

Dear Councillor

24 February 2014

DEVELOPMENT CONTROL COMMITTEE - TUESDAY, 4TH MARCH 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) 13/01042/FUL - Go Ape, Rivington Lane, Rivington, Bolton BL6 7RZ (Pages 5 - 16)

Proposal

Proposed changes to site 4 of existing Go Ape course including a new zip line, removal of course infrastructure from trees 414 and 416, new path from site 4 and relocation of forest shelter (change to position of shelter approved under planning permission ref: 08/00553/FUL). Also, retrospective application for paths/surfacing around the pre-brief site (adjacent to the cabin) and linking paths to site 1, 2 and 3.

Recommendation

Permit Full Planning Permission

- b) 13/01149/ADV - Go Ape, Rivington Lane, Rivington, Bolton BL6 7RZ (Pages 17 - 22)

Proposal

Application for Advertising Consent for signs: additions to three existing ladder board signs and one 'gallows' style sign (please see application for full details).

Recommendation

Advertising Consent

- c) 14/00021/FUL - Logwood Stables, Brinscall Mill Road, Wheelton, Chorley PR6 8TD
(Pages 23 - 26)

Proposal

Retrospective application for the inclusion of security lighting to new stable block

Recommendation

Permit Full Planning Permission

- d) 13/01226/TPO - Camelot Theme Park, Park Hall Road, Charnock Richard, Chorley PR7 5LP (Pages 27 - 32)

Proposal

Removal of 8 trees covered by TPO 2 (Charnock Richard) 1974 to facilitate the removal of the existing sub-station

Recommendation

Consent for Tree Works

- e) 14/00029/FUL - Park Lea, 19 Harrington Road, Chorley, PR7 1JZ (Pages 33 - 42)

Proposal

Demolition of dwelling and erection of replacement dwelling

Recommendation

Permit Full Planning Permission

- f) 14/00069/FUL - Land 37m north west to the rear of 23 Park Road, Coppull (Pages 43 - 52)

Proposal

Erection of three detached dwellings and associated access road.

Recommendation

Permit (Subject to Legal Agreement)

- g) 13/01105/REMAJ - Land north of Duke Street including QS Fashions and bounded by Pall Mall and Bolton Street, Chorley (Pages 53 - 58)

Proposal

Reserved Matters Application in relation to planning permission 13/00721/FULMAJ (Landscaping) for the Big Lamp Development Opportunity Site.

Recommendation

Approve Reserved Matters

- h) 13/01108/REMAJ - Land north of Duke Street including QS Fashions and bounded by Pall Mall and Bolton Street, Chorley (Pages 59 - 64)

Proposal

Reserved Matters Application in relation to planning permission 13/00721/FULMAJ (Appearance, Landscaping & Layout) for the provision of a business/non-residential institution unit (use class B1 & D1).

Recommendation

Approve Reserved Matters

Yours sincerely



Gary Hall
Chief Executive

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

Distribution

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

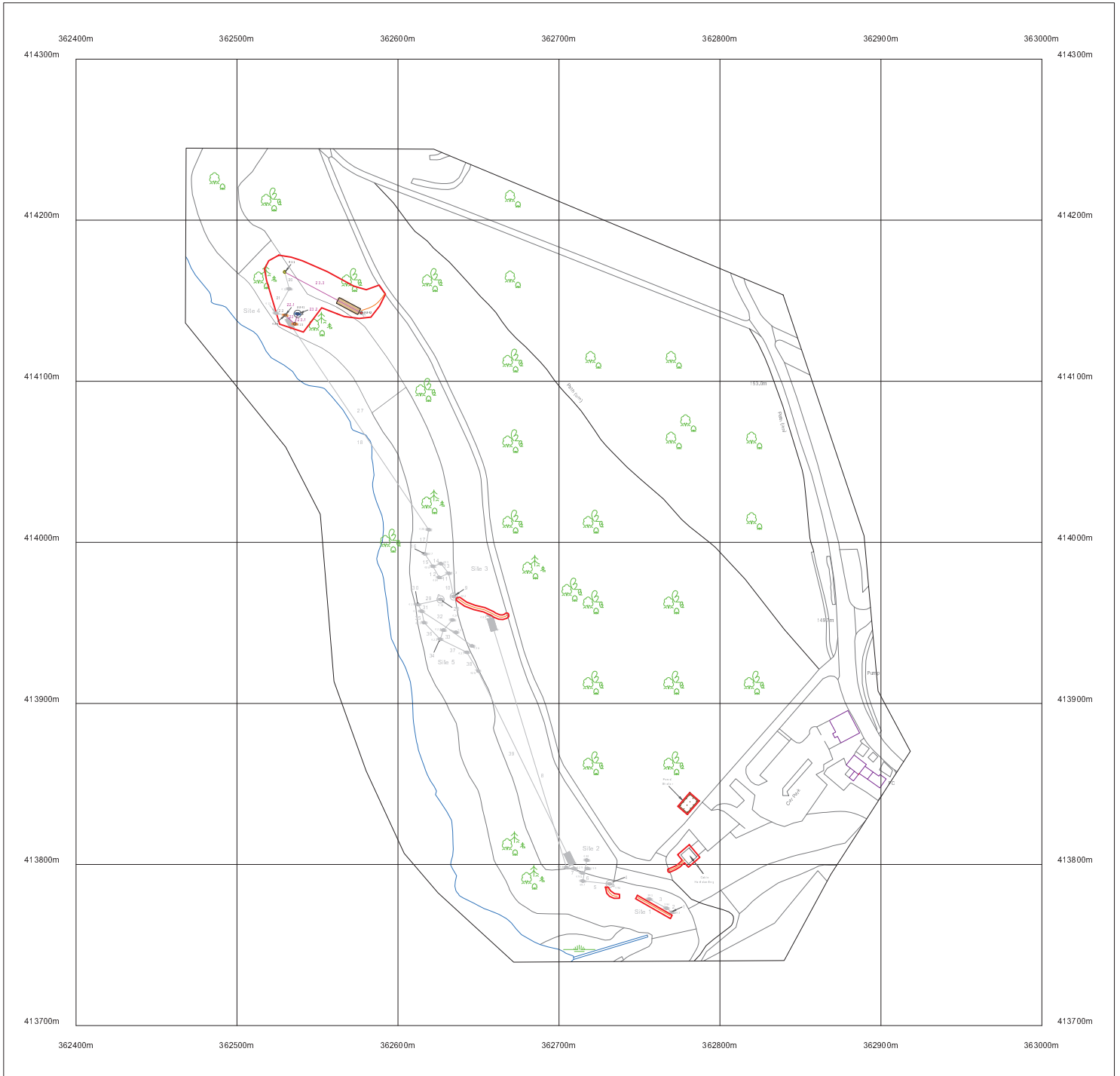
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Ordnance Survey

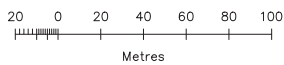


OS Mastermap®



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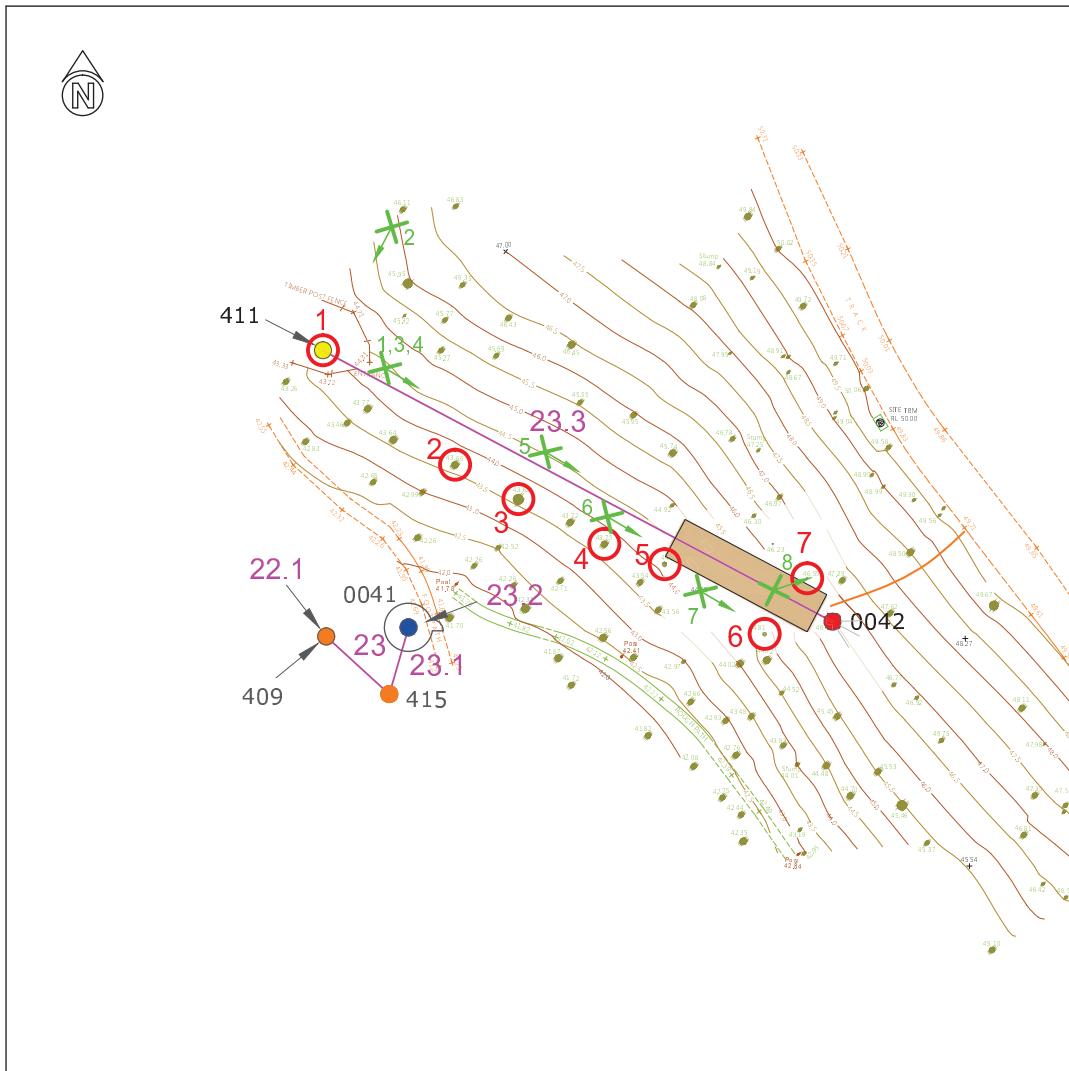
Licence IBU12
 Order Number: BW1-282249-14915-220913
 Print Date: 28th November 2013














- Tree number
- Existing Activity number
- Ladder Tree
- Crossing Tree
- Zip wire de parture tree
- Zip wire arrival tree
- Proposed Activity number
- New Course activity
- Supporting wires
- Trail / road
- Zip wire landing zone
- Stocade
- Planning Area
- Existing TreeTop Adventure Course and associated infrastructure
- Indicative position of existing Go Ape Footpath

Go Ape - Rivington
Relocated Shelter and
Proposed Site 4 Development
Location Plan 7
1:1250

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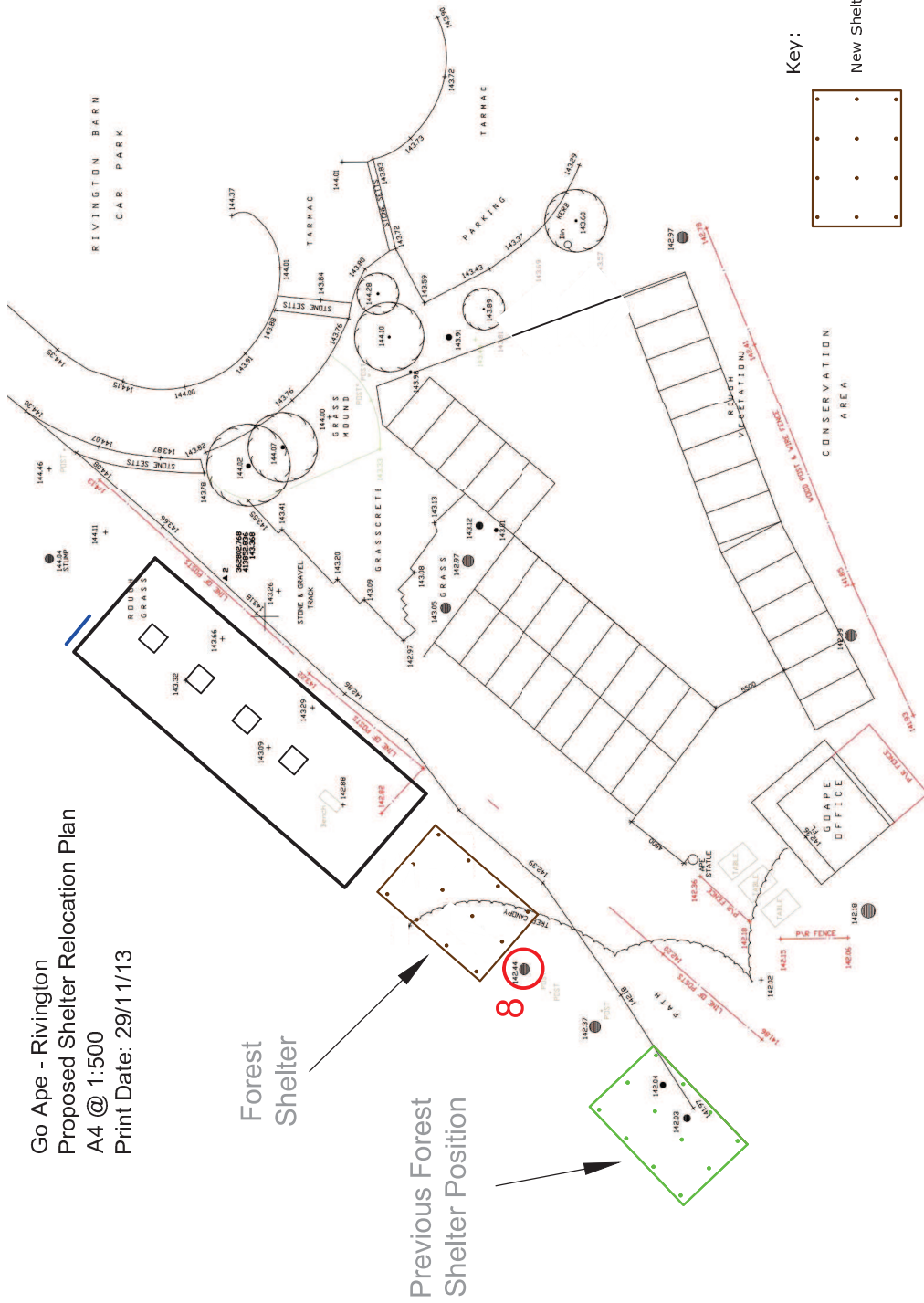


