within their control.

Ecology

21. The Council's appointed ecologists at Greater Manchester Ecology Unit have assessed the application and do not consider that the proposal would negatively impact upon bats given the limited potential of the buildings and site to support protected species. The proposal would not, therefore, be detrimental to nature consideration interests and accords with policy BNE9 Chorley Local Plan of the Chorley Local Plan 2012 – 2026.

Highway safety

22. Update to follow.

Sustainable resources and new developments

23. Policy 27 of the adopted Central Lancashire Core Strategy (July 2012) requires non-residential units of 500 sqm or more floorspace to achieve energy efficiency standards of BREEAM "very good". The applicant (The Lancashire Teaching Hospitals NHS Foundation Trust) has provided information as part of the application which provides that this requirement would render the proposal unviable due to the cost envelope that they have been allocated for the project and that there is an urgent requirement to deliver this service particularly due to issues of covid-19 and restrictions in place, and increasing prevalence of eye conditions within the population. Whilst this would be a shortfall of the scheme, it is considered that the proposal would deliver significant healthcare benefits to support the community and this outweighs non-compliance with policy 27 of the Core Strategy.

Community Infrastructure Levy

24. 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 CIL liable.

CONCLUSION

25. The site is situated within a sustainable location in an area where growth and investment is focused under policy 1 of the Central Lancashire Core Strategy. The proposal would deliver a modern healthcare facility within an established hospital complex, providing significant healthcare benefits and supporting the community. The proposal is considered to be acceptable in design terms and would not be detrimental to neighbouring residential amenity. Nature conservation interests would not be adversely affected. At the time of report preparation, highway safety matters have not been resolved but comments from Lancashire County Council are currently awaited and will be reported by way of an update on the addendum. The recommendation is that planning permission is granted, subject to highways matters being satisfactorily resolved and subject to conditions.

Suggested Conditions

26. To follow.

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

RELEVANT HISTORY OF THE SITE

The is lengthy planning history and only the most recent applications are detailed.

Ref: 17/01110/FUL **Decision:** PERFPP **Decision Date:** 11 January 2018

Description: Erection of healthcare sterilisation and decontamination unit.

Ref: 19/00162/FUL **Decision:** PERFPP **Decision Date:** 22 May 2019

Description: Installation of lighting columns with phantom cameras, external cabinets, traffic poles, fixed barriers, payment kiosks and column protectors to facilitate the provision of a car park management system.

Ref: 19/00163/ADV **Decision:** PERADV **Decision Date:** 22 May 2019

Description: Application for advertisement consent for the display of 347no. non-illuminated car park signs.

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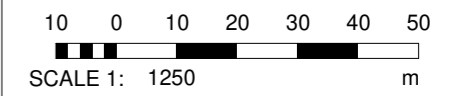
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P03	AKG	Red line amended in line with comments	16/04/20
P02	AKG	Planning Issue - Revised to include proposed generator and chiller locations	31/03/20
P01	SAM	First Issue	06/02/20
Rev	By	Description	Date



Client Name:
Lancashire Teaching Hospitals NHS Foundation Trust

Site Name:
Chorley District Hospital

Project Name:
New Day Case and Eye Unit

Drawing Title:
Location Plan

Project No: 8379b	Sheet Size: A2	Scale: 1 : 1250
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Drawn by: SAM	Checked by: AKG	Approved by: JK	Revision: P03
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Suitability:
INFORMATION

Status:
S2

Drawing Number:
CDHDSO-GDA-V1-ZZ-DR-A-05_20-9002

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Report of	Meeting	Date
Director (Customer & Digital)	Planning Committee	3 July 2020

PLANNING APPEALS AND DECISIONS RECEIVED BETWEEN 15 MAY 2020 AND 3 July 2020

PLANNING APPEALS LODGED

None

PLANNING APPEAL DECISIONS

Planning Application: 19/00683/FUL - Inspectorate Reference: APP/D2320/W/20/3245510

Appeal by Mark Little against the Development Control Committee decision to refuse full planning permission contrary to officer recommendation for the conversion of shop into 5no. apartments.

Chorley Domestic Supplies, 31 - 33 Cunliffe Street, Chorley, PR7 2BA.

Appeal allowed 28 May 2020.

Planning Application: 19/00716/CLPUD - Inspectorate Reference: APP/D2320/X/19/3239530

Appeal by Mr Colin Maloney against the delegated decision to refuse an application for a certificate of lawfulness for the proposed erection of a detached outbuilding.

Brook Farmhouse, Hall Lane, Mawdesley, Ormskirk, L40 2QY.

Appeal dismissed 26 June 2020.

Planning Application: 19/00483/FULHH - Inspectorate Reference: APP/D2320/D/20/3244138

Appeal by Mrs Jane Edwards against the delegated decision to refuse full planning permission for a two storey side extension.

133 Higher Meadow, Clayton-Le-Woods, Leyland, PR25 5RP.

Appeal allowed 1 July 2020.

PLANNING APPEALS WITHDRAWN

Planning Application: 19/01119/FUL- Inspectorate Reference: APP/D2320/W/20/3249794

Appeal by Mossgreen Developments Ltd against the delegated decision to refuse full planning permission for change of use from RBS Bank (Use class A2) into a coffee shop/bar (Use class A4) and alterations to front elevation (to include French doors and window with metal railings and new sliding door at first floor to allow access to the balcony and railings to balcony).

The Royal Bank Of Scotland, 23 Town Road, Croston, Leyland, PR26 9RA.

Appeal withdrawn 1 June 2020.

ENFORCEMENT APPEALS LODGED

Inspectorate Reference: APP/D2320/C/20/3252324

Appeal by Interlec Systems against an Enforcement Notice relating to the unauthorised siting of a cabin.

Land on the north east side of South Lodge, Wigan Lane, Chorley.

Inspectorate letter confirming appeal valid received 18 May 2020.

ENFORCEMENT APPEAL DECISIONS

None

ENFORCEMENT APPEALS WITHDRAWN

Inspectorate Reference: APP/D2320/C/20/3252324

Appeal by Interlec Systems against an Enforcement Notice relating to the unauthorised siting of a cabin.

Land on the north east side of South Lodge, Wigan Lane, Chorley.

Appeal withdrawn 3 June 2020.

Report Author	Ext	Date	Doc ID
Adele Hayes	5228	3 July 2020	***