



Jacqui Sinnott-Lacey
Chief Operating Officer

52 Derby Street
Ormskirk
West Lancashire
L39 2DF

Tuesday, 13 July 2021

**TO: COUNCILLORS D O'TOOLE, S EVANS, MRS P BAYBUTT, A BLUNDELL,
N DELANEY, D EVANS, A FENNELL, J FINCH, G JOHNSON, G
OWEN, E POPE, J THOMPSON, J UPJOHN AND
MRS M WESTLEY**

Dear Councillor,

A meeting of the **PLANNING COMMITTEE** will be held in the **COUNCIL CHAMBER - 52 DERBY STREET, ORMSKIRK, L39 2DF** on **THURSDAY, 22 JULY 2021** at **7.00 PM** at which your attendance is requested.

Yours faithfully

A handwritten signature in black ink, appearing to be 'JS', written over a faint circular stamp or watermark.

Jacqui Sinnott-Lacey
Chief Operating Officer

AGENDA
(Open to the Public)

- 1. APOLOGIES**
- 2. MEMBERSHIP OF THE COMMITTEE**
To be apprised of any changes to the membership of the Committee in accordance with Council Procedure Rule 4.
- 3. URGENT BUSINESS, IF ANY INTRODUCED BY THE CHAIRMAN**
Note: No other business is permitted unless, by reason of special circumstances, which shall be specified at the meeting, the Chairman is of the opinion that the item(s) should be considered as a matter of

urgency.

- 4. DECLARATIONS OF INTEREST** 173 - 174
If a member requires advice on Declarations of Interest, he/she is advised to contact the Legal and Democratic Services Manager in advance of the meeting. (For the assistance of members a checklist for use in considering their position on any particular item is included at the end of this agenda sheet.)
- 5. DECLARATIONS OF PARTY WHIP**
Party Whips are not to be used by this Committee in respect of its functions concerning the determination of applications, approval of consents, the taking of enforcement action and the exercise of powers and duties with regard to highways, hedgerows, the preservation of trees and high hedge complaints. When considering any other matter which relates to a decision of the Cabinet or the performance of any member of the Cabinet, in accordance with Regulatory Committee Procedure 9, Members must declare the existence of any party whip, and the nature of it.
- 6. MINUTES** 175 - 178
To receive as a correct record the minutes of the meeting held on the 17 June 2021.
- 7. PLANNING APPLICATIONS** 179 - 192
To consider the report of the Corporate Director of Place and Community.
- 7a 2021/0569/FUL - 11 OLD RECTORY GREEN, AUGHTON, ORMSKIRK, LANCASHIRE** 193 - 198
To consider the report of the Corporate Director of Place and Community.
- 7b 2021/0153/FUL - SPENCERS FARM, RUFFORD ROAD, BISPHAM, ORMSKIRK, LANCASHIRE** 199 - 204
To consider the report of the Corporate Director of Place and Community.
- 7c 2021/0154/FUL - SPENCERS FARM, RUFFORD ROAD, BISPHAM, ORMSKIRK, LANCASHIRE** 205 - 210
To consider the report of the Corporate Director of Place and Community.
- 7d 2021/0350/FUL - ASMALL HOUSE FARM, ASMALL LANE, SCARISBRICK, ORMSKIRK, LANCASHIRE** 211 - 220
To consider the report of the Corporate Director of Place and Community.
- 7e 2021/0459/FUL - 3 and 3A MOOR STREET, ORMSKIRK, LANCASHIRE** 221 - 226
To consider the report of the Corporate Director of Place and Community.

- 7f** **2021/0107/FUL - ELM TREE COMMUNITY PRIMARY SCHOOL, 227 - 232**
ELMERS WOOD ROAD, SKELMERSDALE, LANCASHIRE
To consider the report of the Corporate Director of Place and
Community.
- 7g** **2021/0418/FUL - BANK HOUSE, AYREFIELD FARM, BANK BROW, 233 - 238**
ROBY MILL, UP HOLLAND, SKELMERSDALE
To consider the report of the Corporate Director of Place and
Community.
- 7h** **2021/0450/FUL - LAND ADJOINING 15 CHURCH LANE, 239 - 246**
WRIGHTINGTON, WIGAN, LANCASHIRE
To consider the report of the Corporate Director of Place and
Community.

We can provide this document, upon request, on audiotape, in large print, in Braille and in other languages.

FIRE EVACUATION PROCEDURE: Please see attached sheet.

MOBILE PHONES: These should be switched off or to 'silent' at all meetings.

For further information, please contact:-
Jill Ryan on 01695 585017
Or email jill.ryan@westlancs.gov.uk

**FIRE EVACUATION PROCEDURE FOR:
COUNCIL MEETINGS WHERE OFFICERS ARE PRESENT
(52 DERBY STREET, ORMSKIRK)**

PERSON IN CHARGE: Most Senior Officer Present
ZONE WARDEN: Member Services Officer / Lawyer
DOOR WARDEN(S) Usher / Caretaker

IF YOU DISCOVER A FIRE

1. Operate the nearest **FIRE CALL POINT** by breaking the glass.
2. Attack the fire with the extinguishers provided only if you have been trained and it is safe to do so. **Do not** take risks.

ON HEARING THE FIRE ALARM

1. Leave the building via the **NEAREST SAFE EXIT**. **Do not stop** to collect personal belongings.
2. Proceed to the **ASSEMBLY POINT** on the car park and report your presence to the **PERSON IN CHARGE**.
3. **Do NOT** return to the premises until authorised to do so by the **PERSON IN CHARGE**.

NOTES:

Officers are required to direct all visitors regarding these procedures i.e. exit routes and place of assembly.

The only persons not required to report to the Assembly Point are the Door Wardens.

CHECKLIST FOR PERSON IN CHARGE

1. Advise other interested parties present that you are the person in charge in the event of an evacuation.
2. Make yourself familiar with the location of the fire escape routes and inform any interested parties of the escape routes.
3. Make yourself familiar with the location of the assembly point and inform any interested parties of that location.
4. Make yourself familiar with the location of the fire alarm and detection control panel.
5. Ensure that the zone warden and door wardens are aware of their roles and responsibilities.
6. Arrange for a register of attendance to be completed (if considered appropriate / practicable).

IN THE EVENT OF A FIRE, OR THE FIRE ALARM BEING SOUNDED

1. Ensure that the room in which the meeting is being held is cleared of all persons.
2. Evacuate via the nearest safe Fire Exit and proceed to the **ASSEMBLY POINT** in the car park.
3. Delegate a person at the **ASSEMBLY POINT** who will proceed to **HOME CARE LINK** in order to ensure that a back-up call is made to the **FIRE BRIGADE**.
4. Delegate another person to ensure that **DOOR WARDENS** have been posted outside the relevant Fire Exit Doors.

5. Ensure that the **ZONE WARDEN** has reported to you on the results of his checks, **i.e.** that the rooms in use have been cleared of all persons.
6. If an Attendance Register has been taken, take a **ROLL CALL**.
7. Report the results of these checks to the Fire and Rescue Service on arrival and inform them of the location of the **FIRE ALARM CONTROL PANEL**.
8. Authorise return to the building only when it is cleared to do so by the **FIRE AND RESCUE SERVICE OFFICER IN CHARGE**. Inform the **DOOR WARDENS** to allow re-entry to the building.

NOTE:

The Fire Alarm system will automatically call the Fire Brigade. The purpose of the 999 back-up call is to meet a requirement of the Fire Precautions Act to supplement the automatic call.

CHECKLIST FOR ZONE WARDEN

1. Carry out a physical check of the rooms being used for the meeting, including adjacent toilets, kitchen.
2. Ensure that **ALL PERSONS**, both officers and members of the public are made aware of the **FIRE ALERT**.
3. Ensure that **ALL PERSONS** evacuate **IMMEDIATELY**, in accordance with the **FIRE EVACUATION PROCEDURE**.
4. Proceed to the **ASSEMBLY POINT** and report to the **PERSON IN CHARGE** that the rooms within your control have been cleared.
5. Assist the **PERSON IN CHARGE** to discharge their duties.

It is desirable that the **ZONE WARDEN** should be an **OFFICER** who is normally based in this building and is familiar with the layout of the rooms to be checked.

INSTRUCTIONS FOR DOOR WARDENS

1. Stand outside the **FIRE EXIT DOOR(S)**
2. Keep the **FIRE EXIT DOOR SHUT**.
3. Ensure that **NO PERSON**, whether staff or public enters the building until **YOU** are told by the **PERSON IN CHARGE** that it is safe to do so.
4. If anyone attempts to enter the premises, report this to the **PERSON IN CHARGE**.
5. Do not leave the door **UNATTENDED**.

	This includes any payment or financial benefit from a trade union within the meaning of the Trade Union and Labour Relations (Consolidation) Act 1992.
Contracts	Any contract which is made between the relevant person (or a body in which the relevant person has a beneficial interest) and the relevant authority— (a) under which goods or services are to be provided or works are to be executed; and (b) which has not been fully discharged.
Land	Any beneficial interest in land which is within the area of the relevant authority.
Licences	Any licence (alone or jointly with others) to occupy land in the area of the relevant authority for a month or longer.
Corporate tenancies	Any tenancy where (to M's knowledge)— (a) the landlord is the relevant authority; and (b) the tenant is a body in which the relevant person has a beneficial interest.
Securities	Any beneficial interest in securities of a body where— (a) that body (to M's knowledge) has a place of business or land in the area of the relevant authority; and (b) either— (i) the total nominal value of the securities exceeds £25,000 or one hundredth of the total issued share capital of that body; or (ii) if the share capital of that body is of more than one class, the total nominal value of the shares of any one class in which the relevant person has a beneficial interest exceeds one hundredth of the total issued share capital of that class.

"body in which the relevant person has a beneficial interest" means a firm in which the relevant person is a partner or a body corporate of which the relevant person is a director, or in the securities of which the relevant person has a beneficial interest; "director" includes a member of the committee of management of an industrial and provident society;

"land" excludes an easement, servitude, interest or right in or over land which does not carry with it a right for the relevant person (alone or jointly with another) to occupy the land or to receive income; "M" means a member of a relevant authority;

"member" includes a co-opted member; "relevant authority" means the authority of which M is a member;

"relevant period" means the period of 12 months ending with the day on which M gives notice to the Monitoring Officer of a DPI;

"relevant person" means M or M's spouse or civil partner, a person with whom M is living as husband or wife or a person with whom M is living as if they were civil partners;

"securities" means shares, debentures, debenture stock, loan stock, bonds, units of a collective investment scheme within the meaning of the Financial Services and Markets Act 2000 and other securities of any description, other than money deposited with a building society.

'non pecuniary interest' means interests falling within the following descriptions:

- 10.1(1)(i) Any body of which you are a member or in a position of general control or management and to which you are appointed or nominated by your authority;
- (ii) Any body (a) exercising functions of a public nature; (b) directed to charitable purposes; or (c) one of whose principal purposes includes the influence of public opinion or policy (including any political party or trade union), of which you are a member or in a position of general control or management;
- (iii) Any easement, servitude, interest or right in or over land which does not carry with it a right for you (alone or jointly with another) to occupy the land or to receive income.
- 10.2(2) A decision in relation to that business might reasonably be regarded as affecting your well-being or financial position or the well-being or financial position of a connected person to a greater extent than the majority of other council tax payers, ratepayers or inhabitants of the ward, as the case may be, affected by the decision.

'a connected person' means

- (a) a member of your family or any person with whom you have a close association, or
- (b) any person or body who employs or has appointed such persons, any firm in which they are a partner, or any company of which they are directors;
- (c) any person or body in whom such persons have a beneficial interest in a class of securities exceeding the nominal value of £25,000; or
- (d) any body of a type described in sub-paragraph 10.1(1)(i) or (ii).

'body exercising functions of a public nature' means

Regional and local development agencies, other government agencies, other Councils, public health bodies, council-owned companies exercising public functions, arms length management organisations carrying out housing functions on behalf of your authority, school governing bodies.

A Member with a personal interest who has made an executive decision in relation to that matter must ensure any written statement of that decision records the existence and nature of that interest.

NB Section 21(13) of the LGA 2000 overrides any Code provisions to oblige an executive member to attend an overview and scrutiny meeting to answer questions.

Agenda Item 6

PLANNING COMMITTEE

HELD: Thursday, 17 June 2021

Start: 7.00 p.m.

Finish: 8.15 p.m.

PRESENT:

Councillor: D O'Toole (Chairman)
S Evans (Vice-Chairman)

Councillors: Mrs P Baybutt J Finch
A Blundell G Owen
G Clandon E Pope
N Delaney J Thompson
D Evans J Upjohn
A Fennell Mrs M Westley

In attendance: Councillor C Dereli (Burscough West Ward)

Officers: Heidi McDougall, Corporate Director of Place and Community
Ann Veevers, Principal Planning Officer
Mark Loughran, Principal Planning Officer
David Delaney, Legal Assistant (Planning)
Jill Ryan, Senior Member Services Officer

13 APOLOGIES

There were no apologies for absence received.

14 MEMBERSHIP OF THE COMMITTEE

There were no changes to the membership of the committee.

15 URGENT BUSINESS, IF ANY INTRODUCED BY THE CHAIRMAN

There were no items of urgent business received.

16 DECLARATIONS OF INTEREST

There were no Declarations of Interest received.

17 DECLARATIONS OF PARTY WHIP

There were no Declarations of Party Whip.

18 MINUTES

RESOLVED: That the minutes of the meeting held on the 20 May 2021 be approved as a correct record and signed by the Chairman.

19 PLANNING APPLICATIONS

The Corporate Director of Place and Community submitted a report on planning applications (all prefixed 2021 unless otherwise stated) as contained on pages 83 to

124 of the Book of Reports and on pages 169 to 172 of the Late Information Report.

(Notes:

1. In accordance with Regulatory Procedure Rule 7(a), Councillor Dereli spoke in connection with planning application 0369/FUL relating to 1 Hacketts Amusements Depot, Tollgate Road, Burscough, and left the meeting after consideration of this item.
2. An Objector and Agent spoke in connection with planning application 2020/1132/OUT relating to Land Adjacent to Lindsay Cottage, Crawford Road, Up Holland and left the meeting after consideration of this item).
3. Councillor Clandon left the meeting after consideration of planning application 0369/FUL relating to 1 Hacketts Amusements Depot, Tollgate Road, Burscough and was not present for the remainder of the meeting.

20 **2020/1132/OUT - LAND ADJACENT TO LINDSAY COTTAGE, CRAWFORD ROAD, CRAWFORD VILLAGE, UP HOLLAND, LANCASHIRE**

RESOLVED: That planning application 2020/1132/OUT relating to Land Adjacent to Lindsay Cottage, Crawford Road, Crawford Village, Up Holland be approved subject to the conditions and reasons as set out on pages 89 to 92 of the Book of Reports.

21 **2021/0196/FUL - LAND BETWEEN PIMBO LANE AND PRESCOTT ROAD, UP HOLLAND, LANCASHIRE**

RESOLVED: That planning application 0196/FUL relating to Land Between Pimbo Lane and Prescott Road, Up Holland be approved subject to the conditions and reasons as set out on pages 99 to 102 of the Book of Reports.

22 **2021/0334/COU - 10 MULBERRY CLOSE, ORMSKIRK, LANCASHIRE, L39 4AG**

RESOLVED: That planning application 0334/COU relating to 10 Mulberry Close, Ormskirk be refused as per the reason for refusal set out on page 108 of the Book of Reports.

23 **2021/0369/FUL - 1 HACKETTS AMUSEMENTS DEPOT, TOLLGATE ROAD, BURSCOUGH, ORMSKIRK, LANCASHIRE, L40 8LD**

RESOLVED: That planning application 0369/FUL relating to 1 Hacketts Amusements Depot, Tollgate Road, Burscough be approved subject to the conditions and reasons as set out on pages 118 to 124 and on page 171 to 172 of the Late Information setting out amendments to Conditions 2, 4 and 12.

24 **THE PLANNING SERVICE REVIEW**

Consideration was given to the report of the Corporate Director of Place and Community as contained on pages 125 to 167 of the Book of Reports. The purpose of which was to update Planning Committee Members on the outcome of the

Planning Services Review and that any agreed comments be forwarded to the Corporate Director of Place and Community for consideration in consultation with the relevant Portfolio Holder.

The Corporate Director of Place and Community outlined the report and sought any agreed comments to be taken back to the Planning Portfolio Holder for consideration.

In discussion comments and questions were raised in respect of:

- Senior Staff in the Planning Department leaving the Council
- Lots of recommendations to address in the report
- Planning being an important Council Service
- Planning Training
- Appointment System for Members attending the Planning Office
- Backlog of applications and enforcement actions
- Recognition of Officers working hard
- Enforcement actions used to be brought to Planning Committee which Members found beneficial
- Procurement of Red Quadrant
- IT Equipment and current systems
- Concern with regard to the number of retrospective Planning Applications being received

The Corporate Director of Place and Community informed the Committee that these comments had already been raised previously at Executive Overview and Scrutiny Committee and she had noted Members concerns.

RESOLVED: That the comments be noted.

.....
Chairman



PLANNING COMMITTEE
22 JULY 2021

Report of: Corporate Director of Place and Community

Contact: Mrs. C. Thomas (Extn.5134)
Email: catherine.thomas@westlancs.gov.uk

SUBJECT: PLANNING APPLICATIONS

Background Papers

In accordance with Section 100D of the Local Government Act 1972 the background papers used in the compilation of reports relating to planning applications are listed within the text of each report and are available for inspection in the Planning Division, except for such documents as contain exempt or confidential information defined in Schedule 12A of the Act.

Equality Impact Assessment

There is no evidence from an initial assessment of an adverse impact on equality in relation to the equality target groups.

Human Rights

The relevant provisions of the Human Rights Act 1998 and the European Convention on Human Rights have been taken into account in the preparation of this report, particularly the implications arising from Article 8 (the right to respect for private and family life, home and correspondence) and Article 1 of Protocol 1 (the right of peaceful enjoyment of possessions and protection of property).

CONTENT SHEET

<u>Report No</u>	<u>Ward</u>	<u>Appn No</u>	<u>Site Location & Proposal</u>	<u>Recommendation</u>
1	Aughton And Downholland	2021/0569/FUL	11 Old Rectory Green Aughton Ormskirk Lancashire L39 6TE Single storey rear extension; extension to existing garage including provision of first floor; extensions to front elevation and alterations to external walls including replacement windows, a new porch and rendered finish.	Planning permission be granted.
2	Parbold	2021/0153/FUL	Spencers Farm Rufford Road Bispham Ormskirk Lancashire L40 3SA The creation of an agricultural access track (retrospective).	Planning permission be granted.
3	Parbold	2021/0154/FUL	Spencers Farm Rufford Road Bispham Ormskirk Lancashire L40 3SA Change of use of an existing agricultural access track and yard area to an access and car parking (staff and customer overflow) associated with the approved commercial business uses at Spencer's Farm (retrospective)	Planning permission be granted.
4	Scarisbrick	2021/0350/FUL	Asmall House Farm Asmall Lane Scarisbrick Ormskirk Lancashire L40 8JL Proposed new dwelling after demolition of existing barn building.	Planning permission be granted.

