

APPLICATION REPORT – 18/00188/FULMAJ

Validation Date: 2 May 2018

Ward: Heath Charnock And Rivington

Type of Application: Major Full Planning

Proposal: Erection of 2no. log cabins; gas tank with 1.8 metre high enclosure; and installation of lighting scheme to footpath and play area.

Location: Bibbys Farm Back Lane Heath Charnock Chorley PR6 9DL

Case Officer: Amy Aspinall

Applicant: Mr Peter Sturgess

Agent: Mr John Smalley

Consultation expiry: 20 July 2018

Decision due by: 1 August 2018

RECOMMENDATION

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

SITE DESCRIPTION & PROPOSED DEVELOPMENT

2. The application site relates to Bibby's Farm, which is a scout camp and falls partly within the open countryside, and partly within the designated Green Belt.
3. The application as originally submitted included the change of use of an agricultural field to a scout camp, including access track. This has now been omitted from the application and no longer forms part of the proposal.
4. The application seeks planning permission for the following:
 - Erection of 2no. log cabins for accommodation / storage
 - Gas tank with 1.8 metre high enclosure
 - Installation of lighting scheme to footpath and playground.
5. The proposed development is limited to the extent of the Open Countryside.
6. Neighbours were re-notified following amendments to the application on 2nd July 2018 and the date for response has not passed at the time of report preparation. This will be reported to committee by way of update.

REPRESENTATIONS

7. 5No. objections were received in relation to the initial proposal. In summary these raise the following issues:

8. Highways:
 - Car park would encourage people to drive
 - Single track narrow road / no passing places / unsuitable for large volumes of traffic / road is hazardous to other users – pedestrians, cyclists, horses, vehicular movement
 - Dangerous entrance
 - Existing accidents and increased risk of accidents
 - Back Lane frequently blocked / traffic on Friday evenings and Sundays is gridlocked
 - Suggestion to use pick up/ drop off by shuttle bus
 - Impact of construction traffic
9. Amenity:
 - Light pollution / previous application did not allow lighting.
 - Noise pollution currently a problem – will worsen
10. Green Belt:
 - Encroachment
 - Visual impact of parked cars
 - Conflict with Green Belt policy which is to prevent urban sprawl by keeping land permanently open.
11. Other matters:
 - This site is being used illegally for parking with 40-50 vehicles or more at a time.
 - Expansion of the site beyond a campsite for scouts / site is a recreational activity site / most users are not part of the scout's organisation
 - Antisocial behaviour of existing site / current management issues
12. Neighbours and the Parish Council have been re-notified of the application due to the removal of the change of use of an agricultural field to a scout camp, including an access track and to invite any further comments on these changes. At the time of report preparation, 2No. further comments have been received and these reiterate the matters raised above. Any further comments will be reported by way of update.

CONSULTATIONS

13. Heath Charnock Parish Council: raise no objection.
This site is within the greenbelt which the Parish Council is keen to protect. The proposed change of use to a scout camp site is considered compatible to maintain the open character of this area and to provide a service to encourage young people to experience the natural environment.
14. CIL Officers:
Development is CIL liable
15. Lancashire Highway Services:
No objection.
16. The Coal Authority:
No objection.
17. Greater Manchester Ecology Unit:
No objection
18. Waste & Contaminated Land:
No objection.
19. United Utilities:

No objection. Drainage condition advised. Applicant to be made aware of a large diameter trunk main which crosses the site.

20. Environment Agency:
No comments

PLANNING CONSIDERATIONS

Principle of Development

21. The development proposed falls wholly within the Open Countryside, as defined by the Chorley Local Plan Policies Map.
22. Central Lancashire Core Strategy policy 13 (Rural Economy) seeks to achieve economic and social improvement for rural areas by sustaining and encouraging appropriate growth of rural businesses in a number of ways, including supporting rural based tourist attractions, visitor facilities, and recreational uses.
23. Chorley Local Plan policy BNE2 (Development on Area of Other Open Countryside) allows development that is required for the purpose of agriculture or forestry or other uses appropriate to a rural area.
24. Policy HW1 (New Open Space, Sport and Recreational Facilities) sets out that ancillary development for an existing open space, sport or recreation facility will be permitted if all of the following criteria are met:
- i. It is in connection with and will enhance the recreational and/or amenity value of the open space.
 - ii. It is of a size and scale which does not detract from the character and appearance of the open space.
 - iii. It will not have a detrimental effect on any site of nature conservation value.
 - iv. It does not result in the loss of any other sporting facility on site.
25. Subject to compliance with Chorley Local Plan policy HW1, the proposed development is acceptable in principle, in policy terms.

