

Item 4f **13/00076/OUTMAJ**

Case Officer **Nicola Hopkins**

Ward **Chorley North West**

Proposal **Application for a new planning permission to replace the extant outline planning permission no. 09/00033/OUTMAJ (which permitted the demolition of the existing building and erection of a 4 storey apartment building providing 28 one and two bed roomed apartments with associated car parking) in order to extend time limit for implementation**

Location **Hospital Car Park Preston Road Chorley**

Applicant **W Marsden And Sons**

Consultation expiry: 6 March 2013

Application expiry: 29 April 2013

Proposal

1. The application relates to an extant outline planning permission and seeks to extend the time limit for implementation.
2. Outline planning permission was granted in April 2009 (ref:09/00033/OUTMAJ) to demolish the existing building and erect a 4 storey apartment building providing 28 one and two bed roomed apartments with associated car parking.
3. The building was subsequently demolished and the site is now used for car parking in association with the Hospital. When outline planning permission was granted condition 1 required the submission of reserved matters within 4 years of the permission which expires in April this year. As such the land owners have applied to extend the time period for submitting reserved matters and subsequently commence the development.
4. In October 2009 legislation was introduced, subsequent to the 2008 Planning Act, which allows applicants to extend the time period for implementation of extant planning approvals. This legislation was introduced in order to make it easier for developers to keep planning permissions alive for longer during the economic downturn. A new planning permission is applied for to replace the existing permission. The original legislation related to all extant permissions granted prior to 1 October 2009 however in October 2012 this was extended to extant permissions granted on or before 1 October 2010.

Recommendation

5. It is recommended that this application is granted conditional outline planning approval subject to the associated Section 106 Agreement

Main Issues

6. The main issues for consideration in respect of this planning application are:
 - Guidance
 - Principle of the development
 - Affordable Housing
 - Density
 - Parking
 - Sustainability
 - Open Space
 - Section 106 Agreement

Consultations

7. **Liberata** have assessed the submitted financial viability assessment on behalf of the Council
8. **The Council's Housing Manager** has commented on affordable housing.

Assessment

Guidance

9. Guidance issued by the Department of Communities and Local Government states that when determining applications for extensions to time limits the development will by definition have been judged to be acceptable in principle at an earlier date (in this case by permitting application 09/00033/OUTMAJ). While such applications must be decided in accordance with the plan, unless material considerations indicate otherwise, Local Planning Authorities should in making their decision focus their attention on development plan policies and other material consideration which may have changed significantly since the original grant of planning permission.
10. In this case the only physical change to the site is the demolition of the building and the use of the site as a parking area for the hospital. There have been changes to policy that the proposal should be assessed against. Most notably are the publication of the National Planning Policy Framework which cancels specified previous Government guidance and the adoption of the Central Lancashire Core Strategy (July 2012). These are material to the consideration of this application.

Principal of the Development

11. The site is located within the settlement area of Chorley, as allocated within the current and emerging Local Plan, and is considered to be previously developed land.

Affordable Housing

12. The proposal incorporates the erection of a 4 storey apartment building incorporating 28 apartments. In accordance with Policy 7 of the Central Lancashire Core Strategy 30% affordable housing (or 8 units) will be required as part of the development.
13. When the previous application at this site was assessed the applicants submitted a financial appraisal of the scheme. This appraisal demonstrated that the provision of 8 (30%) affordable units as part of the scheme would render the development financially unviable. Additionally 20% affordable housing (or 6 units) was also not financially viable. This was due to the abnormal costs associated with the development including demolition and remediation. As such it was agreed that the maximum number of affordable units which could be achieved on this site was three of the apartments. This was secured via a S106 Agreement
14. Additionally the nature of the market was taken into account when the previous application was approved and the outline permission was granted with a longer time period to submit reserved matters (four years) and a further two years to commence the development.
15. Three of the 28 units equates to 11% of the whole development. Policy 7 of the Core Strategy requires 30% affordable housing within the urban areas of Chorley subject to site and development considerations such as financial viability. As such a reduced percentage of affordable housing may be considered acceptable where financial considerations apply.
16. The supporting information submitted with the application states that since the original date of approval the change in economic climate resulting in reduced property values has impacted on the economic viability of the scheme. The application is supported by a financial appraisal which seeks to demonstrate that the inclusion of any affordable units within the scheme would render it unviable. The applicant is now seeking a 100% market housing scheme.
17. The submitted financial appraisal scheme has been assessed by Liberata on behalf of the Council. They have drawn the following conclusions:

