

27 January 2014

Dear Councillor

**DEVELOPMENT CONTROL COMMITTEE - TUESDAY, 4TH FEBRUARY 2014**

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**

- a)    13/00890/FUL - 78 Doctors Lane, Eccleston, Chorley, PR7 5QZ (Pages 3 - 8)

**Proposal**

Retrospective application for the erection of wooden garden shed for dog grooming use.

**Recommendation**

Permit Full Planning Permission

- b)    13/00985/OUT - Balshaw Villa, Balshaw Lane, Euxton, Chorley, PR7 6HX (Pages 9 - 12)

**Proposal**

Outline application for the erection of 1no. two storey detached dwelling and provision of public greenspace in place of private garden (all matters reserved apart from access).

**Recommendation**

Permit (Subject to Legal Agreement)

- c)    13/01055/OUTMAJ - Land bounded by Town Lane (to the North) and Lucas Lane (to the West), Town Lane, Whittle le Woods (Pages 13 - 16)

**Proposal**

Outline application (specifying the access) for residential development comprising up to 83 dwellings with vehicular access to be taken from Royton Drive.

**Recommendation**

Permit (Subject to Legal Agreement)

- d) 13/01144/REMAJ - Parcel H3 Group 1 west of Central Avenue and south of Worden Brook, Euxton Lane, Euxton (Pages 17 - 20)

**Proposal**

Proposed erection of 20 no. dwellings and associated landscaping and highway works (re-plan of part of site previously approved by permission ref: 12/00945/REMAJ)

**Recommendation**

Approve Reserved Matters

- e) 13/01160/FUL - Middle Derbyshire Farm, Rivington Lane, Rivington, Bolton BL6 7RX (Pages 21 - 26)

**Proposal**

Erection of a detached dwelling incorporating basement living space (amendment to the previously approved scheme 13/00741/FUL to include a basement)

**Recommendation**

Permit (Subject to Legal Agreement)

Yours sincerely



Gary Hall  
Chief Executive

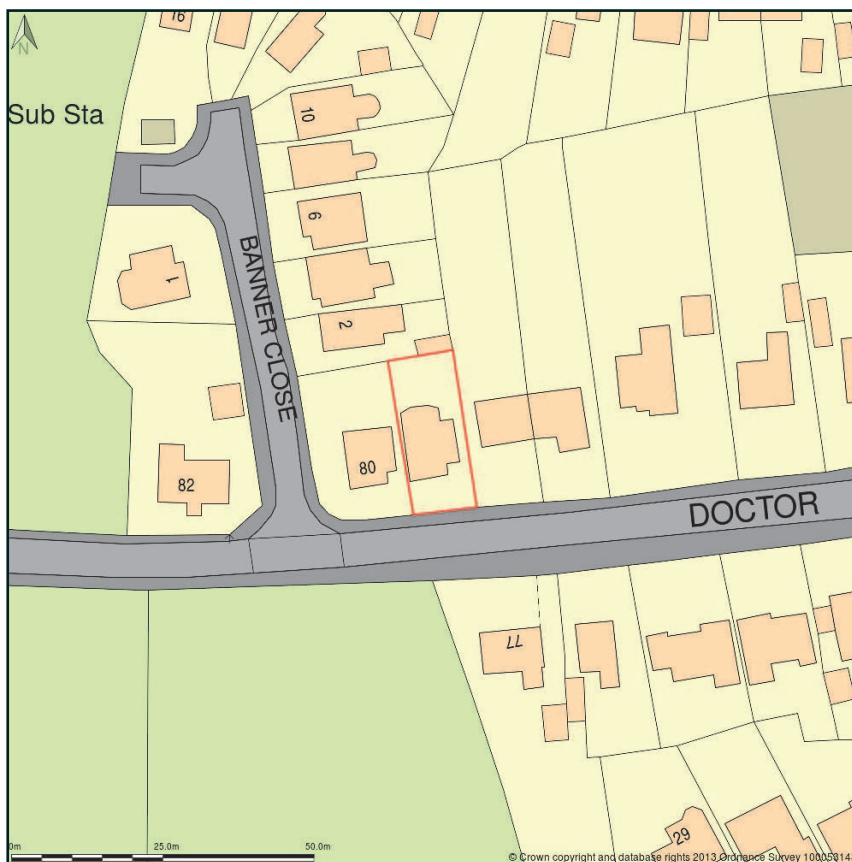
Louise Wingfield  
Democratic and Member Services Officer  
E-mail: [louise.wingfield@chorley.gov.uk](mailto:louise.wingfield@chorley.gov.uk)  
Tel: (01257) 515123  
Fax: (01257) 515150

