

<b>Item A. 1</b>	<b>07/00469/FULMAJ</b>	<b>Permit Full Planning Permission</b>
<b>Case Officer</b>	<b>Mr Andy Wiggett</b>	
<b>Ward</b>	<b>Clayton-le-Woods North</b>	
<b>Proposal</b>	<b>Erection of 1no. two storey office building</b>	
<b>Location</b>	<b>Land Representing Phase 3 And Clayton Green Business Park Preston Road Clayton-Le-Woods Chorley</b>	
<b>Applicant</b>	<b>Gatemast Ltd</b>	
<b>Proposal</b>	<p>The application relates to a proposal to erect a two storey office building which represents phase 3 of the Clayton Green Business Park. The scheme consists of 1515sq m of office space with 36 car parking spaces on a 0.28 ha site. The site is vacant land and fronts onto Preston Road behind a hedge with offices to the rear, the wooded grounds of a large house to the north and a single dwelling to the south. Across the Preston Road is St Bede's RC Church in a substantial wooded setting.</p>	
<b>Policy</b>	<p>Joint Lancashire Structure Plan Policy 5</p> <p>Local Plan Policy GN5 – Building Design  Policy EM6.6 – Financial and Professional Services  Policy TR6 – Highway Development Control Criteria</p>	
<b>Planning History</b>	<p>In 1995 planning permission was granted for the erection of a 2 office blocks including the site of the current application. One block has been constructed and therefore there is an extant permission on the site. In 2000 planning permission was granted for a 100space day nursery. In 2006 two applications for two, 2 storey office blocks were withdrawn.</p>	
<b>Consultations</b>	<p><b>Clayton-le-Woods Parish Council</b> – no comments  <b>Director of Streetscene, Neighbourhoods and Environment</b> – no comments to make  <b>Chorley Community Safety Partnership</b> – The proposed fence along the Preston Road boundary needs to be a minimum of 1.8m in height to make the site secure. Need to ensure that the new refuse enclosure is secured by continuing the fencing around it. Feels that a weak point is the pathway between the building and the electricity sub station. The bicycle store would be vulnerable and asks for a 1.8m fence between the building and the sub station.  <b>Lancashire County Council Highways</b> – no objections subject to there being no vehicular access direct to the A6 Preston Road.  <b>Lancashire County Council Planning</b> – The application is acceptable in terms of JLSP Policy 5.  In terms of car parking the level is acceptable. The County Council are seeking a developer contribution of £37,117.50 towards transport improvements to address the specific transport and accessibility issues relevant to the proposed development.</p>	

**Representations** None received

### **Applicants Case**

- The site is proposed for office development in the Local Plan.
- Its development complements the uses on adjoining sites.
- The site has good accessibility with a bus stop on Preston Road which has frequent services.
- The site is close to good local facilities such as a food store, library, leisure centre and public house.
- The building will create a visual presence on Preston Road and will have a modern contemporary appearance.
- The existing hedge to Preston Road will be reinforced and backed by a security fence.
- A minimum 3 metre wide boundary landscape zone is included to three boundaries with the landscaping including indigenous species of trees and shrubs.
- Need to achieve at least 15000sq ft to make the development economically viable.

### **Assessment**

The main issues to consider are: conformity with development plan policy, design and appearance, accessibility and impact on adjoining property.

#### *Development Plan Policy*

In the Joint Lancashire Structure Plan provision is made for developments of this nature to support regeneration by providing for local employment opportunities that maintain or strengthen and diversify the local economy. In the Local Plan the site is specifically reserved for office use.

#### *Design and Appearance*

The building has been designed as a two storey office with 1m wide by 300mm deep terracotta panels and extensive use of glazing and a flat roof. The entrances are each protected by projecting curved glazed features. The site has an open aspect to Preston Road as the building has been positioned with the car parking and landscaping orientated towards it. The design is a significant modern addition to the business park which will make a positive contribution to the local area.

#### *Accessibility*

The site is accessed through the existing estate by vehicles, however, pedestrians can access the building from the bus stop on the A6 Preston Road. The site is within a few hundred metres of the facilities at Clayton Green with a leisure complex and library. Beyond that is a large supermarket and pub/diner.

The County Council are seeking a developer contribution towards transport improvements, however, there is an extant planning permission on the land for an office building and given the good accessibility of the site to public transport and facilities it is not considered reasonable to require the developer to make this contribution.

#### *Impact on Adjoining Property*

There are two residential properties to the north and south of the site. To the north the house is set in large grounds some 25m away from the side of the office building beyond an existing sub

station and the proposed bin store. There will also be a three metre landscaped area between the building and the site boundary. It is not considered that the office will adversely impact on the amenity of the house. To the south the office will be 21m from no. 595 Preston Road but set back from it. Again there will be a three metre wide landscaped area on the boundary. It is not considered that the office will adversely affect the amenity of the house.

## **Conclusion**

The proposed office building can be seen as the last phase of the business park and is in compliance with Local Plan policy. Its design is of a very high quality in this context and its positioning on the site will make a positive contribution to the area. Car parking areas have been well detailed and the suggestions of the Community Safety Partnership can be dealt with by condition. As an out of town centre location it is very accessible by public transport and has good facilities within easy walking distance.

## **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. The development hereby permitted shall not commence until full details of the colour, form and texture of all external facing materials to the proposed building(s) (notwithstanding any details shown on the previously submitted plan(s) 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 of the Adopted Chorley Borough Local Plan Review.*

3. 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 of the Adopted Chorley Borough Local Plan Review.*

4. 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 and EM2 of the Adopted Chorley Borough Local Plan Review.*

5. 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.*

6. 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.*

---