

<b>No.1</b>	<b>APPLICATION NO.</b>	2018/0191/FUL
	<b>LOCATION</b>	Lawns Farm 40 Lawns Avenue Orrell Wigan Lancashire WN5 8UH
	<b>PROPOSAL</b>	Conversion/change of use of existing previous vacant workshop building and redundant barn into 4 number residential dwellings including part additional first floors, roof lights, roof replacement, windows throughout and amenity space including application for access and parking provision
	<b>APPLICANT</b>	Miss Helen Ashton
	<b>WARD</b>	Up Holland
	<b>PARISH</b>	Up Holland
	<b>TARGET DATE</b>	13th April 2018

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## **1.0 REFERRAL**

- 1.1 This application was to be determined under the Council's delegation scheme however Councillor Moran has requested it be referred to Committee as the proposed development requires the vehicles to be taken along an unadopted driveway that has a play park and open playing fields on either side.

## **2.0 SUMMARY**

- 2.1 The proposed development is acceptable in principle as the properties would be located in a sustainable location. The proposal is considered to be appropriate to the location and will not have a significant impact on the character or appearance of the area or on the amenity of neighbouring properties. Subject to appropriate conditions the development would not result in adverse impact on flooding/drainage within the vicinity of the site or on the biodiversity of the area. The development would not have a significant impact on highway safety. The proposed development is considered to be compliant with the NPPF and Policies RS1, IF2, EN2, GN1 and GN3 of the West Lancashire Local Plan 2012-2027 DPD.

## **3.0 RECOMMENDATION - APPROVE with conditions.**

## **4.0 SITE DESCRIPTION**

- 4.1 The site comprises a group of agricultural buildings located to the south of the Lawns Farm complex. Included within the application site is a long range of low stone barns with a modern open sided extension at the north-eastern end, a taller stone building with a pitched roof which has some modern extensions to the north-western side and an agricultural storage building.
- 4.2 There is an existing single track lane leading from Sandford Road that runs alongside an open playing field. The track serves the dwelling known as The Lawns and for the first approx. 55m this track is a public footpath (no. 42). Access to the site is approx. 180m from the public highway.

## **5.0 PROPOSAL**

- 5.1 The application proposes the conversion / change of use of the existing stone building and redundant barn into four dwellings; one 3-bed property (plot 1), two 2-bed dwellings (plots 2 and 3) and one 4-bed dwelling (plot 4).

- 5.2 A parking area would be provided within the existing open barn which would accommodate two parking spaces per dwelling. Plots 1 and 2 would each have a small patio area at the front with a further separate garden area accessed along a path. Plots 3 and 4 would each have a private garden area adjacent to the dwelling.
- 5.3 It is proposed that the site would be accessed via the existing track that leads from Sandford Road.

## **6.0 PREVIOUS RELEVANT DECISIONS**

- 6.1 2017/0687/FUL - Conversion / change of use of existing previous vacant workshop building and redundant barn into 4 number residential dwellings including part additional first floors, roof lights, roof replacement, windows throughout and amenity space including access and parking provision - Withdrawn
- 6.2 2016/0684/PNC - Application for determination as to whether prior approval of details is required - Conversion of existing agricultural building to 3 no. dwellings, and for associated development - Refused

## **7.0 OBSERVATIONS OF CONSULTEES**

### 7.1 Environmental Health Officer (13/03/18)

No objection to the principle of development. Conditions are recommended

### 7.2 LCC Highways (16/03/18 & 30/04/18)

No objection in principle and consider the development would have a negligible impact on highway safety and capacity within the vicinity of the site. Comments are made in respect of the following matters:

#### Public Right of Way

Advice is given regarding the maintenance and access of the Public Footpath. The applicant is advised to contact LCC Public Rights of Way Section.

#### Access

In terms of highway safety regarding two way movements, the nature of the private road and open topography of the area means inter-visibility between drivers and pedestrian traffic is unlikely to be problematic. I do accept that there is always the possibility of conflict between pedestrians and vehicles. However vehicles would be travelling at low speeds due to the width and nature of the track and the adjacent grassed areas allow for a location for pedestrians to permit vehicular traffic to pass by.

