

<b>Item</b>	<b>11/00123/REMAJ</b>
<b>Case Officer</b>	<b>Caron Taylor</b>
<b>Ward</b>	<b>Astley And Buckshaw</b>
<b>Proposal</b>	<b>Reserved Matters application for a Health Centre (related to outline permissions 97/00509/OUT and 02/00748/OUTMAJ)</b>
<b>Location</b>	<b>Land 50 Metres South Of Buckshaw Community Centre Unity Place Buckshaw Village Lancashire</b>
<b>Applicant</b>	<b>Eric Wright Group</b>

**Consultation expiry: 16 March 2011**

**Application expiry: 19 May 2011**

### **Proposal**

1. The application is a Reserved Matters application for a Health Centre (related to outline permissions 97/00509/OUT and 02/00748/OUTMAJ).
2. The Health Centre will be sited adjacent to other community facilities south of the existing Buckshaw Village Community Centre and adjacent to Buckshaw Village Nursery and Swimming Academy (which is currently under construction) and Trinity Primary School.

### **Background**

3. Outline planning permission was originally granted for Buckshaw Village in 1997 and subsequently amended in 2002. A GP service for the village is currently being provided from buildings in Buckshaw Retirement Village on a temporary basis.
4. The proposed health centre will be two-storey and provide a range of services to Buckshaw Village residents including GP surgery, dental surgery, health education and training facility and a minor surgery and treatment suite. It will have a gross floor area of 1220 sq m.
5. The ground floor will be made up of the GP service and will include 12 consulting rooms, 3 treatment rooms and a minor operations suite. At first floor on one side of the building will be the dental surgery including 4 dental treatment rooms and an X-ray room. The other side of the building will house a meeting room staff room and the health education.

### **Recommendation**

6. It is recommended that this application is granted planning approval.

### **Main Issues**

7. The main issues for consideration in respect of this planning application are:
  - Principle of the proposal;
  - Design and Layout;
  - Highways and Parking;
  - Neighbour Amenity;

### **Representations**

8. No letters of representation have been received to the application.

### **Consultations**

9. **Lancashire County Council (Highways)** – Have no over-riding highway objection. The means of vehicle access in to the site is already formed in part and is acceptable in terms of the position, radii size and width etc. LCC make some comments on the scheme - see Highways section of this report.

10. **Lancashire County Council Travel Plan Co-ordinator** – states the Framework Travel Plan (FTP) submitted meets all of their submission criteria. Therefore Lancashire County Council is happy to accept it for the site. They request that a Full Travel Plan should be developed along the timescales stated within the FTP as a condition of any planning approval.

## **Assessment**

### Principle of the proposal

11. Outline planning permission was originally granted for Buckshaw Village in 1997 and subsequently amended in 2002. The Section 106 Agreement associated with the site required the retention of a 0.2 hectare area of land for the provision of a health centre, which is the land the subject of this application.
12. The principle of the development of a health centre on this site has therefore been established by the outline permissions and associated Section 106 Agreement.

### Design and Layout

13. The proposed design of the building is contemporary. This is considered appropriate for its position on Buckshaw as the surrounding community buildings also follow a modern design philosophy. The layout of the building is an L-shape which mirrors that of the Community Centre opposite. The front (north) elevation is double height glazing providing views in to the reception area and views of the first floor and clearly identifying the way into the building.
14. The building has been designed to be shallow in plan, with rooms placed externally to benefit from natural light and ventilation. The large glazed area that is the main waiting area/reception is orientated north to ensure maximum light is allowed into the building whilst ensuring that the internal space does not suffer from overheating. The southern elevations have less glazing and the larger windows will have external sun shades installed over them. Photovoltaic cells will be added to the south facing pitched roofs and their position is shown on the plans.
15. The building will be a structural steel framed construction, combined with a metal stud partitioning system. This provides a construction solution that will allow for future adaptation of the building's internal arrangement.
16. The materials palette for the building will reflect its contemporary design and is considered acceptable, being largely rendered with red smooth brick being used for a plinth around the bottom of the building and on a section of the southern elevation to break it up. Windows and doors will be medium grey powder coated aluminium and the pitched roof will be grey Redland Cambrian Slate.