5	Scott	2021/0459/FUL	<p>3 And 3A Moor Street Ormskirk Lancashire L39 2AA</p> <p>Facade works to 3 and 3A Moor Street Ormskirk (double retail unit). Removal of existing shopfront glazing and double doors to be replaced with glazed bi-fold doors across full width of unit at ground floor level. Removal of high level tiles at first floor level to be replaced with back lit powder coated aluminium panels and logos.</p>	Planning permission be refused.
6	Tanhouse	2021/0107/FUL	<p>Elm Tree Community Primary School Elmers Wood Road Skelmersdale Lancashire WN8 6SA</p> <p>Single storey extension to the Willows classroom.</p>	Planning permission be granted.
7	Wrightington	2021/0418/FUL	<p>Bank House Ayrefield Farm Bank Brow Roby Mill Up Holland Skelmersdale Lancashire</p> <p>General purpose agricultural building for straw and machinery storage.</p>	Planning permission be granted.
8	Wrightington	2021/0450/FUL	<p>Land Adjoining 15 Church Lane Wrightington Wigan Lancashire WN6 9SN</p> <p>Proposed detached house and garage following demolition of the existing building.</p>	Planning permission be granted.



PLANNING COMMITTEE

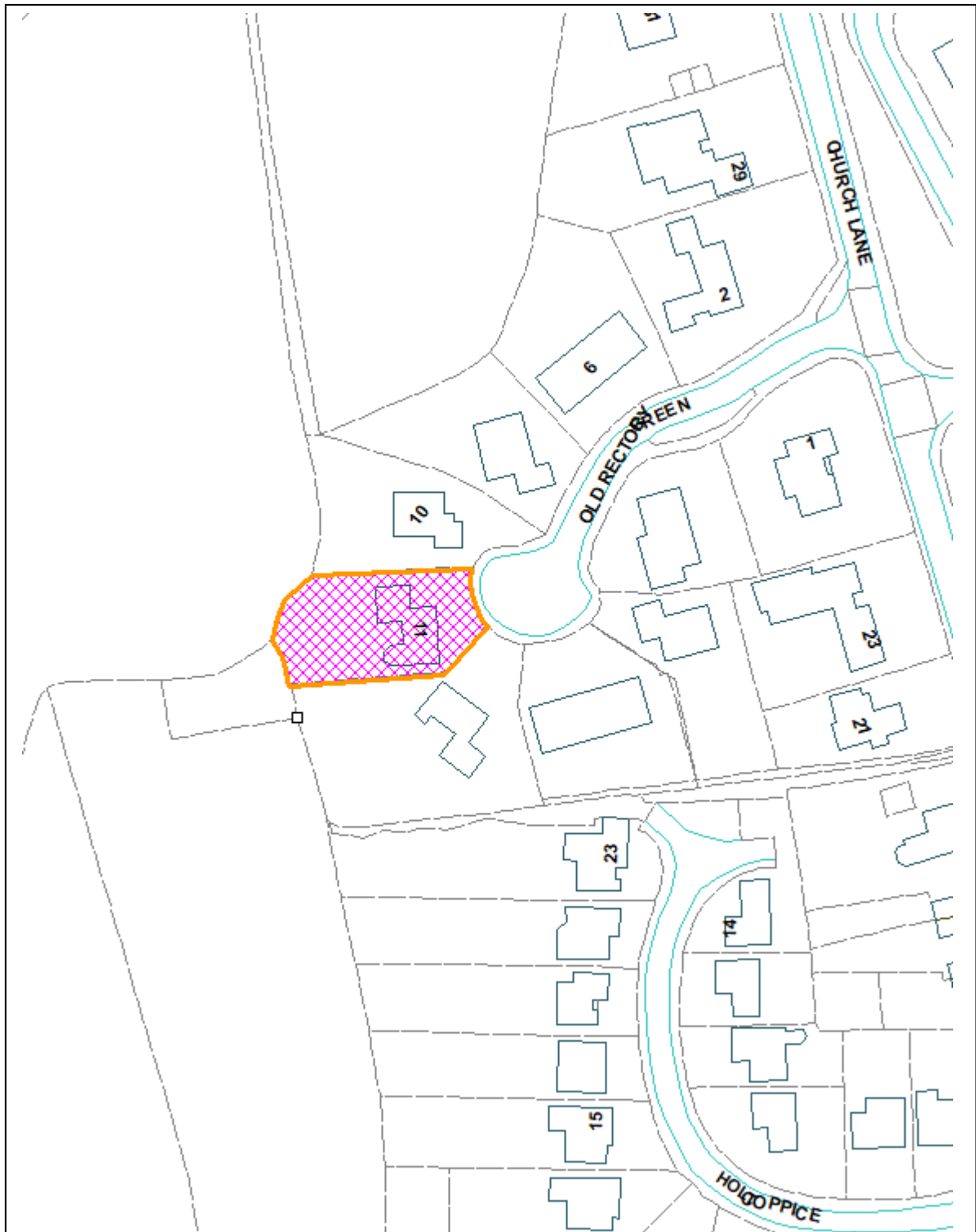
22nd July 2021

(Agenda Item 7)

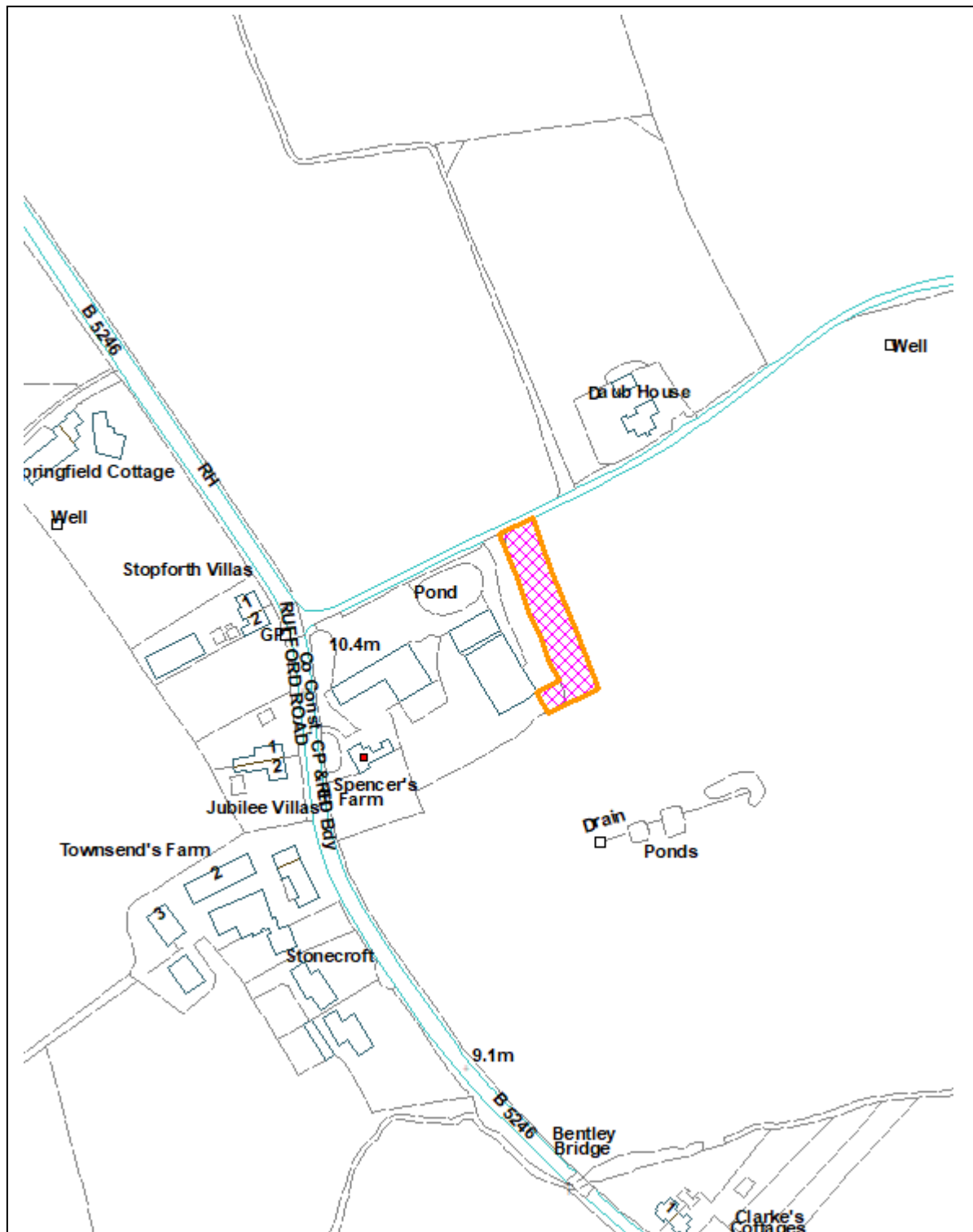
PLANNING APPLICATION ITEMS

LOCATION PLANS

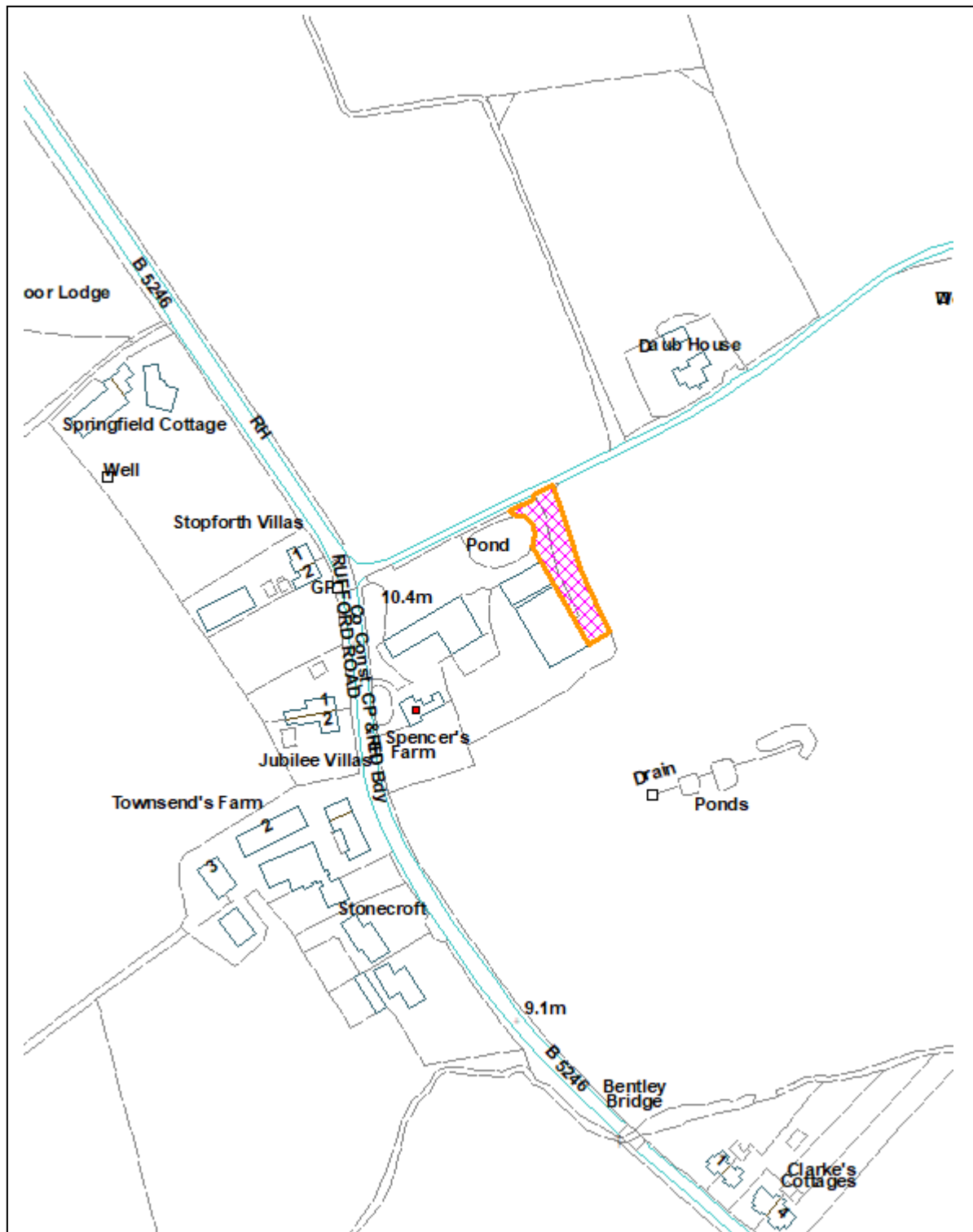
11 Old Rectory Green, Aughton, L39 6TE.



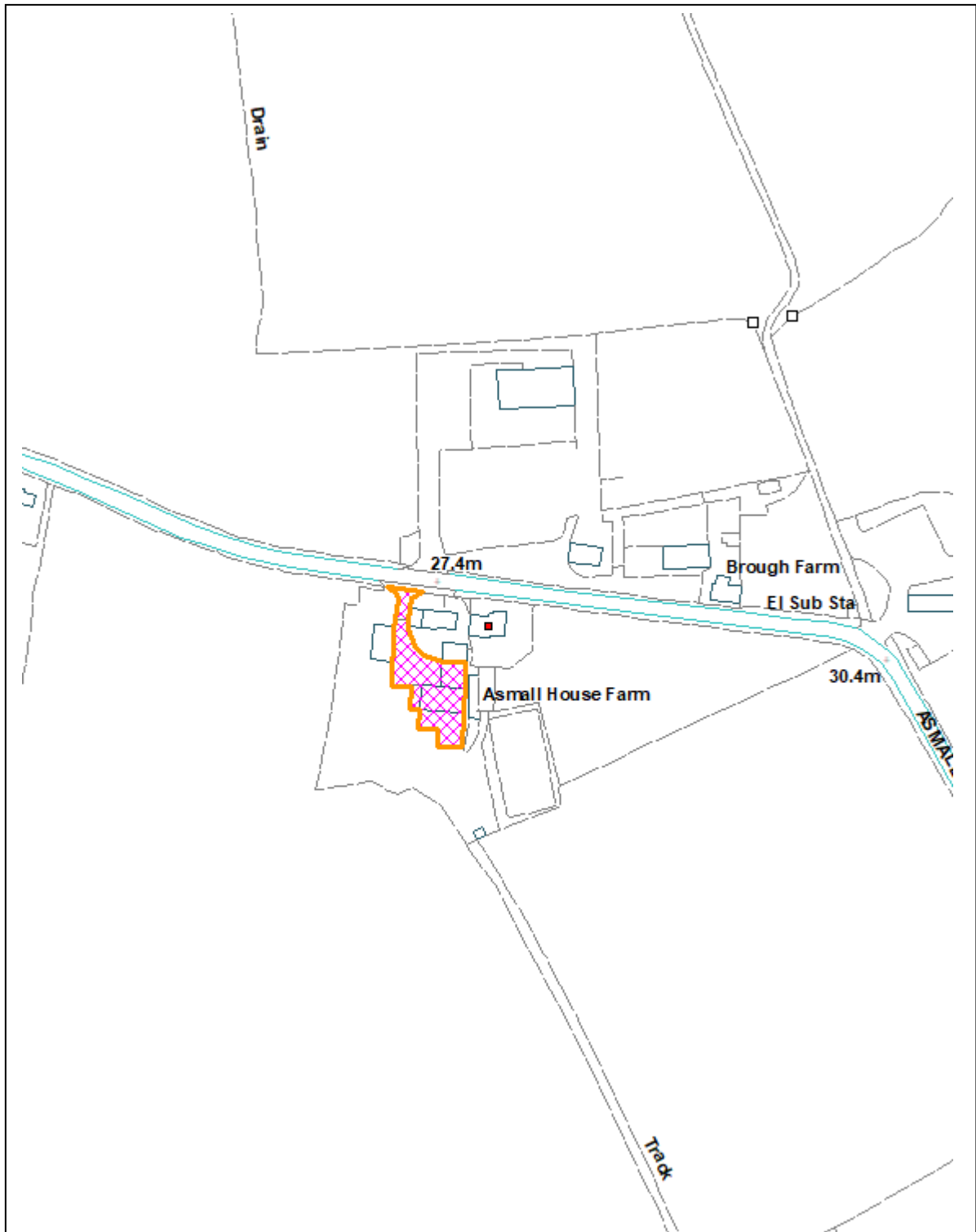
Spencers Farm, Rufford Road, Bispham, L40 3SA



