

Officer Report

Application Number: 06/2017/1386

Proposal: Construction of additional 85no. car parking spaces

Site Address: Italian Orchard Restaurant, 96, Italian Orchard, Whittingham Lane, Broughton, Preston, Lancashire, PR3 5DB

Case Officer: Dean Clapworthy

Decision: Approve with conditions

1	Information
1.1	Location
	The application relates to the Italian Orchard restaurant, off Whittingham Lane to the east of Broughton. The site falls within the Open Countryside as defined by the Policies Map within the Adopted Preston Local Plan 2012-26 (Site Allocations and Development Management Policies).
1.2	Proposal
	The proposal is for the extension of the existing car park by 85no. spaces in order to provide adequate car parking for extant planning permissions.
1.3	Relevant Planning History
	<p>There have been a number of applications on the site in recent years, however the following are of relevance:</p> <p>06/2014/0701 – Erection of function room and pre-function room extension, provision of additional car parking, new access road and associated landscaping – Approved with conditions December 2014.</p> <p>06/2015/1025 – Erection of function room and pre-function room extension, provision of additional car parking, new access road and associated landscaping – Approved with conditions March 2016.</p> <p>06/2016/0677 – Single storey extension to front and associated landscaping – Approved with conditions December 2016.</p>
1.4	Planning Policy Framework
	<p>Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that if regard is to be had to the Development Plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.</p> <p>The Development plan comprises:</p>

	<p><u>Adopted Central Lancashire Core Strategy</u> Policy 1 – Locating Growth Policy 3 – Travel Policy 12 – Culture and Entertainment Facilities Policy 13 – Rural Economy</p> <p><u>Adopted Preston Local Plan 2012-2026 (Site Allocations and Development Management Policies)</u> Policy EN1 – Development in the Open Countryside Policy EN9 – Design of New Development Policy ST1 – Parking Standards Policy ST2 – General Transport Considerations</p> <p>Other Material Considerations: Central Lancashire Supplementary Planning Document (SPD) 3 – Rural Development Central Lancashire Supplementary Planning Document (SPD) 5 – Design Guide</p> <p>National Planning Policy Framework (the Framework) National Planning Practice Guidance (NPPG) National Planning Policy for Waste</p>
1.5	<p>Consultation responses</p>
	<p>United Utilities – No objections subject to conditions relating to drainage.</p> <p>County Highways – No objections to the revised scheme.</p> <p>Broughton Parish Council – Concerns raised regarding the increase in traffic on Whittingham Lane, safety and congestion.</p> <p>Publicity – No responses received.</p>
1.6	<p>Analysis</p>
	<p><u>Principle of development and impact on the Open Countryside</u> Policy EN1 of the Adopted Local Plan 2012-26 seeks to limit development in the open countryside to, amongst other things that needed for agriculture or forestry or other uses appropriate to a rural area.</p> <p>The application site is located to the east of the village of Broughton in the open countryside. The proposed car park extension would be located to the west of and immediately adjacent to the existing car parks. The site is screened by existing vegetation when viewed from the north, east and west. The proposed car park would be constructed on a currently unused area between the existing car park and the neighbouring property. As the development would be confined within the existing site boundary and be adequately screened, it is considered the proposal would not have a detrimental visual impact on the character and appearance of the open countryside and is therefore considered acceptable. As such, it is considered the proposal complies with Policy EN1 of the Adopted Local Plan 2012-26 and the principle of the development is therefore acceptable subject to its impact on highway safety and parking provision which is discussed below.</p>

	<p>Highways and parking</p> <p>Policy 3 of the Adopted Core Strategy seeks to reduce the need to travel, improve pedestrian and cycle facilities, improve public transport and encourage car sharing. Policy ST1 of the Adopted Local Plan 2012-26 details parking standards for all development proposals. Policy ST2 of the Adopted Local Plan 2012-26 states that development will be permitted provided that various criteria are met including that road safety and the efficient movement of all highway users is not prejudiced. The Framework sets out that development should only be refused on transport grounds where the residual cumulative impacts of the development are severe.</p> <p>The proposal would create an additional 85no. car parking spaces on the site for visitors of the recent approved but yet to be built function room and bar. This would avoid visitors to the site parking on the verges on the access road thus causing congestion accessing and exiting the site. Details of the existing parking provision across the entire site have been provided, as well as the expected parking provision for the new function room and bar in line with Appendix B of the Adopted Local Plan 2012-26. Currently there are 126no. spaces available on site. Based on the figures in Appendix B, the function room would require a further 41no. spaces and the bar a further 38no. spaces bringing the total required to 79no. spaces. A further 6no. spaces are required to replace those lost to provide access to the new car parking areas, bringing the total required to 85. It is therefore considered the addition of 85no. spaces to help address an existing situation on the site is acceptable. County Highways have raised no objections to the proposal and as such, it is considered the proposal would not have a severe impact on highway safety and therefore complies with Policy 3 of the Adopted Core Strategy, Policies ST1 and ST2 of the Adopted Local Plan 2012-26 and the Framework.</p>
1.7	<p>Value Added to the Development</p>
	<p>Amended plans were sought from the applicant which removed proposed car parking spaces earmarked for the proposed hotel on the site, as to date no application for a hotel on this site has been applied for. The amended scheme detailing the car parking requirements for the existing use plus extant permissions for the function room and bar are considered acceptable.</p>
1.8	<p>Conclusions</p>
	<p>Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that if regard is to be had to the Development Plan for the purpose of any determination to be made under the Planning Acts the determination must be in accordance with the plan unless material considerations indicate otherwise. No objections have been received relating to the proposed development. The proposed development is acceptable and would not have any unacceptable adverse impacts upon the open nature of the countryside or highway safety and parking provision. The proposal complies with the relevant provisions of the Central Lancashire Core Strategy and the Preston Local Plan and there are no material considerations which outweigh this finding. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, the application is approved.</p>
1.9	<p>Recommendation</p>
	<p>Approve with conditions.</p>
2	<p>Compliance with paragraphs 186 and 187 of the National Planning Policy Framework</p>

<p>The Local Planning Authority has acted positively and proactively in determining this application, in accordance with paragraphs 186 and 187 of the National Planning Policy Framework, by assessing the proposal against relevant planning policies and all material considerations, identifying matters of concern within the application as originally submitted and negotiating acceptable amendments to the proposal with the applicant in order to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development.</p>

Conditions

1. The development hereby permitted shall only be implemented in accordance with the approved plans. This approval relates to drawing numbers received by the Local Planning Authority on 6th March 2018:
1955-5373-00-DR-A-013, Location Plan and Site Plan (as amended)
2. The development hereby permitted must be begun not later than the expiry of three years beginning with the date of this permission.

Reasons

1. To ensure the development is implemented in accordance with the approved plans and to avoid ambiguity.
2. Required to be imposed pursuant to section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning & Compulsory Purchase Act 2004.