

23 September 2013

Dear Councillor

**DEVELOPMENT CONTROL COMMITTEE - TUESDAY, 1ST OCTOBER 2013**

Please find enclosed location and layout plans for the planning applications, where applicable, that are to be considered at the above meeting of the Development Control Committee.

**Agenda No    Item**

4.    **Planning applications to be determined**

- a)    13/00600/FUL - Land 60m north to the rear of 34-42 and including 42 Chorley Lane, Charnock Richard (Pages 5 - 14)
- b)    13/00741/FUL - Middle Derbyshire Farm, Rivington Lane, Rivington, Bolton, BL6 7RX (Pages 15 - 26)
- c)    13/00033/FUL - Middle Derbyshire Farm, Rivington Lane, Rivington, Bolton, BL6 7RX (Pages 27 - 30)
- d)    13/00572/REMAJ - Sagar House, Langton Brow, Eccleston, Chorley, PR7 5PB (Pages 31 - 38)
- e)    13/00593/ADV - Land 20m north and land 27m south at roundabout junction Preston Road, Royton Drive, Whittle-le-Woods (Pages 39 - 42)
- f)    13/00727/FULMAJ - NIS Engineering, Common Bank Industrial Estate, Ackhurst Road, Chorley, PR7 1NH (Pages 43 - 46)
- g)    13/00476/FUL - Harpers Arms, 23 Harpers Lane, Chorley, PR6 7AB (Pages 47 - 50)
- h)    13/00785/S106A - Royal Ordnance Site including land between Dawson Lane and Euxton Lane, Euxton Lane, Euxton (Pages 51 - 52)

Yours sincerely



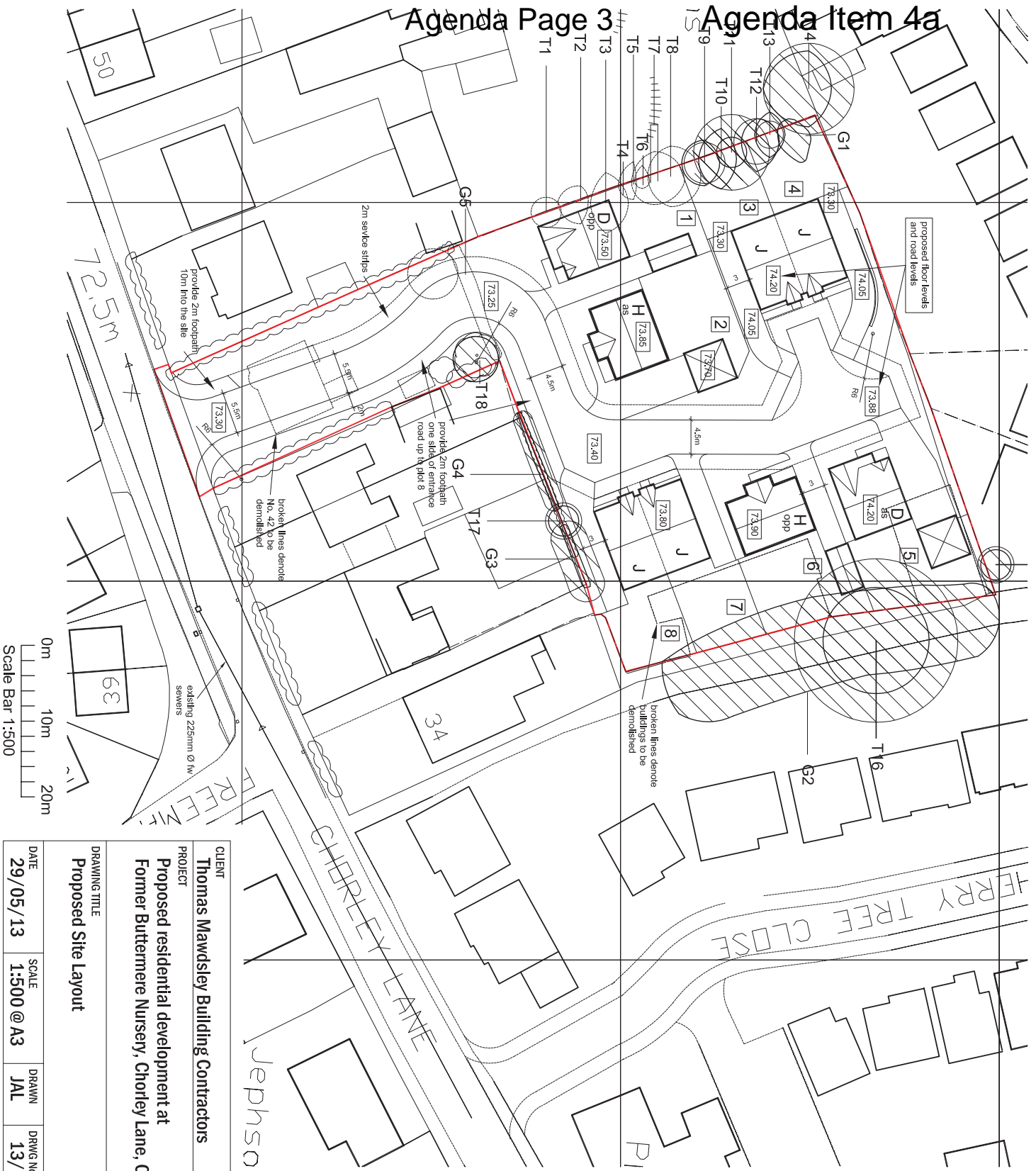
Gary Hall  
Chief Executive

Cathryn Filbin  
Democratic and Member Services Officer  
E-mail: [cathryn.filbin@chorley.gov.uk](mailto:cathryn.filbin@chorley.gov.uk)  
Tel: (01257) 515123  
Fax: (01257) 515150

**Distribution**

1. Agenda and reports to all Members of the Development Control Committee.

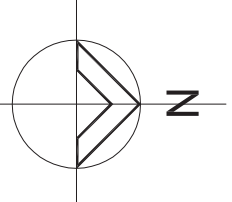
If you need this information in a different format, such as larger print or translation, please get in touch on 515151 or [chorley.gov.uk](http://chorley.gov.uk)



Schedule

J	2 bed bungalow	656 sq.ft.	4
D	4 bed house	1430 sq.ft	2
H	4 bed house	1513 sq.ft	2
<b>Total</b>			<b>8</b>

Revisions  
 A : All levels now relate to O.S. datum  
 B : Type G deleted; Type J introduced; garages repositioned; plot 1 handed; garages deleted on plots 3, 4, 7 & 8  
 asl 17/06/13  
 asl 21/06/13



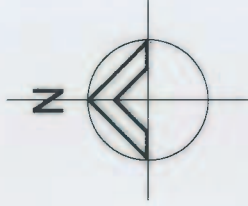
<b>CLIENT</b> Thomas Mawdsley Building Contractors			
<b>PROJECT</b> Proposed residential development at Former Buttemere Nursery, Chorley Lane, Charnock Richard			
<b>DRAWING TITLE</b> Proposed Site Layout			
DATE	SCALE	DRAWN	DRWG No.
29/05/13	1:500 @ A3	JAL	13/040/P01
		REV	B
213 PRESTON ROAD WHITTLE-LE-WOODS CHORLEY LANCASHIRE PR6 7PS TEL: 01257 261555 FAX: 01257 267224 WWW.LMPARCHITECTS.CO.UK			
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Application site area edged red = 0.395 ha  
 Areas edged blue indicates adjoining land under the applicants ownership.

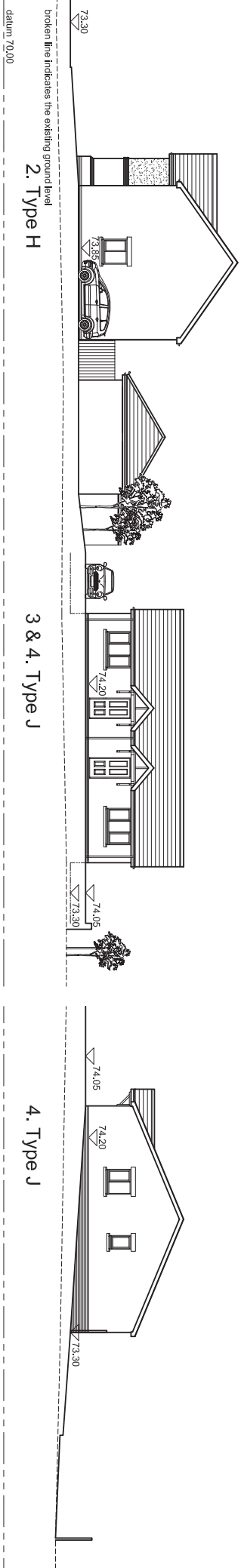


0m 25m 50m  
 Scale Bar 1:1250

REVISIONS

 <b>LMP</b> LAND MANAGEMENT PRACTITIONERS 113 ROBERT ROAD WYTHAM WOOD SOUTHAMPTON RG2 2JN TEL: 01256 345555 FAX: 01256 345556 WWW.LMP.CO.UK			
CLIENT	Thomas Mawdsley Building Contractor		
PROJECT	Proposed residential development at Former Buttermere Nursery, Chorley Lane, Charnock Richard		
DRAWING TITLE	Location Plan		
DATE	SCALE	DRAWN	REV
10/05/13	1:1250 @ A3	asl	13/040/L01