**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)

78 Doctors Lane, Chorley, PR7 5QZ



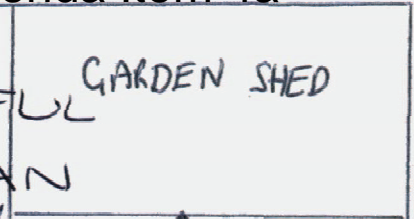
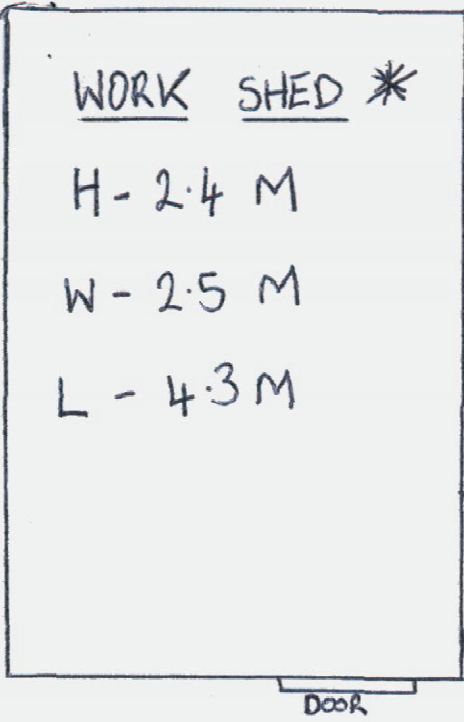
Site Plan shows area bounded by: 351510.09,416881.15 351651.51,417022.57 (at a scale of 1:1250) The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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CHICHESTER BOROUGH COUNCIL  
 Town and Country Planning Act 1990  
 13/00890/FUL  
 120 FEB 2013 PLAN  
~~DC APP 001~~  
 THIS IS THE PLAN REFERRED TO IN  
 APPLICATION No. \_\_\_\_/\_\_\_\_/\_\_\_\_