Go Ape - Rivington
 Site 4 Zip Wire
 Tree Works and Photos Block Plan 1:500
 Print Date: 29th November 2013

- | | | | |
|---|-------------------------|---|--|
| 25 | Activity number |  | Zip wire landing zone |
|  | Zip wire arrival tree |  | New Course activity |
|  | Zip wire departure tree |  | Trees |
|  | Ladder tree |  | Topographical level of tree at ground |
|  | Crossing tree |  | Contour Lines |
| 727 | Tree number |  | Trees which will need arboricultural work |
| | |  | Image reference showing approximate location and direction of photo. |

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Go Ape - Rivington
Proposed Shelter Relocation Plan
A4 @ 1:500
Print Date: 29/11/13



Forest Shelter

Previous Forest Shelter Position

8

Key:

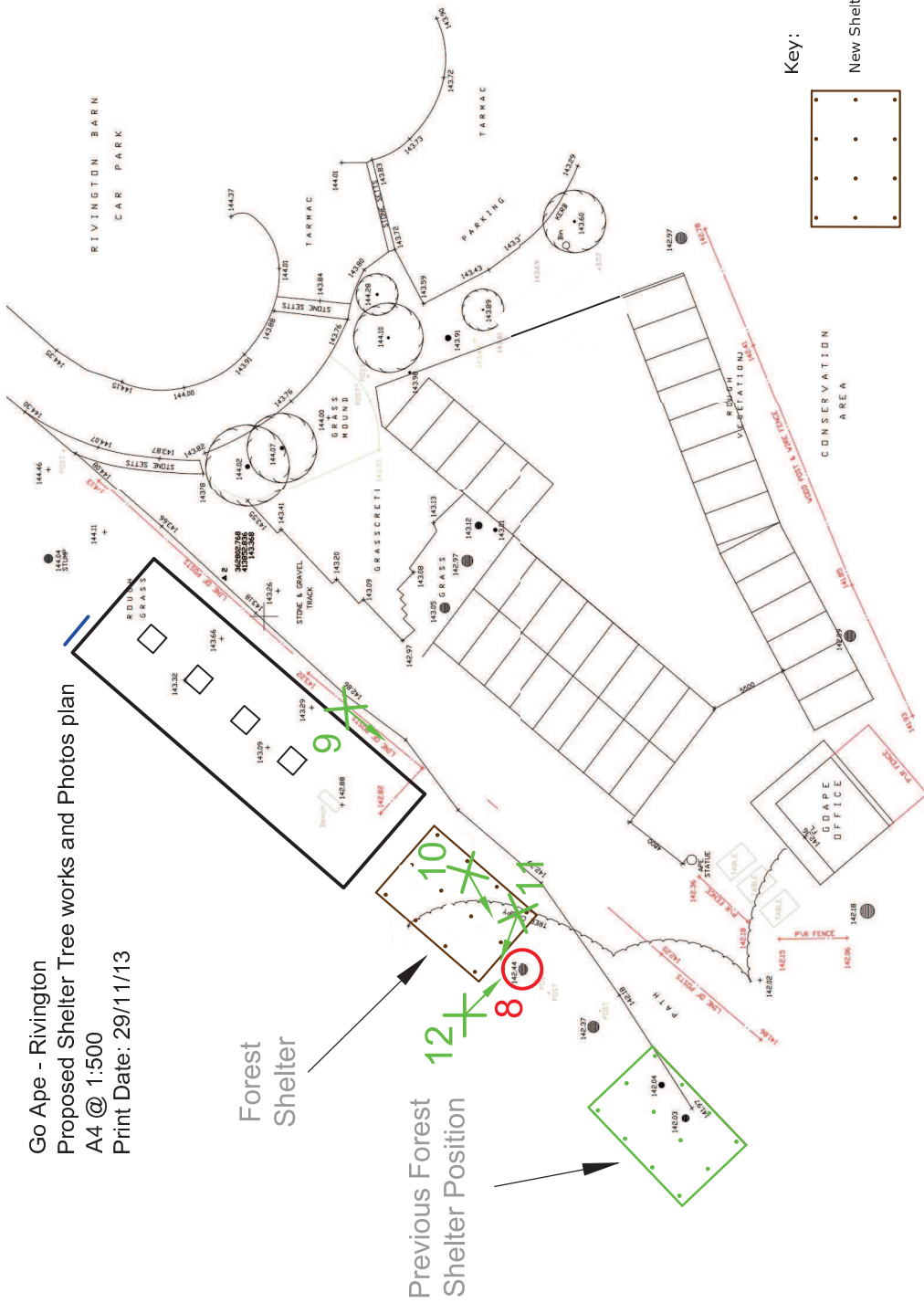
New Shelter

Horse Tether Fence

8 Trees which will need arboricultural work

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Go Ape - Rivington
Proposed Shelter Tree works and Photos plan
A4 @ 1:500
Print Date: 29/11/13



Key:

New Shelter

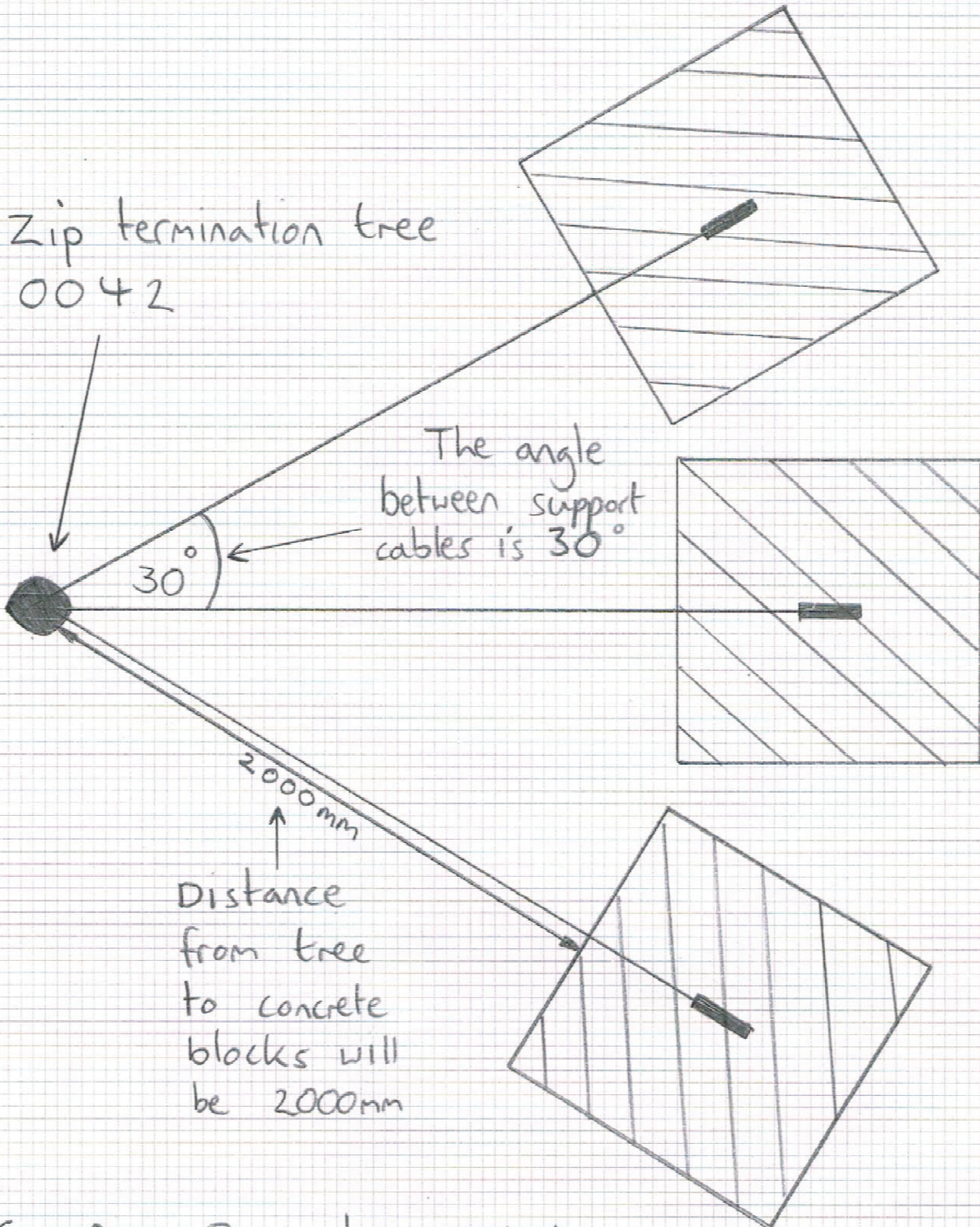
Horse Tether Fence

Image reference showing approximate location and direction of photo



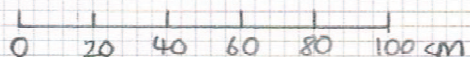
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Zip termination tree
0042

