

14 January 2014

Dear Councillor

**DEVELOPMENT CONTROL COMMITTEE - TUESDAY, 14TH JANUARY 2014**

I am now able to enclose, for consideration at the above meeting of the Development Control Committee, the following report that provides an update of events that have taken place since the agenda was printed.

**Agenda No    Item**

9.    **Addendum 14 January 2014 (Pages 3 - 12)**

Report of the Director of Partnerships, Planning and Policy (enclosed).

Yours sincerely



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C O M M I T T E E R E P O R T		
REPORT OF	MEETING	DATE
Director of Partnerships, Planning and Policy	Development Control Committee	14 <sup>th</sup> January 2014

<b>ADDENDUM</b>
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**ITEM 4a- 13/01061/FUL, 2 Heath Paddock, Hut Lane, Heath Charnock, Chorley**

**The recommendation remains as per the original report.**

**The conditions as imposed on planning permission 13/00385/COU will also be imposed on 13/01061/FUL**

2. The development shall only be carried out in accordance with the approved plans, except as may otherwise be specifically required by any other condition of this permission.

Reason: To define the permission and in the interests of the proper development of the site.

3. The development hereby permitted shall be carried out in accordance with the following approved plans:

Title	Plot	Drawing Reference	Received date
Location Plan			26 April 2013
Site Plan			26 April 2013
Utility Block Plan			26 April 2013

*Reason: For the avoidance of doubt and in the interests of proper planning*

4. The permission shall expire on the 9 July 2015, following which the use shall cease and the land restored in accordance with the requirements specified in condition 5 of this permission.

*Reason: To reserve to the Local Planning Authority control over the long-term use of the land, as the use is inappropriate development in the Green Belt and not acceptable on a permanent basis.*

5. Within 3 months of the expiry of this permission the following works shall be carried out:-

- a) Excavate the hardstanding laid on the site and remove all the hardcore material laid to form the hardstanding from the land.
- b) Demolish the utility block and its concrete base and remove the materials resulting from the demolition from the land.
- c) Excavate the septic tank and remove the tank from the land.
- d) Demolish the electricity supply housing box and remove the materials resulting from the demolition from the land.
- e) Demolish the entrance pillars and gates from the vehicular access in the north west corner of the application site and remove the materials resulting from the demolition from the land.

*Reason: To give the Local Authority control over the long term use of the land as the operations are inappropriate development in the Green Belt and not acceptable on a permanent basis.*

6. The occupation of the site hereby permitted shall be carried on only by the following and their resident dependants:

Mr Michael Linfoot and wife Mrs Patty Linfoot and dependent children

Mr Walter Bird and Mrs Sylvia Bird and grandson Clonus John Boswell (Born 1994)

*Reason: Weight has been given to the personal circumstances of the applicant as a very special circumstance in granting permission for inappropriate development in the Green Belt*

7. Within 3 months of the date of this permission the container sited in the south west corner of the application site shall be removed from the land.

*Reason: In the interest of the amenity of the Green Belt.*

8. No more than 5 caravans, as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968 ( of which no more than 2 shall be a mobile home) shall be stationed on the site at any time.

*Reason: For the avoidance of doubt and in the interests of proper planning.*

9. No commercial activities shall take place on the land including the storage of materials, plant or equipment.

*Reason: In order to protect the amenities of the area and the residential occupiers of dwellings in the vicinity.*

10. No commercial vehicles in excess of 3.5 tonnes shall be stationed, parked or stored on the site.

*Reason: In order to protect the amenities of the area and the residential occupiers of dwellings in the vicinity.*

11. Within three months of the date of this permission, details of the boundary treatment including gating shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented within 3 months of the expiry of this permission.

*Reason: In the interest of the amenity of the Green Belt.*

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**ITEM 4b- 13/00822/REMAJ- Land North Of Lancaster Lane And Bounded By Wigan Road And Shady Lane, Lancaster Lane, Clayton-Le-Woods**

**The recommendation remains as per the original report.** The applicant has repositioned some of the plots to improve the relationships within the site and has increased the number of car parking spaces to serve the affordable houses to 80 which represents 160% provision.

**The following conditions are recommended;**

1. The development shall only be carried out in accordance with the approved plans, except as may otherwise be specifically required by any other condition of the outline planning permission or this approval of reserved matters.