8 METRE

GARDEN

9 METRES

11 METRE

PATHWAY AROUND

HOUSE

DOOR USED TO GO TO SHED

CONSERVATORY

HOUSE BACK DOOR

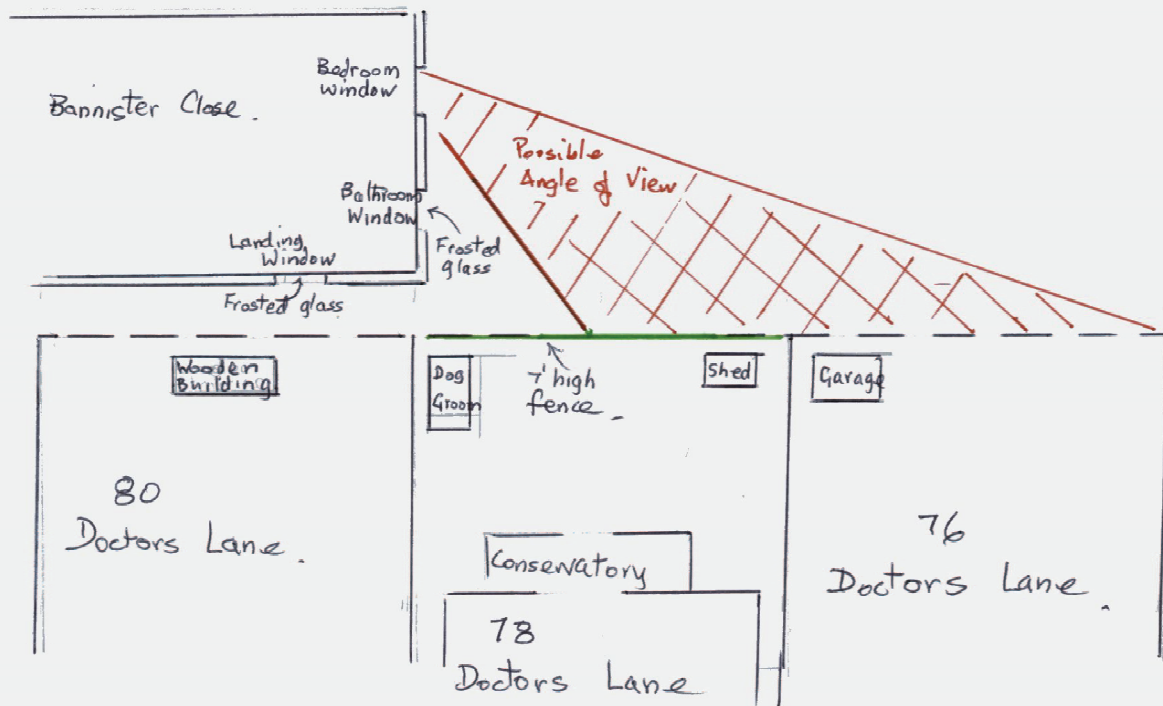
HOUSE

GATE AT FRONT OF HOUSE

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Sketch of General Ground Plan

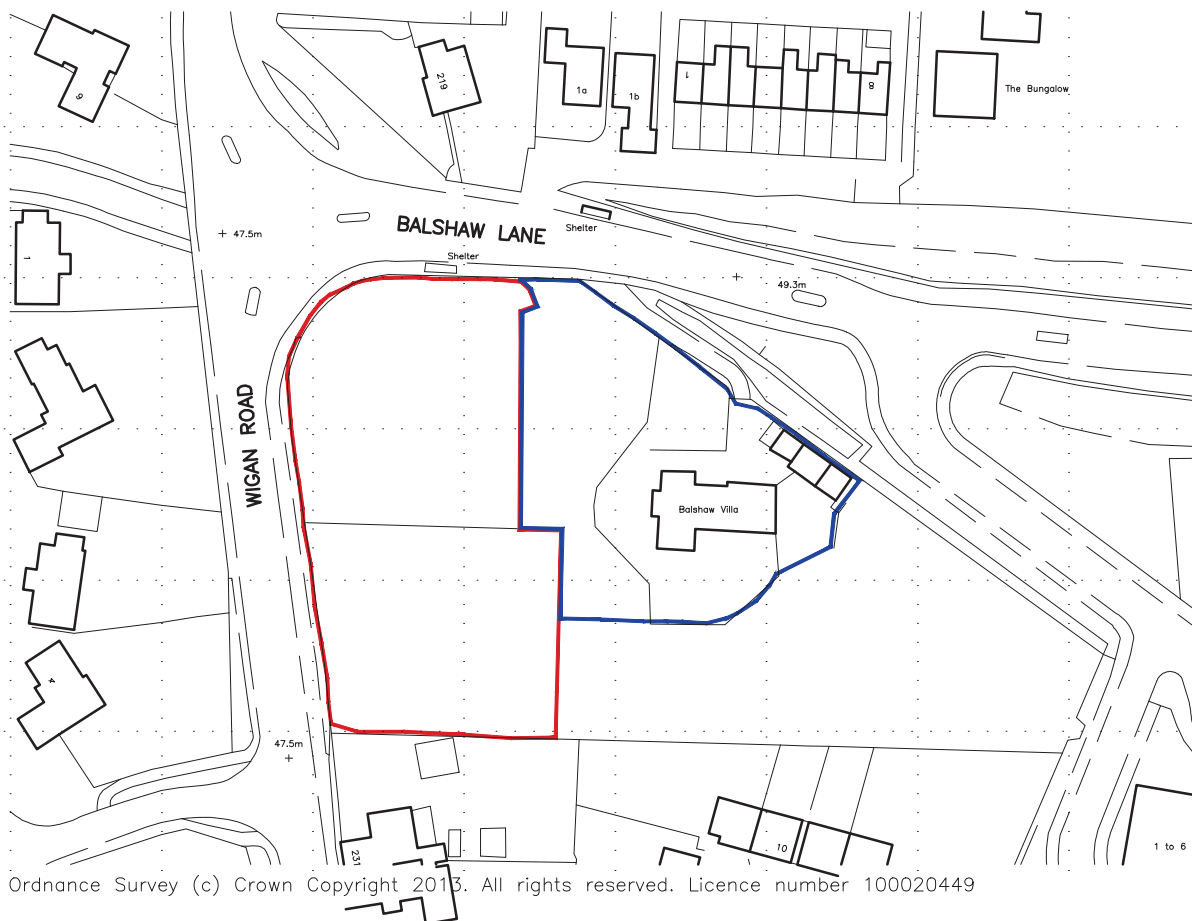
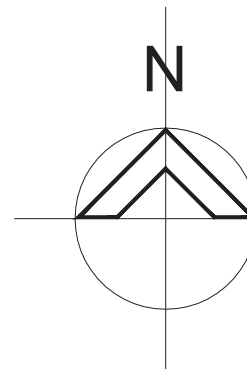
Area of 78 Doctors Lane