Spencers Farm, Rufford Road, Bispham, L40 3SA

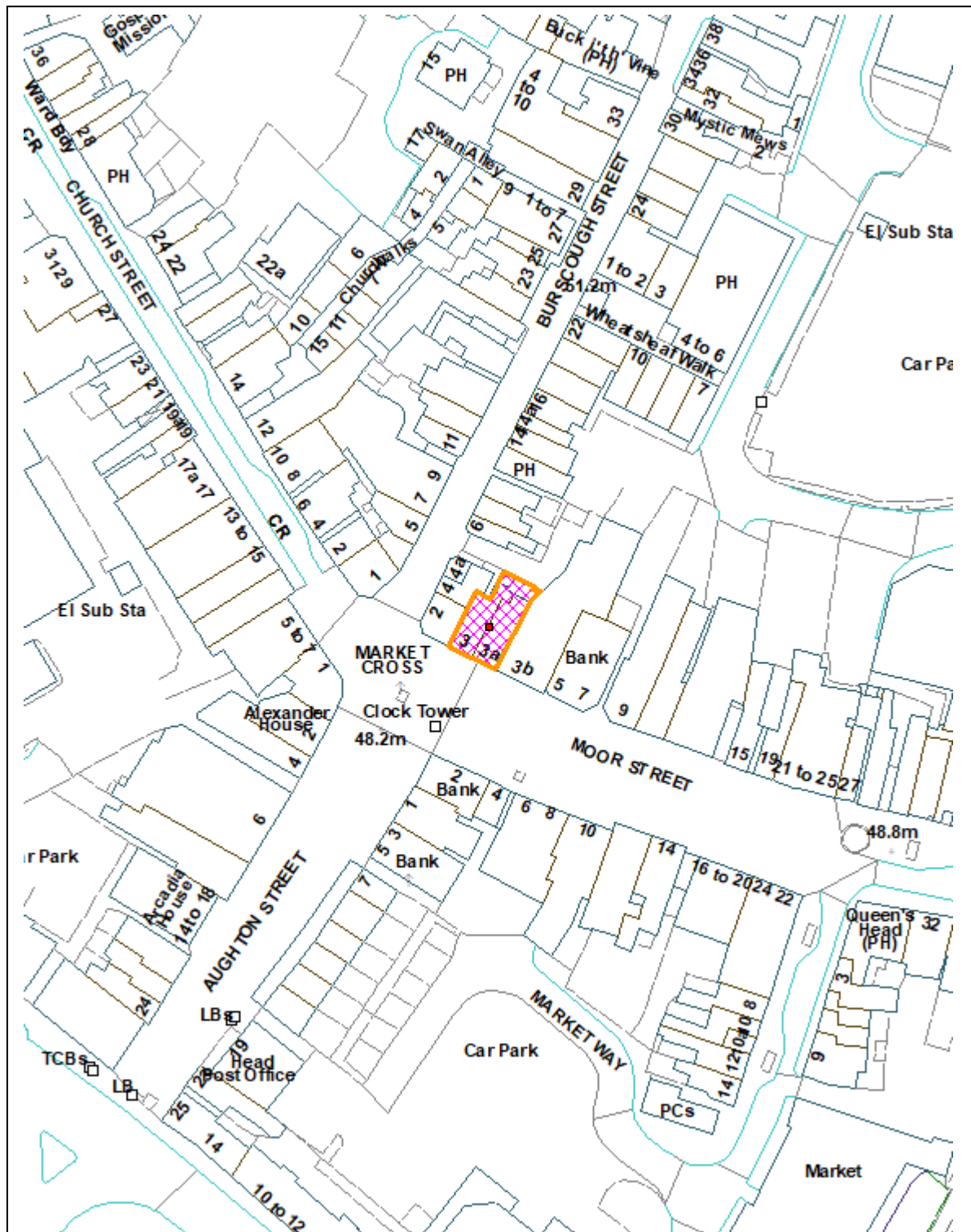


Asmall House Farm, Asmall Lane, Scarisbrick, L40 8JL

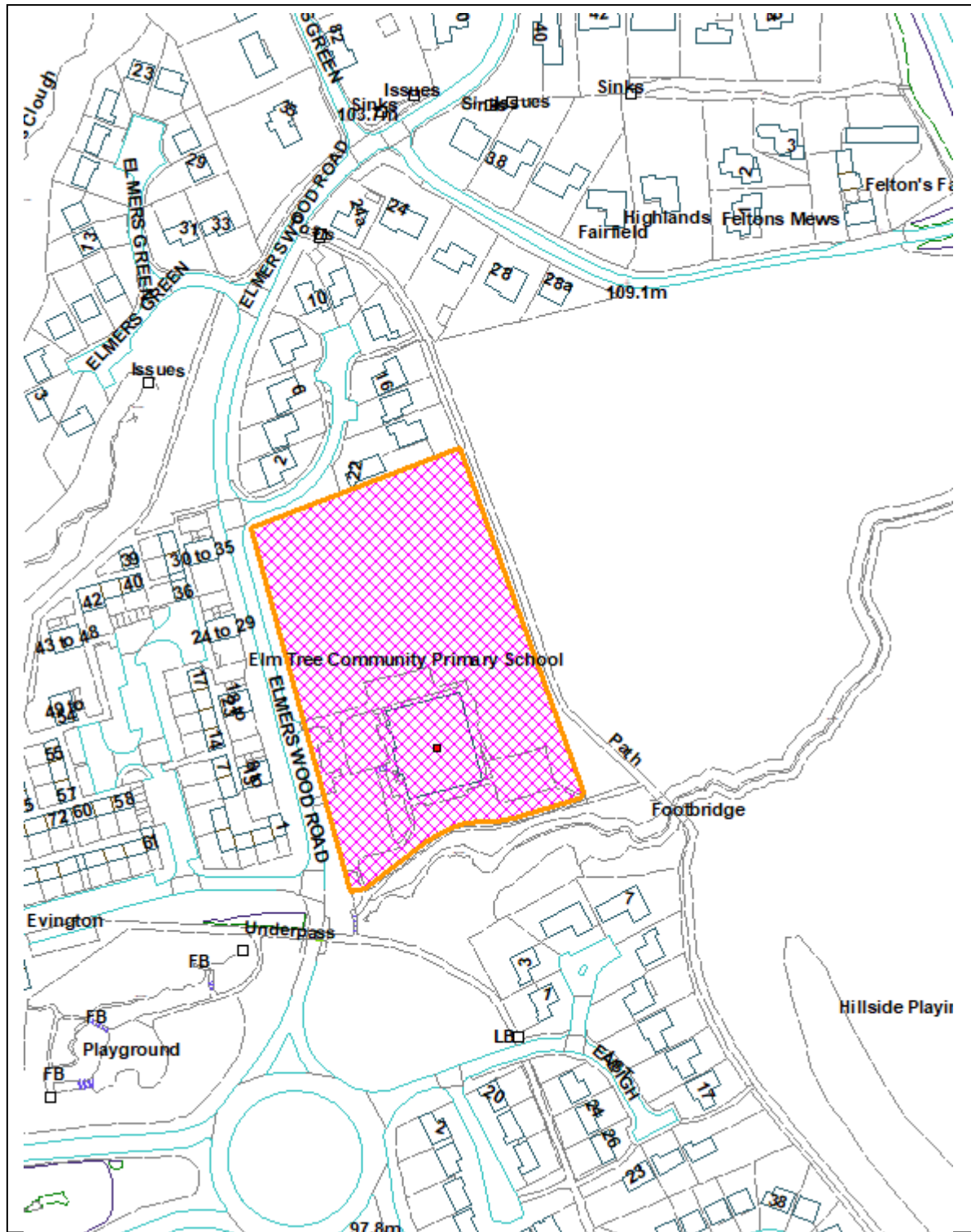


Report 5 : 2021/0459/FUL

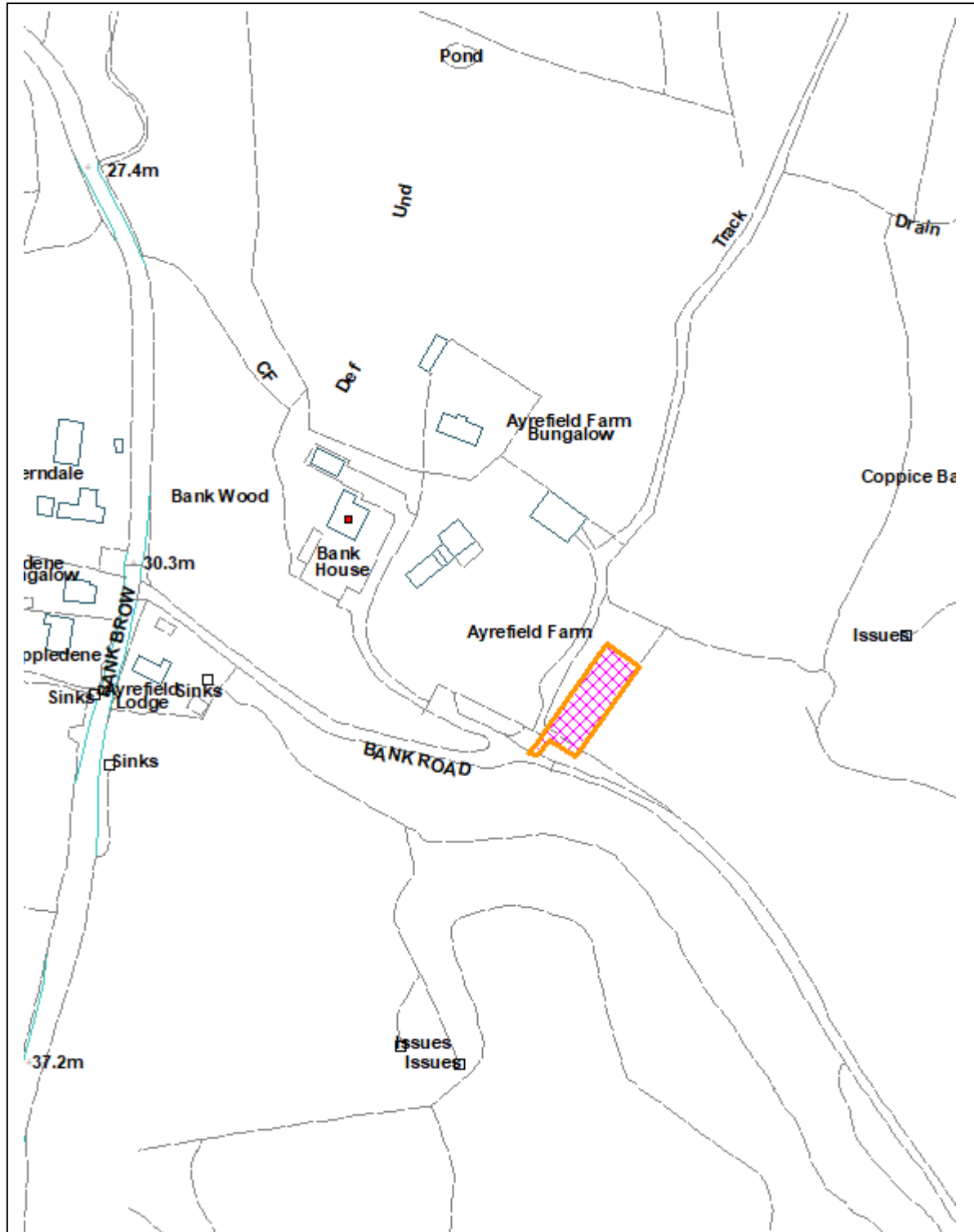
3 And 3A Moor Street, Ormskirk, L39 2AA.



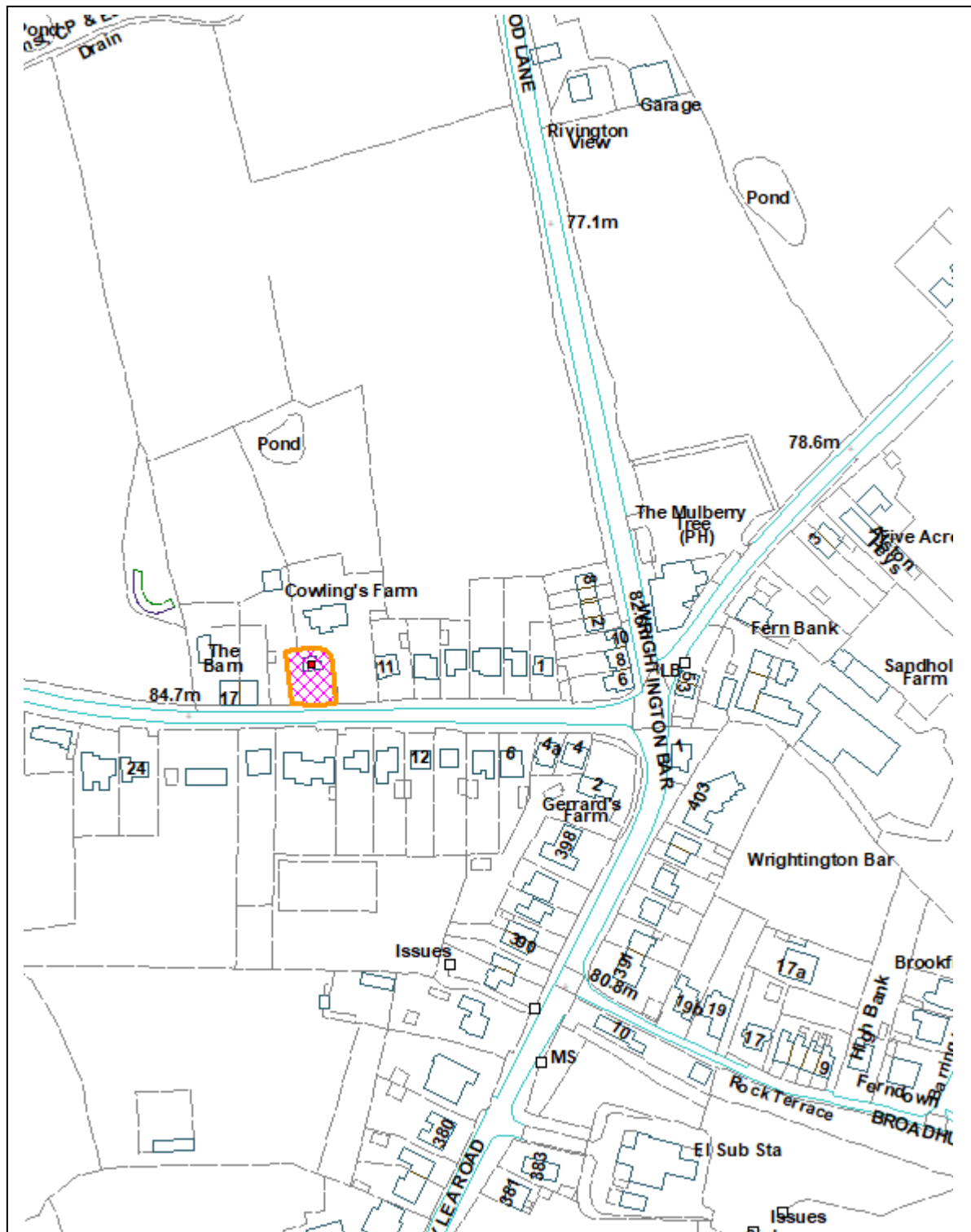
Elm Tree Community Primary School, Elmers Wood Road, Skelmersdale, WN8 6SA.



Bank House, Ayrefield Farm, Bank Brow, Roby Mill, Up Holland, WN8 0SY.



Land Adjoining 15, Church Lane, Wrightington, WN6 9SN.



Agenda Item 7a

No.1	APPLICATION NO.	2021/0569/FUL
	LOCATION	11 Old Rectory Green Aughton Ormskirk Lancashire L39 6TE
	PROPOSAL	Single storey rear extension; extension to existing garage including provision of first floor; extensions to front elevation and alterations to external walls including replacement windows, a new porch and rendered finish.
	APPLICANT	Chris Waine
	WARD	Aughton And Downholland
	PARISH	Aughton
	TARGET DATE	25th June 2021

1.0 **REFERRAL**

- 1.1 This application was to be determined under the Council's delegation scheme however Councillor Westley has requested it be referred to Planning Committee to consider the possible loss of residential amenity and overdevelopment of the site.

2.0 **SUMMARY**

- 2.1 The proposal is for a first-floor extension above the existing garage, a single storey rear extension of 4.5m depth part replacing a conservatory, and alterations/remodelling to front elevations to including a dormer and porch. The development is considered acceptable in design terms. It is considered that the proposal would not lead to an unreasonable loss of light, privacy or amenity for neighbouring properties or have a detrimental impact on the character of the property or street scene. The drainage system is outside the footprint of the existing and proposed building and any detailed considerations can be dealt with through the Building Regulations during construction. The application is therefore considered to be compliant with the relevant policies in the NPPF, the adopted West Lancashire Local Plan, and the West Lancashire Design Guide SPD.

3.0 **RECOMMENDATION: APPROVE with conditions**

4.0 **THE SITE**

- 4.1 The site consists of a detached two-storey dwelling with attached flat roof garage located on the west side of Old Rectory Green in Aughton. The site is within a cul-de-sac of other detached two-storey and bungalow dwellings of varying styles.

5.0 **THE PROPOSAL**

- 5.1 The application proposes a single storey rear extension, extension to garage including first floor provision, extensions to front elevations/alterations to external elevations including, dormer, replacement windows, a new porch and rendered finish.
- 5.2 This application follows the withdrawal of a previous application (2020/1184/FUL)

6.0 **PREVIOUS RELEVANT DECISIONS**

- 6.1 2020/1184/FUL Single storey rear extension; extension to existing garage including provision of first floor; extensions to front elevation and alterations to external walls including replacement windows, a new porch and rendered finish. WITHDRAWN 24.02.2021

2017/0038/FUL Demolition of existing flat roof garage and rear conservatory. Construction of a two storey side extension and single storey rear extension and erection of front porch.
GRANTED 20.04.2017

2016/0030/FUL Part two storey/part single storey extension at side/rear and side porch
REFUSED 08.03.2016

40/2003 Tree Preservation Orders (Town and Country Planning Act 1990) Tree Preservation Order No WLDC 40 2003

7.0 CONSULTEE RESPONSES

7.1 Arboricultural Officer (24.05.2021) - no objection.

7.2 Principal Engineer (Drainage) (30.06.2021) - no objections in principle.

8.0 OTHER REPRESENTATIONS

8.1 Aughton Parish Council (17.06.2021) made comments neither supporting, nor objecting to the proposal. The Parish Council would like the concerns over drainage issues to be addressed with relevant authorities prior to consideration of planning permission.

8.2 Objections from neighbouring occupiers received on the following planning grounds,

Impact on important trees – TPO trees not shown;
Impact on highway safety – insufficient width of double garage;
Visual appearance and design – impact on the character of the property and street-scene, overdevelopment;
Residential amenity – overlooking, overbearing;
Impact on drainage – sewers;
Inaccurate plans - existing and proposed site plans.

9.0 SUPPORTING INFORMATION

9.1 Drainage Report 25.06.2021 and Drainage Plan 24.06.2021

9.2 Design and Access Statement 30.04.2021

10.0 RELEVANT PLANNING POLICIES

10.1 The National Planning Policy Framework (NPPF) and the West Lancashire Local Plan 2012-2027 DPD provide the policy framework against which the development proposals will be assessed.

10.2 The application site is located within the Key Service Centre of Ormskirk with Aughton as designated in the West Lancashire Local Plan (2012-27) DPD.

10.3 The most relevant section of the National Planning Policy Framework (NPPF) is: Chapter 12- Achieving well designed places.

10.4 The relevant West Lancashire Local Plan 2012-2027 DPD sections are:
GN3 - Criteria for Sustainable Development
IF2 – Sustainable Transport Choices
EN2 – Preserving and Enhancing West Lancashire's Natural Environment

10.5 The relevant Supplementary Planning Document / Guidance is:
Design Guide (January 2008)

11.0 OBSERVATIONS OF CORPORATE DIRECTOR OF PLACE AND COMMUNITY

11.1 The main considerations in the assessment of this application are

Visual appearance and design
Impact on residential amenity
Impact on highway safety
Impact on trees
Impact on drainage

Visual appearance and design

11.2 Policy GN3 along with the Council's SPD Design Guide requires that new development should be of a scale, mass and built form, which responds to the characteristics of the property and its surroundings. The key elements of the design are considered below and consist of the site layout, front elevation, side extension and rear extension.

11.3 In plan terms, the proposed site layout maintains the existing footprint of the garage, stays within the side and rear elevations of the existing dwelling-house, and does not increase the footprint of the front elevation beyond a marginal increase for the bay window. Given this, the proposal is an appropriate development of the plot.

