

Planning Committee

Tuesday, 7th February 2023, 6.30 pm

Council Chamber, Town Hall, Chorley and [YouTube](#)

I am now able to enclose, for consideration at the above meeting of the Planning Committee, the following reports that were unavailable when the agenda was published.

Agenda No	Item	
3b)	22/00983/OUTMAJ - Land To The West Of Gleadhill House Gardens, Dawbers Lane, Euxton	(Pages 103 - 118)
3c)	22/00869/REMMAJ - Land South Of Parr Lane, Eccleston	(Pages 119 - 128)
3f)	22/00719/FUL - St Peters Parish Club, Eaves Lane, Chorley, PR6 0DX	(Pages 129 - 146)

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Chief Executive

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APPLICATION REPORT – 22/00983/OUTMAJ**Validation Date: 13 September 2022****Ward: Croston, Mawdesley And Euxton South****Type of Application: Major Outline Planning****Proposal: Outline application for erection of 11no. self-build / custom-build houses and associated development (with all matters reserved save for access)****Location: Land To The West Of Gleadhill House Gardens Dawbers Lane Euxton****Case Officer: Mr Iain Crossland****Applicant: Metacre Ltd****Agent: Mr Alexis De Pol, De Pol Associates Ltd****Consultation expiry: 26 October 2022****Decision due by: 10 February 2023 (Extension of time agreed)**

RECOMMENDATION

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

The proposed development would be located within the Green Belt as defined by the Chorley Local Plan 2012 – 2026. The proposed development would be inappropriate development in the Green Belt and, therefore, harmful by definition. It is not considered that there are very special circumstances to overcome the definitional harm to the Green Belt and additional harm caused through a contribution to the unrestricted sprawl and encroachment. The proposal is, therefore, contrary to the National Planning Policy Framework.

SITE DESCRIPTION

2. The application site is located in the Green Belt at Euxton, to the north of the A581 Dawbers Lane and to the west of Gleadhill House Gardens. It comprises grassland pasture, which is framed by woodland to the north and west with a belt of trees to the south of the site. There is an access track to a field access with Dawbers Lane in the south east corner of the site. Beyond the site there is a residential housing development of suburban character at Gleadhill House Gardens that lies immediately to the east adjacent to the site, and from which access would be sought to the proposed development. There is woodland and an equestrian facility to the north, woodland and pasture to the west and the highway at Dawbers Lane to the south with some residential dwellings, their associated gardens and woodland to the south of this.
3. The site is located in an area of rural fringe where there is open pasture land interspersed with woodlands, clusters of dwellings and other isolated buildings. The boundary to the settlement area of Euxton is located approximately 240m to the east of the site at its nearest point. Nearby geographical features include the River Yarrow to the south, M6 motorway to the west and A49 trunk road and west coast mainline railway to the east.

DESCRIPTION OF PROPOSED DEVELOPMENT

4. This application seeks outline planning permission for the erection of 11no. self-build / custom-build houses and associated development, with all matters reserved save for access. Access is sought via the existing estate road at Gleadhill House Gardens.

REPRESENTATIONS

5. Representations have been received from the occupiers of 24no. addresses citing the following grounds of objection:
 - Impact on the Green Belt and availability of alternative sites
 - Adverse impact on highway safety and capacity
 - Lack of supporting infrastructure and amenities
 - Adverse impacts on ecology and wildlife
 - No need / demand for further housing in this area
 - Impact on the character of the area through light pollution
 - Increase flood risk through surface water drainage
 - Absence of community benefits
 - Loss of land for recreation
 - Development is only for developer profit
6. Representations in support have been received from the occupiers of 2 no. addresses.
7. The Lancashire Badger Group have commented as follows: Please note our database holds records of 3 badger setts within a 2 km radius of this site and we would, therefore, request that RAMMS are put in place to protect any inquisitive badgers that may cross the site during the construction phase.

CONSULTATIONS

8. **Euxton Parish Council:** objects for reasons which are summarised as:
The applicant's parent company, when responding to a nearby planning proposal in 2015 demonstrated appropriate respect and concern for the wellbeing of Euxton's Green Belt.
This has not subsequently been the case and the attitude now appears to be that if an area of Green Belt is small and not very visible, then it's OK to develop it. The previous development at Gleadhill demonstrates quite clearly, for all to see, that assurances given about the visibility of the development were wrong and suburbia has replaced countryside. No similar assurances can be accepted by the new proposal, which would only inject a further piece of suburbia into Euxton's rural Green Belt.
The new development would also effectively fragment the Green Belt and trap an "island" of undeveloped land rendering it vulnerable to future development. There is evidence to suggest that the market for high-end, self-build properties is not strong and that the VSCs necessary to justify development in the Green Belt do not exist.
The application should be refused
9. Environment Agency: No comments have been received.
10. Greater Manchester Ecology Unit: Have no objection subject to no development of the woodland and provision of scheme for Biodiversity Enhancement Measures.
11. Lancashire County Council Highway Services (LCC Highway Services): Have no objection subject to the provision of appropriate pedestrian access.
12. Lead Local Flood Authority: Have no objection subject to conditions, including the requirement for the provision of a Final Surface Water Sustainable Drainage Strategy.
13. United Utilities: Have no objection subject to conditions.

14. Lancashire County Council (Education): Have advised that an education contribution is not required at this stage in regards to this development.

PLANNING CONSIDERATIONS

Principle of development

15. Section 38(6) of the Planning and Compulsory Purchase Act 2004 provides that if regard is to be had to the development plan for any determination then that determination must be made in accordance with the plan unless material considerations indicate otherwise.
16. The Development Plan comprises the adopted Central Lancashire Core Strategy (2012) and the adopted Chorley Local Plan 2012- 2026.
17. The application site is located within the Green Belt. National guidance on Green Belt is contained in Chapter 13 of the National Planning Policy Framework (the Framework) which states:

137. The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

138. Green Belt serves five purposes:

- a) to check the unrestricted sprawl of large built-up areas;*
- b) to prevent neighbouring towns merging into one another;*
- c) to assist in safeguarding the countryside from encroachment;*
- d) to preserve the setting and special character of historic towns; and*
- e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.*

147. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

148. When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

149. A local planning authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are:

- a) buildings for agriculture and forestry;*
- b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;*
- c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;*
- d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;*
- e) limited infilling in villages;*
- f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and*
- g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would: – not have a greater impact on the openness of the Green Belt than the existing development; or*

– not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

18. The application site is located outside the settlement area of Euxton and falls to be considered as an 'other place' when considering the location of development in relation to Policy 1 of the Central Lancashire Core Strategy. Policy 1(f) of Core Strategy Policy 1 reads as follows:

"In other places – smaller villages, substantially built up frontages and Major Developed Sites – development will typically be small scale and limited to appropriate infilling, conversion of buildings and proposals to meet local need, unless there are exceptional reasons for larger scale redevelopment schemes." The proposed development would comprise major development and so there would need to be exceptional reasons so support this.

19. The application site is open undeveloped greenfield land with no buildings or development in situ. The proposed development would fail to engage with any of the exceptions to inappropriate development set out at paragraph 149 of the Framework and constitutes inappropriate development in the Green Belt, which is harmful by definition. The development of 11 no. houses would inevitably have a spatial impact on the openness of the Green Belt in this location, whilst there would also be a visual impact on openness. Although the site is framed by trees and woodland the proposed new dwellings would be clearly visible from the highway at Gleadhill House Gardens, whilst there would also be filtered views of the dwellings from Dawbers Lane. The proposed development would, therefore, significantly diminish the openness of the Green Belt both spatially and visually from public vantage points.
20. Substantial weight should be attached to the harm to the Green Belt by reason of inappropriateness as set out at paragraph 148 of the Framework. As the proposed development is considered to be inappropriate development the tests of paragraph 148 of the Framework are engaged. This sets out that very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations. The proposal must be considered in its entirety in order to properly consider the harms, benefits and other considerations in the Green Belt balance.
21. As already established there is harm to the Green Belt by reason of inappropriateness, to which substantial weight is attached. The harm to the purposes of the Green Belt are set out below in relation to paragraph 138 of the Framework, which identifies five purposes of the Green Belt.
22. Purpose 1: Check the unrestricted sprawl of large built up areas. The proposed development would continue the suburban character and spread of the development at Gleadhill House Gardens to the east, the edge of which lies just 110m from the settlement area boundary. Any resultant development of the application site would, therefore, contribute to an element of sprawl from the built up area of Euxton into open countryside. As such there would be some conflict with this purpose and, therefore, an element of harm.
23. Purpose 2: Prevent neighbouring towns merging into one another. Development of the site would not lead to the coalescence of neighbouring villages. The site is located close to the settlement area boundary of Euxton, which lies to the east, though any further settlements to the west are located some distance away and the proposed development would not, therefore, connect or merge settlements. It is, therefore, considered that the proposed development would not have a significant impact on the merging of neighbouring towns.
24. Purpose 3: Assist in safeguarding the countryside from encroachment. The site comprises undeveloped grassland. This would be encroached upon by buildings, roads and hard surfacing with garden curtilages established, within which development may take place. As

a result there would be clear encroachment into the countryside and, therefore, conflict with this purpose of the Green Belt, resulting in some harm.

25. Purpose 4: Preserve the setting and special character of historic towns. This does not apply as the site is not located near a historical town.
26. Purpose 5: Assist in urban regeneration, by encouraging the recycling of derelict and other urban land. There is a need for housing within the borough and currently it has been established that there is an undersupply. The local plan review is at an early stage, however, it is clear that there is limited scope to supply new housing through the recycling of derelict and other urban land due to the limited availability of sites on such land. It is, therefore, considered that the proposed development would not undermine this policy purpose.
27. On the basis of the above it is considered that there would be other harm to the Green Belt caused by the harm to purposes 1 and 3 of including land in the Green Belt, as the proposed development would make some contribution to the unrestricted sprawl of large built up areas and would result in encroachment into the countryside.
28. As the proposed development would result in definitional harm to the Green Belt and other harm through the contribution to the unrestricted sprawl and encroachment there would have to be very special circumstances to justify the grant of planning permission that would outweigh this harm.

Other material considerations

29. The Framework is a key material consideration. The purpose of the planning system is to contribute to the achievement of sustainable development. There are three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives). There are three objectives to sustainable development set out at paragraph 8 and it is fundamental that development strikes the correct balance between:
 - Environmental - the protection of our natural, built and historic environment
 - Economic - the contribution to building a strong and competitive economy
 - Social - supporting strong, vibrant and healthy communities
30. Paragraph 10 of the Framework states that; so that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11).
31. Paragraph 11 of the Framework states for decision-taking this means:
 - c) approving development proposals that accord with an up-to-date development plan without delay; or
 - d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - a) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - b) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.
32. The Footnote (6) to paragraph 11 sets out examples of the type of policies that may indicate development should be refused. Footnote 7 makes clear that the tilted presumption in favour of sustainable development will apply where a Local Planning Authority cannot demonstrate a five-year supply of deliverable housing sites.
33. Paragraph 59 of the Framework confirms the Government's objective of significantly boosting the supply of homes.
34. Paragraph 60 of the Framework reinforces that requirements represent the minimum number of homes needed.

- 35. Paragraph 73 of the Framework requires Local Planning Authorities to maintain a supply of deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategies or against their local housing need where the strategic policies are more than five years old. Footnote 37 states in circumstances where strategic policies are more than five years old, five year housing land supply should be calculated against Local Housing Need calculated using the Government standard methodology, unless those strategic policies have been reviewed and found not to need updating.

Housing land supply

- 36. At 1st April 2022 there was a total supply of 1,890 (net) deliverable dwellings which is a 3.3 year deliverable housing supply over the period 2022 – 2027 based on the annual housing requirement of 569 dwellings which includes a 5% buffer.
- 37. Recent appeal decisions concluded that it is appropriate to calculate the housing requirement against local housing need using the standard method, as such the Council can no longer demonstrate a 5-year supply of housing land meaning that the tilted balance, and presumption in favour of sustainable development is, therefore, engaged under paragraph 11(d) of the Framework.
- 38. The Statement of Common Ground (SoCG) sets out the housing requirement to be consulted on in the Central Lancashire Local Plan and is informed by the Central Lancashire Housing Need Assessment. It has been signed by the portfolio holders responsible for the Local Plan across the three Councils for Chorley, Preston and South Ribble following endorsement by the Joint Advisory Committee on 25th July 2022.
- 39. Chorley Council adopted the SoCG as a material consideration for use in decision making at the General Purposes Committee on 7th September 2022. The weight to be attached to the SOCG in making decisions on planning proposals is for the decision maker to consider.
- 40. The SoCG sets out a housing requirement of 334 for Chorley for the first five year period of the Local Plan (2023-2028). The housing supply against this requirement is 5.4 years.
- 41. Chorley Council is working with Preston and South Ribble Councils to produce a Central Lancashire Local Plan (CLLP). Once adopted, this will replace the existing joint Core Strategy and Chorley Local Plan. The CLLP is at an early stage of preparation and consultation on Issues and Options closed in February 2020.
- 42. The application site, including additional land to the east, was submitted for consideration as part of the Local Plan process and is identified in Annex 5 of the Issues and Options Consultation (ref. 19C092). However, it was not included in Annex 1 of this same consultation, which showed all the site suggestions being taken forward by Chorley Council as a result of an initial review of all sites submitted during the Call for Sites consultation following detailed assessment in the SHELAA.
- 43. The emerging CLLP will look at the distribution of new homes and the CLLP will be informed by an evidence base including a Housing Need and Demand Study, the results of which will also help to inform the future distribution of housing across the Plan area.

