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| No.9 | APPLICATION NO. | 2017/1055/FUL |
| | LOCATION | Former Ainscough Mill Mill Lane Burscough Lancashire L40 5UX |
| | PROPOSAL | Variation of Condition No's. 2 and 15 of planning permission 2012/0549/FUL to read: Condition 2 The development hereby approved shall be carried out in accordance with details shown on the following plans: - Plan references: JB/PL1/AMB rev J received 5 October 2017. LP1/AMB; 375/01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11, 12, 13, 14 received 16 May 2012. House type plans: Newby, Hatfield, Rufford, Crathorne, Cherryburn, Clandon, Clevedon, Roseberry, Barrington, Runswick & Penshaw received May 2012. 15. Full details of the car park layout including the provision for 10% mobility standard/visitor spaces shall be in accordance with plan JB/PL1/AMB rev J received 5 October 2017. Thereafter the parking area shall be provided in accordance with those details and retained for the duration of the development. |
| | APPLICANT | Persimmon Homes Lancashire |
| | WARD | Burscough East |
| | PARISH | Burscough |
| | TARGET DATE | 5th January 2018 |

1.0 REFERRAL

- 1.1 This application was to be determined under the Council's delegated scheme; however, Councillor Evans has requested it be referred to Committee to consider the impact of the development on public open space and highway safety.

2.0 SUMMARY

- 2.1 It is considered that the variation of conditions 2 and 15 of planning permission 2012/0548/FUL to provide additional parking within a small area of existing public open space is acceptable. I am satisfied that there will be no significant detrimental impact upon the character of the area, amenity of neighbouring properties, landscaping or highway implications. The development is considered to be compliant with relevant planning policies and the application is therefore recommended for approval.

3.0 RECOMMENDATION

- 3.1 That the variation of conditions 2 and 15 of planning permission 2012/0549/FUL be APPROVED.

4.0 THE SITE

- 4.1 The application site at the former Ainscough Mill lies within the main settlement area of Burscough at the end of Mill Lane. The Ormskirk-Preston railway lies to the south-east and the Leeds-Liverpool Canal to the northeast. To the western boundaries lies predominantly residential development. The site is within close proximity to the town centre, local services and transport links. Junction Lane Railway Station and parking area lie at the southern tip of the site.
- 4.2 On the northern part of the site sits the iconic Grade II listed Ainscough Mill with associated engine house and 40m chimneystack as well as the associated Mansion

House, also a Grade II listed building. These buildings have been converted to residential accommodation by virtue of planning permission 2012/0549/FUL and Listed Building Consent 2012/0550/LBC. To the south of the former mill buildings are modern semi-detached and detached residential properties constructed as part of the mill redevelopment. Adjacent to the main mill building is an 84 space car park and opposite this is an area of grassed public open space.

5.0 THE PROPOSAL

- 5.1 Permission is sought to vary conditions 2 and 15 on planning permission 2012/0549/FUL.

Condition 2 reads "*The development hereby approved shall be carried out in accordance with details shown on the following plans:- Plan references: JB/PL1/AMB Rev. B received by the Local Planning Authority on 3 January 2012.*

LP1/AMB; 375/01, 02, 03, 04, 05, 06, 07, 09, 10, 11, 12, 13, 14 received 16 May 2012. House type plans: Newby, Hatfield, Rufford, Crathorne, Cherryburn, Clandon, Clevedon, Roseberry, Barrington, Runswick & Penshaw received 16 May 2012."

Condition 15 reads "*Within three months of the date of commencement of development full details of the communal car park layout including swept path analysis for refuse collection vehicles and provision of 10% mobility standard spaces shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the parking area shall be provided in accordance with those details prior to first occupation of the Ainscough Mill Building or Manor House and be retained for the duration of the development. For the avoidance of doubt spaces within the communal car park shall not be allocated to individuals or individual addresses."*

- 5.2 It is proposed to vary Condition 2 to amend the site plan to incorporate an additional 8 car parking spaces within the existing area of public open space. The parking spaces are of a mobility width standard, although it is not proposed to mark them out as such so that they could be used for either mobility users or not. This results in one updated plan replacing plan JB/PL1/AMB Rev B with plan JB/PL1/AMB Rev J. All other plans remain as approved. Similarly, it is proposed to vary condition 15 to refer to amended site layout plan JB/PL1/AMB/ Rev J as the car park layout. The varied condition 15 also removes reference to the requirement not to allocate spaces within the car park to individuals or individual addresses. This is because spaces have already been allocated by the housebuilder, Persimmon, to specific apartments/addresses within the mill and Mansion House.