CHORLETON BOROUGH COUNCIL  
 TOWN AND COUNTRY PLANNING ACT 1990  
 13/00890/FUL  
 21 SEP 2013  
 DCPLAN  
 THIS DOCUMENT IS REFERRED TO IN  
 APPLICATION NO. \_\_\_\_\_


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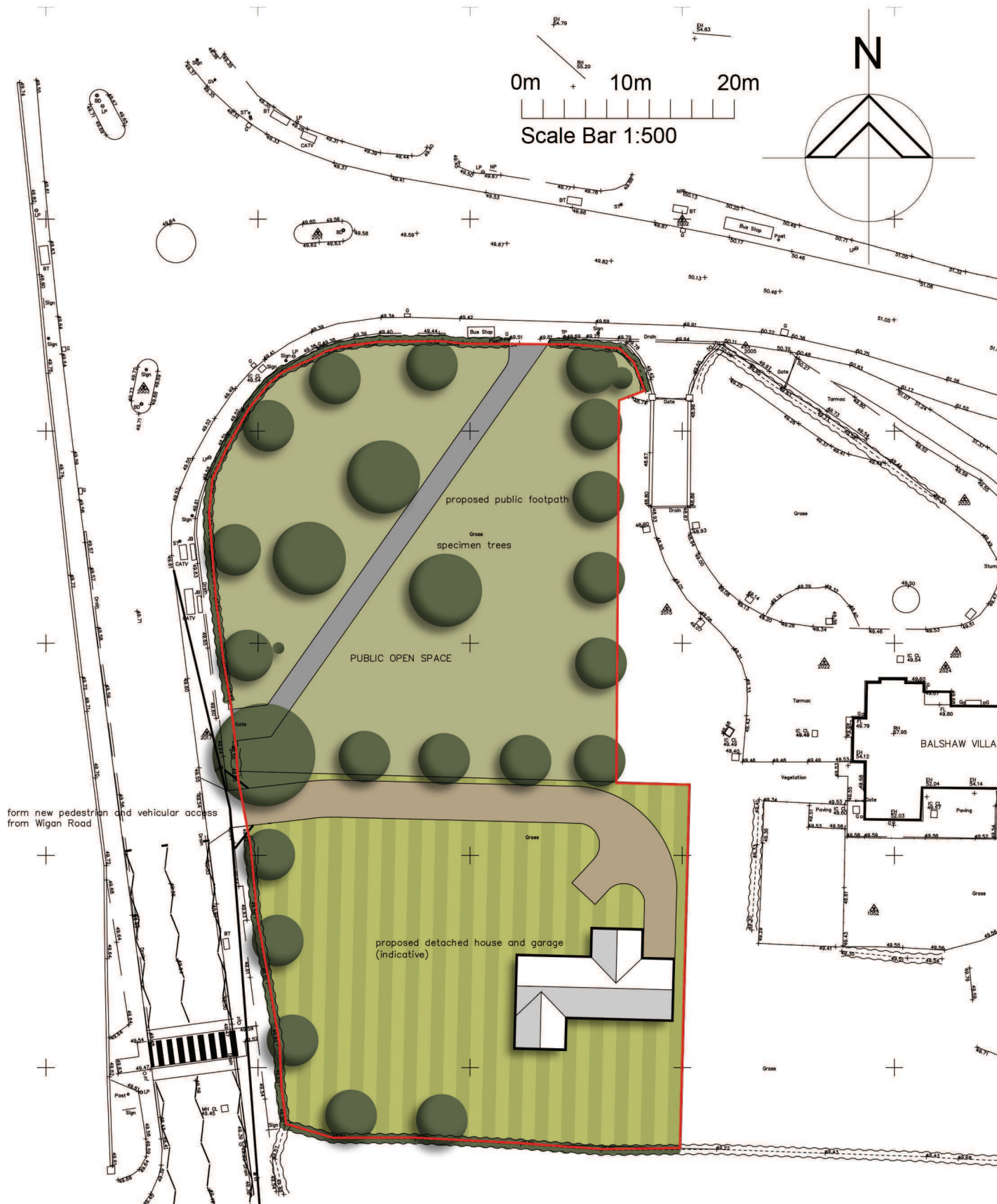



