
No. 2	APPLICATION NO. LOCATION	2021/1194/FUL Holly Fold Farm Rainford Road Bickerstaffe Ormskirk Lancashire L39 0HJ
	PROPOSAL	Demolition of blocks 02, 04, 05, 06 and 07 on plan RBA_206_ (2) _A201 and alteration, extension and reuse of the remaining unused, agricultural buildings to form 9 dwellings with associated garden curtilages and communal courtyard / parking, bin and cycle stores. Improvement to access works along Holly Lane (to include the provision of passing places, resurfacing and low-level bollard lighting for safety / security purposes), and minor junction alterations at the junction of Holly Lane / Rainford Road. The erection of a 'wildlife tower',
	APPLICANT WARD PARISH TARGET DATE	Holly Fold Farm Ltd Bickerstaffe Bickerstaffe 28th December 2021

1.0 REFERRAL

- 1.1 This application was to be determined under the Council's delegation scheme however Councillor Rigby has requested it be referred to Committee to consider the impact on the Green Belt and the isolated nature of the site.

2.0 SUMMARY

- 2.1 The principle of the re-use and extension of existing buildings within the Green Belt is considered to be acceptable. The site is considered to be in an unsustainable and isolated location however the development is considered to fall within exceptions b) and c) set out in para 79 of the NPPF. The design and layout of the development would be in keeping with the rural area and, subject to appropriate conditions, the proposal is not considered to have any significant adverse impacts on highway safety, neighbouring amenity, drainage, ecology habitat or protected species. I therefore consider that the proposal satisfactorily meets the requirements of Policies GN1, GN3, IF2, EN2 and EN4 of the West Lancashire Local Plan 2012-2027 DPD.

3.0 RECOMMENDATION - APPROVE with conditions.

4.0 SITE DESCRIPTION

- 4.1 The site is located within the Green Belt to the east of Rainford Road (A570). The site is set back approx. 200m from the road and is accessed via a shared track which is also a public footpath.

4.2 The site comprises a range of traditional brick barns which are arranged around a courtyard and several more modern structures. The site is surrounded by open fields to the east, west and north. To the south on the opposite side of the track is a dwelling, formerly the farmhouse associated with these buildings.

5.0 PROPOSAL

5.1 The application proposes the demolition of several buildings (02, 04, 05, 06 and 07) and other structures within the site. The remaining buildings along with extensions to those buildings are proposed to be converted to residential use. In total the development would create nine dwellings set around the existing courtyard area. Parking, bin/cycle stores and front garden areas would be provided within the courtyard with rear gardens also provided for each property.

6.0 PREVIOUS RELEVANT DECISIONS

6.1 None

7.0 OBSERVATIONS OF CONSULTEES

7.1 LCC Highways (23.11.21 and 28.01.22) - no objection subject to conditions

7.2 Coal Authority (22.11.21) – no objection subject to conditions

7.3 LCC Archaeological Team (11.11.21) – no objection subject to condition

7.4 MEAS (29.11.21 and 26.01.22) - no objection subject to conditions

8.0 OTHER REPRESENTATIONS

8.1 Merseyside and West Lancashire Bat Group (16/11/21 & 30/11/21)

Comments in respect of submitted Ecological Assessment and response to MEAS comments

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

- Concerns regarding the increase in traffic at the junction with the Rainford bypass

9.0 RELEVANT PLANNING POLICIES

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

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

National Planning Policy Framework

Promoting healthy and safe communities

Achieving well-designed places

Building a strong, competitive economy

West Lancashire Local Plan Policies

SP1 - A Sustainable Development Framework for West Lancashire

GN1 - Settlement Boundaries

GN3 - Criteria for Sustainable Development

RS1 - Residential Development

IF2 - Enhancing Sustainable Transport Choice

EN2 - Preserving and Enhancing West Lancashire's Natural Environment

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

Supplementary Planning Document - Design Guide (January 2008)

