

No.1	APPLICATION NO.	2019/0980/FUL
	LOCATION	67 Gaw Hill Lane Aughton Ormskirk Lancashire L39 7HA
	PROPOSAL	Demolition of existing farm buildings and erection of 7 detached dwellings.
	APPLICANT	Mr D Tomlinson
	WARD	Aughton Park
	PARISH	Aughton
	TARGET DATE	5th December 2019

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 Planning Committee to review neighbour concerns and the appropriateness of the development in a rural area.

2.0 SUMMARY

- 2.1 This application is for a residential development of 7no. houses on land off Gaw Hill, Aughton. I am satisfied that the development would not have a greater impact on openness than the existing development. The proposed development would not result in the creation of new isolated homes in the countryside and an acceptable case for the loss of the employment use has been presented. The proposed access is acceptable and the development would not have a significant impact on highway safety. I am satisfied that the residential development can be accommodated without causing harm to the character of the area, amenity of neighbouring properties, landscaping or ecology. In my view the proposal complies with the relevant policies of the NPPF and Local Plan.

3.0 RECOMMENDATION: APPROVE subject to conditions.

4.0 THE SITE

- 4.1 The site is currently occupied by various agricultural type buildings situated to the south side of Gaw Hill Lane in Aughton. The site is situated on lower land to Gaw Hill Lane and is in the Green Belt. Whilst the land surrounding the site remains free and open from development the site is immediately bounded to the north and the south by residential dwellings, with the residential property to the north (no.69 Gaw Hill Lane) also operating as a dog breeding business with dog kennelling and an exercise area to the rear of the property. The site has established vegetation screening to its boundaries.
- 4.2 The application site previously operated as a Feed and Agricultural Merchants. Grain was stored and dried in the buildings and sold to customers primarily for horse feed.

5.0 THE PROPOSAL

- 5.1 The application proposes demolition of the existing farm buildings on the site and the erection of 7no. two-storey detached dwellings. The application has been amended since its original submission to delete 1no. dwelling from the proposals.
- 5.2 Access to the site would be taken from the existing access off Gaw Hill Lane, which is to the eastern side of no.69 Gaw Hill Lane. The properties would be arranged around a spine road which would lead onto Newhouse Farm, located to the south of the site. Each

dwelling would have a rear garden and vehicular parking to the front. There would be a landscaped buffer area within the site to the rear of no.69.

6.0 PREVIOUS RELEVANT DECISIONS

- 6.1 2018/1126/OUT – Outline - Erection of up to seven residential units following the demolition of the existing buildings including details of access (all other matters reserved). GRANTED 11.01.19
- 6.2 2018/0401/OUT – Outline – Erection of up to seven residential units following the demolition of the existing buildings including details of access (all other matters reserved). REFUSED 11.09.18 (Appeal withdrawn)
- 6.3 2017/1065/OUT – Outline - Seven detached dwelling houses, associated landscaping and access road following the demolition of the existing buildings including details of access, layout and scale. REFUSED 01.12.17

7.0 CONSULTEE RESPONSES

- 7.1 Highway Authority (04.11.19) – There is sufficient visibility at the proposed access. The internal layout requires amendment if it is to be adopted.
- 7.2 United Utilities (06.11.19) – No objection.
- 7.3 Environmental Protection (11.11.19, 14.01.2020, 05.02.2020 and 27.05.2020) – No objection in principle.

8.0 OTHER REPRESENTATIONS

- 8.1 Aughton Parish Council (04.12.19, 23.02.2020 and 17.03.2020) – Insufficient information in respect of an acceptable boundary treatment, an improved landscaping scheme including details of the proposed lighting is required, and information which addresses 'noise pollution' and the loss of ecology/biodiversity. The site is isolated given its rural location and any new buildings would be prominent. The design of the dwellings should be more in-keeping with the countryside. Boundary walls should be replaced with hedging or green relief planting.
- 8.2 Letters of objection have been received from local residents, the main grounds of objection can be summarised as:

The correct address for the site is New House Farm, 67 Gaw Hill Lane, it is not Gaw Hill Farm as shown on the plans;

Urban style of development which is out of context in a rural environment, including boundary walls;

Outline planning permission was granted for 7 homes, not 8;

Existing hedgerows are not shown on the plans;

Plans propose crown reduction and hedging, rather than crown raising as suggested in the Arboricultural Implications Assessment;

Landscape plans lack detail;

Loss of biodiversity;

No bat mitigation;

No lighting details;

Installation of street lighting may impact on wildlife;

Insufficient drainage details;

Impact on effective functioning of Marbelton Kennels;

Impact on right of way to Marbelton Kennels;
Increase in traffic at the junction of Gaw Hill Lane;
Loss of jobs;
Loss of privacy;
The land should revert to Green Belt land;
Removal of trees may lead to increased flooding;
Similar properties in Aughton have not been sold when put to the open market;
The houses would not be affordable;
The development would exceed the footprint of the existing sheds on site;
Plot no.1 would be better served as a green area.