11.4 The proposed two storey side extension, as seen from the front elevation, produces a subservient design that is set back from the main elevation and has a lower ridge line. The additional front dormer is similar in size to the existing windows and has matching, harmonious roof pitches. The use of matching brick above the garage door, will reduce the dominance of render on the property and maintain the brick feel of the cul-de-sac (which is varied in street-scene in terms of materials and built forms). Finally, as seen from the front, the roof tiles, anthracite windows and doors, materials and features blend the extension in with the host property and improve the overall appearance.

11.5 The proposal creates a more symmetrical, balanced appearance to the front elevation through the repositioning of the windows and the addition of a first-floor element with dual pitched roof to the side. The addition of the front elevation ground floor gable bay window creates a centre piece for the construction and harmonises well with the roof line above.

11.6 The street scene is varied in terms of housing designs and materials used, with some partial rendering on properties. Given this, and accounting for the above, the proposal does not significantly impact the character of the property or street-scene.

11.7 Given the size and design of the proposal, the visual appearance and design aspects are considered compliant with GN3 in the Local Plan and the Council's Design Guide Supplementary Planning Document.

Impact on residential amenity

11.8 Policy GN3 of the West Lancashire Local Plan (2012-2027) DPD allows development provided it retains or creates reasonable levels of privacy, amenity and sufficient garden/outdoor space for occupiers of the neighbouring and proposed properties.

- 11.9 The proposal creates a first-floor side/rear extension on the northern side with three additional side windows serving bathroom or en-suites. This part of the extension is set 3m off the boundary. These side windows will be obscured glazed and secured through planning condition to prevent any overlooking impact on No.10 Old Rectory Green. There are Juliette Balconies proposed on the rear elevation. In relation to the proposed Juliette window to bed 1, this will create no additional overlooking impacts compared to the existing rear window in this location. There is also a proposed Juliette window to bed 5 but given the separation distance to the side boundary, and oblique angles I do not consider the potential of overlooking from this window would have a significant amenity impact to 10 Rectory Green . Given the position and orientation of the Juliette windows, I am satisfied they will not create significant overlooking issues to the gardens of adjacent properties.
- 11.10 The single storey rear extension partly replaces an existing conservatory. Given its 4.5m depth and the position and orientation of the adjacent detached property it will not adversely affect the amenities of No.9 Old Rectory Green
- 11.11 The separation distances, position of buildings and orientations are sufficient enough from No.9 and No.10 Rectory Green to cause no significant overbearing or overshadowing impacts on these properties.
- 11.12 Therefore, the proposal will not have a significant impact on the residential amenities of adjoining residents and is considered to be compliant with GN3 in the Local Plan and the Council's Design Guide Supplementary Planning Document.

Impact on highway safety

- 11.13 Policy IF2 of the West Lancashire Local Plan 2012-2027 DPD states that development should ensure that parking provision is made in line with the standards set out in Local Plan Policy IF2.
- 11.14 Local Plan Policy IF2 states that dwellings with 2-3 bedrooms require 2 parking spaces and dwellings with 4 bedrooms require 3 parking spaces. The proposal has 4 bedrooms.
- 11.15 Therefore, the proposal is compliant with IF2 as there is existing provision for 3 parking spaces in the front driveway and garage.

Impact on trees

- 11.16 Policy EN2 of the West Lancashire Local Plan (2012-2027) DPD states that development proposals should avoid encroachment into the canopy area or root spread or trees considered worthy of retention. There are trees to the rear of the site protected by a Tree Preservation Order.
- 11.17 The Council's Tree Officer has assessed the proposal and considers that that the TPO trees to the rear of the property will not be a constraint to the development. The submitted Arboricultural Impact Assessment includes sufficient tree protection measures, which will be secured through planning condition.
- 11.18 Therefore, the proposal is considered to be compliant with Policy EN2 in the Local Plan.

Reducing flood risk

- 11.19 Policy GN3 of the West Lancashire Local Plan 2012-2027 DPD states that development should not result in unacceptable flood risk or drainage problems.

- 11.20 Neighbours have raised issues about drainage problems in the area and public sewers passing through the application site. The applicants have submitted a drainage report and plan which both demonstrate that the foul and surface drains pass close to the garage but do not pass under the footings. The drainage system is outside the footprint of the existing and proposed building and, as confirmed by WLBC Drainage Engineer's response, and any detailed construction considerations in relation to the drains will be dealt with through the Building Regulations.
- 11.21 Therefore, the proposal will not have a significant impact on drainage issues and is considered to be compliant with GN3 in the Local Plan and the Council's Design Guide Supplementary Planning Document.

Summary

- 11.22 Given the above, the proposal is considered to meet the requirements of Policies GN3, IF2 and EN2 of the West Lancashire Local Plan 2012-2027 DPD and the Council's SPD Design Guide.

12.0 RECOMMENDATION

- 12.1 That planning permission be GRANTED subject to the following conditions:

Conditions

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. The development hereby approved shall be carried out in accordance with details shown on the following plans:
Site Layout Plan reference AL-20-002 Rev 1;
received by the Local Planning Authority on 30/04/2021;
Proposed Plans reference AE-20-001 Rev 0;
received by the Local Planning Authority on 30/04/2021;
Proposed Elevations reference AE-20-002 Rev 0;
received by the Local Planning Authority on 30/04/2021;
Reason: For the avoidance of doubt and to ensure compliance with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.
3. The materials to be used on the external surfaces of the development (brickwork, cladding and roofing materials along with materials used in any hard surface) shall be as outlined on the following plans and documents:
Proposed Elevations reference AE-20-002 Rev 0;
received by the Local Planning Authority on 30/04/2021;
Reason: To ensure that the external appearance of the building(s) is satisfactory and that the development therefore complies with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.
4. Prior to the commencement of the use of the development hereby approved, unless required for purposes as an escape window(s), the three bathroom/en-suite located on the first floor northern elevation of the dwelling-house shall be fitted with obscure glass (Pilkington level 3 or equivalent) and be non-opening and shall remain so fitted at all times thereafter for the duration of the development. If required for escape purposes the

window(s) shall be fitted with obscure glass (Pilkington level 3 or equivalent) and shall include a restrictor mechanism to prevent the window(s) from opening more than 50mm during normal use/non-emergency situations and shall remain so fitted at all times thereafter for the duration of the development.

Reason: To protect the privacy of adjacent residential properties and so comply with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.

5. The development hereby permitted shall be implemented in accordance with the submitted Arboricultural Method Statement ref DTCL.261.AMS.2021; received 24.06.2021; Tree Protection Plan ref DTCL.261.TS.02 - received 24.06.2021; Tree Schedule received 24.06.2021; unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the proper protection of trees has been carried out in the interests of visual amenity and to comply with Policies GN3 and EN2 in the West Lancashire Local Plan 2012-2027 Development Plan Document

Reason for Approval

1. The Local Planning Authority has considered the proposed development in the context of the Development Plan including, in particular, the following Policy/Policies in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document:

GN3 - Criteria for Sustainable Development

IF2 - Impact on Highway Safety

EN2 - Preserving and Enhancing West Lancashire's Natural Environment

together with Supplementary Planning Guidance and all relevant material considerations.

The Local Planning Authority considers that the proposal complies with the relevant Policy criteria and is acceptable in the context of all relevant material considerations as set out in the Officer's Report. This report can be viewed or a copy provided on request to the Local Planning Authority.

Agenda Item 7b

No.2	APPLICATION NO.	2021/0153/FUL
	LOCATION	Spencers Farm Rufford Road Bispham Ormskirk Lancashire L40 3SA
	PROPOSAL	The creation of an agricultural access track (retrospective).
	APPLICANT	E Ashcroft & Sons
	WARD	Parbold
	PARISH	Bispham
	TARGET DATE	26th April 2021

1.0 REFERRAL

- 1.1 This application was to be determined under the Council's delegation scheme however Councillor Blake has requested it be referred to Committee to consider the impact on the openness of the greenbelt and the impact on highways.

2.0 SUMMARY

- 2.1 It is considered that the principle of agricultural development at this site is acceptable. I am satisfied that there will be no significant detrimental impact upon the character of the area, amenity of neighbouring properties, biodiversity, trees or highway implications. The development is considered to be compliant with relevant national and local planning policies and the application is therefore recommended for approval.

3.0 RECOMMENDATION: APPROVE with conditions.

4.0 THE SITE

- 4.1 Spencers Farm is situated at the corner of Rufford Road and Daub Lane and comprises a farmhouse and farm buildings some of which have been converted to alternative uses. The application site is located to the north-east of the cluster of buildings. One of the barns is a Grade II listed building.

5.0 THE PROPOSAL

- 5.1 The application is retrospective in form and proposes the creation of a new agricultural track which would provide access for farm vehicles onto Daub Lane and link to the existing farmyard and buildings. The track would be 12 metres wide and 82 metres in length extending from Daub Lane up to the existing farmyard area.

6.0 PREVIOUS RELEVANT DECISIONS

- 6.1 2021/0154/FUL - Change of use of an existing agricultural access track and yard area to an access and car parking (staff and customer overflow) associated with the approved commercial business uses at Spencer's Farm (retrospective) - Pending Consideration
- 6.2 2019/0425/FUL - External alterations including new cladding, window, doors, rooflights and external escape staircase - Granted
- 6.3 2019/0424/PNC - Prior Approval application (under Class R) for change of use to flexible uses. Classes A1 (shops), A2 (financial and professional services), A3 (restaurants and cafes), B1 (business), B8 (storage or distribution), C1 (hotels) or D2 (assembly and leisure) - Prior Approval Not Required

- 6.4 2001/0460 - Use of ground floor part of barn as tea rooms and first floor as office - Listed Building Consent Granted
- 6.5 2001/0459 - Use of ground floor part of barn as tea rooms and first floor as office - Granted
- 6.6 2000/0885 - Erection of agricultural building - Details for Prior Approval
- 6.7 2000/0039 - Use of barn for the sale of animal foodstuffs, hay, straw, home produced corn and ancillary items in connection with agriculture and horsiculture enterprises - Granted
- 6.8 1994/0806 - Change of use of part of barn to craft shop - Granted

7.0 CONSULTEE RESPONSES

- 7.1 LCC Highways – no objections in principle.

The application is a retrospective application and the applicant has already widened the existing agricultural access. The widening of the agricultural access will reduce the risk of conflict between agricultural vehicles and vehicles/customers visiting the commercial businesses on the Spencers Farm development.

LCC Highways has no objections to the planning application and is of the opinion that the nature and scale of the proposals should have a negligible impact on highway safety and capacity within the immediate vicinity of the site.

- 7.2 Environmental Health officer - No objections

8.0 OTHER REPRESENTATIONS

- 8.1 Letters of representation have been received which can be summarised as follows:

- Note that the use has already begun
- Highway safety concerns in particular the impact on Daub Lane
- Consider the development represents encroachment into the Green Belt
- Concern that the hardstanding could be used to provide more parking for the other businesses on the site
- Concern about nature and extent of non-agricultural businesses at the site.

9.0 SUPPORTING INFORMATION

- 9.1 The application has been supported by the following documents:
- Planning Statement.

10.0 RELEVANT PLANNING POLICIES

- 10.1 The application site is located within the Green Belt as designated in the West Lancashire Local Plan Proposal Map.
- 10.2 National Planning Policy Framework (NPPF)

West Lancashire Local Plan 2012-2027 DPD
GN1 - Settlement Boundaries
GN3 - Criteria for Sustainable Development

11.0 OBSERVATIONS OF CORPORATE DIRECTOR OF PLACE AND COMMUNITY

Principle of development - Green Belt

- 11.1 The National Planning Policy Framework (NPPF) and the West Lancashire Local Plan 2012-2027 DPD provide the policy framework against which the development proposals will be assessed.
- 11.2 Paragraph 146 sets out that certain forms of development are not inappropriate in the Green Belt provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land within it. One such form of development is “*engineering operations*”.
- 11.3 The development proposes engineering operations in connection with an existing agricultural use. The new track has been designed to be wide enough to accommodate large modern machinery and wagons which visit the site. The track is seen in the context of the existing farm complex and runs alongside the buildings and other areas of hardstanding. Having regard to the location of the new track it is my view that it does not result in adverse harm to the openness of the Green Belt and does not conflict with any of the purposes of including land within it.

Design

- 11.4 Policy GN3 supported by the Council's SPD Design Guide requires that new development should be of a scale, mass and built form, which responds to the characteristics of the site and its surroundings.
- 11.5 The proposed track has been installed to replace an existing access track and hardstanding within the wider site. The existing access track and hardstanding has been used for the parking of vehicles connected with the other businesses operating from the site. This matter is subject of planning application ref: 2021/0154/FUL. As part of that application it is proposed the new track would be separated from the old track (now car park) by fencing.
- 11.6 The size of the new track has been determined by the width of modern farm machinery and vehicles which visit the site to collect agricultural produce. The new track provides sufficient space for agricultural vehicles and wagons to pass one another which is important especially in busy periods of the farming calendar, such as harvest time so that vehicles do not have to wait on Daub Lane. I am satisfied that the materials which have been used are appropriate and that the size and extent of the track is in keeping with the character of the area.

Impact on heritage assets

- 11.7 LPA's should in coming to decisions refer to the P(LBCA) Act 1990 which requires having special regard to the desirability of preserving listed buildings or their setting (s.66). Local plan policy EN4 is therefore relevant.

11.8 The track is situated to the east of modern farm buildings and a further hardstanding area currently used for car parking. The modern structures sit between the application site and the listed barn. Given the distance from the listed barn and the intervening development I consider the proposal would not impact on the setting of the Grade II listed building. The proposal is considered to comply with the requirements of policy EN4.

Impact on residential amenity

11.9 Paragraph 17 of the NPPF requires that planning should always seek to ensure a good standard of amenity for all existing and future residents. The application must also be assessed in terms of Policy GN3 of the West Lancashire Local Plan (2012-2027), which states that development should retain or create reasonable levels of privacy and amenity for occupiers of the neighbouring properties.

11.10 In my view the proposed development would not increase the level of agricultural activity on the farm complex. As this application is for a replacement access to agricultural land on the farm holding, I am satisfied that there would be no adverse impact on neighbouring properties as a result of this development. Whilst I note the concerns expressed by local residents regarding the level of vehicular movements to the site, these appear to be generated by commercial uses in the former barns, rather than the agricultural activity on the farm holding. I have consulted the Environmental Health Officer who raises no objection in this regard. On that basis I am satisfied the development complies with the requirements of policy GN3 (iii).

Highways

11.11 Policy GN3 of the West Lancashire Local Plan 2012-2027 DPD states that development should incorporate suitable and safe access and road layout design in line with latest standards.

11.12 I have consulted the Highway Authority in respect of the proposal who have raised no objection to the principle of the works. It is my view that retention of the agricultural track will have a negligible impact on highway capacity and highway safety within the immediate vicinity of the site.

Drainage

11.13 The Council's drainage engineer has reviewed the application with regard to the disposal of surface water drainage and the flood risk associated with this application.

11.14 It is noted that the surface of the track is compacted stone which is not as free draining as the land would have been prior to the construction of the track. Nonetheless, the drainage engineer is of the view that as surface water will run off into the open free draining fields surrounding the site there is no significant risk of flooding arising as a result of the development. I am therefore satisfied that the scheme complies with the NPPF in that it will not result in increased flood risk in the vicinity of the site.

12.0 CONCLUSION

12.1 The proposed development is considered compliant with the NPPF and the relevant policies in the West Lancashire Local Plan 2012-27. The proposal has no significant impact on the openness of the green belt, the amenity of neighbouring properties or highway conditions in the vicinity of the site and is therefore recommended for approval.

13.0 RECOMMENDATION

13.1 That planning permission be GRANTED subject to conditions.

Conditions

1. The development hereby approved shall be carried out in accordance with details shown on the following plans:
Plan reference C-592-5 Location Plan received by the Local Planning Authority on 5th February 2021 and Site Plan received on 24th June 2021.
Reason: For the avoidance of doubt and to ensure compliance with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.
2. The track shall only be used for access and agrees of vehicles in connection with the agricultural use of the site and shall at no time be used for car parking in association with non-agricultural activities at Spencers Farm.
Reason: For the avoidance of doubt and to ensure compliance with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.

Note

1. The development hereby approved includes the construction, improvement or alteration of an access to the public highway. Under the Highways Act 1980 Section 184 (Vehicle crossings over footways and verges) Lancashire County Council as Highway Authority must specify the works to be carried out. Only the Highway Authority or a contractor approved by the Highway Authority can carry out these works. The applicant is advised to complete the online quotation form found on Lancashire County Council's website using the A-Z search facility for vehicle crossings at <http://www.lancashire.gov.uk/roadsparking-and-travel/roads/vehicle-crossings.aspx> (For multiple vehicular crossings please ring 0300 123 6780 and ask for a bespoke quotation).

Reason for Approval

1. The Local Planning Authority has considered the proposed development in the context of the Development Plan including, in particular, the following Policy/Policies in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document:

GN1 - Settlement Boundaries

GN3 - Criteria for Sustainable Development

EN4 - Preserving and Enhancing West Lancashire's Cultural and Heritage Assets

EC2 - The Rural Economy

together with Supplementary Planning Guidance and all relevant material considerations. The Local Planning Authority considers that the proposal complies with the relevant Policy criteria and is acceptable in the context of all relevant material considerations as set out in the Officer's Report. This report can be viewed or a copy provided on request to the Local Planning Authority.

No.3	APPLICATION NO.	2021/0154/FUL
	LOCATION	Spencers Farm Rufford Road Bispham Ormskirk Lancashire L40 3SA
	PROPOSAL	Change of use of an existing agricultural access track and yard area to an access and car parking (staff and customer overflow) associated with the approved commercial business uses at Spencer's Farm (retrospective)
	APPLICANT	E Ashcroft & Sons
	WARD	Parbold
	PARISH	Bispham
	TARGET DATE	5th May 2021

1.0 REFERRAL

- 1.1 This application was to be determined under the Council's delegation scheme however Councillor Blake has requested it be referred to Planning Committee to consider the impact on the openness of the Green Belt and the impact on highways.

2.0 SUMMARY

- 2.1 It is considered that the principle of the change of use of land at this site is acceptable. I am satisfied that there will be no significant detrimental impact upon the openness of the Green Belt, the character of the area or the amenities of nearby residents. Subject to recommended conditions there would be no adverse highway implications as a result of the proposal. The development is considered to be compliant with relevant national and local planning policies and the application is therefore recommended for approval.

3.0 RECOMMENDATION: APPROVE with conditions.

4.0 THE SITE

- 4.1 Spencers Farm is situated at the corner of Rufford Road and Daub Lane and comprises a farmhouse and farm buildings some of which have been converted to alternative uses. One of the barns is a Grade II listed building. The application site is located to the north-east of the cluster of buildings.