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

10.0 OBSERVATIONS OF CORPORATE DIRECTOR OF PLACE AND COMMUNITY

Principle of development - Green Belt

- 10.1 The National Planning Policy Framework (NPPF) and the West Lancashire Local Plan 2012-2027 DPD provide the policy framework against which the development proposals will be assessed. Paragraph 150 states that certain forms of development are not inappropriate development provided they preserve openness and do not conflict with the purposes of including land in the Green Belt. The re-use of buildings is one such form of development, provided the building is of permanent and substantial construction.
- 10.2 The submission has been supported by a Structural Survey which demonstrates that the buildings which are to be retained and converted are of substantial construction. I am therefore satisfied that the principle of this part of the development is acceptable.
- 10.3 The proposal also includes extensions to the existing buildings. NPPF para 149 states that "A local planning authority should regard the construction of new buildings as inappropriate in Green Belt." There are 7 exceptions to this rule including "the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building."
- 10.4 The SPD - Development in the Green Belt states proposals for extensions to existing buildings in the Green Belt should satisfy the specified criteria which include: the total volume of the proposal together with any previous extensions should not exceed 40% of the volume of the original building and the design of the extension is in keeping with the original form and appearance of the building and does not materially harm the openness of the Green Belt.
- 10.5 Volume calculations have been provided with the submission which conclude that the volume increase comprising extensions to the remaining buildings would exceed 40%. In addition, there would be a small amount of new build within the courtyard to create bin/cycle stores for each property and a wildlife tower to the north of the site to satisfy ecological requirements. However, due to the extent of buildings to be removed, the reduction in volume across the site would be approx. 26%. Additionally, the spread of development across the site would be reduced

as a large building, no. 02, that sits outside the main courtyard range of buildings would be removed.

- 10.6 On balance I consider that the proposed demolition and subsequent new build and extensions would not result in harm to the openness of the Green Belt. Overall, the proposed development of the site for residential purposes would comply with the requirements of the NPPF and with local plan policy GN1. I consider it appropriate to impose a condition removing permitted development rights from the new dwellings to ensure that the planning authority are able to assess the impact of any future development on the openness of the Green Belt and the character of the traditional buildings.

Principle of development - location

- 10.7 Paragraph 78 of the NPPF advises that to promote sustainable development rural housing should be located where it would enhance or maintain the vitality of rural communities. Paragraph 79 states that the development of isolated houses in the countryside should be avoided unless one or more of the stated circumstances apply.

Sustainability

- 10.8 In terms of its sustainability the application site is considered to be remote from day-to day facilities and there is a lack of basic services within the vicinity of the site. The nearest bus stops are approx. 0.7km from the site. In parts the roads are unlit and do not have pavements. Some limited facilities are available within Rainford Junction (2.5km away) and further facilities within Rainford (more than 3km).
- 10.9 Due to the distance from services it would be impractical for residents of the proposed dwelling to walk or cycle to services/facilities and due to the limited access to buses and trains, public transport would not offer a realistic alternative to private vehicles. It is therefore considered that future occupants would be principally reliant on private vehicles for day-to-day activities such as work, shopping and other essential facilities. The site is therefore considered to be located in an environmentally unsustainable location.

Isolation

- 10.10 Court of Appeal decision Braintree DC v SoS for Communities and Local Government [2018] EWCA Civ 610 is relevant to the determination of this application. At para. 31 of the CoA decision Lindblom LJ states:

"In my view, in its particular context in paragraph 55 of the NPPF, the word "isolated" in the phrase "isolated homes in the countryside" simply connotes a dwelling that is physically separate or remote from a settlement. Whether a proposed new dwelling is, or is not, "isolated" in this sense will be a matter of fact and planning judgement for the decision-maker in the particular circumstances of the case in hand."

- 10.11 The site is surrounded by agricultural fields and located approx. 200 metres from the main road. Apart from the former farmhouse the nearest buildings to the site are at least 250 metres away in all directions and the nearest settlement

boundary approx. 1.5km from the site. The site is considered to be remote from any settlement and is therefore situated in an isolated location.