The case for Very Special Circumstances

- 44. The case for very special circumstances presented by the applicant is set out in summary below with an associated weight attributed to each of them;

Contribution towards housing supply	Significant weight
Contribution towards a specific need for self-build properties	Moderate weight
Contribution to affordable housing supply in the borough	Significant weight

through an off-site contribution	
Increasing supply on small to medium sized sites - NPPF para 69 Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should: [...] c) support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes.	Limited weight
Economic benefits, e.g. benefits during construction and investment in the area by future residents.	Limited weight

- 45. In considering the benefits of the proposal that have been advanced, the provision of 11 no. dwellings in the context of an under supply of housing is a significant benefit.
- 46. The nature of the scheme in seeking to provide plots for self build development reflects the Framework intention to enable more people to build their own homes and make this form of housing a mainstream housing option. Paragraph 62 of the Framework requires the Council to assess and reflect in planning policies the size, type and tenure of housing needed for different groups in the community. This includes people wishing to commission or build their own homes.
- 47. Footnote 28 - Under section 1 of the Self Build and Custom Housebuilding Act 2015, local authorities are required to keep a register of those seeking to acquire serviced plots in the area for their own self-build and custom house building. They are also subject to duties under sections 2 and 2A of the Act to have regard to this and to give enough suitable development permissions to meet the identified demand. Self and custom-build properties could provide market or affordable housing.
- 48. The Council maintains a self and custom build register as required by the Self-build and Custom Housebuilding Act 2015. The latest register is dated June 2022 and is available on the Council's website - [Chorley_Custom_and_Self_Build_Register_13_June_20221.pdf](#)
- 49. There are currently 17 households on the self-build register for Chorley Borough. The dwelling type preferences are summarised below. All applicants stated they wanted a home and small/large garden. Applicants could state multiple settlement/parish areas where they would consider living and most settlement/parish areas were mentioned.
- 50. The Nation Planning Policy Guidance (NPPG) states that relevant authorities must give suitable development permission to enough suitable serviced plots of land to meet the demand for self-build and custom housebuilding in their area. The level of demand is established by reference to the number of entries added to an authority's register during a base period. (Paragraph: 023 Reference ID: 57-023-201760728)
- 51. The following sites are known to have permission for self build plots - 15/00162/OUTMAJ (8 self build plots and subsequent permissions. At 31st March 2022, 2 were completed, 3 under construction and 3 not started); and 19/00654/OUTMAJ and 22/00792/REMAJ (18 self build plots).
- 52. The current Core Strategy and Local Plan pre-date the self and custom build requirements set out in the Framework. NPPG on self and custom build confirms that authorities should consider self and custom build as part of work on Strategic Housing Market Assessments.

Local planning authorities should use the demand data from the registers in their area, supported as necessary by additional data from secondary sources (as outlined in the housing and economic development needs guidance), to understand and consider future need for this type of housing in their area. Secondary sources can include data from

building plot search websites, enquiries for building plots recorded by local estate agents and surveys of local residents. Demand assessment tools can also be utilised. (Paragraph: 011 Reference ID: 57-011-20210208)

53. The Council is working with Preston City and South Ribble Borough Councils to prepare a new Central Lancashire Local Plan. This will look at the need for self and custom build plots as part of overall housing need and demand.
54. A Housing Need and Demand study (HNDS) has been prepared to inform development of the Central Lancashire Local Plan. According to the HNDS, a review of plot searches on the buildstore website in August 2022 identified 2 plots available in Eccleston and 5 in Chorley.
55. As part of the HNDS, Developers and housebuilders were asked if there is any demand for custom or self-build homes in the area. The following comments were mentioned:
 - Demand will be negligible, specific locations, small development sites.
 - There is demand for custom or self-build homes in more rural locations which are likely to offer a highly attractive living environment within a self-contained community.
56. The provision of 11no. units as self-build house building plots should, therefore, attract moderate weight in favour of the proposal, given that there is some demand for self-build as a sector of housing need in Chorley, and that the nature and location of the site are such that they are likely to reflect the requirements of those expressing an interest in self build development in Chorley. This is, however, balanced against a supply of at least 18 plots, which is greater than the number of households on the Council's register.
57. The inclusion of a commitment to make an off-site contribution towards the provision of affordable housing would help towards meeting a significant shortfall in the supply of such homes across the Borough and represents a significant benefit in its own right.
58. In relation to increasing the supply of housing on small to medium sized sites paragraph 69 of the Framework states that *small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should: [...] c) support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes.*
59. The application site is not within an existing settlement boundary and, therefore, the weight that can be attributed to this benefit in the context of a site in the Green Belt is limited.
60. The proposed development would create construction jobs, which have acknowledged economic benefits along the supply chain. At a national level the Framework confirms that the Government is committed to securing economic growth in order to create jobs and prosperity. Indeed paragraph 81 goes on to confirm that *Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.* The construction jobs and supply chain benefits associated with a development of 11no. dwellings would, however, be relatively modest providing only a temporary economic benefit. This benefit is, therefore, attributed limited weight.

Green Belt balancing exercise

61. Paragraph 11. d) ii. of the Framework indicates that, where the most important development plan policies for determining the application are out-of-date, planning permission should be granted, unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole; the tilted balance.
62. The adverse impacts of the development relate primarily to its conflict with national Green Belt policy. It has been established that there is definitional harm to the Green Belt as the

proposal is inappropriate development in the Green Belt and to which substantial weight must be attached. Other harm would be presented in the form of a contribution to the unrestricted sprawl of large built up areas and encroachment into the countryside.

63. In terms of the benefits, these are detailed above and include the significant weight attached to the provision of new houses and an affordable housing contribution in the context of an established under supply of new homes, thereby, engaging the tilted balance. There is also moderate weight attached to the provision of self build housing plots in an area where there is likely to be demand, albeit in the context of some local supply. There are also some limited benefits associated with supporting construction jobs and the development of a small site.
64. When assessing if there are very special circumstances a number of factors, while ordinary in themselves, can combine to create something very special. These benefits have to be considered and an assessment made as to whether these clearly outweigh the substantial harm to the Green Belt so as to amount to very special circumstances.
65. The need for the development of this specific Green Belt location to service a housing supply need must also be considered in the context of other land designations across the Borough. There is currently undeveloped land within settlement areas across the Borough in addition to land that has been safeguarded for future development under policy BNE3 of the Chorley Local Plan. Sites within these areas are reflected in the Central Lancashire Local Plan, which is at preferred options stage, and demonstrates that there is enough land that may be developed to meet housing needs without the need to allocate undeveloped greenfield land in the Green Belt.
66. In consideration of the benefits of the development when taken together these are not considered to provide the very special circumstances that, on balance, outweigh the substantial harm to the Green Belt and other harm as identified above. The proposal is, therefore, contrary to paragraphs 147 and 148 of the Framework.

Technical matters

Design and impact on the character of the area

67. The application seeks outline planning permission including only matters of access. A parameters plan has been submitted with the application that sets out a development pattern reflective of the existing development at Gleadhill House Gardens and would in effect be a continuation of this development. In that sense the layout and density of any development of the site could reflect the suburban low density development of the adjacent site, which would be appropriate. The dwellings at Gleadhill House Gardens provide a guide as to the scale and appearance of dwellings characteristic to the area.
68. The parameters plan suggests that the peripheral woodland areas would be protected and enhanced, which would be appropriate. Vehicular access would be taken from the existing estate road at Gleadhill House Gardens, which would influence the form of development on the site, whilst a pedestrian access to the south with Dawbers Lane would be included, which would improve integration and movement.
69. The site is framed by tree belts and woodland, whilst being a flat site in a relatively flat landscape setting. The site is currently open and free from development providing a typically rural character that reflects the majority of the surrounding landscape. There are no footpaths across the site, however, there are clear views of the site from Gleadhill House Gardens and more filtered views from Dawbers Lane.
70. The construction of 11 no. detached dwellings would result in a permanent change to the character of the site from agricultural land to urban development, causing harm to the landscape. However, in part this could be mitigated by the retention and protection of the existing trees and hedgerows on the edge of the site, which could be secured by condition, helping to soften the visual impact of the development, particularly in views from Dawbers Lane. As the site is well contained by the surrounding landscape from more distant views,

the visual impact of the proposed development on the wider rural landscape would not be significant.

71. Whilst no details have been provided in respect of appearance, scale, layout and landscaping it is considered that the development of 11 no. dwellings could be accommodated on the application site without causing significantly adverse harm to the character and appearance of the locality.

Impact on neighbour amenity

72. Policy BNE1 (Design Criteria for New Development) of the Chorley Local Plan 2012 - 2026 states that new development must not cause harm to any neighbouring property by virtue of overlooking, overshadowing, or by creating an overbearing impact.
73. The application site is relatively isolated from existing dwellings, apart from those at Gleadhill House Gardens, the nearest of which would be approximately 13m away at 6 Gleadhill House Gardens. This dwelling has a side elevation facing the application site and given the scale of the application site it is considered that a layout could be designed so as not to result in any significant adverse impacts on the occupiers of this property. Other dwellings at 3, 4 and 5 6 Gleadhill House Gardens are further distant, as are those to the south at Gleadhill Farm and Gleadhill Coach House. The size of the site and distance to nearby dwellings is such that it is likely that a detailed scheme could be designed that would have no adverse impact on the amenity of any existing or future occupiers by virtue of the positioning and layout of the proposed dwellings.

Highway safety

74. Lancashire County Council (LCC) as the Local Highway Authority (LHA) is responsible for providing and maintaining a safe and reliable highway network. With this in mind, the present and proposed highway systems have been considered by them in advising the local planning authority as to the highway and access matters.
75. The proposed development would be accessed by means of vehicles and pedestrians, through an extension to the existing estate road at Gleadhill House Gardens to the east of the application site.
76. Dawbers Lane (A581) has a poor safety record and as a result funding has been secured to introduce average speed cameras with associated lining and signing. An assessment of the safety record at the existing junction was carried out on the 2nd November 2022. This was done using LCC's internal mapping system "Mapzone" and "CrashMap". From the assessment, no collisions were identified on the A581 that could be attributed to the existing junction.
77. As the A581 is currently having average speed cameras introduced, LCC Highway Services consider that no mitigation works would be necessary from the proposed development.
78. It was originally proposed that pedestrians would access the site by using the existing priority junction from Dawbers Lane. This allows for access to the neighbouring residential development to the east via a shared pedestrian and vehicle access road. LCC Highway Services consider that in its current use, the existing shared access road serves the maximum number of dwellings without pedestrian footway provision. As proposed LCC Highways would object to the site access for pedestrians.
79. LCC Highway Services would, however, accept the introduction of a 2 metre wide footpath from the existing site access through the existing residential development and into the proposed residential development. Alternatively, LCC Highway Services would accept a pedestrian access to be introduced at the south east corner of the proposed development, which is currently used as a field access. The creation of a pedestrian access at the location of the existing field access would require the existing vehicle crossing to be removed and reinstated as a pedestrian footway. The removal of the vehicle crossing would impact pedestrian access to the residential properties directly opposite the field access on Dawbers Lane. A new footway and uncontrolled crossing would be required to allow for

pedestrian access for the residential properties on the south side of Dawbers Lane. The applicant's agent has confirmed that the footpath link onto Dawber's Lane could be provided from the south west corner of the site and has indicated this on an illustrate layout plan.

80. The new pedestrian site access and associated off-site works would need to be constructed under a section 278 agreement of the 1980 Highways Act. The Highway Authority reserves the right to provide the highway works within the highway associated with this proposal. Provision of the highway works includes design, procurement of the work by contract and supervision of the works.
81. It is a requirement of all developments to promote sustainable development as set out in the Framework. As currently proposed the development does not meet this requirement by failing to sufficiently promote sustainable transport. To promote sustainable transport, it is requested that a pedestrian access to the site from Dawbers Lane is introduced as outlined in the above section. Additionally, it is requested that a link to the Public Right of Way (PROW) network north of the site is provided.
82. Due to the nature of Dawbers Lane and the wider connectivity that the PROW network to the north of the site provides a site access onto this network is required to promote sustainable transport. From discussions with LCC's PROW team a section 106 agreement would be necessary to ensure appropriate monies are provided to link the existing PROW routes to the proposed development. As these works would require Third party agreement, the monies would only be required if this agreement can be made with the relevant 3rd party.
83. Although providing a link from the development to the PROW to the north of the site would be an obvious benefit to any future residents, and the existing residents at Gleadhill House Gardens, both in terms of improving levels of integration and supporting healthier lifestyles and sustainable transport options, given the limited extent of the right of way network there would be limited access benefits provided by such direct access, and, therefore, the none provision of this footpath link is not considered to be a reason for refusal in this instance.
84. LCC Highway Services does not have any objections in principle to the proposed outline application for erection of 11 no. self-build / custom-build houses and associated development (with all matters reserved save for access), subject to further details being secured including the provision of suitable pedestrian access. The proposed development is, therefore, considered to be acceptable in relation to highway safety and capacity and access.

