

Item 4 **09/00404/OUTMAJ** **Permit Outline Planning Permission**

Case Officer **Caron Taylor**

Ward **Euxton South**

Proposal **Outline application for the erection of a new community fire station and vehicle appliance facility (renewal of permission 07/00902/OUTMAJ)**

Location **Fire Training Centre Washington Hall Washington Lane Euxton**

Applicant **Mr Chris Kenny**

Proposal The proposal is an outline application for the erection of a new community fire station and vehicle appliance facility (renewal of permission 07/00902/OUTMAJ)

Background The application is a renewal of previous approved application 07/00902/OUTMAJ. The proposal is the same in all respects to this previous permission which is still extant, however the applicants wish to extend the permission to allow more time for reserved matters to be submitted. All matters are reserved apart from the proposed access.

Summary The proposal is a renewal of a previously granted permission and is the same in all respects. The policy situation relating to the application has not changed since the previous application and it is still considered to comply with Policy DC6 of the Local Plan that covers major developed sites in the Green Belt. There are no highway objections and it is not considered that the proposal will have an unacceptable impact on the surrounding properties.

Policies PPG2: Green Belts
DC1: Development in the Green Belt
DC6: Major Developed Sites in the Green Belt

Planning History The site has an extensive planning history in relation to its use as a training centre. The application is for renewal of previous permission 07/00902/OUTMAJ.

Consultations: LCC Highways
The proposal meets highway criteria; hence there is no highway objection.

Planning Policy
No policy objection providing the proposal meets the criteria of Policy DC6.

United Utilities
Have no objection provided the site is drained on a separate system.

Environment Agency
No response has been received, but as the application is the same as the currently extant permission the same condition as requested last time would be imposed.

Coal Authority
Standing Advice.

Representations: One letter has been received from a nearby resident. They wish to comment on the impact on the residential area because of noise and disturbance. They would like written assurance that the siren will not be used during the hours of 10pm to 7pm unless there is a specific reason. They would not want the fire brigade to add to the noise during the night as their house is opposite the exit from the Fire Training Centre, so would be near the proposed traffic lights. They have looked at the plans and would not object to the application as long as their comments are noted.

Applicants Case: Lancashire Fire and Rescue Service (LFRS), as part of a major programme of providing improved fire and rescue services to the Chorley community have identified the site for a new Community Fire Station. This identification is as a result of a detailed assessment of areas of risk within the community.

Providing the service from this new location will enable LFRS to achieve response standards as detailed in their Integrated Risk Management Plan by moving the station into the centre of the 80,000 population it serves, from its current site on Weldbank Lane.

The current Fire Station is unsuitable for use as a Community Fire Station with poor accessibility, over-sized appliance bays and insufficient space for community related uses including facilities for training.

The Community Fire Station will be used to house two fire fighting appliances, one special appliance and their crews. As a Community Fire Station it will also be used as a base for work promoting fire safety. A community room will be included in the building which will accommodate groups of up to around 40 people and will be used to continue and enhance the promotion of fire safety messages as well as being available for community groups for meetings, seminars and training programmes.

Although only an outline application, including access it is intended that the new Community Fire Station will have a total floor area of approximately 1300 square metres including appliance bays, space for community use, fire station operational facilities and allows for circulation within the building. The building will be two storeys high.

The new vehicles storage building will be 1700 square metres and will replace the existing garage on the site which is unsuitable for modern fire appliances. Parking will be provided for the operation staff at the Community Fire Station and there will be parking for visiting members of the public attending the community facilities at the Fire Station, which will be segregated from the operation area for safety and to provide a clear route for visitors from the parking area into the community areas of the Fire Station. Cycle storage is also included.

It is intended that the new community fire station will be two storeys high and so reflect the massing of the existing buildings at Washington Hall. The height of the building will depend on the type

of construction adopted but is likely to be between 10m and 12m. The appliance storage facility will be approximately 10m in height.

Access onto and exit from the site will be via the existing site from Washington Hall onto Westway.

Assessment:

Green Belt

The site is in the Green Belt. Policy DC1 of the adopted Chorley Borough Local Plan Review reflects Government guidance in PPG2: Green Belts. It states that the construction of new buildings inside a Green Belt is inappropriate unless it is for a number of purposes it lists. One of these is the limited infilling or redevelopment of existing major developed sites identified in adopted local plan, which meet the criteria in paragraph C4 of Annex C to PPG2. These criteria are reiterated in Policy DC6 of the Local Plan, which covers Major Developed Sites in the Green Belt.

The criteria such development in the Green Belt should meet are:

- a) the proposals does not have a materially greater impact than the existing use on the openness of the Green Belt and the purposes of including land in it;
- b) the development is in scale and keeping with the main features of the landscape and has regard to the need to integrate the development with its surroundings, and will not be of significant detriment to features of historical or ecological importance;
- c) the development does not exceed the height of the existing buildings;
and in the case of infill:
- d) the proposal does not lead to a major increase in the developed portion of the site, result in a significant additional impact on the surrounding countryside or give rise to off-site infrastructure requirements.