- 10.12 The submission indicates that the applicant does not consider the site to be located in an isolated location however it acknowledges the Council have a different opinion. On that basis the applicant puts forward that the proposed development would comply with exception b) and c) set out in paragraph 79.
- 10.13 The Council have acknowledged that due to their age and construction the buildings to be retained are non-designated heritage assets. They form a good example of a traditional farmyard setting. At present the buildings are unused and are falling into disrepair. Furthermore, there are several large modern structures situated close to the older buildings which detract from their setting. The proposal would establish a new use for the buildings and ensure their longevity. The removal of the unsightly modern structures would enhance the immediate setting. On that basis it is considered that exceptions b) and c) of paragraph 79 apply and that the development of isolated homes in the countryside is acceptable in this particular case.

Design/Layout

- 10.14 Policy GN3 along with the Council's SPD Design Guide requires that new development should be of a scale, mass and built form, which responds to the characteristics of the site and its surroundings. Policy EN4 seeks to protect and enhance non-designated heritage assets.
- 10.15 The conversion of the buildings has been sensitively designed to use existing openings where possible and the existing form and materials will be retained. The design, size and materials of the new buildings reflect and would be in keeping with the traditional form and arrangement of the existing buildings. The layout incorporates suitable parking, cycle and bin storage and gardens for each property. A hard and soft landscaping plan has been provided which incorporates native hedging and post and wire fencing to the boundaries and between each private garden area. Existing hedging to the boundaries of the site is to be retained and managed. The landscaping scheme is considered to be appropriate for this location.
- 10.16 I am therefore satisfied that the development would comply with the requirements of Local Plan policies GN3 and EN4.

Impact on residential amenity

- 10.17 Policy GN3 of the West Lancashire Local Plan (2012-2027) DPD allows development provided it retains or creates reasonable levels of privacy, amenity and sufficient garden/outdoor space for occupiers of the neighbouring properties.
- 10.18 Due to the siting of the new dwellings in relation to the nearest dwellings I am satisfied that the proposal would not result in harmful impacts from overshadowing or loss of privacy. In terms of future occupants, the plans demonstrate that each property would have adequate private amenity space and that interface distance between properties would comply with the guidelines set out in the SPD - Design Guide.

10.19 I am satisfied that the proposed development would not have a harmful impact on the residential amenity of neighbouring properties and would provide suitable amenity for future occupants and therefore complies with the requirements of Local Plan policy GN3 1(iii).

Highways

10.20 Policy GN3 of the West Lancashire Local Plan 2012-2027 DPD states that development should incorporate suitable and safe access and road layout design in line with latest standards. Parking should be provided in accordance with policy IF2.

10.21 I have consulted the Highway Authority in respect of the proposal. Additional plans have been submitted to demonstrate that a suitable vehicular access to the site can be achieved from Rainford Road. Within the site there is adequate turning for refuse vehicles and other HGVs and adequate car parking and cycle storage space for the proposed dwellings.

10.22 The Highway Authority have indicated there is no objection in principle to the proposed development and is of the opinion that the proposed development would not have a severe impact on highway capacity and highway safety within the immediate vicinity of the site. Subject to recommended conditions I am satisfied the development would comply with the requirements of Local Plan policies GN3 and IF2.

Ecology

10.23 Policy EN2 (1) of the WLLP states that where there is reason to suspect that there may be a priority species, or their habitat, on or close to a proposed development site, planning applications should be accompanied by a survey assessing the presence of such species and, where appropriate, making provision for their needs. This allows the LPA to screen the project against the Habitats Regulations and relevant national and local policy.

10.24 The application has been accompanied by Amphibian Survey Report, Preliminary Ecological Appraisal Report and Protected Species Survey and Method Statement Report (Bats and Barn Owl). The submission has been considered by the Council's Ecology advisors MEAS, who consider that in respect of European Sites there is no pathway that could result in likely significant effects on the European sites and the proposals do not warrant a detailed Habitats Regulations Assessment.

10.25 In respect of bats the Preliminary Ecological Appraisal included a preliminary roost assessment which revealed that several buildings on site were considered to have low to high bat roost potential. Developments affecting European protected species must be assessed by the Local Planning Authority against three tests set out in the Habitats Regulations. Government guidance on protected species licensing states that a reasoned statement, which includes the supporting evidence and statements on how the proposals meet test 1 and 2, is not required in support of an application for an EPS licence in the following circumstances: Housing developments of less than 1 hectare, including: Existing buildings and associated structures that may need to be demolished before redevelopment takes place (whether domestic dwellings or other types of

buildings); or Barn conversions for domestic dwellings (not including conversion for commercial use, such as holiday lets). The assessment of the proposals against the three tests is to ensure that the proposals are likely to be granted a licence prior to determination of the planning application. Where the proposals meet one of the criteria above, and satisfy test 3, a licence is likely to be granted.