- The sale prices appear to be on the low side however owing to the nature of this scheme and the uncertainty of selling apartments, I would agree with these figures to remain cautious.
 - The construction costs are reasonably low.
 - All other costs such as stamp duty and interest are typical costs.
 - The land value is higher than usual.
 - The developers profit equates to 14.21% which is typical.
18. The Council's Affordable Housing SPD sets out a preference for on-site affordable housing however as this scheme is 100% apartment development and the affordable housing need in the Borough is two bedroom houses not apartments it is considered in this case that a commuted sum for off-site affordable housing provision may be a suitable way forward. This would ensure the site is marketable, being 100% market dwellings, whilst securing some affordable housing benefit. In this regard the Council's Housing Manager has confirmed that the commuted sum, based on the originally approved affordable housing mix (1 x one bedroom ground floor flat (intermediate) and 2 x two bedroom ground floor flats (social rented)), is £77,082.
19. This suggested way forward was sent to the agent for the application who discussed it with his client. He has confirmed that the inclusion of this commuted sum would reduce the developer's profit, set out above, be approximately 3% resulting in approximately 11% profit which would not be considered viable in respect of progressing this scheme. It has been noted that a profit percentage of 9.5% has been accepted on another housing scheme recently where the land is owned by the applicant however this was a mix of houses and apartments where some return can be secured from houses early. Apartments schemes cannot secure any return until the whole development is complete hence a higher rate of return overall is necessary to render the scheme viable.
20. In this case the applicant has agreed to provide a commuted sum of £25,694 (which equates to one affordable unit) for affordable housing which is less than originally secured as part of this scheme however, based on the supporting financial viability assessment, it is considered that this will enable the residential development of this site, secure an affordable housing benefit and allow for a reasonable developers profit.
21. Additionally as part of the original application the applicants agreed to include an overage clause within the Section 106 Agreement. This clause will ensure that 25% of any profit over the envisaged developer profit will be paid to the Council to be spent on affordable units elsewhere in the Borough. This clause still forms part of the S106 Agreement for this site.

Density

22. The site is 0.218 hectares in size, the erection of 28 apartments on this site equates to a density of 128 dwellings per hectare. Policy 5 of the Core Strategy relates to Housing densities and states that *The authorities will secure densities of development which are in keeping with local areas and which will have no detrimental impact on the amenity, character, appearance, distinctiveness and environmental quality of an area, consideration will also be given to making efficient use of land.* This is clearly a very high density however the nature of the development, high density apartment development, and the location of the site is considered to be appropriate development for this site taking into consideration the sustainable location and character of the area.

Parking

23. The site fronts onto the A6 Preston Road which is the main route connecting Chorley Town Centre with the M61 motorway, Preston and the Parishes of Chorley. The A6 is a very busy road however visibility is good and the proposal will utilise an existing access point (this access point has been closed to traffic whilst the site has been used as a car park for the hospital). The site is considered to be a very sustainable location.
24. The scheme incorporates 36 parking spaces including 4 disabled parking spaces and cycle storage. The scheme incorporates 20 one bedroom apartments and 8 two bedroom

apartments for which 36 parking spaces is appropriate and in accordance with the parking standards set out within the emerging Local Plan (which is considered to be appropriate to utilise in the absence of adopted parking standards).

