

Item A.5 **07/00902/OUTMAJ** **Permit Outline Planning Permission**

Case Officer **Caron Taylor**

Ward **Euxton South**

Proposal **Outline application for the erection of new community fire station,**

Location **Fire Training Centre Washington Hall Washington Lane Euxton Chorley**

Applicant **Mr C Kenny**

Proposal: The application is an outline application for the erection of a new community fire station, with all matters reserved apart from access.

Background: The application site forms part of Washington Hall, Lancashire Fire and Rescue Service International Training Centre, bounded on the North and East sides by Washington Lane and on the West and South Sides by West Way. The site is currently occupied by the fire appliance garage for the International Fire and Rescue Training Centre, which would be demolished to make way for the new Community Fire Station.

Planning History: The site has an extensive planning in relation to its use as a training centre.

Planning Policy: PPG2: Green Belts
DC1: Development in the Green Belt
DC6: Major Developed Sites in the Green Belt

Consultations: LCC Highways
The Highways Section and the Traffic Section have no comments to make.

Planning Policy
Have no objection providing it meets the criteria of Policy DC6.

United Utilities
Have no objection subject to conditions.

Environment Agency
Request a condition be applied.

Coal Authority
Standing Advice.

Representations: Euxton Parish Council
Wishes to support the application.

Applicants Case: Lancashire Fire and Rescue Service (LFRS), as part of a major programme of providing improved fire and rescue services to the Chorley community have identified the site for a new Community

Fire Station. This identification is as a result of a detailed assessment of areas of risk within the community.

Providing the service from this new location will enable LFRS to achieve response standards as detailed in their Integrated Risk Management Plan by moving the station into the centre of the 80,000 population it serves, from its current site on Weldbank Lane.

The current Fire Station is unsuitable for use as a Community Fire Station with poor accessibility, over-sized appliance bays and insufficient space for community related uses including facilities for training.

The Community Fire Station will be used to house two fire fighting appliances, one special appliance and their crews. It will also be used as a base for work promoting fire safety. It is intended that a community room would be included in the building which will accommodate groups of up to around 40 people and will be used to continue and enhance the promotion of fire safety messages as well as being available for community groups for meetings, seminars and training programmes.

LFRS avoid the use of audible warnings on vehicles unless it is deemed necessary to warn others of their presence. In particular, outside peak traffic hours they will only be used if required to indicate danger to others; in normal circumstances at quiet times it would not be necessary to use audible warnings.

Although only an outline application, including access it is intended that the new community fire station will be two storeys high and so reflect the massing of the existing buildings at Washington Hall. The height of the building will depend on the type of construction adopted but it is likely to be between 10m and 12m with the appliance storage facility being approximately 10m in height. The latter will replace an existing storage garage that is nearing the end of its economic life and is completely unsuited to the storage of modern fire fighting appliances.

Access onto and exit from the site will be via the existing site from Washington Hall onto Westway.

Assessment:

Green Belt

Policy DC1 of the adopted Chorley Borough Local Plan Review reflects Government guidance in PPG2: Green Belts. It states that the construction of new buildings inside a Green Belt is inappropriate unless it is for a number of purposes it lists. One of these is the limited infilling or redevelopment of existing major developed sites identified in adopted local plan, which meet the criteria in paragraph C4 of Annex C to PPG2. These criteria are reiterated in Policy DC6 of the Local Plan, which covers Major Developed Sites in the Green Belt.

The criteria such development in the Green Belt should meet are:

- a) the proposals does not have a materially greater impact than the existing use on the openness of the Green Belt and the purposes of including land in it;
- b) the development is in scale and keeping with the main features of the landscape and has regard to the need to integrate the development with its surroundings, and will not

- be of significant detriment to features of historical or ecological importance;
- c) the development does not exceed the height of the existing buildings;
and in the case of infill:
 - d) the proposal does not lead to a major increase in the developed portion of the site, result in a significant additional impact on the surrounding countryside or give rise to off-site infrastructure requirements.

The application site is identified in the Local Plan as a Major Developed Site in the Green Belt. Therefore, the redevelopment of such sites can be appropriate providing these safeguards are met and the openness of the Green Belt is maintained.

Although this is only an outline application for the principle of the development including access, an idea of the scale of the proposals has been provided. It is intended that there will be two buildings; the Community Fire Station itself with a floor area of approximately 1300m², including appliance bays, space for community use and fire station operational facilities, which will be two story's high, and a new vehicles storage facility of approximately 1700m² approximately 10m high replacing an existing vehicle garage.

It is considered that the application is acceptable in terms of Green Belt policy. Although there are two buildings proposed on the site, an existing large storage garage will be demolished and it is not considered that there will be greater impact on the openness of the Green Belt and the purposes of including land in it, than exists on the site at present and the scale of the development is in keeping with the main features of the landscape.

The proposed new Community Fire Station will be two-storey in height, but the existing storage garage to be demolished that it will replace is taller than an average single-storey building due to the height of the appliances it houses. In addition there are several existing buildings on the site, which will still exceed the height of buildings now proposed, most notably the Forensic Science Service building directly opposite the site and the main building of the Fire and Rescue Headquarters. The siting will be on the same area of the site as the existing storage building.

Therefore it is considered that the proposals comply with the criteria for Major Developed Sites in the Green Belt, policy DC6 of the Local Plan and PPG2.

Neighbour Amenity

The proposals will not have a detrimental impact on neighbour amenity as the nearest buildings being on Astley Village over 180m away, separated by significant landscaping and on the other side of Westway.

Highways

Access to the new proposals will be from the existing junction onto Westway. The applicants state that emergency traffic lights controlled from the fire station could be installed on Westway to allow unimpeded exit for the fire appliances when attending an emergency through a section 278 agreement. However, LCC

Highways have no objection the proposal as stands as they consider the existing junction is sufficient for the proposals.

Conclusion:

The principle of a new Community Fire Station is considered acceptable. It complies with PPG2, and DC6 of the Local Plan in that it will not have a materially greater impact than the existing use of the site and is in keeping with the scale and height of the existing buildings. In addition, although buildings will cover a larger area, it will not be a significant increase in relation to the size of the site as a whole. There is no Highways objection to the existing access being used. Therefore, the application is recommended for approval.

Recommendation: Permit Outline Planning Permission Conditions

1. An application for approval of the reserved matters must be made to the Council before the expiration of two years from the date of this permission and the development hereby permitted must be begun either before the expiration of three years from the date of this permission, or before the expiration of one year from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. 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 Policy Nos. EP17 and EM2 of the Adopted Chorley Borough Local Plan Review.

3. Prior to being discharged to any watercourse, surface water or soakaway system, all surface water drainage from parking areas shall be passed through trapped gullies with an overall capacity compatible with the site being drained.

Reason: To prevent pollution of the Water Environment.