6.0 PREVIOUS RELEVANT DECISIONS

- 6.1 2018/0320/CON – Approved (16/07/2018) Approval of Details Reserved by Condition No's. 16, 24, 25, 27 and 28 of planning permission 2012/0549/FUL relating to separate foul and surface water systems, surface water drainage scheme, foul drainage scheme, implementation of ERAP Ecology recommendations, barn owl roosting/nesting box.
- 6.2 2018/0026/CON – Approved (22/02/2018) Consideration - Approval of Details Reserved by Condition No. 7 of planning permission 2012/0549/FUL relating to a programme of building recording and analysis.
- 6.3 2015/0688/CON – Approved (08.10.2015) Part approval of details reserved by condition no. 3 of Listed Building Consent 2012/0550/LBC relating to details of boundary wall finish profiles for Mansion House.

- 6.4 2015/0680/CON – Approved (08.10.2015) Approval of Details reserved by condition no.s 3, 14 and 17 of planning permission 2012/0549/FUL relating to material details and confirmation of surface treatments, fencing or means of enclosure details, and landscaping scheme and management plan. Part approval of details reserved by condition no.8 of planning permission 2012/0549/FUL relating to details of existing boundary wall finishing profile.
- 6.5 2015/0617/NMA – Approved (10.07.2015) Non-material amendment to planning permission 2012/0549/FUL - Narrowing of emergency access.
- 6.6 2013/0930/CON – Part Approved/Part Refused (30.04.2015) Approval of Details Reserved by Condition No. 3, 7, 10, 13, 14, 16, 17, 18, 19, 21, 22, 24, 25 and 26 of planning permission 2012/0549/FUL.
- 6.7 2013/1327/CON – Part Approved/Part Refused (29.04.2015) Approval of Details Reserved by Condition Nos. 4, 8, 16, 24, 25 and 28 of planning permission 2012/0549/FUL relating to measures to protect the Leeds and Liverpool canal and its users from harm during construction; details relating to schedule of repair works and methods; details of foul and surface water drainage; scheme for surface water drainage and means of disposal; details of foul drainage scheme and barn owl roosting/nesting box details.
- 6.8 2013/1362/CON – Part Approved/Part Refused (01.10.2014) Approval of Details Reserved by Condition No. 3 of Listed Building Consent 2012/0550/LBC relating to details of schedule of repair works and methods.
- 6.9 2012/0549/FUL – Approved (13.08.2013) Erection of 66 dwellings; demolition of part of existing mill and conversion of remainder into 50 apartments; conversion of chimney house into 2 apartments and mansion house into 4 apartments; provision of public open space; car parking and estate roads.
- 6.10 2012/0550/LBC – Listed Building Consent (14.01.2013) Demolition of part of existing Mill & conversion of remainder into 50 apartments; conversion of chimney house into 2 apartments and Mansion House into 4 apartments; provision of public open space; car parking and estate roads.
- 6.11 2010/0996/LBC - Listed Building Consent (14.12.2010) - Demolition of part of the existing Mill and "mothballing" works to prevent further deterioration to the condition of the main structure.
- 6.12 2009/0969/CON – Approved (09.02.2011) Approval of details reserved by condition nos 2, 3, 4, 5, 6, 8, 11 and 12 on planning permission 2005/1145 relating to materials details, landscaping scheme, tree protection, service runs, details of site and finished floor levels, boundary treatments, contamination investigation and environmental management plan.
- 6.13 2005/1145 – Allowed on appeal (02.11.06): Erection of 58 dwellings; demolition of part of existing Mill and conversion of the remainder into 52 apartments; conversion of Chimney House into 2 apartments and Mansion House into 3 apartments; provision of public open space, car parking and estate roads.
- 6.14 2003/1429 Listed Building Consent (21.04.2005) – Conversion into 3 apartments.
- 6.15 2003/1385 Dismissed at appeal (21.04.05) - Erection of 58 dwellings; demolition of part of existing Mill and conversion of remainder into 52 apartments; conversion of chimney

house into 2 apartments and Mansion House into 3 apartments; provision of public open space, car parking & estate roads. Appeal dismissed 21.04.2005.

