

APPLICATION REPORT – 23/00749/REM

Validation Date: 8 September 2023

Ward: Croston, Mawdesley And Euxton South

Type of Application: Reserved Matters

Proposal: Application for reserved matters consent (appearance and landscaping) pursuant to outline planning permission 20/00816/OUT (Outline application for the erection of 5 dwellings including details of access, layout and scale following partial demolition of equestrian centre)

Location: Eccleston Equestrian Centre Ulnes Walton Lane Ulnes Walton Leyland PR26 8LT

Case Officer: Mr Iain Crossland

Applicant: Mr & Mrs Norris

Agent: Miss Gabriela Da Amorim

Consultation expiry: 9 October 2023

Decision due by: 21 December 2023 (Extension of time agreed)

RECOMMENDATION

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

SITE DESCRIPTION

2. The application site comprises an expansive and long established equestrian centre located in the Green Belt on the east side of Ulnes Walton Lane. The application site is predominantly flat and is accessed from Ulnes Walton Lane, with a detached dwelling to the south side of the entrance and a large expanse of parking area between the entrance and equestrian facilities. Beyond the parking area are the equestrian centre buildings, which are set in a 'ranch style' with a covered pedestrian entrance to a central sand paddock. Around the sand paddock on all four sides are a mix of stables, indoor arena, a small set of offices, a small café, and a workshop. Beyond these is an outdoor circular walking/training structure.
3. The character of the area is largely open agricultural land with sporadic dwellings, agricultural buildings and equestrian developments. The development that does exist is generally positioned along and around the main highways.
4. It is noted that outline planning permission (ref. 20/00816/OUT) was granted for the erection of 5 dwellings including details of access, layout and scale following the partial demolition of equestrian centre in October 2020.

DESCRIPTION OF PROPOSED DEVELOPMENT

5. This application seeks reserved matters consent, including details of appearance and landscaping, for the erection of 5 detached dwellings pursuant to outline planning

permission 20/00816/OUT, which was for the erection of 5 dwellings including details of access, layout and scale following partial demolition of equestrian centre. There would be detached garages at three of the dwellings.

REPRESENTATIONS

6. No representations have been received.

CONSULTATIONS

7. Greater Manchester Ecology Unit: No objection.
8. Lancashire Highway Services: No comments received.
9. Ulnes Walton Parish Council: No comments received.

PLANNING CONSIDERATIONS

Principle of the development

10. The acceptability of the principle of the development has been established by the grant of outline planning permission for 5 dwellings and associated infrastructure, which was granted in October 2020.

Impact on character and appearance of locality

11. 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).
12. 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.
13. 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.
14. The application site is located the east of Ulnes Walton Lane and is set back from the lane to a similar extent as the dwelling at Walton Lodge and extends into the site perpendicular to the highway. The dwellings would be set out in a linear pattern across the first four plots between the site entrance to the west, adjacent to Ulnes Walton Lane, and into the area of the sand paddock. Plot 5 would be positioned to the south of the site between the existing dwelling and indoor riding arena. The access road would be positioned between the four plots and the existing dwelling and riding area to the south. The layout was approved at outline stage and is set out such that there is no frontage with Ulnes Walton Lane and the development would not be especially prominent from this highway or from public vantage points.

15. The scale of the proposed dwellings reflects the expectations of the outline planning permission with a volume of development that is broadly in line with the approval and is less than the volume of the buildings to be removed.
16. The prevailing dwelling types within the vicinity of the application site are detached two storey houses and bungalows, however, a wide range of design styles exist from the traditional to the modern. The proposed dwellings would be of a traditional design style and would comprise three different house types. The dwellings include a number of details such as front gables, stone heads and sills, front canopies and the use of stone and render. This results in a somewhat agrarian aesthetic, which is appropriate to the area. The associated garages would be of a commensurate scale and would be positioned logically throughout the site.
17. It is proposed that a number of trees, shrubs and hedgerows would be planted throughout the scheme. These are suitably positioned and would help to frame the development and soften its appearance. Boundary treatment would be kept to a minimum, thereby creating an open aspect.
18. On the basis of the above, the proposed development is appropriate in the context of the site and surrounding development and would not be detrimental to the character of the locality. The development, therefore, complies with policy BNE1 of the Chorley Local Plan 2012 - 2026.