*Reason: To define the permission and in the interests of the proper development of the site.*

2. The proposed development must be begun not later than two years from the date of this permission.

*Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.*

3. The approved plans are:

Plan reference number:	Title:	Date received:
	2013 heritage range	13 August 2013
4225-STDB-01	standard boundary details plan	13 August 2013
4225-AAL-09	access plan	13 August 2013
4255-BDL-04	boundary details layout	13 August 2013
4255-ML-05	materials layout	13 August 2013
4225-WML-02	waste management layout	13 August 2013
4225-LDL-06	land disposal layout	13 August 2013
4225-PPL-7	phasing plan	13 August 2013
4225-DSL-01 rev A	detailed site layout	10 January 2014
4091.06 rev A	landscape proposal (5 of 5)	13 August 2013
4091.05 rev A	landscape proposal (4 of 5)	13 August 2013
4091.04 rev A	landscape proposal (3 of 5)	13 August 2013
4091.03 rev A	landscape proposal (2 of 5)	13 August 2013
4091.02 rev A	landscape proposal (1 of 5)	13 August 2013
4091.01 rev A	tree survey and root protection plan	13 August 2013
RED/LP/01	location plan	13 August 2013
MG/4091	tree survey report	13 August 2013

2010/071	ground nesting bird survey	13 August 2013
2010/071 V1	ecological appraisal	13 August 2013
CLW/ENG025 rev A	vehicle swept path	13 August 2013
4196-DSS-01	street scenes	13 August 2013
CLW/ENG100	engineering layout	13 August 2013
CLW/ENG026	highways materials layout	13 August 2013

*Reason: To define the permission and in the interests of the proper development of the site.*

4. No dwelling shall be occupied until all fences and walls shown in the approved details to bound its plot, have been erected in conformity with the approved details. Other fences and walls shown in the approved details shall have been erected in conformity with the approved details prior to substantial completion of the development.

*Reason: To ensure a visually satisfactory form of development and to provide reasonable standards of privacy to residents.*

5. The development hereby permitted shall only be carried out in conformity with the proposed ground and building slab levels shown on the approved plans.

*Reason: To protect the appearance of the locality and in the interests of the amenities of local residents.*

6. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of any dwellings or the completion of the development within the relevant Phase, whichever is the earlier, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

*Reason: In the interest of the appearance of the locality.*

7. The car parking spaces for each dwelling shall be surfaced or paved, drained and marked out all in accordance with the approved plan before it is first occupied. The car park and vehicle manoeuvring areas shall not thereafter be used for any purpose other than the parking of and manoeuvring of vehicles.

*Reason: To ensure adequate on site provision of car parking and manoeuvring areas.*

8. The detached and integral garages hereby approved shall be kept freely available for the parking of cars and no works, whether or not permitted by the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or any order amending or revoking and re-enacting that order, shall be undertaken to alter or convert the space into living or other accommodation

*Reason: To ensure adequate garaging/off street parking provision is made/maintained and thereby avoid hazards and nuisance caused by on-street parking.*

9. Prior to the marketing of the site full details of the marketing documentation showing prospective purchasers the location and approved details of the play area shall be submitted to an approved in writing by the Local Planning Authority.

*Reason: To ensure the provision of equipped play space to benefit the future occupiers of the site*

10. The new estate road/access for each phase of the development shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level before any development takes place within each phase.

*Reason: To ensure that satisfactory access is provided to the site before the development hereby permitted becomes operative.*

11. No development shall take place, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- i. the parking of vehicles of site operatives and visitors
- ii. hours of operation (including deliveries) during construction
- iii. loading and unloading of plant and materials
- iv. storage of plant and materials used in constructing the development
- v. siting of cabins
- vi. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- vii. wheel washing facilities
- viii. measures to control the emission of dust and dirt during construction
- ix. a scheme for recycling/disposing of waste resulting from demolition and construction works

*Reason: In the interests of highway safety and to protect the amenities of the nearby residents.*

12. The development shall not begin until a scheme for the provision of affordable housing as part of the development has been submitted to and approved in writing by the local planning authority. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in the National Planning Policy Framework or any future guidance that replaces it. The scheme shall include:

- i. the numbers, type, tenure and location on the site of the affordable housing provision to be made which shall consist of not less than 30% of housing units;
- ii. the timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing;
- iii. the arrangements for the transfer of the affordable housing to an affordable housing provider[or the management of the affordable housing] (if no RSL involved) ;
- iv. the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and
- v. the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.

*Reason: To ensure the residential development provides appropriate affordable housing.*

The following consultee responses have been received:

**Strategic Housing** have commented that the proposed number of affordable homes is acceptable and the tenure mix should be:

Social Rented – 34 houses:

29 x 2 bed 4 person houses and 5 x 3bed 5 or 6 person houses

Intermediate Sale (i.e. shared owner ship) - 14 houses:

4 x 2 bed 4 person bed houses and 10 x 3bed 5 or 6 person houses.

All of the affordable units should be transferred to one Registered Provider (RP) who is a member of the Select Move choice based lettings system.