Ecology and trees

85. Due to the nature of the application site, the application is supported by a Baseline Ecological Impact Assessment. This has been reviewed by the Council's ecology advisors Greater Manchester Ecology Unit (GMEU).
86. The Baseline Ecological Impact Assessment found the grassland on site to be of low ecological value but the adjacent habitats were of higher value. There is also a band of woodland along the lane in the south of the site, which is described as young planted trees. While the proposal appears to avoid harm to the woodland in the north and west of the site, the initial indicative layout plan suggested that the woodland adjacent to Dawbers Lane would be incorporated into the gardens of the proposed dwellings. This could result in this woodland being lost as it would be within private gardens. It is, therefore, advised that the woodland be taken out of the boundaries of the properties or else a legal covenant be placed on each property to retain and appropriately manage the woodland. A revised indicative layout has since been received that suggest the trees would not be included within garden areas, which would be a more suitable form of development in terms of maintain ecological value.
87. The habitats around the boundaries of the site are used by foraging bats and it is, therefore, important that the lighting design of the site does not result in light pollution to these

habitats. It is, therefore, recommended that a condition be attached to any permission requiring a "lighting design strategy for biodiversity" to be submitted and implemented prior to the occupation of each property.

88. No information has been submitted in relation to biodiversity net gain or any ecological enhancements, beyond a few broad recommendations in the ecology report. Experience from the adjacent site has shown that each application for the individual properties is highly unlikely to include such measures. This matter, therefore, needs to be addressed at the outline stage. It is, therefore, recommended that a condition be attached to any permission requiring a scheme for the Biodiversity Enhancement Measures.

Drainage

89. The applicant has provided a flood risk assessment (FRA) and drainage strategy with the planning submission. This demonstrates that the site is at low risk of flooding from all sources.
90. The flood risk assessment submitted in support of the application demonstrates that the EA Flood Map for Planning (see Appendix A) along with additional flood risk information has been reviewed to provide assessment of the level of flood risk for this site. The information shows that the site lies within Flood Zone 1 having less than a 0.1% (1 in 1000yr) AEP of flooding from rivers or sea.
91. The proposed development comprises the construction of 11no. substantial detached dwellings together with integral or detached garages, private drives and gardens and adoptable highways extensions to the existing adopted highway from the first phase of development.
92. It is determined as More Vulnerable and, therefore, compatible with a location in Flood Zone 1. In the event that local constraints and ground conditions prove unsuitable for surface water disposal by SuDS infiltration, surface water from new roof and paved areas would be directed to the local unnamed watercourse at a rate of 10 litres/second, not exceeding the mean annual flood flow from the undeveloped site, QBAR.
93. The site is considered to be at low risk of flooding from all assessed sources, therefore, no special flood mitigation measures are considered necessary for reduction of flood risk in the proposed development, beyond incorporation of good practice in the setting of building extension floor levels and in the design of new surface water drainage.
94. The Lead Local Flood Authority have reviewed the drainage proposals and considered them to be acceptable subject to them being fully implemented prior to occupation of the development and in accordance with the timing / phasing arrangements embodied within the proposed drainage scheme. Conditions requiring final details, a Construction Surface Water Management Plan and management details would be required.

Affordable housing

95. Paragraph 64 of the Framework states that where major housing development is proposed, planning policies and decisions should expect at least 10% of the homes to be made available for affordable home ownership. The affordable housing threshold in rural areas of 5 dwellings in Core Strategy Policy 7 has, therefore, now been replaced by the NPPF threshold of 10 dwellings.
96. As this development is a major development an affordable housing contribution of 35% is required in accordance with Core Strategy Policy 7 and the Framework. This equates to 4no. affordable dwellings. The expectation is that affordable housing would be provided on site, however, as this proposal is for self-build homes, a financial contribution for off-site provision would be more suitable and is required. In this instance the off site contribution has been calculated at £1,059,020.
97. The applicant has indicated that they would be agreeable to meeting this requirement. This commitment would need to be secured through a Section 106 legal agreement.

Public open space

98. Central Lancashire Core Strategy policy 24 seeks to ensure that all communities have access to sports facilities. Chorley Local Plan 2012 – 2026 policy HS4A stipulates that all new housing developments will be required to make provision for open space, and recreation facilities where there is an identified deficiency in the area. Where there is an identified local deficiency in quantity and/or accessibility, open space provision will be required on-site. Where on-site provision is not appropriate, off-site financial contributions are required. Chorley Local Plan 2012 – 2026 policy HS4B stipulates that all new housing development will be required to pay financial contributions towards new playing pitch provision.
99. The proposed development would generate a requirement for the provision of public open space in line with policies HS4a and HS4b of the Chorley Local Plan 2012 – 2026 and the Open Space and Playing Pitch SPD.
100. In relation to policy HS4a there is currently a deficit of provision in Euxton in relation to amenity greenspace, provision for children and young people and natural and semi natural greenspace. Therefore, a contribution towards new provision in the ward is required from this development. As the development is 10 or more dwellings the required amenity greenspace should be provided on-site. The amount required is 0.01927 hectares. The site is of a scale that it could support this level of provision.
101. In relation to policy HS4b a Playing Pitch Strategy was published in June 2012, which identifies a Borough wide deficit of playing pitches but states that the majority of this deficit can be met by improving existing pitches. A financial contribution towards the improvement of existing playing pitches is, therefore, required from this development. The Playing Pitch Strategy includes an Action Plan, which identifies sites that need improvements. The amount required from the development is £1,599 per dwelling.
102. The applicant has agreed to enter into a Section 106 agreement to secure the provision of the public open space and contribution towards the requirement for the provision of playing pitches in line with policies HS4a and HS4b of the Chorley Local Plan 2012 – 2026.

Education

103. Lancashire County Council have carried out an education contribution assessment and have identified that an education contribution is not required at this stage in regards to this development.

Sustainability

104. Policy 27 of the Core Strategy requires all new dwellings to be constructed to Level 4 of the Code for Sustainable Homes or Level 6 if they are commenced from 1st January 2016. It also requires sites of five or more dwellings to have either additional building fabric insulation measures or reduce the carbon dioxide emissions of predicted energy use by at least 15% through decentralised, renewable or low carbon energy sources. The 2015 Deregulation Bill received Royal Assent on Thursday 26th March 2015, which effectively removes Code for Sustainable Homes. The Bill does include transitional provisions which include:

“For the specific issue of energy performance, local planning authorities will continue to be able to set and apply policies in their Local Plans which require compliance with energy performance standards that exceed the energy requirements of Building Regulations until commencement of amendments to the Planning and Energy Act 2008 in the Deregulation Bill 2015. This is expected to happen alongside the introduction of zero carbon homes policy in late 2016. The government has stated that, from then, the energy performance requirements in Building Regulations will be set at a level equivalent to the (outgoing) Code for Sustainable Homes Level 4. Until the amendment is commenced, we would expect local planning authorities to take this statement of the government’s intention into account in applying existing policies and not set conditions with requirements above a Code Level 4 equivalent.”

“Where there is an existing plan policy which references the Code for Sustainable Homes, authorities may continue to apply a requirement for a water efficiency standard equivalent to the new national technical standard, or in the case of energy a standard consistent with the policy set out in the earlier paragraph in this statement, concerning energy performance.”

105. Given this change, instead of meeting the code level, the Local Planning Authority required that dwellings should achieve a minimum dwelling emission rate of 19% above 2013 Building Regulations in accordance with the transitional provisions. Building Regulations 2022 have now been brought into force and under Part L require a 31% improvement above 2013 Building Regulations. This exceeds the Council's previous requirement and now supersedes the requirement for a planning condition.

Community Infrastructure Levy (CIL)

106. 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.

OVERALL CONCLUSION

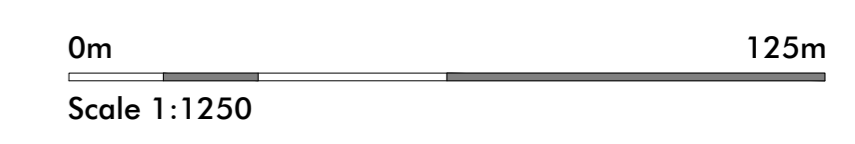
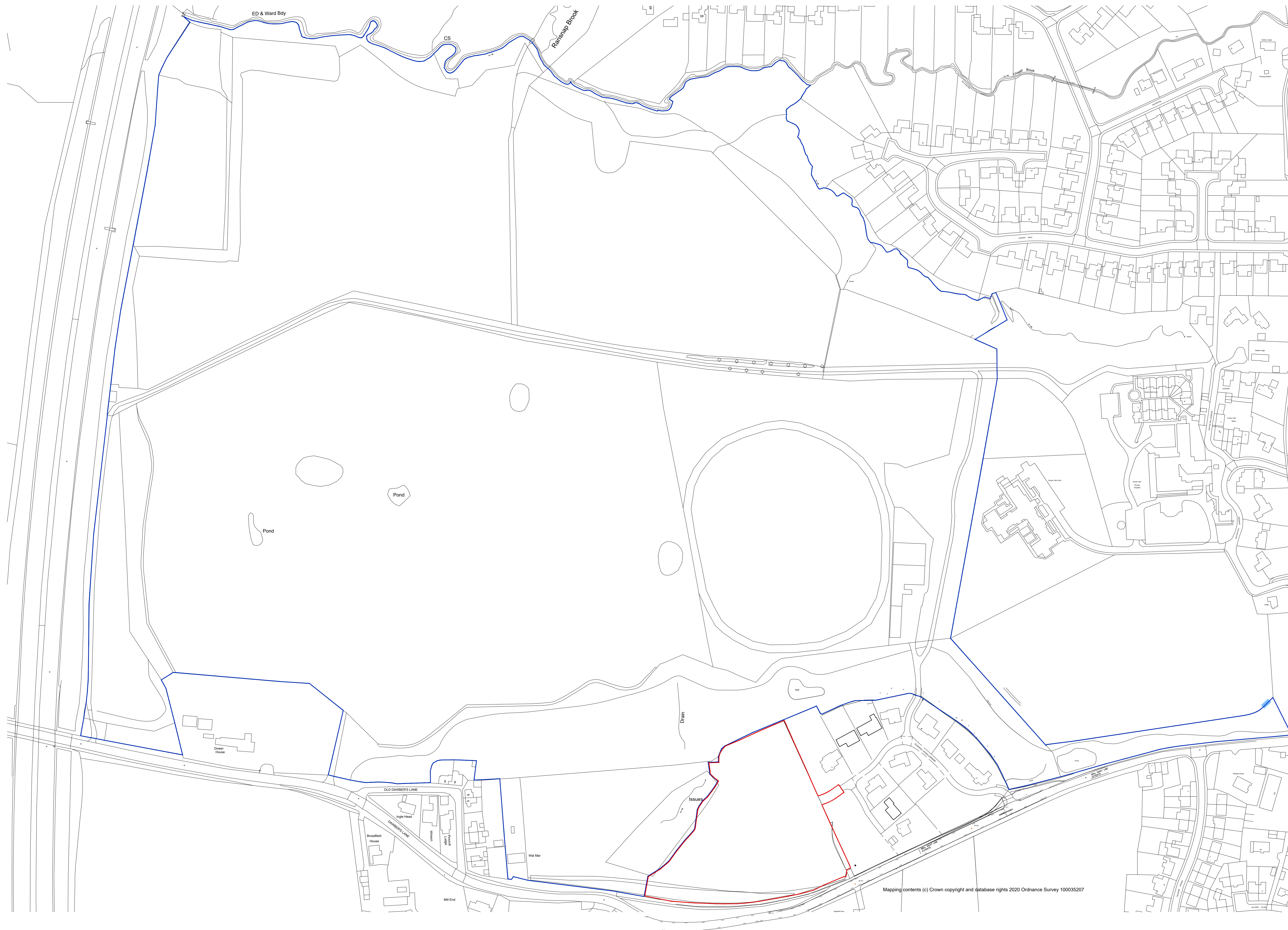
107. In accordance with s.38 (6) Planning and Compulsory Purchase Act (2004), the application is to be determined in accordance with the development plan, unless material considerations indicate otherwise.
108. The development is considered to be inappropriate development within the Green Belt and as such can only be considered acceptable if there are very special circumstances, which clearly outweigh the substantial harm to the Green Belt (by reason of inappropriateness) and any other harm.
109. As set out above it is considered that there are no very special circumstances either individually or cumulatively that exist in the case of the benefits associated with the proposal. The benefits advanced are not considered to outweigh the substantial harm to the Green Belt (by reason of inappropriateness) and any other harm (particularised in the sections set out above). It is, therefore, recommended that the application is refused.

RELEVANT HISTORY OF THE SITE AND ADJACENT LAND

Ref: 16/00633/OUTMAJ **Decision:** PEROPP **Decision Date:** 31 March 2017
Description: Demolition of existing buildings and erection of up to 12 detached self-build houses with double garages and associated infrastructure

Ref: 17/00806/REMAJ **Decision:** PERRES **Decision Date:** 8 November 2017
Description: Reserved matters application pursuant to outline planning permission 16/00633/OUTMAJ for the demolition of existing buildings and erection of up to 12 detached self-build houses with double garages and associated infrastructure. Details of landscaping to be considered.

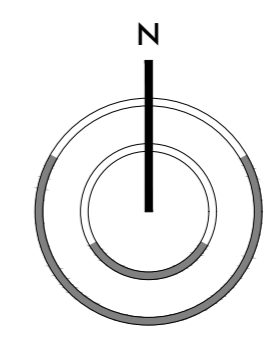
RELEVANT POLICIES: In accordance with s.38 (6) Planning and Compulsory Purchase Act (2004), the application is to be determined in accordance with the development plan (the Central Lancashire Core Strategy, the Adopted Chorley Local Plan 2012-2026 and adopted Supplementary Planning Guidance), unless 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.