9.0 SUPPORTING INFORMATION

- 9.1 Arboricultural Implications Assessment
Bat Survey
Design and Access Statement
Distances to Local Amenities Plans
Drainage Strategy and Assessment of Flood Risk
Economic Viability Information
Preliminary Ecological Appraisal Survey
Noise Assessment

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 within the Green Belt as designated in the West Lancashire Local Plan 2012-2027 DPD.

National Planning Policy Framework

Supporting a prosperous rural economy
Delivering a wide choice of quality homes
Requiring good design
Protecting the Green Belt
Conserving and enhancing the natural environment
Meeting the challenge of climate change, flooding and coastal change

West Lancashire Local Plan 2012-2027 DPD

GN1 – Settlement Boundaries
GN3 – Criteria for Sustainable Development
GN4 – Demonstrating Viability
RS1 – Residential Development
EC1 – The Economy and Employment Land
EN2 – The Rural Economy
EN4 – Preserving and Enhancing West Lancashire's Natural Environment

Supplementary Planning Advice

SPD – Design Guide (January 2008)

11.0 OBSERVATIONS OF CORPORATE DIRECTOR OF PLACE AND COMMUNITY

Background

- 11.1 The site has an extensive planning history dating back to the 1960's. In 1987 planning permission was granted for 'Extension to grain store and retention of use of grain store for preparation of animal food' subject to condition number 4 which read 'The premises shall only be used for the preparation of animal feeds in accordance with the submitted application and for no other purpose including any other purpose in Class B2 (General Industrial) of the Schedule of the Town and Country Planning (Use Classes) Order 1987. This permission and the current use of the site, demonstrates that the site is considered to be in commercial usage and is therefore brownfield land and not classed as agricultural. This fact was taken into account in the assessment of planning permission 2018/1126/OUT, which granted outline consent for a residential development of up to 7no. units. Planning application 2018/1126/OUT also assessed the loss of an existing employment site and whether the proposed dwellings would be in an isolated location; it was found that the loss of the employment use was acceptable in this particular instance, and that the dwellings would not be considered isolated. The extant outline approval is a material consideration in the assessment of the current application.

Principle of Development – Green Belt

- 11.2 The NPPF advocates that the purpose of the planning system is to contribute to the achievement of sustainable development, by performing an economic, social and environmental role. The Framework re-iterates the fact that planning law requires that planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise. At the heart of the NPPF is a presumption in favour of sustainable development and where the development plan is absent, silent or relevant policies are out-of-date, planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, or, unless specific policies in the NPPF indicate development should be restricted.
- 11.3 Paragraph 145 of the NPPF relating to Green Belt development, states that local planning authorities should regard the construction of new buildings as inappropriate in the Green Belt. There are several exceptions to this, including at bullet point (g):

Limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would:

not have a greater impact on the openness of the Green Belt than the existing development;

not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

- 11.4 Annex 2 of the NPPF defines 'previously developed land' (PDL) as being land which is or was occupied by a permanent structure, including the curtilage of the development land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. The NPPF is clear in saying that it should not be assumed that the whole of the curtilage development land should be developed.
- 11.5 Policy GN1 of the Local Plan states that development proposals within the Green Belt will be assessed against national policy and any relevant Local Plan policies. Policy GB3 of the Development in the Green Belt SPD allows for redevelopment of PDL provided that

the proposed development would not have a greater impact than the existing development on the openness of the Green Belt.

- 11.6 The existing commercial buildings cover the majority of the site, with the remainder being the access road and some hardstanding. Presently the site is occupied by buildings with an approximate total volume of 15,037m³ covering a floor area of 2183m²; with the maximum height of the existing buildings on site being approximately 10m. The proposed development would cover a floor area of approximately 2099m², and have a volume of approximately 5627m³. The proposed houses would be two storey, with some accommodation provided in the roof space, served by rooflights. The ridge height of the dwellings would be approximately 8.5m which is lower than the tallest commercial building on site. I consider that as the footprint of buildings on the site would cover a reduced floor area and would be sited predominantly on the footprint of the existing buildings but with a reduced volume, allowing views through the site which are not currently possible due to the extent and close proximity of buildings, that there would be an increase in openness on the site.
- 11.7 In terms of impact on the Green Belt, I am satisfied that the proposed development would accord with the requirements of the NPPF.