Design

26. The proposed cabins and gas tank would be well sited to the main cluster of development at the scout camp and would be read against the backdrop of existing facilities. They are relatively small-scale facilities appropriate to the established recreational use of the site and would not impact on any designated open space. A lighting scheme is also proposed, which involves mainly low level lighting and 2No lighting columns to the play area. Due to the low levels of light spillage and the limited nature of the lighting scheme, it is not considered that the lighting would be harmful to the visual amenities of the countryside.
27. The proposed development would be acceptable in design terms, having regard to the scale, appearance and siting of the proposals; and would accord with Chorley Local Plan policy BNE1 (a) and HW1 (ii and iv).

Ecology

28. The application is accompanied by an ecological assessment which identifies the presence of Great Crested Newt breeding ponds within 250 metres of the proposed development. GMEU advise that reasonable avoidance measures (RAMS) would be sufficient to reduce any potential impacts this protected species and raise no objection to the application, subject to a number of recommended conditions.
29. The report states that no bats were recorded during the survey. There are however a number of trees have potential roost features suitable for use by roosting bats throughout the year; in addition to a bat loft in one of the buildings on site, and other buildings offering bat potential. Nonetheless, the application does not propose any tree removal, and does not include works to existing building. 2No lighting columns are proposed and the ecological report

assess that light spillage would be minimal, there is unlikely to be any on roosting bats, if present at the site. There are no objections from GMEU in relation to bats. Accordingly, it is not considered that there would be any adverse impacts on this protected species as a result of the proposed development.

30. Invasive species of plants (*rhododendron and monbretia*) listed under schedule 9 part 2 of the Wildlife & Countryside Act 1981 (as amended) were recorded on site, however, not within the footprint of the proposed development. It is an offense to introduce or cause to grow such plants and GMEU recommend a condition requiring a method statement detailing *eradication and/or control and/or avoidance measures for rhododendron and monbretia*.
31. Subject to conditions in relation to RAMs and invasive species, the proposed development would not give rise to adverse impacts on protected species or nature conservation interests, having regard to Chorley Local Plan policies BNE9 (Biodiversity and Nature Conservation), BNE11 (Species Protection) and HW1 criterion (iii).

Amenity

32. The proposed accommodation in the form of 2No log cabins would be sited in the core area of the scout camp where existing facilities and buildings are located. Neighbouring residential properties are well in excess of 200 metres from the proposals and it is not considered that the additional accommodation and gas tank would give rise to adverse impacts on the residential amenity afforded to neighbouring properties, over and above the existing arrangements. A number of neighbouring objections related to the increase use of the site as a result of providing additional accommodation, however, the level of accommodation sought in the form of 2No log cabins is relatively small-scale. Furthermore, the application indicates that the cabins would have a dual use for storage, but also to provide accessible accommodation for users with additional physical needs.
33. The proposed lighting scheme would be sited along the footpath and would comprise of 18No low level bollards at 450mm in height; and 2No lighting columns to the play area at 6 metres in height. The lighting plan submitted shows that there would be no spillage to the wider area. Accordingly, it is not considered that there would be adverse impacts of light pollution to the nearest residential properties. The lighting plan suggests that the lighting would be time clock controlled, however, timings are not provided. Such details could be controlled by way of condition.
34. The proposal would accord with Chorley Local Plan policies BNE1 (b and d) and BNE6 (Light Pollution).

Highways

35. A number of objections raise highways concerns, including, but not limited to, the suitability of the roads, hazards to other road users, existing levels of traffic generated from the scout camp and increased traffic and congestion. LCC Highways assessed the planning application in its original form, which included a larger scale proposal for the change of use of land to scout camp, and did not raise any objections at that time. The scheme has now been reduced and as no objection has been raised by the Highways Authority, a reason for refusal on highways grounds could not be sustained.
36. In the absence of an objection from LCC Highways, the application is considered to accord with Chorley Local Plan policy BNE1 (d).

Other matters

Use by other organisations

37. The original planning permission for the site restricts camping to a number of specified organisations, unless otherwise agreed in writing by the Local Planning Authority. The condition restricts camping only, and does not restrict the use of other facilities by other organisations.

Green Belt

38. A number of objections raise the impact of the proposal on the Green Belt. However, the proposed development falls within the open countryside, and not the Green Belt, as defined by the Chorley Local Plan Policies Map.