Location Plan 1:1250



CLIENT <b>Mr S. McCarthy</b>				
PROJECT <b>Proposed Detached Dwelling and Garage at Balshaw Villa, Balshaw Lane, Euxton</b>				
DRAWING TITLE <b>Location Plan</b>				
DATE <b>18/10/13</b>	SCALE <b>As shown@A3</b>	DRAWN <b>JAL</b>	DRWG No. <b>13/090/L01</b>	REV
 <p>213 PRESTON ROAD WHITTLE-LE-WOODS CHORLEY LANCASHIRE PR6 7PS TEL: 01257 261555 FAX: 01257 267224 www.lmparchitects.co.uk</p> <p>© Copyright Lawson Margerison Pract</p>				

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<b>CLIENT</b> Mr S. McCarthy.					 <p>213 PRESTON ROAD                  WHITTLE-LE-WOODS                  CHORLEY                  LANCASHIRE                  PR6 7PS                  TEL: 01257 261555                  FAX: 01257 267224                  www.lmparchitects.co.uk</p> <p>© Copyright Lawson Margerison Practice Ltd.</p>
<b>PROJECT</b> Proposed Detached Dwelling and Garage at Balshaw Villa, Balshaw Lane, Euxton.					
<b>DRAWING TITLE</b> Proposed Site Plan.					
<b>DATE</b> 11:10:13	<b>SCALE</b> 1:500 @ A4	<b>DRAWN</b> JRM	<b>DRWG No.</b> 13/090/P01	<b>REV</b>	

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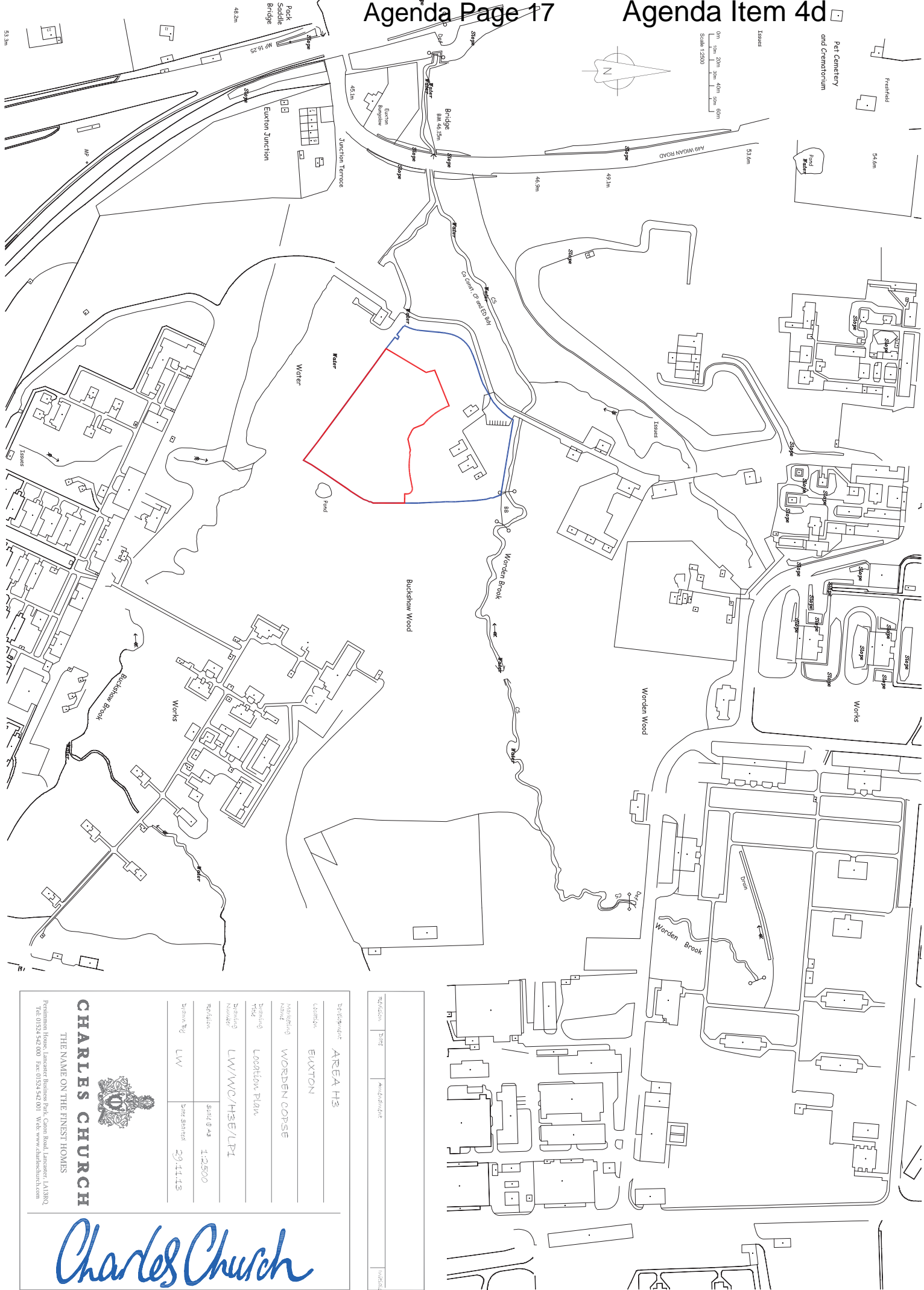


