

Item B. 1 **07/01320/REM** **Permit Full Planning Permission**

Case Officer **Mrs Nicola Hopkins**

Ward

Proposal **Construction of Community Hall, associated car parking, service roads and surrounding Public Open Space.**

Location **Land 130m East Of 20 Darwen Fold Close Buckshaw Village Lancashire**

Applicant **Mr John DGLISH**

Proposal The application relates to the construction of the Community Hall, associated car parking, service roads and surrounding Public Open Space at Buckshaw Village. Outline permission was granted for the Buckshaw Village development in 1997 and amended in 2002. The site as a whole is split between the administrative areas of South Ribble Borough Council and Chorley Borough Council. This application is entirely within the boundary of Chorley Borough Council.

The building will accommodate a large hall with stage area, meeting room, kitchen, toilets and police accommodation. The building measures approximately 29.5 metres by 15.5 metres and is 10.3 metres high at its highest point.

Planning Policy GN2, GN5, TR4, PS2

Planning History **97/00509/OUT:** Outline application for mixed use development (granted in 1999)

02/00748/OUT: Modification of conditions on outline permission for mixed use development

Applicant's Case The following points have been forwarded in the form of a design and access statement:

- The proposals aim to create a modern and bespoke building that compliments both the surrounding buildings and landscape
- The site is accessed from the south via the recently completed A6 link road.
- The development area has been subject to extensive remediation and is presently an open and exposed site which is relatively flat
- The building will stand as a landmark building in the heart of Buckshaw Village
- Through consultation the building exceeds its present needs and will continue to do so in the future
- The building is split into two distinct parts. The two storey section featuring high level glazing provides the community hall, a single storey section at the halls eastern end provides a stage and storage area. A single storey section of building runs north/ south along the green corridor,

containing office and meeting rooms and a community policing unit.

- The materials to be utilised include red/brown brickwork, powder coated grey aluminium windows and doors, painted timber, natural blue/ black slate
- The car park comprise 49 spaces 13 of which are disabled. The car park will be shared with the health centre.
- The village green will provide a focal point. Footpaths cross the green and meet at the designated children's play area.

Representations 1 letter of support has been received from the Ward Councillor

Consultations **United Utilities** no objection subject to various informatives

Assessment Policy GN2 of the Adopted Chorley Borough Local Plan Review applies to the Royal Ordnance Site. This states that high quality and phased development will be permitted for purposes appropriate to the concept of an Urban Village. The community hall and public open space forms part of the masterplan for the whole village and is located within the central part of the site detailed as the Village Green Area.

The provision of a community hall to serve the residents of Buckshaw Village was a requirement of the Section 106 Agreement attached to the 2002 outline planning permission. The remainder of this central community area will be occupied by a health centre, public house and school. The submitted plans indicatively detail the health centre and the site for the public house however these two elements will be subject to separate planning applications. The site for the school is situated to the south of the proposed health centre.

The proposal consists of a large detached building which is split into two distinctive parts. The two storey element consists of a large open hall area which is two storey to enable sports such as badminton to be played. The single storey element of the building consists of a meeting room, toilets and a police office as a base for the community police officers.

The building is very modern in terms of design incorporating significant amounts of glazing. This building will form the central part of the village and it is considered that a large modern building is most appropriate in this location. The car park will be located to the front of the building and will be shared with the proposed health centre. The layout of the car park ensures that the community hall and health centre will be linked as community facilities and will enable joint working although the buildings are not physically linked.

The public open space will provide a central recreation space for the residents of Buckshaw Village along with a children's play area. The layout of the area as a whole will provide a central community facility for the residents of the Village.

The site is very accessible by a number of modes including pedestrian access and car access. The central location also ensures that the site will serve the village as a whole.

Conclusion The provision of a community hall and central public open space area has always been envisaged for the village and will provide a valuable community resource for the residents of Buckshaw Village. The modern building will be will sited in this central location and will be directly linked to the other proposed uses within the immediate vicinity.

Recommendation Permit

**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 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall not commence until samples of all external facing materials to the proposed building (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 of the Adopted Chorley Borough Local Plan Review.

3. Prior to the commencement of the development full details of the proposed play area shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the proposed layout and type and specification of equipment proposed. The development thereafter shall be carried out in accordance with the approved details. The implementation of the play area shall commence at the same time as the development as a whole and shall be completed prior to the occupation of the community centre. Reason: In the interests of the visual amenities of the site and in accordance with Policy GN5 of the Adopted Chorley Borough Local Plan Review

4. 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 of the Adopted Chorley Borough Local Plan Review.