10.26 Tests 1 and 2 have been satisfied. The Council's Ecological Consultant has assessed the application in respect to Test 3: Regulation 55(9)(b): "that the action authorised will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range." Eight small common bat day roosts were recorded in the existing buildings on site. The day roosts are deemed of low-level significance to the local common pipistrelle and brown long-eared bat population. It is considered that provided that the mitigation strategy outlined in section 6 of the submitted Protected Species Survey and Method Statement Report is adhered to the proposal will not be detrimental to maintaining the local common pipistrelle bat population at a favourable conservation status. Furthermore, the survey at section 7 has provided suitable mitigation for the barn owl population. With the mitigation, Test 3 has been satisfied. On that basis the proposal meets all three tests set out on the Habitats Regulations.

10.27 Subject to appropriate conditions and advice notes recommended in regard to breeding birds, amphibian, reptiles, invasive species and the above mitigation in respect of bats and barn owls it is my view that the proposed development would not adversely impact on protected species or their habitats and on that basis the proposal complies with the requirements of Local Plan policy EN2.

Drainage

10.28 The submission has been accompanied by drainage documentation which has been considered by the Council's drainage engineer. The report provides recommendations, conclusions and a conceptual foul and drainage design. Whilst the principle is acceptable a more detailed design is required along with details for the maintenance of the proposed sustainable drainage system for the lifetime of the development. On that basis a pre-commencement condition is recommended requiring further details of the foul and surface water drainage to be submitted for agreement.

Summary

10.29 The principle of the proposed development in the Green Belt is considered to be acceptable. The design and layout of the development would be in keeping with the rural area and, subject to appropriate conditions, the proposal is not considered to have any significant adverse impacts on highway safety, neighbouring amenity, drainage, ecology habitat or protected species. I therefore consider that the proposal satisfactorily meets the requirements of Policies GN1, GN3, IF2, EN2 and EN4 of the West Lancashire Local Plan 2012-2027 DPD.

11.0 RECOMMENDATION

11.1 The proposed development is compliant with the NPPF and the relevant policies in the West Lancashire Local Plan 2012-27 and is recommended for approval.

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:

YD2_HF_LP001A received by the Local Planning Authority on 12th January 2022

RBA_206_(2-)_A100 rev P02, RBA_206_(2-)_A300 rev P01, 2 x RBA_206_(2-)_A101 rev P01 and 3 x J1299 access fig 1 received by the Local Planning Authority on 10th January 2022

RBA_206_(2-)_A120 rev P01, RBA_206_(2-)_A118 rev P01, RBA_206_(2-)_A116 rev P01, RBA_206_(2-)_A119 rev P01, RBA_206_(2-)_A117 rev P01, RBA_206_(2-)_A001 rev P01, RBA_206_(2-)_A111 rev P01, RBA_206_(2-)_A123 rev P01, RBA_206_(2-)_A301 rev P01, RBA_206_(2-)_A702 rev P01, RBA_206_(2-)_A110 rev P01, RBA_206_(2-)_A112 rev P01, RBA_206_(2-)_A700 rev P01, RBA_206_(2-)_A701 rev P01, RBA_206_(2-)_A121 rev P01, YD2_HF_LP200 and YD2_HF_LP100 received by the Local Planning Authority on 11th October 2021

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

3. No development shall take place until a strategy for the separate foul and surface water drainage of the development is submitted to and approved in writing by the Local Planning Authority, including any necessary infiltration measures, attenuation measures, maintenance management proposals, and phasing of delivery if applicable. The surface water drainage strategy must take account of the relevant provisions of the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement standards. The drainage scheme must be completed in accordance with the approved details and, if applicable, the approved phasing of the scheme. The MicroDrainage mdx file, if available, is required to aid the checking of design calculations.