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REG/PLAN	DATE	APPROVED/DATE	REVISION

**Background**  
**AREAS H3**

Location	EXLXTON
Proposed Name	WORDEN CORSE
Proposed Type	Location Plan
Drawing Number	LW/WC/H3E/LP1
Revision	Sheet 0 of 4 1:2500
Drawn By	LW Date Sent 29.11.15



**CHARLES CHURCH**  
THE NAME ON THE FINEST HOMES

Preston House, Lancaster Business Park, Canon Road, Lancaster, LA13RQ  
Tel: 01524 542 000 Fax: 01524 542 001 Web: www.charleschurch.com

*Charles Church*

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Site Name: **AREA H3**  
 Location: **ELIXTON**  
 Planning: **WOMEN COUSE**  
 Planning: **PLANNING LAYOUT**  
 Planning: **WO/HSE/LW/01**  
 Planning: **A**  
 Planning: **LW**

Scale: 1:500  
 Date: 28.11.15

**CHARLES CHURCH**  
 THE NAME ON THE FIRST FLOORS

Symbol	Description
(Dashed line)	1000mm
(Dotted line)	2000mm
(Solid line)	3000mm
(Dashed line)	4000mm
(Dotted line)	5000mm
(Solid line)	6000mm
(Dashed line)	7000mm
(Dotted line)	8000mm
(Solid line)	9000mm
(Dashed line)	10000mm
(Dotted line)	11000mm
(Solid line)	12000mm
(Dashed line)	13000mm
(Dotted line)	14000mm
(Solid line)	15000mm
(Dashed line)	16000mm
(Dotted line)	17000mm
(Solid line)	18000mm
(Dashed line)	19000mm
(Dotted line)	20000mm