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2. Type H

3 & 4. Type J

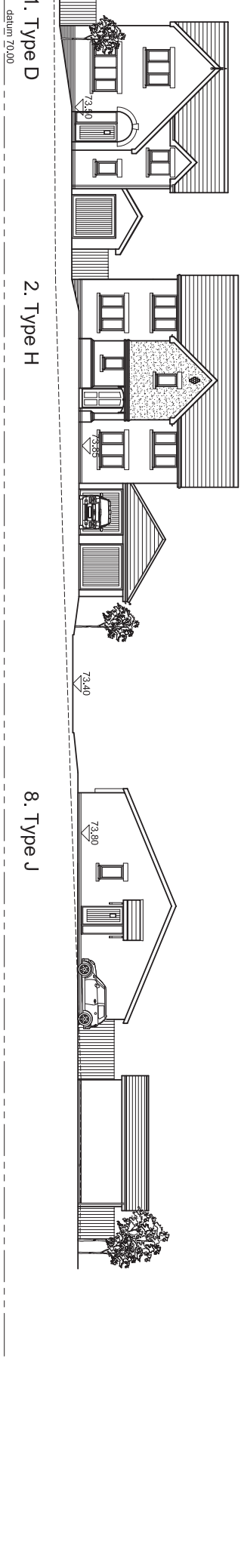
4. Type J



5. Type D

6. Type H

7 & 8. Type J

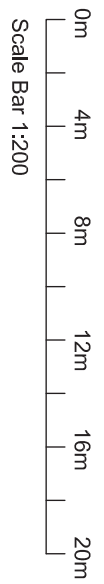



1. Type D

2. Type H

8. Type J

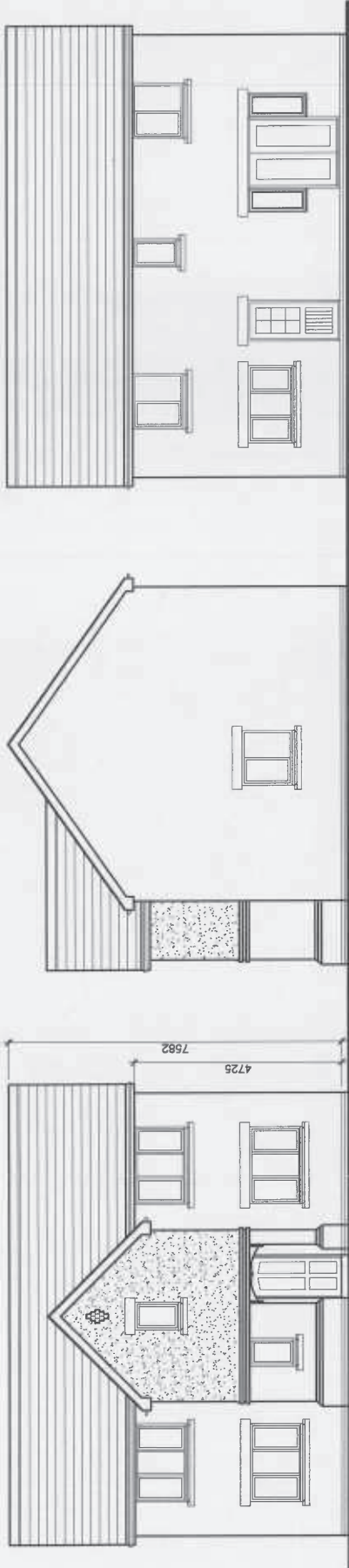
REVISIONS  
 A : updated to match site layout revision B  
 asl 21/06/13



CLIENT <b>Thomas Mawdsley Building Contractors</b>		DRAWING TITLE <b>Proposed Street Scenes</b>	
PROJECT <b>Proposed Residential Development at Former Buttermere Nursery, Chorley Lane, Charnock Richard</b>		DATE <b>29/05/13</b>	
SCALE <b>1:200 @ A3</b>	DRAWN <b>asl</b>	DRWG No. <b>13/040/P05</b>	REV <b>A</b>
 <b>ARCHITECTURAL CONSULTANTS</b> 213 PRESTON ROAD WHITTLELEWOODS CHORLEY LANCASHIRE PR6 7PS TEL: 01257 261555 FAX: 01257 267224 www.lmparchitects.co.uk		© Copyright Lawson Manginison Practice Ltd.	

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ELEVATIONS 1:100

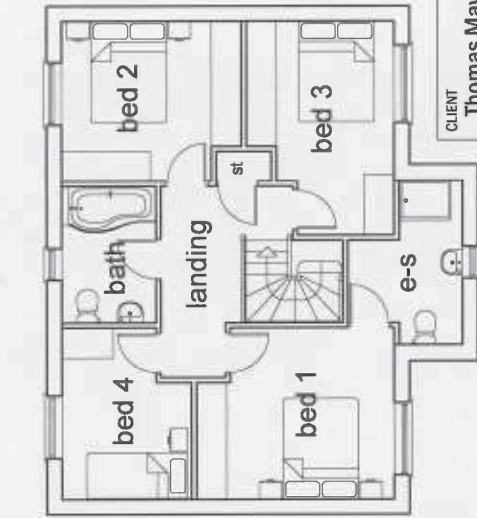


FRONT

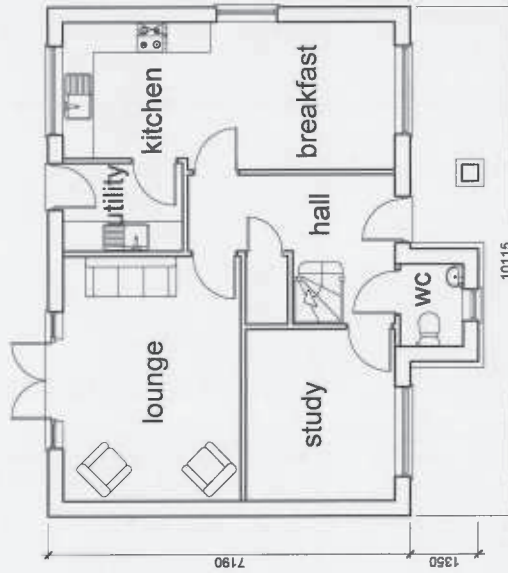
SIDE

REAR

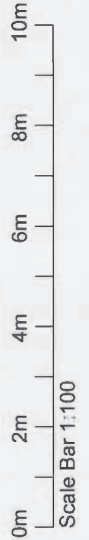
SIDE



FIRST FLOOR



GROUND FLOOR

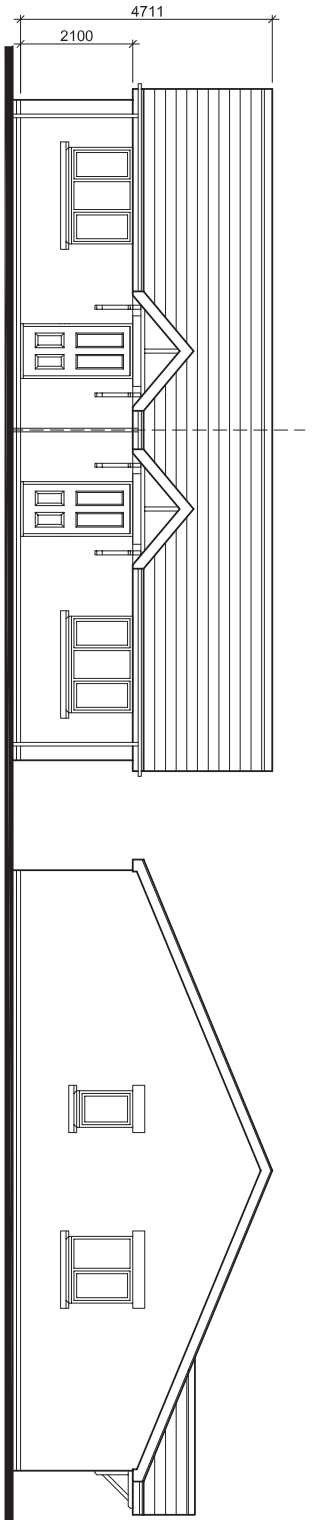
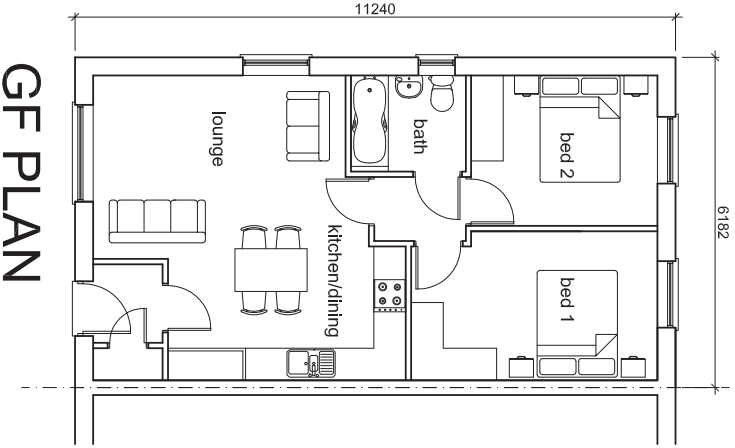


<p>213 PRESTON ROAD WHITTLE LE WOODS CHORLEY LANCASHIRE PR6 7PS TEL: 01257 261555 FAX: 01257 267224 EMAIL: group@mp213.com</p>	
<p>CLIENT <b>Thomas Mawdsley Building Contractors</b></p>	<p>PROJECT <b>Proposed Residential Development at Former Buttermere Nursery, Chorley Lane, Charnock Richard</b></p>
<p>DRAWING TITLE <b>House Type H - 4H1420 Proposed Plans &amp; Elevations - Plot 2 as drawn Plot 6 handed</b></p>	<p>SCALE <b>1:100 @ A3</b></p>
<p>DATE <b>09/05/13</b></p>	<p>DRAWN <b>JAL</b></p>
<p>DRWG No. <b>13/040/P04</b></p>	<p>REV</p>

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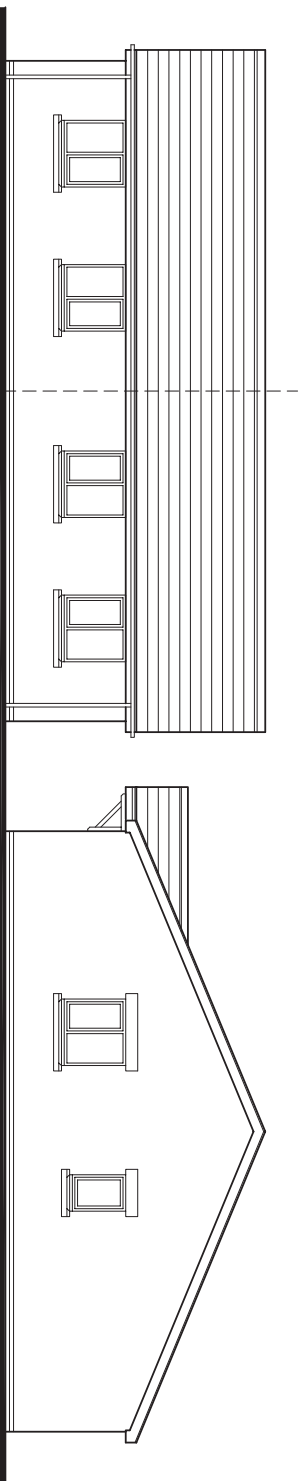
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FRONT ELEVATION