The scheme shall be implemented in full in accordance with the approved details prior to first occupation of the first new dwelling, or completion of the development, whichever is the sooner.

The approved drainage system shall be retained, managed and maintained in accordance with the approved details at all times for the duration of the development.

Reason: These details are required prior to the commencement of development to ensure adequate drainage for the proposed development and to ensure that

there is no flood risk on or off the site resulting from the proposed development and to ensure that the development complies with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.

4. No development shall commence (except for demolition) until;
 - a) a scheme of intrusive investigations has been carried out on site to establish the risks posed to the development by past coal mining activity, and;
 - b) any remediation works and/or mitigation measures to address land instability arising from coal mining legacy, as may be necessary, have been implemented on site in full in order to ensure that the site is safe and stable for the development proposed.

The intrusive site investigations and remedial works shall be carried out in accordance with authoritative UK guidance.

Reason: These details are required prior to the commencement of development as the site is in a coal mining high risk area and in order to comply with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.

5. Prior to the first occupation of any dwelling on site a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the approved development shall be submitted to the Local Planning Authority for approval in writing. This document shall confirm the methods and findings of the intrusive site investigations and the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity.

Reason: These details are required as the site is in a coal mining high risk area and in order to comply with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.

6. No development, site clearance/preparation, or demolitions shall take place on the site until the applicant, or their agent or successors in title, has secured the implementation of a programme of building recording and analysis.

This must be carried out in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority. The programme of works should comprise the creation of a photographic record of buildings numbered 01, 03, 04, 05, 07, 08 and 09 on drawing RBA_206_(2)_A201 as set out in 'Understanding Historic Buildings' (Historic England 2016). It should include a full photographic coverage, inside and out, of these structures and a set of plans 'as existing' showing the location and orientation of the photographs. This work should be undertaken by an appropriately qualified and experienced professional contractor to the standards and guidance of the Chartered Institute for Archaeologists (www.archaeologists.net). A digital copy of the report and the photographs shall be placed in the Lancashire Historic Environment Record prior to the dwellings consented being first occupied.

Reason: These details are fundamental to the permission and are required prior to commencement of development to record the heritage asset prior to loss of

original features and changes to comply with Paragraph 199 of the National Planning Policy Framework and Policy EN4 in the West Lancashire Local Plan 2012-2027 Development Plan Document.

7. Notwithstanding any description of materials in the application, no above ground construction works shall take place until samples and / or full specification of materials to be used externally on the building(s) have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials and should be reflective of those within the surrounding area, unless otherwise agreed in writing by the Local Planning Authority.

The development shall be carried out only in accordance with the agreed schedule of materials and method of construction.

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

8. All hard and soft landscape works shall be carried out in accordance with the approved details shown on drawing no. YD2_HF_LP200, YD2_HF_LP100 and YD2_HF_LP001A. 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.

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 in the West Lancashire Local Plan 2012-2027 Development Plan Document.

9. No development shall commence until a copy of a licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 authorising the specified development to go ahead or evidence that the site has been registered under the Bat Mitigation Licence has been submitted to and approved in writing by the Local Planning Authority.

Reason: This information is required prior to commencement of development to safeguard protected species and so ensure that the development complies with the provisions of Policy EN2 in the West Lancashire Local Plan 2012-2027 Development Plan Document.

10. The development shall be carried out in accordance with all of the recommendations for mitigation and compensation for bats set out in Section 6 of the submitted Ecological Survey report (Protected Species Survey and Method Statement Report (Bats and Barn Owl), Ecology Services Ltd, v3 received on 11th February 2022) unless otherwise approved in writing by the local planning

authority or varied by a European Protected Species licence subsequently issued by Natural England.

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

11. The development shall be carried out in accordance with all of the recommendations for mitigation and compensation for barn owls set out in Section 7 of the submitted Ecological survey report (Protected Species Survey and Method Statement Report (Bats and Barn Owl), Ecology Services Ltd, v3 received on 11th February 2022) unless otherwise approved in writing by the local planning authority.

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

12. No development shall commence until a scheme for the ongoing long term monitoring and maintenance of the wildlife tower has been submitted to and approved in writing by the Local Planning Authority.

