

Item B. 1 **08/00036/CB3** **Referred to Full Council**

Case Officer **Mr David Stirzaker**

Ward **Chorley South East**

Proposal **Provision of cantilever bus shelter to the side elevation of Booths Supermarket facing Union Street**

Location **Bus Stop 20m South Of Library Union Street Chorley**

Applicant **Chorley Borough Council**

Proposal This is a Chorley Council application, which proposes the erection of a cantilever bus shelter on the Union Street elevation of Booths supermarket in the town centre positioned at the point of the existing bus stop.

Background The application has been submitted to provide shelter from adverse weather conditions, as whilst the existing bus stop is well utilised, passengers are not afforded any protection at the moment.

Planning Policy GN5 - Building Design
EP18 - Surface Water Run Off
TR4 - Highway Development Control Criteria

Planning History 02/00733/FULMAJ - Erection of buildings for Retail Supermarket (Class A1) and Public House (Class A3), pedestrianisation of New Market Street and alteration of traffic flows / arrangements on High Street and Cleveland Street (Permitted).

05/00760/ADV - Erection of 3 internally illuminated shop signs (Advert Consent Granted)

Consultations LCC (Highways) raise no objections in principle.

No other comments received.

Representations No representations have been received as a result of publicity.

Assessment The principle of the development is acceptable hence there are no planning policy issues and the shelter does not raise any neighbour amenity issues hence the most pertinent issues warranting consideration are as follows:

1. Impact on the character and appearance of the streetscene, and,
2. Impact on highway safety

Turning to the first matter, the shelter will have a very limited impact on the streetscene and is typical of the type of street furniture found in most town centres. The modern materials and design of the shelter reflect the contemporary design of the

Booths supermarket building hence it is not considered that the character and appearance of the streetscene and the Booths building itself will be detrimentally harmed by the shelter. The proposal therefore accords with the objectives of Policy No. GN5 of the Local Plan

In terms of highways matters, LCC (Highways) and LCC (Strategic Planning) have not objected to the principle of the development subject to the clarification of who will maintain the shelter, that it will be sited 600mm from the kerb line to avoid vehicles/buses hitting it, ensure the shelter is mounted in the optimum position for buses pulling up and that the opportunity is taken to raise the kerb height to 160mm to aid passengers boarding and alighting buses.

It has now been confirmed that Chorley Council will own and maintain the shelter and that all of the other matters above will be adhered to when providing the shelter.

Conclusion On the basis of the above, it is recommended that planning permission be granted.

Recommendation: Refer to Full Council with Recommendation to Approve Conditions

1. The development hereby permitted shall not commence until a scheme for the raising of the footpath to 160mm (notwithstanding any details shown on the approved plans) has been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried in accordance with the approved details.

Reason: To ensure that the materials used are visually appropriate to the locality and in accordance with Policy No. GN5 of the Adopted Chorley Borough Local Plan Review.

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 shelter and rainwater goods (notwithstanding any details shown on the approved plans) 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 No. GN5 of the Adopted Chorley Borough Local Plan Review.

3. 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.

4. The development hereby permitted shall not commence until a scheme detailing how rainwater run off from the shelter will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The development shall only be constructed in accordance with the approved details.

Reason: To ensure proper rainwater drainage and in accordance with Policy No. EP18 of the Chorley Borough Local Plan Review.