SIDE (L) ELEVATION



REAR ELEVATION

SIDE (R) ELEVATION



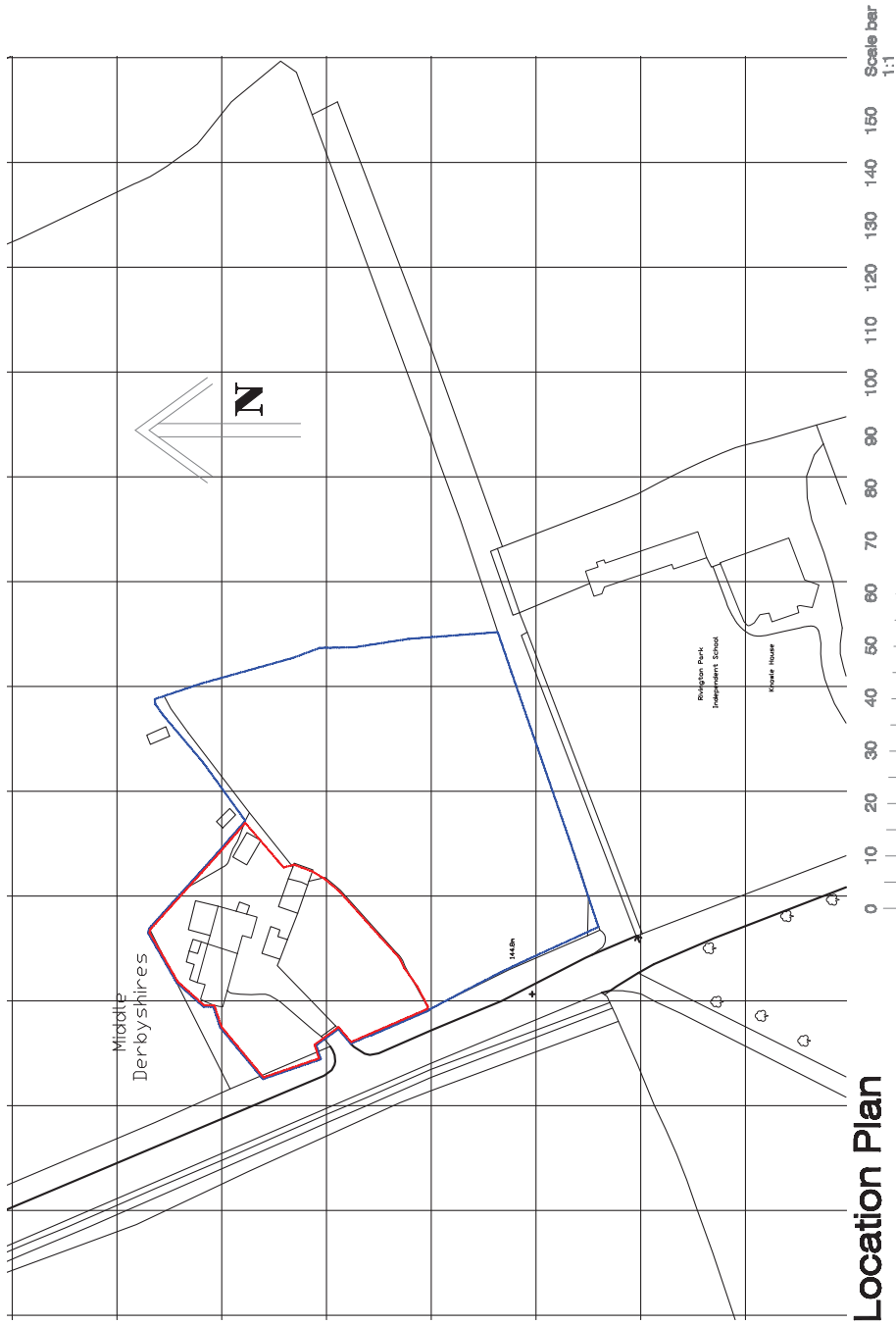
CLIENT Thomas Mawdsley Building Contractors		DRAWING TITLE House Type J - 2B656		DATE 20/06/13	SCALE 1:100 @ A3	DRAWN JAL	DRWG No. 13/040/P06	REV
PROJECT Proposed Residential Development at Former Buttermere Nursery, Chorley Lane, Charnock Richard		Proposed Plans & Elevations		ARCHITECTURAL CONSULTANTS <b>LMP</b> 213 PRESTON ROAD WHITTLE-LE-WOODS CHORLEY LANCASHIRE PR6 7PS TEL: 01257 261555 FAX: 01257 267224 www.lmparchitects.co.uk		© Copyright Lawson Magerison Practices Ltd.		

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# Middle Derbyshire Farm, Rivington Lane, Rivington, BL6 7RX.

**General notes:**  
 1. This drawing is to be checked on site prior to commencement of work and any discrepancy shall be immediately reported and resolved prior to work commencing. This drawing is to be read in conjunction with all relevant drawings and specifications relating to the job whether or not indicated on the drawing.  
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**Location Plan**  
 1:1250

**Drawing**  
 Location Plan

**Project**  
 Middlederby Shire Farm, Rivington Lane, Rivington, BL6 7RX - Replacement Dwelling.

Client	Drwg No	Job Ref	Date Complete	Paper size	Drwg Scale	Status	REV.
David Dalton	108	07212	25.02.13	A3	1:1250	Location	

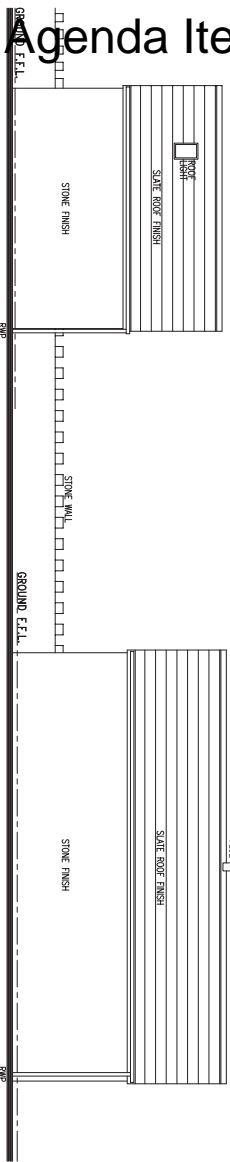
Drawn SW Checked SW T. 07680304919 E. simon@w-bd.co.uk W. w-bd.co.uk  
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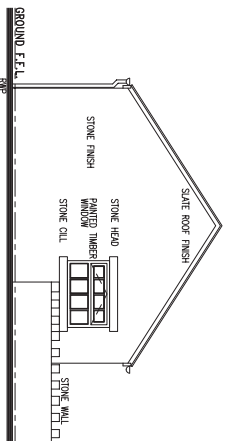
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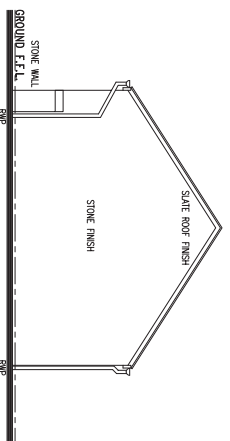
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Out Building 1  
Rear Elevation

