

<b>No.6</b>	<b>APPLICATION NO.</b>	2019/0670/FUL
	<b>LOCATION</b>	Hughes Mushroom Farm Course Lane Newburgh Wigan Lancashire WN8 7UB
	<b>PROPOSAL</b>	Application for the construction of vehicle and pedestrian gates on previously approved access road.
	<b>APPLICANT</b>	Mr Woodman
	<b>WARD</b>	Newburgh
	<b>PARISH</b>	Newburgh
	<b>TARGET DATE</b>	24th September 2019

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## **1.0** **REFERRAL**

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

## **2.0** **SUMMARY**

- 2.1 This is an application for the construction of vehicle and pedestrian access gates for a residential development which is currently under construction. The proposed gates are located within the settlement of Newburgh and have been sympathetically designed as railings to allow glimpses of the development beyond. Given the gates are set back from Course Lane by 42m, I am satisfied the proposal would not cause any significant harm to the character and appearance of the existing street scene to warrant refusal of the application, and is therefore compliant with Policy GN3 of the Local Plan and the Council's SPD Design Guide. In addition there will be no adverse impact upon the openness of the adjoining green belt or highway safety.

## **3.0** **RECOMMENDATION: APPROVE with conditions**

## **4.0** **THE SITE**

- 4.1 The site is located on the south side of Course Lane in Newburgh, behind a row of houses. The site is currently under construction for seven detached dwellings. The site is located in the Green Belt.

## **5.0** **THE PROPOSAL**

- 5.1 This application seeks planning permission for the construction of vehicle and pedestrian access gates. The gates will be located on a private access road leading to the site approx.42m from Course Lane. The gates will be 1.8m high and constructed from black powder coated mild-steel bars and will be attached to adjoining 1.8m high brick pillars and brick walls.

## **6.0** **PREVIOUS RELEVANT DECISIONS**

- 6.1 2018/1356 REFUSED (APPEAL DISMISSED) - Variation of Condition No. 2 of planning permission 2018/0728/FUL to refer to the following plans: - Plan reference 201 Rev F, 202 Rev F, 203 Rev F, 204 Rev F, 205 Rev F, 206 Rev G, 207 Rev F received by the Local Planning Authority on 02 January 2019 and Plan reference Proposed Site Plan 200 Rev F & 211 Rev B received by the Local Planning Authority on 02 January 2019 to accommodate the inclusion of dormers to each dwelling.

- 6.2 2018/1160/CON Approval of Details Reserved by Condition No. 4 of planning permission 2018/0728/FUL relating to surface water drainage strategy and detail.
- 6.3 2018/0728/FUL GRANTED Construction of seven residential dwellings following the demolition of the existing commercial premises and a single dwelling.
- 6.4 2016/0497/OUT GRANTED Outline - Construction of seven dwellings following the demolition of the existing commercial premises, including the creation of a new highway access following the demolition of an existing dwelling (including details of access, layout and scale).

## **7.0 OBSERVATIONS OF CONSULTEES**

I have received one letter of objection from a neighbouring property who raises the following concerns:

Large imposing gates to the new development are totally unnecessary and out of keeping with the area

There is no precedent for vehicle and pedestrian gates in Newburgh or for that matter, in the surrounding areas. They would be 'out of keeping' with the area and draw attention to the new estate rather than allowing it to blend into its surroundings.

Aesthetically the gates would look ugly and imposing. Newburgh is a beautiful, semi-rural village that has previously won Lancashire's 'Best Kept Village' competition and also includes a 'Conservation Area'. To build large steel gates, would be 'blot on the landscape' and be completely at odds with its surroundings.

Building large gates effectively separates the new estate from the village rather than incorporating it into the community. Newburgh has a low crime rate and incidents of anti-social behaviour are rare, so why would the new development need 'protecting' from the outside world by large and imposing gates?

Some creative landscaping using natural materials would look far better and welcoming at the entrance to the site rather than large steel gates.

Concern over possible traffic congestion problems that could be caused by these gates. At the peak times, numerous cars and vehicles will wait to enter / leave the estate. This in turn could back-out onto the already very busy main road and cause a traffic hazard.