Principle of development – Loss of an existing employment site

- 11.8 Policy EC1 'The Economy and Employment Land' of the Local Plan states that the redevelopment of existing individual employment sites for other uses will be considered where a viability case can be put forward (in line with Policy GN4) and where the provisions of Policy EC2 and EC3 are met, where relevant. Policy EC2, 'The Rural Economy', states that the Council will protect the continued employment use of existing employment sites in rural areas. This could include any type of employment use, including agriculture and farming, and not merely be restricted to B1, B2 and B8 land uses. Where it can be robustly demonstrated that the site is unsuitable for an ongoing viable employment use (in accordance with the requirements of Policy GN4), the Council will consider alternative uses where this is in accordance with other policies in the Local Plan. Policy GN4 'Demonstrating Viability' seeks to retain existing commercial / industrial (B1, B2 or B8) and retail (A1) uses. Policy GN4 sets three tests and any proposal involving the loss of these uses must meet only one of the three tests.
- 11.9 Loss of employment was assessed as part of the previous planning application 2018/1126/OUT when it was concluded that sufficient evidence had been submitted to justify loss of employment on the site. The information submitted for the previous application, and replicated for this current application, includes information relating to the suitability of the site as on-going employment by way of a report from Fitton Estates (local property consultants) which includes a Building Condition Survey, accounts information and a letter from a previous customer of the business.
- 11.10 On the basis of this information it has been accepted that the business has not operated at a viable level for a number of years and has been supported by the personal finances of the owner. The lack of viability has been linked to the loss of large customers, one of whom has stated in writing that the access to the site was prohibitive to their continued business. It is understood that the existing buildings are in need of significant investment in order to try and improve business potential/attract alternative commercial occupiers and the projected costs of the necessary refurbishment have been provided. Given the stated site constraints (access, rural location, proximity to neighbouring dwelling) and the current financial position of the site owner, the necessary investment is not considered to be a realistic option.

- 11.11 I agree with the conclusions reached in the assessment of application 2018/1126/OUT. The applicant has sought to comply with Policies EC1 and EC2 of the Local Plan by outlining a case to support the redevelopment of the site for residential purposes, in accordance with the requirements of Policy GN4 of the Local Plan. Policy GN4 of the Local Plan outlines three tests which applicants can use to demonstrate the unavoidable loss of an existing commercial site. Only one of these tests must be met. Nevertheless in this case, it is my view that the applicant has demonstrated compliance with two of the stated tests; the continued use of the site for commercial purposes is no longer viable in terms of its operation of the existing use, building age and format and that it is not commercially viable to redevelop the land or refurbish the premises for its existing use; and the land and premises are no longer suitable for the existing use when taking into account access/highways given the site location and infrastructure.
- 11.12 On the basis of the above, I am satisfied that the applicant has submitted sufficient justification to evidence compliance with Policy GN4.1 (a) and (b) (although only one of these tests have to be met) and in turn compliance with Policy EC1 and EC2 of the Local Plan. Therefore, the principle of losing an employment use on the site is considered acceptable.

Principle of development – Sustainability of location

- 11.13 This matter was assessed as part of application 2018/1126/OUT and it was considered that the site is not isolated and would provide sustainable development which would enhance or maintain the vitality of the surrounding rural community.
- 11.14 Given the proximity of the application site to two existing residential dwellings, with further residential dwellings located relatively close to the east, the proposed dwellings would not be considered as far from other buildings or people. The site is approximately 0.6m from a range of day to day services located in Aughton, which is a key service centre, such as shops, a post office, school and a public house. North and south bus stops are located along the A59 approximately 0.5km away. As such the site is not considered to be isolated in terms of the requirements of paragraph 79 of the NPPF.

Design/Layout and Scale

- 11.15 Policy GN3 of the Local Plan 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.
- 11.16 The residential units would be 2 storey, and be finished in render, brick and cedar panelling. Although the area is rural in nature there are a mix of house types and styles in the locality. I consider that two storey dwellings are appropriate in this location, and given that the site currently has a commercial/industrial appearance I am satisfied that the proposed dwellings would not detract from the rural nature of the area.
- 11.17 In terms of the proposed layout, demolition of the existing buildings and their replacement with the proposed dwellings would lead to a more spacious layout on the site, incorporating landscaping and a landscaped buffer area to the rear of no.69 Gaw Hill Lane. The site is Green Belt and to protect the more spacious layout, avoid overdevelopment of the site, and to protect openness I consider it necessary to remove permitted development rights for the new dwellings. This will be secured by condition.

