

APPLICATION REPORT – 17/01071/FUL

Validation Date: 8 November 2017

Ward: Euxton North

Type of Application: Full Planning

Proposal: Proposed extension of existing parking area to provide 22 additional parking spaces.

Location: Chorley Business And Technology Centre East Terrace Euxton

Case Officer: Amy Smith

Applicant: Mr Julian Hindle

Agent: Mr Graham Margerison

Consultation expiry: 20 December 2017

Decision due by: 23 January 2018

RECOMMENDATION

1. It is recommended that the application is approved subject to conditions.

SITE DESCRIPTION

2. This application relates to a plot of land at Chorley Business and Technology Centre, Euxton Lane. The site is located adjacent to Unit N3 on the Euxton Lane frontage. There are currently four established trees on the land.

DESCRIPTION OF PROPOSED DEVELOPMENT

3. Planning permission is sought for the extension of the existing car park to provide 22no. additional spaces. The car park would be laid in tarmac to match the existing car park and demarcated by precast concrete kerb edgings.

REPRESENTATIONS

4. No representations have been received.

CONSULTATIONS

5. Council's Tree Officer – Has no objection subject to replacement planting.
6. Lancashire Highway Services – No comments have been received.
7. Euxton Parish Council – No comments have been received.

PLANNING CONSIDERATIONS

8. Chorley Business and Technology Park is an established business park and a small grassed area has been identified for use as additional parking spaces. The proposed parking area

would be accessed from the existing internal access road that circles around Aviation House and would be set back from Euxton Lane with a sufficient grassed area remaining to separate the office buildings and car park from the main road.

9. Whilst it is recognised that the site is located within a sustainable location, the applicant has provided evidence to suggest that the existing spaces on the site are being used by a number of businesses in the area and the proposal would ease the congestion in the surrounding residential streets.
10. The proposed car park would result in the loss of four trees, some of which are subject to Tree Preservation Orders. A site visit was carried out by the Council's Tree Officer who reported that T1 is a mature oak which has been over-pruned in the past and has a heavily reduced canopy featuring dead wood. A large limb section has been removed and there is visible decay. The tree is poor with limited merit. T2 is not subject to a TPO and T3 is an early mature sycamore. It has been noted that T4, a silver birch, has been removed at some time in the past due to the death of the tree. The removal of these trees is not opposed subject to replacement planting.
11. The proposed car park would be located within an existing car park setting in the midst of the office buildings and separated from the closest residential properties by a distance of approximately 150m. It is not considered that the addition of 22 spaces within an established business park would have a detrimental impact on amenity.

CONCLUSION

12. It is recommended that planning permission is granted for the creation of an additional 22 parking spaces within the business park site to ease congestion within the surrounding residential streets.

RELEVANT POLICIES: In accordance with s.38 (6) Planning and Compulsory Purchase Act (2004), the application is to be determined in accordance with the development plan (the Central Lancashire Core Strategy, the Adopted Chorley Local Plan 2012-2026 and adopted Supplementary Planning Guidance), unless material considerations indicate otherwise. Consideration of the proposal has had regard to guidance contained within the National Planning Policy Framework (the Framework) and the development plan. The specific policies/guidance considerations are contained within the body of the report.

RELEVANT HISTORY OF THE SITE

Ref: 93/00645/ADV **Decision:** PERFPP **Decision Date:** 4 November 1993
Description: Display of advertisement sign

Ref: 06/00266/FULMAJ **Decision:** PERFPP **Decision Date:** 28 July 2006
Description: Proposed 2no. three storey office units and service roads, landscape areas and car parking.

Ref: 09/00509/DIS **Decision:** PEDISZ **Decision Date:** 7 September 2009
Description: Discharge of conditions 3, 5 and 7 of permission 06/00266/FULMAJ

Ref: 11/00757/FUL **Decision:** PERFPP **Decision Date:** 17 November 2011
Description: Erection of a 16m lattice mast with ancillary communication hut on land at the north eastern edge of the CBTC

Ref: 13/00538/FUL **Decision:** PERFPP **Decision Date:** 29 July 2013
Description: Erection of first floor extension to provide additional office space and formation of additional car parking provision

Ref: 13/00882/FUL **Decision:** PERFPP **Decision Date:** 31 October 2013
Description: Construction of a grass overflow car parking area to the existing Business Park

Ref: 13/00964/DIS **Decision:** PEDISZ **Decision Date:** 26 November 2013
Description: Application to discharge condition 3 (details of external facing and roofing materials) of permission ref: 13/00538/FUL (which was for the erection of a first floor extension to provide additional office space and formation of additional car parking provision)

Ref: 14/00305/FUL **Decision:** PERFPP **Decision Date:** 28 April 2014
Description: Section 73 application to vary condition 7 (car parking availability) attached to planning approval 13/00882/FUL which granted planning permission for the construction of a grass overflow car parking area to the existing business park

Ref: 14/01189/FULMAJ **Decision:** PERFPP **Decision Date:** 13 February 2015
Description: Section 73 application to vary condition 1 (approved plans) and 7 (external materials) attached planning approval 06/00266/FULMAJ to amend external materials and appearance of the building.

Ref: 15/01148/FULMAJ **Decision:** PERFPP **Decision Date:** 31 March 2016
Description: Section 73 Application to vary condition 1 (approved plans) of planning approval 14/01189/FULMAJ, to allow revised external car parking layout and repositioning of office block

Ref: 17/01071/FUL **Decision:** PCO **Decision Date:**
Description: Proposed extension of existing parking area to provide 22 additional parking spaces.

Suggested 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 be carried out in accordance with the approved plans below:

Title	Plan Ref	Received On
Location Plan	BS.15-121(C)/01	7 November 2017
Proposed Site Plan	BS.15-121(C)/03	7 November 2017

Reason: For the avoidance of doubt and in the interests of proper planning.

3. During the construction period, all trees to be retained shall be protected in accordance with British Standard BS 5837:2012 or any subsequent amendment to the British Standards.

Reason: To safeguard the trees to be retained.

4. Before any tree felling is carried out full details (including stature and location) of four native British replacement trees shall have been submitted to and approved in writing by the Local Planning Authority. The replacement tree planting shall be carried out in accordance with the approved details within nine months of the tree felling.

Reason: To safeguard the visual amenity of the area.