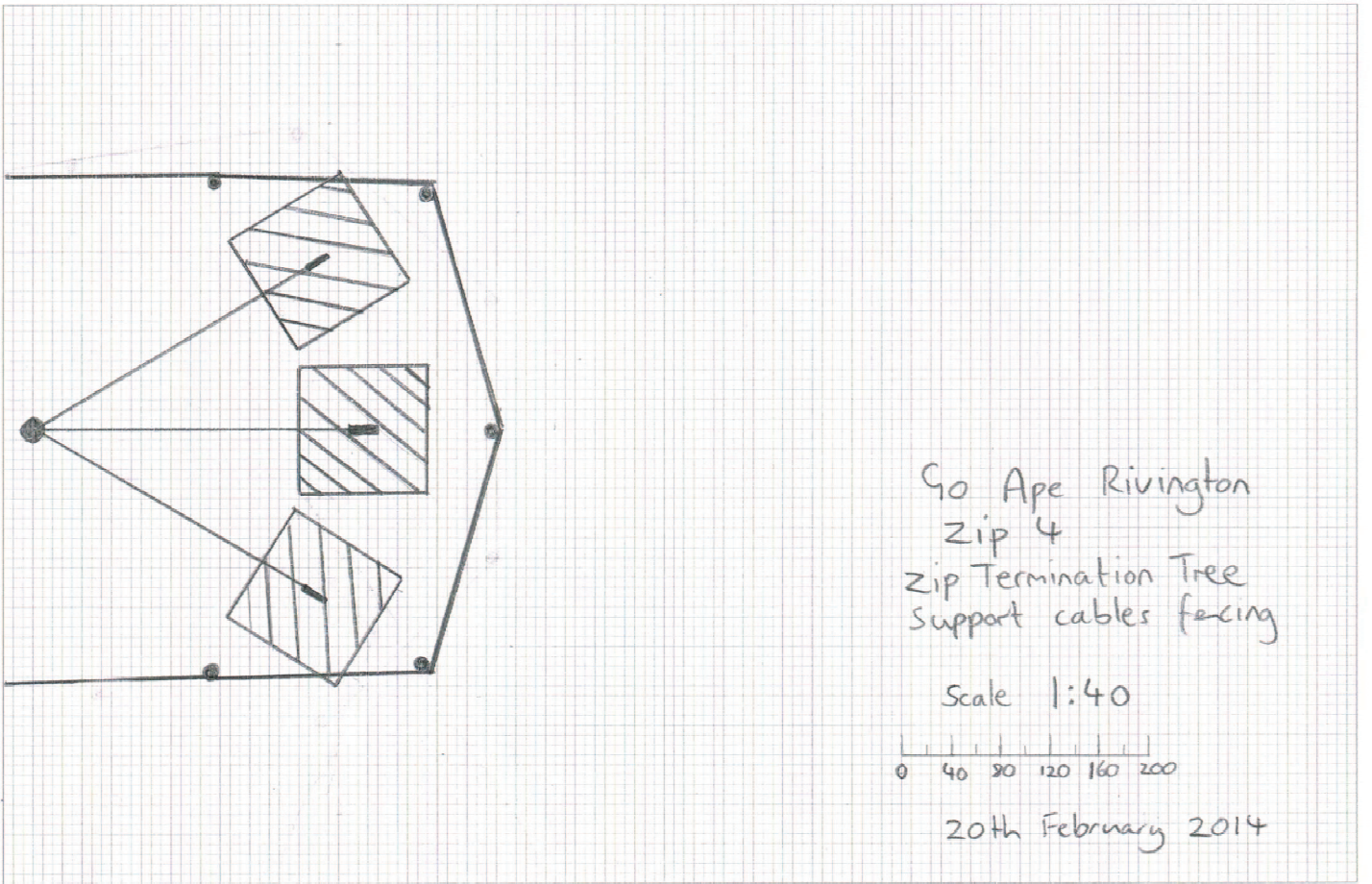


Go Ape Rivington Zip 4
Zip Termination Tree
Support cables plan

Scale 1:20



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Ordnance Survey



OS Mastermap®

414000



413900

413800

362700m

362800m

362900m

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Licence IBU12

Order Number: BW1-184163-14915-090912

Print Date: 21st February 2013

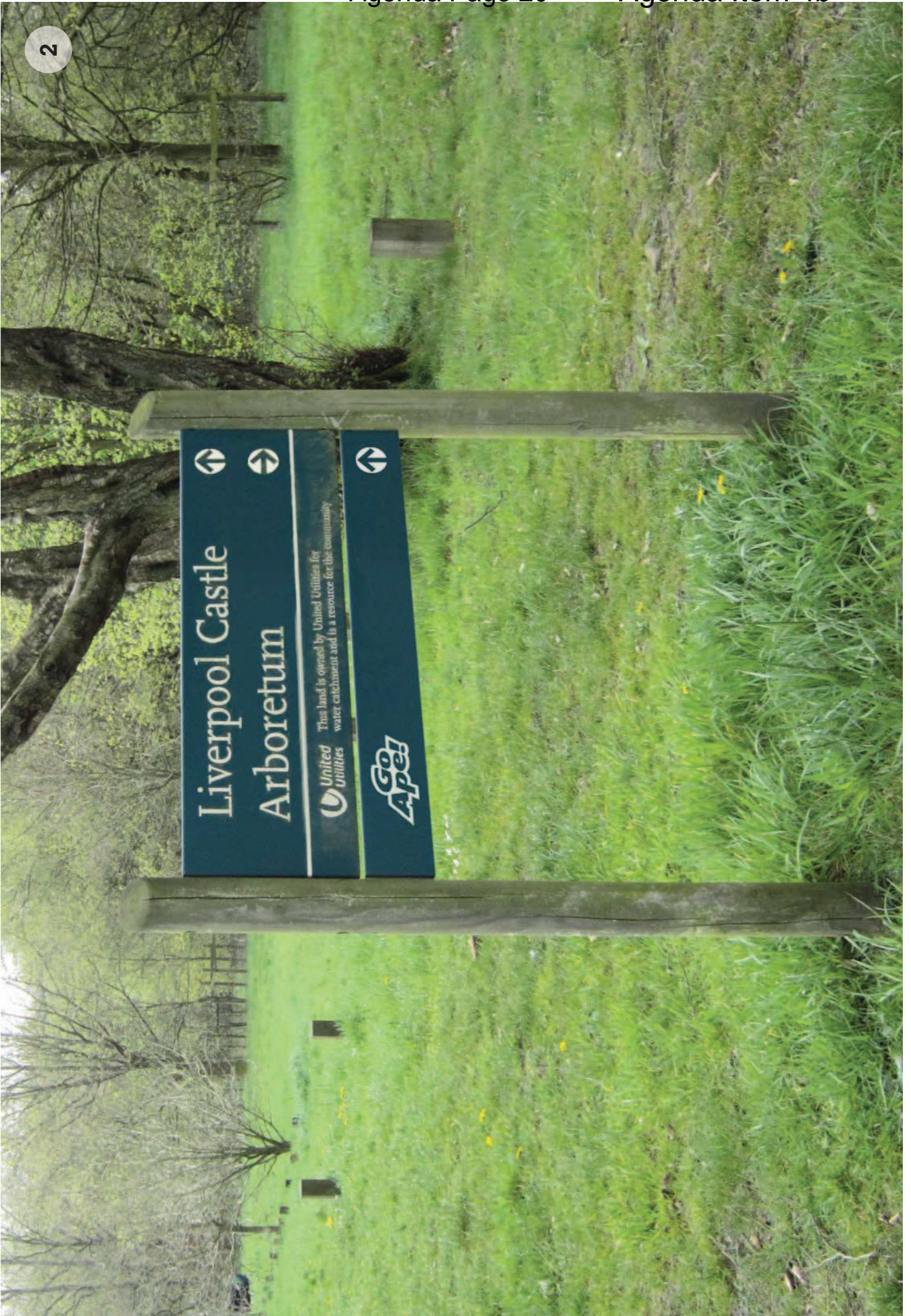
3 Location of proposed Sign

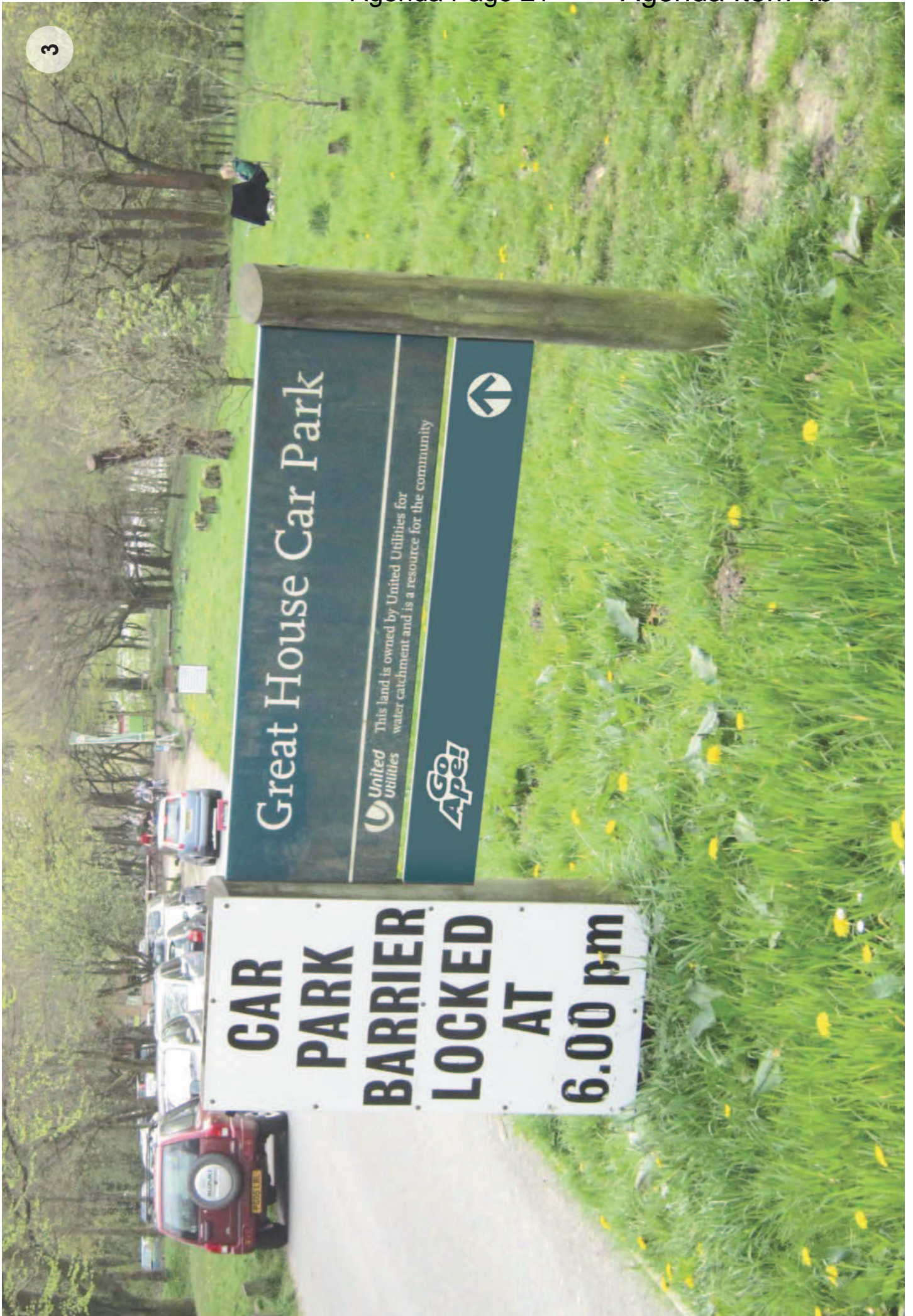
Go Ape - Rivington
Signage Location Plan
Amendment 1
1:1250

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1







Great House Car Park



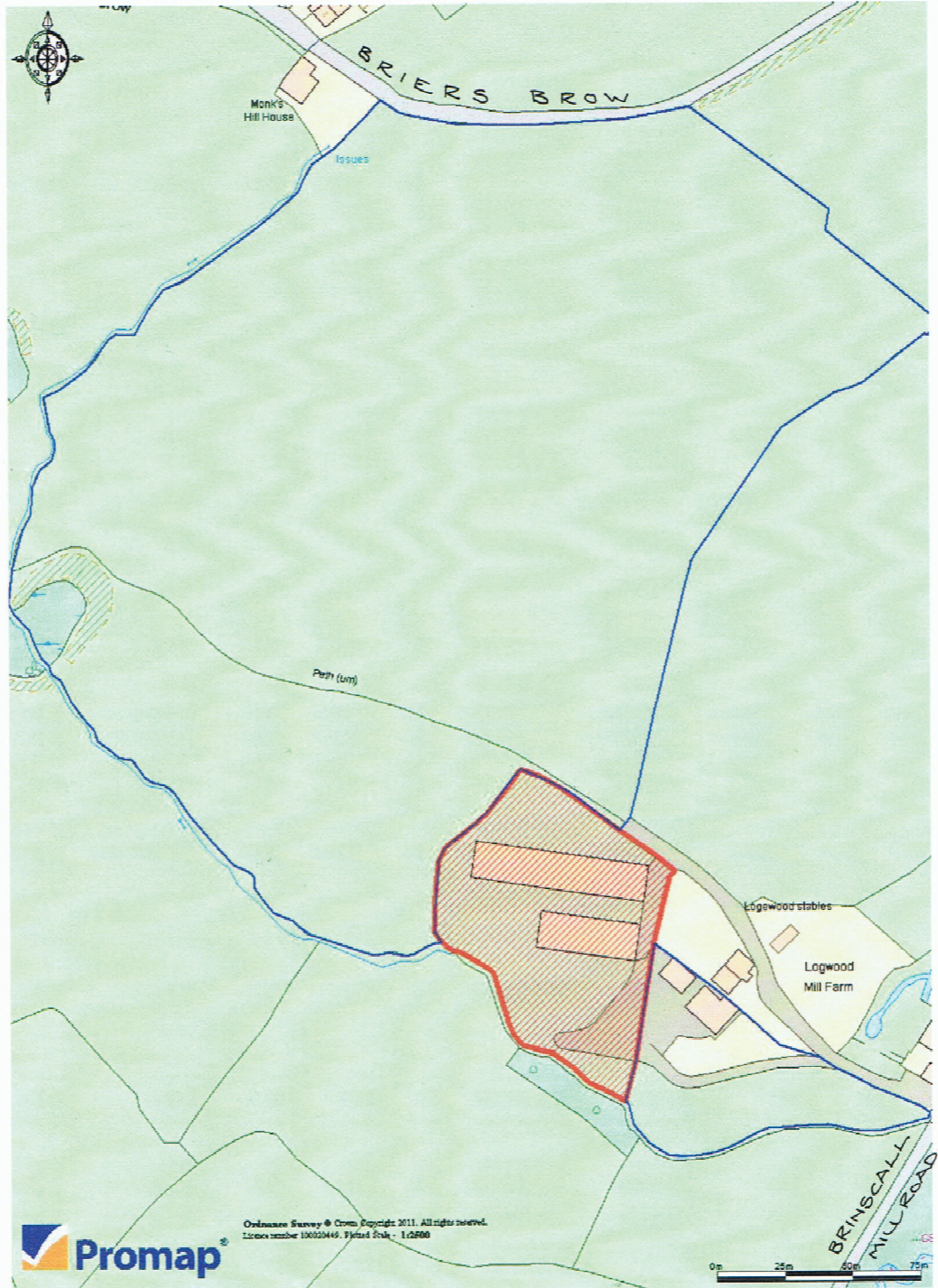
This land is owned by United Utilities for water catchment and is a resource for the community