Sustainability

25. When the previous application was considered the Sustainable Resources DPD had been adopted. This document has not been superseded by the adoption of the Core Strategy and in particular Policy 27 which currently requires dwellings to be built to Code for Sustainable Homes Level 4 with additional carbon emission savings. These are similar requirements as those which were applicable at the time of the previous application apart from the fact that the code level has increased to level 4 and the percentage of emission savings has increased from 10% to 15%.
26. When the previous application was considered it was considered that the sustainable resources requirements would further impact on the financial viability of the scheme and would ensure that no affordable units could be achieved. As such it was considered that, in this situation, the contribution to the Boroughs supply of affordable units and the redevelopment of a derelict site in a prominent location outweighed the need for renewable energy contribution as part of this scheme.
27. The agent for the application has however confirmed that the units will be constructed to Code for Sustainable Homes Level 3 and this will be secured by condition.
28. Taking into account the fact that the scheme has yet to commence and the housing market has not risen significantly since the previous approval, particularly in respect of apartments, it is not considered that the scheme is any more viable now than when the previous application was considered. As such, in this case, the current requirements of Policy 27 will not be attached to the recommendation, although securing Code Level 3 will be.

Open Space

29. The previous application secured a contribution of £20,208 for the provision and maintenance of equipped play space in the Borough. This contribution relates to Policy HS21 of the Local Plan and was based on the formula within the Interim Planning Guidelines for New Equipped Play Areas Associated with Housing Developments.
30. Since the previous application was approved the Central Lancashire Councils have been developing its evidence base as part of the Core Strategy and emerging Local Plan. In this regard the Open Space study and Playing Pitch Strategy have been published and the Central Lancashire authorities have produced an Open Space and Playing Pitch Supplementary Planning Document (this document was consulted upon earlier this year). Based on the up to date evidence this scheme would generate the requirement for:
 31. Amenity greenspace
Local Plan Policy HS21 sets a standard of 0.45 hectares per 1,000 population. There is currently a deficit of provision in the Chorley North West ward in relation to this standard, a contribution towards new provision is therefore required from this development. The amount required is £85 per dwelling.
 32. Provision for children/young people (equipped play area)
Local Plan Policy HS21 sets a standard of 0.25 hectares per 1,000 population. There is currently a deficit of provision in the Chorley North West ward in relation to this standard, a contribution towards new provision is therefore required from this development. The amount required is £426 per dwelling.
 33. Playing Pitches
A Playing Pitch Strategy was published in June 2012 which identifies a Borough wide deficit of playing pitches but states that the majority of this deficit can be met by improving existing pitches. A financial contribution towards the improvement of existing playing pitches is therefore required from this development. The Playing Pitch Strategy includes an Action Plan

which identifies sites that need improvements. The financial contribution required is £868 per dwelling.

34. This equates to £11,032 which is less than the original agreement secures however is the maximum which can be secured based on the up to date evidence base.

Section 106 Agreement

35. A supplemental S106 Agreement will be entered into in respect of this application as approval of this application results in the issuing of a new planning permission and a supplemental is required to tie this permission into the original obligations. However the obligations have been amended, as set out above, as follows:

36. The total public open space contribution required from this development (8 apartments) is as follows:

- Amenity greenspace = £680
- Equipped play area = £3,408
- Playing pitches = £6,944
- TOTAL = £11,032

37. A commuted sum of £25,694 will be secured for affordable housing and the clauses requiring on site affordable housing will be deleted.

Overall Conclusion

38. The application site is located within Chorley Town which is identified within Policy 1 of the Core Strategy as a key service centre and an area for growth and investment. It is considered that an extension to the timescale for implementing this permission will enable the housing market to improve.

39. The framework confirms that the purpose of the planning system is to contribute to the achievement of sustainable development and it is considered that the development of this site has the ability to meet the sustainable principles embodied in the Core Strategy. As such it is considered that the development of this site will secure benefits whilst contributing to the aims of both the framework and the Core Strategy.