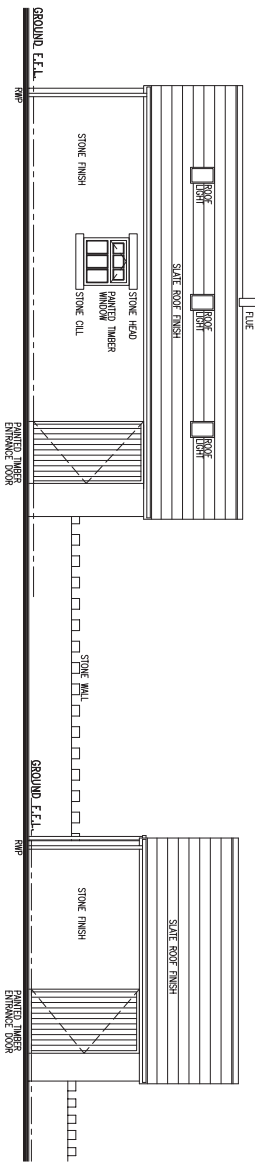


Out Building 2  
Rear Elevation

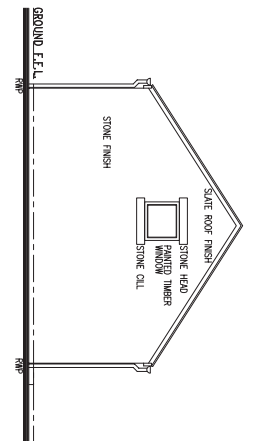


Out Building 1  
Side Elevation

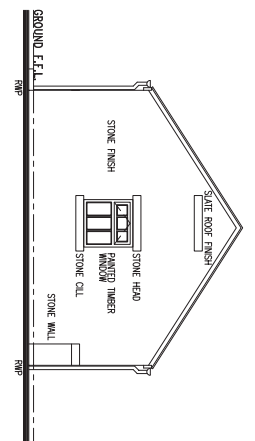
Out Building 1  
Side Elevation



Out Building 2  
Front Elevation



Out Building 1  
Front Elevation

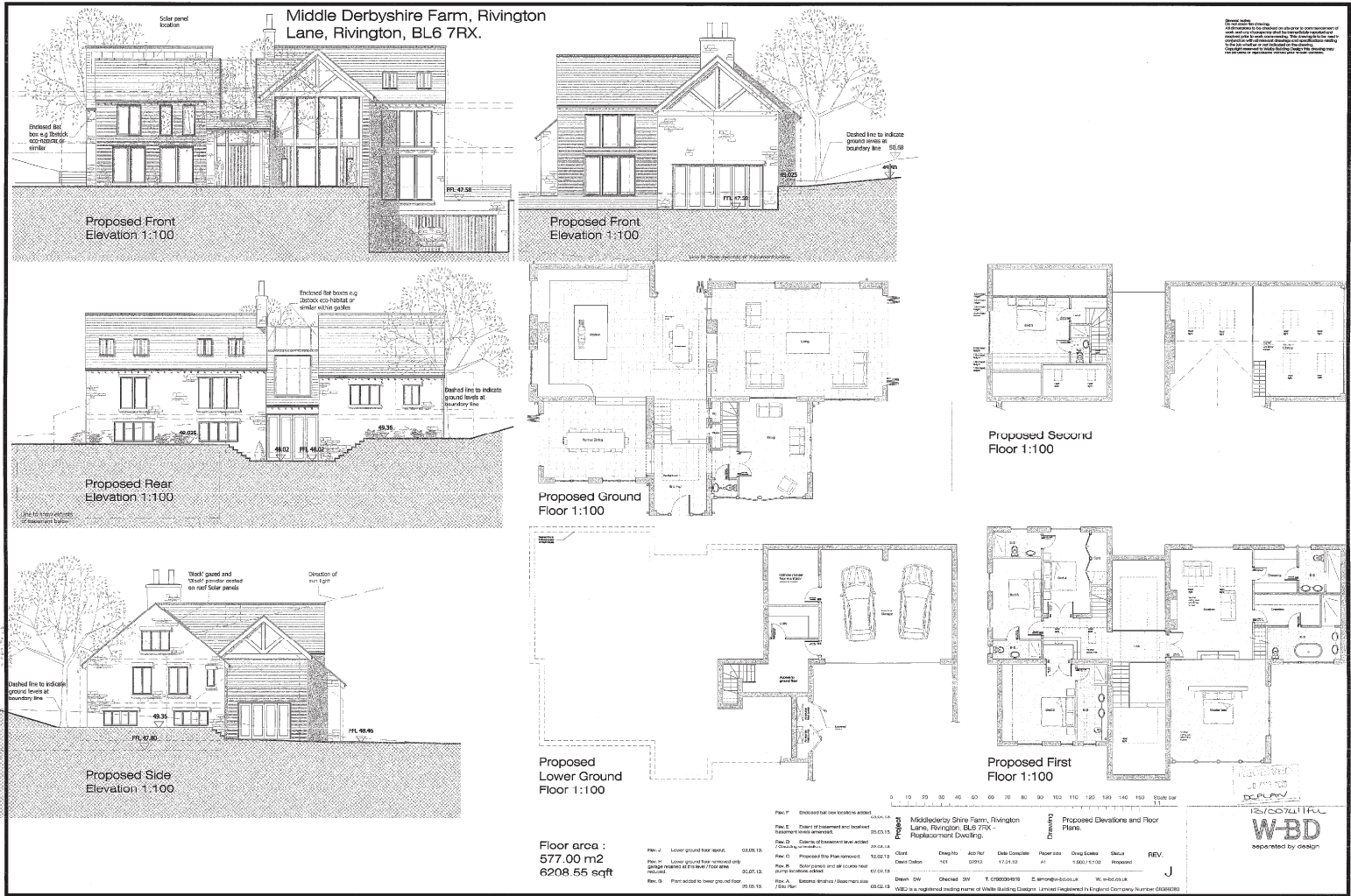


Out Building 2  
Side Elevation

Out Building 2  
Side Elevation

Project	Proposed Dwelling	Drawn Title	Existing Elevations -
Client	Rivington Lane	Drawn No.	Outbuildings
Location	LAUNSCHE	Drawn Date	BL6 7RX
Drawn By	DALTON/05	Scale	1:50
Drawn Date	JUNE 12	Drawn By	SCALE
Drawn Date		Drawn Date	JUNE 12

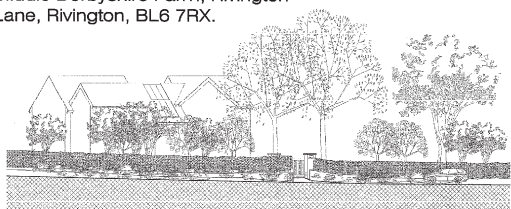
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Middle Derbyshire Farm, Rivington Lane, Rivington, BL6 7RX.



Proposed Street Scene 1:200

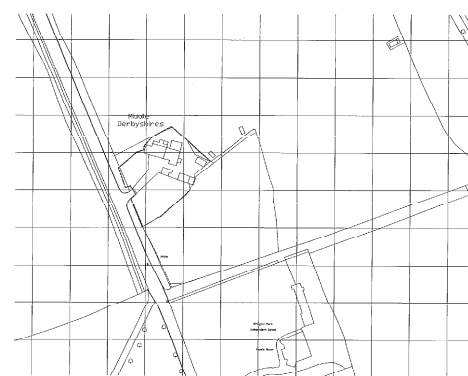
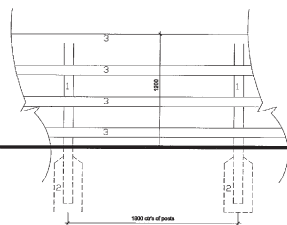


Entrance Gate Detail 1:50

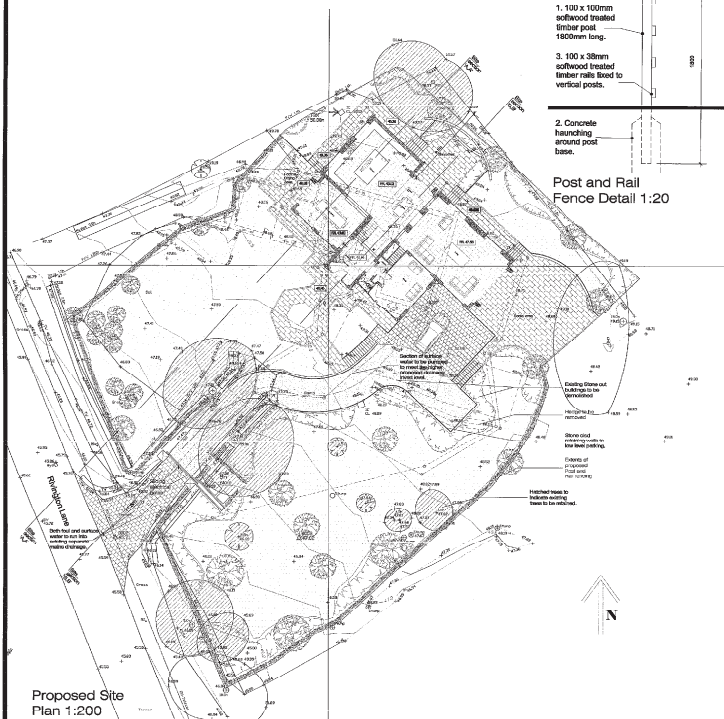
- 1. 100 x 100mm softwood treated timber post 1800mm long.
- 3. 100 x 38mm softwood treated timber rails fixed to vertical posts.

- 2. Concrete branching around post base.

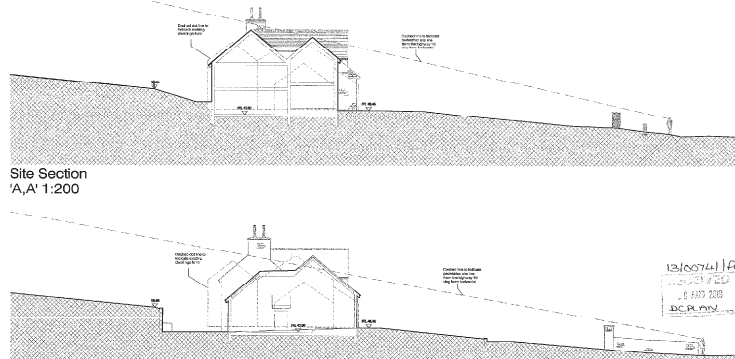
Post and Rail Fence Detail 1:20



Location Plan 1:1250



Proposed Site Plan 1:200



Site Section 'A,A' 1:200

Site Section 'B,B' 1:200

REV.	DESCRIPTION	DATE	BY	CHECKED	STATUS	REV.
Rev. 0	Revised site plan	01.07.14	SR	SR	Approved	
Rev. 1	Client of treatment and located	02.05.14	SR	SR	Approved	
Rev. 2	Site plan and location of	02.05.14	SR	SR	Approved	
Rev. 3	Gate detail and street scene	02.05.14	SR	SR	Approved	



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**Key:**

- Turf
- Gravel with stabiliser
- Meadowgrass / wild flowers
- Paving
- Shrub bed
- Water
- Decking
- Ground Cover
- Gravel
- Perennial Planting
- Lounger
- Feature
- Down spout

**Access Grid**

- Water Tap
- Greenhouse
- Overhead wires
- Chair
- Table
- Building Wall
- Window
- Door
- Car
- House/ Building
- Cricket Wall
- Native hedging
- Oven

**Other Symbols:** Shed, Fence, Electric Point, Steps, Bark Mulch, Sleeper, Cushion storage, Sink, Work Surface, Down spout

**REVISION HISTORY**

NO	DATE	DESCRIPTION	APPROVED
1			
2			
3			
4			
5			
6			

**Project:** Garden Landscaping BL6 7RX  
**Client:** Mr David Dalton  
**Date:** 12/02/13  
**Scale:** 1:200  
**Address:** Middle Derbyshire Farm, Rivington Lane, Rivington, BL6 7RX  
**Drawing Number:** DaltonGarden002.wxd  
**Designed by:** Andy Kiman  
**Drawn by:** Andy Kiman  
**Landscaper:**

