

Report of	Meeting	Date
Director of People and Places (Introduced by the Executive Member for People)	Executive Cabinet	24 November 2011

ALLOTMENTS UPDATE – THE COMMON, ADLINGTON

PURPOSE OF REPORT

- To provide an update regarding progress with The Common, Adlington element of the allotments project.

RECOMMENDATION(S)

- That delivery of allotments at The Common, Adlington is deferred, that the planning application for on site car parking be withdrawn and officers be instructed to identify alternative sites in the Borough for allotment plots.

EXECUTIVE SUMMARY OF REPORT

- The Common was one of three sites identified to be taken forward for development of new allotments.
- Following consultation and the submission of a planning application for car parking on site there has been opposition expressed by local ward councillors, Adlington Town Council and residents.
- Other local potential sites have been identified, including Harrison Road. All of these sites present further issues including access, ecological impact and/or do not offer good value for money.
- The recommendation is that the delivery of allotments at The Common, Adlington be deferred, that the planning application for on site car parking be withdrawn and officers identify alternative sites in the Borough for allotment plots.

Confidential report Please bold as appropriate	Yes	No
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Key Decision? Please bold as appropriate	Yes	No
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REASONS FOR RECOMMENDATION(S)

(If the recommendations are accepted)

- Following consultation and submission of the planning application there has opposition from local residents, the Town Council and ward councillors, including a signed petition.

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

8. No other options considered.

CORPORATE PRIORITIES

9. This report relates to the following Strategic Objectives:

Strong Family Support	X	Education and Jobs	X
Being Healthy	X	Pride in Quality Homes and Clean Neighbourhoods	X
Safe Respectful Communities	X	Quality Community Services and Spaces	X
Vibrant Local Economy		Thriving Town Centre, Local Attractions and Villages	
A Council that is a consistently Top Performing Organisation and Delivers Excellent Value for Money			

BACKGROUND

10. As part of the Allotments Project three sites have been taken forward for further development:
1. Manor Road, Clayton Le Woods
 2. Duke Street, Chorley
 3. The Common, Adlington
11. An update for Manor Road and Duke Street was provided to Executive Cabinet on 20 October 2011.
12. The initial work for The Common has focused on consultation and, subsequently, submitting a planning application for the provision of car parking on The Common.

CURRENT POSITION

13. Initial consultation with 37 neighbouring properties was undertaken in May 2011. Further consultation was carried out as part of the planning application for the provision of a car park on the site. There has been opposition expressed by local ward councillors and residents including a 52 signature petition and 179 letters of objection.
14. The planning application for car parking is currently live. The Secretary of State for Communities and Local Government did make the application subject to a holding direction, following representations. He subsequently wrote to the Council to say that the application was an issue that should be determined locally and that he would have no further involvement.
15. Other potential sites have been suggested and identified for the southern Chorley area including:
- Harrison Road, Adlington
 - St Oswalds Annex, Coppull (being developed by Coppull Parish Council)
 - Brookside play area

16. As detailed in Appendix 1, both The Common and Harrison Road sites offer the most number of plots, however, the Harrison Road site requires significant investment and there are also concerns regarding access and the local ecology as detailed in Appendix 2. No ecological or access issues have been identified for The Common site and the development costs are also significantly less.
17. Lancashire County Council Highways have indicated that they would strongly resist against access to Harrison Road via the existing canal bridge. British Waterways who own the Grade II listed bridge would require a full structural survey of the bridge; details of vehicle use and an agreement that the cost of repairing any damage to the bridge caused by users of the allotments must be covered by the Council. The only alternative access to Harrison Road is via Old School Lane and this would require some improvements to the unmade access lane.
18. Other smaller sites have been identified in the Coppull area at St Oswalds Annex and the Brookside play area. St Oswalds Annex is currently being developed as a separate site by Coppull Parish Council through negotiation with Lancashire County Council.
19. A potential site at the Brookside, is currently leased by the Council and used as a small play area. To develop this site would require negotiation with the land owner and may also require planning permission. This site would only offer a small number of plots and would not offer good value for money.

Alternative sites

20. Officers will continue to look for and identify suitable alternative allotment sites across the Borough to deliver the allotment project.

Summary

21. The report provides an update regarding the progress made to implement The Common element of the allotments project. There has been opposition expressed by local ward councillors, the Town Council and residents, including a signed petition.
22. Other potential allotment sites present further issues associated with site access, impact on local ecology and/or do not offer good value for money.

IMPLICATIONS OF REPORT

23. This report has implications in the following areas and the relevant Directors' comments are included:

Finance	X	Customer Services	
Human Resources		Equality and Diversity	
Legal	X	Integrated Impact Assessment required?	
No significant implications in this area		Policy and Communications	

COMMENTS OF THE STATUTORY FINANCE OFFICER

24. The report indicates that the cost of the development would have been circa £24,000 and the Council had allocated funding for this. Any unused funds, not spent by the end of this financial year will be carried forward into the new financial year.

COMMENTS OF THE MONITORING OFFICER

25. As the report provides an update and recommends not pursuing a course of action which the Council are not compelled to undertake, there are no legal issues to raise at this time.

JAMIE CARSON
DIRECTOR OF PEOPLE AND PLACE

There are no background papers to this report.

Report Author	Ext	Date	Doc ID
Jamie Dixon	5250	15 November 2011	EC 24-11-2011 Allotments Update – The Common