Drivers approaching from Sandford Road would have clear views of oncoming traffic and would only have to reverse a short distance back onto Sandford Road or use the PROW entrance to allow oncoming traffic to pass. Towards the middle of the track vehicles approaching each other would have to reverse over an extended distance. This is not an ideal situation, however the limited scale of the development does mean the likelihood of vehicular conflict will be limited.

The current application is for residential dwellings following the conversion of agricultural and storage building which would see a degree of vehicle movements reduced and the nature of traffic utilising the road will alter from large agricultural based vehicles to private motor vehicles.

In terms of highway safety regarding the two way movements I am of the opinion that due to the restricted width, limited trip generation created by the small development and low speeds along the access road that would be involved, any impact would not be severe.

### Parking

Based on recommendations in policy IF2 I am of the opinion that the applicant has provided adequate parking for the size of development proposed.

### Refuse and Emergency Vehicles

The applicant has submitted satisfactory details of the turning facility as indicated on drawing no. 1433/SK/01 Rev B.

#### 7.3 MEAS - 20/03/18 and 19/04/18

No objection to the principle of the development. Several conditions have been recommended in respect of protected species and breeding birds.

I have reviewed both consultation responses (Merseyside & West Lancashire Bat Group and Mr S Irwin). I note that both responses are identical in terms of the matters raised.

I have reviewed the original report (ERAP Ltd, February 2018) and advise that MEAS's original comments remain valid (dated 20 March 2018).

#### 7.4 Lancashire Archaeological Advisory Service

The buildings are of historical significance. A condition to record the building is recommended.

### **8.0 OTHER REPRESENTATIONS**

#### 8.1 Up Holland Parish Council

Raise objections to the proposal in respect of the following matters:

Right of Way across the track from Sandford Road;

Highways matters including suitability of track, traffic conflicts, increase in number of vehicles, visibility along the track;

Drainage - lack of detail has been provided within the submission.

#### 8.2 Merseyside and West Lancashire Bat Group

Concerns regarding content of the Ecological Surveys which have been submitted.

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

Objection to change of use of agricultural buildings in the Green Belt;

Concern that development would be contrary to the Local Plan;

The approval of this application could lead to the threat of further development in the future;

Concern regarding impacts on users of the footpath/track and playing fields. Consider that the increase in traffic would be dangerous;

Some works to the barn were started in 2006. The buildings have been left largely empty and un-used since that time;

Concerns regarding content of the Ecological Surveys which have been submitted.

## **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**

Requiring Good Design  
Protecting Green Belt Land  
Conserving and Enhancing the Natural Environment

### **West Lancashire Local Plan Policies**

SP1 – A Sustainable Development framework for West Lancashire  
GN1 – Settlement Boundaries  
GN3 - Criteria for Sustainable Development  
GN4 - Demonstrating Viability  
IF2 – Enhancing Sustainable Transport Choice  
RS1 - Residential Development  
EC2 - The Rural Economy

Supplementary Planning Document - Design Guide (January 2008)

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

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

- 10.1 The main considerations for this application are

Principle of development - Impact on the Green Belt;  
Principle of development – Sustainability;  
Design;  
Impact on neighbouring properties;  
Highways;  
Drainage;  
Biodiversity.

*Principle of development - Impact on the Green Belt*

- 10.2 The application is for the conversion of an existing stone building and redundant barn into four dwellings. Paragraph 90 of the NPPF states that the re-use of buildings in the Green Belt is not inappropriate development provided that the buildings are of permanent and substantial construction. Having regard to the information provided I am satisfied the buildings are of permanent and substantial construction and therefore criteria (a) of the SPD and the relevant part of paragraph 90 in the NPPF are met.
- 10.3 I acknowledge that there would be some domestication of the land surrounding the barn as a result of the proposed change of use. If the application is considered to be otherwise acceptable I recommend that permitted development rights for certain forms of development such as extensions to the building, garages or other outbuildings are removed which would substantially limit the harm to the openness of the Green Belt. Given that the yard is currently able to be used for purposes associated with the existing

agricultural use, I consider that any domestic paraphernalia which could not be restricted by condition would have a neutral impact on both openness and the purposes of the Green Belt.