The scheme shall be implemented thereafter in accordance with the approved details.

Reason: These details are required prior to the commencement of development to as the proposed development may result in the loss of ecological habitat and as such precautions are required during the construction phase in order to comply with the provisions of Policies GN3 & EN2 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.

13. Prior to first occupation 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 IF2 in the West Lancashire Local Plan 2012-2027 Development Plan Document.

14. No external lighting shall be installed at the site until a scheme detailing the proposed lighting to be installed on the site has been submitted to and approved in writing by the local planning authority. All external lighting shall be installed and maintained in accordance with the agreed scheme.

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

15. No part of the development hereby approved shall commence until a scheme for the construction of the site access and the off-site works of highway mitigation has been submitted to, and approved by, the Local Planning Authority. The highway works will include widening the site access road to minimum width of 5m

with 6m radii, widening the central reserve crossing (minimum 10m width) with appropriate highway sign/lining and lighting. The site access and highway works shall be constructed and made available for use before any further development takes place or to a timetable agreed in writing by the local planning authority. The site access shall be maintained as approved for the duration of the development.

Reason: These details are required prior to the commencement of development to safeguard the safety and interests of the users of the highway and to ensure that the development complies with the provisions of Policy GN3 in the West Lancashire Local Plan 2012-2027 Development Plan Document.

16. No development shall take place, including any works of demolition or site clearance, until a Construction Management Plan (CMP) or Construction Method Statement (CMS) has been submitted to, and approved in writing by the local planning authority. The approved plan / statement shall provide:

- Details of the parking of vehicles of site operatives and visitors;
- Details of the site compound;
- Details of on-site wheel wash facilities to be used for the cleaning of the wheels of vehicles leaving the site and such equipment shall be used as necessary to prevent mud, stones and debris being carried onto the highway.

The approved Construction Management Plan / Statement shall be adhered to throughout the demolition and construction period of the development.

Reason: These details are required prior to the commencement of development in order to protect the safety of users of the Public Right of Way and local highway network and to comply with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.

17. Prior to the first occupation of any dwelling the car/vehicle parking area (and any associated turning space) shown on the approved plans shall be completed. The parking (and manoeuvring) area(s) shall thereafter remain available for parking of vehicles associated with the dwelling. Driveways/vehicle parking areas accessed from the adopted highway must be properly consolidated and surfaced in bound porous materials, (not loose stone, gravel or grasscrete) and subsequently maintained in good working order at all times thereafter for the lifetime of the development.

Reason: To ensure satisfactory levels of appropriately constructed off-street parking are achieved within the development 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.

18. No building or use hereby permitted shall be occupied or the use commenced until the cycle parking provision shown on the approved plans has been completed. The area shall thereafter be kept free of obstruction and available for the parking of cycles only at all times thereafter.

Reason: To ensure the provision and availability of adequate cycle parking and the promotion of sustainable forms of transport in accordance with Policy GN3 in the West Lancashire Local Plan 2012-2027 Development Plan Document.

19. The following provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) Schedule 2, Part 1 Classes A, B, C, D and E and Part 2 Class A, or any amendments made to that Order, shall not apply:

- (i) no extensions shall be carried out to the dwelling
- (ii) no garages or carports shall be erected within the curtilage of the dwelling
- (iv) no buildings, greenhouses, swimming pools, gates, walls, fences or other structures shall be erected within the curtilage of the dwelling
- (vi) no windows or dormer windows shall be added to the dwelling

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

Reason: The character and location of the property are such that the Local Planning Authority wish to exercise control over future development in order to protect the openness of the Green Belt and the character of the buildings and to comply with the provisions of Policy GN1(b) and GN3 in the West Lancashire Local Plan 2012-2027 Development Plan Document and National Planning Policy Framework.

Reason for Approval

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

SP1 - A Sustainable Development Framework for West Lancashire

GN1 - Settlement Boundaries

GN3 - Criteria for Sustainable Development

RS1 - Residential Development

IF2 - Enhancing Sustainable Transport Choice

EN2 - Preserving and Enhancing West Lancashire's Natural Environment

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

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