

17 March 2014

Dear Councillor

DEVELOPMENT CONTROL COMMITTEE - TUESDAY, 25TH 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

- b) 14/00094/FUL - 19 Beechwood Road, Chorley PR7 3AX (Pages 5 - 6)

Proposal

Retrospective application for change of use from public open space to domestic curtilage

Recommendation

Refuse Full Planning Permission

- c) 14/00031/FUL - Kemtex Educational Supplies, Unit 32 Chorley Business and Technology Centre, East Terrace, Euxton (Pages 7 - 16)

Proposal

Application for a change of use of Unit 32 from business unit (B1 use) to children's day nursery (D1 use) including provision of mezzanine floor and associated outdoor play area

Recommendation

Permit Full Planning Permission

- d) 13/00948/FULMAJ - Finnington Industrial Estate, Finnington Lane, Feniscowles, Withnell (Pages 17 - 30)

Proposal

Demolition of existing industrial units and erection of 18 no. (14 no. Semi-detached, 4 no. detached) three bedroom houses

Recommendation

Permit (Subject to Legal Agreement)

- f) 13/01136/FULMAJ - Group 4 North, land 150 metres west of Sibbering's Farm, Dawson Lane, Whittle-le-Woods (Pages 31 - 32)

Proposal

Amendments to planning permission 10/00745/FULMAJ involving substitution of house types on plots 57 - 59, 62-70 and 72-88 (29 plots)

Recommendation

Permit (Subject to Legal Agreement)

- g) 14/00121/CB3 - Chorley Borough Council Depot, Bengal Street, Chorley PR7 1SA (Pages 33 - 48)

Proposal

1) Change of use of part of existing Council depot to a recycling centre including provision of living accommodation and training rooms in existing building and associated elevational alterations
2) Re-siting of 3 no. storage containers, fuel tanks, canteen and weighbridge
3) Erection of new portal frame bailing shed
4) Erection of 3m high palisade fence
4) Demolition of existing storage building and store

Recommendation

Permit Full Planning Permission

- h) 14/00123/ADV - Chorley Borough Council Depot, Bengal Street, Chorley PR7 1SA (Pages 49 - 52)

Proposal

3no. non-illuminated signs

Recommendation

Advertising Consent

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

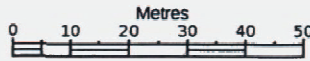
1. Agenda and reports to all Members of the Development Control Committee.

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

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19 BEECHWOOD ROAD
CHORLEY
PR7 3AX

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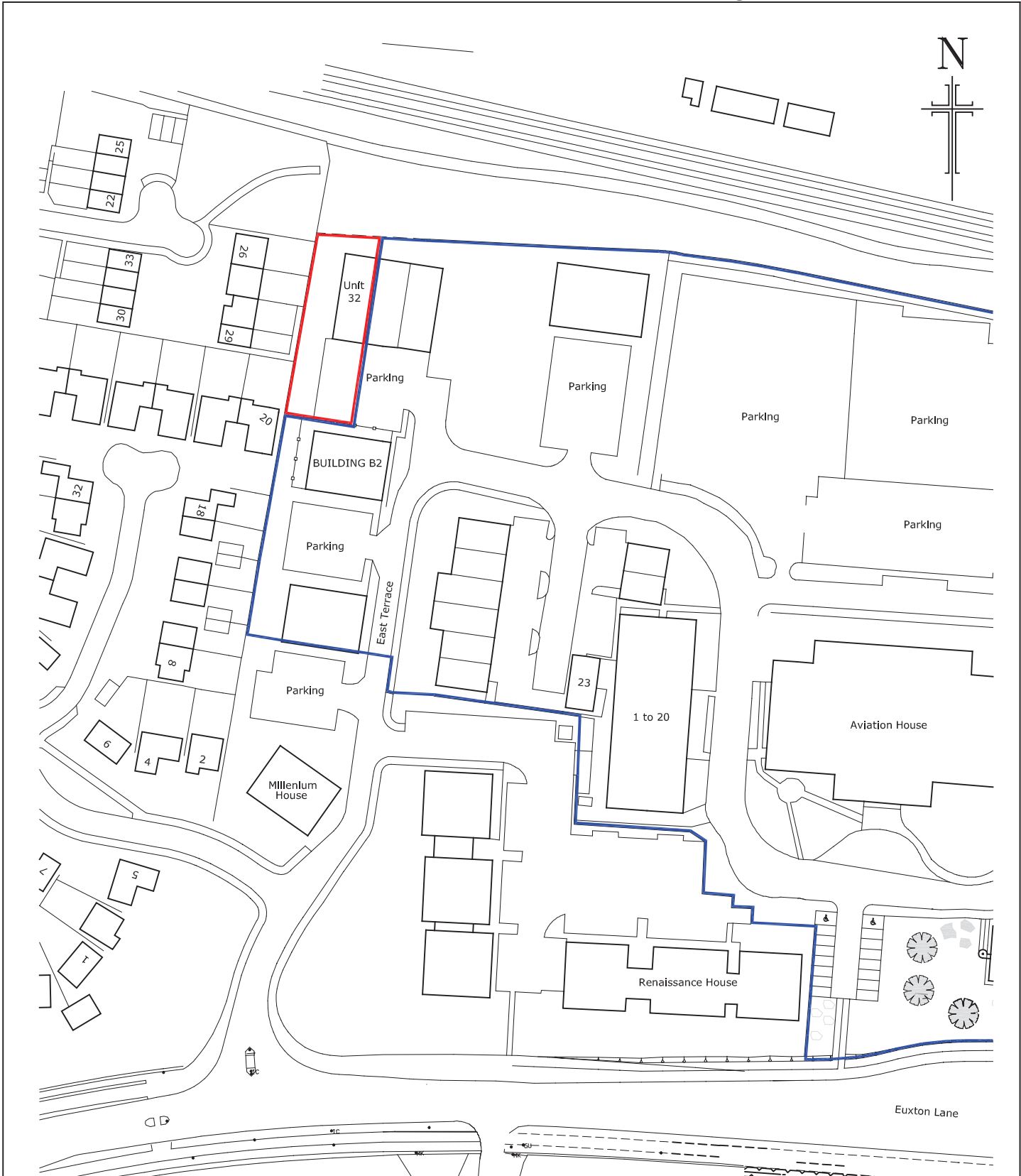
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DEVELOPMENT CONTROL	
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Web: www.leahough.co.uk