RELEVANT ENFORCEMENT

- 6.16 E/2017/0012/BCN – Breach of Condition Notice Served 31.08.2017 regarding condition no. 15 of planning permission 2012/0549/FUL (communal car parking)
- 6.17 E/2015/0135/BCN - Breach of Condition Notice served 13.01.2016 regarding conditions 15, 16, 23, 24, 25, 27, and 28 on planning permission 2012/0549/FUL

7.0 CONSULTEE RESPONSES

- 7.1 LCC HIGHWAYS (13.11.17) – No objections. Due to the speed of the road and available visibility, no objection to the positioning of parking spaces in this location, however, normally, mobility standard parking is located as close to the access points of a building as possible. The applicant has indicated that these spaces are visitor/mobility spaces which would go some way to reducing the number of visitors parking on the road. Vehicular crossing should be constructed to LCC specification and future maintenance of the parking spaces should be provided for. Recommend a condition requiring details of surfacing and marking out of car park.

8.0 OTHER REPRESENTATIONS

- 8.1 I have received nine letters of objection from local residents whose main concerns are summarised as follows:

Will cause increased flooding;

Loss of open space, contrary to Policy EN2 and GN3;

Loss of landscaping would result in significant visual harm to the estate, as the predominant character of the estate when entering it would be that of hard standing and road, resembling a shopping /retail carpark instead of a residential area;

Results in depriving the children of the estate somewhere safe within the estate to play ball games;

Residents pay a maintenance charge for the upkeep of the public open space and do not wish to pay for maintenance of additional car park;

Who will make sure the spaces are used properly?;

This is all Persimmon's making and now residents have to lose green space;

Could cause accident if reversing out of spaces as you come round the corner;

If the proposed bays are for disabled users only then this will only increase disruption on the road;

Having regard to the total number of apartments, the car park should provide 106 spaces according to Policy IF2 of the Local Plan but actually only provides 83 with no space for mobility or visitors so there is already a shortfall and cars park along the road;

If the car park was to remain unallocated, the current issue of parking on the road should be resolved as the car park is never completely full but because spaces have been allocated, people park across their two spaces with only one car;

The proposed 8 spaces only provides the required 10% mobility and no visitor spaces;

Planning permission has already been refused for 3 properties in this area for conversion of garden to additional parking on the grounds of impact on character and appearance of the surrounding area so to approve this application would be a complete contradiction;

The original condition has been ignored by the developer and to allow it would send out the wrong signals to other developers;

Landscaping and path through the open space has not been implemented in accordance with the approved plans;

Turning head outside 58 and 60 Mill Lane should be closed now that the estate road has been constructed;

Will signage be included on the road or by signs to ensure the proposed parking area is used properly?;

The whole of Mill Lane and The Carriages should be a 20mph zone and traffic calming put near the bend into The Carriages;

Persimmon should be required to make good the drains to UU standard and ensure the road is adopted;

Cars currently park across part of the footpath;

If the proposal affected my two allocated spaces I would not be happy.

- 8.2 One local resident make the point that if visitors and residents can park in the proposed new bays this will be beneficial to all.

9.0 SUPPORTING INFORMATION

- 9.1 The application is supported by the following information:
Drainage Plan

10.0 RELEVANT PLANNING POLICIES

- 10.1 National Planning Policy Framework (NPPF), National Planning Practice Guidance (NPPG) and the West Lancashire Local Plan 2012-2027 DPD (WLLP) provide the policy framework against which the development proposals will be assessed. The site is located within the Key service Centre of Burscough. The following policies are relevant:

10.2 NPPF

Promoting sustainable transport

Delivering a wide choice of quality homes

Requiring good design

Promoting healthy communities

Meeting the challenge of climate change, flooding and coastal change

Conserving and enhancing the natural and historic environment

West Lancashire Local Plan 2012-2027 DPD

SP1 – A Sustainable Development Framework for West Lancashire

RS1 – Residential Development

RS2 – Affordable and Specialist Housing

IF2 – Enhancing Sustainable Transport Choice

IF3 – Service Accessibility and Infrastructure for Growth

IF4 – Developer Contributions

EN2 – Preserving and Enhancing West Lancashire's Natural Environment

EN3 – Provision of Green Infrastructure and Open Recreation Space

EN4 – Preserving and Enhancing West Lancashire's Built Environment

GN3 – Criteria for Sustainable Development

GN4 – Demonstrating Viability

- 10.3 In addition the following supplementary documents are material considerations:

SPD – Design Guide (Jan 2008)

SPD - Open Space/Recreational Provision in New Residential Developments (July 2014).