5.0 THE PROPOSAL

- 5.1 The application is retrospective in form and proposes the change of use of the existing access track to a car park for use in association with the retail and commercial business operating within the Spencers Farm site. It is proposed that a fence would be erected to form a boundary between the car park and the adjoining agricultural land. The fence would continue alongside Daub Lane to enclose the car park area so that users of the car park can only gain access via the existing entrance closer to Rufford Road. A hedgerow is proposed to be planted alongside the road facing fence to soften views.

6.0 PREVIOUS RELEVANT DECISIONS

- 6.1 2021/0153/FUL - Creation of an agricultural track (retrospective) - Pending Consideration
- 6.2 2019/0425/FUL - External alterations including new cladding, window, doors, rooflights and external escape staircase - Granted

- 6.3 2019/0424/PNC - Prior Approval application (under Class R) for change of use to flexible uses. Classes A1 (shops), A2 (financial and professional services), A3 (restaurants and cafes), B1 (business), B8 (storage or distribution), C1 (hotels) or D2 (assembly and leisure) - Prior Approval Not Required
- 6.4 2001/0460 - Use of ground floor part of barn as tea rooms and first floor as office - Listed Building Consent Granted
- 6.5 2001/0459 - Use of ground floor part of barn as tea rooms and first floor as office - Granted
- 6.6 2000/0885 - Erection of agricultural building - Details for Prior Approval
- 6.7 2000/0039 - Use of barn for the sale of animal foodstuffs, hay, straw, home produced corn and ancillary items in connection with agriculture and horsiculture enterprises - Granted
- 6.8 1994/0806 - Change of use of part of barn to craft shop - Granted

7.0 CONSULTEE RESPONSES

- 7.1 LCC Highways (13/04/21) - no objections in principle to the planning application. The Highway Authority is of the opinion that the nature and scale of the proposals should have a negligible impact on highway safety and capacity within the immediate vicinity of the site.
- 7.2 Environmental Health (07.07. 2021) – no objections in principle.

8.0 OTHER REPRESENTATIONS

- 8.1 Letters of representation have been received which can be summarised as follows:
 - Note that the use has already begun and concern that the site is currently being used for parking without planning permission
 - Highway safety concerns in particular the impact on Daub Lane
 - Consider the development represents encroachment into the Green Belt
 - Concern about nature and extent of non-agricultural businesses at the site
 - Consider that the extra parking is required to support the businesses on site

9.0 SUPPORTING INFORMATION

- 9.1 The application has been supported by the following documents:
 - Planning Statement.

10.0 RELEVANT PLANNING POLICIES

- 10.1 The application site is located within the Green Belt as designated in the West Lancashire Local Plan Proposal Map.
- 10.2 National Planning Policy Framework (NPPF)

West Lancashire Local Plan 2012-2027 DPD
 GN1 - Settlement Boundaries
 GN3 - Criteria for Sustainable Development
 EN4 - Preserving and Enhancing West Lancashire's Cultural and Heritage Assets

11.0 OBSERVATIONS OF CORPORATE DIRECTOR OF PLACE AND COMMUNITY

Principle of development

- 11.1 The National Planning Policy Framework (NPPF) and the West Lancashire Local Plan 2012-2027 DPD provide the policy framework against which the development proposals will be assessed. Local Plan Policy GN1 states that development proposals within the Green Belt will be assessed against national policy and any relevant Local Plan policies.
- 11.2 Paragraph 146 sets out that certain forms of development are not inappropriate in Green Belt provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land within it. One such form of development is “*material changes in the use of land*”.
- 11.3 The proposal is considered to be a material change in the use of the land and the principle of the development is therefore acceptable. The area is located adjacent to modern farm buildings and the existing car park. Having regard to the location of the car park and the context of the site it is my view that it does not result in any adverse harm to the openness of the Green Belt and does not conflict with any of the purposes of including land within it.
- 11.4 Policy EC2 seeks to protect the continued use of employment sites in the rural areas of the borough. The on-site businesses provide facilities in an area that would otherwise be ill-served for such day-to-day services. At busy times the applicant indicates that the limited level of parking was causing problems for the existing businesses as customers could not park in order to visit them. The continued use of the former agricultural track for parking will allow additional parking to be provided for customers thereby supporting these rural businesses.
- 11.5 I am satisfied the development complies with the requirements of the NPPF and local plan policies GN1 and EC2.

Design/Layout

- 11.6 Policy GN3 supported by the Council’s SPD Design Guide requires that new development should be of a scale, mass and built form, which responds to the characteristics of the site and its surroundings.
- 11.7 The site comprises an area of existing hardstanding that has been used for the parking of vehicles connected with the commercial businesses operating from the site. It is considered that the change of use of the land does not have an adverse impact on the character and appearance of the area.
- 11.8 In order to ensure that users of the car park do not stray onto the adjacent agricultural track it is proposed that a post and rail fence, to match that already within the site, would be erected between the two areas and alongside the highway. A hedgerow is proposed to be planted adjacent to the highway part of the fence to soften views from outside the site. I am satisfied that details of the proposed fence and hedgerow are acceptable.

Impact on heritage assets

- 11.9 LPA's should in coming to decisions refer to the P(LBCA) Act 1990 which requires having special regard to the desirability of preserving listed buildings or their setting (s.66). Local plan policy EN4 is therefore relevant.
- 11.10 The hardstanding is an existing feature that lies adjacent to a modern farm building. The listed barn is separated from the hardstanding by the modern buildings and given the distance from the listed barn and the intervening development I consider the proposal would not impact on the setting of the Grade II listed building. The proposal is considered to comply with the requirements of policy EN4 and the Council's statutory duty to preserve the setting of listed buildings.

Impact on residential amenity

- 11.11 Paragraph 17 of the NPPF requires that planning should always seek to ensure a good standard of amenity for all existing and future residents. The application must also be assessed in terms of Policy GN3 of the West Lancashire Local Plan (2012-2027), which states that development should retain or create reasonable levels of privacy and amenity for occupiers of the neighbouring properties.
- 11.12 The submission does not include any alterations to the number of businesses at the site and does not propose any changes to their ways of operating. Such matters were approved under ref: 2019/0424/PNC.
- 11.13 It is my view that there will be no significant noise and disturbance due to the separation distance between the new parking area and the nearest neighbours. Customers will use the existing entrance to access the car parking area thereby limiting impacts from car movements onto the public roads. In addition the proposal does allow more room for parking within the site in association with those businesses and discourages any on-street parking or waiting in the area thereby reducing impacts on neighbouring properties. I am satisfied that providing on-site parking during opening times of the businesses would not have any significant adverse impact on neighbouring properties. On that basis I am satisfied the development complies with the requirements of policy GN3 (iii).

Highways

- 11.14 Policy GN3 of the West Lancashire Local Plan 2012-2027 DPD states that development should incorporate suitable and safe access and road layout design in line with latest standards.
- 11.15 I note concerns raised regarding the use of Daub Lane and the lack of passing places along that road. The site is served by an existing car park with the existing access located on Daub Lane at its junction with Rufford Road. A vehicular link between the existing car park and the agricultural access has already been constructed by the applicant. Following the receipt of comments by the Highway Authority the proposal has been amended to include the provision of a fence and hedge across the existing entrance to the new car parking area at Daub Lane. This will ensure that all vehicles have to use the existing access closer to the corner of Daub Lane / Rufford Road instead of travelling further along narrow Daub Lane.
- 11.16 The provision of additional staff and customer overflow car parking within the site will prevent the need for customers to park on the highway. Subject to a condition requiring the fence and hedge to be erected I consider the use of this land as a car park would have

a negligible impact on highway capacity and highway safety within the immediate vicinity of the site.

Drainage

11.17 The Council's drainage engineer has reviewed the application with regard to the disposal of surface water drainage and the flood risk associated with this application and raises no objections.

11.18 Given that the development comprises the re-use of an existing hardstanding area I do not consider that there would be any increase in or adverse impacts on surface water flows within the site.

12.0 CONCLUSION

12.1 The principle of the change of use of land at this site is acceptable. I am satisfied that there will be no significant detrimental impact upon the openness of the Green Belt, the character of the area or the amenities of nearby residents. Subject to recommended conditions there would be no adverse highway implications. The development is considered to be compliant with relevant national and local planning policies EC2, IF2, EN4, GN1 and GN3.

13.0 RECOMMENDATION

13.1 That planning permission GRANTED subject to conditions;

Conditions

1. The development hereby approved shall be carried out in accordance with details shown on the following plans:
Plan reference C592-5 Site Location Plan received by the Local Planning Authority on 5th February 2021,
Photograph of existing fencing and emails from agent received on 9th June 2021 and Site plan received on 24th June 2021.
Reason: For the avoidance of doubt and to ensure compliance with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.
2. Within two months of the date of this permission the fencing shown on drawing named Site Plan received by the Local Planning Authority on 24th June 2021 and detailed within the agent's emails dated 9th June 2021 shall be constructed and completed in accordance with the scheme details.
The hedgerow alongside the fence and highway as shown on the drawing named Site Plan received by the Local Planning Authority on 24th June 2021 and document named Indicative Hedge Planting Plan received on 9th June 2021 shall be planted within the first planting season following the grant of permission.
Both elements shall be retained thereafter.
Reason: To safeguard the safety and interests of the users of the highway and to ensure that the development complies with the provisions of Policy GN3 in the West Lancashire Local Plan 2012-2027 Development Plan Document.

Reason for Approval

1. The Local Planning Authority has considered the proposed development in the context of the Development Plan including, in particular, the following Policy/Policies in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document:

GN1 - Settlement Boundaries

GN3 - Criteria for Sustainable Development

EN4 - Preserving and Enhancing West Lancashire's Cultural and Heritage Assets

EC2 - The Rural Economy

IF2 - Enhancing Sustainable Transport Choice

together with Supplementary Planning Guidance and all relevant material considerations. The Local Planning Authority considers that the proposal complies with the relevant Policy criteria and is acceptable in the context of all relevant material considerations as set out in the Officer's Report. This report can be viewed or a copy provided on request to the Local Planning Authority.

Agenda Item 7d

No.4	APPLICATION NO.	2021/0350/FUL
	LOCATION	Asmall House Farm Asmall Lane Scarisbrick Ormskirk Lancashire L40 8JL
	PROPOSAL	Proposed new dwelling after demolition of existing barn building.
	APPLICANT	Mr & Mrs Pratt
	WARD	Scarisbrick
	PARISH	Scarisbrick
	TARGET DATE	23rd June 2021

1.0 REFERRAL

- 1.1 This application was to be determined under the Council's delegation scheme, however, Councillor O'Toole has requested it be referred to Committee to consider the footprint of the development and flooding issues.

2.0 SUMMARY

- 2.1 This application seeks planning permission for a new dwelling after demolition of the existing barn building. Although the development in principle is considered inappropriate in the Green Belt, as it does not fall within one of the exceptions listed within paragraph 146 of the NPPF, very special circumstances have been demonstrated in the form of the 'fall back' position which takes into consideration an approved scheme at the site for the re-use of the agricultural building to form a single dwelling house (reference 2019/0928/FUL). It is considered that the design and external appearance of the development is acceptable, it would not result in any significant amenity, ecological, highway, drainage or tree issues. The development is therefore recommended for approval.

3.0 RECOMMENDATION: APPROVE with Conditions

4.0 THE SITE

- 4.1 The application site relates to an "L" shaped barn structure located adjacent to Asmall House Farm. The site is accessed directly from the south of Asmall Lane and is located within the Green Belt as per the West Lancashire Local Plan (WLLP). The building and site benefit from planning permission to re-use and alter the agricultural building to a single dwellinghouse (permission reference 2019/0928/FUL).

5.0 PROPOSED DEVELOPMENT

- 5.1 Planning permission is sought for a proposed new detached dwelling after demolition of existing barn building.

6.0 PREVIOUS RELEVANT DECISIONS

- 6.1 2019/0928/FUL - Proposed re-use and alteration of an agricultural building to form a single dwellinghouse, with associated garden and car parking. Refused. Allowed on Appeal.
- 6.2 2019/0704/PNC - Application for determination as to whether prior approval of details is required - Change of use of agricultural building to 2 no. dwellinghouses, and for associated operational development. Prior approval not required 21.08.2019.

- 6.3 2017/1123/PNC - Application for determination as to whether prior approval of details is required - Change of use of agricultural building to a dwellinghouse (Class C3), and for associated operational development. Details Refused 18.12.2017. Appeal Dismissed 19.07.2018.
- 6.4 2017/0574/PNC - Application for determination as to whether prior approval of details is required - Change of use of agricultural building to a dwellinghouse (Class C3), and for associated operational development. Prior approval not required 20.07.2017
- 6.5 2017/0573/PNC -Application for determination as to whether prior approval of details is required - Change of use of agricultural building to a dwellinghouse (Class C3), and for associated operational development. Details Refused 20.07.2017
- 6.6 2014/0647/PNP PERMITTED DEVELOPMENT - Application for Determination as to whether Prior Approval is required for Details - Creation of irrigation pit.
- 6.7 2014/0648/PNP DETAILS APPROVED - Erection of agricultural storage building.
- 6.8 1996/0297 WITHDRAWN - Erection of agricultural building
- 6.9 1994/0671 GRANTED - Certificate of Lawfulness - Use as Agricultural Produce Merchants/Packing Business involving not more than 25% (by volume on an annual basis) total agricultural produce handled being imported from other farms.

7.0 CONSULTEE RESPONSES

- 7.1 LCC Highways (23/04/2021) – No objections.
- 7.2 United Utilities (15/04/2021) – No objections in principle.
- 7.3 MEAS
 (24/05/2021) - The proposal requires Habitats Regulations Assessment prior to determination. Planning conditions are requested.
 (09/06/2021) - the applicant has provided sufficient information to enable a Habitats Regulations Assessment to be carried out. The Habitats Regulations Assessment report concludes that there are no likely significant effects.
 (28/06/2021) - The applicant has provided a mitigation strategy for Little Owl. The strategy is acceptable.

8.0 OTHER REPRESENTATIONS

- 8.1 Scarisbrick Parish Council (23/04/2021) – No comment.
- 8.2 Two neighbour representation has been made, object to the proposal on the grounds of:
 - Impact upon local area
 - Drainage
 - Flooding
 - Potential for road accidents

9.0 SUPPORTING INFORMATION

- 9.1 Daytime Bat Survey (May 2019)

- 9.2 Drainage Strategy Report (January 2020)
- 9.3 Design and Access Statement
- 9.4 Daytime Bat Survey (April 2021)
- 9.5 Little Owl Mitigation Strategy (June 2021)

10.0 RELEVANT PLANNING POLICY

- 10.1 The National Planning Policy Framework (NPPF) and the West Lancashire Local Plan 2012-2027 DPD provide the policy framework against which the development proposals will be assessed.
- 10.2 The site is located within the Green Belt as designated in the West Lancashire Local Plan 2012-2027 DPD
- 10.3 West Lancashire Local Plan 2012-2027 DPD
 - SP1 – A Sustainable Development framework for West Lancashire
 - GN1 – Settlement Boundaries
 - GN3 - Criteria for Sustainable Development
 - IF2 – Enhancing Sustainable Transport Choice
 - EN2 - Preserving and Enhancing West Lancashire’s Natural Environment
- 10.4 Supplementary Planning Document, Design Guide (Jan 2008)
Supplementary Planning Document, Development in the Green Belt (October 2015)

11.0 OBSERVATIONS OF CORPORATE DIRECTOR OF PLACE AND COMMUNITY

- 11.1 The main areas for consideration in determining this planning application are:

Principle of Development – Green Belt
 Design and External appearance
 Impact upon neighbouring properties
 Highways
 Ecological considerations
 Drainage

Principle of Development – Green Belt

- 11.2 Policy GN1 of the adopted WLLP states that ‘development proposals within the Green Belt will be assessed against national policy and any relevant Local Plan policies’.
- 11.3 Section 13 of the NPPF refers to protecting Green Belt land. Paragraph 145 is relevant and states that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Paragraph 145 lists seven exemptions to this (a-g).
- 11.4 Development for a market dwelling is not one of the exceptions listed and therefore the proposal is classed as inappropriate development. Inappropriate development is harmful to the green belt by definition and is only acceptable if very special circumstances exist to outweigh any potential harm to the Green Belt.
- 11.5 Paragraph 144 of the NPPF states "*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 resulting from the proposal, is clearly outweighed by other considerations.”

Very Special Circumstances

- 11.6 The application site benefits from permission to re-use and alter the agricultural building to form a single dwellinghouse with associated garden and car parking (reference 2019/0928/FUL, allowed at appeal).
- 11.7 This permission is a material planning consideration and can be taken into consideration when assessing a 'fallback' position.
- 11.8 The applicant has put a case forward and considers that demolishing the agricultural building and replacing it with a new dwelling, is acceptable, as it is not materially larger than the one it replaces (criteria d of paragraph 145 of the NPPF).
- 11.9 In assessing whether the replacement building will be materially larger than the one it replaces, the applicant refers to Policy GB1 of the Council's SPD 'Development in the Green Belt' relating to replacement dwellings which suggests that proposals for the replacement of an existing dwelling within the Green Belt should satisfy each of the following criteria:
- a) The existing dwelling is lawful and permanent in nature;

The site benefits from planning permission to re-use and alter the agricultural building to form a single dwellinghouse. The existing building is considered to be lawful and permanent in nature on this basis.
 - b) The total volume of the replacement dwelling should not be more than 20% greater than the dwelling that it replaces;

Although the replacement building is not replacing an existing dwelling (given that the 2019/0928/FUL permission has not been implemented), the resultant dwelling will see a decrease in volume from the existing building given its reduced footprint and height.
 - c) The replacement dwelling should not materially harm the openness of the Green Belt through excessive scale or bulk. It should also be in keeping with the character of the area and appropriate in terms of design and materials;

The submitted drawings demonstrate that the replacement building draws on the characteristics of the existing agricultural building which is to be demolished. The resultant building would not be any greater in scale or bulk than the existing building. Materials will comprise of facing brickwork for the ground floor and chimneys, with the upper floor and roof clad in zinc metal cladding panels – samples of which have been inspected on site.
 - d) The curtilage of the replacement dwelling should be no larger than that established for the dwelling it replaces

The proposed curtilage is not larger than the building it replaces (i.e. the dwelling as approved under 2019/0928/FUL).
 - e) The replacement dwelling should be on or close to the footprint of the one it replaces, unless it can be satisfactorily demonstrated that an alternative location

within the same curtilage will have no adverse impact on openness or achieve significant environmental improvements or road safety benefits.

I note that the applicant proposes to position the new dwelling approximately 1500mm in from the boundary, to allow for maintenance around the building. I consider that this is within reasonable proximity to the existing building and would not result in any significant adverse impact.

