

APPLICATION REPORT – 18/00793/FUL

Validation Date: 3 September 2018

Ward: Eccleston And Mawdesley

Type of Application: Full Planning

Proposal: Erection of 3no. dwellings and associated landscaping in lieu of previously approved Scout Hut (App No. 14/00022/OUTMAJ and 17/01097/REMAJ)

Location: Goodyear Business Park Gorsey Lane Mawdesley

Case Officer: Mr Iain Crossland

Applicant: Mr Roger Thompson

Consultation expiry: 25 September 2018

Decision due by: 29 October 2018

RECOMMENDATION

1. It is recommended that the application is refused for the following reason:

The site lies in an area not identified for growth within policy 1 of the Central Lancashire Core Strategy, which seeks to direct growth and investment towards the most sustainable locations. The proposed development forms part of a wider development scheme that is not small scale or limited to appropriate infilling, conversion of buildings or meeting local need, but that demonstrated exceptional reasons advanced in support of a larger scale development. The removal of the scout hut as a community facility therefore goes to the heart of the original outline planning permission for the site. Without the scout hut the benefits associated with the proposed development do not amount to exceptional reasons for a larger scale redevelopment of the site and the development as a whole is, therefore, contrary to policy 1 of the Central Lancashire Core Strategy and the spatial vision that underlies it. The presumption in favour of sustainable development set out at paragraph 11 of the National Planning Policy Framework does not, therefore, apply to the proposed development.

SITE DESCRIPTION

2. The application site forms part of a major housing site that was granted planning approval for 56 dwellings, a community building with car park and associated landscaping and highway works through planning permissions 14/00022/OUTMAJ and 17/01097/REMAJ.
3. The development site as a whole is located within the defined settlement boundary of Mawdesley. It is bound, in broad terms, by properties along Gorsey Lane to the south, a mix of commercial, industrial and residential properties along New Street to the west, an agricultural/wooded area also within the settlement boundary to the north and industrial premises and Green Belt agricultural land to the east.

4. The site is essentially flat, with some undulations and there is a small pond to the rear of the existing premises occupied by Goodyear Furniture. There are mature trees and shrubs adjoining the field boundaries and there are woodland copses beyond the north and east boundaries.
5. The primary access to the site is from Gorsey Lane. A secondary access is also available from New Street, and this will continue to serve the remaining section of Goodyear Business Park as it does currently.

DESCRIPTION OF PROPOSED DEVELOPMENT

6. This application seeks full planning permission for the erection of 3no. dwellings and associated landscaping in place of the previously approved community building, which is to be a Scout Hut. This would in effect form a re-plan of the previously approved development. The dwellings themselves would be detached properties of traditional design style, with driveway parking and enclosed gardens to the rear.

REPRESENTATIONS

7. Representations in objection to the proposed development have been received from 26 addresses. These raise the following issues:
 - The whole development of a scheme of this scale was approved on the basis of the community benefits and provision of the scout hut.
 - The scout hut is a much needed facility in the village.
 - The village needs affordable housing.

CONSULTATIONS

8. **Mawdesley Parish Council:** Following consultation with Parish Council Sub Planning Committee I have been asked to write to you. Mawdesley Parish Council strongly objects to the above planning application. The Parish Council specifically requests the application is dealt with by Development Control Committee as all previous application on the site have been.
9. The original application was supported by the following statement "Financial contributions required through the Community Infrastructure Levy and Section 106 agreement will help to improve local facilities such as education and deliver local infrastructure improvements. The delivery of a new community facility that will complement the existing provision at Mawdesley Village Hall will ensure that an integrated approach is taken towards considering the location of housing, economic uses and community facilities and services as set out in paragraph 70 of the National Policy Framework."
10. One of the reasons Chorley Planning gave for passing the application was the Scout Hut delivered "the social, recreational and cultural facilities and services the community needs, planning policies and decisions should: plan positively for the provision and use of shared space, community facilities, and other local services to enhance the sustainability of communities and residential environments."
11. When the original application was submitted the inclusion of the Scout Hut influenced people to support the application. The Parish Council believes the Scout Hut should be retained and Mawdesley should not lose an additional Community Facility.
12. **United Utilities:** No objection subject to conditions.

PLANNING CONSIDERATIONS

Principle of the development

13. The acceptability of the principle of residential development on the site has been established by the approval of outline planning permission 14/00022/OUTMAJ and reserved matters permission 17/01097/REMMAJ.