11.0 OBSERVATIONS OF DIRECTOR OF DEVELOPMENT AND REGENERATION

Background and Principle of Development

- 11.1 It is accepted that the applicant has clearly been in breach of conditions on the original planning permission for residential development on this site. However, irrespective of the present breach (in that Persimmon Homes permitted the allocation of parking spaces to residents within the Mill and Mansion House buildings) the main issue to consider is whether or not the proposed additional spaces in the location proposed is acceptable. It is of great concern to local residents and the Council that Persimmon Homes allowed the breach to occur and residents within the Mill and Mansion House have effectively "bought" specific spaces within the car park as part of their apartment purchases. If the Council were to prosecute Persimmon Homes for the breach of condition, it would undoubtedly result in these spaces potentially having to be bought back, affecting many residents within the Mill and Mansion House and could lead to lengthy litigation.
- 11.2 It is important to note that national policy (reflected in the Council's own Enforcement Plan) focuses towards resolution rather than prosecution. The Council must consider the expediency of taking formal action and other options, such as further planning applications, may in some instances be an option to consider. Planning enforcement is discretionary: Councils have the power to enforce but no duty to do so. In this instance, in view of the duty on the Council to work towards amicable resolution with formal prosecution being a last resort, it was suggested to the applicant that additional parking provision may overcome the Council's concerns and the current application has been submitted in an attempt to resolve the breach.
- 11.3 The site is located within a main settlement area where the principle of residential development, including car parking, is considered to be acceptable and in accordance with Policy SP1 of the Local Plan.

Impact on Highway Safety

- 11.4 The proposed 8 parking spaces are located opposite the existing car park off the existing highway at the end of Mill Lane, which is a 20mph road. Although the spaces are located directly off the road and given the highway conditions, the Highway Authority has no objection to the proposed development. They consider that due to the speed of the road and the available visibility, there would not be a significant impact on highway safety. Furthermore, the creation of additional parking in the area, whether it be for residents, visitors and/or mobility impaired, would result in less on-street parking. As such, I am satisfied that the proposed development is compliant with Policy GN3 of the Local Plan.

Impact on Residential Amenity

- 11.5 In terms of residential amenity, the location of the additional car park is approximately 23m from the closest residential properties at Newlands Avenue and 30m from 62-66 Mill Lane and the Mansion House. At these distances I am satisfied that there would be no significant harm caused by way of noise, disturbance or overlooking. As such, the proposal complies with policy GN3 of the Local Plan.

Impact on layout and loss of public open space/landscaping

- 11.6 At the time planning permission 2012/0549/FUL was granted, the Council required an area of on-site public open space to be provided. This was located at the entrance to the site and laid to grass with the addition of some trees planted and serves as an attractive and "green" entrance to the development. Concerns have been expressed that the incursion of the proposed parking area into this area of public open space harms the character of the site and restricts the area available. Whilst I acknowledge that some space will be lost (150sqm), it is an area close to the access road into the site and in my

view, the function of the remaining area of public open space will not differ significantly from its current function and I consider that the proposed development will not significantly harm the character or appearance of the surrounding area.

- 11.7 The existing area of public open space is managed and maintained by a private company and residents of the existing development have raised concerns about maintenance charges that could be incurred by the introduction of the proposed parking area. The impact upon fees and how these are distributed amongst residents, be it in the houses or the apartments, is not a material planning consideration, it is a civil matter.

Drainage

- 11.8 The creation of a hardsurfaced area for parking will increase the amount of non-porous material on the site and as such, consideration should be given to the means of surface water drainage. It is proposed that surface water is captured through gullies which runs into the highway drain along Mill Lane and into an existing attenuated under-ground storage tank with a hydrobrake to the existing watercourse under the canal. This system has been approved as part of the original permission for the site and it is considered sufficient to deal with the minor additional amount of surface water generated by the proposal.

Summary

- 11.9 It is accepted that the applicant is in breach of Condition 15 of planning permission 2012/0549/FUL in that spaces within the communal car park have been allocated to individuals or individual addresses within the Mill. In an attempt to provide the mix of visitor and mobility spaces that were required to be provided within the main car park, it is proposed to create an additional 8 spaces on an area of existing open space opposite the main car park. No objection has been raised from LCC Highways and there is considered to be no significant impact upon residential amenity, the character of the area or drainage and therefore the proposal to vary the relevant conditions to permit the additional parking space complies with Policy GN3 of the Local Plan. All other elements of the development remain as approved under application 2012/0549/FUL.