Impact on neighbour amenity

19. Policy BNE1 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.
20. The application site is relatively isolated from other dwellings, apart from Walton Lodge, which is within the site and in the ownership of the applicant. The proposed layout is such that there would be no adverse impact on the amenity of any existing or future occupiers by virtue of the positioning of the proposed dwellings and their scale. Given that the lawful use of the site is as an equestrian centre the proposed residential development would be more compatible with nearby residential land uses and would not generate the levels of noise and disturbance that could currently take place under the existing use.
21. It is not considered that there would be any detrimental impact on the amenity of the occupiers of nearby residential dwellings, whilst there would be no unacceptably detrimental impacts on the amenity of future occupiers. The development, therefore, is considered to comply with policy BNE1 of the Chorley Local Plan 2012 - 2026.

Highway safety

22. The application site has operated as a commercial equestrian centre for a significant period of time with vehicle movements occurring on a regular basis, and involving horse boxes and trailers. The extant use was taken into consideration in the assessment and approval of the outline planning application, which included matters of access.
23. Based on the car parking standards set out in the Chorley Local Plan Policy ST4 and appendix A, it is clear from the proposed layout that off-road parking provision necessary for each individual property can be achieved in line with the Council's adopted standard.
24. On this basis the proposed development meets with Chorley Local Plan policy ST4 as regards parking and is considered to be acceptable.

Ecology

25. A primary ecological appraisal, biodiversity enhancement plan and landscaping scheme have been submitted in support of the proposed development, which have been considered and assessed by the Council's ecology advisors the Greater Manchester Ecology Unit (GMEU).

26. In their response to the original outline application GMEU noted that a significant number of birds' nests had been recorded around the site (60 swallow nests and 12 pairs of house sparrow). As a result it was recommended that a compensation scheme for the loss of bird breeding habitats should be required as part of any future development. The landscape plans make sufficient provision for bird nesting, and are considered to be acceptable.
27. In addition to the compensatory measures required for nesting birds, further biodiversity enhancements were also encouraged. The submitted scheme includes the installation of two new permanent swallow shelters, four house sparrow terraces, two wall-mounted bat boxes, two hedgehog highways, one hedgehog house and measures to enhance the ditches to the north and south of the site. This is considered to be suitable and acceptable in the context of the existing site conditions and proposed development.
28. On this basis the proposed development is considered to comply with policy BNE9 of the Chorley Local Plan 2012 – 2026.

Flood risk and drainage

29. In accordance with the National Planning Policy Framework (NPPF) 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.
30. 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.
31. A surface water drainage scheme requiring robust evidence that the drainage hierarchy has been thoroughly investigated is required by a condition attached to the outline planning permission and is required to be submitted and approved in writing by the Local Planning Authority prior to commencement of development.

Community Infrastructure Levy

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

CONCLUSION

33. 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: 20/00810/FUL **Decision:** PERFPP **Decision Date:** 5 October 2020
Description: Erection of one detached dwelling

Ref: 20/00816/OUT **Decision:** PEROPP **Decision Date:** 7 October 2020
Description: Outline application for the erection of 5 dwellings including details of access, layout and scale following partial demolition of equestrian centre

Ref: 21/00263/FUL **Decision:** PERFPP **Decision Date:** 6 May 2021

Description: Section 73 application to vary condition 3 (approved plans) attached to planning permission 20/00810/FUL (Erection of one detached dwelling) to reduce the scale of the approved dwelling