- 10.4 I am satisfied the external alterations are acceptable and would be in keeping with the rural character of the area. Furthermore the character of the buildings and wider landscape setting would be maintained. I consider the development would be in accordance with the criteria set out in policy GB2 (1) of the SPD.
- 10.5 On that basis the principle of the re-use of the buildings is considered to be acceptable and would be in accordance with Paragraph 90 of the NPPF, policy GN1 of the Local Plan and policy GB2(1) of the SPD - Development in the Green Belt.

*Principle of development - Sustainability*

- 10.6 The government sets out its stance towards residential development in the countryside in the NPPF. Paragraph 55 advises that to promote sustainable development rural housing should be located where it would enhance or maintain the vitality of rural communities. Local Planning Authorities should avoid new isolated homes in the countryside unless there are special circumstances.
- 10.7 The site is located within 200m from the settlement boundary of Orrell which lies mainly within Wigan Metropolitan Borough. Bus services through the settlement are limited however there is a train station located approx. ¾ mile from the site which has frequent services to stations across the North West. In addition Orrell has some day-to-day facilities including primary schools, a high school, shops, pubs and medical services within walking distance of the site.
- 10.8 The site lies outside the boundary of any of the Borough's settlements. However, having regard to the proximity to local services and public transport, I am satisfied the proposed dwellings would be located in a sustainable location. I am satisfied the development would comply with the requirements of paragraph 55.

*Design*

- 10.9 The existing openings within the stone barns are to be used however some alterations are proposed to the fenestration of the larger barn. There are limited changes to the exterior of the buildings and overall I am satisfied that the finished appearance would be in keeping with the rural character of the area. The removal of the redundant Dutch barn at the rear of the larger barn would result in an improvement in the appearance of the site.
- 10.10 In terms of its design I am satisfied the proposal would comply with the requirements of policy GN3 of the Local Plan.

*Impact on residential amenity*

- 10.11 Due to the position of the nearest neighbours and the position of the fenestration I am satisfied the proposal would not result in any adverse impact on residential amenity of neighbouring properties.
- 10.12 The proposed layout allows for each property to be allocated an area of private amenity space. Each dwelling will have a private amenity area close to the building and plots 1 and 2 will also have an additional separate area accessed along a short path. I am satisfied that each dwelling would have adequate garden space in accordance with the requirements of the SPD - Design Guide.

- 10.13 There is potential for adverse impacts on future occupants caused by noise from the adjacent agricultural shed. Following the demolition of part of the shed, the entrance to the shed is to be moved to the opposite side of the building and a new stone wall is to be constructed to form the southern elevation. Given these alterations, I consider that a suitable condition to control the use of this building to storage use only would limit the impacts on future occupants to an acceptable level.
- 10.14 Overall I am satisfied that the development would comply with policy GN3 as it would provide acceptable amenity levels for future occupants and would not result in undue harm to the residential amenity of neighbouring properties.

#### *Highways*

- 10.15 Parking for eight cars, i.e. two per dwelling, can be provided within the car port. A suitable turning area for vehicles has been demonstrated within the site. This meets the requirements of policy IF2 and the Highway Authority consider this element of the proposal to be acceptable.
- 10.16 Concerns have been raised in regard to the use of the track to access four new dwellings and the general impact of the development on safety of users of the public open space. Several concerns have highlighted the absence of suitable passing places on the access track which would potentially result in vehicles being required to reverse an extended distance if they met an on-coming vehicle in the middle of the track.
- 10.17 The NPPF at paragraph 32 advises that development should only be prevented or refused on highway safety grounds where the cumulative impacts of development are severe. The Highway Authority have expressed the view that in terms of highway safety regarding two way movements, the nature of the private road and open topography of the area means inter-visibility between drivers and pedestrian traffic is unlikely to be problematic. Vehicles would be travelling at low speeds due to the width and nature of the track and the adjacent grassed areas allow for a location for pedestrians to permit vehicular traffic to pass by. Drivers approaching from Sandford Road would have clear views of oncoming traffic and would only have to reverse a short distance back onto Sandford Road. Whilst this is not ideal, the limited scale of the development means the likelihood of vehicular conflict will be limited.
- 10.18 Despite the concerns raised, the Highway Authority has confirmed that the impact of the development is not considered severe in terms of highway safety due to the small size of the development and the slow speed of vehicles. On that basis the Highway Authority is satisfied that the development should not be refused on highway safety grounds.