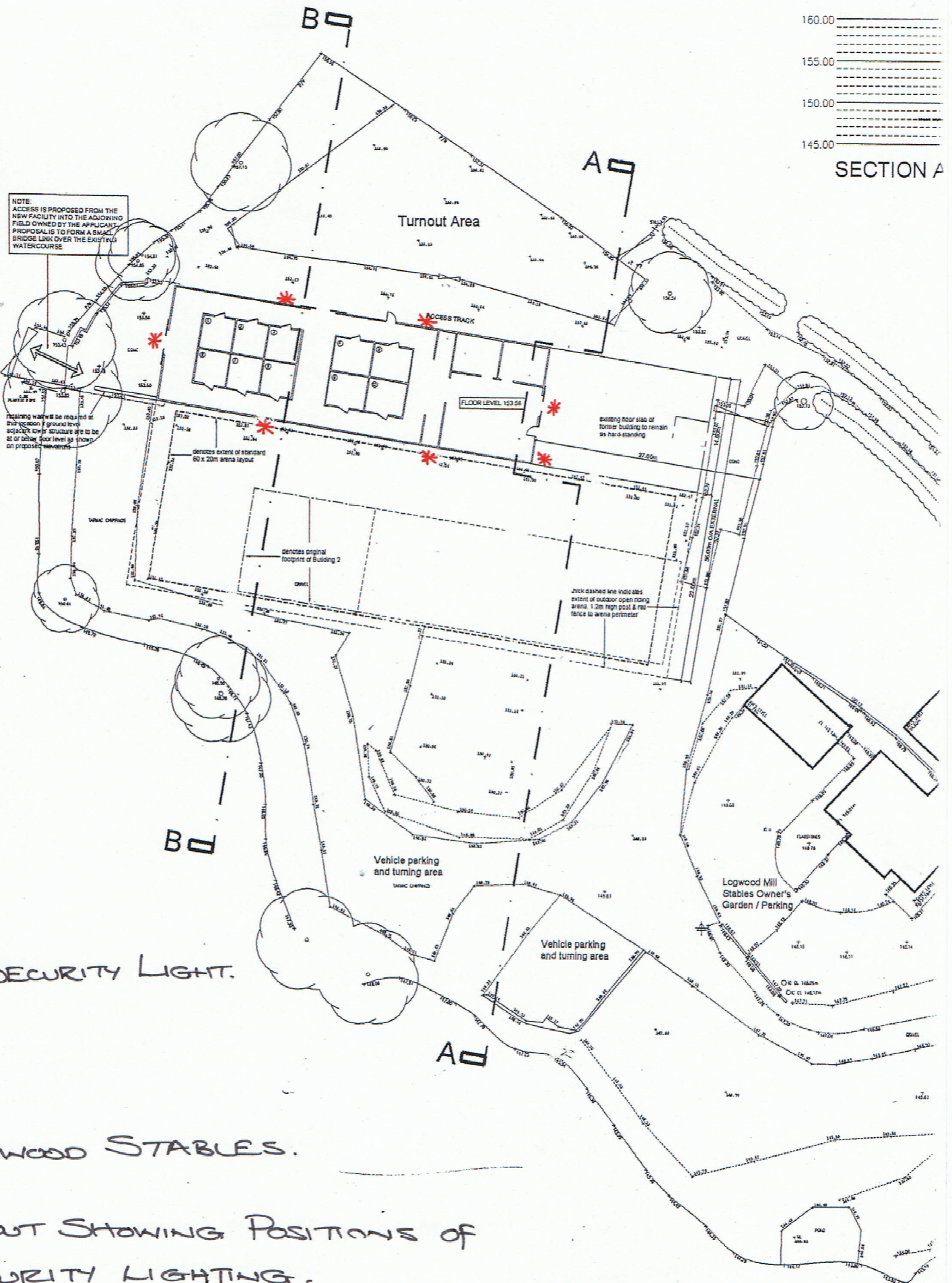
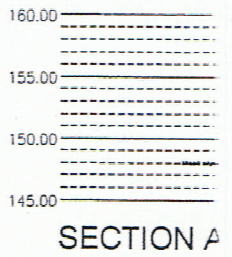
**CAR
PARK
BARRIER
LOCKED
AT
6.00 pm**

4





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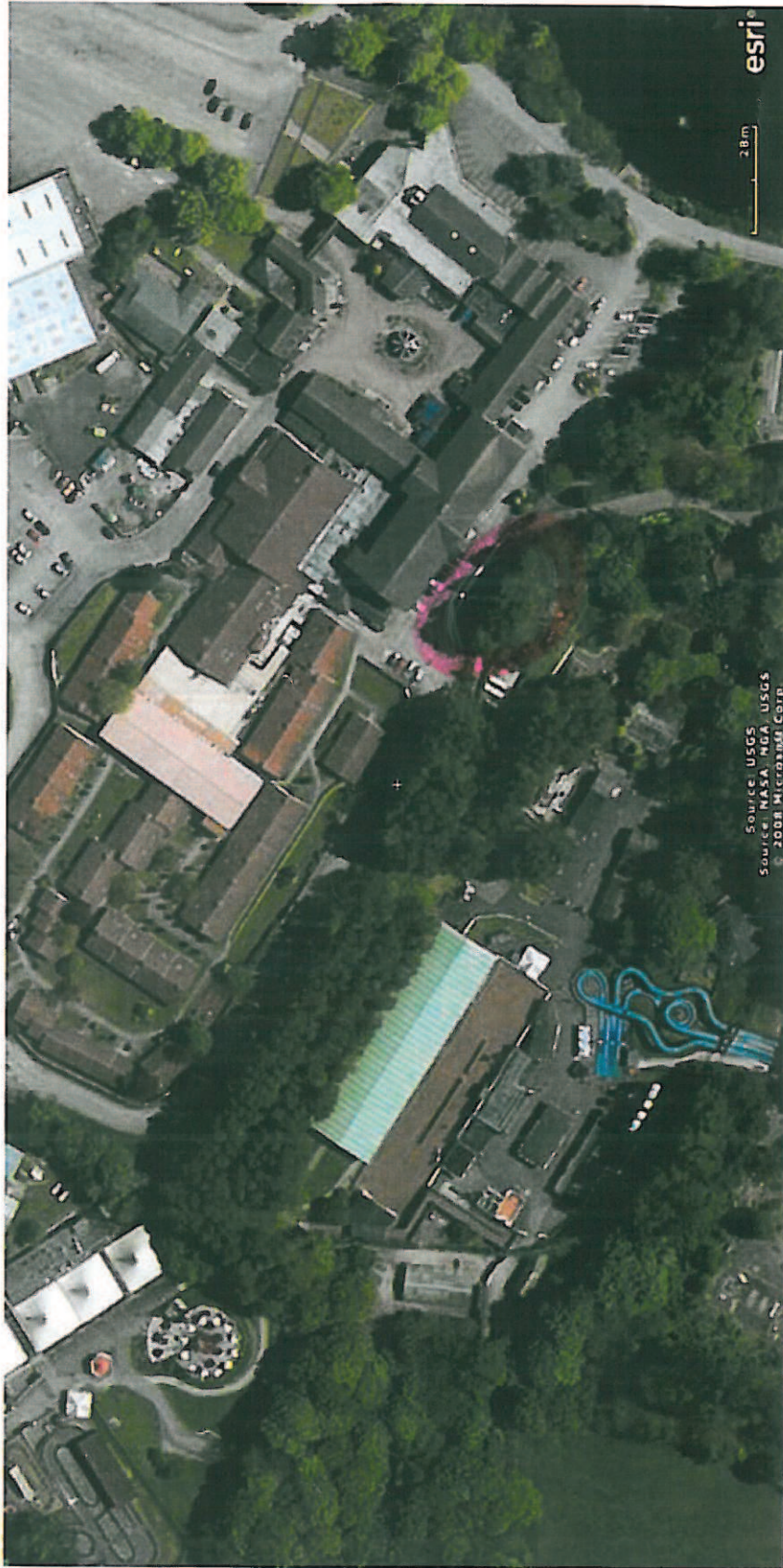
LOGWOOD STABLES.

LAYOUT SHOWING POSITIONS OF SECURITY LIGHTING.

NOT. TO SCALE.

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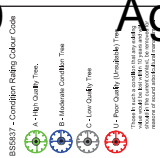
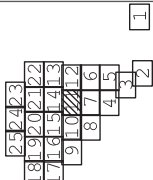
Camelot Theme Park



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LAYOUT

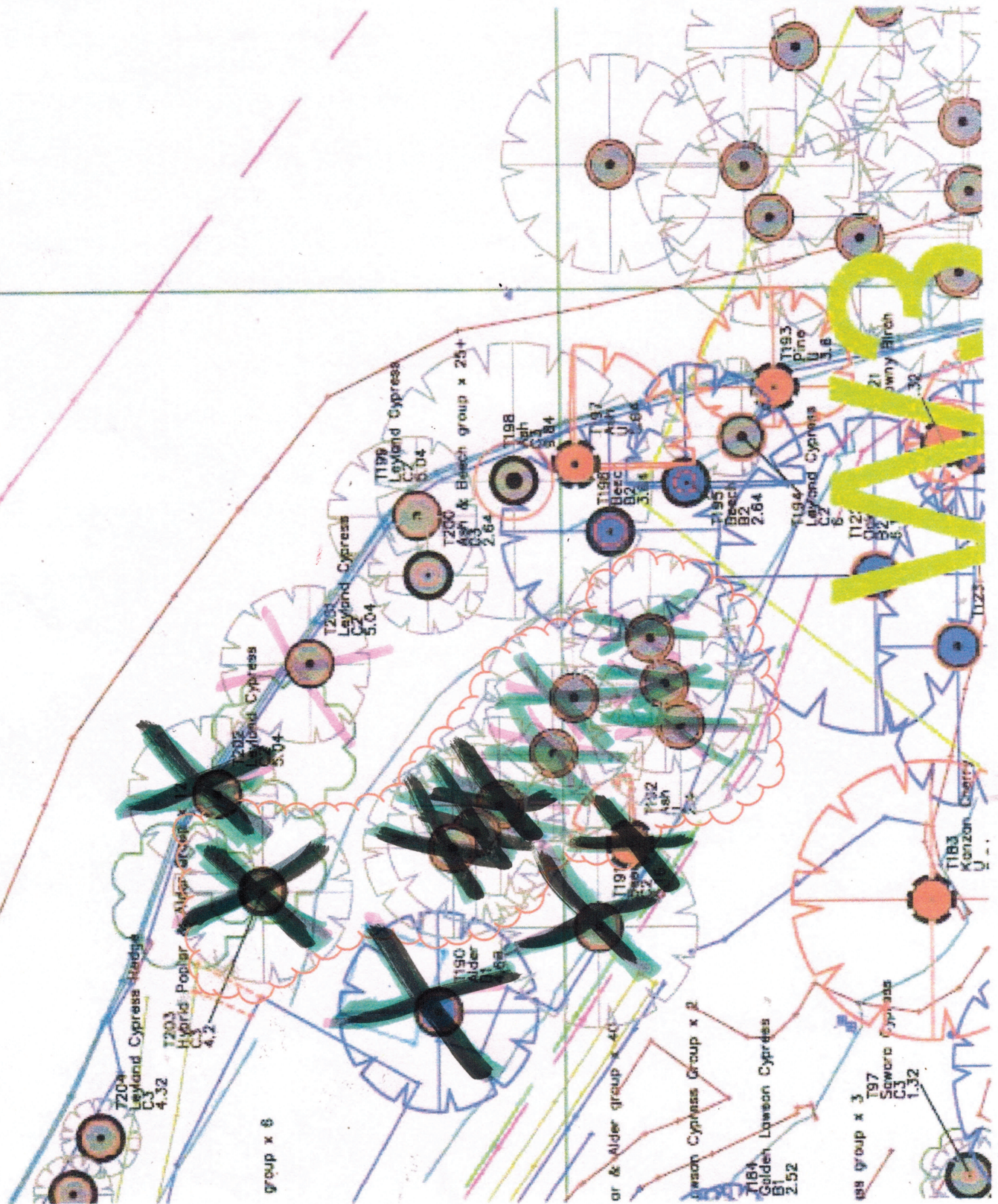


Client: Story Homes Ltd
Project: The Former Camelot Theme Park, Chorley
Drawing No: BA38611S
Drawing Title: Tree Survey Plan
Scale: 1:200 @ A1
Drawing Date: 21/08/2013
Drawing No: BA38611S
Drawing Title: Tree Survey Plan
Scale: 1:200 @ A1
Drawing Date: 21/08/2013