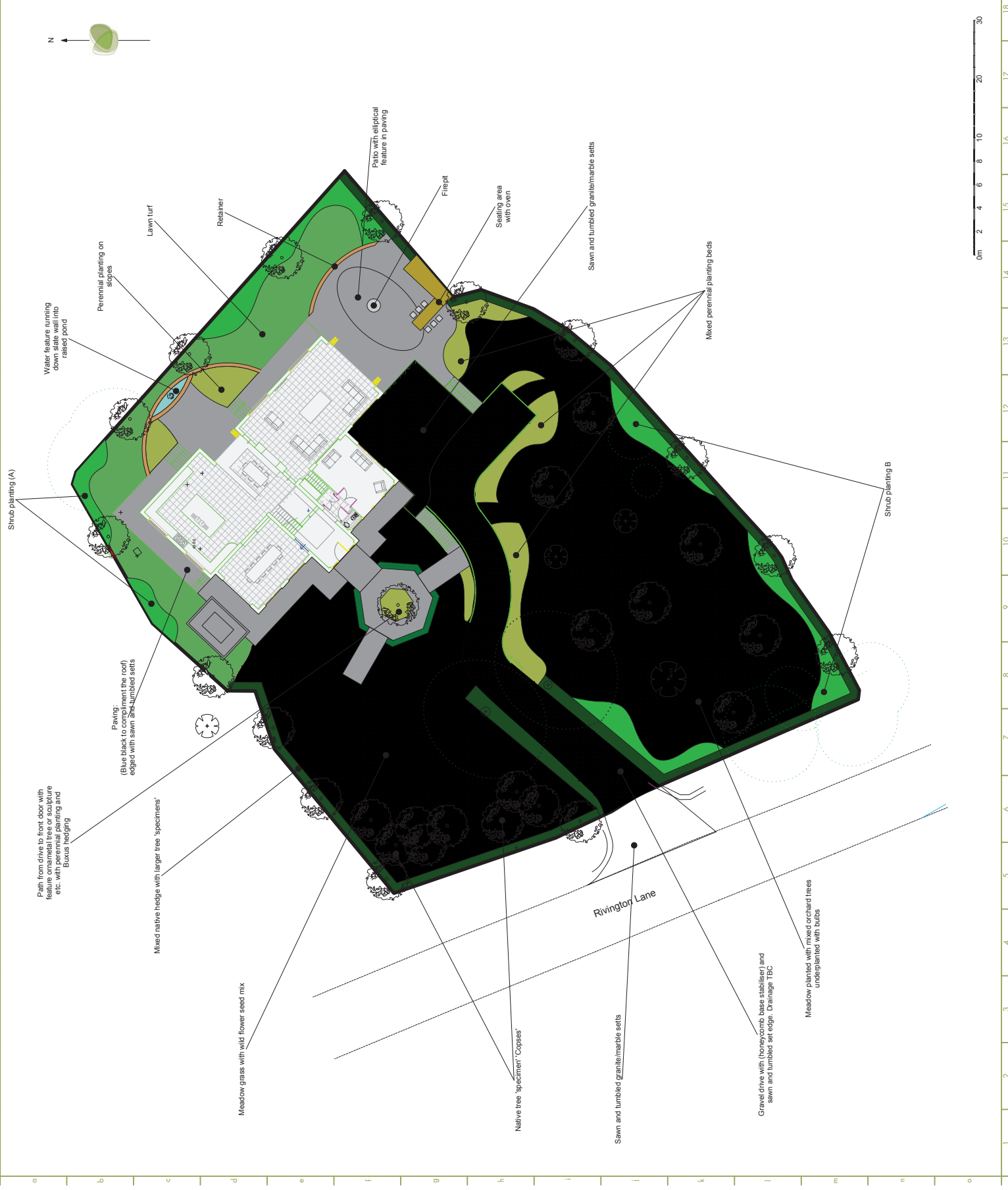
**kirman**  
contemporary space design

Garden Design and Landscape Architects

**Registered Professional Landscaper**

Based at:  
Bents Garden and Home  
Warrington Road  
Glazbury  
WARRINGTON  
Cheshire  
WA3 5NT

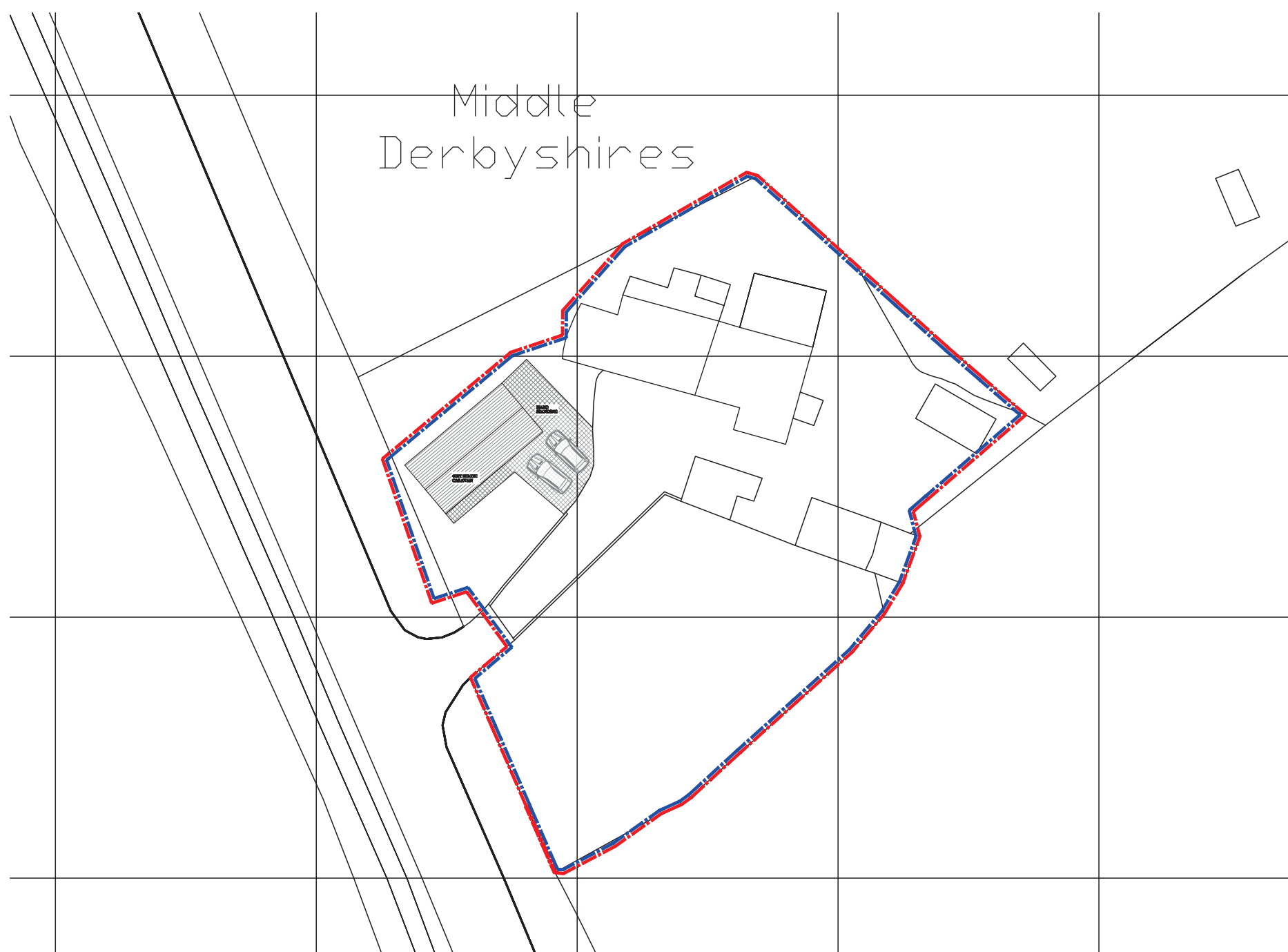
www.kirmandesign.co.uk  
info@kirmandesign.co.uk  
Tel: 01924 66976  
Fax: 01924 48112



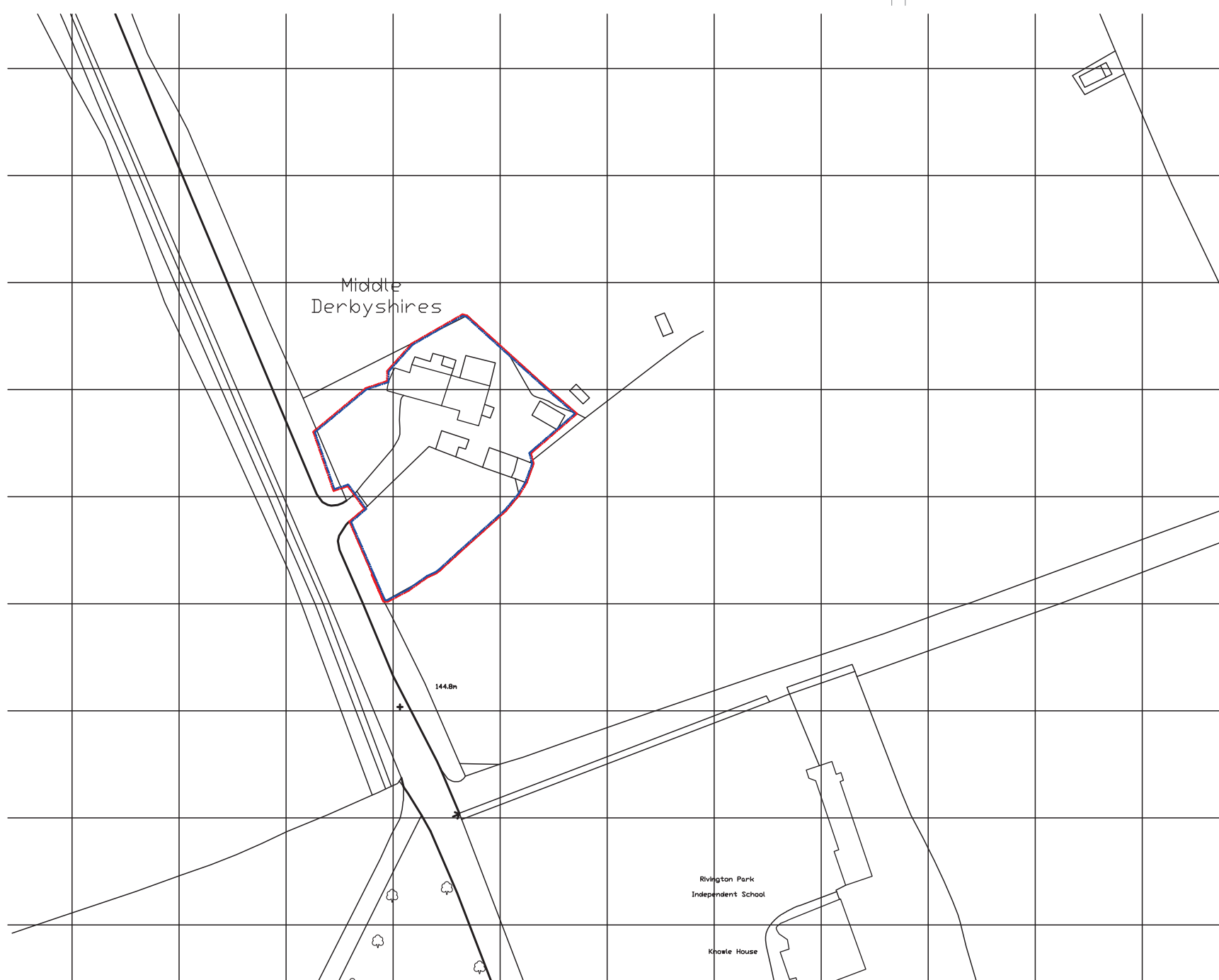
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# Middle Derbyshire Farm, Rivington Lane, Rivington, BL6 7RX.

General notes:  
Do not scale the drawing.  
All dimensions to be checked on site prior to commencement of work and any discrepancy shall be immediately reported and resolved prior to work commencing. This drawing is to be read in conjunction with all relevant drawings and specifications relating to the job whether or not indicated on the drawing.  
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**Proposed Site  
Plan 1:1250**



**Location  
Plan 1:1250**



**Project** Middlederby Shire Farm, Rivington Lane, Rivington, BL6 7RX - Caravan Application.  
**Drawing** Existing, Proposed and Location Site Plans.