LOCATION PLAN 1:1250

Revision Notes:

CLIENT	Gleadhill House Stud Ltd.		
PROJECT	Proposed Residential Development at Gleadhill Gardens, Dawbers Lane, Euxton, Chorley, PR7 6EA		
DRAWING	Location Plan		
DRAWN	JAL	DATE	16/08/22
SCALE	1:1250	SHEET	A0
		NUMBER	21/047/L01
		REVISION	-



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APPLICATION REPORT – 22/00869/REMAJ

Validation Date: 6 September 2022

Ward: Eccleston, Heskin And Charnock Richard

Type of Application: Major Reserved Matters

Proposal: Reserved matters application detailing access, appearance, landscaping, layout and scale for the erection of 34 dwellings pursuant to outline planning permission ref: 20/01193/OUTMAJ (Up to 34 dwellings and associated infrastructure) Appeal ref: APP/D2320/W/21/3284702

Location: Land South Of Parr Lane Eccleston

Case Officer: Mr Iain Crossland

Applicant: Anwyl Homes Lancashire

Agent: Roman Bullock Anwyl Homes Lancashire

Consultation expiry: 23 December 2022

Decision due by: 10 February 2023 (Extension of time agreed)

RECOMMENDATION

1. It is recommended that reserved matters consent is granted, subject to conditions, for the details of access, appearance, landscaping, layout and scale.

SITE DESCRIPTION

2. The application site forms part of a wider parcel of land designated as Safeguarded Land under Chorley Local Plan 2012 – 2026 policy BNE3 (BNE3.8 Between Bradley Lane and Parr Lane, Eccleston). Outline planning permission for the erection of up to 34 dwellings and associated infrastructure was granted on appeal in March 2022.
3. The site comprises approximately 1.5ha of grassland adjoining the east side of the village of Eccleston. The north side of the site is bounded by Parr Lane, the west side by existing residential properties, to the south by a playing field and the west by an open field separated from the site by a ditch. There is an established hedgerow to the southern boundary of the site. Trees and shrubs to the northern boundary of the site are immature and dispersed.
4. The site is located at the very edge of the settlement of Eccleston and would be a continuation of the built up area to the west. The character of the land to the east is of a low density suburban nature, whilst Parr Lane retains a more rural character, particularly as development recedes to the east.

DESCRIPTION OF PROPOSED DEVELOPMENT

5. This application seeks reserved matters consent, for details of access, appearance, landscaping, layout and scale, for the erection of 34 dwellings and associated infrastructure pursuant to outline planning permission ref: 20/01193/OUTMAJ, which was for up to 34 dwellings and associated infrastructure, granted on appeal ref: APP/D2320/W/21/3284702. Access to the majority of the dwellings would be gained via an extension of Sandringham Road, whilst three dwellings would have direct access to Parr Lane.

REPRESENTATIONS

6. Representations have been received from the occupiers of 9no. addresses citing the following grounds of objection:
 - Adverse impact on highway safety
 - Lack of highway capacity in the area to support the development
 - Adverse impact on surface water drainage
 - Lack of local infrastructure to support new residents
 - The development does not reflect the character of the area
 - The existing sewerage system cannot manage the proposed development
 - Lack of school places available to support new residents
 - The construction management plan would adversely affect residential amenity and highway safety
 - Inadequate electricity supply infrastructure

CONSULTATIONS

7. Greater Manchester Ecology Unit: Have no objections.
8. Lancashire County Council Highway Services (LCC Highway Services): Have no objections subject to conditions.
9. United Utilities: Have no objections.
10. Lead Local Flood Authority: Have no objections.
11. Eccleston Parish Council: Have concerns regarding the proposed access via Sandringham Road with the inherent difficulties of vehicles using this narrow estate road and have requested that officers examine the potential traffic issues associated with the accesses onto Sandringham Road and Parr Lane carefully with Lancashire County Council Highways Officers.

PLANNING CONSIDERATIONS

Principle of the development

12. The acceptability of the principle of the development has been established by the grant of outline planning permission for up to 34 dwellings and associated infrastructure. This was granted on appeal in March 2022.

Impact on character and appearance of locality

13. The National Planning Policy Framework (the Framework) attaches considerable importance to the need to achieve good design and a high-quality built environment. It states at paragraph 112 that planning policies and decisions should respond to local character and history and seek to reinforce local distinctiveness. The importance of high-quality design is reflected in the Central Lancashire Core Strategy (policy 17) and the Chorley Local Plan (policy BNE1).
14. Policy 17 of the Core Strategy seeks to ensure that the design of new buildings takes into account the character and appearance of the local area, including among other things, linking in with surrounding movement patterns and not prejudicing the development of neighbouring land; and protecting existing landscape features and natural assets. The policy is considered to be consistent with the Framework and should be attributed full weight.
15. Policy BNE1 (Design Criteria for New Development) of the Chorley Local Plan 2012 -2026 stipulates that planning permission will be granted for new development, including extensions, conversions and free standing structures, provided that, among other things, the proposal does not have a significantly detrimental impact on the surrounding area by virtue of its density, siting, layout, building to plot ratio, height, scale and massing, design, orientation and use of materials; that the layout, design and landscaping of all elements of

the proposal, including any internal roads, car parking, footpaths and open spaces, are of a high quality and respect the character of the site and local area; and that the proposal would not have a detrimental impact on important natural habitats and landscape features such as historic landscapes, mature trees, hedgerows, ponds and watercourses. In some circumstances where on balance it is considered acceptable to remove one or more of these features, then mitigation measures to replace the feature/s will be required either on or off-site. The policy is considered to be consistent with the Framework and should be attributed full weight.

16. The nearest housing stock to the development site comprises a mix of bungalows, dormer bungalows and two storey brick and rendered buildings in modern and traditional design styles. The character of the residential development to the east is of a low density suburban nature, whilst Parr Lane retains a more rural character and a more varied form of development, particularly as development recedes to the east.
17. When considering any development proposal, the Council must be mindful of the Framework, which at paragraph 126 states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. It also says that good design is a key aspect of sustainable development. Paragraph 130 of the Framework also states that planning policies and decisions should aim to ensure that developments (amongst other things) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development.
18. Chorley Council plans positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes and seeks to create well-mixed and integrated developments, which avoid segregation and have well-planned public spaces that bring people together and provide opportunities for physical activity and recreation.
19. The proposed layout of the development is considered to have taken into account the natural constraints of hedgerows and trees through the retention of the established hedgerow to the south, retained and new hedgerow to the east and new hedges and tree planting adjacent to Parr Lane. The layout also incorporates an area of informal open space to the south west corner. This would ensure that the proposal creates an attractive environment and setting for the dwelling plots, which are arranged in pattern that reflects the layout of development to the west and is at a relatively low density.
20. The layout of the development has been arranged so that a frontage of three dwellings would be created to the north part of the site facing onto Parr Lane. This would have the benefit of creating an active street frontage and presence reflective of the current pattern of development along Parr Lane. There would be four dwellings to the south of the site facing onto an existing playing field and footpath, which would provide natural surveillance over that green space and an attractive interface between the green space and the development. The continuation of dwellings from Sandringham Road would result in a harmonious form of development and the overall layout would be reflective of the street pattern and density to the west.
21. The proposed houses would be of a traditional design style and include features such as bay windows and front gables, canopies, brick detailing and a mixture of hipped and gabled roofs. Although the nearest dwellings to the site are of a simple modern appearance, there is no particular benefit in continuing this design theme and a more detailed traditional form of development would add to the variety of building types in the area, which would help to provide interest in the streetscene. The proposed materials include brick types, reflective of those evident in the area, which is a suitable approach. The development would incorporate in-curtilage driveways, integral and detached garages and allocated car parking spaces. There would be a variety of house types across the site and a form of development that provides interest and character.

22. It is considered that the proposed dwellings would assimilate with the built form of existing dwellings in the area. In light of the above, the proposal would not be detrimental to the character and appearance of the locality and is considered to accord with Chorley Local Plan policy BNE1 in respect of design matters.

Impact on neighbour amenity

23. Policy BNE1 (Design Criteria for New Development) of the Chorley Local Plan 2012 - 2026 states that new development must not cause harm to any neighbouring property by virtue of overlooking, overshadowing, or by creating an overbearing impact.
24. The proposed dwellings would be set to the east of dwellings on Parr Lane, Sandringham Road, Conway Road and Richmond Road. Scalewood on Parr Lane would be positioned approximately 15m from the dwelling at plot 1 and the side elevation would face a blank side elevation. Although there are habitable windows in the facing side elevation of Scalewood these would be in excess of the Council's 12m guideline for habitable room windows from two story gable elevations and the relationship is, therefore, considered to be acceptable.
25. Similarly, the dwelling at 19 Sandringham Road would be positioned approximately 14m from the dwelling at plot 4 and the side elevation would face a blank side elevation. Although there are habitable windows in the facing side elevation of 19 Sandringham Road these would be in excess of the Council's 12m guideline for habitable room windows from two story gable elevations and the relationship is, therefore, considered to be acceptable. It is noted that there would be a double garage to the rear of plot 4 that would be approximately 3m from the boundary with the rear garden at 19 Sandringham Road. This would be of a scale and positioning such that there would be no unacceptable adverse impact on light or outlook in relation to the occupiers of this dwelling.
26. Dwellings at 1 to 15 Conway Road would have rear elevations and gardens backing onto the application site. The proposed dwellings at plots 26 to 34 would reflect this relationship with rear gardens and rear elevations facing them. The Council's separation distance of 21m between parallel facing habitable room windows would be complied with and largely exceeded resulting in an acceptable relationship typical of a suburban residential setting.
27. The nearest dwelling at Richmond Road would be adjacent to an area of green space and would not be impacted upon in any adverse way. As a result there would be no unacceptable detrimental impacts on the amenity of existing occupiers.
28. The proposed dwellings have been designed in such a way so as to be compatible with each other without creating any amenity impacts with adjacent plots. There would be an adequate degree of screening around the plots and sufficient private amenity space for future occupiers to carry out day-to-day domestic activities.
29. It is noted that concerns have been raised in relation to the positioning of the construction site compound and temporary construction access and the impact on public amenity. The Construction Management Plan has been designed in this way to avoid taking access through the estate roads at Sandringham Road or Richmond Road, as this would result in more significant inconvenience to a greater number of residents. Although the proposed construction access and compound may result in some inconvenience and disturbance to the residents of Parr Lane, the resultant impact on amenity would be temporary for the duration of the development. It is noted that the hours of working and delivery are proposed as 08:00 to 18:00 hours on weekdays and 08:00 to 13:00 hours on Saturdays, which is reasonable such that significant amenity impacts can be avoided. It is noted that the provision on land of buildings, moveable structures, works, plant or machinery required temporarily in connection with operations being carried out on or adjoining that land is permitted without the need for planning permission under schedule 2, part 4, class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).
30. In light of the above, it is considered that the proposal would be acceptable in terms of amenity impacts and accords with Policy BNE1 in this regard.

Impact on highway safety

31. The proposed development has been reviewed and assessed by Lancashire County Council (LCC) as local highway authority for the area. LCC have confirmed that they do not have any objections regarding this reserved matters application and are of the opinion that the proposed development will not have a significant impact on highway safety, capacity or amenity in the immediate vicinity of the site.
32. The proposed development is a reserved matters application for 34 dwellings, which follows on from an outline planning permission that was granted on appeal. At outline planning stage it was identified that the main vehicular access to the site would be from Sandringham Road to the west with 3 dwellings served by an access from Parr Lane. Paragraph 111 of the Framework indicates that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. The application was accompanied by a Transport Statement (TA), which estimated the vehicle movements that the development would generate. This demonstrated that the increased flows would not adversely affect the operation of the surrounding highway network, which the Inspector accepted, and considered that the increases would be minimal, and any impact would not be severe. As such it has already been confirmed that the proposal does not conflict with the Framework or policy BNE1 of the Chorley Local Plan.
33. The details demonstrate that the majority of the proposed dwellings would be accessed via a new access off Sandringham Road, with three dwellings having access directly onto Parr Lane. It is noted that the access for the three dwellings onto Parr Lane has been changed from the proposed access, which was granted at appeal.
34. It is proposed that the three dwellings facing onto to Parr Lane have direct access for each individual dwelling. As part of the amended documents submitted in support of the planning application, individual visibility splays (2.4 metres by 42metres (west) and 43 metres (east)) have been demonstrated for each driveway [Dwg No: 3901-F01]. Given the frontage of the proposed dwellings is currently highway verge, this will need to be converted into a footway with vehicle crossing facilities. The associated off-site works will need to be constructed under a section 278 agreement of the 1980 Highways Act.
35. The proposal shows that the internal highway is to have a carriageway width of 5.5m and 2m wide footways, not including the proposed shared accesses. There is a proposed 0.5m service strip proposed to abut the internal highway in the southwest corner of the site. Given there is no residential frontage at this location, this would meet the minimum adoption requirements of LCC.
36. The main internal highway layout (excluding the shared accesses) meets LCC's minimum dimensions to be considered for adoptions. The shared accesses have a proposed width of 4.5m and, therefore, would not be considered for adoption. In support of the planning application, additional plans have been provided to prove the proposed turning heads can accommodate LCC specification refuse vehicles (Dwg No: 3901-SP01). LCC Highway Services are satisfied that the proposed turning heads can accommodate an LCC specification refuse vehicle. As such the proposed internal highway (excluding proposed shared accesses) meet the minimum requirements to be considered for adoption. LCC Highway Services consider that the new site access onto Sandringham Road would need to be constructed under a section 278 agreement of the 1980 Highways Act.
37. From assessment of the proposed private car parking bays for each dwelling using the amended Layout Plan (Dwg No: DL-01C) it is LCC Highway Services are of the opinion that the proposed private car parking meets the minimum parking bay requirements as set out in the Chorley Local Plan 2012-2026 (adopted 2015).
38. From assessment of the submitted planning documents, no plans have been provided to demonstrate the internal dimensions for the proposed single garages. The recommended minimum internal single garage size to be 6x3m and this includes integral garages. Given the length of driveways where separate garages are proposed it is LCC Highway Service's

opinion that these dwellings have enough parking regardless of the separate internal dimensions of the garages.