### Highways and Parking

17. The amount of parking provided is restricted by the size of the site (0.2 hectares) which was fixed at outline stage. The site will have 19 parking spaces of its own of which 2 will be disabled, but an arrangement has been made with the Community Centre that parking will be shared between the two buildings, which will allow use of a further 32 spaces, totalling 51. It was always envisaged that the car park would be shared to ensure that the Community Centre and Health Centre would be linked as community facilities and to enable joint working although they are not physically linked. The report which approved the Community Centre (ref: 07/01320/REM) referred to this relationship.
18. The Regional Spatial Strategy Parking Standards state the maximum number of car parking spaces that may be permitted for a development of this scale is approximately 90 spaces, however a recent appeal decision received by the Council limited the weight which can be afforded to these standards.
19. Normally it would be expected that parking for a health centre would be greater than that proposed. However, from the outset Buckshaw Village has been designed to be sustainable, that is to encourage travel to and from the Village by means other than the private car. In addition, the Village itself is laid out with green corridors to encourage residents to walk within

it and the application site is highly accessible on foot. In addition a Framework Travel Plan has been submitted that will form the basis of a Full Travel Plan that will be conditioned. Taking all these factors into account it is considered that application could not be refused on the grounds of highways or parking.

20. LCC Highways have made comments on the where visitors and staff may park within the car park i.e. if patients could park nearer the building and staff further away. However, this is not considered this is something that could be controlled by the Council.
21. Highways also ask for a condition that the planting be restricted to 600mm in height to allow driver visibility of pedestrians. However, the landscaping scheme submitted with the application only shows low planting in these areas, it is therefore considered more appropriate to control this by conditioning the landscaping scheme provided.

#### Neighbour Amenity

22. The site is mainly surrounded by other community buildings. To the south is the Primary School and to the north is the Community Hall with Buckshaw Nursery and Swimming Academy to the northeast. Only the west elevation of the building will face towards a residential parcel, know as Parcel F. This is a large parcel which has mainly been constructed apart from the nearest part to the Health Centre site.
23. There is approximately 16m between the proposed Health Centre building and the boundary with Parcel F, the two are separated by a green corridor. It is considered that this parcel can be designed in a way that the relationship between it and the Health Centre is acceptable.

#### **Overall Conclusion**

24. The application is recommended for approval subject to conditions.

#### **Other Matters**

##### Sustainability

25. It is not a planning requirement that the building must meet policy SR1 of the Sustainable Resources DPD as the proposal was given outline planning permission before this came into force and it must have been secured at the outline stage. However, the building will incorporate various energy saving features including photovoltaic panels as a requirement of the PCT to meet BREEAM standards.

#### **Planning Policies**

##### National Planning Policies:

PPS1, PPS22, PPS23, PPG13, PPG17, PPG24

##### North West Regional Spatial Strategy

Policy DP1: Spatial Principles

Policy RDF1: Spatial Priorities

Policy RT9: Walking and Cycling

Policy EM3: Green Infrastructure

Policy EM5: Integrated Water Management

##### Adopted Chorley Borough Local Plan Review

Policies: GN2, GN5

#### **Planning History**

**97/00509/OUT:** Outline application for mixed use development (housing, employment, shopping, leisure & commercial uses, open spaces, roads, sewers, community facilities & rail station) & indication of junction improvements on surrounding road network. Permitted 24<sup>th</sup> August 1999.

**02/00748/OUTMAJ:** Modification of conditions on outline permission for mixed use development (housing, employment, shopping, leisure & commercial uses, open spaces, roads, sewers, community facilities, road improvements & rail station). Permitted 16<sup>th</sup> December 2002.

## **Recommendation: Permit Full Planning Permission 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. A Travel Plan shall be produced and submitted to Chorley Council using the following timescale:
  - A Travel Plan Co-ordinator shall be appointed and LCC's Travel Plan Advisers informed of contact details prior to occupation of the building hereby permitted;
  - The first travel survey shall be carried out within 3 months of occupation of the building hereby permitted;
  - A Full Travel Plan shall be submitted to Chorley Council and approved in writing within 6 months of the first travel surveys.