Planning Policies

National Planning Policies:

- National Planning Policy Framework (the Framework)

North West Regional Spatial Strategy:

- **Policy DP1:** Spatial Principles
- **Policy DP4:** Make the best use of Existing Resources and Infrastructure
- **Policy DP7:** Promote Environmental Quality
- **Policy RDF1:** Spatial Priorities
- **Policy L4:** Regional Housing Provision
- **Policy L5:** Affordable Housing
- **Policy RT9:** Walking and Cycling
- **Policy EM5:** Integrated Water Management
- **Policy EM15:** A Framework for Sustainable Energy in the North West
- **Policy EM16:** Energy Conservation and Efficiency

Adopted Chorley Borough Local Plan Review:

- **GN1:** Settlement Policy- Main Settlements
- **GN5:** Building Design and Retaining Existing Landscape Features and Natural Habitats
- **GN9:** Transport Accessibility
- **EP4:** Species Protection
- **EP9:** Trees and Woodland
- **HS4:** Design and Layout of Residential Developments
- **HS6:** Housing Windfall Sites

- **HS21:** Playing Space Requirements
- **TR1:** Major Development- Tests for Accessibility and Sustainability
- **TR4:** Highway Development Control Criteria
- **TR18:** Provision for pedestrians and cyclists in new developments

Central Lancashire Core Strategy (adopted July 2012)

Policies to be given weight are:

- **Policy MP** clarifies the operational relationship between the Core Strategy and the National Planning Policy Framework. When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF. Planning policies that accord with the policies in the Core Strategy will be approved without delay, unless material considerations indicate otherwise. Where there are no policies relevant to the application or relevant policies are out of date the Council will grant planning permission unless material considerations indicate otherwise taking into account Policy MP a) and b).
- **Policy 1** Locating Growth
- **Policy 4** Housing Delivery
- **Policy 5** Housing Density
- **Policy 7** Affordable Housing
- **Policy 22** Biodiversity and Geodiversity
- **Policy 17** Design of new buildings
- **Policy 27** Sustainable Resources & New Developments

Supplementary Planning Guidance

- Affordable housing Supplementary Planning Document October 2012
- Design Guide Supplementary Planning Document September 2012
- Interim guidelines - new equipped play areas September 2010
- Trees and development September 1999

Emerging Local Plan (2012-2026)

- ST4- Parking Standards
- HS4A- Open Space Requirements in New Housing Developments
- HS4B- Playing Pitch Requirements in New Housing Developments
- BNE1- Design Criteria for New Development
- BNE9- Trees

Planning History

03/00958/COU- Change of use from Nursing Home to Offices (Class B1). Approved 2003

04/01295/OUTMAJ- Outline application for the demolition of existing nursing home and erection of new B1 office block and car parking. Refused January 2005

07/01271/FULMAJ- Demolition of existing building and erection of four storey apartment building, providing 28 no. one and two bedroom apartments with associated car parking and landscaping. Withdrawn

08/00232/FULMAJ- Demolition of existing building and erection of four storey building, providing 28 one and two bedroom apartments with associated car parking and landscaping. Refused June 2008

09/00033/OUTMAJ- Outline application for the demolition of existing building and erection of a 4 storey apartment building providing 28 one and two bed roomed apartments with associated car parking. Approved April 2009

09/00410/FUL- Change of use to hospital car park for temporary 3 year period. Approved June 2009

09/00470/DIS- Application to discharge conditions 3, 8 and 9 attached to planning approval 09/00033/OUTMAJ. Conditions discharged June 2009

09/00671/DIS- Application to discharge condition 3 and 4 attached to planning approval 09/00410/FUL. Conditions discharged September 2009

13/00166/FUL- Application to extend the temporary permission for the use of the site as a hospital car park for a 3 year period. Pending decision