12.0 RECOMMENDATION

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

Conditions

1. The development hereby approved shall be carried out in accordance with details shown on the following plans:- Plan references: JB/PL1/AMB Rev. L received by the Local Planning Authority on 10th November 2017; Plan Reference 153.PST.01 received 21st November 2017; Plan Reference "Visitor Car Parking" and Plan Reference "Engineering Layout 971-1 Rev K received 1st February 2018
LP1/AMB; 375/01, 02, 03, 04, 05, 06, 07, 09, 10, 11, 12, 13, 14 received 16 May 2012.
House type plans: Newby, Hatfield, Rufford, Crathorne, Cherryburn, Clandon, Clevedon, Roseberry, Barrington, Runswick & Penshaw received 16 May 2012.
2. The first floor window(s) on the north-western elevation of Plot 1 and the first floor window(s) on the south-western elevation of Plot 39 as shown on the approved layout plan shall be fitted with obscure glass prior to commencement of use of the development hereby approved and shall remain thus fitted at all times thereafter.
3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development (Amendment) (No.2) (England) Order 2008 or any subsequent Orders or statutory provision re-enacting the provisions of these Orders no window shall be added to the side elevations of dwellings on plots 1, 27, 39, 45, 62 and 63 until details of the

positioning, size and design have been submitted to and approved in writing by the Local Planning Authority.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 or any subsequent Orders or statutory provision re-enacting the provisions of these Orders, the integral and detached garages shall be maintained as such and shall not be converted to or used for living accommodation without the prior written approval of the Local Planning Authority.
5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 and the Town and Country Planning (General Permitted Development) Order 1995 or any subsequent Orders or statutory provision re-enacting the provisions of these Orders no additional areas of hardstanding other than those shown on the approved layout plan shall be created or formed without the express written permission of the Local Planning Authority.
6. Within 4 months of the date of this decision the car park shall be laid out in accordance with Plan JB/PL1/AMB Rev L received by the Local Planning Authority on 10th November 2017 and Plan 153.PST received by the Local Planning Authority on 21st November 2017. Thereafter the parking area shall be maintained and retained for the duration of the development.
7. Landscaping and landscape maintenance shall be implemented in accordance with the details provided in Landscaping Plans Ref. 4206.03 Rev A received by the Local Planning Authority on 29th August 2013 and the TBA Landscape Management Plan received by the Local Planning Authority on 29th August 2013 all agreed as part of application 2013/0930/CON together with Plan Ref 4206.02 Rev D (Landscape Proposals Sheet 1 of 2) received by the Local Planning Authority on 6th July 2015 and agreed as part of application 2015/0680/CON.
Trees and shrubs planted shall comply with BS. 3936(Specification of Nursery Stock) and shall be planted in accordance with BS. 4428 (General Landscape Operations). Within a period of 9 months of each dwelling being occupied the respective landscaping details relating to that plot shall be carried out. Within 9 months of any dwelling or apartment being occupied the common areas of landscaping and public open space shall be carried out. All planting shall be maintained and dead or dying material shall be replaced for a period of seven years from the agreed date of planting.
8. Any external lighting erected on the site, other than street lighting, shall be implemented in accordance with a scheme which shall first be submitted to and approved in writing by the Local Planning Authority. No external lighting shall be permitted to shine over the Leeds - Liverpool Canal, the adjacent railway line or the existing tree lines.
9. Prior to first occupation of any of the dwellings hereby approved a scheme for the improvement of the car park at Junction Lane Station shall be submitted and approved in writing with the Local Planning Authority. Subject to the landowners agreement, the approved works shall be carried out in accordance with the approved details before first occupation of any of the dwellings occurs. In the event the landowner does not agree to the approved works there is no obligation for the applicant / developer to implement the approved scheme.
10. Foul and surface water shall be drained separately and the surface water drainage systems shall be implemented in accordance with the details approved by application 2018/0320/CON (as shown on Engineering layout plans 971-1 rev. K; 971-1-104 rev. M; 971-13-1 rev. B; 971-13-2 rev. A; 971-5-rev. C; 971-12-1; 971-12-2 rev. B; 971-12-3 rev. B; 971-35 rev. A and Persimmon letter (dated 28 February 2018) confirming United Utilities main drainage adoptions and maintenance, and private drainage responsibilities all received by the Local Planning Authority on 21 March 2018, and confirmation of pre-development site conditions detailed in Persimmon letter (dated 26 June 2018) received by the Local Planning Authority on 27 June 201).
11. Foul drainage on the site shall be implemented in accordance with the details approved by application 2018/0320/CON (details as shown on RAB plans 971-1 rev. K; 971-1-104 rev. M; 971-13-1 rev. B; 971-13-2 rev. A; 971-5-rev. C; 971-12-1; 971-12-2 rev. B; 971-12-3

rev. B; 971-35 rev. A and Persimmon letter (dated 28 February 2018) confirming United Utilities main drainage adoptions and maintenance, and private drainage responsibilities all received by the Local Planning Authority on 21 March 2018).