- 11.10 Therefore, whilst it is considered the scheme is inappropriate in principle, a site specific case for very special circumstances has been put forward by the applicant given the 'fall back' position that planning permission has already been granted on appeal for conversion of the barn to a single dwelling. The replacement building will not be materially larger than the one it replaces and would not result in additional harm to the openness of the Green Belt. I consider the very special circumstances put forward are sufficient to outweigh the identified harm to the green belt. The replacement building also brings forward betterment in respect of a reduced scale and an improved rural design compared to what has been previously approved at the site.
- 11.11 As the site is located within the Green Belt and to ensure that the Local Planning Authority has future control over the development at this site, in order to protect the openness of the Green Belt, it is considered appropriate to attach a planning condition to remove the permitted development rights from this site for any further extensions to the property. Any extension to the property would therefore firstly require planning permission from the LPA.

Design and External appearance

- 11.12 In terms of design and the external appearance of the development, Policy GN3 of the WLLP together with the Council's SPD Design Guide states that new development should be of a scale, mass and built form, which responds to the characteristics of the site and its surroundings. Care should be taken to ensure that buildings do not disrupt the visual amenities of the street scene because of their height, scale or roofline.
- 11.13 The replacement building is slightly smaller in footprint, height, volume and overall scale than the existing structure and its appearance draws on the characteristics of the existing agricultural building and rural setting in its design. Materials will comprise of facing brickwork (BEA Sexton Luna Reno with grey mortar) for the ground floor and chimneys, with the upper floor and roof clad in zinc metal (Anthra Zinc) cladding panels. Window frames will be aluminium double glazed black frames. These materials have been inspected on site and are suitable. Satisfactory amenity areas are allocated for the dwelling.
- 11.14 I therefore consider that the design and external appearance of the development to be in compliance with Policy GN3 of the WLLP.

Impact upon neighbouring properties

- 11.15 Policy GN3 of the West Lancashire Local Plan (2012-2027) DPD allows development provided it retains or creates reasonable levels of privacy, amenity and sufficient garden/outdoor space for occupiers of the neighbouring and proposed properties.
- 11.16 The nearest properties to the development are Asmall House Farm to the east and to the immediate north, an agricultural barn building for which prior approval has been approved for the change of use to 2 no. dwellinghouses (application reference 2019/0704/PNC).

- 11.17 In relation to the agricultural barn building which fronts Asmall Lane – the proposed dwelling will be approx. 15m from its rear elevation. The nearest element of the proposals to the agricultural building is the garage element – which has no windows in the direction of the proposed neighbouring properties to the north.
- 11.18 To the north east / east is Asmall House Farm. As there is a building already present on the site I do not consider the built form of the proposal would result in any amenity implications to the occupants of Asmall House Farm through its scale and siting. The garage / bedroom area of the proposal will be closest to Asmall House Farm which is the lowest (in height) element of the development. No windows are proposed to the northern part of the building which ensures privacy between the two properties. One ensuite roof window is proposed to the eastern elevation (room 14 on drawing 222SP01-11) however this is high level and therefore would not result in any overlooking implications.
- 11.19 There are other windows on the eastern elevation of the proposed property however, they face directly into a stabling area and open fields and would therefore not result in overlooking concerns to any private amenity areas.
- 11.20 Overall it is considered the development would comply with Policy GN3 in terms of any impact upon the amenities of neighbouring properties.

Highways

- 11.21 Policy GN3 of the West Lancashire Local Plan 2012-2027 DPD states that development should incorporate suitable and safe access and road layout design in line with latest standards.
- 11.22 The proposed dwelling will utilise an existing access on to Asmall Lane. Parking will be provided within the site boundaries in the form of off road parking and garaging.
- 11.23 On consultation with LCC Highways, no objections to the planning application have been raised and it is considered that the nature and scale of the proposals should have a negligible impact on highway safety and capacity within the immediate vicinity of the site.

Ecological considerations

- 11.24 Policy EN2 of the WLLP states that where there is reason to suspect that there may be a priority species, or their habitat, on or close to a proposed development site, planning applications should be accompanied by a survey assessing the presence of such species and, where appropriate, making provision for their needs. This allows the LPA to screen the project against the Habitats Regulations and relevant national and local policy.
- 11.25 Due to the rural location of site and that buildings will be demolished a 'Daytime Bat Survey' (May 2019) and 'Daytime Bat Survey' (April 2021) have been submitted with the application and further to comments provided by MEAS a 'Little Owl Mitigation Strategy' (June 2021) .
- 11.26 The development site is near to the following European sites and is adjacent to habitat that may support qualifying features of these sites (Pink footed goose and Whooper Swan). These sites are protected under the Conservation of Habitats & Species Regulations 2017 (as amended) and Local Plan policy EN2 applies:

Ribble and Alt Estuaries SPA;
Ribble and Alt Estuaries Ramsar site;
Martin Mere SPA; and

Martin Mere Ramsar site.

- 11.27 During the consultation period with MEAS, the Council's Ecological consultants, it was considered that the proposal required a Habitats Regulations Assessment for likely significant effects on the supporting habitat to the protected sites. Further information was submitted during the application to enable a Habitats Regulation Assessment to be undertaken. MEAS have now carried out a Habitats Regulations Assessment report which concludes that there are no likely significant effects.
- 11.28 In terms of protected species, MEAS consider that as no evidence of bats was found on the site, the Council does not need to consider the proposals against the three tests in the Habitats Regulations.
- 11.29 The proposed development will result in the loss of roosting habitat for Little Owl. As Little Owl are site faithful and to mitigate for this loss a 'Little Owl Mitigation Strategy' (June 2021) has been submitted with the application. MEAS have advised that the strategy submitted is acceptable. The mitigation proposed will form a planning condition on any planning approval.
- 11.30 Given the above the development is considered to comply with Policy EN2 of the WLLP.

Drainage

- 11.31 A Drainage Strategy Report (January 2020) supports the planning application. This confirms that surface water will be disposed of via Sustainable Urban Drainage Systems (SUDS). In terms of foul drainage from the building, this will be collected via pipes and discharge to a sewerage treatment plant that will incorporate a pump.
- 11.32 On consultation with the Council's Drainage Engineer he is satisfied with the submitted Drainage Strategy Report and raises no objection to this application. A planning condition will be attached to any planning permission to ensure that the drainage of the site is implemented in accordance with the submitted drainage strategy.

Summary

- 11.33 The development is in accordance with Policies SP1, GN1, GN3, IF2 and EN2 of the West Lancashire Local Plan and should be recommended for approval.

12.0 RECOMMENDATION

- 12.1 That planning permission be GRANTED subject to the following conditions:

Conditions

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. The development hereby approved shall be carried out in accordance with details shown on the following plans:
Plan reference 222SP01-05; 222SP01-10; 222SP01-11; 222SP01-12 and 222SP01-13 received by the Local Planning Authority on 19/02/2021

Reason: For the avoidance of doubt and to ensure compliance with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.

3. The materials to be used on the external surfaces of the development (brickwork, cladding and roofing materials) shall be as outlined with the submitted Design and Access Statement received by the Local Planning Authority on 19/03/2021 and inspected on site on 20/05/2021.

Reason: To ensure that the external appearance of the building(s) is satisfactory and that the development therefore complies with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.

4. Notwithstanding any description of materials in the application, no hard surfaces within the development site shall be constructed until details have been first submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials.

The development shall be carried out using only the agreed materials.

Reason: To ensure that the external appearance of the site is satisfactory and that the development therefore complies with the provisions of Policy GN3 in the West Lancashire Local Plan 2012-2027 Development Plan Document.

5. Prior to the first occupation of the dwelling, the dwelling shall be provided with an electric vehicle charging point which shall be retained for that purpose thereafter.

Reason: To ensure that the development complies with the provisions of Policy IF2 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.

6. No boundary treatment shall be erected on the site other than that shown on drawing 222SP01-05 (landscaping) received by the Local Planning Authority on 19/03/2021.

Reason: The character and the location of the property is such that the Local Planning Authority wish to exercise control over future development in order to protect the openness of the Green Belt and comply with the provisions of Policies GN1 and GN3 of the West Lancashire Local Plan.

7. The proposed ground and floor levels of all parts of the site, including the finished floor levels of the building shall be as per drawing 222SP01-05 received by the Local Planning Authority on 19/03//2021.

The development shall thereafter be implemented in accordance with the approved details and method of construction.

Reason: To ensure the satisfactory visual appearance of the site and in the interests of protecting the amenity of neighbouring occupiers and to comply with the provisions of Policy GN3 in the West Lancashire Local Plan 2012-2027 Development Plan Document.

8. The provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) Schedule 2, Parts 1 A - F and 2 A - B, or any amendments made to that Order, shall not apply:

(i) no extensions shall be carried out to the dwelling(s)

(ii) no garages or carports shall be erected within the curtilage of the dwellings

(iii) no vehicle standing space shall be provided within the curtilage of the dwellings

(iv) no buildings, greenhouses, swimming pools, gates, walls, fences or other structures shall be erected within the curtilage of the dwellings

(v) no means of access shall be constructed to the curtilage of the dwellings

(vi) no windows or dormer windows shall be added to the dwelling

unless on application to the Local Planning Authority, planning permission for such development has been granted .

Reason: The character and location of the property are such that the Local Planning Authority wish to exercise control over future development in order to protect the openness of the Green Belt and to comply with the provisions of Policy GN1(b) in the West Lancashire Local Plan 2012-2027 Development Plan Document and National Planning Policy Framework - Protecting Green Belt Land.

9. Prior to the occupation of the dwelling, the drainage scheme must be completed in accordance with the approved details as submitted within the Drainage Strategy Report (Rev: A; Dated: 09.01.21) received by the Local Planning Authority on 19/03/2021.

Reason: To secure proper drainage and to manage the risk of flooding and pollution and to ensure that the development complies with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.

10. The recommendations contained within paragraph 4.0 of the Daytime Bat Survey (April 2021) and mitigation contained within letter from Rachel Hacking 'Little Owl Mitigation' (22nd June 2021) received by the Local Planning Authority on 19/03/2021 and 23/06/2021 respectively, shall be implemented in full throughout the duration of the development.

Reason: To ensure that the proposed development has no detrimental impact upon protected species or their habitats and is in accordance with Policy EN2 of the West Lancashire Local Plan.

Notes

1. No tree felling, scrub clearance, hedgerow removal, vegetation management, ground clearance or building work is to take place during the period 1 March to 31 August inclusive. If it is necessary to undertake works during the bird breeding season then all buildings, trees, scrub, hedgerows and vegetation are to be checked first by an appropriately experienced ecologist to ensure no breeding birds are present. If present, details of how they will be protected are required to be submitted for approval.

Reason for Approval

1. The Local Planning Authority has considered the proposed development in the context of the Development Plan including, in particular, the following Policies in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document:

SP1 – A Sustainable Development framework for West Lancashire

GN1 – Settlement Boundaries

GN3 - Criteria for Sustainable Development

IF2 – Enhancing Sustainable Transport Choice

EN2 - Preserving and Enhancing West Lancashire's Natural Environment

together with Supplementary Planning Guidance and all relevant material considerations. The Local Planning Authority considers that the proposal complies with the relevant Policy criteria and is acceptable in the context of all relevant material considerations as set out in the Officer's Report. This report can be viewed or a copy provided on request to the Local Planning Authority.

Agenda Item 7e

No.5	APPLICATION NO.	2021/0459/FUL
	LOCATION	3 And 3A Moor Street Ormskirk Lancashire L39 2AA
	PROPOSAL	Facade works to 3 and 3A Moor Street Ormskirk (double retail unit). Removal of existing shopfront glazing and double doors to be replaced with glazed bi-fold doors across full width of unit at ground floor level. Removal of high level tiles at first floor level to be replaced with back lit powder coated aluminium panels and logos.
	APPLICANT	Townhouse Ormskirk Limited
	WARD	Scott
	PARISH	Unparished - Ormskirk
	TARGET DATE	6th June 2021

1.0 **REFERRAL**

- 1.1 This application was to be determined under the Council's delegation scheme, however, Councillor Dowling has requested it be referred to Committee to consider the impact of the development on the town centre, local amenity, character of the town and the character of the Conservation Area.

2.0 **SUMMARY**

- 2.1 The proposed changes to the front façade of the building (introduction of bi-fold doors, removal and replacement of panels above fascia height) would not meet the test to preserve as laid down in the Planning (Listed Buildings and Conservation Areas) Act 1990. The bi-fold doors would present a design which is at odds with the general character of the commercial street scene. The replacement of the ceramic tiles with advertising panels above fascia height would result in a feature harmful to the visual amenity and character of the conservation area. Furthermore, the design of the bi-fold doors meant that they would have to be permanently open (if not fully extended) to allow patrons to enter the premises. This would result in unacceptable noise disturbance to neighbouring residential properties. On this basis I consider that the proposal fails to accord with Policy GN3 and EN4 of the Local Plan and the Planning (LBCA) Act 1990 and as such should be recommended for refusal.

3.0 **RECOMMENDATION: REFUSE**

4.0 **THE SITE**

- 4.1 The site comprises of a double commercial unit located to the northern side of Moor Street close to the Market Cross. The unit was previously in use as the retail shop Dorothy Perkins (ground floor, 151sqm) and stock room, staff room and office (first floor 59sqm). The unit is currently vacant.
- 4.2 The site lies within the Ormskirk town centre, primary shopping area and Conservation Area.

5.0 **THE PROPOSAL**

- 5.1 Planning permission is sought for façade works to the unit. The works include at ground floor level; the removal of the existing shop front glazing and double doors to be replaced with fully glazed bi- fold doors across the full width of the unit.

- 5.2 The proposal includes the removal of high level tiles at first floor to be replaced with back lit powder coated aluminium panels and logos. The alterations to the shop façade are for consideration as part of this application but the proposed advertising which includes the panels above fascia level and a new fascia sign and projecting hanging sign to replace the existing are matters outside the scope of this application as they are covered by the Advertisement Regulations regime.

6.0 PREVIOUS RELEVANT DECISIONS

- 6.1 2021/0460/ADV - New face lit fascia signage on existing signage band. New back lit panelling above shopfront to replace existing worn hanging tiles. New projecting sign to replace existing. PART APPROVED/PART REFUSED

NB Advertisement consent has already been granted for a replacement fascia sign and projecting hanging sign. Advertisement consent has however been refused for the removal of the ceramic tiles and replacement with advertisement panels above fascia height.

- 6.2 2021/0444/FUL – Change of use from retail (class E) to drinking establishment (sui gen). PENDING CONSIDERATION
- 6.3 2004/1257 - Retention of externally illuminated fascia and projecting sign. – ADVERTISEMENT CONSENT GRANTED
- 6.4 2004/0566 - Installation of new air conditioning unit on roof. – GRANTED
- 6.5 2003/0977 - Single storey extension to rear including new roof over new staircase; new shop front. – GRANTED
- 6.6 1998/0482 - Illuminated projecting sign. – ADVERTISEMENT CONSENT GRANTED
- 6.7 1994/0809 - Display of one non- illuminated projecting sign and illuminated fascia sign. ADVERTISEMENT CONSENT GRANTED

7.0 CONSULTEE RESPONSES

- 7.1 Environmental Health Officer – 22.06.2021
Objection received in relation to design of shop front and potential for noise and disturbance.

8.0 OTHER REPRESENTATIONS

- 8.1 None.

9.0 SUPPORTING INFORMATION

- 9.1 The application has been supported by the following documents.
- 9.2 **Design and Access Statement** – Clayton Architects Limited. Received by the Local Planning Authority on 11 April 2021.

10.0 RELEVANT PLANNING POLICIES

- 10.1 The National Planning Policy Framework (NPPF) and the West Lancashire Local Plan 2012-2027 DPD provide the policy framework against which the development proposals will be assessed.
- 10.2 The site is located in the Ormskirk town centre, primary shopping area and Conservation Area as designated in the West Lancashire Local Plan.
- 10.3 **NPPF**
Achieving well designed places
Conserving and enhancing the historic environment
- 10.4 **West Lancashire Local Plan (WLLP) 2012-2027 DPD**
Policy GN1 – Settlement Boundaries
Policy GN3 – Criteria for Sustainable Development
Policy IF1 – Maintaining Vibrant Town and Local Centres
Policy IF2 - Enhancing Sustainable Transport Choices
Policy EN4 – Preserving and Enhancing West Lancashire's Cultural and Heritage Assets
- 10.5 **Supplementary Planning Document** – Design Guide (2008)
- 10.6 **Design Guide**, for shop front, advertisements and shop security in West Lancashire

11.0 OBSERVATIONS OF CORPORATE DIRECTOR OF PLACE AND COMMUNITY

- 11.1 The main considerations for this application are:

Impact on Conservation Area/Design
Impact on Residential Amenity/ Adjoining land uses

Impact upon the Conservation Area / design

- 11.2 Policy GN3 of the Local Plan states that proposals for development should be of a high quality design and have regard to visual amenity and complement or enhance any attractive attributes and / or local distinctiveness within its surroundings through sensitive design, including appropriate materials.
- 11.3 The site is located within the Conservation Area and as such Paragraph 193 of the NPPF and Policy EN4 of the Local Plan are relevant as well as the Planning (LBCA) Act 1990.
- 11.4 The application has not been supported by a Heritage Statement which is required.
- 11.5 Any proposed change should provide for an attractive frontage and enhance the appearance of the existing shopfront and have a positive impact on the character and appearance of the Conservation Area.
- 11.6 Significant concern is raised regarding the proposed external design changes to the façade of the building. It has already been established under the advertisement consent (2021/0460/ADV) that the Council consider that the changes above fascia height, removal of the ceramic tiles and replacement with advertising panels result in a harmful appearance. The ceramic tiles above fascia height are a decorative feature and a consistent design along the row of shops at first floor height. Introducing a new material, which is alien to the character of the Conservation Area would result in a feature of harmful appearance.

- 11.7 The proposed bi-fold doors are also considered to be a harmful feature in terms of their design and specifically their impact on the character and appearance of the Conservation Area.
- 11.8 The replacement of the existing shopfront (whilst not traditional but generally an acceptable design) within the Town Centre is unacceptable and would present a design, which is at odds with the general character of the commercial shopping street. Whilst I can appreciate the reason for an open frontage onto the street, which presumably will look to include an outdoor seating area, I am mindful of the proposed change affecting the proportions of the existing shopfronts occupying the two units, which result in a harmful impact. With any application seeking change in a Conservation Area, a proposal should preserve character and appearance, and be an enhancement. In its current form, the proposed length of bi-fold door arrangement achieves neither of these policy objectives.
- 11.9 Decision makers are required to give the duties imposed by the Planning (LBCA) Act 1990 considerable weight in the planning balance. Paragraph 193 of the NPPF states that great weight should be given to the conservation of heritage assets and their settings. In principle, the proposal in part (loss of shop front, removal of ceramic tiles and replacement with advertisement panels above fascia height) does not meet the test to preserve as laid down in the Planning (LBCA) Act 1990, and thereby fails to comply with the guidance contained in the NPPF and Policies EN4 and GN3 of the Local Plan and the Council's Design Guide for Shop fronts.