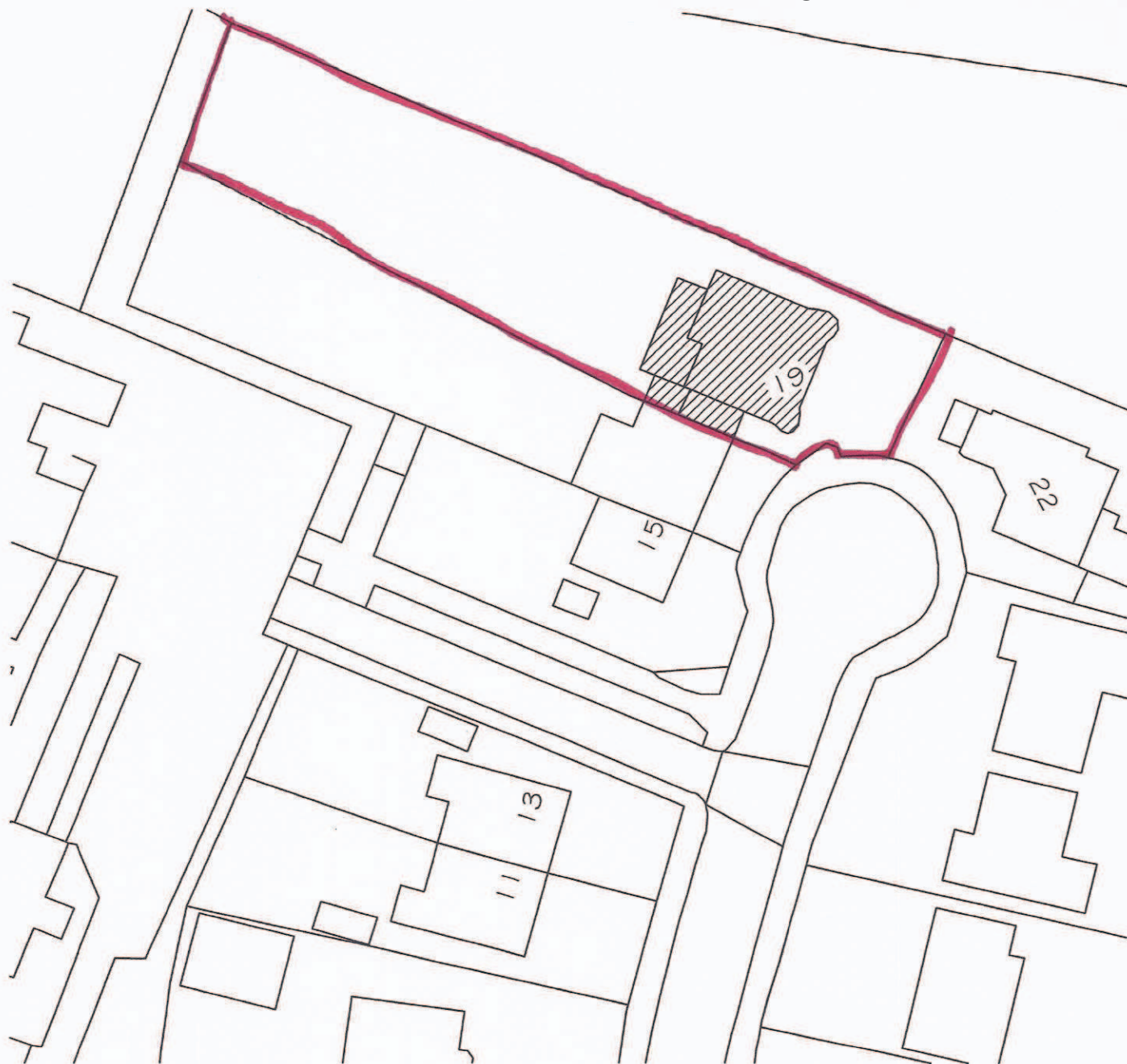
Client: Story Homes Ltd
Project: The Former Camelot Theme Park, Chorley
Drawing No: BA38611S
Drawing Title: Tree Survey Plan
Scale: 1:200 @ A1
Drawing Date: 21/08/2013
Drawing No: BA38611S
Drawing Title: Tree Survey Plan
Scale: 1:200 @ A1
Drawing Date: 21/08/2013



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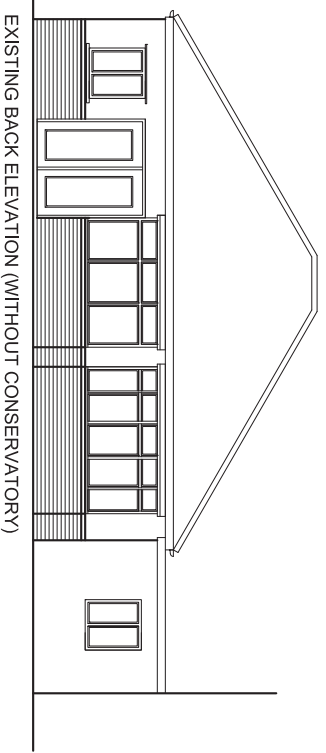
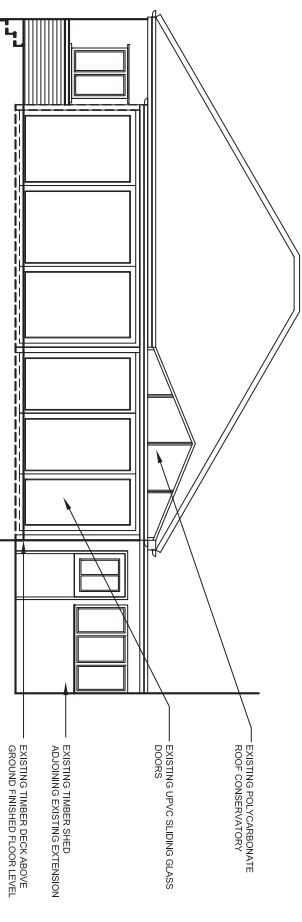
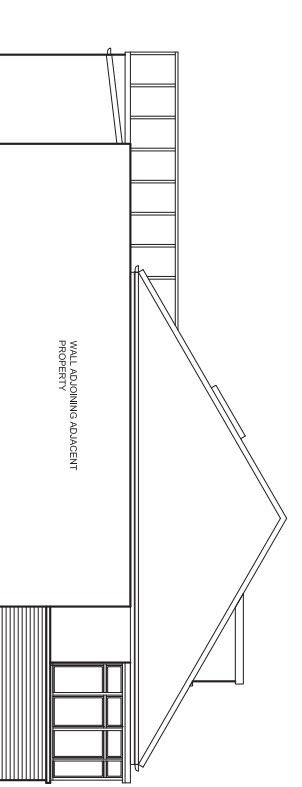
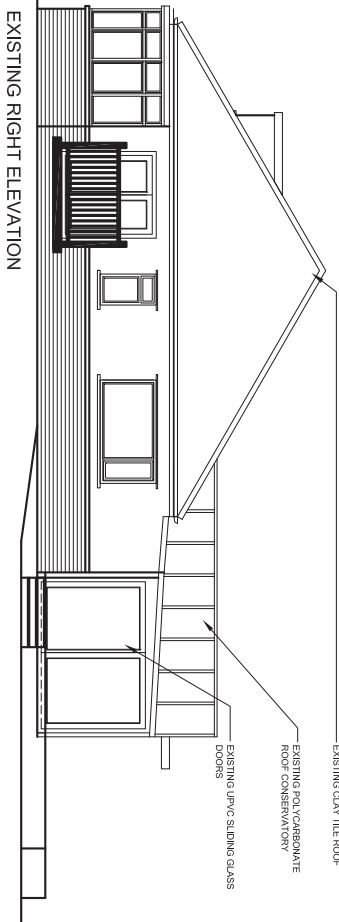
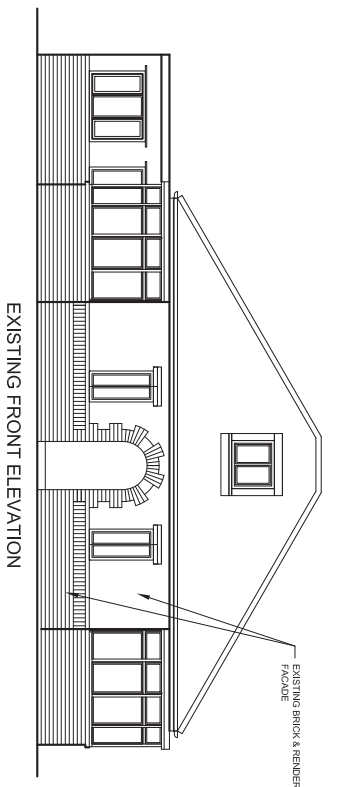


Location Plan 1 : 500



Client STEVEN MORRIS	Contractor	Project Park Lea, 19 Harrington Road Chorley PR7 1JZ	KVA Architects	
Notes: Dimensions are not to be scaled from this drawing, all discrepancies in this drawing are to be reported to the architect. This drawing is copyright. Do not modify any element of this CAD drawing. Drawing only to be used for the purposes it was issued for.	Rev Date Revision Notes	Drawing Title SITE PLAN	Job No: 071 Date (Year/Month): 12/11 Scale@A4: 1:500	Status: PLANNING
			Drawing No Origin Zone Level Type Content Sequential Rev 071 001	

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No Design Risk Register

Rev: Date Revision Note

Project
 Park Lea, 19 Harrington Road
 Chorley PR7 1JZ

Client
 STEVEN MORRIS

Contractor

KVA Architects

EXISTING ELEVATIONS

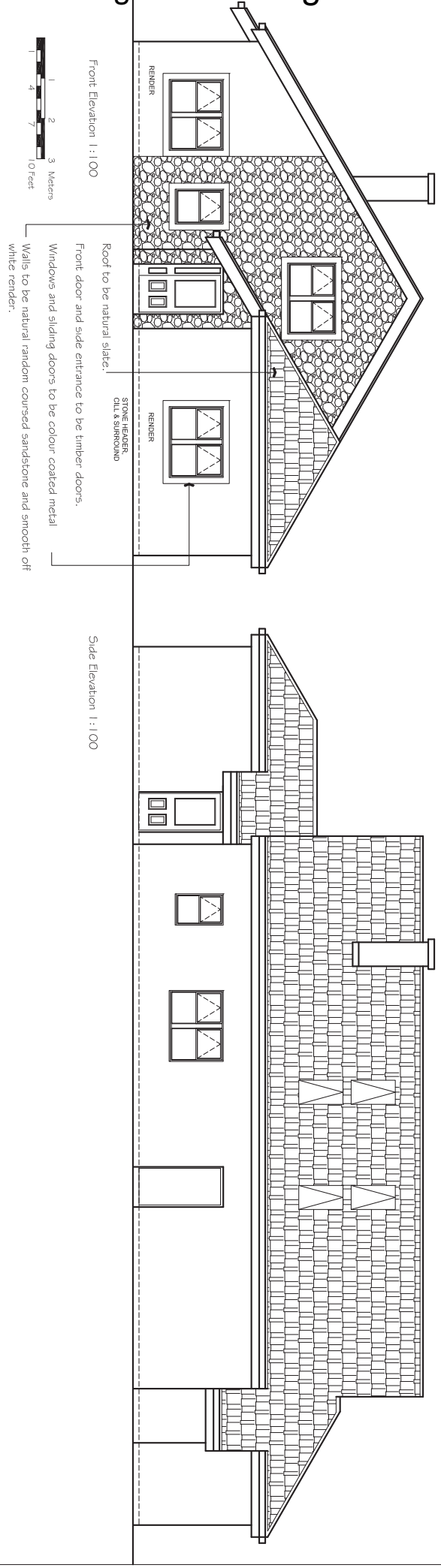
Drawing Title

DATE: 07/12/11 SCALE: AS SHOWN

STATUS: PLANNING

Drawing No: 071_004

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No	Designer Risk Register
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Rev#	Date	Notes
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Project
 Park Lea, 19 Harrington Road
 Chorley PR7 1JZ

Client
 STEVEN MORRIS

Contractor

KVA Architects

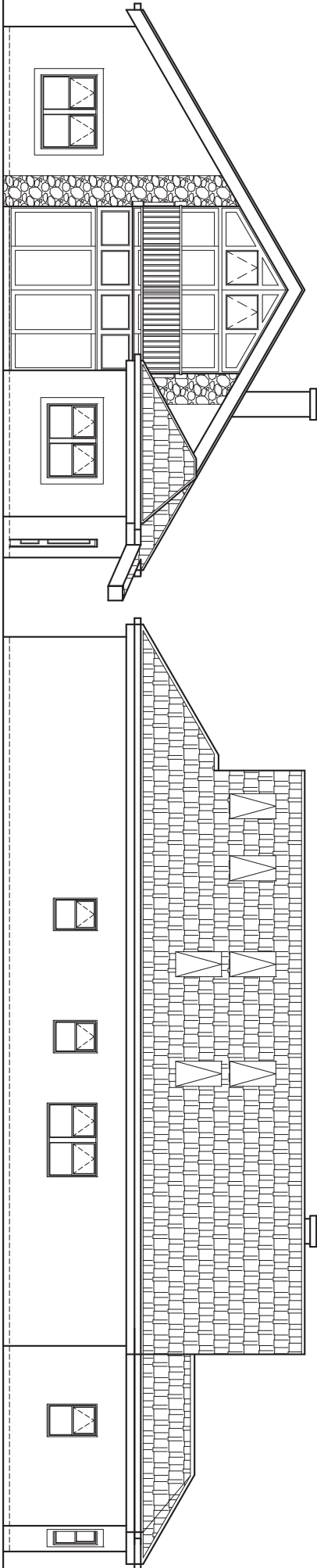
Proposed Elevations

DRAWING	TITLE (YEAR/MONTH)	SCALE/DWG
071	1401	1:100

STATUS
 PLANNING

Drawing No	Rev#
071 006	

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Rear Elevation 1 : 100

Side Elevation 1 : 100

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No Designer Risk Register

Rear	Date	Notes
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Project
 Park Lea, 19 Harrington Road
 Chorley PR7 1JZ