Client	Drwg No	Job Ref	Date Complete	Paper size	Drwg Scales	Status	REV.
David Dalton	CV01	07212	14.01.12	A1	1:500 / 1:1250	Planning	

Drawn SW    Checked SW    T. 07980304919    E. simon@w-bd.co.uk    W. w-bd.co.uk



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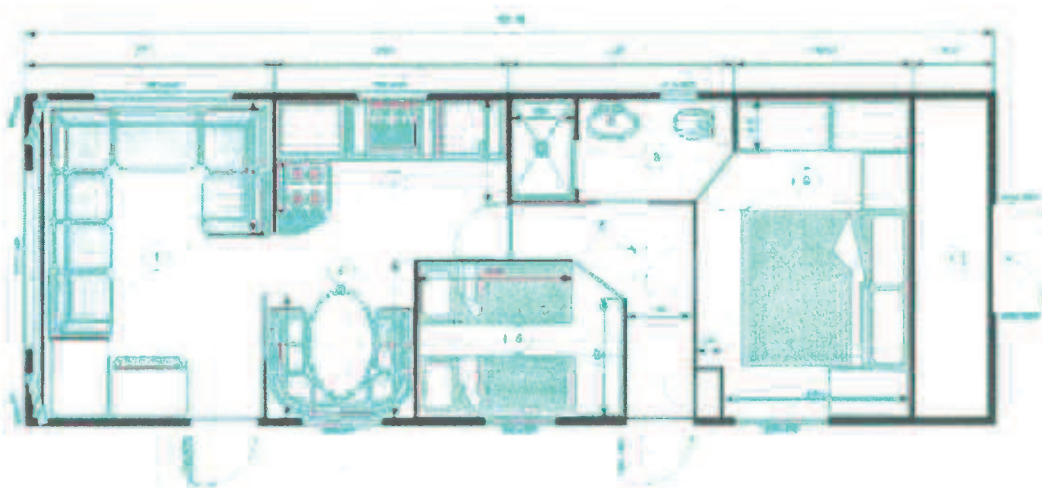
Side Elevation



Rear Elevation



Floor Plans (by others) :



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14 St Davids Ave | Thornton-Cleveleys | Lancashire | FY5 3NL  
T. 07980304919 E. simon@w-bd.co.uk W. www.w-bd.co.uk



## Proposed Caravan

RE: Middle Derbyshire Farm, Rivington Lane, Rivington, BL6 7RX – Temporary static caravan living accommodation during pre-planning and construction of a new dwelling.

**Details :**

Make : willerby

Model : Herald 26 x 12

**Images :**

Front Elevation



Side Elevation



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T. 07980304919 E. [simon@w-bd.co.uk](mailto:simon@w-bd.co.uk) W. [www.w-bd.co.uk](http://www.w-bd.co.uk)





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Sagar House - Ecclestone

**WARNING TO HOUSE PURCHASERS**  
 Property Misdescriptions Act 1991  
 Buyers are advised that this is a selling contract only. It is not intended as a descriptive contract. It is not intended to be used as a basis for a contract. It is not intended to be used as a basis for a contract. It is not intended to be used as a basis for a contract. It is not intended to be used as a basis for a contract.



Proposed Street Elevations

No.	Description	Date	Drawn	Checked



**BARRATT  
HOMES**  
MANCHESTER

Barratt Homes Manchester  
 A DIVISION OF BSH TRADING LTD  
 4 Bridgely Road  
 City Park  
 Manchester  
 M15 9SD  
 Tel: 0161 872 0181  
 Fax: 0161 855 0228

Job: Sagar House - Ecclestone

Title: Proposed Street Elevations

Design	Date	Checked	Drawn
	16/01/2023	432 / SED1	

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**WARNING TO HOUSE PURCHASERS**  
 Property Misdescriptions Act 1991

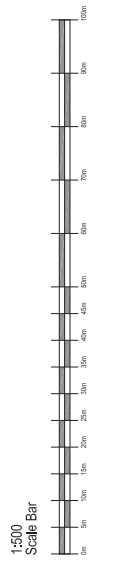
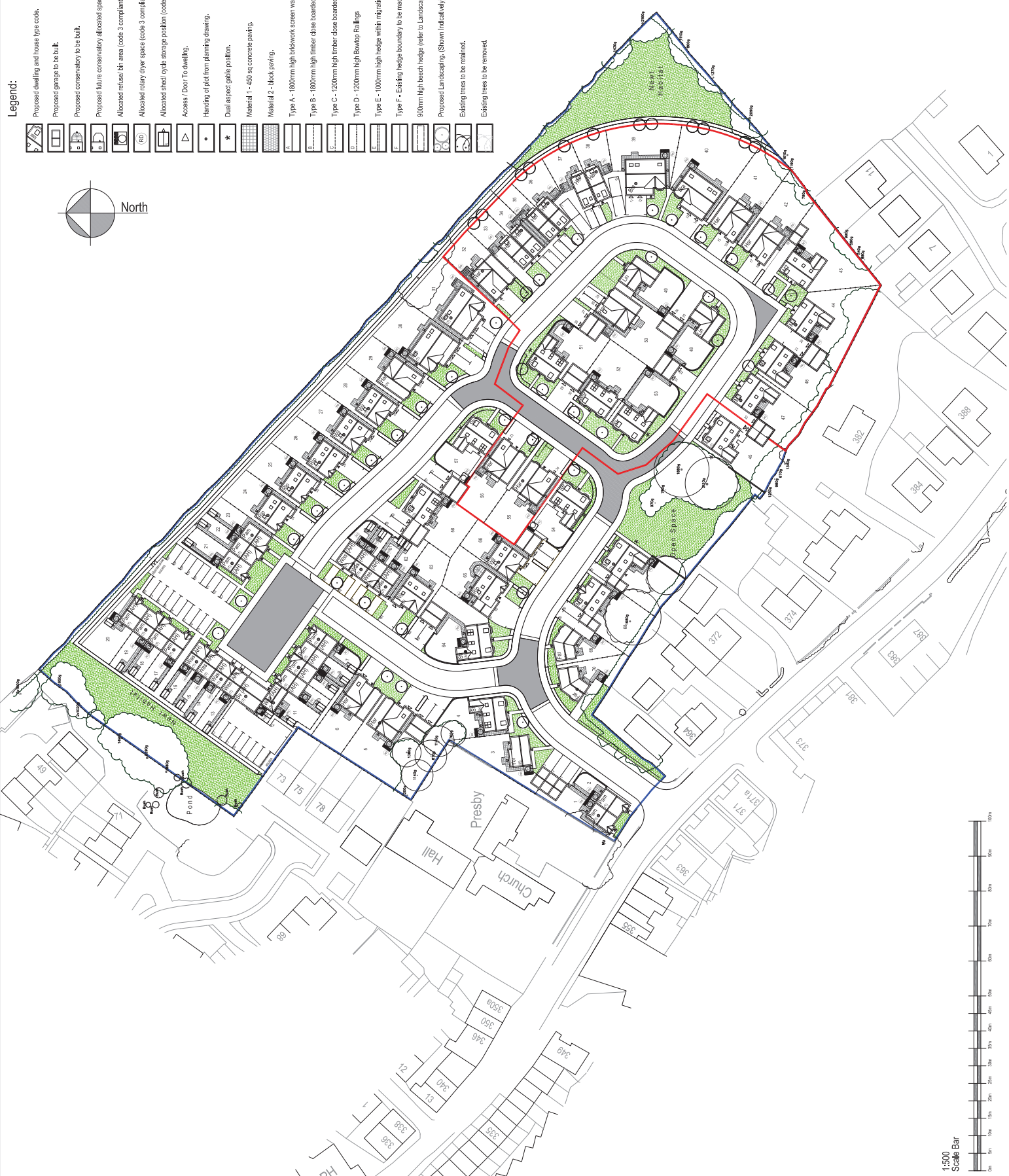
Buyers should be aware that this is a preliminary plan and is not intended to be a contract. It is subject to the usual conditions of sale. The information is provided for your information only and does not constitute an offer. The information is provided for your information only and does not constitute an offer. The information is provided for your information only and does not constitute an offer.

Year	Material Type	Code	Area (sq. m)	Notes
M1	Asphalt	024	9	5.00
M2	Gravel	025	1	0.50
M3	Gravel	026	1	0.50
M4	Gravel	027	1	0.50
M5	Gravel	028	1	0.50
M6	Gravel	029	1	0.50
M7	Gravel	030	1	0.50
M8	Gravel	031	1	0.50
M9	Gravel	032	1	0.50
M10	Gravel	033	1	0.50
M11	Gravel	034	1	0.50
M12	Gravel	035	1	0.50
M13	Gravel	036	1	0.50
M14	Gravel	037	1	0.50
M15	Gravel	038	1	0.50
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M17	Gravel	040	1	0.50
M18	Gravel	041	1	0.50
M19	Gravel	042	1	0.50
M20	Gravel	043	1	0.50
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M23	Gravel	046	1	0.50
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M48	Gravel	071	1	0.50
M49	Gravel	072	1	0.50
M50	Gravel	073	1	0.50
M51	Gravel	074	1	0.50
M52	Gravel	075	1	0.50
M53	Gravel	076	1	0.50
M54	Gravel	077	1	0.50
M55	Gravel	078	1	0.50
M56	Gravel	079	1	0.50
M57	Gravel	080	1	0.50
M58	Gravel	081	1	0.50
M59	Gravel	082	1	0.50
M60	Gravel	083	1	0.50
M61	Gravel	084	1	0.50
M62	Gravel	085	1	0.50
M63	Gravel	086	1	0.50
M64	Gravel	087	1	0.50
M65	Gravel	088	1	0.50
M66	Gravel	089	1	0.50
M67	Gravel	090	1	0.50
M68	Gravel	091	1	0.50
M69	Gravel	092	1	0.50
M70	Gravel	093	1	0.50
M71	Gravel	094	1	0.50
M72	Gravel	095	1	0.50
M73	Gravel	096	1	0.50
M74	Gravel	097	1	0.50
M75	Gravel	098	1	0.50
M76	Gravel	099	1	0.50
M77	Gravel	100	1	0.50

- Notes:**
- All rear gardens to be min 10m in length or min 50m<sup>2</sup>.
  - All driveways to be min 6m in length where in front of a garage and 2m to the side of the property.
  - Gardens to be 3m x 3m for a single and 6m x 6m for a double.
  - Driveways to be 2.4m x 5.5m.
  - Parking ratio to be 200% (2 spaces for 2 dwellings), and 300% (3 spaces for 4 dwellings).
  - All road details to be in conjunction with the highway details and Highways approval.
  - Boundary details to be read in conjunction with the planning drawing.
  - WPO Rev A.