39. The proposed integral garages meet the requirements to be classed as parking for a single vehicle but not two. Given that the dwellings with integral garage have adequate driveway parking provision, the integral garages as proposed would provide sufficient parking.
40. From assessment of the amended planting plan (Dwg No: P.1702.22.04, Rev: B) submitted in support of the application, LCC Highway Services are satisfied that the proposed tree planting would not impact the internal highway.
41. It is noted that hedges are proposed on the frontages of a number of plots. The sight line splays for the drives will require walls, fences, trees, hedges, shrubs, ground growth, structures etc. to have a maximum height of 1.0m above the height at the centre line of the adjacent carriageway.
42. A Construction Management Plan was submitted in support of the application. After reviewing the submitted details, LCC Highway Services are content that the requirements in regard to construction traffic, the storage of materials and parking for contractors and/or visitors has been appropriately addressed.

Affordable housing

43. It is proposed that 12 affordable dwellings are provided on site. This meets the requirements of Core Strategy Policy 7 which requires 35% of the dwellings to be affordable and reflects the terms of the section 106 agreement attached to the outline planning permission.
44. The proposed development would provide 8 social rented dwellings, whilst 4 would be in shared ownership. This meets the requirements of the Affordable Housing SPD which requires 70% of the dwellings to be social rent and 30% to be intermediate. The intermediate units are required to be shared ownership.
45. The social rented properties comprise a mixture of three bedroomed houses and one bedroomed apartments, whilst the shared ownership properties comprise three bedroomed houses. This would provide a good level of accommodation suitable for families and individuals. The applicant, Anwyl Homes, have confirmed that they have been in contact with local Registered Providers, including Chorley Community Housing (Jigsaw) and Progress Housing, and have received strong expressions of interest from both organisations and confirmation they are both interested in acquiring and managing the 12 affordable dwellings proposed.
46. On this basis, the level of provision, tenure split and house types are considered to fulfil the requirements of policy 7 and the associated section 106 agreement.

Impact on ecological interests

47. Policy BNE9 (Biodiversity and Nature Conservation) of the Chorley Local Plan 2012 – 2026 stipulates that Biodiversity and Ecological Network resources will be protected, conserved, restored and enhanced; and that priority will be given to, among other things, protecting, safeguarding and enhancing habitats for European, nationally and locally important species.
48. The application site consists of agricultural grassland with some trees, shrubs and hedgerows to the perimeter with tall ruderal vegetation and pockets of scrub encroaching the field margins. A ditch runs adjacent to the eastern site boundary and scattered trees are present throughout the site boundaries. As previously noted, the important hedgerow to the southern boundary of the site is to be retained and protected through the course of the development.
49. The Council's appointed ecologists at Greater Manchester Ecological Unit (GMEU) consider that the Preliminary Ecological Appraisal submitted in support of the application adequately covers the scope of the site. The Appraisal report sets out that there would be very limited impacts on the local ecology as a result of the proposals, provided that certain

recommendations are followed including provision of reasonable avoidance measures for hedgehogs, amphibians and badgers in addition to an invasive species method statement to avoid the spread of Himalayan balsam.

50. In terms of the proposed landscaping details, extensive hedgerow, tree and other planting is proposed. All of the landscaping details can be secured by planning condition in addition to the recommendations of the Ecology Appraisal.
51. The proposal is considered to comply with policy BNE9 of the Chorley Local Plan and is acceptable in terms of impacts upon nature conservation and trees.

Flood risk and drainage

52. The application site is not located in an area that is at risk of flooding from pluvial or fluvial sources, according to Environment Agency mapping data. In accordance with the Framework and the National Planning Practice Guidance (NPPG), the site should be drained on a separate system with foul water draining to the public sewer and surface water draining in the most sustainable way.
53. The NPPG clearly outlines the hierarchy to be investigated by the developer when considering a surface water drainage strategy. As such the developer should consider the following drainage options in the following order of priority:
1. into the ground (infiltration);
 2. to a surface water body;
 3. to a surface water sewer, highway drain, or another drainage system;
 4. to a combined sewer.
54. When determining the outline application appeal the Inspector discussed flood risk. The Inspector identified that the outline proposal included the submission of a detailed surface water sustainable drainage strategy to ensure that surface water would be drained on a separate system and to mitigate the potential for flooding. A number of detailed conditions were attached to the outline planning permission requiring more fully developed drainage details in response to the proposed layout. The developer is currently seeking to address these conditions through a separate application.
55. In order to provide assurance that a suitable surface water drainage scheme can be developed around the proposed layout the application is supported by a Drainage Statement. This confirms that a sustainable drainage system (SuDS) will be supported through the controlled discharge of drainage to the watercourse on the eastern boundary of the site. Offsite surface water flow to the watercourse would be limited to a total greenfield runoff rate of 10.6l/s as outlined in the Flood Risk Assessment and Drainage Strategy document and all excessive surface water up to and including the 100 year storm + 40% climate change would be attenuated within the proposed offline detention facilities.
56. In order to help achieve this runoff rate geo-cellular storage would be constructed in the south west corner of the site beneath the amenity green space and in the rear garden area of plots 1, 2 and 3. In order to ensure that the geo-cellular storage within the housing plots is not compromised by future development it is recommended that permitted development rights are removed from plots 1, 2 and 3 for extensions and outbuildings.
57. It is proposed that the foul will be pumped to the foul sewer within Richmond Road. United Utilities are obliged to allow new connections to the public sewer and monitor the impact of all development proposals to inform future investment plans. United Utilities have confirmed that they are satisfied that this submission proposes a foul only connection to the public sewer. The flows to the receiving sewer system are, therefore, minimised, whilst surface water would discharge to the watercourse at a controlled rate. With regards to the rising main connection to the existing public sewer system, the Developer Engineer at United Utilities has reviewed the submitted drainage details and has no concerns.
58. It is considered that the drainage proposals would be acceptable, and it is noted that the Lead Local Flood Authority have withdrawn an initial objection to the proposal, on the basis

that the amount of geo-cellular storage situated in garden areas has been significantly reduced. On this basis, it is considered that the drainage proposals set out on the surface water drainage drawing 537-E300 Revision J, produced by Mono Civil Design Consultants are acceptable in line with the strategy approved at outline stage and would reflect the requirements of the Framework and NPPG.

Community Infrastructure Levy

59. 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.

Other matters

60. Lack of local infrastructure to support new residents: The acceptability of the principle of development has already been established through the grant of outline planning permission, whereby the necessary planning obligations have been considered and secured.

61. Inadequate electricity supply infrastructure: This is not a land use planning matter and is for the utilities infrastructure provider to address.

CONCLUSION

62. The submitted details of reserved matters are considered to be acceptable and the application is recommended for approval, subject to conditions.

RELEVANT HISTORY OF THE SITE

Ref: 20/01193/OUTMAJ **Decision:** REFOPP **Decision Date:** 13 April 2021
Description: Outline planning application (with all matters reserved) for the development of land off Parr Lane, Ecclestone for up to 34 dwellings and associated infrastructure (including 35% affordable housing)

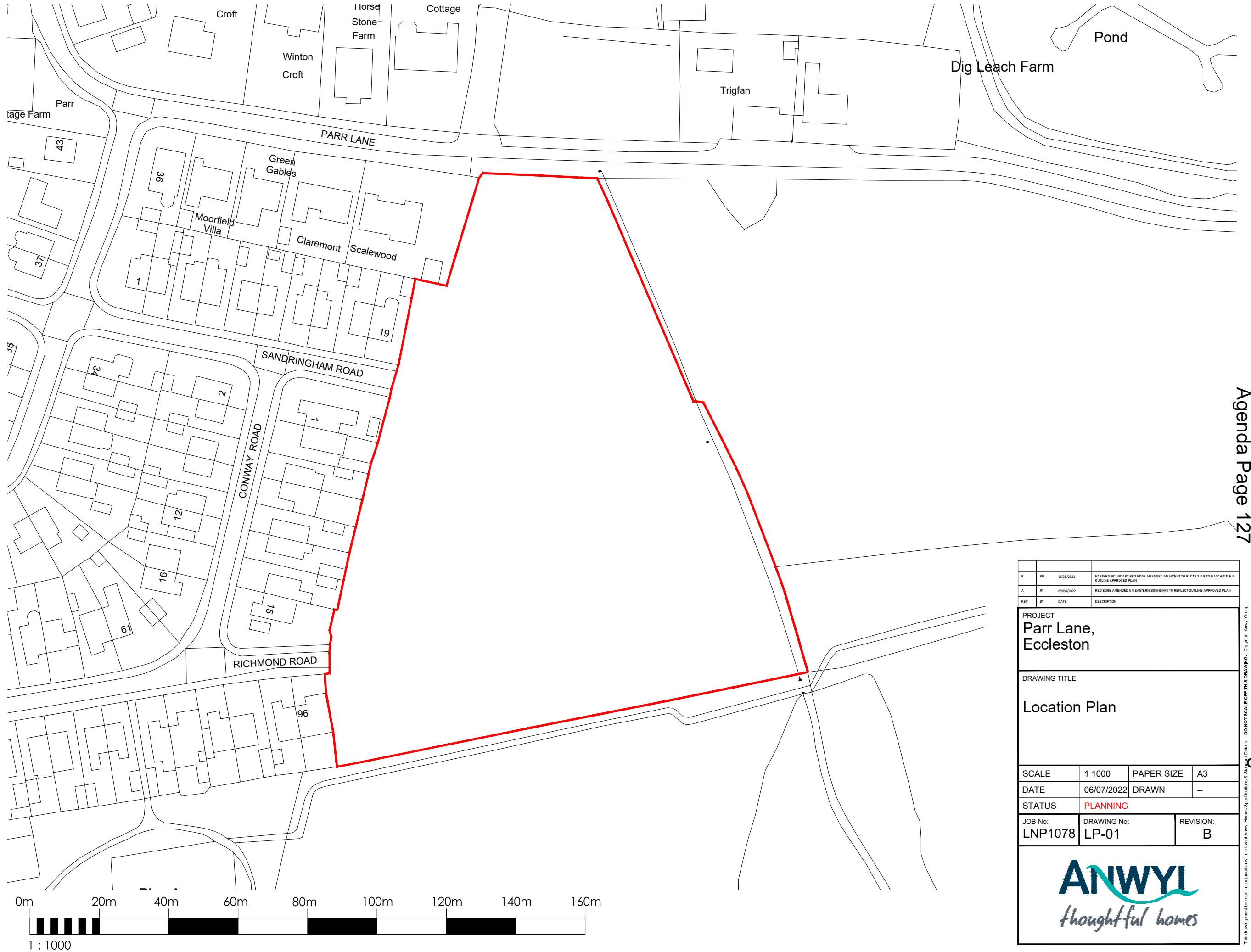
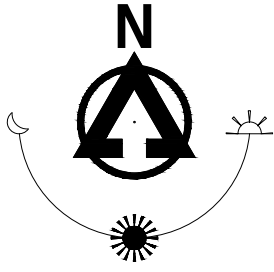
Ref: 22/01276/DIS **Decision:** PCO **Decision Date:** Pending
Description: Application to discharge conditions nos.14 (scheme for the disposal of foul waters), 15 (surface water sustainable drainage strategy) and 16 (surface water and pollution prevention) attached to planning permission ref:20/01193/OUTMAJ (Outline planning application (with all matters reserved) for the development of land off Parr Lane, Ecclestone for up to 34 dwellings and associated infrastructure (including 35% affordable housing))

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

To follow.

Parr Lane, Eccleston LOCATION PLAN



REV	BY	DATE	DESCRIPTION
B	RB	31/08/2022	EASTERN BOUNDARY RED EDGE AMENDED ADJACENT TO PLOTS 3 & 8 TO MATCH TITLE & OUTLINE APPROVED PLAN
A	RT	07/08/2022	RED EDGE AMENDED ON EASTERN BOUNDARY TO REFLECT OUTLINE APPROVED PLAN

PROJECT			
Parr Lane, Eccleston			
DRAWING TITLE			
Location Plan			
SCALE	1 1000	PAPER SIZE	A3
DATE	06/07/2022	DRAWN	--
STATUS	PLANNING		
JOB No:	DRAWING No:	REVISION:	
LNP1078	LP-01	B	

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APPLICATION REPORT – 22/00719/FUL

Validation Date: 27 June 2022

Ward: Chorley North And Astley

Type of Application: Full Planning

Proposal: Erection of single storey building to accommodate a retail unit/convenience store (Use Class E(a)), associated car parking and creation of new access on to Eaves Lane (following demolition of the existing social club building)

Location: St Peters Parish Club Eaves Lane Chorley PR6 0DX

Case Officer: Chris Smith

Applicant: Mr Paul Maher JP Development Ltd

Agent: Mr Matthew Walton PWA Planning

Consultation expiry: 3 August 2022

Decision due by: 10 February 2023 (Extension of time agreed)

RECOMMENDATION

1. It is recommended that planning permission is granted subject to conditions.

SITE DESCRIPTION

2. The application site is located on the eastern side of the B6228 Eaves Lane, within the settlement area of Chorley, as defined by the Chorley Local Plan Policies Map. The site contains a vacant two-storey building which previously accommodated St Peter's Parish and Social Club. There is a bowling green to the rear of the building.
3. The immediate locality is a densely built up urban area comprising a range of uses including residential properties immediately to the south and east of the site, commercial units to the north west and a Primary School directly to the north.

