



AGENDA ITEM: 7

**PLANNING COMMITTEE
12 JANUARY 2017**

Report of: Director of Development and Regeneration

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SUBJECT: PLANNING APPLICATIONS

Background Papers

In accordance with Section 100D of the Local Government Act 1972 the background papers used in the compilation of reports relating to planning applications are listed within the text of each report and are available for inspection in the Planning Division, except for such documents as contain exempt or confidential information defined in Schedule 12A of the Act.

Equality Impact Assessment

There is no evidence from an initial assessment of an adverse impact on equality in relation to the equality target groups.

Human Rights

The relevant provisions of the Human Rights Act 1998 and the European Convention on Human Rights have been taken into account in the preparation of this report, particularly the implications arising from Article 8 (the right to respect for private and family life, home and correspondence) and Article 1 of Protocol 1 (the right of peaceful enjoyment of possessions and protection of property).

CONTENT SHEET

<u>Report No</u>	<u>Ward</u>	<u>Appn No</u>	<u>Site Location & Proposal</u>	<u>Recommendation</u>
1	Derby	2016/0756/FUL	Ropers Arms, 52 Wigan Road, Ormskirk, Lancashire L39 2AU Demolition of vacant public house with the erection of purpose built single storey convenience store and associated parking.	Planning permission be granted. Pages 3 – 15

No.1 APPLICATION NO.	2016/0756/FUL
LOCATION	Ropers Arms 52 Wigan Road Ormskirk Lancashire L39 2AU
PROPOSAL	Demolition of vacant public house with the erection of purpose built single storey convenience store and associated parking.
APPLICANT	Mr Michael McComb
WARD	Derby
PARISH	Unparished - Ormskirk
TARGET DATE	13th January 2017

1.0 PREVIOUS RELEVANT DECISIONS

- 1.1 2014/0556/FUL WITHDRAWN - Change of use of former public house to convenience store and offices including rear extension to accommodate food retail on ground floor with offices on first and second floors. Construction of a three bed detached dwelling including new vehicular/pedestrian access.
- 1.2 1996/0791 GRANTED - Alterations to provide bed/breakfast accommodation (four bedrooms) to second floor.
- 1.3 1994/0545 GRANTED - Entrance porch at rear.
- 1.4 1994/0133 GRANTED - Alterations and extensions to first floor including two external staircases, one at rear and one at side, and use of part of first floor for bed and breakfast accommodation.

2.0 CONSULTEE RESPONSES

2.1 SENIOR ENVIRONMENTAL HEALTH OFFICER -

(21/12/16) – No objection to the amended car park layout.

(28/9/16) - In addition to the recommendations in my previous memo, the existing houses' noise climate would benefit from the retention of a buffer area and the retention of trees or replacement with suitable trees around the perimeter of the site.

(14/9/16) – On the positive side this application will take away a public house that has been the source of noise nuisance from music and patrons, which can occur late at night. The application premises is proposed to be open from 06.00 – 23.00, which will bring noise from customers and their vehicles, from early

morning, throughout the day to late evening. There may also be vehicles parking on the street on the residential estate for convenience. This application has the car park extending right to the boundary fence of the houses on Willow Drive, which concerns me due to the potential noise from vehicles so close to residential properties. Although this is the current extent of the public house parking, a convenience store car park will have a lot more vehicle movements than a public house car park. If the application is to be approved I would require a restriction on hours of opening to minimise early morning and late night noise from the car park, as well as an acoustic fence to protect gardens and ground floor rooms from car park noise. This would also assist with blocking vehicle headlights from shining into properties. The delivery area is accessed through the car park access. Larger trucks will have to reverse in to the loading bay. Deliveries for this type of store will involve chilled and frozen products via refrigerated vehicles and newspaper deliveries and will also need regular waste collections. Such vehicles also usually have reversing alarms. If these are allowed early morning they can cause significant disturbance to nearby residents. I would therefore require a restriction on the hours of such vehicle movements. Conditions are recommended in respect of both noise and lighting

- 2.2 LCC HIGHWAYS (21/10/16) - The applicant is proposing a total of 18 off-road parking spaces, this is 8 spaces less than the recommended number.