**Parks & Public Open Spaces** have raised no objections.

**ITEM 4c- 13/00907/FUL, Croston Park Nursing Home, Town Road, Croston**

**The recommendation remains as per the original report**

The following consultee responses have been received:

**Croston Parish Council** has made the following comments:



The Parish supports the applications in principle however concerns have been raised regarding the impact of surface water drainage on the existing flooding issues and car parking provision.

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**ITEM 4d- 13/00908/LBC, Croston Park Nursing Home, Town Road, Croston**

**The recommendation remains as per the original report**

The following consultee responses have been received:

**Croston Parish Council** has made the following comments:

The Parish supports the applications in principle however concerns have been raised regarding the impact of surface water drainage on the existing flooding issues and car parking provision.

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**ITEM 4f-13/00978/OUTMAJ – Garage, Westminster Road, Chorley, PR7 2DD**

**The recommendation remains as per the original report subject to:**

In response paragraph 49 of the report on the agenda the applicant has submitted a ground investigation report which covers past coal mining. This has been sent to The Coal Authority but at the time of writing a response has not been received from them.

The application is therefore recommended for approval subject to The Coal Authority being satisfied with the submitted investigation report and with the request that the coal issue is delegated back to officers.

The following additional condition has been added to ensure the development meets Policy 27 of the Joint Core Strategy:

A 15% reduction in carbon emissions must be achieved through renewable or low energy carbon sources as set out in the supporting statement accompanying the application.

*Reason: In the interests of minimising the environmental impact of the development.*

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**ITEM 4h- 13/01096/FUL– Land 20M South Of 11, Milton Road, Coppull**

**The recommendation remains as per the original report.**

The following conditions have been amended to relate to the latest plans as the final position of the solar panels has been submitted and because a pre-assessment has been submitted with the application so does not need to be secured through a condition:

The dwellings hereby permitted shall meet Code Level 4 of the Code for Sustainable Homes. Within 6 months of occupation of each dwelling a Final Certificate, certifying that the relevant Code for Sustainable Homes Level for that dwelling has been achieved, shall be submitted to the Local Planning Authority.

*Reason: In the interests of minimising the environmental impact of the development.*

The development hereby permitted shall be carried out in accordance with the following approved plans:

<b>Title</b>	<b>Drawing Reference</b>	<b>Received date</b>
Location Plan	100	20 <sup>th</sup> November 2013
Drainage Layout	13.B.10116/20	20 <sup>th</sup> November 2013
Plots 4, 5 + 6 Plans & Elevations	115 Rev D	13 <sup>th</sup> January 2013
Plots 2 + 3 Plans & Elevation	114 Rev C	13 <sup>th</sup> January 2013
Unit Type B Elevations	113 Rev C	13 <sup>th</sup> January 2013
Proposed Unit Type B	112 Rev A	20 <sup>th</sup> November 2013
Type A Elevations	111 Rev C	13 <sup>th</sup> January 2013
Proposed Unit Type A	110 Rev A	20 <sup>th</sup> November 2013
Proposed Street Elevations	108 Rev D	2 <sup>nd</sup> December 2013
Proposed Site Plan	105 Rev E	2 <sup>nd</sup> December 2013

*Reason: For the avoidance of doubt and in the interests of proper planning.*

The proposed materials (apart from the bricks) have been submitted since the report on the agenda was written. The following additional condition is therefore proposed:

The external facing materials, detailed on the approved plans (apart from the bricks), shall be used to construct the development and no others substituted. Prior to the commencement of the development (other than site preparation works), details of the proposed bricks to be used shall be submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken using the approved bricks.

*Reason: To ensure that the materials used are visually appropriate to the locality.*

The following additional condition has been added to ensure the development meets Policy 27 of the Joint Core Strategy:

A 15% reduction in carbon emissions must be achieved through renewable or low energy carbon sources as set out in the supporting statement accompanying the application.

*Reason: In the interests of minimising the environmental impact of the development.*

#### **ITEM 4i-13/00993/FULMAJ – Former Initial Textile Services Bounded By Botany Brow And Willow Road Chorley**

##### **The recommendation remains as per the original report**

The agent for the application has submitted comparable sales information which demonstrates that the house prices stated are reasonable.

##### **The following conditions have been amended:**

2) The driveways to the dwellings hereby permitted shall be constructed using TarmacDry Porous Paving System which shall be retained and maintained as such at all times thereafter.

*Reason: To ensure a satisfactory form of development and to prevent an undue increase in surface water run off.*

#### **ITEM 4j- 13/00948/FULMAJ– Finnington Industrial Estate, Finnington Lane, Feniscowles, Withnell**

The application has been withdrawn from the agenda at the request of officers in relation to remaining issues, including ecology and viability as consultee responses are still awaited. The application will be reported to a future committee.

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