Client
 STEVEN MORRIS

Contractor

KVA Architects

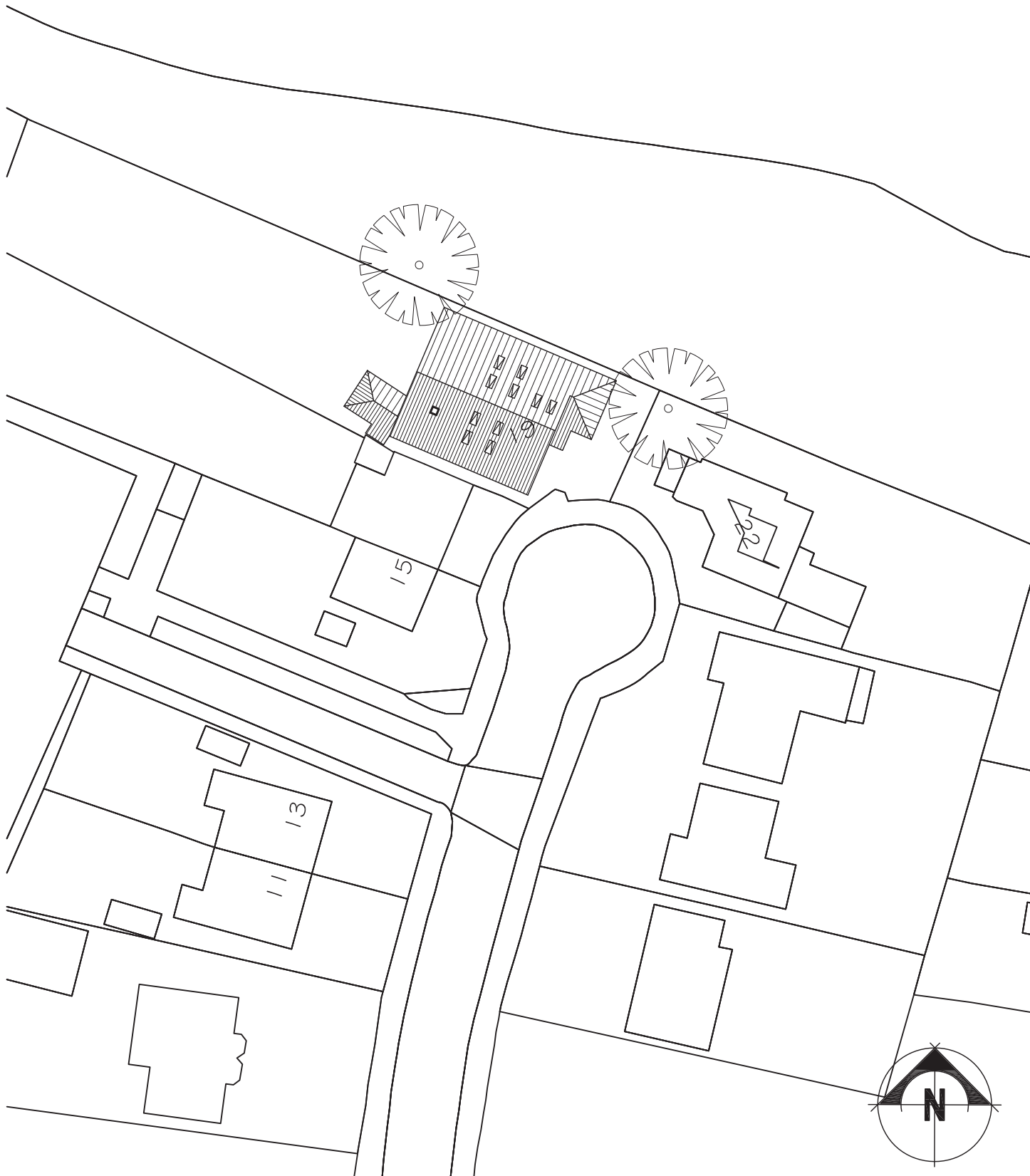
Proposed Elevations

DRAWING	TOTAL VOLUME(S)	SCALE(S)
071	1401	1:100

STATUS
 PLANNING

DRAWING NO	REV
071_007	

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Client
STEVEN MORRIS

Contractor

Project
Park Lea, 19 Harrington Road
Chorley PR7 1JZ

KVA Architects

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Rev	Date	Revision Notes

Drawing Title

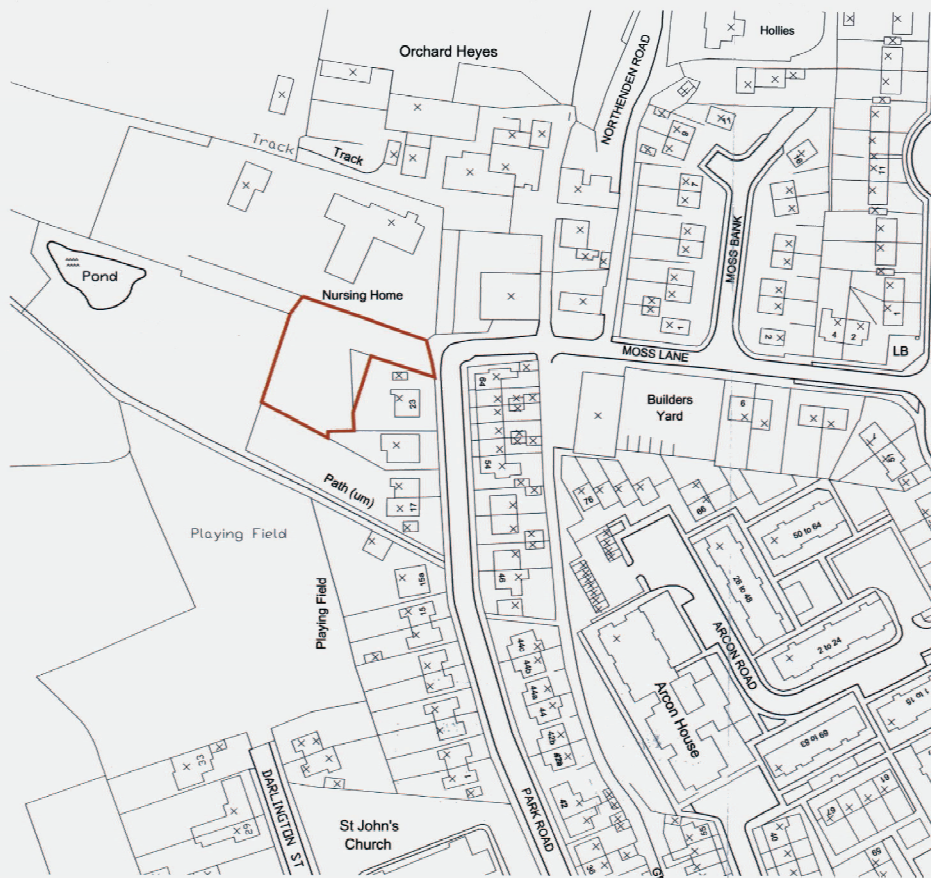
Proposed Location Plan

Job No 071	Date (Year/Month) 14/01	Scale@A4 1:500				
Status PLANNING						
Drawing No Origin	Zone	Level	Type	Content	Sequential	Rev
					071	002

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Site Location Plan

Scale:1:1250

14/00069/PL

CHORLEY COUNCIL	
DEVELOPMENT CONTROL	
REC'D	23 JAN 2014
FILE	
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Client

PRESTIGE HOMES (NW) LTD

Project

3 No. DWELLINGS TO THE REAR OF 23 PARK ROAD, COPPULL, CHORLEY

Title

SITE LOCATION PLAN

Notes

All dimensions are approximate and must be checked on site prior to the commencement of the works.

Revisions	Date

scale 1:1250@A3	drawn .
date Dec 13	approved .
drawing no. PH-PR-C	P-05

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Client
PRESTIGE HOMES (NW) LTD

Project.
3 No. DWELLINGS TO THE REAR OF 23 PARK ROAD, COPPULL, CHORLEY

Title
EXISTING SITE PLAN

CHORLEY COUNCIL 11/10069/14 DEVELOPMENT CONTROL	
DCPLAN	
REC'D	23 JAN 2014
FILE	
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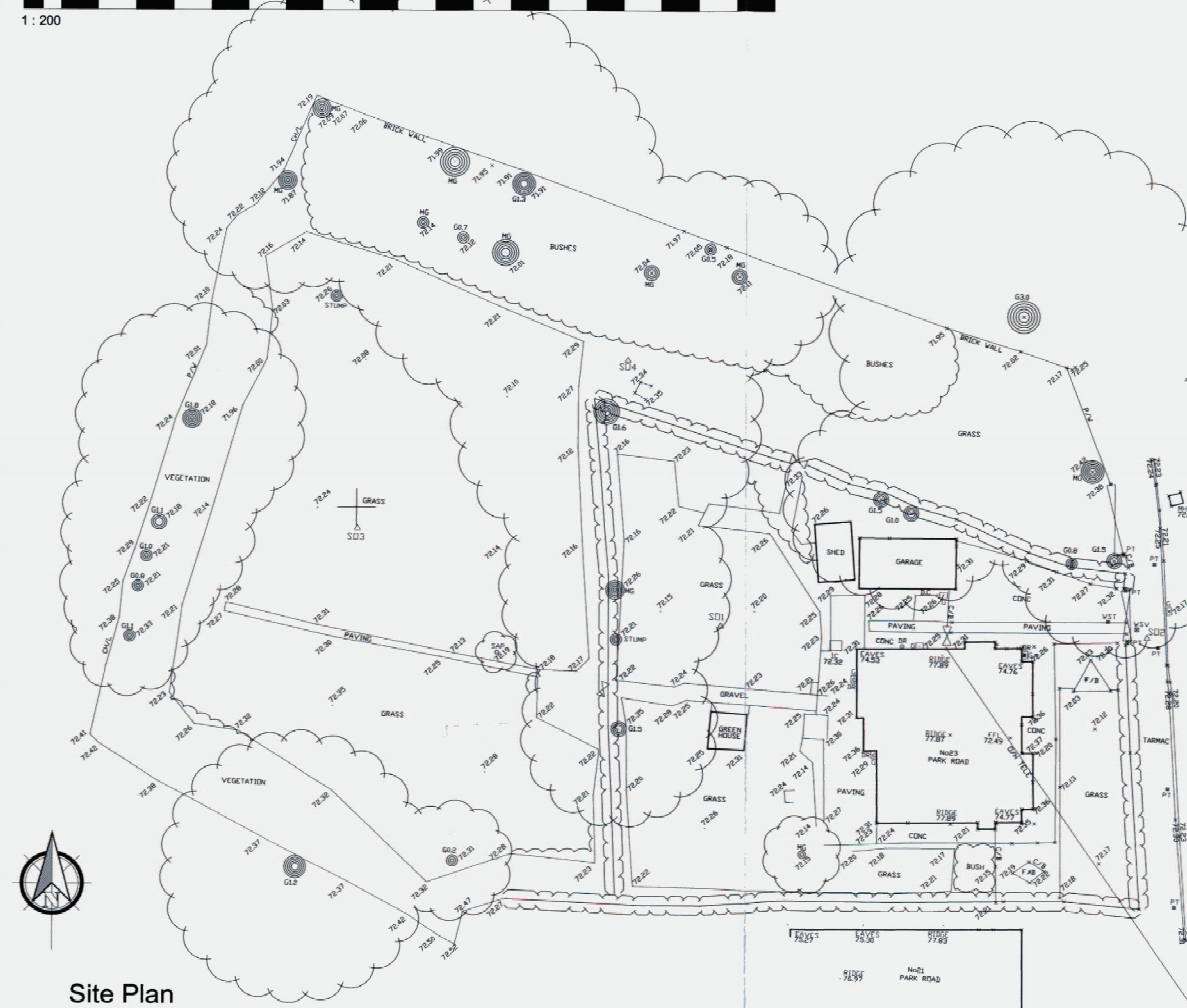
414

Notes

All dimensions are approximate and must be checked on site prior to the commencement of the works.