Due to the nature of people using convenience stores to pick up a small number of items, they tend to temporarily park on the highway, regardless of waiting restrictions, when insufficient off-road is available as it may take longer to find a convenient parking space than to buy the items. Based on the Joint Lancashire Structure Plan and Appendix F from the West Lancashire Local Plan Publication recommendations the Development Control Section is of the opinion that the applicant has not provided adequate off-road parking provision. If you are minded to approve this application the Development Control Section recommends conditions relating to car park surfacing and layout and a Traffic Management Plan.

- 2.3 ELECTRICITY NORTH-WEST (2/9/16) – Development could have an impact upon our infrastructure.
- 2.4 UNITED UTILITIES (1/9/16) – No objections subject to drainage conditions being attached.
- 2.5 DESIGNING OUT CRIME OFFICER (24/8/16) – Suggest crime reduction measures to improve the development in order to reduce the risk of crime.

3.0 OTHER REPRESENTATIONS

- 3.1 I have received 10 letters opposing the planning application on the following grounds:

Increase in traffic – delayed emergency services to the hospital;
Insufficient car parking will exacerbate the existing problem;
Customers will park in front of shop not on car park;
Access issues onto Wigan Road will increase;
Bat surveys required;
Loss of landscaping around the car park will result in a loss of privacy, increase noise and impede security;
Is there a need for a convenience store?
Could be used as a children’s nursery instead;
Increase in litter and crime;
Should be located in Town Centre.

3.2 I have received 5 letters in support of the planning application. The comments can be summarised as follows:

Co-op would be a valuable new asset for local residents;
Strongly support redevelopment of this eye-sore;
Pub no longer needed in this area of town;
Would be good not to have to drive through town to a shop;
Two derelict pubs on a gateway to the town is a real shame and does not fit in with the image of a ‘historic market town’;
Welcomed by residents.

3.3 I have received a response from New Ormskirk Residents Association (NORG) raising no objections in principle to the application but have some concerns over noise disturbance that may potentially occur from the premises and delivery vehicles.

4.0 SUPPORTING INFORMATION

4.1 The following documents have been submitted in support of the planning application:

Design and Access Survey
Ecology Assessment and Bat Survey
Retail Statement
Tree Report
Transport Assessment
Heritage Assessment

5.0 LOCAL PLAN ALLOCATION

5.1 National Planning Policy Framework (NPPF), National Planning Practice Guidance (NPPG) and the West Lancashire Local Plan 2012-2027 DPD (WLLP) provide the policy framework against which the development proposals will be assessed.

- 5.2 The site is located within the Key Service Centre of Ormskirk. The following policies are therefore relevant:

NPPF

Building a strong, competitive economy
Ensuring the vitality of town centres
Promoting sustainable transport
Requiring good design
Promoting healthy communities
Conserving and enhancing the natural environment
Conserving and enhancing the historic environment

WLLP

SP1 – A Sustainable Development Framework for West Lancashire
GN1 – Settlement Boundaries
GN3 – Criteria for Sustainable Development
GN4 – Demonstrating Viability
GN5 – Sequential Tests
IF1 – Maintaining Vibrant Town and Local Centres
IF2 – Enhancing Sustainable Transport Choices
EN1 – Low Carbon Development and Energy Infrastructure
EN2 – Preserving and Enhancing West Lancashire’s Natural Environment
EN4 – Preserving and Enhancing West Lancashire’s Cultural and Heritage Assets

6.0 OBSERVATIONS OF DIRECTOR OF DEVELOPMENT AND REGENERATION

The Site

- 6.1 The site is located on the south side of Wigan Road close to the junction with School House Green. The site contains the Ropers Arms Public House which has ceased trading. The first floor of the building provided Bed and Breakfast accommodation ancillary to the Public House. To the rear of the pub is an area which provides parking, delivery access and an outside terrace area. Residential properties are located immediately to the southern (Willow Green) and western (50 Wigan Road and Miller Court) boundaries. Residential properties are also located on the opposite side of School House Green which lies to the east.
- 6.2 The application site lies within the Key Service Centre of Ormskirk and is located approximately 350m east of the Primary Shopping Area and 205m east of Ormskirk Town Centre.

