

Item B. 2 **06/00850/CB3** **Permit Full Planning Permission**

Case Officer **Mrs Nicola Hopkins**

Ward **Chorley South East**

Proposal **Creation of an access junction off the proposed Eaves Green Link Road (site area 0.31ha)**

Location **Land South Of Vertex Training And Conference Centre Little Carr Lane Chorley PR7 3JT**

Applicant **Roger Hanscombe Head Of Property Services**

Proposal The application relates to the creation of an access junction off the proposed Eaves Green Link Road. The access will serve all the land associated with the Chorley Conference Centre (former Vertex) site other than the land which already has planning permission for housing (which will be served off Little Carr Lane).

Planning permission was granted in December 2002 (02/00907/ CB3ESM) for the Eaves Green Link Road. The location of this access junction was indicated on the originally approved plans.

Planning Policy PPG13- Transport
Joint Lancashire Structure Plan: Policy 6- Green Belt
Policy 21- Lancashire's Natural and Manmade Heritage
Adopted Chorley Borough Local Plan Review:
DC1- Development in the Green Belt
EP2- County Heritage Sites and Local Nature Reserves
EP4- Species Protection
EP9- Trees and Woodland
EP10- Landscape Assessment
TR3- Road Schemes

Planning History Proposals for the Eaves Green Link Road were first put forward in the mid-1970s as part of the New Town Master Plan. Much consideration was given to a variety of routes until planning permission was granted in 2002 (02/00907/CB3ESM) for the Eaves Green Link Road.

Applicant's Case The following points have been included in support of the application:

- The proposed access is intended to be constructed at the same time as the Eaves Green Link Road itself. Works are due to start in October 2006.
- The proposal includes landscape screen planting and a noise attenuation barrier
- A traffic analysis has been carried out to assess the combined impact of additional traffic from the Chorley Conference Centre site and the Holy Cross School onto the Link Road and associated junctions. The analysis concluded that the junction will operate within capacity.

- A legal agreement is in place that requires the owners of the Conference Centre site to construct a new road (within their site) to the access junction within 24 months of the Link Road opening to public traffic.

Representations None received

Consultations **Lancashire County Council's Highways** have no objections

Lancashire County Council's Ecologist has stated that the ecological surveys, impact assessment and mitigation/compensation proposals for the approved Eaves Green Link Road have addressed any ecological issues relating to the proposed access junction and therefore has no further comments to make.

Chorley Borough Council's Landscape Assistant has no objection in principle to the scheme but has made the following comments:

- There are no details of the species which will be used for the screen planting or what sizes the trees and shrubs will be. Similarly there are no details of the groundcover shrub planting
- Time of planting and aftercare will be critical to the success of the scheme
- The wildflower grassland may impact on the junction sight lines and will need to be cut short for safety when the junction is utilised.
- The boundary fencing seems fine but painted in a dark shade of brown would visually look best.

Assessment

Planning permission was granted in 2002 for the creation of the Eaves Green Link Road. The road incorporates a 1.35 km length of road which connects Lower Burgh Way with the A6 Bolton Road. This application relates to the creation of an access junction off the link road which will serve the former Vertex Training Centre.

It was intended when the link road was approved to provide an access junction to serve the Chorley Conference Centre (former Vertex) and land associated with the centre. Outline Planning Approval was granted in 2005 (04/01457/OUTMAJ) to construct 56 dwellings on part of the Vertex site. The approved matters were approved in July 2006 (06/00077/REMMAJ). This housing site will be accessed off Little Carr Lane and will not utilise the access junction subject to this planning application.

The proposed junction was indicated on the approved plans for the link road and it is proposed to construct the junction at the same time as the link road. The new access involves a slight widening of the Link Road to cater for turning movements and the 'bell mouth' of the access itself.

The link road will be constructed mainly within the settlement area of Chorley however part of the road will be constructed within the Green Belt, close to ancient

woodland and a Biological Heritage Site. The site subject to this application is located adjacent to the Green Belt and the Biological Heritage Site. The proposal has the potential to impact on these areas however an Environmental Statement was submitted with the link road application which includes mitigation methods which are considered to be acceptable and compliance with these mitigation methods will be attached as a condition to this approval.

There is a legal agreement in place which requires the owners of the Conference Centre to construct a new road within their site to the access junction within 24 months of the Link Road opening to public traffic. Once constructed the junction will be the sole entrance and exit for the Conference Centre Site. At this time the present entrance/exit at Little Carr Lane will be closed off to vehicles.

The current access to the Conference Centre site utilises Little Carr Lane which is mainly residential. The proposed junction will reduce the amount of vehicular traffic which currently access the site along Little Carr Lane which will benefit the residents of Little Carr Lane and Carr Lane.

The proposal incorporates screen planting and a noise attenuation barrier to mitigate the impact of the link road and the access junction.

The Council's Landscape Assistant has raised concerns in respect of the screen planting as the application does not incorporate details of the species proposed. However a landscaping condition will be attached to the permission to require submission of planting details which will satisfy the Landscape Assistants concerns.

The plans approved as part of the Eaves Green link Road application incorporated reference to the proposed junction and therefore the principle of the scheme has been accepted. The access junction will help ease congestion on the roads which are currently used to access the Conference Centre Site which will benefit highway safety in the area and the nearby residential occupants. The proposal is therefore considered to be acceptable.

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 91 of the Town and Country Planning Act 1990.

2. 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.

3. 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.

4. The access junction hereby permitted shall only be constructed in conjunction with the mitigation measures specified in the Environmental Statement which accompanied the planning application for the Eaves Green Link Road (Ref: 9/02/00907/CB3ESM) and the junction shall not be opened for use by vehicular traffic until all mitigation measures so specified have been completed in full, except as may otherwise be agreed in writing by the Council as Local Planning Authority. Reason: To ensure the environmental impacts of the development are satisfactorily mitigated and in accordance with Policy EP4 of the Adopted Chorley Borough Local Plan Review.