**Recommendation: Permit (Subject to Legal Agreement)
Conditions**

- 1. Any application for approval of reserved matters (namely external appearance of the building and landscaping of the site) must be made to the Council not later than four years from the date of this decision. The development shall be begun within two years of the date of approval of the last of the reserved matters or within six years of the date of this decision whichever is the later. Reason: This condition is required to be imposed by the provisions of Article 3 (1) of the Town and Country Planning (General Development Procedure) Order 1995 and 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 application for approval of reserved matters shall be accompanied by full details of existing and proposed ground levels and proposed building slab levels (all relative to ground levels adjoining the site), notwithstanding any such detail shown on previously submitted plans. The development shall only be carried out in conformity with the approved details. Reason: To protect the appearance of the locality, in the interests of the amenities of local residents and in accordance with Policy Nos. GN5 of the Adopted Chorley Borough Local Plan Review and Policy 17 of the Adopted Central Lancashire Core Strategy.**
- 3. No development shall take place until a desktop study in order to identify any potential sources of land contamination associated with the development has been carried out and approved in writing by the Local Planning Authority. If the potential for contamination is confirmed further surveys by the developer to assess the risks and identify and appraise the options for remediation shall be carried out prior to the commencement of the development. The surveys shall then be submitted to and approved in writing by the Local Planning Authority identifying the proposed remediation works. The works thereafter shall be carried out in accordance with the approved remediation strategy. Reason: To protect the environment and prevent harm to human health, by ensuring the site is suitable for the proposed end-use, in accordance with Paragraph 121 of the National Planning Policy Framework (DCLG, 2012).**
- 4. No development shall take place until a scheme of landscaping has been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail which may have previously been submitted. The scheme shall indicate all existing trees and hedgerows on the land; detail any to be retained, together with measures for their protection in the course of development; indicate the types and numbers of trees and shrubs to be planted, their distribution on site, those areas to be seeded, paved or hard landscaped; and detail any changes of ground level or landform. Reason: In the interests of the amenity of the area and in accordance with Policy No. GN5 of the Adopted Chorley Borough Local Plan Review and Policy 17 of the Adopted Central Lancashire Core Strategy**
- 5. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of any buildings 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, unless the Local Planning Authority gives written consent to any variation. *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 and Policy 17 of the Adopted Central Lancashire Core Strategy*

6. The development hereby permitted shall not commence until samples of all external facing materials to the proposed buildings (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. *Reason: To ensure that the materials used are visually appropriate to the locality and in accordance with Policy Nos. GN5 and HS4 of the Adopted Chorley Borough Local Plan Review and Policy 17 of the Adopted Central Lancashire Core Strategy*
7. 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 and HS4 of the Adopted Chorley Borough Local Plan Review and Policy 17 of the Adopted Central Lancashire Core Strategy*
8. Prior to the commencement of the development full details of the proposed bat boxes to be erected shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the proposed location of the boxes, the number proposed and the specification of the boxes. The development thereafter shall be carried out in accordance with the approved details. *Reason: To ensure the continued protection and enhancement of bats on the site and in accordance with Policy EP4 of the Adopted Chorley Borough Local Plan Review and Policy 22 of the Adopted Central Lancashire Core Strategy*
9. Before the development hereby permitted is first commenced, full details of the position, height and appearance of all fences and walls to be erected to the site boundaries (notwithstanding any such detail shown on previously submitted plans) shall have been submitted to and approved in writing by the Local Planning Authority. No building shall be occupied or land used pursuant to this permission before all walls and fences have been erected in accordance with the approved details. Fences and walls shall thereafter be retained in accordance with the approved details at all times. *Reason: To ensure a visually satisfactory form of development, to protect the amenities of occupiers of nearby property and in accordance with Policy Nos. GN5 of the Adopted Chorley Borough Local Plan Review and Policy 17 of the Adopted Central Lancashire Core Strategy*
10. Before the development hereby permitted is first commenced, full details of the gates to be erected to the vehicular entrance to the site (notwithstanding any such detail shown on previously submitted plans) shall have been submitted to and approved in writing by the Local Planning Authority. The details shall include information about the operation of the entrance gates. No building shall be occupied or land used pursuant to this permission before the entrance gates have been erected in accordance with the approved details. The entrance gates shall thereafter be retained in accordance with the approved details at all times. *Reason: To ensure a visually satisfactory form of development, to ensure adequate access is provided for refuge vehicles and in accordance with Policy Nos. GN5 of the Adopted Chorley Borough Local Plan Review and Policy 17 of the Adopted Central Lancashire Core Strategy*
11. Prior to the commencement of the development full details of the Management Company and arrangements for the future management and maintenance of the site, including storage and collection of refuse and management of the parking spaces,

shall be submitted to and approved in writing by the Local Planning Authority. The site shall thereafter be managed by the approved Management Company in accordance with the approved arrangements. *Reason: To ensure the satisfactory management of the car parking arrangements and refuse storage/ collection at the site and in accordance with Policy TR4 of the Adopted Chorley Borough Local Plan Review and Policy 17 of the Adopted Central Lancashire Core Strategy*

