

C O M M I T T E E R E P O R T		
REPORT OF	MEETING	DATE
Head of Planning and Enforcement	Planning Committee	13 June 2023

ADDENDUM

ITEM 3b - 22/01142/OUTMAJ – Land 75M South East Of 33 Town Lane Whittle-Le-Woods

The recommendation remains as per the original report

Public Open Space

The applicant has confirmed that both play space and amenity green space will be provided on-site and there will be private maintenance. As such, the financial contribution for Public Open Space identified at paragraphs 1 and 134 to 152 of the committee report are reduced to £399,750.

In light of the above, it is considered necessary to attach an additional planning condition to secure the delivery of the Public Open Space to be provided on-site, as follows:

“The first reserved matters application shall provide full details of the position, layout, management and maintenance of the public open space (play space and amenity greenspace), including a timetable for its provision. Thereafter, the provision of the public open space shall be carried out in accordance with the approved details and permanently retained as such thereafter.

Reason: to ensure compliance with policy HS4 of the Chorley Local Plan 2012 – 2026.”

Biodiversity Net Gain

The applicant has requested an amendment to condition 28 to remove reference to the values of biodiversity net gain to be achieved at the site. This is considered to be acceptable and the proposed reworded condition is provided below. However, as the quantity of the net gain will not be secured via condition, its weighting in the planning balance (see paragraph 166 of the committee report) should be reduced from moderate weight, to limited weight. This does not change the overall conclusion of the committee report and the recommendation that the application should be approved.

The first reserved matters application shall be accompanied by an updated version of the Biodiversity Net Gain metric in response to the detailed drawings, to be submitted to and approved in writing by the Local Planning Authority.

Reason: to ensure the biodiversity enhancement measures included as part of the approval of the outline planning permission are achieved.

Representations

An additional five representations have been received in objection to the proposal, raising the same issues as listed in the committee report.

Whittle-le-Woods Parish Council have commented as follows:

“On behalf of Whittle le Woods Residents, we wish to place on record our genuine disappointment at your recommendation to approve this application. We feel badly let down by LCC Highways in particular and the Planning process in general. This Application now dates back almost 3 years and literally hundreds of objections have been lodged raising significant safety concerns supported by independent professional reports.

In our opinion the LCC highways response does not address any of these concerns. The ‘mitigations’ proposed are inadequate and seem to have been agreed away from public scrutiny. It would seem that the desire to see this development go ahead outweighed the safety issues for Town Lane road and footpath users and wellbeing of existing residents overall.

If this application must proceed the Parish Council have a number of requests we would like to be included as conditions placed on this application.

- 1) Provision of an On-site Multi-play outdoor area / equipment for older children. e.g., Basketball with goals. This is to be separate and in addition to the now typical swings and slides aimed at toddlers.*
 - 2) The addition of several benches around the development, especially on the footpaths / zig zag path to allow people to sit and enjoy the space around them. We invite Redrow to consult the Parish Council as to where best to place these benches.*
 - 3) Action is needed please to make Lucas Lane safer to walk, this has already become a cut through from the existing and new Redrow development (Croston's farm / Sycamore Manor). A similar condition was placed to stop this from happening, however, recently became an enforcement issue. This is evidence that this proposed application will cause the same safety issues and urgently needs addressing.*
 - 4) We would like to see adequate water testing of the Whittle Hills quarry and River Lostock (downstream of the Whittle Hills quarry) as an ongoing requirement/ condition. This is to consider the safety of new residents on account of the now well-known issues surrounding the quarry pit contents.*
 - 5) We would like to see a redesign and repair of the Redrow installed ‘footpath & cycle way’ between their Lucas Green Development and Lady Crosse Drive to render it safe and useable for ALL types of users, in all seasons.*
- We look forward to seeing these requests added to your recommendations for the forthcoming planning meeting.”*

In response to the above comments from the Parish Council points 1 and 2, as the planning application is an outline application with all matters reserved, save for access, the detailed site layout will not be known until Reserved Matters stage, should this application be approved. There will then be an opportunity for the Parish Council to comment on the proposed layout, including the proposed play area and other amenity areas. Points 3, 4 and 5 are considered to go beyond what is reasonably required to make this development acceptable.