Residential Amenity

- 11.18 Policy GN3 of the Local Plan states that development should 'retain or create reasonable levels of privacy, amenity and sufficient garden / outdoor spaces for occupiers of the proposed and neighbouring properties'.
- 11.19 In terms of impact through overlooking or creation of poor outlook, the siting of the proposed dwellings comply with interface distances detailed in the Design Guide SPD, and would be sufficient distance from existing dwellings to ensure that there would be no significant impact, in accordance with Policy GN3. The proposed dwellings would benefit from sufficient private amenity space and there would be adequate interface distances between the new dwellings which meet the standards in the Design Guide SPD.
- 11.20 The site is adjacent to an existing commercial property which is a long established dog breeding premises. The Council's Licensing Department have confirmed that high numbers of dogs live all year round in outside pens and that these pens are located to the rear of the dog breeding property which directly borders the proposed site. As such dog barking from this site has potential to affect amenity of the proposed residential properties, in particular use of the garden areas and use of the bedrooms in summer with windows open, and activity from the proposed dwellings has the potential to disturb the dogs, creating increased noise from the business.
- 11.21 Following comments from the Council's Environmental Health Officer, the Applicant has amended the proposed layout to remove 1no. dwelling, reducing the proposed dwellings from 8 to 7, which allows for a landscaped buffer zone between the kennels and plot no.1. This is an improvement to the original submission as it means the garden to plot 1 will not be immediately adjacent to the existing kennels and therefore activity in this garden is less likely to disturb any dogs housed in the kennels or using the exercise area. In order to further minimise this potential disturbance and to protect the amenities of future occupiers of the dwelling at plot no.1 the applicant also proposes to install an acoustic barrier fence to the northern boundary of the site which is between the site and the dog exercise area.
- 11.22 To ensure that noise protection measures are adequate the proposed acoustic fence would be 3m in height, and it is acknowledged that this is in excess of typical fence heights, however, the fence would be approximately 30m away from the rear of no.69 Gaw Hill Lane and given that that the rear view from this existing dwelling is currently dominated by commercial type buildings with a maximum height of 10m, I consider that the amenities of occupiers of no.69 will not be significantly adversely impacted as a result of the proposed fencing. The fencing and appropriate landscaping for screening purposes will be secured by condition.
- 11.23 Concern has been raised by the occupiers of Gaw Hill Farm about the address detailed on the legend of the submitted plans. The application site is clearly marked as 69 Gaw Hill Lane on the submitted ordnance survey extract and also on the planning application form, and as such there is no ambiguity as to the exact location of the proposed development site.
- 11.24 I am satisfied that both new and existing properties will benefit from adequate levels of privacy and amenity, in accordance with Policy GN3 of the Local Plan.

Highway Safety

- 11.25 Policy GN3 of the Local Plan states that developments should integrate well with the surrounding area and provide safe, convenient and attractive pedestrian and cycle access,

ensure that parking provision is in line with Policy IF2, and incorporate suitable and safe access and road layout.

- 11.26 The proposed dwellings would be served by the existing access off Gaw Hill Lane, the Highway Authority has assessed the proposals and is satisfied that visibility from the access is acceptable for the proposed development. The applicant has confirmed that the on-site road layout is to remain private and will not be offered up for adoption, and will therefore remain the responsibility of the developer for maintenance. Whilst the layout would not be to an adoptable standard, the applicant has demonstrated that the access is suitable for a twin axel refuse vehicle.
- 11.27 In terms of off road parking, each dwelling has an integral garage, these proposed garages would be 5m x 5m, and so in terms of depth would be not meet the required space standards, however, as they would be wider than the required 3m, there would be adequate space to park a car in the garage, plus provide some additional space for domestic storage. Each plot has sufficient private driveway space to accommodate 2 vehicles off road, ensuring that car parking for each of the proposed dwellings is in accordance with Policy IF2 in the Local Plan.
- 11.28 I am satisfied that the proposed development in terms of highway safety and parking is acceptable and in accordance with Local Plan requirements.