12. The recommendations at Section 5 of the Updated Ecological Survey and Assessment, May 2013, by ERAP Ltd. together with the details of the application approved by 2018/0320/CON (proposed detail for implementation within Persimmon letter dated 28 February 2018 and plan references ERAP Ltd 2012/125 v1; 4206.01, 4206.02 rev A and 4206.03 rev B, all received by the Local Planning Authority on 21 March 2018; and, plan 9337-LD03896_1A Rev A (excluding the car park area) received by the Local Planning Authority on 29th August 2014) shall be implemented as an integral part of the development and all new installed nesting facilities retained for the duration of the development.
13. The barn owl mitigation shall be implemented in accordance with the details approved by application 2018/0320/CON (box type and locations shown on plan ref. ERAP Ltd. 2012/125 v1 received by the Local Planning Authority on 21 March 2018) and maintained as such thereafter.

Reasons

1. For the avoidance of doubt and to ensure compliance with the provisions of Policies GN3 and EN4 in the West Lancashire Local Plan (2012-2027) DPD
2. To safeguard the amenity of adjacent properties and the area generally and so comply with the provisions of Policy GN3 in the West Lancashire Local Plan (2012-2027) DPD.
3. To safeguard the amenity of adjacent properties and the area generally and so comply with the provisions of Policy GN3 in the West Lancashire Local Plan (2012-2027) DPD.
4. To ensure an adequate provision of parking for the development and allow for vehicles visiting the site to be parked clear of the highway and to ensure that the development complies with the provisions of Policies GN3 & IF2 in the West Lancashire Local Plan 2012-2027 DPD.
5. To control and minimise the amount of hardstanding and loss of vegetated areas in the interest of surface water management on the site and thereby comply with Policy IF3 in the West Lancashire Local Plan (2012-2027) DPD.
6. In order to provide an appropriate and inclusive level of parking provision and servicing at the site and thereby comply with Policies GN3 and IF2 in the West Lancashire Local Plan (2012-2027) DPD.
7. To assimilate the proposed development into its surroundings and provide an appropriate standard of public open space to ensure that the development complies with the provisions of Policy GN3 in the West Lancashire Local Plan 2012-2027 DPD.
8. To safeguard the amenity of adjacent properties, biodiversity interests and the area generally and so comply with the provisions of Policies GN3 and EN2 in the West Lancashire Local Plan 2012-2027 DPD.
9. In order to comply with the requirements of Policy IF3 in the West Lancashire Local Plan (2012-2027) DPD
10. To ensure that the site is properly drained in the interest of local amenity and that the development, therefore, complies with the provisions of Policies GN3 & IF3 in the Submission version of the West Lancashire Local Plan 2012-2027 DPD.
11. To ensure that the site is properly drained in the interest of local amenity and that the development, therefore, complies with the provisions of Policies GN3 & IF3 in the West Lancashire Local Plan 2012-2027 DPD.
12. To safeguard the amenity of adjacent properties, biodiversity interests and the area generally and so comply with the provisions of Policies GN3 and EN2 in the Submission version of the West Lancashire Local Plan 2012-2027 DPD.
13. To retain the site value for barn owls and so comply with the provisions of Policy EN2 in the West Lancashire Local Plan 2012-2027 DPD.

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
 - RS1 - Residential Development
 - RS2 - Affordable and Specialist Housing
 - IF2 - Enhancing Sustainable Transport Choice
 - IF3 - Service Accessibility and Infrastructure for Growth
 - IF4 - Developer Contributions
 - EN2 - Preserving and Enhancing West Lancashire's Natural Environment
 - EN3 - Provision of Green Infrastructure and Open Recreation Space
 - EN4 - Preserving and Enhancing West Lancashire's Built Environment
 - GN3 - Criteria for Sustainable Development
 - GN4 - Demonstrating Viabilitytogether 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.