**Legend:**

- Proposed dwelling and house type code.
- Proposed garage to be built.
- Proposed conservatory to be built.
- Proposed future conservatory allocated space.
- Allocated refuse/ bin area (code 3 compliant)
- Allocated rotary cycle space (code 3 compliant)
- Allocated shed cycle storage position (code 3 compliant)
- Access / Door To dwelling.
- Heading of plot from planning drawing.
- Dual aspect gable position.
- Material 1 - 450 sq concrete paving.
- Material 2 - block paving.
- Type A - 1800mm high midwork screen wall & fence.
- Type B - 1800mm high timber close boarded fence.
- Type C - 1200mm high timber close boarded fence.
- Type D - 1200mm high Bowtop Railings
- Type E - 1000mm high hedge with migration track.
- Type F - Existing hedge boundary to be made good where necessary.
- 900mm high beech hedge (refer to Landscaping Designs)
- Proposed Landscaping. (Shown Inductively)
- Existing trees to be retained.
- Existing trees to be removed.



1:500  
Scale Bar



**BARRAT HOMES MANCHESTER**  
 Barrat Homes Manchester  
 14, Olding Road  
 City Park  
 Manchester  
 M16 9HQ  
 Tel: 0161 972 0161  
 Fax: 0161 655 2828

Author	DAK
Check	DAK
Date	10/03/14
Scale	1:500
Sheet	01
Drawing Number	406 PL01
Rev	M

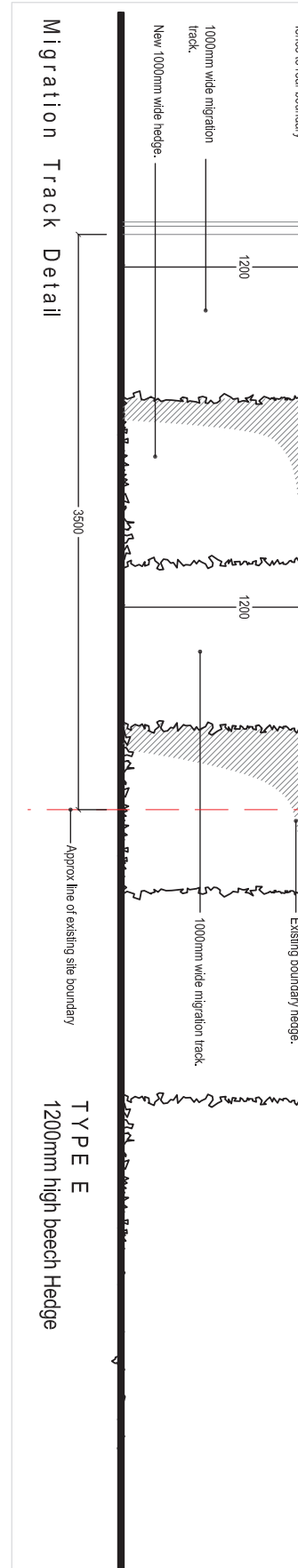
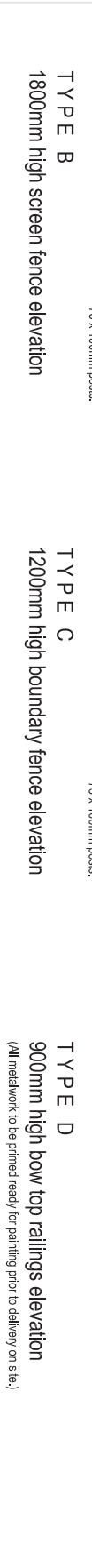
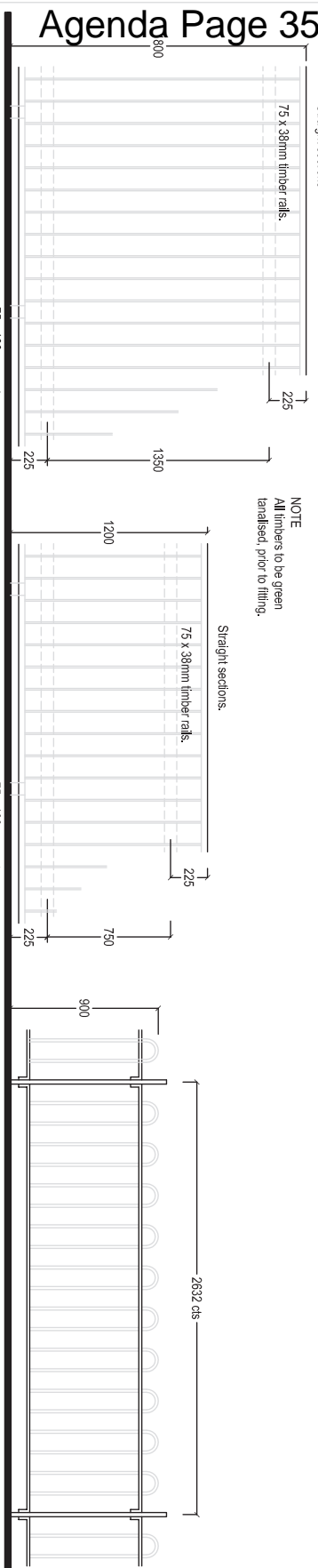
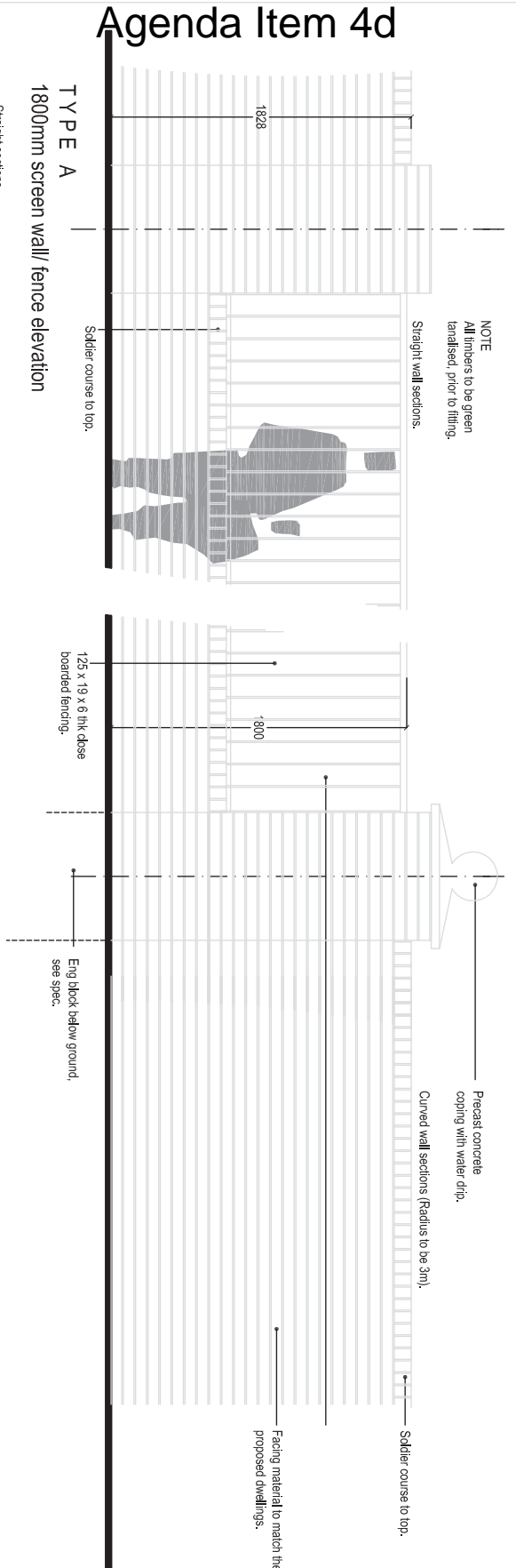
1/6

Planning Layout

Super House - Eccleston

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Buyers are warned that this is a working drawing and is not intended to be treated as descriptive material depicting in relation to any particular property or development, any of the benefits or matters provided by any other notice under the above act. The contents of this drawing may be subject to change at any time, and alterations may occur during the course of the project without notice to the purchaser. The purchaser is advised to check the contents of this drawing against the contract documents and to ensure that the drawings are consistent with the contract documents. No reliance should be placed on these drawings. No reliance should be placed on these drawings. No reliance should be placed on these drawings.



Migration Track Detail

Rev	Description	Date	Drawn	CHK'D

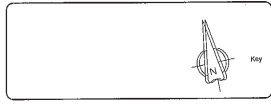
Job	Seagar House - Eccleston
Title	Boundary Details
Designer	MS
Checker	MS
Date	July 10
Scale	As Shown
Drawing Number	4081-WF01
Rev	

**BARRATT HOMES MANCHESTER**  
Barratt Homes Manchester  
(A division of BDW Trading Ltd)  
4 Brindley Road  
City Park  
Manchester  
M16 9JQ  
Tel: 0161 852 6161  
Fax: 0161 853 2828



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Revision	Date	Amendment	Initials

<b>Development</b> Lucas Lane	
Location Whittle-le-Woods	
Marketing Name	
Drawing Title Proposed location of Sales Signs	
Drawing Number <b>4172-SS-01</b>	
Revision	Scale eg A3 1:500@A2
Drawn By MC	Date Stated 12.11.12
Checked by	Date

  
**REDROW HOMES**  
 Redrow Homes Lancashire  
Redrow House, 14 Eaton Avenue, Buckleigh Village, Chorley, PR9 7JA  
 Tel: 01772 65700 Fax: 01772 65701 Web: www.redrow.co.uk

Legal Disclaimer TBC  
 This layout has been designed after due consideration of our Client's & Contractor's Plan

**RECEIVED**  
 28 JUN 2013

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Artwork for planning only at present