Therefore, the redevelopment of such sites can be appropriate providing these safeguards are met and the openness of the Green Belt is maintained.

Although this is only an outline application for the principle of the development including access, an idea of the scale of the proposals has been provided. It is intended that there will be two buildings; the Community Fire Station itself with a floor area of approximately 1300m², including appliance bays, space for community use and fire station operational facilities, which will be two story's high, and a new vehicles storage facility of approximately 1700m² approximately 10m high replacing an existing vehicle garage.

It is considered that the application is acceptable in terms of Green Belt. Although two new buildings are proposed on the site, an existing large storage garage will be demolished and it is not considered that there will be greater impact on the openness of the Green Belt and the purposes of including land in it, than existing on the site at present and the scale of the development is in keeping with the main features of the landscape.

The proposed new Community Fire Station will be two-storey in height, but the existing storage garage to be demolished that it will replace is taller than an average single-storey building due to the height of the appliances it houses. In addition there are several

existing buildings on the site, which will still exceed the height of buildings now proposed, most notably the Forensic Science Service building directly opposite the site and the main building of the Fire and Rescue Headquarters. The siting will be on the same area of the site as the existing storage area though on a different footprint.

Therefore it is considered that the proposals comply with the criteria for Major Developed Sites in the Green Belt, policy DC6 of the Local Plan and PPG2.

Neighbour Amenity

One neighbour has raised the issue of possible noise caused by the sirens of the fire appliances. The supporting information states that Lancashire Fire and Rescue Service avoid the use of audible warnings on vehicles unless it is deemed necessary to warn others of their presents. In particular, outside peak traffic hours they will only be used if required to indicate danger to others; in normal circumstances at quiet times it would not be necessary to use audible warnings.

Taking this into account it is not considered the proposal will have a detrimental impact on neighbour amenity. In addition the nearest properties to the site are on Astley Village over 180m away (although the access appliances will utilise is closer), separated by significant landscaping and on the other side of Westway.

Highways

Access to the new proposals will be from the existing junction onto Westway. The applicant's state that emergency traffic lights controlled from the fire station could be installed on Westway to allow unimpeded exit for the fire appliances when attending an emergency through a section 278 agreement. However, LCC Highways have no objection to the proposal as submitted.

Recommendation: Permit Outline Planning Permission Conditions

1. An application for approval of the reserved matters (namely appearance, scale, landscaping and layout of the site) must be made to the Council before the expiration of three years from the date of this permission and the development hereby permitted must be begun two years from the date of approval of the last of the reserved matters to be approved.

Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall only be carried out in accordance with the details set out within the Design and Access Statement stamp dated 27th May 2009 unless an alternative or variation to the Design and Access Statement has first been submitted to and approved in writing by the Local Planning Authority wherein the development shall only thereafter be carried out in accordance with the amended Design and Access Statement.

Reason: To provide a satisfactory form of development and in accordance with Policies GN5 and DC6 of the Adopted Chorley Borough Local Plan Review.

3. The development hereby permitted shall be occupied or used until the vehicular accesses have been constructed in accordance with plans, which have been submitted to and approved in writing by the Local Planning Authority. The development thereafter

shall be carried out in accordance with the approved plans unless otherwise agreed in writing by the Local Planning Authority

Reason: In the interests of highway safety and in accordance with Policy No. TR4 of the Adopted Chorley Borough Local Plan Review.

4. Surface water must drain separate from the foul and no surface water will be permitted to discharge to the foul sewerage system.

Reason: To secure proper drainage and in accordance with Policy Nos. EP17 of the Adopted Chorley Borough Local Plan Review.

5. The development hereby permitted shall not commence until full details of the colour, form and texture of all hard ground- surfacing materials (notwithstanding any such detail shown on previously submitted plans and specification) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in conformity with the approved details.

Reason: To ensure a satisfactory form of development in the interest of the visual amenity of the area and in accordance with Policy Nos. GN5 of the Adopted Chorley Borough Local Plan Review.

6. The development hereby permitted shall not commence until samples of all external facing materials to the proposed building (notwithstanding any details shown on previously submitted plans and specification) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out using the approved external facing materials unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the materials used are visually appropriate to the locality and in accordance with Policy Nos. GN5 of the Adopted Chorley Borough Local Plan Review.

7. Before any development hereby permitted is first commenced, full details of the surfacing, drainage and marking out of all car park and vehicle manoeuvring areas shall have been submitted to and approved in writing by the Local Planning Authority. The car park and vehicle manoeuvring areas shall be provided in accordance with the approved details prior to first occupation of the premises as hereby permitted. The car park and vehicle manoeuvring areas shall not thereafter be used for any purpose other than the parking of and manoeuvring of vehicles.

Reason: To ensure adequate on site provision of car parking and manoeuvring areas and in accordance with Policy RT2 of the North West Regional Spatial Strategy 2008.