Drainage

- 11.29 There are no public sewers within Gaw Hill Lane or in the proximity of the site. The Flood Risk Assessment which has been submitted with the application identifies that surface water which currently flows from the existing farm buildings and yard areas drains to the low-lying area mid-way along the western site boundary. This depression is located within the area of a former marl pit pond which was partially filled a number of years ago. The outlet pipe from this pond was retained when the water feature was in-filled, and investigations on site have determined that this culvert flows in a north westerly direction until it meets another culverted watercourse in the southern verge of Gaw Hill Lane. Foul water is currently dealt with by septic tank.
- 11.30 The FRA has identified that ground conditions at the site make it unsuitable for formal soakaways, nevertheless, given the depth of topsoil over the clay layer it is proposed that some localised hardstanding (patios, garden paths etc.) can be laid to fall into landscaped or garden areas, also, there would be an overall reduction in hardsurfacing on the site which would provide some betterment. As there is an existing outfall pipe serving the current farm yard and buildings, it is proposed to route surface water from the central shared drive and roof areas into the western part of the red-edged application site, and to construct a new manhole at the head of the former pond outfall. Foul drainage is to be treated by packaged sewage treatment plants and treated effluent discharged into the new surface water manhole. The Council's Drainage Engineer has reviewed the application and confirmed that he has no objection to the proposals. A formal strategy for the separate foul and surface water drainage of the development, including any necessary attenuation measures, maintenance and management proposals and phasing of delivery will be secured by planning condition.

Ecology

- 11.31 The proposed development would result in the demolition of the existing buildings. Ecological surveys from the previous application, including a Preliminary Roost Assessment have been submitted with the application. This assessment concludes that due to the internal conditions of the three buildings on site they are considered to have

negligible habitat value for roosting bats, and therefore no further survey work is required. There has been evidence of bat foraging in close proximity to the site, and it is therefore appropriate to ensure that the redevelopment of the site addresses this by incorporating integrated bat boxes and controlled lighting; this will be secured by planning condition. The redevelopment of the site would result in a reduction in hardsurfacing and increased landscaping on the site which would have the effect of improving biodiversity, and I am satisfied that the proposed development complies with Policy EN2 of the Local Plan.

Trees

11.32 Tree cover on the site is confined to the periphery of the farm buildings and the entrance driveway. The Arboricultural Survey submitted with the application identifies the tree population to be of average to poor quality, but does identify the tree cover as having an important screening function for adjacent properties and for hiding the industrial nature of the site. The Design and Access Statement submitted with the application advises that the majority of the trees and hedgerows of good quality will be retained and enhanced for both ecological and visual purposes. The landscaping plan submitted with the application shows retention of some trees and proposed new trees on site. A detailed landscaping plan will be secured by planning condition to ensure that the development is appropriately landscaped.

Conclusion

11.33 I am satisfied that the principle of the proposed development is acceptable in this Green Belt location, and that the appearance of the development would be satisfactory and the scheme would not have a detrimental impact on residential amenity, biodiversity and highway safety. I consider that the proposed development complies with all relevant policies in the Local Plan.

12.0 RECOMMENDATION

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

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:
Location Plan - AJ27 000
House Type B - AJ27 HTB
House Type A1 - AJ27 HTA1 001
House Type A2 - HTA2 001
Topographic Survey - AEH-1257 - sheet1, sheet 2 and sheet 3
received by the Local Planning Authority on 01.10.19.
Site Layout Plan - AJ27 001 Rev C received by the Local Planning Authority on 04.06.2020.
Boundary Treatment - AJ27 004D received by the Local Planning Authority 05.06.2020.
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.
3. 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.

4. The proposed access from the site to Gaw Hill Lane, shall be constructed to a (minimum) width of 5.5m and this width shall be maintained for a minimum distance of 10m measured back from the nearside edge of the carriageway prior to the first occupation of any of the approved dwellings.

Reason: To enable vehicles to enter and leave the premises in a safe manner without causing a hazard to other road users.

5. No construction shall be commenced until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved by the Local Planning Authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until a private management and maintenance company has been established.

Reason: To ensure future management and maintenance of the proposed streets is secured as the site is not suitable for adoption by the highway authority (under Section 38 of the Highways Act 1980).

6. Before demolition works commences, facilities shall be provided within the site by which means the wheels of vehicles may be cleaned before leaving the site. These facilities shall be retained until construction is completed, and shall be used to clean the wheels of all vehicles leaving the site.

Reason: To prevent mud or other loose material being carried out on to the highways surrounding the site in the interests of highway safety.

7. The parking provision shown within the curtilage of each dwelling on the approved plans shall be provided prior to first occupation of the dwelling to which it relates. The parking areas shall be hardsurfaced and shall be made available for their intended use at all times thereafter.