Revisions **Date**

scale	drawn
1:200@A3	
date	approved
Dec 13	
drawing no.	
PH-PR-C	EX-01



Site Plan

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0m 1m 2m 3m 4m 5m 10m 15m 20m

1:100

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Roof tiles to be Sandtoft "Cassius" Antique roof tile to L.A. approval

Light Oak UPVC barge boards & fascias

Red Multi facing brick to L.A. approval

Natural stone heads, cills and corbels

Contrasting brickwork to be smooth red

Self coloured render Colour - Cream

Light Oak UPVC high performance window frames and doors

Roof tiles to be Sandtoft "Cassius" Antique roof tile to L.A. approval

Light Oak UPVC barge boards & fascias

Red Multi facing brick to L.A. approval

Natural stone heads, cills and corbels

Contrasting brickwork to be smooth red

Light Oak UPVC high performance window frames and doors

Front Elevation **Side Elevation** **Rear Elevation**

Ground Floor Plan **First Floor Plan**

Side Elevation * - Denotes obscured glazing

Client
PRESTIGE HOMES (NW) LTD

Notes
All dimensions are approximate and must be checked on site prior to the commencement of the works.

Revisions **Date**

Project
3 No. DWELLINGS TO THE REAR OF 23 PARK ROAD, COPPULL, CHORLEY

Title
PROPOSED PLANS & ELEVATIONS - PLOTS 1 & 2

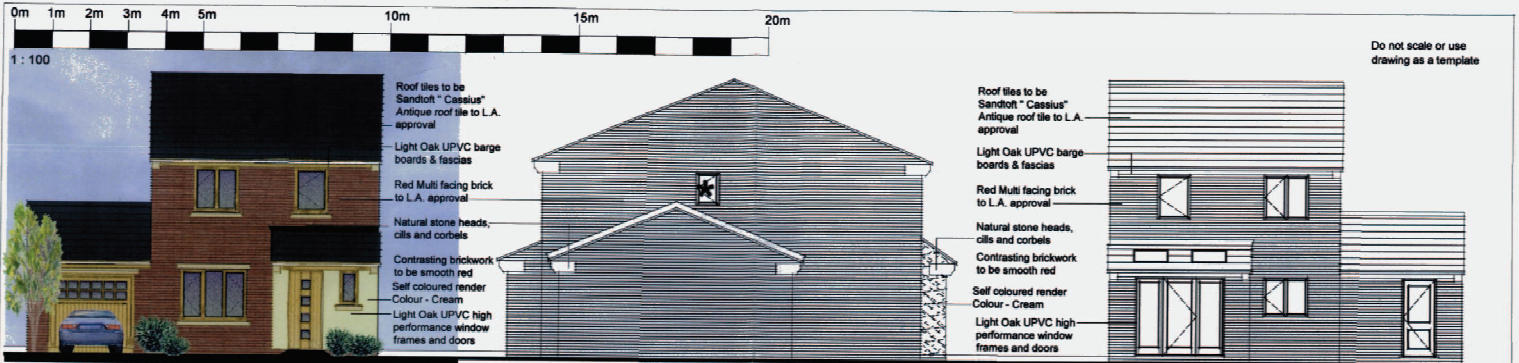
CHORLEY COUNCIL
PLANNING & DEVELOPMENT CONTROL
23 JAN 2014

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scale
1:100@A3
date
Dec 13
drawing no.
PH-PR-C
drawn
approved
P-01

Area 1151sq.ft.

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Front Elevation

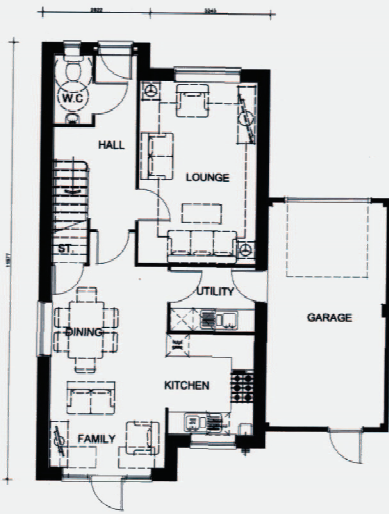
Side Elevation

Rear Elevation

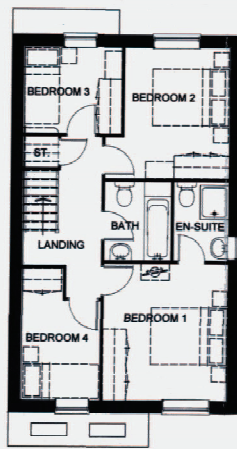
Roof tiles to be Sandtoft "Cassius" Antique roof tile to L.A. approval
 Light Oak UPVC barge boards & fascias
 Red Multi facing brick to L.A. approval
 Natural stone heads, cills and corbels
 Contrasting brickwork to be smooth red
 Self coloured render Colour - Cream
 Light Oak UPVC high performance window frames and doors

Roof tiles to be Sandtoft "Cassius" Antique roof tile to L.A. approval
 Light Oak UPVC barge boards & fascias
 Red Multi facing brick to L.A. approval
 Natural stone heads, cills and corbels
 Contrasting brickwork to be smooth red
 Self coloured render Colour - Cream
 Light Oak UPVC high performance window frames and doors

Do not scale or use drawing as a template



Ground Floor Plan



First Floor Plan

Area 1151sq.ft.



Side Elevation

* - Denotes obscured glazing

Client
 PRESTIGE HOMES (NW)
 LTD

Project
 3 No. DWELLINGS TO THE
 REAR OF 23 PARK ROAD,
 COPPULL, CHORLEY

Title
 PROPOSED PLANS &
 ELEVATIONS - PLOT 3

Notes

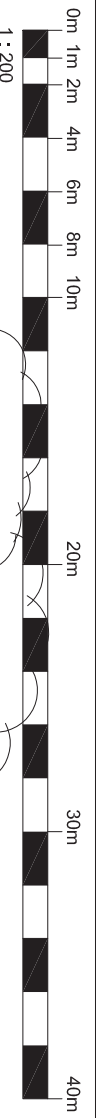
All dimensions are approximate and must be checked on site prior to the commencement of the works.

Revisions	Date

scale 1:100@A3	drawn
date Dec 13	approved
drawing no. PH-PR-C	P-02

CHORLEY COUNCIL
 DEVELOPMENT CONTROL
 DC PLAN
 REC'D 23 JAN 2014
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Roof Area Total: 278.34m²
Porous Paved Area: 265.00m²

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Client
PRESTIGE HOMES (NW) LTD

Project:
3 NO. DWELLINGS TO THE REAR OF 23 PARK ROAD, COPPULL, CHORLEY

Title
PROPOSED SITE PLAN

Denotes tree to be removed

New entrance formed

Tarmac/dam access road

Existing shrubbery cut back and new trees planted

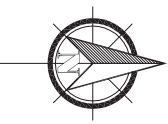
Existing shrubbery cut back

Porous Paving to driveways and private access road
PCC paving slabs to house perimeters and patios

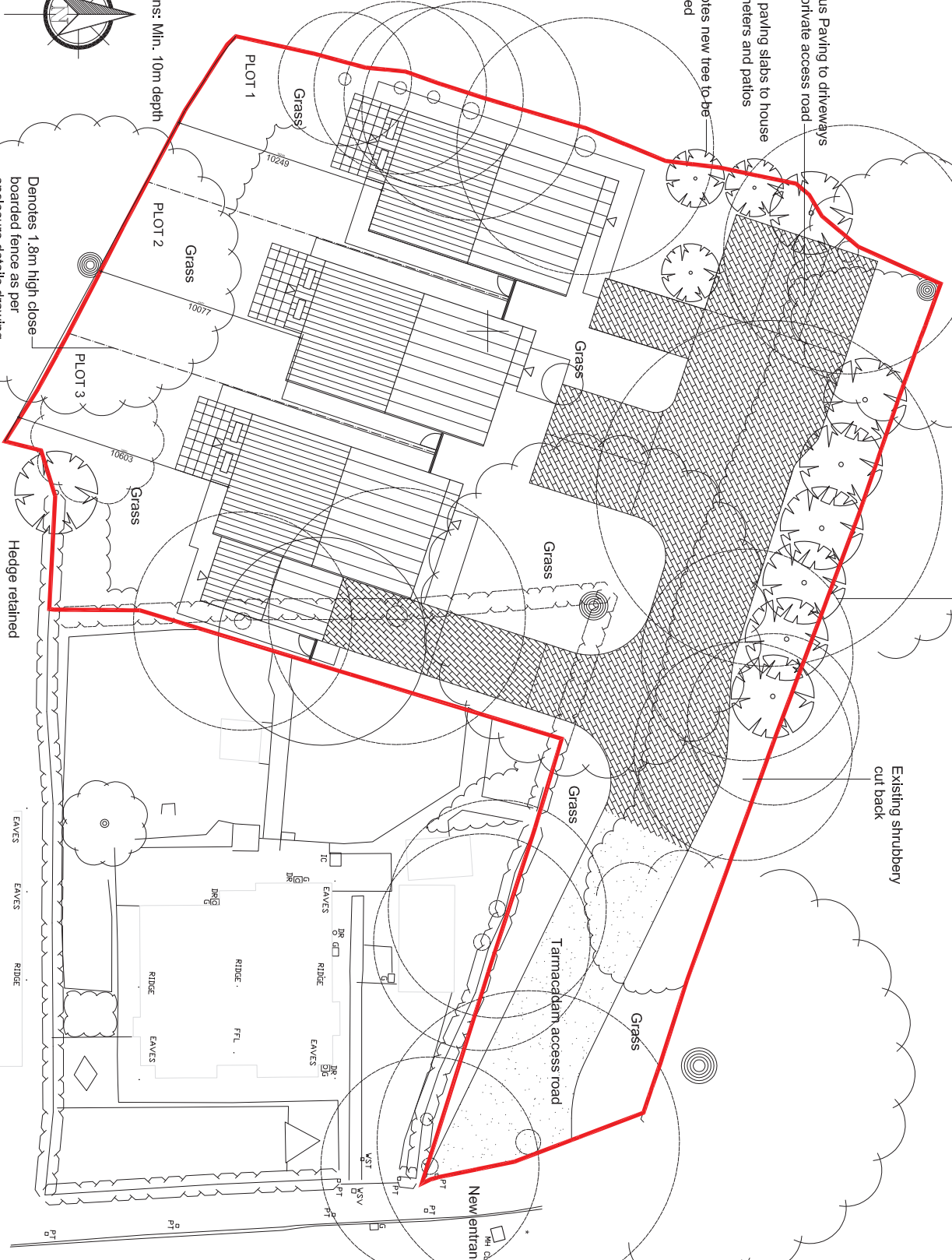
Denotes new tree to be planted

Gardens: Min. 10m depth

Denotes 1.8m high close boarded fence as per enclosure details drawing



Site Plan



Notes
All dimensions are approximate and must be checked on site prior to the commencement of the works.

Revisions	Date

scale	drawn
1:200@A3	
date	approved
Dec 13	

drawing no.	
PH-PR-C	P-03-A

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XREFS IN THIS DRAWING
 PLEASE REFER TO LANDSCAPE ARCHITECTS DRAWING FOR LANDSCAPE PROPOSALS.
 PLEASE REFER TO TRANSPORT PLANS FOR HIGHWAYS PROPOSALS.
 ANY FLOOR FINISHES OUTSIDE THE SITE BOUNDARY TBC BY HIGHWAYS



Legend

- Newgrange paving flags 600x600x63 by Hardscape Silver Granite
- Tarmac Black
- Concrete
- Brush Finish
- Soft Landscaping by Specialist Eicon Associates
- Tarmac Highway Grade
- Kellen Sets by Hardscape Tangentia A, B, C, D and E
- 'Blister' concrete tactile paving to crossing points.
- 'Hazard warning' concrete tactile paving to external steps.
- Dashed line extent of high way works