The Full Travel Plan shall include the following as a minimum:

- Appointment of a named Travel Plan Co-ordinator
  - Travel survey;
  - Details of cycling, pedestrian and public transport links to the site;
  - Details of cycle parking;
  - SMART Targets for non-car modes of travel;
  - Action plan of measures to be introduced;
  - Details of arrangements for monitoring and review of the Travel Plan for a period of at least 5 years from the date of occupation of the building hereby permitted.

*Reason: To ensure the delivery of sustainable transport objectives, including reductions in car usage, increased use of public transport and walking and cycling and in accordance with Policy TR4 of the Adopted Local Plan Review and PPG13.*

3. The approved external facing materials are:
  - Brick – Ibstock Ravenhead Red Smooth (with dark grey mortar);
  - Rener – Sto – 1.5mm Finish – Warm White 32138;
  - Windows and Doors – Powder Coated Aluminium RAL 70024 (Medium Grey);
  - Pitched Roofs – Redland Cambrian Slate – Grey 30;
  - Rainwater Goods – Square Sections – Black.

The above materials shall be used and no others substituted.

*Reason: To ensure that the materials used are visually appropriate to the locality and in accordance with Policy Nos. GN2 and GN5 of the Adopted Chorley Borough Local Plan Review.*

4. The approved ground surfacing materials are:
  - Car parking areas – tar macadam surfaces (except the raised corner section which will be block paved);
  - Paved Areas – Marshalls Saxon Textured Concrete Paving 400x200mm – Natural;
  - Setts – Marshalls Tegula Concrete Sett Paving (Traffic Gauge) – Pennant Grey;

The above materials shall be used and no others substituted.

*Reason: To ensure that the materials used are visually appropriate to the locality and in accordance with Policy Nos. GN2 and GN5 of the Adopted Chorley Borough Local Plan Review.*

5. The photovoltaic's to be used on the building shall be in accordance with the details as shown on drawing number 1250(10)E01 Rev P1.  
*Reason: To ensure the PV panels are visually appropriate and in accordance with Policy Nos. GN2 and GN5 of the Adopted Chorley Borough Local Plan Review.*

6. All planting, seeding or turfing comprised in the approved details of landscaping (drawing no. ARWSXXPL100007) shall be carried out in the first planting and seeding seasons following the occupation of the building 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.

*Reason: In the interest of the appearance of the locality and in accordance with Policy No GN5 of the Adopted Chorley Borough Local Plan Review.*

7. The external lighting to the site and building shall be carried out in accordance with drawing no. 1250(11)E01 Rev P1 before occupation of the building hereby permitted.

*Reason: To ensure the site is appropriately lit and in accordance with policy GN2 and GN5 of the Adopted Chorley Borough Local Plan Review.*

8. The approved plans are:

Plan Ref.	Dated:	Title:
ARWSXXPL100006	11 February 2011	Proposed Site/Roof Plan
ARXXXEL251001	11 February 2011	Proposed Elevations
ARXX00PL200001	11 February 2011	Proposed Ground Floor Plan General Arrangement
ARXX01PL20001	11 February 2011	Proposed First Floor Plan General Arrangement
ARWSXXPL100007	11 February 2011	Proposed Landscaping Scheme
1250(11)E01 RevP1	11 February 2011	Typical External Lighting Layout
Final 9W5701	25 February 2011	Travel Plan Framework
1250(10)E01 Rev P1	31 March 2011	Proposed PV Installations

*Reason: To define the permission and in the interests of the proper development of the site.*

9. The approved street furniture is:

- Bike Shelter – Broxap Icarus Cycle Shelter (submerged fittings) – Mild Grey;
- Bike Stands – Sheffield Cycle Stand (submerged fittings) – Mild Grey;
- Seat – Broxap Johnson ‘Lift Assist’ Seat (root fixed) – Timber/Mild Grey;
- Bench – Broxap Holyrood Seat (root fixed) – Timber/Mild Grey;
- Traffic Bollards – Broxap Swansea – Black;
- Bin Enclosure – Broxap Warrington Bow Top Fence (2m high) – black.

The above street furniture shall be used and no others substituted and they shall be sited as per approved plan ARWSXXPL100006.

*Reason: To ensure that the materials used are visually appropriate to the locality and in accordance with Policy Nos. GN2 and GN5 of the Adopted Chorley Borough Local Plan Review.*