The Proposal

- 6.3 Planning permission is sought for the demolition of the Ropers Arms and the erection of a purpose built single storey convenience store. The development will be located on the frontage of the site facing Wigan Road and will extend southwards. The building will be divided into two parts – the main convenience store (246.5m²) and the 'back of shop' (111.3m²). The building will be a mix of flat and pitched roofs. Access to the site would be via School House Green with the main customer entrance to the shop being from the Wigan Road elevation. A total of 18 car parking spaces are proposed to the rear of the building. A plant room, deliveries and yard area, which would be enclosed by a timber panel fence, is also proposed to the rear of the building. A 24-hour ATM is proposed to the front of the building. The proposed opening hours of the retail store would be 0700 - 2300 Monday to Saturdays and 08:00 – 22:00 on Sundays and Banks Holidays.

Principle of Development – Retail

- 6.4 The site is located outside the boundaries of both Ormskirk's Primary Shopping Area and Town Centre. Members should be aware that if this planning application had not been submitted for the redevelopment of the site, the last use of the premises as an A4 (Public House) could change to Class Use A1 (Retail) without the need to acquire planning permission as this would be permitted development under Part 3, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015.
- 6.5 Paragraph 24 of the NPPF requires the application of a sequential test to planning applications for *'main town centre uses that are not in an existing centre and are not in accordance with an up-to-date Local Plan'*. Applications for main town uses should be located, where possible, within town centres in the first instance. The order of preference for the sequential approach is:-
- first, locations within existing town centres;
second, edge of centre locations, with preference given to accessible sites that are well connected to the centre; and then
out-of-centre sites, only in circumstances where there are no in-centre or edge-of-centre sites available. Preference should be given to accessible sites that are well-connected to the town centre.
- 6.6 Annex 2 of the NPPF (Glossary) confirms that edge of centre is defined as *'for retail purposes, a location that is well connected and up to 300 metres off the primary shopping area. For all other main town centre uses, a location within 200 metres off a town centre boundary. For office development, this includes locations outside of the town centre but within 500 metres of a public transport interchange. In determining whether a site falls within the definition of edge of centre, account should be taken of local circumstances'*.

- 6.7 Policy IF1 of the WLLP (Maintaining Vibrant Town and Local Centres) reiterates the approach set out at paragraph 24 of the NPPF and includes a retail hierarchy which identifies Ormskirk as one of three town centres within the Borough. The sequential status of the application site is determined to be out-of-centre as it is not located within the Town Centre and it is not within 300m of the Primary Shopping Area.
- 6.8 Policy GN5 in the WLLP also advises that a sequential test will be required for proposed retail uses on sites outside of town centres, in line with national policy.
- 6.9 The application is supported by a sequential assessment. The area of search includes available sites within or at the edge of Ormskirk Town Centre. This encompasses 17 separate units located within Wigan Road shopping parade, Ormskirk Town Centre and units on the edge of Ormskirk Town Centre. Each of the 17 units has been discounted in the sequential assessment for varying reasons including the small size of the units, proximity to the defined catchment area and inadequate servicing areas.
- 6.10 Based on the findings of the sequential assessment that there are no better located sites that will meet the proposed developments requirements that the proposal is intended to meet, and the requirement cannot be replicated elsewhere, I am content that there is no basis to resist the current application in relation to the sequential test and conclude that the proposal would accord with paragraph 24 of the NPPF and the relevant provisions of Policy IF1 and GN5 of the Local Plan. Furthermore, the 'fallback' position as discussed in paragraph 6.4 above is a material planning consideration when determining planning applications and the reality is that a retail use could be provided on this site without any agreement from the Local Planning Authority. By granting the proposed development the Local Planning Authority gain some control over the site and will be in a position to control noise, hours etc. which is important on this site due to the neighbouring residential properties.