Impact upon residential amenity / adjoining land uses

- 11.10 Policy GN3 of the West Lancashire Local Plan (2012-2027) DPD allows development provided it retains or creates reasonable levels of amenity for occupiers of the neighbouring properties and minimises risk from all forms of pollution.
- 11.11 As part of the application process the Environmental Health Team (EH) have been consulted. They have raised an objection to the proposal on the following grounds.
- 11.12 This application relates to a licensed premises with live and recorded music and late opening.
- 11.13 The plans show two bi-folding doors across the entire width of the ground floor front façade with no other means of entrance. This means that the bi-fold doors would have to be permanently open, even if not fully extended open, in order to allow patrons to enter the premises. This is not appropriate for a venue of this nature which will have noise associated with both music and patrons as there is no means to have the premises closed, in order to contain noise.
- 11.14 Usually the Council would require late night licensed premises of this nature to have an entrance consisting of a vestibule with a double set of doors so that patrons can enter and any internal noise is contained by the double door set. As such the Environmental Health Officer objects to this application on the basis that the proposed development, by virtue of its design may result in noise and disturbance to nearby residents. Several of the shops on Moor Street have residential accommodation at first floor level and whilst some noise at later hours is to be anticipated in a town centre environment, the design of the shop front does not facilitate control of noise pollution which would result in potential detriment to the amenities of nearby residents.
- 11.15 Therefore as a result of the bi-fold doors which by the nature of their design would have to be permanently open, coupled with the intended use as a licensed premise with live

and recorded music opening late, I consider that the proposal would result in an unacceptable noise impact to neighbouring properties. This is contrary to Policy GN3 of the Local Plan.

Summary

11.16 Given the above I consider that the proposal fails to meet the requirements of the NPPF, Policies GN3 and EN4 of the West Lancashire Local Plan 2012-2027 DPD and the Planning (LBCA) Act 1990 and should be therefore be recommended for refusal.

12.0 RECOMMENDATION

12.1 That the application should be REFUSED for the following reasons:

Notes

1. Refused plan reference:
399- 03 - Proposed plans and elevations
399-06 - Facade details
Received by the Local Planning Authority on 11.04.2021.

Reasons for Refusal

1. The proposed loss of the shop front and its replacement with bi-fold door and the replacement of ceramic tiles with advertisement panels above fascia height, is contrary to the NPPF , Policies GN3 and EN4 of the West Lancashire Local Plan 2012-2027 DPD, the Council's SPG Design Guide for shop fronts in West Lancashire and does not meet the test to preserve as laid down in the Planning (LBCA) Act 1990 in that the proposed design would be out of character with this part of the Conservation Area and harmful to its visual amenity.
2. The proposed development conflicts with Policy GN3 of the West Lancashire Local Plan in that the bi-fold doors, by the nature of their design would have to be permanently open, to allow patrons to enter the premises. Noting the nature of the proposed venue as a licensed premise, open until late in the night, the resultant impact would be noise and disturbance to nearby residential properties, to the detriment of amenity.

Agenda Item 7f

No.6	APPLICATION NO.	2021/0107/FUL
	LOCATION	Elm Tree Community Primary School Elmers Wood Road Skelmersdale Lancashire WN8 6SA
	PROPOSAL	Single storey extension to the Willows classroom.
	APPLICANT	Elm Tree Community Primary School
	WARD	Tanhouse
	PARISH	Unparished - Skelmersdale
	TARGET DATE	26th April 2021

1.0 REFERRAL

- 1.1 This application was to be determined under the Council's delegation scheme however Councillor Cooper has requested it be referred to Committee to consider impact on the local residents.

2.0 SUMMARY

- 2.1 The proposed extension to the school is acceptable in principle. The extension is considered to be appropriate in terms of its size, design and materials and will be in keeping with the host building. The development would not result in any adverse impact on the amenity of neighbouring properties or highway safety. The proposed development is considered to be compliant with the NPPF and Policy GN3 of the West Lancashire Local Plan 2012-2027 DPD.

3.0 RECOMMENDATION - APPROVE with conditions.

4.0 SITE DESCRIPTION

- 4.1 Elm Tree Community Primary School is sited to the east of Elmers Wood Road and comprises of the main school building, several temporary classrooms and associated playing fields/MUGA to the north. The two parts of the site are clearly defined with the open school fields being separated from the buildings by a mesh security fence.
- 4.2 The playing field is approx. 95m x 70m. Immediately to the north of the field is cul-de-sac of residential bungalows. The nearest property is located approx. 2m from the boundary. Further residential properties are located to the west of Elmers Wood Road approx. 15m from the front boundary of the site.

5.0 PROPOSAL

- 5.1 The application proposes the erection of an extension to the Willows classroom on the front elevation of the main school building.
- 5.2 During the course of the application the description of development has been amended. The application no longer includes a parking area adjacent to the existing MUGA.

6.0 PREVIOUS RELEVANT DECISIONS

- 6.1 2021/0598/FUL - The installation of a temporary, single storey Portakabin Ultima building to be used as a classroom facility. Planning permission required for the temporary period of 5 years - Pending consideration

- 6.2 2020/1156/FUL - The retention of a Portakabin Ultima building used as a classroom for children with special needs. Planning permission required for the temporary period of 5 years - Granted
- 6.3 2020/0104/FUL - Erection of a temporary single storey portakabin double classroom building, to be used as a classroom facility. Planning permission required for the temporary period of 5 years - Granted
- 6.4 2019/0858/CON - Approval of Details Reserved by Condition No's. 5 and 7 of planning permission 2018/0619/FUL relating to a highway works scheme and landscaping scheme - Details approved
- 6.5 2019/0447/FUL - Erection of 2.4m high anti climb security fence to the MUGA pitch and enclose the school site - Granted
- 6.6 2019/0433/FUL - Single storey conservatory serving infant classrooms 1 & 2 - Granted
- 6.7 2019/0144/CON - Approval of Details Reserved by Condition No's. 5 and 7 of planning permission 2018/0619/FUL relating to a highway works scheme and landscaping scheme - Details Refused
- 6.8 2018/0619/FUL - Proposed multi use games area (60 x 40m) for use by pupils of the school, including provision of perimeter fence - Granted
- 6.9 2017/1241/FUL - Proposed new multi-use games area including fencing, floodlighting and car park - Refused
- 6.10 LCC/2017/0018 - County Matter - Erection of two single storey demountable units to provide classrooms for a temporary period of 5 years - No objection
- 6.11 LCC/2015/0105 - County Matter - Variation of Condition 3 of planning permission LCC/2015/0068 to allow the use of the modular building for a period of 5 years - No objections
- 6.12 LCC/2015/0068 - County Matter - Installation of a modular building to be used for offices and classrooms for a period of 5 years - No objection
- 6.13 LCC/2015/0032 - County Matter - Installation of modular building and access ramp - Objections raised
- 6.14 2012/0269/LC3 - County Matter - Replacement of two single glazed windows with two larger windows to match the existing elevations and the erection of a canopy to the rear of the school to provide a covered play area - No objection
- 6.15 2011/0762/CMA - County Matter - Erection of a 12m high radio mast with antenna receiver to provide internet service for schools - No objection
- 6.16 2008/0094/LC3 - County Matter - Erection of a garage, provision of a toy store and erection of 2.4m high mesh security fencing to perimeter of the playing field - Objections raised
- 6.17 1998/1053 - County Matter - Erection of 2.4m high fence - No objections
- 6.18 1990/1212 - County Matter - Erection of replacement Junior and Infant School - No objections

7.0 OBSERVATIONS OF CONSULTEES

- 7.1 Cadent - Due to the presence of Cadent and/or National Grid apparatus in proximity to the specified area, the contractor should contact Plant Protection before any works are carried out to ensure the apparatus is not affected by any of the proposed works.
- 7.2 Sport England – No objection in principle. The proposed extension will not have any impact on the playing field nor any sport facilities. The amendment has removed the car parking element from the proposal. Given it was the car parking that triggered the previous objections because of the impact on the playing field, Sport England is now in a position to withdraw the objection.
- 7.3 LCC Highways (09/04/21, 10/05/21 & 20/05/21) – no objections in principle. No additional classrooms are proposed therefore no additional car parking spaces are required.
- 7.4 Environmental Health Officer (18/05/21) - no objections.

8.0 OTHER REPRESENTATIONS

- 8.1 Letters of representation have been received which can be summarised as:
- Objection to the proposal of single storey extension and car parking
 - Concerns about proposed parking area, new access and subsequent impact on residents in local area
 - Consider car park would result in an increase in noise
 - Consider car park would be detrimental to our privacy

9.0 RELEVANT PLANNING POLICIES

- 9.1 The National Planning Policy Framework (NPPF) and the West Lancashire Local Plan 2012-2027 DPD provide the policy framework against which the development proposals will be assessed.

The site is located within the Regional Town of Skelmersdale with Up Holland as designated in the West Lancashire Local Plan 2012-2027 DPD.

National Planning Policy Framework

Promoting healthy and safe communities
Achieving well-designed places

West Lancashire Local Plan Policies

GN1 - Settlement Boundaries
GN3 - Criteria for Sustainable Development
EN3 - Provision of Green Infrastructure and Open Recreation Space
IF2 - Enhancing Sustainable Transport Choice

Supplementary Planning Document - Design Guide (January 2008)

10.0 OBSERVATIONS OF CORPORATE DIRECTOR OF PLACE AND COMMUNITY

Principle of development

- 10.1 The National Planning Policy Framework (NPPF) and the West Lancashire Local Plan 2012-2027 DPD provide the policy framework against which the development proposals

will be assessed. Paragraph 94 states that Local Authorities should "*give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications*".

- 10.2 The proposed extension would be located at the front of the school on an area of existing hardstanding. The proposal would increase the size of the Willows classroom but would not increase the total number of classrooms at the school. The location of the extension would not result in the loss of any existing playing field or parking area at the school.
- 10.3 The school have identified a need to extend the size of this particular classroom and I am satisfied the principle of such development is acceptable subject to compliance with other relevant planning policy.

Design/Layout

- 10.4 Policy GN3 along with the Council's SPD Design Guide requires that new development should be of a scale, mass and built form, which responds to the characteristics of the site and its surroundings.
- 10.5 The design, size and materials of the proposed extension would be in keeping with the existing building and, in my view, would not adversely impact on the character and appearance of the area. I am satisfied the development would comply with the requirements of policy GN3.

Impact on residential amenity

- 10.6 Policy GN3 of the West Lancashire Local Plan (2012-2027) DPD allows development provided it retains or creates reasonable levels of privacy, amenity and sufficient garden/outdoor space for occupiers of the neighbouring properties.
- 10.7 Given the distance between the proposed extension and any neighbouring properties I am satisfied there would be no adverse impact on any nearby land uses.

Highways

- 10.8 Policy GN3 of the West Lancashire Local Plan 2012-2027 DPD states that development should incorporate suitable and safe access and road layout design in line with latest standards. Parking should be provided in accordance with policy IF2.
- 10.9 I have consulted the Highway Authority who identified that the extension to the classroom does not result in any requirement for additional parking spaces at the school. I am therefore satisfied the proposal complies with the requirements of policies IF2 and GN3.

Summary

- 10.10 Given the above I consider that the proposal satisfactorily meets the requirements of Policies IF2, GN1 and GN3 of the West Lancashire Local Plan 2012-2027 DPD and should be recommended for approval.

11.0 RECOMMENDATION

- 11.1 That planning permission be GRANTED subject to the following conditions:

Conditions

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.
reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. The development hereby approved shall be carried out in accordance with details shown on the following plans:
Plan reference A1349 SK 01A and A1349 01D received by the Local Planning Authority on 23rd June 2021.
Reason: For the avoidance of doubt and to ensure compliance with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.

Reason for Approval

1. The Local Planning Authority has considered the proposed development in the context of the Development Plan including, in particular, the following Policy/Policies in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document:

GN1 - Settlement Boundaries

GN3 - Criteria for Sustainable Development

EN3 - Provision of Green Infrastructure and Open Recreation Space

IF2 - Enhancing Sustainable Transport Choice

together with Supplementary Planning Guidance and all relevant material considerations. The Local Planning Authority considers that the proposal complies with the relevant Policy criteria and is acceptable in the context of all relevant material considerations as set out in the Officer's Report. This report can be viewed or a copy provided on request to the Local Planning Authority.

No.7	APPLICATION NO.	2021/0418/FUL
	LOCATION	Bank House Ayrefield Farm Bank Brow Roby Mill Up Holland Skelmersdale Lancashire
	PROPOSAL	General purpose agricultural building for straw and machinery storage.
	APPLICANT	Mr James Hodge
	WARD	Wrightington
	PARISH	Up Holland
	TARGET DATE	21st June 2021

1.0 REFERRAL

- 1.1 This application was to be determined under the Council's delegation scheme however Councillor Baybutt has requested it be referred to Committee to consider highway safety, traffic movements, flooding and environmental issues.

2.0 SUMMARY

- 2.1 The proposed development of a building for agricultural storage purposes is acceptable in principle. The proposal is considered to be appropriate to the location and will not have a significant impact on the character or appearance of the area, the amenity of neighbouring properties or highway safety in the vicinity of the site. Subject to conditions the proposal would not result in adverse impacts on flooding/drainage within the local area. The proposed development is considered to be compliant with the NPPF and Policies EC2, GN1 and GN3 of the West Lancashire Local Plan 2012-2027 DPD.

3.0 RECOMMENDATION: APPROVE with conditions.

4.0 THE SITE

- 4.1 The site is located to the east of Bank Brow in Roby Mill and is accessed via a private track. There are two agricultural buildings situated at the end of the track: a covered silage clamp and a livestock building.

5.0 THE PROPOSAL

- 5.1 The application proposes the erection of an open sided agricultural building which would be primarily used for the storage of straw which is used as bedding material and also as feed for the dairy cows. Agricultural machinery would also be stored in the building. The building would be situated between two existing buildings on the site at the end of the access track.

6.0 PREVIOUS RELEVANT DECISIONS

- 6.1 2020/0246/PNP - Application for Determination as to Whether Prior Approval is Required for Details - Covered silage clamp for the storage of ensiled forages - Prior Approval Not Required
- 6.2 2016/0357/FUL - Dairy cow cubicle building - Granted

- 6.3 2015/0993/CON - Approval of details reserved by condition nos. 3 and 5 of planning permission 2014/0585/FUL relating to a Landscaping Scheme and a Scheme for the construction of the off-site speed reduction works - Details approved
- 6.4 2014/0585/FUL - Erection of milking parlour building and cow cubicle building including slurry store and dirty water store - Granted

7.0 CONSULTEE RESPONSES

- 7.1 LCC Highways – No objections in principle. I note from the planning submissions that the proposed farm building will be accessed from the existing drive and no other access is required and no additional traffic will result due to the proposal.
- 7.2 Environmental Health Officer – No objections in principle. As this application is for storage of machinery and hay I do not envisage any increase in slurry pollution or farm traffic.

8.0 OTHER REPRESENTATIONS

- 8.1 Up Holland Parish Council
Road Safety Concerns and ongoing flooding problems - There are already more movements each day to and from this farm than was stated by the site owner in previous planning applications. This has caused break-up of the track leading to debris being left on Bank Brow, causing a road safety hazard and excessive run-off from this track onto Bank Brow, which has, and still is, contributing to flooding issues on this stretch of road.

The size of the farm vehicles and trailers using this narrow entrance with poor visibility splays means poor visibility for vehicles leaving the track and motorists travelling in both direction along Bank Brow suddenly encountering farm traffic and being faced with farm vehicles and trailers which are on the “wrong” side of Bank Brow in order for them to manoeuvre through the narrow entrance.

The Parish Council cannot agree with the LCC Highway Officer’s response. He has accepted, without evidence, the applicant’s claim in respect of the number of traffic movements to and from the site. Residents of properties next to and opposite the entrance have disputed the low number of movements claimed. The Borough Council/LCC should consider asking for an independent traffic survey.

There are also concerns that developments have already taken place on the farm which have not made provision for rainwater etc which have also contributed to the flooding problems referred to above. Further building work will only add to these.

- 8.2 Letters of representation have been received which can be summarised as follows:
- Concerns regarding flooding on Bank Brow, Drainage and Water storage facilities
 - Concern about current removal of slurry from site and pollution of watercourse
 - Concerns about number of existing vehicular movements relating to the site
 - Consider that access track is unsafe and that there has been damage to the road.
 - Consider visibility from track onto Bank Brow is limited.
 - Consider that statements made in relation to planning application in 2014 have not been adhered to.

9.0 SUPPORTING INFORMATION

- 9.1 The application has been supported by the following documents:
- Design and Access Statement.

10.0 RELEVANT PLANNING POLICIES

10.1 The application site is located within the Green Belt as designated in the West Lancashire Local Plan Proposal Map.

10.2 National Planning Policy Framework (NPPF)

West Lancashire Local Plan 2012-2027 DPD
GN1 - Settlement Boundaries
GN3 - Criteria for Sustainable Development
IF2 - Enhancing Sustainable Transport Choices
EC2 - The Rural Economy

Supplementary Planning Document - Design Guide (January 2008)

Supplementary Planning Document, Development in the Green Belt (October 2015)

11.0 OBSERVATIONS OF CORPORATE DIRECTOR OF PLACE AND COMMUNITY

Principle of development - Green Belt

11.1 The National Planning Policy Framework (NPPF) and the West Lancashire Local Plan 2012-2027 DPD provide the policy framework against which the development proposals will be assessed.

11.2 Paragraph 145 in the National Planning Policy Framework states that “A local planning authority should regard the construction of new buildings as inappropriate in Green Belt.” There are 7 exceptions to this rule including a) “*buildings for agriculture and forestry*”. Policy EC2 of the Local Plan supports development associated with the agricultural use of the land.

11.3 The site is currently in agricultural use and the building would be situated between two buildings which are used for agricultural purposes. The building would be used for the storage of straw and machinery in connection with the existing cow herd which are part of this agricultural business. I am satisfied the building is required for agricultural purposes and on that basis is appropriate development in the Green Belt. The proposal complies with the requirements of the NPPF and with local plan policy EC2.

Design/Layout

11.4 Policy GN3 supported by the Council’s SPD Design Guide requires that new development should be of a scale, mass and built form, which responds to the characteristics of the site and its surroundings.

11.5 The design of the proposed agricultural building is typical of agricultural buildings on this site and in the local area. The building would be lower in height than the existing silage clamp and a similar height to the livestock building which would sit either side of it. The size and materials would be appropriate and I am satisfied the development would be in keeping with the character of the area. The development would comply with the relevant requirements of local plan policy GN3.