DESCRIPTION OF PROPOSED DEVELOPMENT

4. The application seeks full planning permission for the erection of a single storey building to accommodate a retail unit/convenience store (Use Class E(a)) along with associated car parking and the creation of a new access on to Eaves Lane, following the demolition of the existing social club building.

REPRESENTATIONS

5. Councillor Adrian Lowe has stated that he objects to the proposed development for the following reasons -
 - Highways, the proposed access is too close to a roundabout and a primary school causing potential traffic issues
 - Inappropriate use of the site
 - Impact on the neighbouring area

6. Thirteen representations have been received citing the following grounds of objection to the proposed development -
- The classrooms and playground at St Peter's Primary School are for the youngest members of the school and consideration should be given to the type of fencing erected along the boundary of the site so that people cannot see into the school grounds.
 - Dustbins should not be kept too close to where the children play.
 - Consideration should be given to noise that could disrupt school lessons.
 - Overlooking of the site through the use of CCTV.
 - Noise.
 - Bad language from builders.
 - Highway safety.
 - Potential for vermin due to bins/waste storage.
 - Concerns regarding delivery times.
 - The building would be close to neighbouring residential properties.
 - Position of bins.
 - Impact on existing retail businesses.
 - Loss of existing on-street car parking.

CONSULTATIONS

7. Greater Manchester Ecology Unit (GMEU) – Have not raised any objections to the proposed development subject to conditions.
8. Lancashire County Council Highway Services (LCC Highway Services) – Have not raised any objections to the proposed development subject to conditions.
9. Chorley Council's Environmental Health Officer – Has not raised any objections to the proposed development, subject to conditions.
10. Chorley Council's Waste & Contaminated Land Officer – Has stated that in this instance he has no comments to make.
11. United Utilities – Have not raised any objections to the proposed development subject to conditions.

PLANNING CONSIDERATIONS

Principle of the development

Development in an out-of-centre location

12. The application site is located approximately 130m to the north of the Eaves Lane Local Centre as defined by Policy EP7 of the Chorley Local Plan. The National Planning Policy Framework 2021 (The Framework) at Annex 2: Glossary provides that an edge of centre location is one that is well connected to, and up to 300 metres from, a primary shopping area which is an area where retail development is concentrated. The application site is, therefore, located within an edge-of-centre location and it proposes a main town centre use.
13. Paragraph 87 of The Framework states that local planning authorities should apply a sequential test to planning applications for main town centre uses which are neither in an existing centre nor in accordance with an up-to-date plan. Main town centre uses should be located in town centres, then in edge of centre locations; and only if suitable sites are not available (or expected to become available within a reasonable period) should out of centre sites be considered.
14. Paragraph 88 of The Framework states that when considering edge of centre and out of centre proposals, preference should be given to accessible sites which are well connected to the town centre. Applicants and local planning authorities should demonstrate flexibility on

issues such as format and scale, so that opportunities to utilise suitable town centre or edge of centre sites are fully explored.

15. Core Strategy policy 11 (Retail and Town Centre Uses and Business Tourism) of the Central Lancashire Core Strategy provides, among other things, that retail and other town centre uses of a scale appropriate to the retail hierarchy and in sustainable locations will be supported ; and that retail and main town centre uses will be delivered in a number of ways including maintaining, improving and controlling the mix of uses in the existing District and local centres so as to appropriately serve local needs.

16. Policy EP9 of the Chorley Local Plan 2012 - 2026 specifically relates to development in Edge-of-Centre and Out-of-Centre Locations and reflects the thrust of the Framework. This states that:

Outside the town, district and local centres, change of use and development for small scale local shopping and town centre uses (either as part of mixed use developments or in isolation) will be permitted where:

- a) *The proposal meets a local need and can be accessed in its catchment by walking, cycling and public transport; and*
- b) *Does not harm the amenity of an adjacent area; and*
- c) *The Sequential Test and Impact Assessment are satisfied setting out how proposals do not detract from the function, vitality and viability of the borough's hierarchy of centres.*

17. In relation to criteria a), the application has been supported by the provision of a Planning Statement prepared by PWA planning. This states that the proposed development would make use of a previously developed site comprising a former social club and ancillary bowling green and the proposed development would regenerate the site by providing a shop for local residents. It also states that there is little chance that the site would otherwise perform a community function.

18. It is accepted that the site suffers from a sense of abandonment with the social club building currently vacant and the bowling green too overgrown to serve its recreational purpose. The site, therefore, appears unsightly and detracts from the character of the area and there is a clear and obvious local need for it to be brought back into some form of active use. It is considered that the provision of a retail unit would serve the local needs of nearby residents who would benefit from the goods and amenities that can be provided by a small local store which is aimed at convenience and shorter shopping trips to be carried out between less frequent often weekly or fortnightly visits to a full-sized supermarket. The Planning Statement explains that there is a lack of provision for this type of retail unit in the immediate locality of the site with the closest small retail unit being approximately 0.7 miles (1.6 kilometres) away at Preston Road. It is accepted that many residents within the immediate locality of the site would be unlikely to travel this far for the purposes of a short shopping trip and consequently it is accepted that there is likely to be a demand and, therefore, a local need for the type of development that is proposed.

19. The site is located adjacent to the B6228 Eaves Lane and is approximately 400m away from the Leeds and Liverpool Canal and it is, therefore, accessible to cyclists and pedestrians. There are several bus stops located along Eaves Lane and Harpers Lane to the west of the site offering services to Chorley Town Centre, Wheelton, Abbey Village and Blackburn Town Centre. In consideration of the above matters, it is accepted that the site is both highly accessible to a large number of people and is likely to meet a demand that already exists.

20. Turning to criteria c) paragraph 6.26 of the Chorley Local Plan states that - *To maintain the balance between the role and function of Chorley Town Centre, the District Centres and Local Centres, Chorley Council will apply the sequential test and impact assessment to new retail development and main town centre uses, as set out in the Framework and Planning Practice Guidance. The Sequential Test requires major retail, cultural and service development to be located on the most central sites in town centres before considering less central sites. A sequential test will apply to planning applications for main town centre uses that are not in an existing centre. The aim is to minimise the need to travel, provide a diverse*

range of services in the one central location and make facilities accessible to all. This approach is intended to sustain and focus growth and investment in the Town Centre.

21. Paragraph 6.27 of the Chorley Local Plan goes on to state that - *The Impact assessment is required for planning applications for retail, leisure and office development outside of town centres where the development is 2,500sq m and over, to ensure they would not detrimentally impact the function, vitality and viability of the borough's hierarchy of centres. The Impact assessment will be particularly relevant to edge-of-centre and out-of-centre proposals. In assessing vitality and viability consideration will be given to pedestrian flows, vacancy rates, numbers and range of facilities, quality of the urban environment and the general performance of the centre.*
22. The proposal does not require an Impact Assessment as it falls well beneath the threshold. The Sequential test must, however, be satisfied. Retail development is defined in Annex 2 of the Framework as a main town centre use. A sequential test has been provided in line with EP9 c).
23. The applicant has considered potential alternative sites in Chorley Town Centre, as well as those on the edge of Chorley Town Centre and the defined District and Local Centres. The applicant explains that there are no suitable alternative sites within these areas i.e. of sufficient size for the development that is proposed which requires not only land to accommodate the retail building but also sufficient space for the logistics required to support the development.
24. It is considered that the applicant has addressed policy EP9 criteria a) and c) of the Chorley Local Plan 2012 - 2026. The proposal has been designed to respond to a particular type of need, that of the passing motorist, yet it can also be readily accessed from a dense catchment by walking, cycling or public transport. Given the relatively small scale of the proposed development, it would not detract from the function, vitality and viability of Chorley Town Centre or any nearby district centres. The impact of the proposal on the amenity of an adjacent area – criterion EP9 b) is addressed later in the report.

Protection of existing recreational facilities

25. The application site contains a bowling green which is a sport and recreational facility. Policy HW2 of the Local Plan seeks to protect land currently or last used as sports and recreational facilities unless alternative provision is made under criteria a) or all of criteria b) to e) are satisfied.
26. Policy HW2 of the Chorley Local Plan 2021 – 2026 states that land and buildings currently or last used as, or ancillary to, open space or sports and recreational facilities will be protected unless:
 - a) *Alternative facilities of an equivalent or enhanced standard are provided nearby before the existing facilities cease to be available; or*
 - b) *It can be demonstrated that the loss of the site would not lead to a deficit of provision in the local area in terms of quantity and accessibility; and*
 - c) *The site is not identified as being of high quality and/or high value in the Open Space Study; and*
 - d) *It can be demonstrated that retention of the site is not required to satisfy a recreational need in the local area; and*
 - e) *The site does not make a significant contribution to the character of an area in terms of visual amenity.*
27. In this case no alternative facilities of an of an equivalent or enhanced standard are to be provided near to the site before the existing bowling green ceases to be available for use. Consequently, the applicant needs to demonstrate the all of criteria b) to e) are satisfied.
28. In relation to criteria b) and d), the applicant has provided a list of existing nearby similar bowling green facilities all within 2 miles of the application site, including those at Erskine Road/Harpers Lane, St Joseph's Catholic Club, East Ward Conservative Club, Tatton

Recreational Centre, Coronation Recreational Grounds, St Mary's Bowling Green, Chorley Subscription Bowling Green and St George's Club. A desk-based analysis of these sites indicates that they are still in operation and it is, therefore, considered that there is an adequate degree of provision of this type of similar facilities in the local area both in terms of quantity and accessibility. Furthermore, the applicant explains that the bowling green and club has been closed for over two years and this has not harmed the provision of such facilities in the area. It is, therefore, accepted that the current facility is not required to satisfy a recreational need in the local area and its loss can be adequately mitigated by the abundance of similar facilities which are located within relative close proximity to the site.

29. Criteria c) is satisfied because the site has not been identified as being of high quality or high value in the Open Space Study.
30. Turning to criteria e), it is noted that the existing building on site, which is a vacant former social club, is of relatively dated design appearing somewhat tired and dilapidated whilst its curtilage and the bowling green to the rear is overgrown with dense vegetation. The site in its current state, therefore, is unsightly and suffers a sense of abandonment as the existing building is not currently occupied or being used and this detracts from the character of the area. The proposed development would introduce an active use by way of the proposed retail unit, which would subsequently rejuvenate the site.
31. It is considered, therefore, that the proposed development would satisfy the requirements of criteria b) to e) as there is an adequate degree of alternative provision in the local area and the site does not make a significant contribution to the character of an area in terms of visual amenity. The proposal therefore complies with policy HW2 of the Chorley Local Plan 2012-2026.

Loss of community facilities

32. The application site contains a social club which is a community facility. Policy HW6 of the Local Plan states that development proposing the change of use or loss of any premises or land currently or last used as a community facility (including community centres, village and church halls, places of worship, public houses, children's centres, libraries, cultural facilities and health facilities) will be permitted where it can be demonstrated that:
 - a) *The facility no longer serves the local needs of the community in which it is located; and*
 - b) *Adequate alternative provision has been made, or is already available, in the settlement or local area; and*
 - c) *The use is no longer financially viable; and*
 - d) *The facility is in an isolated location remote from public transport routes; or*
 - e) *There is an amenity or environmental reason why the facility is no longer acceptable.*
33. In relation to criteria a) and b) the applicant has stated that the function room within the social club building ceased operations on the 6th of April 2020 due to low attendance numbers and, therefore, it no longer served a local need for this type of facility and a number of other comparable social clubs and pubs as well as community facilities are located within close proximity to the site. It is acknowledged that there are several similar facilities in the local area such as public houses including the Masons Arms to the west of the site at Harpers Lane and the Derby Arms to the south of the site on Eaves Lane.
34. With regards to criteria c), the applicant has explained that the current lawful use of the site is no longer financially viable and that the social club closed down on the 6th of April 2020 and ceased trading due to low attendance numbers and financial struggle with the continuation of the business becoming economically unviable. The bowling club disbanded at the same time, with members joining other local clubs in the area. To demonstrate that it has not been possible to attract interest from buyers looking to continue the use of the site as a social club, the applicant has provided a letter from Eckersley Property (Appendix 1 of the Planning Statement) who were approached to market the site in March 2020. The letter confirms that the vast majority of enquires received regarding the property related to the redevelopment of the site including its demolition thus illustrating that the continued usage of the site was not viable.

35. Turning to criteria d) and e), it is not considered that d) is relevant given that the site is located within a densely built up urban area and can be accessed from a dense catchment by pedestrians and cyclist and also by public transport. Regarding criteria e) it is also considered that there are clear amenity reasons as to why the current facility is no longer acceptable. As already discussed the existing building is empty and in a poor state of repair and the bowling green is heavily overgrown and, therefore, the rejuvenation and reuse of the site would make a positive contribution to the character of the local area with regards to visual amenity.
36. In light of the above considerations, the proposal complies with policy HW6 of the Chorley Local Plan 2012-2026.