Loss of Community Facility

- 6.11 Policy IF3 in the WLLP states that the loss of any community facilities such as pubs, post offices etc. will be resisted unless it can be demonstrated that the facility is no longer needed, or can be relocated elsewhere that is equally accessible by the community.
- 6.12 The Ropers Arms ceased trading approximately 12 months ago. Therefore, the loss of the pub as a community facility has already occurred in this locality some time ago. In addition, my observations of the site are that it has become a derelict appearance that does not enhance the area. The proposed development will provide the opportunity for a facility for the community and there is alternative pub

provision within walking distance of the site. Consequently, I am satisfied that the proposal is compliant with Policy IF3.

Heritage Asset

- 6.13 The Ropers Arms dates from the early-mid 19th century and in planning terms is considered to be an 'undesigned heritage asset'. As such, a Heritage Assessment has been undertaken and submitted in support of the planning application. The report concludes that the Ropers Arms is of low significance and its loss cannot be considered adverse, particularly given the poor state of the existing building. I agree with this assessment and I am therefore satisfied that the provisions of Policy EN4 have been met relating to the protection of heritage assets.

Design/Appearance

- 6.14 Policy GN3 of the WLLP together with the Council's SPD Design Guide state 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.
- 6.15 The footprint of the proposed building covers that of the Ropers Arms and extends rearwards. The building has a single storey flat roof extrusion fronting onto Wigan Road, rising to a pitched roof further back into the site. There is also a flat roof outrigger at the rear. The surrounding built development is a mix of Victorian houses and newer housing development on the smaller backland housing estates. A combination of brickwork and render will form the elevations which will assist in creating an aesthetically pleasing building which is not out of character with the area.
- 6.16 Small areas of landscaping will be introduced/retained along the School House Green aspect which will assist in softening the development and its car parking area. Overall therefore, I am satisfied that the design, scale and layout of the building is acceptable and in accordance with Policy GN3 of the WLLP and the SPD Design Guide.

Highways

- 6.17 Access to the site would remain as existing which is off School House Green, 35m to the south of its junction with Wigan Road. The access point would be widened and would lead into the rear of the site with parking provided along the site boundaries leaving a central open area for vehicle maneuvering. A total of 18 car parking spaces would be provided. Delivery and maneuvering areas would be serviced at the rear of the building. The proposed access is considered to be

acceptable and I am satisfied that the proposal will not unduly increase highway capacity in the area.

- 6.18 In terms of parking, Policy IF2 and Appendix F in the WLLP provides details of parking requirements. Based on the proposed floorspace of the unit a total of 26 car parking spaces should be provided. Therefore, the proposal falls short of the required car parking provision by 8 no. car parking spaces and the County Highways Surveyor has objected to the proposal on this basis. However, the application is supported by a Transport Statement which calculates car park occupancy throughout the day based on customer trips being an average of 7 minutes and concludes that the proposed car parking provision is adequate. This methodology has been accepted by the Planning Inspectorate in recent appeal decisions that have been provided by the applicant. Therefore, taking this into consideration along with the fact that the site is very well connected to the adjacent public transport network and the accessibility of the site by foot to a large population, I am satisfied that adequate car parking has been provided for the proposed development.

