

No.2	APPLICATION NO.	2020/0013/WL3
	LOCATION	Land To The East Of 12 Alexandra Road Burscough Lancashire
	PROPOSAL	Change of use of grassed area to widen road to eastern end of Alexandra Road and provide vehicle crossing to front of no. 12 Alexandra Road.
	APPLICANT	West Lancashire Borough Council
	WARD	Burscough West
	PARISH	Burscough
	TARGET DATE	26th March 2020

1.0 SUMMARY

- 1.1 The proposed development is to widen the access road to the cul-de-sac and provide a new vehicular access to no.12 Alexandra Road. The application also includes the associated laying of hard surfacing and new kerbs.
- 1.2 It is considered that the proposal will not have any significant impact on the street scene, visual amenity or highway safety. The proposed development is therefore considered compliant with the NPPF and relevant policies in the West Lancashire Local Plan and the Burscough Neighbourhood Plan.

2.0 RECOMMENDATION: APPROVE with conditions.

3.0 SITE DESCRIPTION

- 3.1 The site comprises of a rectangle shaped parcel of grassland open space that is located on the western side of Alexandra Road.

4.0 PROPOSAL

- 4.1 The application seeks planning permission to widen the access road to the cul-de-sac and to create a new vehicle crossing point to no.12 Alexandra Road.

5.0 PREVIOUS RELEVANT DECISIONS

- 5.1 None.

6.0 CONSULTEE RESPONSES

- 6.1 Council's Drainage Officer has no objection (11.03.2020).
- 6.2 LCC Highways has no objection (11.02.2020).
- 6.3 Council's Tree and Landscape Officer has no objection (05.02.2020 and 03.04.2020).

7.0 OTHER REPRESENTATIONS

- 7.1 None.

8.0 SUPPORTING INFORMATION

- 8.1 Supporting Statement (incorporating Design and Access Statement) received by the Local Planning Authority on 10.01.2020.

9.0 RELEVANT PLANNING POLICIES

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

9.2 National Planning Policy Framework (NPPF)

Achieving well-designed places
Conserving and enhancing the natural environment

9.3 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

9.4 Supplementary Planning Document (SPD)

Design Guide (January 2008)

9.5 Burscough Parish Neighbourhood Plan (July 2019)

BDP1: Design and Accessibility Principles
BPD2: Detailed Design Elements

10.0 OBSERVATIONS OF CORPORATE DIRECTOR OF PLACE AND COMMUNITY

Assessment

10.1 The main considerations for this application are:

- i) Impact on parking and highway safety
- ii) Loss of greenspace / visual amenity
- iii) Residential amenity
- iv) Drainage
- v) Impact on trees / landscaping

Impact on parking and highway safety

10.2 Policy IF2 of the West Lancashire Local Plan (WLLP) provides detailed criteria relating to transport choices in development. It states that proposals for additional parking provision should consider local circumstances to justify a proposal, which include levels of local parking provision and any local parking congestion issues.

10.3 There is currently a shortfall in parking provision along Alexandra Road, with some properties not having dedicated off street parking spaces. It was clear at the time of a site visit that there are problems associated with lack of parking in the area. As a consequence on-street parking including half-on, half-off verge parking occurs. These sporadic arrangements and the narrow carriageway can obscure visibility between vehicles / pedestrians. Access to no.12 Alexandra Road is informally taken over the grassland open

space, which has resulted in some areas being cut-up which detracts from the visual amenity of the area.

- 10.4 I consider there is a clear need and justification to widen the access road to the cul-de-sac and to provide a new vehicle crossing point to no.12 Alexandra Road. The proposed development will allow residents the ability to manoeuvre safely around parked vehicles along Alexandra Road and allow the occupiers of no.12 to park their vehicles within their curtilage, reducing the pressure for street parking. The proposal to widen the access road to the cul-de-sac and to create a new vehicle crossing point to no.12 Alexandra Road, will also alleviate pressure on remaining landscaped areas. The Highway Authority have commented on the proposed development and raised no objections. I am satisfied that the proposal meets with the requirements of Policies GN3 and IF2 of the WLLP.

Loss of greenspace / Visual amenity

- 10.5 The proposed development would involve the removal of some grassland open space and an existing tree which contributes to the overall quality of the appearance of the estate. I note that due to the narrow carriageway and significant parking pressures that some of the grassland has already been cut-up detracting from the visual amenity of the area. Widening the access road to the cul-de-sac and new vehicular access to no.12 Alexandra Road should reduce the necessity to drive over the remaining grassed area and will improve the visual appearance of this part of Alexandra Road.

Residential amenity

- 10.6 I am satisfied that the proposed development will not result in any significant adverse impact on neighbouring land use and that the proposal meets with the requirements of Policy GN3 of the WLLP in this regard.

Drainage

- 10.7 The Council's Drainage Officer has assessed the application and raised no objection. New surface water gullies will be laid which will discharge to the existing highway drainage system. I consider that the surface water drainage proposals are satisfactory and comply with Policy GN3 of the WLLP.

Impact on trees / landscaping

- 10.8 The proposal involves the removal of an existing tree, which will be replaced with 2no. Rowan trees as specified on the site plan (rec: 01.04.2020). The Council's Tree and Landscape Officer has inspected the site and has raised no objections. I consider that the proposal complies with Policies GN3 and EN2 of the WLLP.

11.0 CONCLUSION

- 11.1 Overall I consider that the benefits of widening the access road to the head of the cul-de-sac and creation of a new access point to no.12 Alexandra Road would outweigh the loss of some grassland open space and therefore the proposal is compliant with the NPPF and Policies SP1, GN1, GN3, IF2 and EN2 of the West Lancashire Local Plan 2012-27 and the relevant policies in the Burscough Neighbourhood Plan and is recommended for approval.

12.0 RECOMMENDATION

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

Condition(s)

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: Proposed alterations to grass verge;
received by the Local Planning Authority on: 01.04.2020.
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(s)

1. The grant of planning permission will require the applicant to enter into an appropriate Legal Agreement, with the County Council as Highway Authority. The Highway Authority hereby reserves the right to provide the highway works within the highway associated with this proposal. Provision of the highway works includes design, procurement of the work by contract and supervision of the works. The applicant should be advised to contact Highways Development Support at Cuerden Mill Depot, Cuerden Way, Bamber Bridge, Preston PR5 6BJ in the first instance to ascertain the details of such an agreement and the information to be provided.

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

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.