

Item 4g **13/01105/REMAJ**

Case Officer **Mr Paul Whittingham**

Ward **Chorley South East**

Proposal **Reserved Matters Application in relation to planning permission 13/00721/FULMAJ (Landscaping) for the Big Lamp Development Opportunity Site.**

Location **Land North Of Duke Street Including QS Fashions And Bounded By Pall Mall And Bolton Street Chorley**

Applicant **ASDA Stores Limited**

Consultation expiry: 30 January 2014

Application expiry: 21 February 2014

Proposal

1. Planning permission was granted 09/00933/FULMAJ on 21/12/2010 for a hybrid application to include full planning permission for a new supermarket, with parts of the site (Bolton Street and Big Lamp junction) approved in outline for B1 or D1 use with access and scale having been determined. Consent was subsequently granted 13/00721/FULMAJ under Section 73 to amend the original consent in terms of the approved plans on 26 November 2013.
2. This application is a reserved matters application for the landscaping of the Big Lamp Development Opportunity Site.
3. The land that is the subject of this application has now been transferred to the Council and potential development options are being considered and will come forward in the near future as a full application.

Recommendation

4. It is recommended that this application is granted conditional Reserved Matters approval.

Main Issues

5. The main issues for consideration in respect of this planning application are:
 - Principle of the development
 - Background information
 - Levels
 - Impact on the neighbours
 - Design

Representations

6. No letters of objection have been received

Assessment

Principle of the development

10. Approval was granted in December 2010 (part Outline and part Full) for the redevelopment of the site fronting Bolton Street and Pall Mall to provide a Class A1 food store (full) and provision of a retail unit and a business / non residential institution unit (use class B1 & D1) (Outline). As this is a reserved matters application the principle of the development is not being considered and it is the reserved matters applied for that are to be considered namely - appearance, layout and landscaping. In this instance the Landscaping of the site is being applied for.

Background Information

11. Whilst planning consent was granted back in December 2010 for the overall redevelopment scheme the finish of this site is a matter that needs resolving prior to a planning application for a final building design to come forward to meet a particular end users requirements. A Highway legal agreement is being progressed that is needed for the works to Market St and the Big Lamp junction but will also include Bolton Street and the creation of a new service access adjacent to this site where the old Kwik Save building was.

Levels

12. The overall site does not have any significant levels changes however there are small levels changes on this part of the site between the Pall Mall street frontage and the Asda car park and this scheme will provide a landscaped slope to ensure that the appearance of the overall site is maintained pending a development solution coming forward for the site.

Impact on the neighbours

13. The landscaping of this part of the site will ensure that the visual link of the site to Market St is maintained without having temporary hoardings in place and so this will have a positive contribution to the local area as opposed to having an impact upon nearby shops and houses.

Design

14. The details of the landscaping solution is a simple grassed area that will allow the scheme to be completed and the store opened at the earliest opportunity and appear finished but allow development opportunities to be progressed and delivered with limited redevelopment costs.

Overall Conclusion

15. This reserved matters application is the pre-requisite to delivering the Asda store and ensuring the completion of the overall site prior to the store opening and ensuring that the visual link between the store and Market St is maintained and enhanced. The redevelopment of this site will come forward following an options appraisal and market testing and there will be an application submitted to cover the delivery of a building on this site.

Planning Policies

National Planning Policies:

National Planning Policy Framework – The Framework

Emerging Local Plan 2012-2026

Policies: EP5.2, BNE1

Joint Core Strategy

Policy 1 – Locating Growth

Recommendation: Approve Reserved Matters

Conditions to follow on the Committee Addendum