8 Eaton Avenue
Matrix Office Park
Buckshaw Village
Preston
Lancashire
PR7 7NA
Tel: 01772 458866

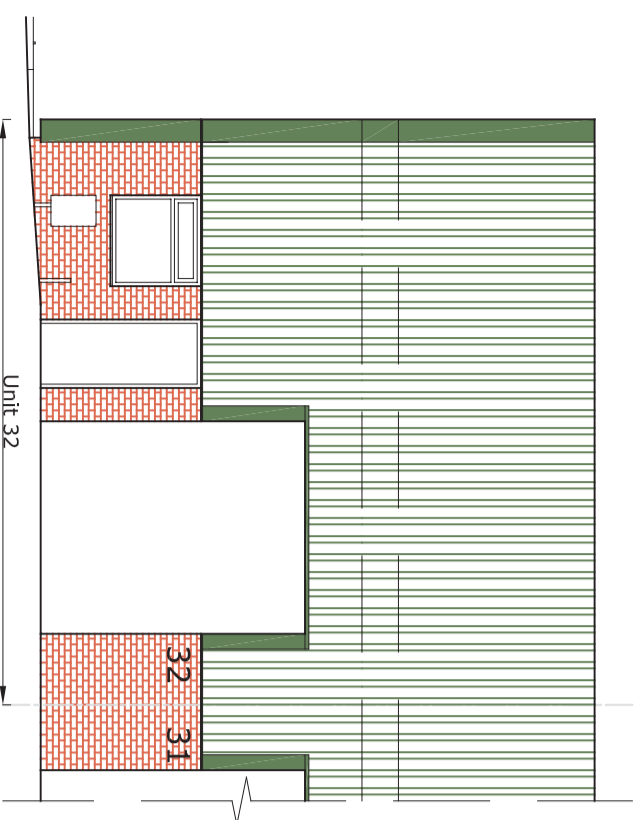


DRAWING NUMBER: BS.13-140/01	REV: -	DRAWN BY: GM	SCALE: 1:1250	PAPER SIZE: A4	DATE: December 2013
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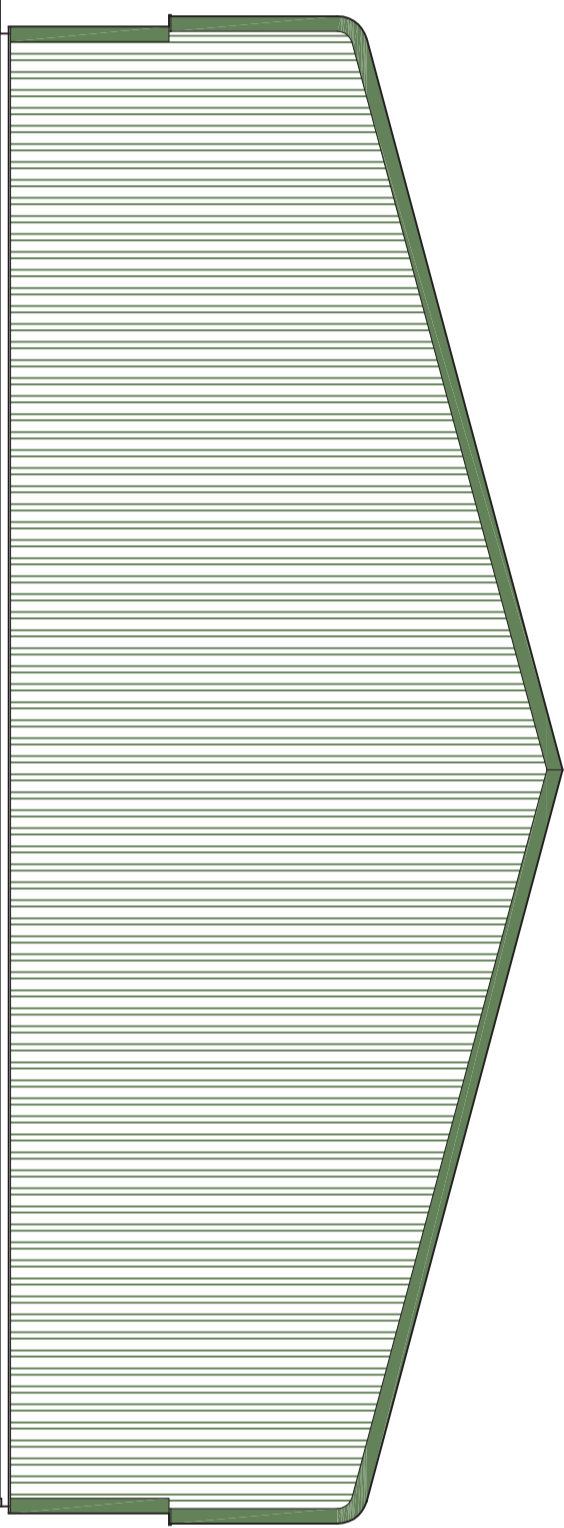
PLAN REFERRED TO:
Unit 32, Chorley Business & Technology Park, East Terrace,
Euxton Lane, Chorley, PR7 6TE.