Residential Amenity

- 6.19 Policy GN3 of the WLLP requires proposals for new development to retain or create reasonable levels of privacy, amenity and sufficient garden/outdoor space for occupiers of proposed and neighbouring properties.
- 6.20 The entrance to the convenience store is located on the busier Wigan Road frontage. However, the associated vehicular activity would be centered to the rear of the building within an area located between the proposed building and those neighbouring residents to the south within School House Green and Willow Green and to the west at Millers Court. The private garden areas of some of these neighbouring properties back onto the boundary with the application site. I have received some comments from neighbouring residents raising concerns over loss of privacy and the impact of the proposed development upon their residential amenity. In order to address these concerns, the initial plans have been amended through a revision of the car parking area and the retention of the existing landscaping along the western boundary. The car parking layout is such that less car parking spaces are located adjacent the southern boundary with those properties on Willow Green and the existing landscaping will be retained and enhanced. On this basis, and subject to conditions to control hours of opening to 0700 - 2300 Monday to Saturdays and 08:00 – 22:00 on Sundays and Banks Holidays and delivery hours of 08:00 and 20:00 Monday to Saturdays and 08:00 and 18:00 Sundays and Banks Holidays, I am satisfied that the proposed development will maintain adequate amenity levels for the neighbouring residents. The Council's Environmental Health Officer concurs with this view.
- 6.21 With regards to the privacy of the neighbouring residents, now that the existing Leylandii on the western boundary is to be retained and additional landscaping

will be introduced along the southern boundary, I am satisfied that the proposed development will not result in a detrimental loss of residential amenity to the neighbouring properties.

Trees and Landscaping

- 6.22 An assessment of the trees by the Council's Tree Officer has found that the existing trees on the site are mostly in a poor condition. There are however, 2 attractive Pine trees along the eastern boundary with School House Green. Both of the trees were initially shown for removal, however a compromise has been sought and now one of the trees will be retained along with the existing Leylandii hedge along the western boundary which offers screening for the adjacent residential properties. In addition, new landscaped areas will be introduced. Consequently, the Council's Tree Officer is satisfied with the proposals subject to a landscaping scheme being submitted which can be dealt with by condition.

Ecology

- 6.23 Policy EN2 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, make provision for their needs. Given the proposed demolition of the building and its potential as a bat/bird roost, an Ecological Survey and Bat Assessment have been undertaken. The bat survey concluded that the building has a low likelihood of supporting roosting bats, and categorically lacks any signs of bat use and so there is a high confidence that there is a genuine likely absence of bats. Consequently, there is no need to offer any mitigation or compensation in this respect. Recommendations are made within the Ecological Survey to protect breeding birds. On this basis, I am satisfied that the proposal is compliant with Policy EN2 of the WLLP.

Summary

- 6.24 The proposed development has satisfied the provisions of Policy IF1 and GN5 in that sequentially there are no preferable sites within or on the edge of the town centre. Subject to conditions, adequate levels of residential amenity will be maintained for the existing residential properties that surround the site. The proposed level of car parking is satisfactory within this location. The proposed development will maintain protected species and their habitats through the imposition of conditions. Drainage of the site will also be secured by condition. Therefore, the proposal complies with the relevant policies in the WLLP and the relevant paragraphs of the NPPF.

7.0 RECOMMENDATION

7.1 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 received by the Local Planning Authority on 12th July 2016.

Plan reference Proposed Floor Plan received by the Local Planning Authority on 12th July 2016.

Plan reference Proposed Elevations received by the Local Planning Authority on 12th July 2016.

Plan reference Proposed Street View received by the Local Planning Authority on 12th July 2016.

Plan reference Proposed Site Plan received by the Local Planning Authority on 16th December 2016.

3. The materials used for the construction of the building shall be those specified in section 9 of the application form unless otherwise agreed in writing by the Local Planning Authority.
4. No development on the construction of the new building shall take place until details of the surfacing of the car park have been submitted to and approved in writing with the Local Planning Authority. The car park shall be surfaced with the agreed materials before the use of the premises hereby permitted becomes operative and shall be permanently maintained thereafter.
5. No development shall take place until details of a Traffic Management Plan for the construction vehicles and staff accessing the site during the construction works has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full throughout the duration of the construction phase.
6. The premises shall only be open to customers between the hours of 0700 and 2300 Mondays to Saturdays and 08:00 and 22:00 on Sundays and Public/Bank Holidays.
7. No deliveries shall be taken at the premises or waste collections made except between the hours of 0800 and 2000 Monday to Saturday, 0800 and 1800 on Sundays and Public/Bank Holidays.