Design and impact on the character of the area

37. Policy BNE1 (Design Criteria for New Development) of the Chorley Local Plan 2012-2026 stipulates that planning permission will be granted for new development, including extensions, conversions and free standing structures, provided the proposal does not have a significantly detrimental impact on the surrounding area by virtue of its density, siting, layout, building to plot ratio, height, scale and massing, design, orientation and use of materials; and that the layout, design and landscaping of all elements of the proposal, including any internal roads, car parking, footpaths and open spaces, are of a high quality and respect the character of the site and local area.
38. The application site is located to the east of Eaves Lane which is a busy main highway which carries significant volumes of traffic linking the northern and southern parts of Chorley. The site, therefore, occupies a visually prominent roadside location and it is easy to discern from public vantage points located along Eaves Lane that the site suffers from a sense of abandonment and makes little contribution in terms of visual amenity to the character of the immediate locality. The bowling green to the rear of the building can also be seen from public vantage points located along Smithills Close and due to its overgrown state and a general lack of maintenance, it detracts from the character of the area.
39. The proposal would result in the development of a building of simple modern design with a sloping mono pitched roof and it would be relatively modest with regards to size and scale. The building would be set well back within the site approximately 50m away from Eaves Lane and it would not, therefore, appear as an unduly prominent feature when viewed from any public vantage points located there. It is noted that Eaves Lane lacks any overall prevailing architectural context with a variety of building types evident including terraced properties of traditional brick design to the south of the site, a primary school with functionally designed buildings immediately to the north and several modern retail and industrial units to the north west on the corner of Harpers Lane and Eaves Lane. The proposed building would not, therefore, appear at odds with this prevailing context.
40. Whilst, the roof structure of the proposed building would be visible from the residential cul de sac to the east of the site at Smithills Close, the building would be set back from the eastern site boundary by approximately 6.5m and it is considered that this along with the relatively low single storey height of the building ensures that it would not appear as a visually discordant feature within the streetscene at Smithills Close.
41. A customer car park would be located to the side (west) and front (north) of the building, however, some peripheral landscaping to the front of the site and along the boundary with 332 Eaves Lane would help to frame the development and soften its visual impact. Overall, the proposed development would result in a visual improvement of the site and would introduce an active use to the benefit of the site which currently suffers from a sense of abandonment and visual decay.
42. Given the range of building types in the locality and mixed scale, it is considered that the design and layout of the proposed development would be compatible with the appearance of the site and character of the area. The development is, therefore, considered to be in accordance with policy BNE1 of the Chorley Local Plan 2012 – 2026 in respect of design.

Impact on neighbour amenity

43. Policy BNE1 (Design Criteria for New Development) of the Chorley Local Plan 2012-2026 stipulates that planning permission will be granted for new development, including extensions, conversions and free standing structures, provided that, where relevant to the development the proposal would not cause harm to any neighbouring property by virtue of overlooking, overshadowing, or by creating an overbearing impact; and that the proposal would not cause an unacceptable degree of noise disturbance to surrounding land uses.
44. There would be a service yard to the north side of the development, which is where deliveries would be directed. Activity would increase within the application site as a result of the proposed development and, therefore, there would be some potential for noise disturbance in relation to the existing dwellings. In order to address this, it is recommended that appropriate boundary treatment is secured through the imposition of a condition requiring the submission of details regarding boundary fencing. This would ensure an adequate degree of privacy, security, and acoustic screening.
45. The application is accompanied by a Noise Assessment. Existing background noise levels (Background Sound Level) are provided in the noise assessment which advises that to assess the noise impact, the Background Sound Level is arithmetically subtracted from the potential noise impact. It advises that where an assessment of noise impact is undertaken, a difference of more than 10db is likely to be an indication of a significant adverse impact depending on the context and a difference of more than 5db is likely to be an indication of an adverse impact, again depending on context. The report advises that noise levels below existing background levels would be an indication of low impact.
46. Noise surveys were undertaken between 25th and 28th March 2022 at five locations – to the southern boundary, the eastern boundary at Smithills Close and to the north of the parish club building at no. 334 Eaves Lane. In relation to noise impacts as a result of HGV deliveries and the use of the car park, assessments using BS 4142: 2014 methodology were undertaken in order to predict the potential impact of the proposed development.
47. The initial daytime assessment indicated that noise impact would be low at four of the noise sensitive receptors (NSR), however, it identified that there would be a significant adverse effect at NSR5 (+14db) which is located at no. 334 Eaves Lane an auto-parts shop located to the north of the site. However, the report considers the contextual factors surrounding this NSR and states that the assessment is based on a worst case scenario of a delivery taking a full hour during the day to unload and with background daytime sound levels taken from a Saturday and Sunday at a location furthest from Eaves Lane and, therefore, the likely background sound level at NSR5 is likely to be higher and, consequently, it is likely that the development would only lead to a 4db increase over background levels which is adverse rather than significantly adverse. It is also noted that the site is located adjacent to primary school which emits noise during the daytime as a result of children playing in the school yard.
48. A further noise assessment relating to all noise sources between 06:00am and 07:00am was also undertaken. The initial assessment at NSRs 2 and 3 was low, however, the assessment for NSRs 1, 4 and 5 was adverse. Again, the report considers the context and states that the background sound level was measured at the furthest location from Eaves Lane and consequently the background sound level is likely to be higher than that measured which would have the effect of reducing the significance of the impact. Conditions controlling hours of operation are to be attached to any grant of planning permission and the timings of deliveries would also be restricted by an appropriate condition to safeguard the amenity of affected residential properties.
49. Details of noise levels from proposed plant are not yet available, however, the report also makes recommendations in relation to noise levels of proposed plant and advises that it should not exceed the existing background noise levels, which based on the survey data are 45 dB LA90T during the daytime period (0700 – 2300 hrs) and 41 dB LA90,T during the night time period (2300 – 0700 hrs). This could be secured by an appropriate condition.

50. There are several neighbouring residential properties to the south of the site including Bennett House (no. 332 Eaves Lane) and no. 332A Eaves Lane. There are also neighbouring properties immediately to the east of the site at Smithills Close. However, the proposed building would be located approximately 35m to the north east of no. 332 Eaves Lane and the car park would be approximately 13m to the north of this neighbouring property. It is considered the due to this degree of separation and the orientation of the development relative to the property, that there would be no unacceptable adverse impacts on the levels of amenity currently enjoyed by the occupiers of no. 332 Eaves Lane. Furthermore, it is not considered that the proposed development would have a significantly greater or more adverse impact on the amenity of the occupiers of this neighbouring property given that the existing social club building would be removed which would result in an improvement to the levels of outlook enjoyed from the 3no. first floor windows located within the side (north) elevation of this property.
51. It is acknowledged that the proposed building would be located adjacent to the neighbouring property to the south at no. 332A Eaves Lane. However, it would be approximately 12m to the north of the side elevation of this neighbouring property and the roof of the proposed building would slope up and away from the boundary with the property. Whilst the side (northern) elevation of this property does contain a first floor level balcony, the land to the side of the property is a parking area and driveway and its main garden/amenity areas are located to the west which is away from the site of the proposed building. It is not considered, therefore, that there would be any unacceptable adverse impacts on the amenity occupiers of this property as a result of light loss, overbearing or a loss of outlook.
52. The proposed building would be approximately 18m to the north west of no. 19 Smithills Close and due to this orientation and the degree of separation there would be no unacceptable adverse impacts on the amenity of the occupiers of this property. Whilst the building would be located 8.3m to the south west of no. 14 Smithills Close, the side elevation of this property which faces the site contains 2no. ground level windows which already suffer from a degree of light loss due to their proximity to the hedging which forms the eastern boundary of the site. Windows within the front elevation of the property face towards Smithills Close rather than the site itself. Consequently, it is not considered that there would be any unacceptable adverse impacts on the amenity of the occupiers of this property as a result of light loss, overbearing or a loss of outlook.
53. There are 2no. neighbouring residential properties located to the north of the site at nos. 334 and 336 Eaves Lane, however, the planning history of no. 334 Eaves Lane indicates that the lawful use of the building is a retail use and the building does currently accommodate an auto-parts shop. Direct intervisibility between the rear elevation windows at the residential property no. 336 Eaves Lane and the site would be interrupted by a two storey outrigger and an elongated single storey projection located to the rear of the two properties. The property itself would be approximately 25m away from the customer car park and approximately 35m away from the proposed building itself.
54. Several representations of objection have been received raising concerns about the position of refuse bins to the rear of the proposed building adjacent to the site boundary with Smithills Close and the potential for disturbance as a result of odours and rodents. However, it is considered that the bin area would be sufficiently distanced from neighbouring properties so as not to have any unacceptable adverse impacts on amenity and it would be screened from properties by boundary treatments. Furthermore, the Council has powers of enforcement, under the Environmental Protection Act 1990, to deal with smells that cause a statutory nuisance and pest infestations that may cause a statutory nuisance.
55. On the basis of the above assessment, and mitigation measures, it is considered that the proposed development would not result in any unacceptable harm to the amenity and living conditions of nearby residents, and the development complies with criterion b) of policy EP9 and policy BNE1 of the Chorley Local Plan 2012 – 2026 in respect of amenity.

Highway safety

56. Policy BNE1 (Design Criteria for New Development) of the Chorley Local Plan 2012 -2026 stipulates that planning permission will be granted for new development, including extensions, conversions and free standing structures, provided that the residual cumulative highways impact of the development is not severe and it would not prejudice highway safety, pedestrian safety, the free flow of traffic, and would not reduce the number of on-site parking spaces to below the standards stated in Site Allocations Policy – Parking Standards, unless there are other material considerations which justify the reduction.
57. During the course of the application, amended drawings have been received in order to address an objection raised by LCC Highways and to provide necessary improvements as requested by them. The application site has a wide section of adopted footway adjacent to Eaves Lane which has bollards and allows for off street parking. A new access to the site including dropped kerbs and the provision of tactile paving is proposed here.
58. LCC Highways have confirmed that they do not have any objections to the proposed development and are of the opinion that it would not have a significant impact on highway safety, capacity or amenity in the immediate vicinity of the site. They have reviewed the site plan (plan ref: 1060/SPC/SCP Rev H) and have stated that the proposed tactile paving and pedestrian area marked on the plan would encourage pedestrian movements which are clearly defined and would reduce the potential for conflict with the moving vehicles parking on the frontage of the existing dwellings and neighbouring shop.
59. Policy ST4 of the Chorley Local Plan 2012-2026 requires that proposals for development need to make parking provision in accordance with the standards set out in Appendix A of the Local Plan. Appendix A identifies the Council's minimum parking standards for new development as the provision of 27no. spaces for a proposal of this size i.e. a retail establishment with approximately 375 square metres of floorspace (1 per 14sqm of public floorspace and 3no. disabled parking bays). The applicant has provided evidence to demonstrate that a total of 29no. car parking spaces would be provided and 3no. disabled car parking space. The proposal is considered to comply with Policy ST4 of the Local Plan.
60. LCC Highways have also advised that they are satisfied that the level of parking provision would be acceptable and that the swept path for a delivery vehicle turning within the site and entering and exiting onto Eaves Lane is acceptable. They do, however, require the off-site highways works to be carried out under a section 278 agreement of the Highways Act.
61. Having regard to the comments of Lancashire County Council Highways, the proposed development is considered to be acceptable in highway safety terms.

Ecology

62. Policy BNE9 of the Chorley Local Plan 2012-2026 of the Local Plan sets out how development should safeguard biodiversity. Any adverse impacts on biodiversity should be avoided, and if unavoidable should be reduced or appropriately mitigated and/or compensated.
63. Policy BNE11 of the Chorley Local Plan 2012-2026 states that planning permission will not be granted for development which would have an adverse effect on a priority species, unless the benefits of the development outweigh the need to maintain the population of the species in situ.
64. The application is accompanied by a preliminary ecological appraisal and a bat emergence survey. The Greater Manchester Ecology Unit (GMEU), the council's ecology advisor, stated that the bat activity surveys found no evidence of bats emerging from the building and concluded that the building is not currently being used as a roost. However, GMEU advised that bats are highly mobile creatures we would advise that an informative note be attached to any permission, reminding the applicant of their obligations under the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019, should a bat be found.

65. Furthermore, the original preliminary ecological appraisal found no evidence of nesting birds on the site, however, GMEU recommended that works should not be undertaken in the bird breeding season (March-September inclusive), unless a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to clearance and written confirmation provided that no active bird nests are present which has been agreed in writing by the Local Planning Authority.
66. Taking into consideration the advice of GMEU, it is considered that the applicant has demonstrated that the proposed development would safeguard biodiversity and that habitats close to the site would not be adversely affected by the proposal, subject to the imposition of conditions.

Flood risk and drainage

67. The application site is not located in an area that is at risk of flooding from pluvial or fluvial sources, according to Environment Agency mapping data. In accordance with the Framework and the National Planning Practice Guidance (NPPG), the site should be drained on a separate system with foul water draining to the public sewer and surface water draining in the most sustainable way.
68. The NPPG clearly outlines the hierarchy to be investigated by the developer when considering a surface water drainage strategy. As such the developer should consider the following drainage options in the following order of priority:
1. into the ground (infiltration);
 2. to a surface water body;
 3. to a surface water sewer, highway drain, or another drainage system;
 4. to a combined sewer.
69. It is recommended that the applicant implements a scheme in accordance with the surface water drainage hierarchy outlined above and this can be controlled by planning condition.

Contaminated land

70. A Phase 1 ground contamination survey has been undertaken on the site by BEKEnviro to assess the ground for contamination. The report concludes that contaminants may be present on the site, and a phase 2 ground investigation is to be undertaken prior to demolition and construction work on the site. This work can be controlled by planning condition.

Community infrastructure levy

71. 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 will be a chargeable development and the charge is subject to indexation in accordance with the Council's Charging Schedule.