**Boundary Key**

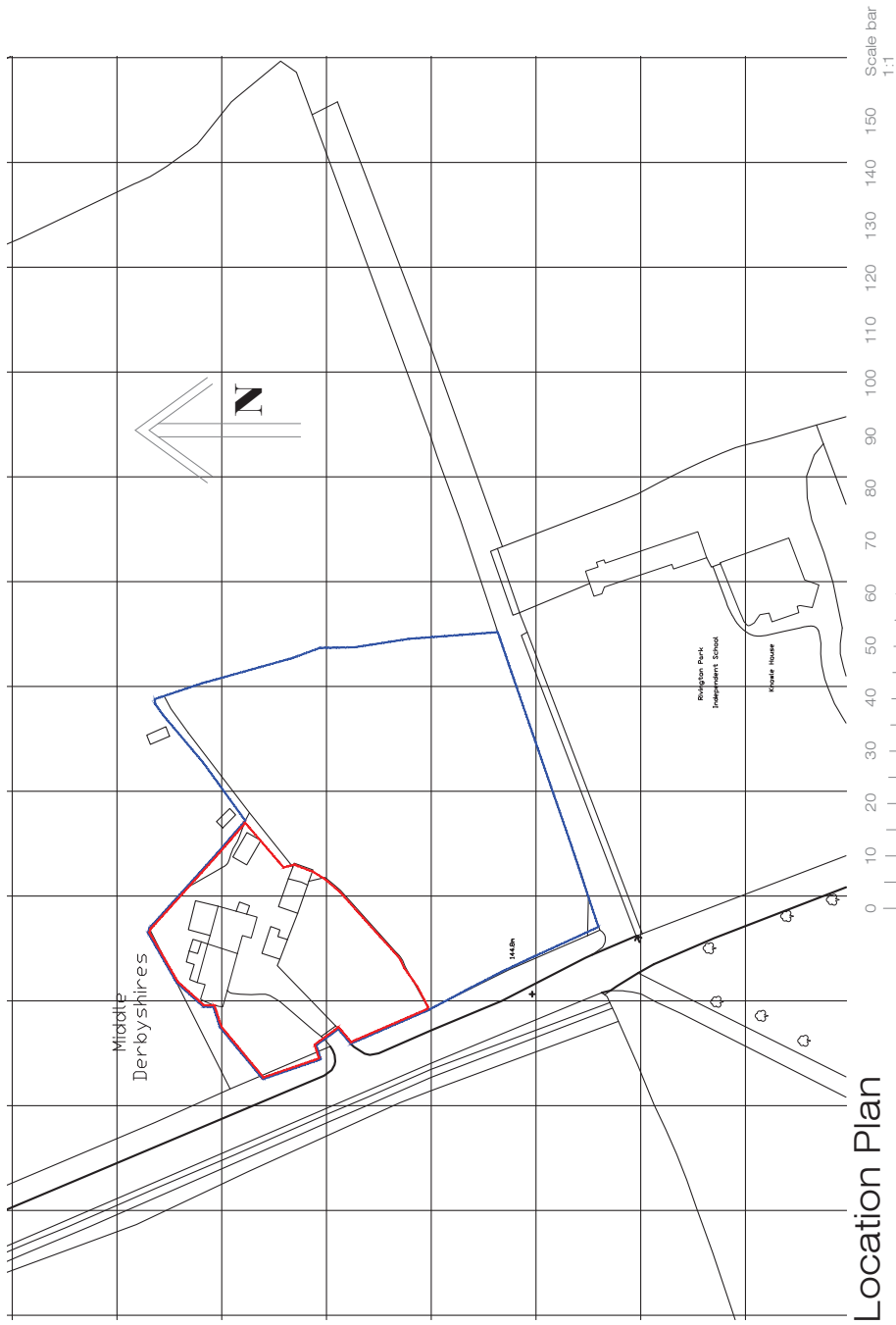
- Hedge with stockproof fence
- Picket divisional post and rail fence
- 1800mm Timber Screen Fence
- 1800mm Brick Wall

HOUSE TYPE	NO.	TOTAL SQFT
Timber	7	6742
Brick	6	5674
Brick	2	3724
Brick	2	3724
Brick	1	1862
HILLIARD	2	3724
<b>TOTAL</b>	<b>20</b>	<b>26742</b>

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

General notes:  
 1. For scale in this drawing, all drawings 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

Project: Middle Derbyshire Farm, Rivington Lane, Rivington, BL6 7RX - Replacement Dwelling.  
 Drawing: Location Plan

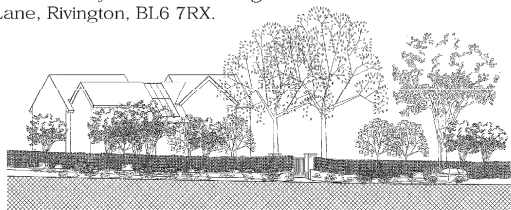
Client	Drwg No	Job Ref	Date Complete	Paper size	Drwg Scales	Status	REV.
David Dalton	103	07212	25.02.13	A3	1:1250	Location	
Drawn SW	Checked SW	T. 07980304919	E. simon@w-bd.co.uk	W. w-bd.co.uk			

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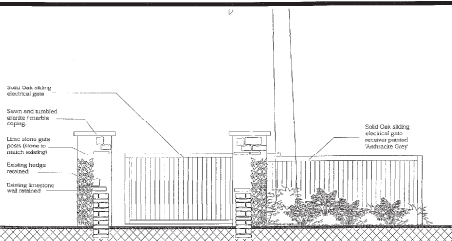


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Middle Derbyshire Farm, Rivington Lane, Rivington, BL6 7RX.