8. Prior to commencement of the use of any fixed plant, a scheme shall be submitted to and approved in writing by the Local Planning Authority to demonstrate that the rating level of noise from fixed plant shall not exceed 5dB(A) below the existing LA90 background noise level at the boundary of any of the nearby residential premises. All measurements and assessments shall be done in accordance with BS4142:2014 Methods for rating and assessing industrial and commercial sound.
9. The rating level of noise from fixed plant shall not exceed 5dB(A) below the background noise level at any time (determined by compliance with condition 10), as measured or calculated on the boundary of any nearby residential premises. All measurements and assessments shall be done in accordance with BS4142:2014 Methods for rating and assessing industrial and commercial sound.
10. Before the use hereby approved becomes operative, details of an acoustic close-boarded fence or solid wall along the southern and western boundaries of the car park shall be submitted to and agreed in writing with the Local Planning Authority before the development commences. The approved fence shall be erected before the first use of the premises hereby approved becomes operative and shall be maintained as such for the duration of the development.
11. No development shall take place until a landscaping scheme has been submitted to and approved by the Local Planning Authority. The landscaping scheme shall show the location, branch spread, and species of all existing trees and hedges; the location, species and number of all proposed trees, shrubs and hedges; and the location of all existing and proposed grassed and hard surfaced areas. Trees and shrubs planted shall comply with BS. 3936 (Specification of Nursery Stock) and shall be planted in accordance with BS. 4428 (General Landscape Operations). Within a period of 9 months from the date when any part of the development is brought into use the approved landscaping scheme shall be carried out. All planting shall be maintained and dead or dying material shall be replaced for a period of seven years from the agreed date of planting.
12. Foul and surface water shall be drained on separate systems.
13. Prior to the commencement of any development, a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions shall be submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. In the event of surface water draining to the public surface water sewer, the pass forward flow rate to the public sewer must be restricted to 5 l/s.
14. Prior to the commencement of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the Local Planning Authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:
 - a. The arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a Resident's Management Company; and

b. Arrangements concerning appropriate funding mechanisms for its ongoing maintenance of all elements of the sustainable drainage system (including mechanical components) and will include elements such as ongoing inspections relating to performance and asset condition assessments, operation costs, regular maintenance, remedial works and irregular maintenance caused by less sustainable limited life assets or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime.

The development shall subsequently be completed, maintained and managed in accordance with the approved plan.

15. No goods or equipment shall be stored on the site outside the buildings except waste materials which may be kept in bins for removal periodically.
16. Before the use hereby approved becomes operative the cycle parking provision as referred to on plan reference Proposed Site Plan received by the Local Planning Authority on 16th December 2016 shall be made available and maintained as such for the duration of the development.

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 avoid the possibility of the public highway being affected by the deposit of mud and/or loose materials thus creating a potential hazard for road users 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.
5. 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 adopted West Lancashire Local Plan 2012-2027 Development Plan Document.
6. To safeguard the amenity of adjacent properties and the area generally and so comply with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.
7. To safeguard the amenity of adjacent properties and the area generally and so comply with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.
8. To safeguard the amenity of adjacent properties and the area generally and so comply with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.
9. To safeguard the amenity of adjacent properties and the area generally and so comply with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.

10. To safeguard the amenity of adjacent properties and the area generally and so comply with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.
11. To assimilate the proposed development into its surroundings and to ensure that the development complies with the provisions of Policy EN2 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.
12. 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.
13. 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.
14. 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.
15. 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.
16. In order to comply with the provisions of Policy GN3 and IF2 in the adopted 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:

SP1 - A Sustainable Development Framework for West Lancashire

GN1 - Settlement Boundaries

GN3 - Criteria for Sustainable Development

GN4 - Demonstrating Viability

GN5 - Sequential Tests

IF1 - Maintaining Vibrant Town and Local Centres

IF2 - Enhancing Sustainable Transport Choices

EN1 - Low Carbon Development and Energy Infrastructure

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.