#### *Drainage*

- 10.19 Limited details have been submitted within the planning application on how the drainage of foul and surface water would be dealt with. The submitted forms indicate that foul water will be discharged to a septic tank and a sustainable drainage system would be provided to deal with surface water.
- 10.20 I recommend suitably worded planning conditions to require the submission of full foul and surface water drainage details prior to any works taking place.

#### *Ecology*

10.21 Policy EN2, Part 2, 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.

#### *Bats*

10.22 The application has been accompanied by ecology surveys which have been considered by the Council's Ecological Consultant. Evidence of roosting bats was found in both Barns A and B. Development affecting European Protected Species must be assessed in relation to the three tests set out in the Habitats Regulations. The three tests are:

10.23 Test 1: Regulation 55(1): "*preserving public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment*"

The proposals would assist in delivering much needed housing in West Lancashire. This is in accord with the Local Plan and NPPF. This test has been satisfied.

10.24 Test 2: Regulation 55(9)(a): "*that there is no satisfactory alternative*"

The application site is not allocated for housing in the Local Plan. The buildings have been partly maintained and the bat roost has been retained irrespective of those works. Currently, the buildings are open, vacant and with no prospect of re-use for agricultural purposes. This option would retain the bat roosts, albeit the original roosts will be destroyed. This test has been satisfied.

10.25 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*"

The proposal includes mitigation to retain bats on-site both during and post construction but will result in the destruction of the existing bat roosts. The Council's Ecological Consultant recommends that, as long as the mitigation recommended in the 19<sup>th</sup> June 2017 report is implemented, then this test would be satisfied.

10.26 Comments have been received expressing concerns about the content of the Ecological Surveys. The Council's Ecological Consultants have reviewed the concerns and confirmed that they are confident that subject to the imposition of conditions the development would not have a detrimental impact on bats. I am therefore satisfied that, subject to the conditions recommended the proposal would comply with policy EN2.

#### *Birds*

10.27 The Council's Ecological Consultant has recommended several conditions in respect of breeding birds which I consider would be appropriate to include. On that basis I consider the development would comply with the requirements of policy EN2 of the Local Plan.

### **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, subject to the following conditions.

### **Condition(s)**

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.
2. The development hereby approved shall be carried out in accordance with details shown on the following plans:-  
Plan reference SK/02, SK/03A and SK/05 received by the Local Planning Authority on 16th February 2018, plan reference SK/01B and SK/04B received on 19th April 2018 and Site Location Plan received on 30th April 2018.
3. No development shall commence until details of the design and implementation of an appropriate foul drainage scheme have been submitted to, and approved in writing by, the Local Planning Authority. The approved scheme shall be implemented in full prior to first occupation of any of the new dwellings and shall be retained, managed and maintained as such at all times for the duration of the development.
4. No development shall commence until details of the design, based on sustainable drainage principles, and implementation of an appropriate surface water sustainable drainage scheme have been submitted to and approved in writing by the local planning authority.