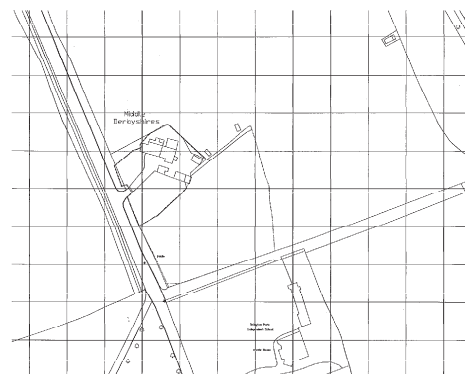
Proposed Street Scene 1:200



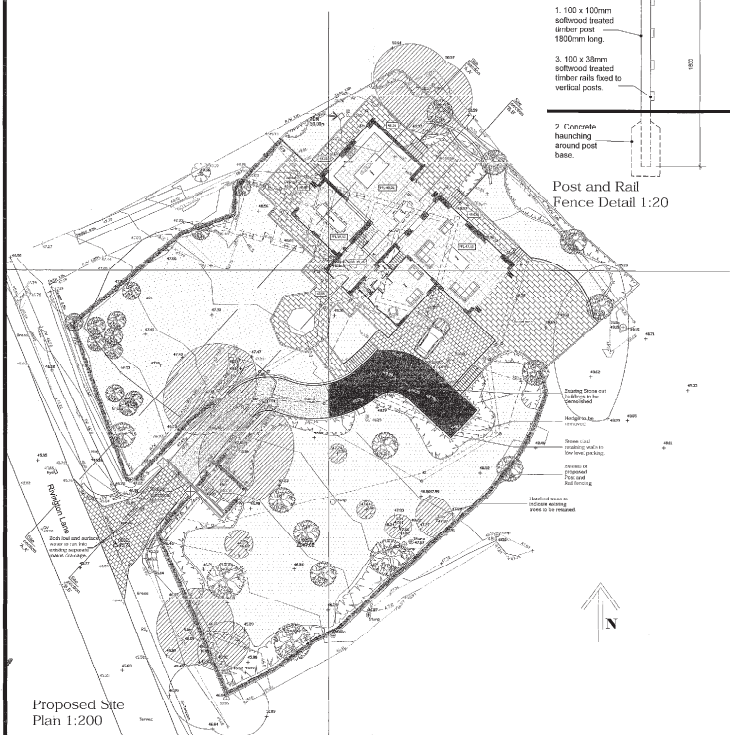
Entrance Gate Detail 1:50

- 1. 100 x 100mm softwood treated (sawn post) 1800mm long.
- 3. 100 x 50mm softwood treated (timber rails fixed to vertical posts).
- 2 Concrete haunching around post base.

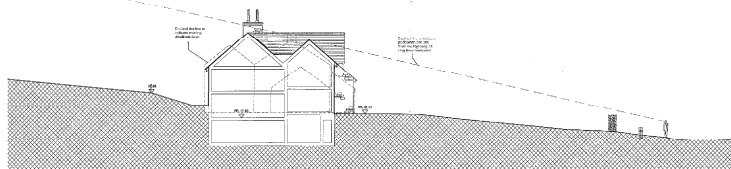
Post and Rail Fence Detail 1:20



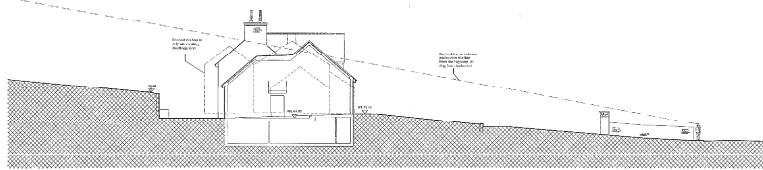
Location Plan 1:1250



Proposed Site Plan 1:200



Site Section 'A,A' 1:200



Site Section 'B,B' 1:200

Drawing: **Site Plan**  
 Middle Derbyshire Farm, Rivington Lane, Rivington, BL6 7RX  
 Proposed concrete landscaping  
 Date: 20.07.09  
 Date Complete: 10.09.10  
 Paper size: A3  
 Drawing No: 102/100  
 Scale: 1:200  
 Rev: A  
 Date Issued: 08.09.10

REV.	DATE	BY	CHKD	DESCRIPTION
1	08.09.10	WBD	WBD	Issue for construction

WBD  
 CONSULTING ENGINEERS  
 11 DEC 2010

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