Reason: In the interests of highway and pedestrian safety and to ensure that the development complies with the provisions of Policy GN3 and IF2 in the West Lancashire Local Plan 2012-2027 Development Plan Document.

8. Prior to construction of any dwelling a scheme for the provision of electric vehicle charging points throughout the development and timetable for implementation shall be submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until an electric vehicle charging point has been installed in accordance with the agreed details.

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.

9. No construction shall take place until a strategy for the separate foul and surface water drainage of the development, including any necessary attenuation measures, maintenance management proposals and phasing of delivery has been submitted to and 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 shall be completed in accordance with the approved details and in accordance with the approved phasing of the scheme. The peak rate of surface water discharge to the receiving surface water system is not to exceed 5.0 l/s.

Reason: 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 adopted West Lancashire Local Plan 2012-2027 Development Plan Document; and appropriate and sufficient maintenance mechanisms are put in place for the lifetime of the development to reduce the flood risk associated with inadequate maintenance.

10. Notwithstanding any description of materials in the application, no above ground construction works shall take place until 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 Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.

11. Notwithstanding the details shown on the approved drawings, no part of the development shall be occupied until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority.

The details shall relate to all land surfaces not built upon and shall include:

- Land-levels and gradients resulting in the formation of any banks, terraces or other earthworks
- hard surfaced areas and materials,
- planting plans, specifications and schedules, planting size, species and numbers/densities, trees to be retained and a scheme for the timing / phasing of work.
- existing plants / trees to be retained
- A detailed regime for the ongoing and longer term maintenance of all soft landscaping is also required to be submitted for approval.

The approved landscaping works shall be implemented and completed prior to the occupation of the dwelling to which it relates unless otherwise agreed in writing by the Local Planning Authority.

Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 7 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

Reason: 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 and EN3 in the West Lancashire Local Plan 2012-2027 Development Plan Document.

12. No site clearance, preparatory work or development shall take place until a Method Statement detailing measures to be taken during construction to protect the health of the existing trees has been submitted to and approved in writing by the Local Planning Authority. The measures contained in the approved Method Statement shall be fully implemented during construction.

Reason: To protect the existing trees on site and thereby retain the character of the site and the area and to ensure the development complies with the provisions of Policies GN3 and EN2 in the West Lancashire Local Plan 2012-2027 Development Plan Document.

13. The mitigation and enhancement measures set out in section 4.2 Table 8 of the Bat Survey - Preliminary Roost Assessment (ARBTECH, June 2018) and section 4.2 Table 7

of the Preliminary Ecology Appraisal Survey (ARBTECH, August, 2017) shall be implemented in full during and following the development hereby approved.

Reason: To safeguard a protected species and so ensure that the development complies with the provisions of Policy EN2 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.

14. No temporary or external lighting shall be present on the site until a lighting scheme has been submitted to and agreed in writing by the Local Planning Authority. The agreed scheme shall be implemented in accordance with the approved detail and in a timetable to be agreed in writing with the Local Planning Authority.

Reason: To safeguard a protected species and so ensure that the development complies with the provisions of Policy EN2 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.

15. No development, including demolition, shall take place until a scheme outlining Reasonable Avoidance Measures (RAMs) for the protection of common amphibian, reptile and small mammal species has been submitted to and approved in writing by the Local Planning Authority. The agreed details shall be adhered to at all times.

Reason: To safeguard a protected species and so ensure that the development complies with the provisions of Policy EN2 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.

16. Prior to occupation of the dwelling on plot 1, an acoustic barrier shall be erected along the length of the northern boundary of the site adjacent to the existing kennel business. The fence shall be a minimum of 3m in height and shall be of close boarded construction with a minimum mass of 12kg/m². The barrier shall be free from holes; be sealed at the base to prevent sound transmission under the barrier; and the boards of the fences shall be either tongue and groove type so that there is an overlap or the joins are covered with wood strips or battens to ensure there are no gaps at installation and subsequently following weathering. A scheme detailing the fence specification shall be submitted to and approved by the Local Planning Authority prior to its installation and the installed fence shall be retained and maintained in good condition whilst the permitted use remains.

Reason: To safeguard local residents from noise and disturbance, 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:

GN1 - Settlement Boundaries

GN3 - Criteria for Sustainable Development

GN4 - Demonstrating Viability

RS1 - Residential Development

EC1 - The Economy and Employment Land

EN2 - The Rural Economy

EN4 - 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.