United Utilities

39. United Utilities advise that a large diameter trunk main crosses the site which may be affected by the post and rail fence and the need to maintain an access strip. The advice of United Utilities will be forwarded to the applicant.

Management Issues

40. Such issues are not a planning matter and antisocial behaviour should be reported to the police.

CONCLUSION

41. The application proposes additional ancillary facilities at an established site and would accord with Chorley Local Plan policy HW1. The proposed development would not adversely affect neighbouring residential amenity or the character and appearance of the countryside. The proposal would not be detrimental to ecological interest or highways safety. The application accords with the relevant policies of the Development Plan and is recommended for approval, subject to conditions.

RELEVANT HISTORY OF THE SITE

Ref: 01/00653/COU **Decision:** PERFPP **Decision Date:** 19 June 2002

Description: Use of land as Scout Camp; conversion and extension of barn to bunk accommodation and dining area/kitchen; erection of amenity/play block and 2 toilet/shower blocks; construction of swimming pool, car park, new access road and field tracks,

Ref: 98/00064/COU **Decision:** PERFPP **Decision Date:** 29 April 1998

Description: Conversion of redundant barn to two self-contained dwellings,

Ref: 06/00166/FUL **Decision:** PERFPP **Decision Date:** 15 June 2006

Description: Locating of 2 No containers for the storage of canoes

Ref: 09/00773/FUL **Decision:** PERFPP **Decision Date:** 20 November 2009

Description: Construction of a camp fire circle and pipe maze

Ref: 09/00774/FUL **Decision:** PERFPP **Decision Date:** 1 April 2010

Description: Proposed new building to be used as a toilet block and scout accommodation

Ref: 14/00780/FUL **Decision:** PERFPP **Decision Date:** 1 September 2014

Description: Erection of detached garage/storage building

Ref: 14/01124/TEL **Decision:** PAATEL **Decision Date:** 16 December 2014

Description: Development of a 12 metre high monopole, installation of 1 no. omni antenna to be mounted on the monopole, installation of 2 no. ground based radio equipment housing and the installation of cabling and associated development

Ref: 14/01239/FUL **Decision:** PERFPP **Decision Date:** 15 January 2015

Description: Erection of detached garage/storage building (Resubmission of previously approved application Ref: 14/00780/FUL)

Ref: 16/00827/FUL **Decision:** PERFPP **Decision Date:** 31 October 2016

Description: Erection of building to be used as a toilet and accommodation block

Ref: 94/00607/FUL **Decision:** PERFPP **Decision Date:** 23 September 1994

Description: Extension of living accommodation into adjacent shippon erection of conservatory and porch and other alterations

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.

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:

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

Title	Plan Ref	Received On
Revised Location Plan	02 REV B	3 July 2018
Proposed Site Plan	04 REV B	14 March 2018
Existing Site Plan	01	28 February 2018
Log Cabin Plans and Elevations	03 REV A	28 February 2018
Lighting Plan	017.037.PL1 REV A	10 April 2018

3. The external facing and roofing materials for the log cabins, as detailed in the application form, shall be used and no others substituted unless alternatives are first submitted to and agreed in writing by the Local Planning Authority, when the development shall then be carried out in accordance with the alternatives approved.

Reason: To ensure that the materials used are visually appropriate to the locality.

4. Prior to the commencement of the development hereby approved, including any earthworks or site clearance, a method statement detailing reasonable avoidance measures for great crested newts should be submitted to and approved in writing by the Local Planning Authority. The approved method statement shall be adhered to for the duration of construction works.

Reason: To safeguard protected species interests during construction works.

5. Prior to the commencement of the development hereby approved, including any earthworks or site clearance, a method statement detailing eradication and/or control and/or avoidance measures for rhododendron and monbretia shall be submitted to and approved in writing by the Local Planning Authority. The approved method statement shall be implemented in full.

Reason: Both species listed under schedule 9 Part 2 of the Wildlife & Countryside Act 1981 (as amended) and it is an offence to introduce or cause to grow wild any plant listed under this schedule.

6. Foul and surface water shall be drained on separate systems. Surface water shall be drained in accordance with the hierarchy of drainage options in national planning practice guidance. In the event of surface water discharging to public sewer, the rate of discharge shall be restricted to the lowest possible rate which shall be agreed with the statutory undertaker prior to connection to the public sewer.

Reason: To secure proper drainage and to manage the risk of flooding and pollution.