Those details shall include, as a minimum:

- a) A drainage strategy including details of how the drainage scheme shall be managed and maintained thereafter by way of a management and maintenance plan;
- a) Evidence of an assessment of the site conditions to include any existing surface water flow routes, drains, sewers and watercourses (NB sometimes there are networks of isolated land drainage located within agricultural land which discharge to ground and have no connectivity to a waterbody. For the avoidance of doubt such drainage is not classified as an ordinary watercourse.), site investigation and test results to confirm soil infiltrations rates and greenfield runoff rates;
- b) Demonstration that surface water run-off will not exceed pre-development run-off rates and volumes;
- c) Demonstration that existing natural land drainage water (e.g. spring water, ground water or surface runoff) from surrounding areas that enters the site is managed in such a way to have no material impact by leaving the site in terms of nuisance (e.g. exacerbation of existing flooding) or damage;
- d) Information about the lifetime of the development, design calculations using relevant storm periods and intensities (1 in 30 & 1 in 100 year + agreed allowance for climate change), discharge rates and volumes (both pre and post development), facilities for temporary storage, the methods employed to delay and control surface water discharged from the site, and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters, including watercourses, and details of floor levels in metres AOD;
- e) Evidence that flood flows resulting from rainfall up to and including a 1 in 100 year (including a + agreed allowance for climate change) rainfall event will be managed within the site at designated temporary storage locations unless it can be shown to have no material impact by leaving the site in terms of nuisance or damage, or increase river flows during periods of river flooding;
- f) Evidence that the design of the site ensures that, so far as is reasonably practicable, flows resulting from rainfall in excess of a 1 in 100 year rainfall events are managed in exceedance routes that minimise the risks to people and property;
- g) In addition to the normal printed input/output files supporting calculations for existing discharge rates (if applicable) and drainage proposals are to be submitted in an electronic format suitable for use in MicroDrainage software (e.g. mxd file format);
- h) Existing and proposed 3D level data submitted in a suitable format i.e. CSV or Autocad .dwg;
- i) Existing and proposed catchment areas in a suitable format i.e. Autocad .dwg; and



j) Details of water quality controls (e.g. oil separators or permeable paving systems), where applicable.

The scheme shall be implemented in accordance with the approved details prior to first occupation of any of the approved dwellings, or completion of the development, whichever is the sooner. Thereafter the drainage system shall be retained, managed and maintained in accordance with the approved details.

5. Before any development takes place 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 shall be submitted to and approved in writing by the Local Planning Authority.
6. The development shall be undertaken entirely in accordance with the mitigation measures set out within section 11.5 of Report entitled Inspection & Assessment in Relation to Bats & Breeding Birds Dusk Emergence Survey Results, 19th June 2017.
7. Before the hereby permitted dwellings are first occupied if external lighting is required details of an appropriate lighting scheme that is designed so that it protects ecology and does not result in excessive light spill onto the habitats shall be submitted to and agreed in writing by the Local Planning Authority. Any lighting shall be installed in accordance with the approved scheme before the dwellings are first occupied and no further external lighting shall be installed.
8. No tree felling, scrub clearance, hedgerow removal, vegetation management, ground clearance and/or building works shall take place during the period 1 March to 31 August inclusive. If it is necessary to undertake works during the bird breeding season then all buildings, trees, scrub, hedgerows and vegetation are to be checked first by an appropriately experienced ecologist to ensure no breeding birds are present. If present, details of how they will be protected shall be submitted to and approved in writing by the Local Planning Authority.
9. None of the hereby permitted dwellings shall be occupied until details of bird boxes and timing of installation has been submitted to and approved in writing by the Local Planning Authority. The bird boxes shall be installed in accordance with the approved scheme prior to first occupation of any of the approved dwellings.
10. No development shall take place until full details and samples of the external facing and roofing materials (including windows and doors) have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
11. The hereby permitted dwellings shall not be occupied until full details and samples of the materials to be used in the construction of all areas of hardstanding have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details before first occupation of the hereby permitted dwellings.
12. Before the first occupation of the hereby permitted dwellings details of the proposed boundary treatment for each property shall be submitted to and approved by the Local Planning Authority. Such boundary treatments shall be erected as an integral part of the development and completed to each dwelling before that dwelling is first occupied.
13. Before the first dwelling is occupied the car parking and turning areas shall be marked out in accordance with the approved plan and retained in the approved form for the duration of the development.
14. Before the first occupation of any the hereby permitted dwellings a turning area shall be provided in accordance with drawing no. SK/01B and SK/04B. The turning area shall be maintained as such and be kept clear and available for turning purposes at all times.
15. Before the first occupation of any dwelling at least one communal electric vehicle charging point shall be provided within the site together with an adequate charging infrastructure and cabling for each marked space which shall be retained for that purpose thereafter.
16. Before the first occupation of the hereby permitted dwellings works to reduce the size of the Hay / Silage Shed shall be completed in accordance with drawing nos. SK/01B and