Ref: 21/00829/DIS **Decision:** PEDISZ **Decision Date:** 23 July 2021

Description: Application to discharge conditions nos. 5 (facing materials) and 9 (dwelling emission rate details) attached to planning permission 21/00263/FUL (Section 73 application to vary condition 3 (approved plans) attached to planning permission 20/00810/FUL (Erection of one detached dwelling) to reduce the scale of the approved dwelling)

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

No.	Condition																											
1.	<p>The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <table border="1" data-bbox="352 958 1339 1249"> <thead> <tr> <th data-bbox="352 958 746 990">Title</th> <th data-bbox="746 958 1034 990">Drawing Reference</th> <th data-bbox="1034 958 1339 990">Received date</th> </tr> </thead> <tbody> <tr> <td data-bbox="352 990 746 1021">Location Plan</td> <td data-bbox="746 990 1034 1021">22/074/L01</td> <td data-bbox="1034 990 1339 1021">08 September 2023</td> </tr> <tr> <td data-bbox="352 1021 746 1052">Proposed Site Layout</td> <td data-bbox="746 1021 1034 1052">22/074/P01</td> <td data-bbox="1034 1021 1339 1052">08 September 2023</td> </tr> <tr> <td data-bbox="352 1052 746 1084">House Type A</td> <td data-bbox="746 1052 1034 1084">22-074-P02</td> <td data-bbox="1034 1052 1339 1084">08 September 2023</td> </tr> <tr> <td data-bbox="352 1084 746 1115">House Type B</td> <td data-bbox="746 1084 1034 1115">22-074-P03</td> <td data-bbox="1034 1084 1339 1115">08 September 2023</td> </tr> <tr> <td data-bbox="352 1115 746 1146">House Type C</td> <td data-bbox="746 1115 1034 1146">22-074-P04</td> <td data-bbox="1034 1115 1339 1146">08 September 2023</td> </tr> <tr> <td data-bbox="352 1146 746 1178">Double Garage (Stone)</td> <td data-bbox="746 1146 1034 1178">22-074-G01</td> <td data-bbox="1034 1146 1339 1178">08 September 2023</td> </tr> <tr> <td data-bbox="352 1178 746 1209">Double Garage (Render)</td> <td data-bbox="746 1178 1034 1209">22-074-G02</td> <td data-bbox="1034 1178 1339 1209">08 September 2023</td> </tr> <tr> <td data-bbox="352 1209 746 1240">Soft Landscaping</td> <td data-bbox="746 1209 1034 1240">Version - 1</td> <td data-bbox="1034 1209 1339 1240">08 September 2023</td> </tr> </tbody> </table> <p data-bbox="352 1279 1339 1310">Reason: For the avoidance of doubt and in the interests of proper planning</p>	Title	Drawing Reference	Received date	Location Plan	22/074/L01	08 September 2023	Proposed Site Layout	22/074/P01	08 September 2023	House Type A	22-074-P02	08 September 2023	House Type B	22-074-P03	08 September 2023	House Type C	22-074-P04	08 September 2023	Double Garage (Stone)	22-074-G01	08 September 2023	Double Garage (Render)	22-074-G02	08 September 2023	Soft Landscaping	Version - 1	08 September 2023
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2.	<p>Prior to the construction of the superstructure of any of the dwellings hereby permitted, 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.</p> <p data-bbox="352 1525 1339 1556">Reason: To ensure that the materials used are visually appropriate to the locality.</p>																											
3.	<p>All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of any buildings or the completion of the development, whichever is the earlier, 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.</p> <p data-bbox="352 1834 1339 1865">Reason: In the interest of the appearance of the locality.</p>																											
4.	<p>The development hereby approved shall be carried out in accordance with the Biodiversity Enhancement Plan November 2023 Issue 1.0 produced by Tyrer Ecological Consultants Ltd and received on 08 November 2023.</p>																											

	Reason: To compensate for habitat loss that would occur as a result of the development.
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