

APPLICATION REPORT – 21/00601/CB3

Validation Date: 13 May 2021

Ward: Adlington And Anderton

Type of Application: Full Planning

Proposal: Provision of 9no. car parking spaces for nos. 119 to 135 Chorley Road and erection of galvanised mild steel railings

Location: King Georges Field Play Area Chorley Road Adlington

Case Officer: Chris Smith

Applicant: Chorley Council

Agent: Jason Reynolds, JYM Partnership LLP

Consultation expiry: 22 June 2021

Decision due by: 13 August 2021 (Extension of time agreed)

RECOMMENDATION

1. It is recommended that planning permission is granted subject to conditions.

SITE DESCRIPTION

2. The application site is located in the settlement area of Adlington to the rear of a row of terraced residential properties, nos. 119 to 135 Chorley Road. The site is a narrow rectangular parcel of land which sits just within the boundary of King George's playing fields. Part of the site is occupied by a storage building.
3. To the south west of the site there is a privately owned vehicle access track which serves the rear of the terraced properties. The character of the immediate locality is predominantly residential although there are some commercial uses located along Chorley Road to the south of the site.

DESCRIPTION OF PROPOSED DEVELOPMENT

4. The application seeks planning permission for the provision of 9no. car parking spaces and the erection of metal rail fencing following the demolition of the existing storage building.

REPRESENTATIONS

5. No representations have been received.

CONSULTATIONS

6. Adlington Town Council – Have stated that the town council welcomes this proposal as part of an upgrade of this important local sports and recreational facility.

7. Greater Manchester Ecology Unit (GMEU) – Have not raised any objections to the proposed development.
8. Lancashire County Council Highway Services (LCC Highways) – Have stated that they do not have any objections to the proposed development and are of the opinion that it would not have a significant impact on highway safety, capacity or amenity in the immediate vicinity of the site.
9. Chorley Council's Tree Officer – Advises that the proposed development would require the removal of 1 no. cherry tree and appropriate replanting would mitigate this loss. He also comments that the proposed development could have negative impact on existing trees to be retained, however, this could be mitigated through the use of conditions.

PLANNING CONSIDERATIONS

Principle of the development

10. The National Planning Policy Framework (The Framework) states that plans and decisions should apply a presumption in favour of sustainable development and for decision making this means approving development proposals that accord with an up-to-date development plan without delay, or where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed.
11. The application site is located in the settlement area of Adlington. Policy V2 of 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.
12. The principle of the proposed development is, therefore, considered to be an acceptable one, subject to material planning considerations.

Highway safety

13. Policy BNE1 of the Chorley Local Plan 2012-2026 states that developments must not cause severe residual cumulative highways impact or prejudice highway safety, pedestrian safety, the free flow of traffic, and or reduce the number of on-site parking spaces.
14. LCC Highways state that they do not have any objections to the proposed development and are of the opinion that it would not have a significant impact on highway safety, capacity or amenity in the immediate vicinity of the site. They also state that there is sufficient room to allow cars to enter and exit the private access road which is adjacent to the application site in forward gear and use the shared space between nos. 117 and 119 Chorley Road to undertake a turning manoeuvre. Comment is also made that the track is an established private access and there are no concerns with vehicles using this access.
15. It is not, therefore, considered that the proposed development would prejudice highway or pedestrian safety.

Design and impact on the character of the area

16. 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 proposal does not have a significantly detrimental impact on the surrounding area by virtue of its density, siting, layout, building to plot ratio, height, scale and massing, design, orientation and use of materials.
17. Parts of the site are relatively overgrown with grass and, therefore, the proposed development would introduce an active use which would rejuvenate the site. The private

access track located adjacent to the site is already used by vehicles and it is not considered that the proposed car park would appear out of place within this prevailing context.

18. The proposed fencing would demarcate the proposed car parking area separating the site from the adjacent playing fields and it is not considered that it would appear out of place within the context of the immediate locality. It would be relatively modest in terms of size and scale with a maximum height of approximately 1.2m and it would not therefore appear unduly prominent from the nearest public vantage points.