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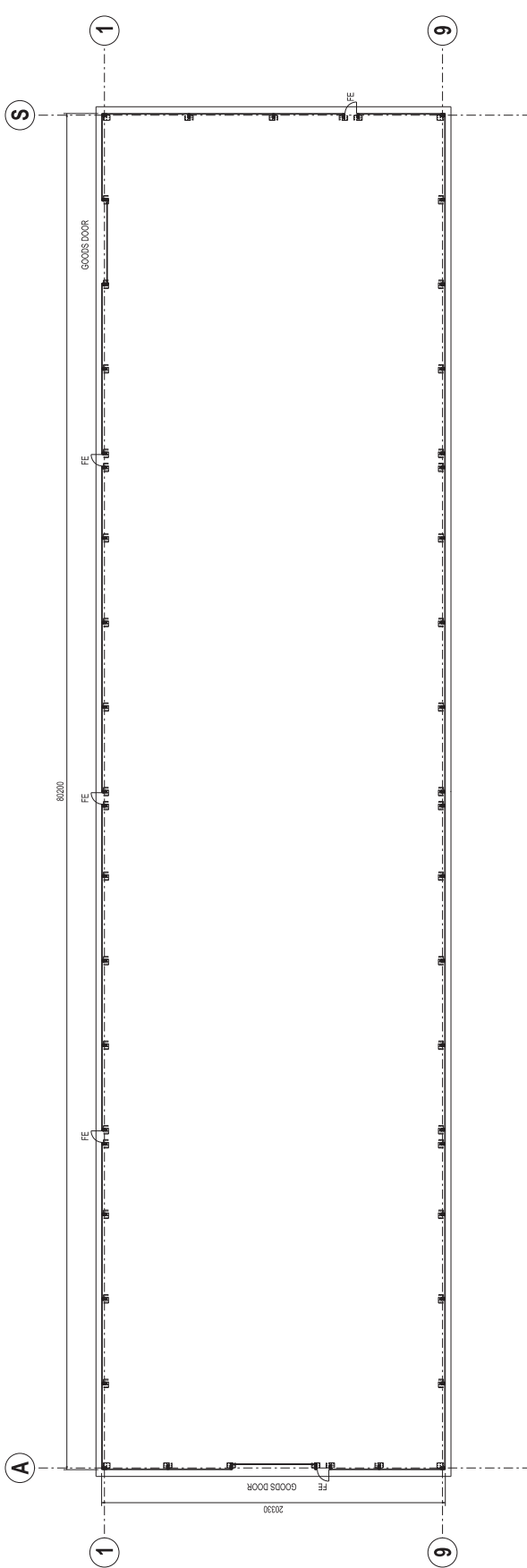
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**SITE SPECIFIC HAZARDS**

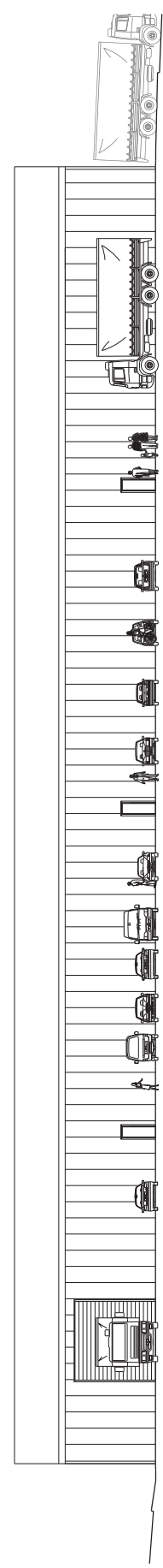
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**MATERIALS**

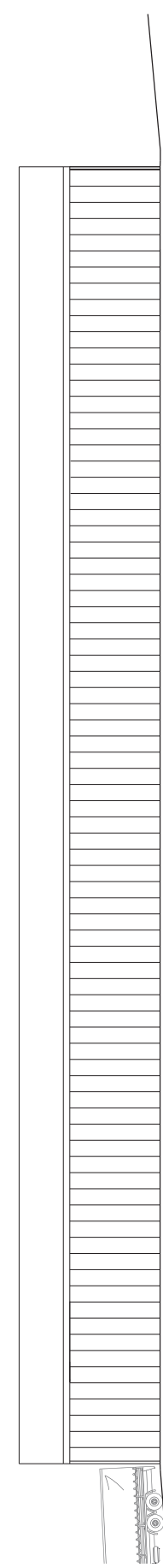
- WALLS VERTICAL PROFILED COMPOSITE CLADDING PANEL, PLASTICOL FINISH OLIVE GREEN TO MATCH EXISTING
- ROOF PROFILED COMPOSITE CLADDING PANEL, PLASTICOL FINISH GOOSEWING GREY
- DOORS STEEL DOORSETS, POLYESTER POWDER COAT GOOSEWING GREY
- SHUTTER ROLLER SHUTTER DOOR, POLYESTER POWDER COAT GOOSEWING GREY



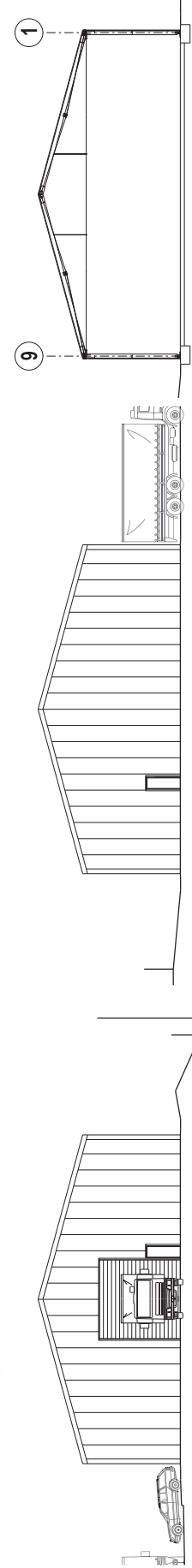
**PLAN**



**FRONT (NORTH) ELEVATION**



**REAR (SOUTH) ELEVATION**



**SIDE (EAST) ELEVATION**

**SECTION AA**

REV. DATE NOTES DATE

CLIENT / PROJECT  
**NIS LIMITED**  
**ACKHURST ROAD, CHORLEY**  
**PROPOSED CONCRETE SLAB**

DRAWING TITLE  
**PROPOSED PLAN, ELEVATIONS**  
**& SECTION**

STATUS **PLANNING**

DATE **12.07.13** DRAWN **AJP** SCALE **1:200**

NO.	DATE	DESCRIPTION	BY	CHKD
01		ISSUED FOR PERMIT	AJP	
02		ISSUED FOR PERMIT	AJP	
03		ISSUED FOR PERMIT	AJP	
04		ISSUED FOR PERMIT	AJP	
05		ISSUED FOR PERMIT	AJP	

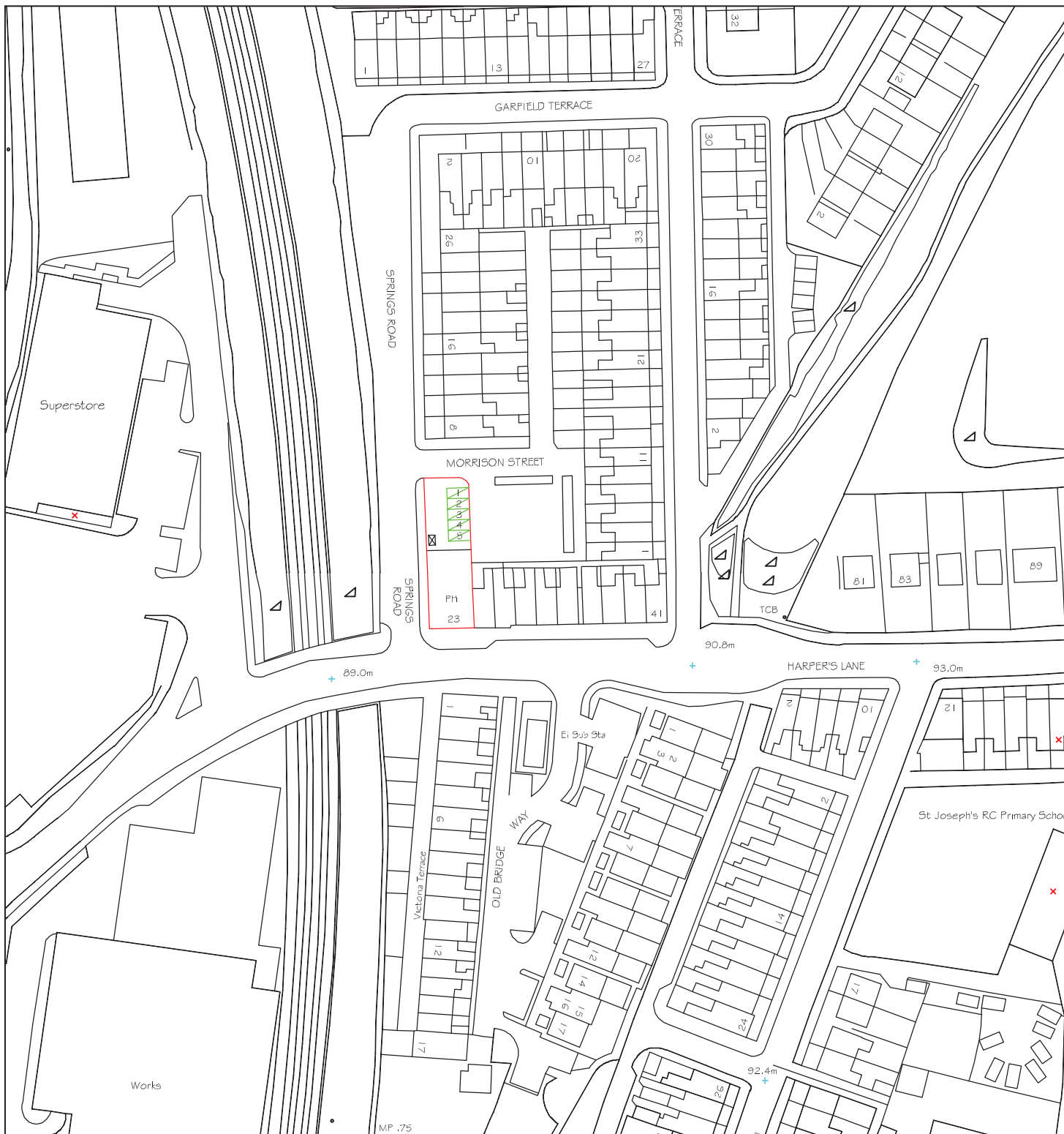
DRAWING NO. **9327**

MANCHESTER LONDON GLASGOW

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**anyon** | architectural  
& planning

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location Plan  
Scale 1 : 1250

FANCY PANTS LTD  
23 HARPERS LANE  
CHORLEY  
LANCASHIRE  
PR6 7AB

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