SK/04B. Thereafter the Hay / Silage Shed shall be only be used for agricultural storage purposes.

17. Prior to the commencement of the use of the development hereby approved, unless required for purposes as an escape window(s), the first floor window(s) on the south-west elevation of plot 4 shall be fitted with obscure glass (Pilkington level 3 or equivalent) and be non-opening and shall remain so fitted at all times thereafter for the duration of the development. If required for escape purposes the window(s) shall be fitted with obscure glass (Pilkington level 3 or equivalent) and shall include a restrictor mechanism to prevent the window(s) from opening more than 50mm during normal use/non-emergency situations and shall remain so fitted at all times thereafter for the duration of the development.
18. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) or any subsequent Orders or statutory provision re-enacting the provisions of these Orders no garages, extensions, alterations, porches, garden sheds, out buildings, greenhouses, swimming pools, hardstandings or means of enclosure shall be erected or undertaken without the express written permission of the Local Planning Authority.
19. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) or any subsequent Orders or statutory provision re-enacting the provisions of these Orders no window shall be added to any of the hereby approved dwellings until details of the positioning, size and design have been submitted to and approved in writing by the Local Planning Authority.
20. No development shall take place until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological 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.

#### **Reason(s)**

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 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.
4. 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.
5. 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.
6. 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.
7. In the interests of nature conservation and to ensure compliance with the provisions of Policies GN3 & EN2 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.
8. In the interests of nature conservation and to ensure compliance with the provisions of Policies GN3 & EN2 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.
9. In the interests of nature conservation and to ensure compliance with the provisions of Policies GN3 & EN2 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.

10. 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. To prevent unsightliness and visual intrusion and so ensure that the development complies with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.
12. To prevent unsightliness and visual intrusion and so ensure that the development complies with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.
13. To allow for the effective use of parking areas and to ensure that the development complies with the provisions of Policies GN3 & IF2 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.
14. 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.
15. To ensure that the development complies with the provisions of Policy IF2 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.
16. 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.
17. 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.
18. The character and location of the property are such that the Local Planning Authority wishes to exercise maximum control over future development to protect the openness of the Green Belt and prevent unsightliness and visual intrusion in order to comply with the provisions of Policies GN1(b) and GN3 in the West Lancashire Local Plan 2012-2027 Development Plan Document and the NPPF.
19. 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
20. As the site is of archaeological interest and in order to comply with the provisions of Policy EN4 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.

#### **Note(s)**

1. The grant of planning permission does not entitle a developer to obstruct a right of way and any proposed stopping up or diversion of a right of way should be the subject of an Order under the appropriate Act. Footpath/ Bridleway No. 42 in the Parish of Up Holland is within the site. The developer is advised to contact LCC Public Rights of Way Section for further information.
2. The programme of archaeological recording should comprise the creation of a record of the barn to Historic England level 2-3. This work should be carried out by an appropriately qualified and experienced professional archaeological contractor to the standards and guidance set out in Understanding Historic Buildings (Historic England 2016).

#### **Reason for Approval**

1. The Local Planning Authority has considered the proposed development in the context of the Development Plan including, in particular, the following Policy/Policies in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document:  
SP1 - A Sustainable Development framework for West Lancashire  
GN1 - Settlement Boundaries  
GN3 - Criteria for Sustainable Development  
IF2 - Enhancing Sustainable Transport Choice  
RS1 - Residential Development

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.