Impact on the amenity of neighbouring occupiers

19. 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 by creating overbearing impacts.
20. Whilst it is acknowledged that the provision of car parking spaces located adjacent to residential properties could lead to comings and goings that may disrupt residents, it is noted that the track located adjacent to the site is already used by vehicles and a parcel of land located between nos. 117 and 119 Chorley Road is used for off road car parking. It is not considered that the proposed development would have a significantly greater or more adverse impact upon neighbouring amenity than these existing arrangements.
21. Furthermore, it is not considered there would be a material change in or intensification of traffic in the vicinity of the site given that the car parking spaces would predominantly be used by existing neighbouring residents.
22. The proposed fence would be relatively modest in terms of size and scale with a maximum height of approximately 1.2m and its impact upon neighbouring amenity would be negligible.

Ecology

23. Policy BNE9 of the Chorley Local Plan 2012-2026 sets out how development should safeguard biodiversity. Any adverse impacts on biodiversity should be avoided, and if unavoidable should be reduced or appropriately mitigated and/or compensated.
24. Policy BNE11 of the Chorley Local Plan 2012-2026 states that planning permission will not be granted for development which would have an adverse effect on a priority species, unless the benefits of the development outweigh the need to maintain the population of the species in situ.
25. The application has been supported by the provision of a report titled 'Inspection & Assessment in Relation to Bats & Breeding Birds', dated July 2021 prepared by Tyrer Ecological Consultants Ltd. The Council's appointed ecological consultants, The Greater Manchester Ecology Unit (GMEU) have not raised any objections to the proposed development and advise that the report has followed best practice methods and that they accept its findings.

Impact on trees

26. Policy BNE10 of the Chorley Local Plan 2012-2026 seeks to protect trees that make a valuable contribution to the character of an area and requires replacement planting to be undertaken where the benefits of the development outweigh the loss of some trees.
27. The Council's Tree Officer advises that it appears that the proposed development would require the removal of 1 no. cherry tree. The applicant's agent has stated that it is not the intention to remove any trees and the application form states that no trees would be impacted by the development. However, in the event that tree felling is required, a scheme for appropriate replanting is to be secured by a planning condition in order to protect the visual amenity of the area.

28. The Tree Officer also advise that the proposed development could have negative impacts on trees to be retained as a result of root damage and adherence to BS5837:2012 would minimise the potential for this. This is to be secured by a suitably worded planning condition attached to any grant of planning permission.

CONCLUSION

29. The proposed development would not have an unacceptable adverse impact on the character and appearance of the existing site or the surrounding area, nor would it cause any significant harm to the amenity of neighbouring residents, highway safety, ecology or trees. It is, therefore, considered that the development accords with policies BNE1, BNE9 and BNE11 of the Chorley Local Plan 2012 – 2026. Consequently, it is recommended that the application is 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.

RELEVANT HISTORY OF THE SITE

Ref: 21/00607/FUL

Decision: REC

Decision Date: Pending

Description: New Build Sports Changing Facility

Suggested conditions

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

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

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

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

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

Title	Plan Ref	Received On
LOCTION PLAN	P012 rev. A	25 June 2021
PROPOSED SITE PLAN	P011 rev. A	25 June 2021

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

4. During the construction period, all trees to be retained shall be protected in accordance with British Standard BS 5837:2012 or any subsequent amendment to the British Standards.

Reason: To safeguard the trees to be retained.

5. Work should be undertaken in line with the working practices outlined in sections 8.2 and 8.3 and the Biodiversity Enhancement Strategy outlined in appendix II of the report titled 'Inspection & Assessment in Relation to Bats & Breeding Birds' carried out by Tyrer Ecological Consultants

Ltd, received on 15th July 2021. If at any time any protected species are suspected of being present on the site, work should cease immediately, and an ecologist contacted.

Reason: To safeguard protected species

6. Before any tree felling is carried out full details (including species, number, stature and location) of the replacement tree planting shall have been submitted to and approved in writing by the Local Planning Authority. The replacement tree planting shall be carried out in accordance with the approved details within nine months of the tree felling.

Reason: To safeguard the visual amenity of the area.