12. Prior to the commencement of the development full details of the cycle parking provision shall be submitted to and approved in writing by the Local Planning Authority. The cycle parking provision shall thereafter be provided in accordance with the approved details. *Reason: To ensure adequate on site provision for cycle parking and in accordance with Policies No. TR18 and HS4 of the Adopted Chorley Borough Local Plan Review and Policies 3 and 17 of the Adopted Central Lancashire Core Strategy*
13. Prior to the commencement of the development full details of the bin storage facilities shall be submitted to and approved in writing by the Local Planning Authority. The bin storage thereafter shall be constructed and retained in accordance with the approved plans. *Reason: To ensure that adequate refuse storage is provided on site and in accordance with Policy HS4 of the Adopted Chorley Borough Local Plan Review and Policy 17 of the Adopted Central Lancashire Core Strategy*
14. 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 guidance contained within the National Planning Policy Framework*
15. During the construction period, all trees to be retained shall be protected by 1.2 metre high fencing as specified in paragraph 8.2.2 of British Standard BS5837:2005 at a distance from the tree trunk equivalent to the outermost limit of the branch spread, or at a distance from the tree trunk equal to half the height of the tree (whichever is further from the tree trunk), or as may be first agreed in writing with the Local Planning Authority. No construction materials, spoil, rubbish, vehicles or equipment shall be stored or tipped within the areas so fenced. All excavations within the area so fenced shall be carried out by hand. *Reason: To safeguard the trees to be retained and in accordance with Policy Nos. EP9 of the Adopted Chorley Borough Local Plan Review and Policy 17 of the Adopted Central Lancashire Core Strategy*
16. The car park hereby approved shall be constructed in accordance with the 'macadam no dig construction' method detailed on plan reference 09/147/P04, received 19th January 2009, within the tree root zone of the trees to be retained on site. The construction of the car park shall be in accordance with the approved method of construction unless otherwise agreed in writing by the Local Planning Authority. *Reason: To ensure the continued protection of existing trees on the site and in accordance with Policy EP9 of the Adopted Chorley Borough Local Plan Review and Policy 17 of the Adopted Central Lancashire Core Strategy*
17. The hereby permitted shall be carried out in accordance with the following approved plans:

Title	Drawing Reference	Received date
Proposed Site Layout	08/147/P01A	10 th February 2009
Existing Site Layout and Location Plan	08/147/E01	19 th January 2009
Proposed macadam no dig construction	09/147/P04	19 th January 2009
Existing and Proposed Site Section	08/147/P03	19 th January 2009

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

- 18. All the dwellings hereby permitted will be required to meet Code Level 3 of the Code for Sustainable Homes. Within 6 months of occupation of each dwelling a Final Certificate, certifying that the relevant Code for Sustainable Homes Level for that dwelling has been achieved, shall be submitted to the Local Planning Authority. Reason: *In the interests of minimising the environmental impact of the development. In accordance with guidance contained within the National Planning Policy Framework and Policy 27 of the Central Lancashire Core Strategy 2012.***
- 19. Prior to the commencement of the development a 'Design Stage' assessment and related certification shall be submitted to and approved in writing by the Local Planning Authority. The assessment and certification shall demonstrate that the dwellings will meet the relevant Code Level. Reason: *In the interests of minimising the environmental impact of the development. In accordance with guidance contained within the National Planning Policy Framework and Policy 27 of the Central Lancashire Core Strategy 2012.***
- 20. No dwelling shall be occupied until a letter of assurance; detailing how that plot has met the necessary Code Level has been issued by a Code for Sustainable Homes Assessor and approved in writing by the Local Planning Authority. Reason: *In the interests of minimising the environmental impact of the development. In accordance with guidance contained within the National Planning Policy Framework and Policy 27 of the Central Lancashire Core Strategy 2012.***