

# Officer Report - committee

**Application Number:** 06/2018/0859

**Proposal:** Erection of three storey retirement apartments building (Class C2), and two storey office (Class B1) and retail units (Class A1) building, following demolition of existing restaurant building (Class A3) with associated landscaping and car parking and new access off Woodplumpton Lane

**Site Address:** A Touch Of Spice - 521 Garstang Road, Preston, PR3 5JA

**Case Officer:** Ben Sandover

**Decision:** Refusal

## Reasons

1. The proposed development by virtue of its size, scale, massing and design would be out of keeping with the character of Broughton Village and therefore would be contrary to Policy 17 of the Adopted Central Lancashire Core Strategy, Policy EN9 of the Adopted Preston Local Plan, the Central Lancashire Design Guide Supplementary Planning Document and the National Planning Policy Framework.

## Informatives

1. You are advised that as of 30th September 2013, the Central Lancashire Community Infrastructure Levy (CIL) Charging Schedule came into effect. Whilst the above application has been refused by the Local Planning Authority you are advised that CIL applies to all planning permissions granted on or after this date. Thus any successful appeal against this decision may therefore be subject to CIL (depending on the location and type of development proposed). Full details are available on the Council's website [www.preston.gov.uk/CIL](http://www.preston.gov.uk/CIL)

## Compliance with paragraph 38 of the National Planning Policy Framework

The Local Planning Authority has acted positively and proactively in determining this application, in accordance with paragraph 38 of the National Planning Policy Framework, by assessing the proposal against relevant planning policies and all material considerations, identifying matters of concern with the proposal and discussing those with the applicant. However, the issues identified are considered to be so fundamental that it has not been possible to negotiate a satisfactory way forward and due to the harm which has been clearly identified within the reason(s) for the refusal, approval has not been possible.