## **8.0 OTHER REPRESENTATIONS**

- 8.1 Newburgh Parish Council (28.08.19) Objects; its appearance is very much out of character with the immediate surrounding area and with the nature of the village as a whole.

## **9.0 RELEVANT PLANNING POLICY**

- 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 location of the proposed gates is located within the rural settlement of Newburgh as designated in the West Lancashire Local Plan 2012-2027 DPD

### **West Lancashire Local Plan 2012-2027 DPD**

GN3 Criteria for Sustainable Development  
IF2 – Enhancing Sustainable Transport Choice

## Supplementary Planning Advice

SPD – Design Guide (January 2008)

### 10.0 **OBSERVATIONS OF DIRECTOR OF DEVELOPMENT AND REGENERATION**

#### Impact on the Green Belt

- 10.1 Whilst the residential development site is sited in the green belt, the access road and proposed gates are sited in the rural settlement of Newburgh. Given the gates will be sandwiched between the existing and proposed residential development I am of the view that they will not have an adverse impact upon openness of the Green Belt.

#### Design and Appearance

- 10.2 Policy GN3 of the West Lancashire Local Plan DPD 2012-2027 states that proposals for development should be of 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 boundary treatment.
- 10.3 The application site is located in a semi-rural location and Course Lane is characterised by a combination of boundary treatments including hedgerows, low brick walls and vegetation. Low black iron railing gates are evident in the street scene and black steel post and rail fencing and gates have recently been erected directly opposite the site entrance at the former Strawberry Farm. The proposed gates have been sympathetically designed as railings to allow glimpses of the development beyond. Given the gates are significantly set back from Course Lane, I am satisfied the proposal would not cause any significant harm to the character and appearance of the existing street scene to warrant refusal of the application, and is therefore compliant with Policy GN3 of the Local Plan and the Council's SPD Design Guide.

#### Highways

- 10.4 The vehicular and pedestrian access gates will be set back from the road by 42m, which will enable multiple vehicles to park clear of the highway if the gates are closed and whilst the gates are opening. The highways department have been consulted and concur that gate is sufficiently set back from the highway. Therefore, I do not consider the proposed gates and posts would have a significant adverse impact on highway safety. The applicant has confirmed that the gates will be electric and will be operated by the residents and managed and maintained by a management company.

#### Trees / Landscaping

- 10.5 A landscaping scheme has been submitted showing a hedgerow proposed along either side of the access road which will soften the entrance to the development. A couple of native trees will also be planted at the entrance to the site. The Council's Tree and Landscape Officer has been consulted and raises no objection to the landscaping scheme.

#### Summary

- 10.6 I consider the proposal satisfactorily meets the requirements of Policies GN1, GN3 and IF2 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.
2. The development hereby approved shall be carried out in accordance with details shown on the following plans:-  
Plan reference Location Plan and Proposed Entrance Gates Location B Plan ref 301 received by the Local Planning Authority on 3rd July 2019  
Plan reference North Elevation Entrance Gates ref 303, Proposed Entrance Gates Location B Elevations ref 302 Rev A and Landscaping Plan 001 C received by the Local Planning Authority on 10th September 2019.
3. The gates shall be constructed from black powder coated steel railings as shown in drawing number North Elevation Entrance gates ref 303 received by the Local Planning Authority on 10th September 2019.
4. All hard and soft landscape works shall be carried out in accordance with the approved details shown on Landscape General Arrangement Plan ref 001 C. The works shall be carried out before any part of the development is occupied or in accordance with a programme to be agreed in writing with the Local Planning Authority prior to any development commencing. Any trees / shrubs which are removed, die, become severely damaged or diseased within 7 years of their planting shall be replaced in the next planting season with trees / shrubs of similar size and species to those originally required to be planted unless the Local Planning Authority gives written consent to any variation.

### **Reasons**

1. Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
2. 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. 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. To ensure that the site is satisfactorily landscaped having regard to the character of the area and the nature of the proposed development and to comply with 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:

GN3 Criteria for Sustainable Development  
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.