

**Development Control Committee**  
Meeting to be held on 3<sup>rd</sup> March 2021

Electoral Division affected: Preston Rural East
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**Application number. LCC/2019/0006/1**  
**Compliance with condition 8 of permission LCC/2019/0006 - Revised landscaping scheme. Broughton Bypass, Preston.**

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**Executive Summary**

Application - Compliance with condition 8 of permission LCC/2019/0006 - Revised landscaping scheme. Broughton Bypass, Preston,

**Recommendation – Summary**

That the scheme and programme submitted under condition 8 of permission LCC/2019/0006 be approved.

**Applicant's Proposal**

The application is for the approval of details of the landscaping scheme as required by condition 8 of planning permission LCC/2019/0006.

The scheme includes the following proposals:

- Sowing of the turning head area with a grassland seed mix.
- Closing gaps in the hedgerow alongside D'urton Lane with a native hedgerow mix.
- Low density shrub mix on the embankment forming the side of the bypass.

**Description and Location of Site**

The area of land subject to the landscaping scheme (measuring approximately 15 metres by 15 metres) is located off D'urton Lane immediately to the south of Broughton Bypass, close to the junction of the M55 and the A6 to the north of Preston. The land also adjoins a residential property known as Grays Cottage which is accessed off D'urton Lane.

**Background**

Planning permission for the Broughton Bypass was granted in 2013 ref 6/13/0528. In 2019, planning permission ref LCC/2019/006 was granted to regularise various changes that had been made to the design of the bypass compared to the approved design as set on the plans attached to planning permission 6/13/0528.

Condition 8 of permission LCC/2019/006 requires submission of a revised landscaping scheme for a small area of land adjacent to the bypass.

## **Planning Policy**

National Planning Policy Framework: Paragraph 127 is relevant regarding design issues.

Central Lancashire Core Strategy

Policy17 – Design of new buildings

Preston City Local Plan

Policy EN9 – Design of new development

## **Consultations**

Preston City Council: No comments received

Environment Agency: No comments received.

Representations – The application has been advertised by press and site notice and the neighbouring resident at Grays Cottage informed by individual letter who has raised the following issues:

- The application states that the hedging forming part of Grays Cottage will be retained – the plan should not control vegetation which is not within the bypass site.
- Some low density shrubs have recently been planted – does the plan properly reflect the works that have been carried out?
- The grassland mix was always promised to be a wildflower mix.
- The plan shows the manholes being covered which should not occur.
- Barbed wire is not appropriate.

## **Advice**

Planning permission for the construction of the Broughton Bypass was granted in 2013 and construction commenced in January 2016 with the road being opened to the public in 2017. In 2019 a planning application was submitted to regularise various changes where the as - built design had departed from the approved design set out in planning permission 6/13/528.

One of the changes related to an area of land off D'urton Lane immediately to the south of the bypass. As part of the bypass development, D'urton Lane was truncated

and became a cul de sac. An area for a turning head was therefore proposed on land immediately between the bypass and Grays Cottage to allow vehicles to turn around at the western end of D'urton Lane.

However, the turning head was never constructed and an alternative turning area was provided on the southern side of D'urton Lane opposite the entrance to Grays Cottage by retaining the access to the former construction compound area. One of the changes included within the 2019 planning permission was therefore to remove the original turning head and provide a landscaped area as an alternative. A condition was imposed to require a scheme of landscaping to be submitted for approval.

The submitted scheme proposes the area to be sown with an amenity grass seed mix, infilling of two gaps in the hedge alongside D'urton Lane with native planting, and removal of a metal kissing gate and footpath sign and backfilling of the holes with topsoil. Prior to the seeding being undertaken, the area is to be treated with weed killer to control invasive species.

The scheme is brought before Committee as the bypass scheme is a proposal by the Head of Service for Planning and Environment. The scheme has also been subject to an objection from the adjacent resident.

The proposed landscape works would restore this area to a small area of amenity grassland. The replanting works to the hedgerow would reinforce the boundary with D'urton Lane to enhance the visual amenities of the lane. Planting of further trees on the screening bund or on the area of the former turning head has deliberately been avoided as this would in time shade the garden of Grays Cottage.

A local resident has made a number of comments on the scheme. The scheme plan does show the existing hedge on the boundary with Grays Cottage being retained but this hedge is in the ownership of Grays Cottage and is therefore outside the permission area for the bypass and consequently outside of the scope of the scheme. The reference to this hedge being retained was just for information purposes and the comment has now been removed from the submitted drawing in order to avoid any possible confusion. A fence has been erected to form the boundary between the bypass land and the adjacent property. This fence was topped with barbed wire. It is agreed that the barbed wire is inappropriate for a residential boundary and the applicant proposes to replace it with steel wire.

The low density shrubs are on the bund which forms the side of the bypass and there is no intention to extend this planting onto the former turning head site. The existing low density shrubs are considered to be sufficient to provide some visual interest to the bund and provide some softening of the noise attenuation fence which is sited on the crest of the bund. Previous plans for this area had shown the land being seeded with a wildflower mix but the soils that have been used are too fertile for this mix to succeed. The general amenity grass mix that has been sown is suitable for the soil type and will ensure that the area is adequately landscaped. In relation to the manholes, there are a number of drainage structures beneath this land including inspection covers. Two manholes are still visible at the surface and can therefore be accessed for maintenance purposes.

The landscaping proposals for this area are therefore considered acceptable in relation to the amenities of the area and comply with policies EN9 of the Preston Local Plan.

In view of the scale, location and nature of the proposal it is considered that no Convention Rights set out in the Human Rights Act 1998 would be affected.

### **Recommendation**

That the scheme and programme submitted under condition 8 of permission LCC/2019/006 be approved.

### **Local Government (Access to Information) Act 1985 List of Background Papers**

None

Reason for Inclusion in Part II, if appropriate

N/A