Impact on residential amenity

- 11.6 Policy GN3 of the West Lancashire Local Plan (2012-2027) DPD allows development provided it retains or creates reasonable levels of privacy, amenity and sufficient garden/outdoor space for occupiers of the neighbouring and proposed properties.
- 11.7 I have consulted the Council's Environmental Health Officer who raises no objection to the proposed building subject to it being used for storage purposes related to the agricultural use of the land. A suitable condition can be imposed to control the use for this purpose. Due to the position of the building I am satisfied that there would be no impact on neighbouring properties caused by overshadowing, overlooking or loss of privacy.
- 11.8 I am satisfied the development would comply with the requirements of policy GN3 1(iii).

Highways

- 11.9 Policy GN3 of the West Lancashire Local Plan 2012-2027 DPD states that development should incorporate suitable and safe access and road layout design in line with latest standards. Adequate parking should be provided in accordance with policy IF2.
- 11.10 The building would be used in connection with the existing agricultural business that operates from the site. The applicant has indicated the proposal would not result in any additional vehicular movements and the building would be accessed using the existing access road. The proposal does not generate a need for additional parking on the site. I have consulted the Highway Authority who have indicated they have no objection to the scheme.
- 11.11 I am satisfied the proposal would comply with the relevant requirements of local plan policies GN3 and IF2.

Drainage

- 11.12 The Council's drainage engineer has reviewed the application with regard to the drainage of surface water and the flood risk associated with this application. The submission indicates that rainwater from the building will be kept separate and will drain to the farm's recycling system, using rainwater within the dairy for cleaning and drinking water. Any surplus will go to the existing drainage system.
- 11.13 In terms of flood risk the site is located in Flood Zone 1 and outside areas susceptible to surface water flooding so the risk of flooding is considered to be low. However the proposal includes a building to be constructed on an area that is currently open field.
- 11.14 In principle I have no objection to the proposed development however the proposal contains limited information regarding the proposed drainage scheme and how it will connect to the existing system. A condition is therefore recommended requiring full details of a surface water drainage scheme to be submitted for approval.

Other matters

- 11.15 Several of the neighbour concerns relate to issues regarding localised flooding in the vicinity of the site which have previously been investigated by LCC as Lead Local Flood Authority and remain a matter for the County Council. Comments also relate to pollution of watercourses and the Council's Environmental Health Officer advises that historical issues to do with slurry pollution etc. would be dealt with by the Environment Agency as they are the enforcement body for this type of problem.

11.16 These matters cannot be resolved through the current planning application which is solely for the erection of a storage building. Subject to an appropriate condition to ensure adequate surface water drainage from the building, the proposed development will meet the tests in the NPPF as it will not result in increased off site flood risk.

12.0 RECOMMENDATION

12.1 That planning permission be GRANTED subject to the following conditions:

Conditions

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. The development hereby approved shall be carried out in accordance with details shown on the following plans:
Plans named Plan 1, Plan 3 and Plan 4 received by the Local Planning Authority on 30th March 2021.
Reason: For the avoidance of doubt and to ensure compliance with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.
3. The building shall only be used for storage purposes in connection with the agricultural use of the site and for no other purpose.
Reason: For the avoidance of doubt and to ensure compliance with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.

Reason for Approval

1. The Local Planning Authority has considered the proposed development in the context of the Development Plan including, in particular, the following Policy/Policies in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document:

GN1 - Settlement Boundaries
GN3 - Criteria for Sustainable Development
IF2 - Enhancing Sustainable Transport Choices
EC2 - The Rural Economy

together with Supplementary Planning Guidance and all relevant material considerations. The Local Planning Authority considers that the proposal complies with the relevant Policy criteria and is acceptable in the context of all relevant material considerations as set out in the Officer's Report. This report can be viewed or a copy provided on request to the Local Planning Authority.

No.8	APPLICATION NO.	2021/0450/FUL
	LOCATION	Land Adjoining 15 Church Lane Wrightington Wigan Lancashire WN6 9SN
	PROPOSAL	Proposed detached house and garage following demolition of the existing building.
	APPLICANT	N Andrews Homes Ltd
	WARD	Wrightington
	PARISH	Wrightington
	TARGET DATE	3rd June 2021

1.0 REFERRAL

- 1.1 This application was to be determined under the Council's delegation scheme however Councillor Jukes has requested it be referred to Committee to consider concerns about siting of the proposed dwelling forward of the building line and the possible loss of residential amenity.

2.0 SUMMARY

- 2.1 It is considered that the principle of residential development at this site is acceptable. I am satisfied that the proposed dwelling would not result in any significant detrimental impact upon the listed building, character of the area, amenity of neighbouring properties, biodiversity or highway safety. Subject to conditions the proposed development is considered to be compliant with the NPPF and Policies RS1, IF2, EN2, EN4, GN1 and GN3 of the West Lancashire Local Plan 2012-2027 DPD and the application is therefore recommended for approval.

3.0 RECOMMENDATION: APPROVE subject to conditions.

4.0 THE SITE

- 4.1 The site is located to the north of Church Lane in Wrightington and sits forward of no. 13 and to the east of no. 15. The site comprises a two storey building which appears to have been altered/extended in the past. There is an area of overgrown land to the front of the site and a vehicular access leading to an area of hardstanding adjacent to the building.
- 4.2 No. 13 Church Lane, Cowlings Farm, is a Grade II listed farmhouse.

5.0 THE PROPOSAL

- 5.1 The application proposes the erection of a two-storey four-bedroom dwelling following the demolition of the existing building. A single detached garage is proposed to be located adjacent to the building.

6.0 PREVIOUS RELEVANT DECISIONS

- 6.1 None.

7.0 CONSULTEE RESPONSES

- 7.1 United Utilities - Conditions recommended.

7.2 LCC Highways - The Highway Development Support Section has no objection in principle to this application and is of the opinion that the proposed development should have a negligible impact on highway capacity and highway safety within the immediate vicinity of the site. Highway Development Support recommends conditions.

8.0 OTHER REPRESENTATIONS

8.1 Wrightington Parish Council - no objections.

8.2 Letters of representation have been received which can be summarised as follows:

- Object to the proposed building as it sits far too close to the road.
- All the other houses on the lane, most of which are bungalows, are set well back from the road, apart from the barn.
- While the building isn't itself listed, it is in the curtilage of a listed building and as such, plays an important part in the context of the original farm and its buildings.
- Consider and an extension of the original building would be preferable.
- Consider a bungalow would be more in keeping with the other properties on Church Lane.
- Development will directly impact on privacy due to its size and height, and siting
- Concern regarding available space to park within the plot. Church Lane is narrow and very busy with traffic with a speed limit of 60mph.
- Although we have no objection to the proposed development of the site in front of our house Cowlings Farm we are quite concerned that this is not the only development that will be taking place on the site known as 15 Church Lane.

9.0 SUPPORTING INFORMATION

9.1 The application has been supported by the following documents:
Design and Access Statement

10.0 RELEVANT PLANNING POLICIES

10.1 The application site is located within the Small Rural Village of Wrightington Bar as designated in the West Lancashire Local Plan Proposal Map.

10.2 National Planning Policy Framework (NPPF)

West Lancashire Local Plan 2012-2027 DPD
SP1 - A Sustainable Development Framework for West Lancashire
GN1 - Settlement Boundaries
GN3 - Criteria for Sustainable Development
RS1 - Residential Development
IF2 - Enhancing Sustainable Transport Choice
EN2 - Preserving and Enhancing West Lancashire's Natural Environment
EN4 - Preserving and Enhancing West Lancashire's Cultural and Heritage Assets

Supplementary Planning Document, Design Guide (Jan 2008)

11.0 OBSERVATIONS OF CORPORATE DIRECTOR OF PLACE AND COMMUNITY

Principle of development

11.1 The National Planning Policy Framework (NPPF) and the West Lancashire Local Plan 2012-2027 DPD provide the policy framework against which the development proposals

will be assessed. Policy RS1 of the WLLP states that residential development will be permitted within the Borough's settlements on brownfield sites, and on greenfield sites not protected by other policies.

- 11.2 The site is located within the Small Rural Village of Wrightington Bar where the appropriate re-use of an existing building and very limited infill development (up to 4 dwellings) will be permitted for market housing. The erection of one dwelling on the site is considered to be limited infilling within the village of Wrightington Bar. The principle of residential development in this plot is therefore acceptable providing the development complies with other relevant planning policies.

Design / Impact on Listed Building

- 11.3 The principle statutory duty under the P(LBCA) Act 1990 in relation to listed buildings is for Local Planning Authorities to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. This duty is reflected in Chapter 16 of the NPPF and Policy EN4 of the West Lancashire Local Plan.
- 11.4 The proposal site is located within the rural area of Wrightington and Church Lane is characterised by a scattered settlement of residential properties. The site lies adjacent to the Grade II listed Cowlings Farmhouse, which is a C17th scored rendered house on a stone base with C19th and C20th alterations. The farmstead at Cowlings Farm would have originally comprised the house, the building on the application site and a pair of buildings fronting the lane to the south west. Cowlings Farmhouse and the site are currently separated by a high conifer hedge which runs from Church Lane along the side boundary between the properties and to the rear. The building holds some historic interest by its past association with the listed farmhouse, although this interest has somewhat been eroded by alterations and changes to its form and character over time, which have resulted the loss of much of its significance. I would concur with the Heritage Statement that the existing contribution of the building to the significance of the listed farmhouse is considered to be negligible.
- 11.5 It is my view that the proposal for the demolition of the existing building and the redevelopment of the site and erection of a new dwelling, which takes some reference from its historic farmstead setting, is acceptable in principle from a heritage perspective. Siting the new building away from the farmhouse gives further visual separation (along with the high hedge) and reduces harmful impact, along with its enhancement to the visual contribution to the farmhouse's immediate setting. The retention of the stone boundary wall to the front (abutting the public highway), which is a feature of the site is wholly positive.
- 11.6 The style of the two storey property is of a vernacular form and it does not compete with the farmhouse through its scale, orientation and general design. The proposed building is to be set on a stone plinth and rendered which is considered to be acceptable in this location however in respect of materials, I would consider that the historic setting necessitates a requirement for traditional materials including timber windows and doors. A suitable condition can be imposed requiring details of materials to be submitted for agreement by the Council.
- 11.7 Whilst the dwellings within the road are predominantly bungalows there are a variety of property styles and height particularly in proximity to the site. The neighbouring building no. 15 is a two storey dwelling (former barn) as is the farmhouse to the rear. Furthermore the building to be replaced is a two storey building. There is no clear building line on this side of the road and some properties are much closer to the road than others including the

neighbouring properties nos. 15 and 17. The proposed dwelling would be set back approx. 2m from the front boundary and therefore behind the nominal building line of the neighbouring property no. 15. I am satisfied that a two storey building in this location would not be out of keeping with the character of the area and would not have an adverse impact on the street scene.

- 11.8 The Council are required to give the duties imposed by the Planning (LBCA) Act 1990 considerable weight in the planning balance. Paragraph 193 of the NPPF states that great weight should be given to the conservation of heritage assets and their settings. It is my view that subject to relevant conditions the proposal meets the test to preserve (the setting of the Listed Building, known as Cowlings Farmhouse) as laid down the Planning (LBCA) Act 1990, and thereby complies with the guidance contained in the NPPF and Policies EN4 and GN3 of the Local Plan.

Impact on residential amenity

- 11.9 Policy GN3 of the West Lancashire Local Plan (2012-2027) DPD allows development provided it retains or creates reasonable levels of privacy, amenity and sufficient garden/outdoor space for occupiers of the neighbouring and proposed properties.
- 11.10 The SPD - Design Guide requires that the minimum rear garden depth will generally be 10m unless the particular merits of the case, in terms of the character of the setting, can be proved to warrant a reduction in this requirement. The submission demonstrates that private amenity space in accordance with the SPD can be provided at the rear of the proposed dwelling.
- 11.11 The neighbouring property no. 15 has several windows in the eastern elevation facing the site. It is my view that subject to the proposed first floor window in the western elevation of the proposed dwelling being obscurely glazed and fixed shut there would be no adverse impacts on no. 15 as a result of overlooking. The required separation distances in relation to neighbouring dwellings, as set out in the SPD – Design Guide, are met. Due to the distance between the proposed building and the other nearby properties I consider the proposal would not result in harm to the amenity of those dwellings. I am satisfied the development would comply with the requirements of local plan policy GN3 1(iii).

Highways

- 11.12 Policy GN3 of the West Lancashire Local Plan 2012-2027 DPD states that development should incorporate suitable and safe access and road layout design in line with latest standards. Parking should be provided in accordance with policy IF2.
- 11.13 I have consulted the Highway Authority who raise no objection to the proposal and consider the development would have negligible impact on highway safety in the area. The existing vehicular access will be used to serve the dwelling and the plans demonstrate three parking spaces can be provided for the proposed dwelling. It is my view the development would comply with the requirements of policies IF2 and GN3.

Drainage

- 11.14 The Council's drainage engineer has reviewed the application with regard to the disposal of foul and surface water drainage, and the flood risk associated with this application. The application form indicates that the foul sewage will discharge to the mains drainage system and surface water would be directed to a soakaway.

11.15 In terms of flood risk the site is located in Flood Zone 1 and outside areas susceptible to surface water flooding so the risk of flooding is considered to be low.

11.16 In principle I have no objection to the proposed development however a condition is recommended requiring full details of a drainage scheme to be submitted for approval.

Ecology

11.17 Policy EN2 states that where there is reason to suspect that there may be a priority species, or their habitat, on or close to a proposed development site, planning applications should be accompanied by a survey assessing the presence of such species and, where appropriate, making provision for their needs. This allows the LPA to screen the project against the Habitats Regulations and relevant national and local policy.

11.18 The application has been accompanied by an ecological survey which concludes there is no current or historic evidence of roosting bats within the building or site. It is concluded that the proposal would not have a harmful impact on any protected species or their habitat. The proposal would therefore comply with the requirements of policy EN2.

Other matters

11.19 I note concerns have been raised regarding development at 15 Church Lane and the impact on the application site. Having checked the planning history I have been unable to find any current or historic application at no. 15 which would affect the proposal currently under assessment at this site.

Conclusion

11.20 The principle of residential development at this site is considered to be acceptable. I am satisfied that the proposed dwelling would not result in any significant detrimental impact upon the listed building, character of the area, amenity of neighbouring properties, biodiversity or highway safety. Given the above I consider that the proposal satisfactorily meets the requirements of the NPPF and West Lancashire Local Plan 2012-2027 DPD and should be recommended for approval.

12.0 RECOMMENDATION

12.1 That planning permission be GRANTED subject to the following conditions:

Conditions

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. The development hereby approved shall be carried out in accordance with details shown on the following plans:
Plan reference 20-118-LO1, 20-118-PO1, 20-118-PO2 and one unnumbered site layout plan received by the Local Planning Authority on 8th April 2021.
Reason: For the avoidance of doubt and to ensure compliance with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.

3. No development shall take place until a strategy for the separate foul and surface water drainage of the development is, including any necessary infiltration measures, attenuation measures, maintenance management proposals, and phasing of delivery if applicable, approved in writing by the Local Planning Authority. The surface water drainage strategy must take account of the relevant provisions of the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement standards. The drainage scheme must be completed in accordance with the approved details and, if applicable, the approved phasing of the scheme. The MicroDrainage mdx file, if available, is required to aid the checking of design calculations.
Reason: These details are required prior to the commencement of development to ensure adequate drainage for the proposed development and to ensure that there is no flood risk on- or off-the site resulting from the proposed development and to ensure that the development complies with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.
4. Notwithstanding any description of materials in the application, no above ground construction works shall take place until samples and / or full specification of materials to be used externally on the building(s) have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials and should be reflective of those within the surrounding area, unless otherwise agreed in writing by the Local Planning Authority.
The development shall be carried out only in accordance with the agreed schedule of materials and method of construction.
Reason: To ensure that the external appearance of the building(s) is satisfactory and that the development therefore complies with the provisions of Policies EN4 and GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.
5. The following provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) Schedule 2, Part 1 Classes A, B, C and E and Part 2 Class A, or any amendments made to that Order, shall not apply:
(i) no extensions shall be carried out to the dwelling
(ii) no garages or carports shall be erected within the curtilage of the dwelling
(iv) no buildings, greenhouses, swimming pools, gates, walls, fences or other structures shall be erected within the curtilage of the dwelling
(vi) no windows or dormer windows shall be added to the dwelling
unless on application to the Local Planning Authority, planning permission for such development has been granted.
Reason: The character and location of the property are such that the Local Planning Authority wish to exercise control over future development in order to protect residential and visual amenity to comply with the provisions of Policies EN4 and GN3 in the West Lancashire Local Plan 2012-2027 Development Plan Document.
6. No part of the development hereby permitted shall be used or occupied until the proposed first floor window on the western elevation as indicated on drawing 20-118-PO2 has been glazed with obscure glass to a degree sufficient to conceal or hide the features of all physical objects from view (level 4). The window shall be fixed shut and shall be retained as such with level 4 obscure glazing at all times thereafter.
Reason: To protect the privacy and amenity of adjacent residential properties and so comply with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.
7. For the full period of construction, facilities shall be available on site for the cleaning of the wheels of vehicles leaving the site and such equipment shall be used as necessary to

prevent mud and stones being carried onto the highway. The roads adjacent to the site shall be mechanically swept as required during the full construction period.

Reason: To prevent stones and mud being carried onto the public highway to the detriment of road safety and to comply with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.

8. Prior to the first occupation of the hereby permitted dwellinghouse the areas for the movement, loading, unloading and parking of vehicles including the garage shall be provided in complete accordance with drawing no. 20-118-PO1. These areas shall be retained at all times thereafter.

Reason: To ensure that adequate on site vehicle parking/manoeuvring facilities are provided in the interests of highway safety and amenity, and to comply with the provisions of Policy GN3 and IF2 in the West Lancashire Local Plan 2012-2027 Development Plan Document.

9. Prior to the first occupation of the dwelling, it shall be provided with an electric vehicle charging point which shall be retained for that purpose thereafter.

Reason: In the interests of sustainability and air quality in accordance with Policy GN3 in the West Lancashire Local Plan 2012-2027 Development Plan Document.

Notes

1. This consent does not give approval to a connection being made to the County Council's highway drainage system.

Reason for Approval

1. The Local Planning Authority has considered the proposed development in the context of the Development Plan including, in particular, the following Policy/Policies in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document:

SP1 - A Sustainable Development Framework for West Lancashire

GN1 - Settlement Boundaries

GN3 - Criteria for Sustainable Development

RS1 - Residential Development

IF2 - Enhancing Sustainable Transport Choice

EN2 - Preserving and Enhancing West Lancashire's Natural Environment

EN4 - Preserving and Enhancing West Lancashire's Cultural and Heritage Assets

together with Supplementary Planning Guidance and all relevant material considerations. The Local Planning Authority considers that the proposal complies with the relevant Policy criteria and is acceptable in the context of all relevant material considerations as set out in the Officer's Report. This report can be viewed or a copy provided on request to the Local Planning Authority.