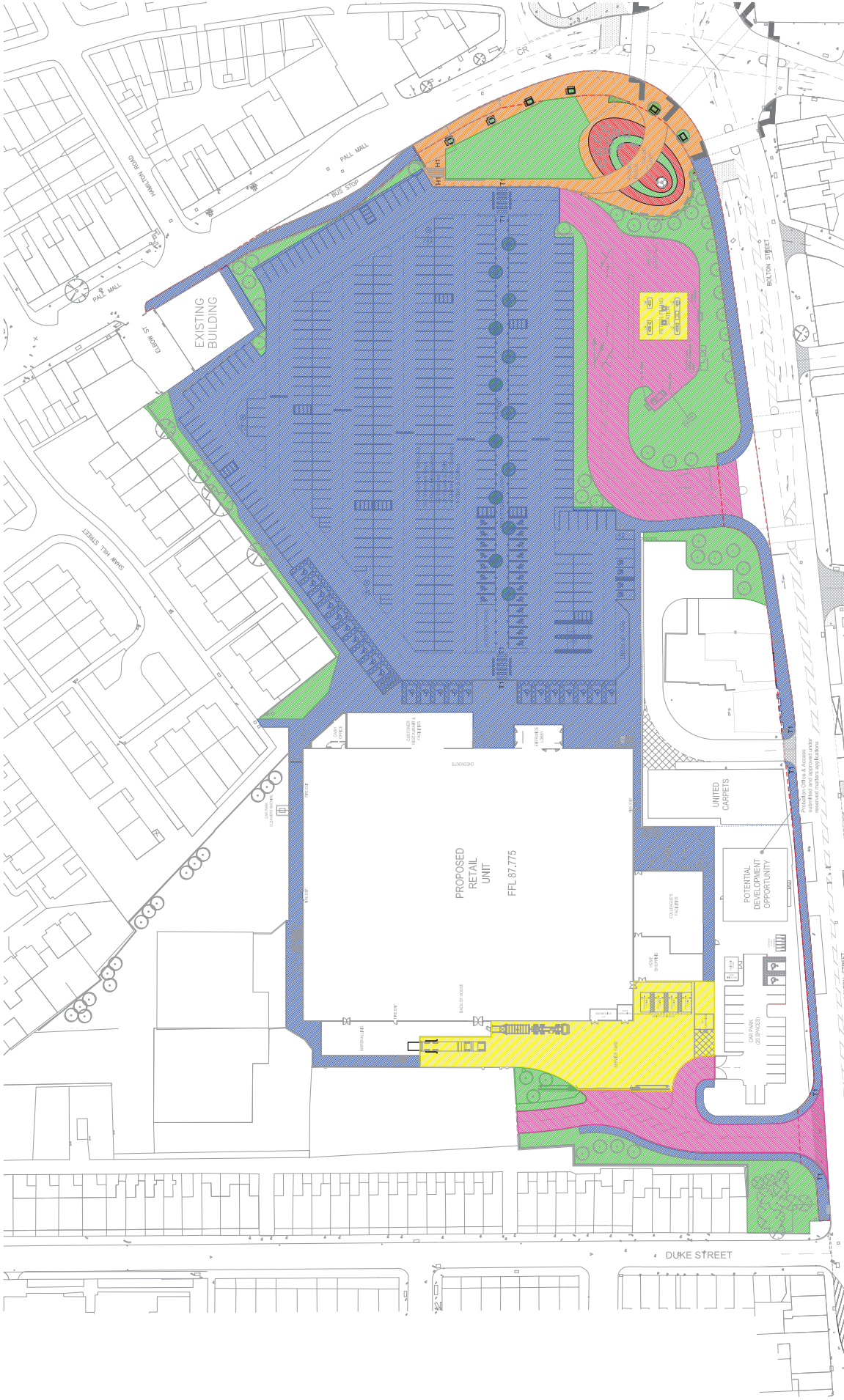


CHOPLEY TOWN CENTRE REGENERATION LANDSCAPING PLAN

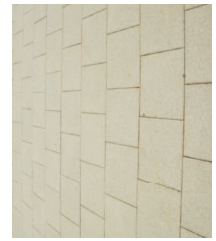
DRAWING STATUS FOR PLANNING
 DRAWING NO. LM
 SCALE 1:500 @ A1
 DATE 27.11.12

wcec architects
 Chartered Civil Engineers
 Registered Chartered Surveyors
 1, 15/16, 2002 St. E. Unit 15/16, 2002 St. E. Unit 15/16

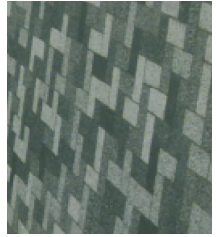
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07.035	PL_26	B



PICTURE LEGEND



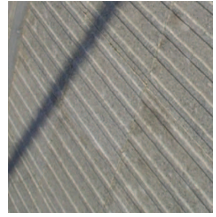
Newgrange Paving
 SUPPLIER : Hardscape
 COLOUR : Silver Granite



Kellen Paving Sets
 SUPPLIER : Hardscape
 COLOUR : Tangentia A, B, C, D and E



Blister Paving
 COLOUR : GREY



Hazard Warning Paving
 COLOUR : GREY



Tarmac Finish

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XREF'S IN THIS DRAWING



Scale: 1:500 @ A1
 CH/19

CHORLEY RENAISSANCE LTD

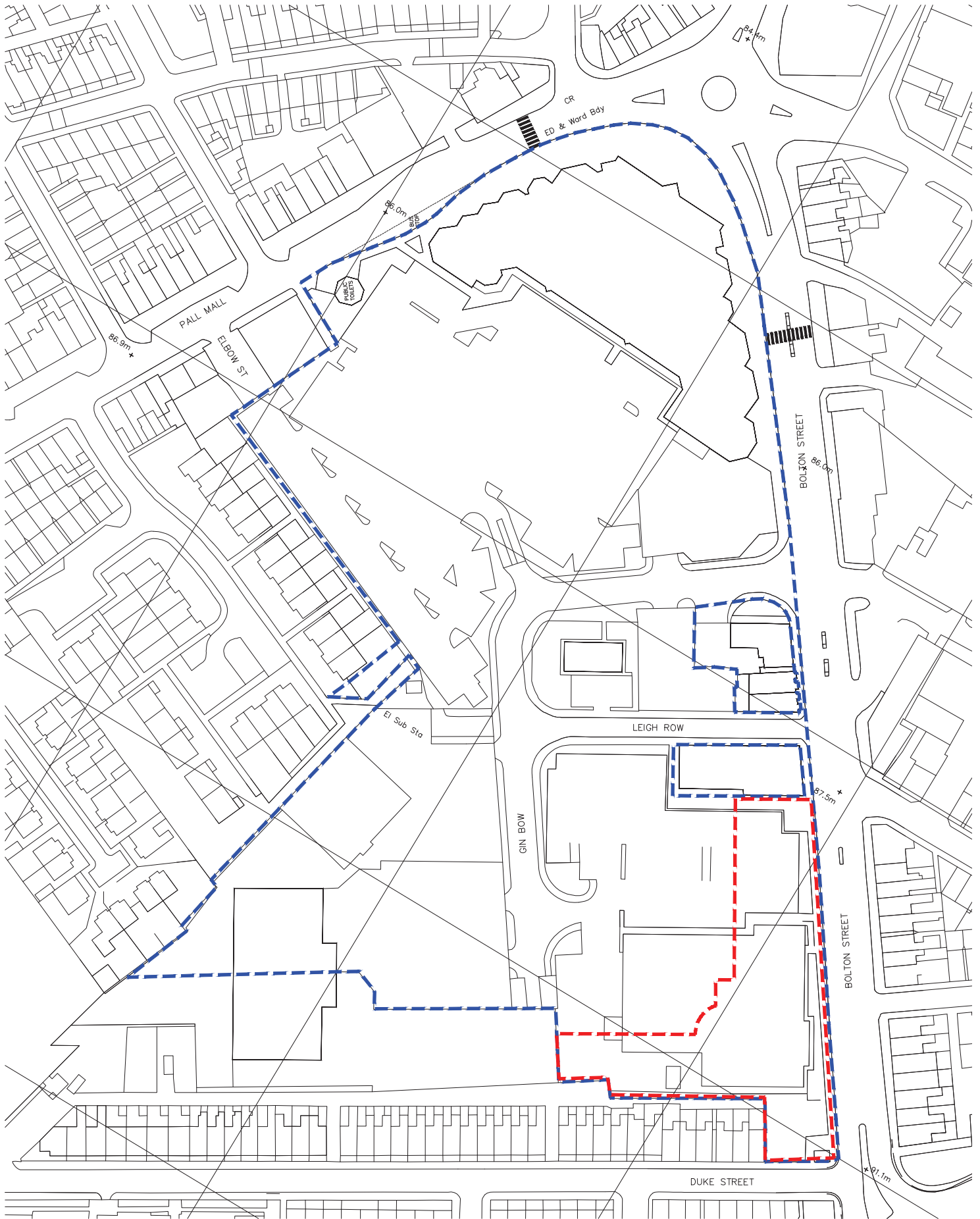
CHORLEY TOWN CENTRE PROBATION OFFICE

Existing Site Plan

DRAWING STATUS: **PLANNING**

DESIGNED BY: JC
 CHECKED BY: RH
 SCALE: 1:500 @ A1
 DATE: OCT 2013







wcec architects
 Chorley Office, Chorley Road
 112-124, 2013, Chorley, Lancashire, UK
 07_035 PL_02

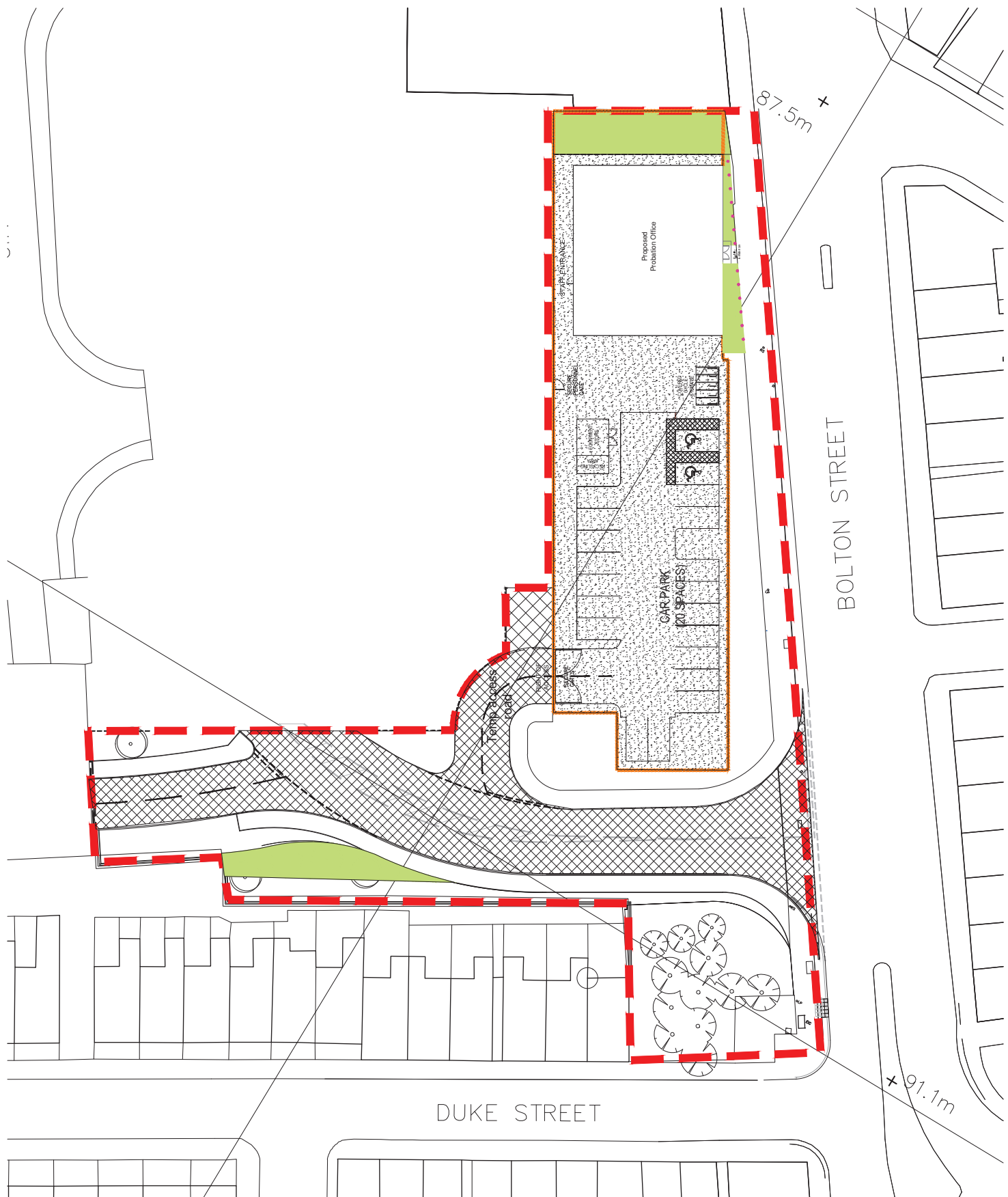


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- XREFS IN THIS DRAWING**
-  Hatch indicated forming finish to Proposed Site Car Park.
 -  Hatch indicated extent of new Access Road formed as part of Phase 1 Works.
 -  Hatch indicated extent of low vegetation to be specified by Landscape Architect.
 -  Indicates extent of Publican fence.
 -  Indicates application site boundary.
 -  Indicates M2000 Ram Road balance.



WCEC architects
 CHORLEY RENAISSANCE LTD
 CHORLEY TOWN CENTRE
 PROBATION OFFICE
 PROPOSED SITE LANDSCAPING PLAN
 DRAWING DATE: FOR PLANNING
 DRAWN BY: JC
 SCALE: 1:500 @A1
 DATE: OCT 2013
 WCEC architects
 Chorley Court, Coronet Road
 Bolton BL1 1JG, Lancashire, UK
 Tel: 01204 252521, e: info@wcec.co.uk, www.wcec.co.uk
 DRAWING NO: 07_035
 REV: PL_04
 DATE: 10/17/13
 PROJECT: CHORLEY RENAISSANCE LTD
 DRAWN BY: JC
 SCALE: 1:500 @A1
 DATE: OCT 2013

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