14. It is noted that outline planning permission 14/00022/OUTMAJ was considered on the basis that the applicant confirmed that they would deliver the scout hut as part of the development and hand the finished building over to the local scout group (46th Ormskirk (Mawdesley)) who would then take on responsibility for its continued ownership and management.
15. The key issue for consideration at the time of the original outline application was whether the proposal accorded with Policy 1: Locating Growth, of the Core Strategy. This sets out a hierarchy for locations for growth and investment in Central Lancashire. Mawdesley is classed as a 'smaller village' and falls within category (f), where development will 'typically be small scale and limited to appropriate infilling, conversion of buildings and proposals to meet local need'. However, larger scale redevelopment schemes can be justified where there are 'exceptional reasons' to do so.
16. A range of issues and benefits were advanced in support of the original outline application by way of demonstrating exceptional reasons for such a large scale development. This included the over provision of affordable housing against the policy requirement, securing the long term viability of an existing business on the site and a range of other benefits including the delivery of a Scout Hut/Community Building that would be located on the site of Unit 11a, which was occupied on a short tenancy. It was noted that the Mawdesley Scout Group currently use space in the Village Hall, but this does not allow the scouts to operate to their full potential. The Village hall is a highly successful and well used asset in Mawdesley and a number of different activities take place there throughout the week and at weekends. The applicant stated that this has implications for the Scout Group, in particular they are limited as to the activities that can take place and the vast majority of their equipment is stored at the scout leader's house in storage containers. The applicant stated a long term solution is therefore required.
17. The applicant stated that the Scout Group has been actively searching for land and premises to suit their needs for a number of years without success, partly through a lack of availability but also through a shortage of funds. Therefore providing a purpose built facility for the scouts to use would remove this problem and would allow the Scout Group to remain in Mawdesley and maximise their full potential, to the benefit of future generations of Mawdesley residents.
18. The applicant stated that this facility would be complementary to the Village Hall and would not be for the exclusive use of the scouts; it would also be made available for use by the wider community and will help to encourage social interaction leading to an inclusive community.
19. Policy 1(f) of the Core Strategy remains extant and therefore continues to be a consideration in relation to the principle of development for the overall scheme under which housing was approved. The loss of the scout hut as a community building in consideration of the current application goes to the heart of the balanced assessment that was carried out when assessing the principle of development on the original outline application. The provision of the scout hut was secured through a s106 agreement illustrating its significance to the scheme. It is considered that the loss of the scout hut is significant enough to tip the balance away from the exceptional reasons required to allow this development when considering the scheme as a whole.
20. On the basis of the above it is considered that the loss of the scout hut to be replaced with 3 dwellings affects the principle of the entire development scheme as previously approved. Exceptional reasons were required to allow the development as originally approved and the loss of the scout hut as a community facility and loss of the associated benefits would detract from the original circumstances advanced in support of the outline planning application to the extent that the exceptional reasons for the development no longer exist.

Design and character of the development

21. Notwithstanding the unacceptability of the principle of development the proposed scheme is considered appropriate in respect of its layout having regard to the character of its

surroundings and generally accords with the approved principles established by the outline planning permission and reserved matters.

22. There are residential properties immediately adjoining the site to the south. The proposed layout of the dwellings has considered the relationship the new development will have with the existing properties. The proposed dwellings would face the new estate road and would be laid out in a standard arrangement. The dwellings themselves would be of a traditional appearance consistent with the design of the properties approved throughout the development.
23. The proposed dwellings are of an acceptable design, appearance and siting in the context of the previously approved development.

Impact on neighbours

24. There is a sufficient degree of separation between the existing dwellings and the proposed houses to ensure that the Council's spacing standards are met. As such it is considered that the proposal would not result in any loss of amenity for existing residents or any future residents within the development.

Traffic and transport

25. The acceptability of the principle of the site access was established by the grant of outline planning permission. The addition of three further dwelling would have no impact over and above what has already been approved, whilst adequate off street parking would be provided.

CIL

26. The Chorley CIL Infrastructure Charging Schedule provides a specific amount for development. The CIL Charging Schedule was adopted on 16 July 2013 and charging commenced on 1 September 2013. The proposed development would be a chargeable development and the charge is subject to indexation in accordance with the Council's Charging Schedule.

CONCLUSION

27. The site lies in an area not identified for growth within policy 1 of the Central Lancashire Core Strategy, which seeks to direct growth and investment towards the most sustainable locations. The proposed development forms part of a wider development that is not small scale or limited to appropriate infilling, conversion of buildings or meeting local need, which was approved on the basis that there were exceptional reasons advanced in support of a larger scale development. The removal of the scout hut as a community facility therefore goes to the heart of the original outline planning permission for the site.
28. Without the scout hut the benefits associated with the proposed development do not amount to exceptional reasons for a larger scale redevelopment of the site and the development as a whole is, therefore, contrary to policy 1 of the Central Lancashire Core Strategy and the spatial vision that underlies it. The presumption in favour of sustainable development set out at paragraph 11 of the National Planning Policy Framework does not, therefore, apply to the proposed development.

RELEVANT HISTORY OF THE SITE

Ref: 14/00022/OUTMAJ **Decision:** PEROPP **Decision Date:** 20 November 2014

Description: Outline application for the means of access to a mixed use development comprising up to 56 residential units, a community building with car park and public open space and change of use from B1 (office) / B8 (storage) use to a retail showroom

Ref: 14/01218/REMMAJ **Decision:** PERRES **Decision Date:** 22 April 2015

Description: Reserved matters application pursuant to outline planning permission 14/00022/OUTMAJ for the erection of 56 no. dwellings and a scout hut with associated parking. Layout, scale, appearance and landscaping to be considered.

Ref: 15/00152/OUTMAJ **Decision:** WDN **Decision Date:** 7 October 2016

Description: Section 73 application to vary condition 18 (Code for Sustainable Homes) attached to outline planning approval 14/00022/OUTMAJ.

Ref: 17/01097/REMMAJ **Decision:** PERRES **Decision Date:** 31 August 2018

Description: Reserved matters application for the erection of 56 dwellings, a community building with car park and associated landscaping and highway works (pursuant to outline permission ref: 14/00022/OUTMAJ).

Ref: 85/00510/FUL **Decision:** PERFPP **Decision Date:** 5 August 1985

Description: Erection of 10625 sq ft building for display and storage of fitted kitchens

Ref: 79/00168/FUL **Decision:** PERFPP **Decision Date:** 1 October 1979

Description: Warehouse for storage of basketware.

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.