CONCLUSION

72. The proposed development would have the benefit of improving the appearance of a vacant plot of land in a prominent location, whilst providing some employment opportunities and supporting economic growth in a sustainable location. There would be no harmful impact on the vitality and viability of Chorley Town Centre. The proposal would have no unacceptable detrimental impact on the amenity of residential occupiers and would result in an overall improvement in the appearance of the site and character of the area. In addition, there would be no unacceptable impact on highway safety or ecology. On the basis of the above, it is recommended that planning permission be granted subject to conditions.

RELEVANT HISTORY OF THE SITE

Ref: 74/00036/FUL **Decision:** PERFPP **Decision Date:** 29 May 1974
Description: Rear Extension And Minor Alterations

Ref: 85/00231/FUL **Decision:** PERFPP **Decision Date:** 9 July 1985
Description: First floor extension and alterations to provide new lounge and toilet accommodation

Ref: 96/00736/FUL **Decision:** PERFPP **Decision Date:** 22 January 1997
Description: Provision of floodlighting to bowling green by means of 4 columns

Ref: 97/00638/FUL **Decision:** PERFPP **Decision Date:** 5 November 1997
Description: Variation to Condition No 5 of planning permission 9/96/00736 for one additional 1500 watt lamp to each of 4 lighting columns

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. Prior to the commencement of development, other than demolition and enabling works, samples of all external facing and roofing materials (notwithstanding any details shown on previously submitted plan(s) and specification) shall be submitted to and approved in writing by the Local Planning Authority. All works shall be undertaken strictly in accordance with the details as approved.

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

3. The development hereby permitted shall be carried out in accordance with the approved plans below:

Title	Plan Ref	Received On
Location Plan	1060/SPC/LP	27 June 2022
General Arrangement and Elevations	1060/SPC/BD1 Rev A	27 June 2022
Proposed Site Plan	1060/SPC/SLP Rev H	12 December 2022

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

4. Prior to the commencement of development, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage schemes must include:

- (i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365;
- (ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations);
- (iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;
- (iv) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and
- (v) Foul and surface water shall drain on separate systems.

The approved schemes shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.

Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution.

5. Foul and surface water shall be drained on separate systems.

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

6. Prior to the erection of the superstructure of the building hereby approved, full details of the alignment, height and appearance of all fences and walls to be erected to the site boundaries (notwithstanding any such detail shown on previously submitted plan(s)) shall have been submitted to and approved in writing by the Local Planning Authority. No part of the building hereby approved shall be occupied before all walls and fences have been erected in accordance with the approved details. Fences and walls shall thereafter be retained in accordance with the approved details at all times.

Reason: To ensure a visually satisfactory form of development and to protect the amenities of occupiers of nearby properties.

7. A scheme for the landscaping of the development and its surroundings shall be submitted prior to the commencement of the development, other than demolition and enabling works. These details shall include all existing trees and hedgerows on the land; detail any to be retained, together with measures for their protection in the course of development; indicate the types and numbers of trees and shrubs to be planted, their distribution on site, those areas to be seeded, paved or hard landscaped; and detail any changes of ground level or landform, proposed finished levels, means of enclosure, minor artefacts and structures. Landscaping proposals should comprise only native plant communities appropriate to the natural area.

All hard and soft landscape works shall be carried out in accordance with the approved details within the first planting and seeding seasons following the occupation of any buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: To ensure that a satisfactory landscaping scheme for the development is carried out to mitigate the impact of the development and secure a high-quality design.

8. No works to trees or shrubs shall occur between the 1st March and 31st August in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to clearance and written confirmation provided that no active bird nests are present which has been agreed in writing by the local planning authority.

Reason: Wild birds and their eggs are protected under Part 1 of the Wildlife and Countryside Act 1981, which makes it illegal to kill or injure a bird and destroy its eggs or its nest whilst it is in use of being built.

9. Prior to the commencement of the development, other than enabling works, details of a scheme for the mitigation and biodiversity enhancement of the site shall be submitted to and approved in writing by the Local Planning Authority. The approved mitigation measures shall be carried out prior to the occupation of either dwelling.

Reason: To secure biodiversity enhancements.

10. No temporary refrigeration units are to be used in the outdoor areas of the service yard other than in exceptional circumstances (such as the failure of internal refrigeration units). In such exceptional circumstances full written permission will be sought from the Local Planning Authority prior to, or within 24 hours of, the temporary refrigeration units being used in the outdoor areas of the service yard.

Reason: To safeguard the amenities of the occupiers of nearby residential accommodation.

11. Deliveries, servicing, and collections to and from the unit hereby permitted, including waste collections, shall not take place outside the following hours:
07:00 to 20:00 - Monday to Saturday
08:00 to 18:00 – Sundays and Bank Holidays
Where exceptional circumstances require deliveries/servicing/collections to take place outside these stated hours, full written permission will firstly be sought from the Local Planning Authority.

Reason: Based upon the submitted information and to safeguard the amenities of the occupiers of nearby residential accommodation.

12. The retail unit hereby permitted shall only operate between 07:00 and 22:00 on Mondays to Sundays.

Reason: In the interests of the amenity of the area and adjoining and nearby residential properties.

13. Prior to the occupation of any part of the commercial unit hereby permitted, full details of any condenser units and air conditioning units to be installed at the premises (notwithstanding any such details previously submitted) shall have been submitted to and approved in writing by the Local Planning Authority. The condenser units and air conditioning units shall be installed in accordance with the approved details prior to the commencement of the use of the neighbourhood convenience store hereby permitted and shall thereafter be retained and maintained in accordance with the approved details at all times.

Reason: To protect the amenities of occupiers of nearby property.

14. Before the development hereby permitted is first commenced, other than demolition and enabling works, full details of existing and proposed ground levels and proposed building finished floor levels (all relative to ground levels adjoining the site) shall have been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail shown on previously submitted plan(s). The development shall be carried out strictly in conformity with the approved details.

Reason: To protect the appearance of the locality and in the interests of the amenities of residents.

15. No development shall take place including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- i. the parking of vehicles of site operatives and visitors
- ii. hours of operation (including deliveries) during construction
- iii. loading and unloading of plant and materials
- iv. storage of plant and materials used in constructing the development
- v. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- vi. wheel washing facilities
- vii. measures to control the emission of dust and dirt during construction
- viii. a scheme for recycling/disposing of waste resulting from demolition and construction works

Reason: in the interests of highway safety and to protect the amenities of the nearby residents.

16. Facilities shall be provided for the cleaning of the wheels of vehicles leaving the site, before the development hereby permitted is first commenced and thereafter retained at all times during construction of the development.

Reason: To prevent the tracking of mud and/or the deposit of loose material on to the highway, in the interests of highway safety.

17. Prior to the erection of the superstructure of the commercial unit hereby approved details of facilities to be provided for the storage and removal of commercial refuse and waste from the premises shall be submitted to and approved by the Local Planning Authority, and then implemented strictly in accordance with those agreed details before the building is first occupied and thereafter retained.

Reason: In the interests of amenity.

18. The layout of the development shall include provisions to enable vehicles to enter and leave the highway in forward gear and such provisions shall be laid out in accordance with the approved plan and the vehicular turning space shall be laid out and be available for use before any development commences and a suitable turning area is to be maintained thereafter.

Reasons: Vehicles reversing to and from the highway are a hazard to other road users, for residents and construction vehicles.

19. A private car park and manoeuvring scheme to be approved by the Local Planning Authority and the car parking spaces and manoeuvring areas marked out in accordance with the approved plan before the use of the premises hereby permitted becomes operative and permanently maintained thereafter.

Reasons: To allow for the effective use of the parking areas.

20. No part of the development hereby approved shall commence until a scheme for the construction of the site access and the off-site works of highway improvement has been submitted to, and approved by, the Local Planning Authority in consultation with the Highway Authority as part of a section 278 agreement, under the Highways Act 1980.

Reasons: In order to satisfy the Local Planning Authority and Highway Authority that the final details of the highway scheme/works are acceptable before work commences on site and to enable all construction traffic to enter and leave the premises in a safe manner without causing a hazard to other road users.

21. No part of the development hereby approved shall be occupied or opened for trading until the approved scheme for the construction of the site access and off-site works of highway improvement has been constructed and completed in accordance with the approved scheme details, without prior agreement from the Local Planning Authority.

Reason: In order that the traffic generated by the new development does not exacerbate unsatisfactory highway conditions in advance of the first occupancy or trading.

22. Prior to the commencement of development, a Traffic Management Plan (TMP) shall be submitted to and approved in writing by the Local Planning Authority (in conjunction with the highway authority). The TMP shall include and specify the provisions to be made for the following: -

- o The parking of vehicles of site operatives and visitors;
- o Loading and unloading of plant and materials used in the construction of the development;
- o Storage of such plant and materials;
- o Wheel washing facilities;
- o Periods when plant and materials trips should not be made to and from the site (mainly peak hours but the developer to identify times when trips of this nature should not be made)

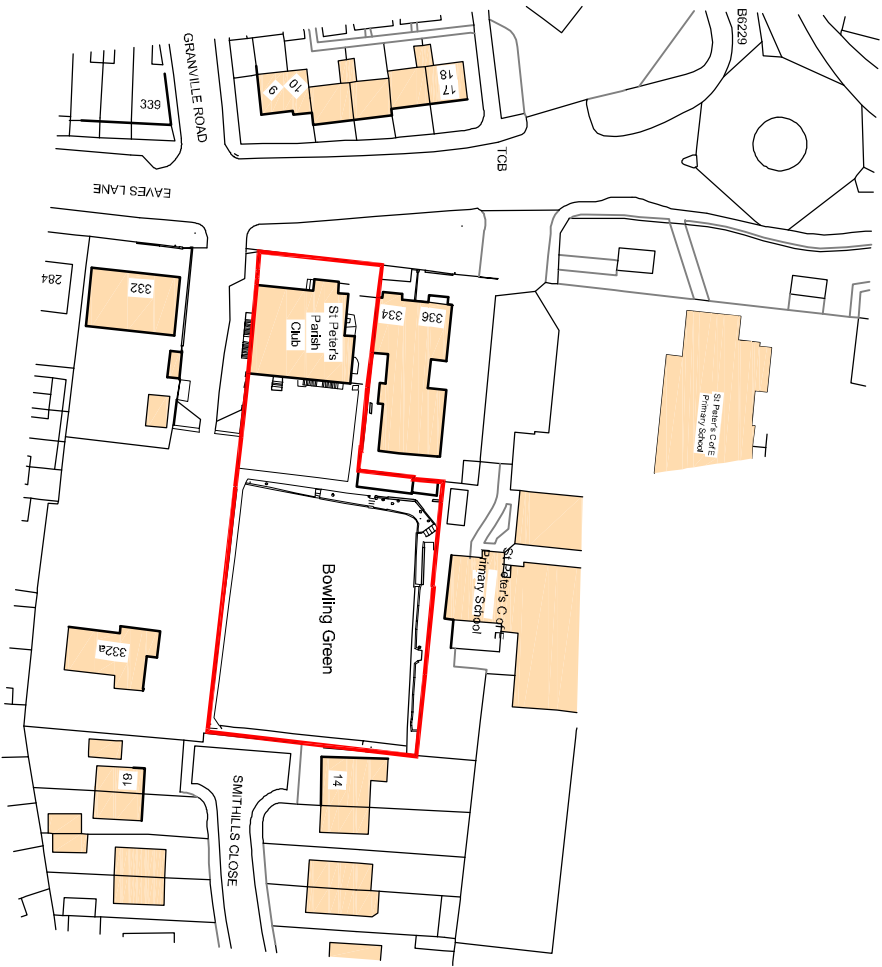
- o Routes to be used by vehicles carrying plant and materials to and from the site;
- o Measures to ensure that construction and delivery vehicles do not impede access to adjoining properties.

Reasons: to protect existing road users and to maintain the operation and safety of the local highway network and to minimise the impact of the construction works on the local highway network.

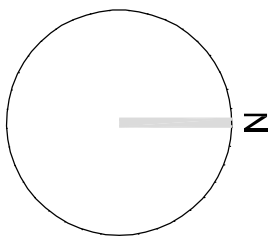
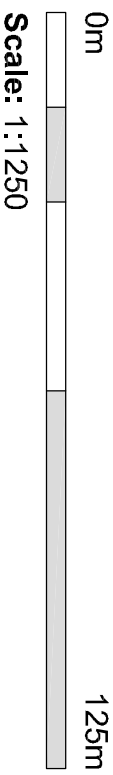
23. Prior to any development commencing on the site a phase 2 ground investigation is to be undertaken and the report shall be submitted to and approved by the Local Planning Authority to identify any potential sources of contamination on the site and where appropriate, necessary remediation measures. The report should include an initial desk study, site walkover and preliminary risk assessment. If the initial study identifies the potential for contamination to exist on site, the scope of a further study must then be agreed in writing with Local Planning Authority and thereafter undertaken and shall include details of the necessary remediation measures. The development shall thereafter only be carried out following the remediation of the site in full accordance with the measures stipulated in the approved report.

Reason: To protect the environment and prevent harm to human health by ensuring the site is suitable for the proposed end-use.

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A4 LOCATION PLAN



Initial Issue

bpd Architecture
 CIAT Registered practice
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 Tel: 01257 220510
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Chartered Institute of
 Architectural Technologists
 Registered Practice

Project
 Former St Peters Club, Eaves Lane
 Chorley PR6 0DX

Title
 A4 LOCATION PLAN

Scale @ A4	Date	Ref	Drawn
1:1250	March 2022	1060	MDB
Dwg No	1060/SPC/LP		Rev
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