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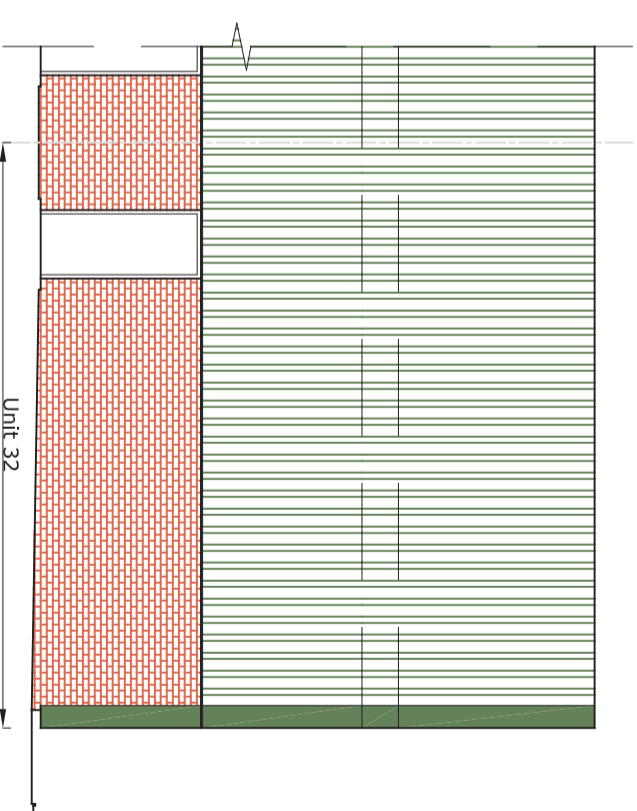
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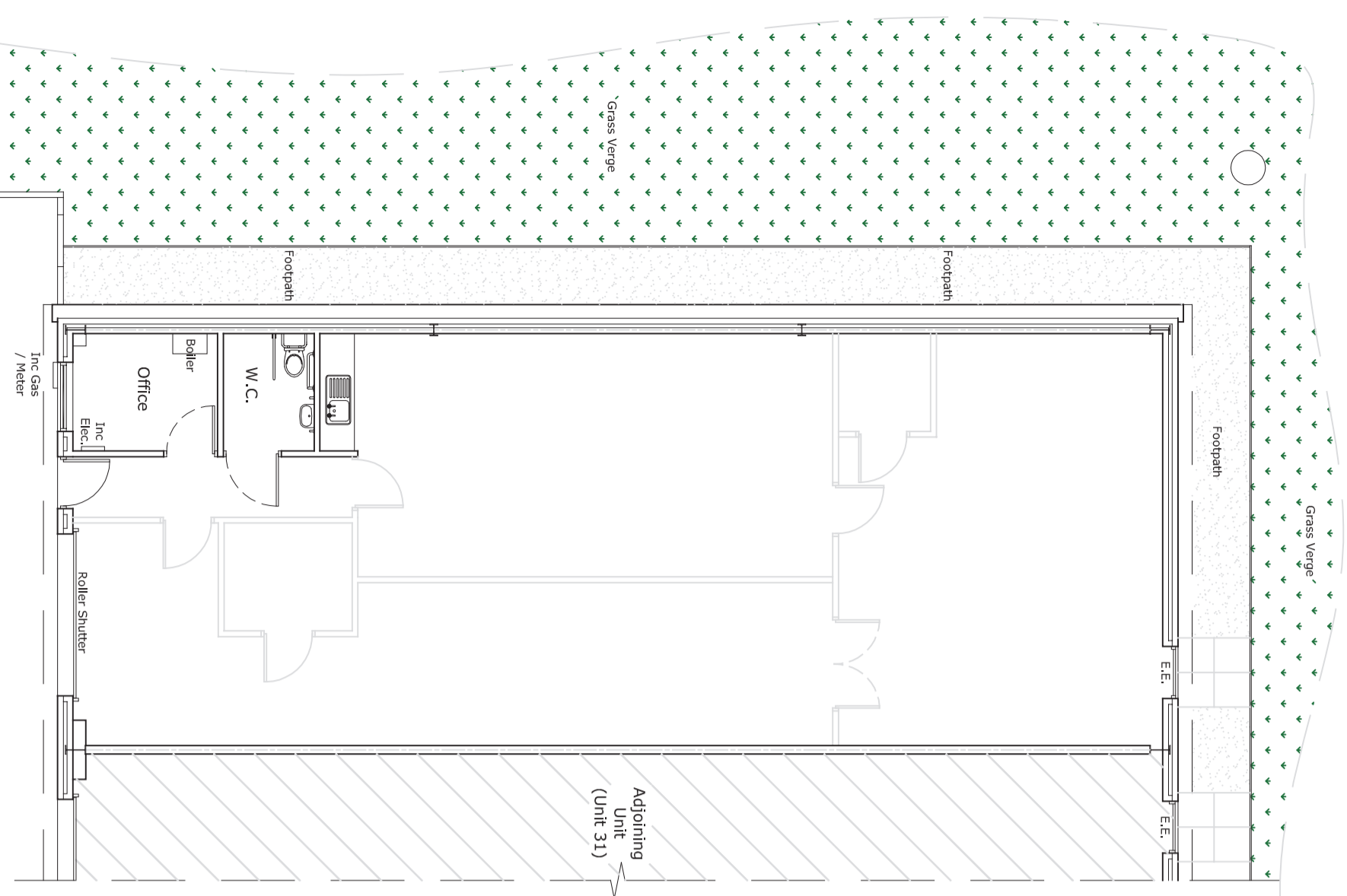
Existing Front Elevation (Facing South)



Existing Gable Elevation (Facing West)



Existing Rear Elevation (Facing North)



Existing Floor Plan.

NOTES

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REVISIONS

REV /	DESCRIPTION	DATE	AUTHORED
A	Existing Site Plan Removed to Separate Drawing	14-01-14	GM

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CLIENT:
 Chorley Business & Technology Centre
 Euxton Lane,
 Euxton
 Chorley,
 PR7 6TE.

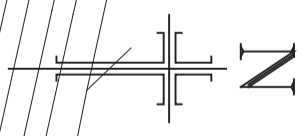
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 Unit 32, Chorley Business & Technology Park,
 East Terrace,
 Euxton Lane,
 Chorley,
 PR7 6TE.

PROJECT TITLE:
 Proposed Change of Use of Existing Unit
 to Nursery

DRAWING TITLE:
 Existing Plan & Elevations

PAPER SIZE	DRAWING NUMBER	DATE	DATE	REVISION
A2	BS.13-140/02	December 2013		A
SCALE:	1/100			GM

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PROJECT TITLE:
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 to Nursery

DRAWING TITLE:
 Existing Site Plan

PAPER SIZE:
 A2

SCALE:
 1/500

DATE:
 January 2014

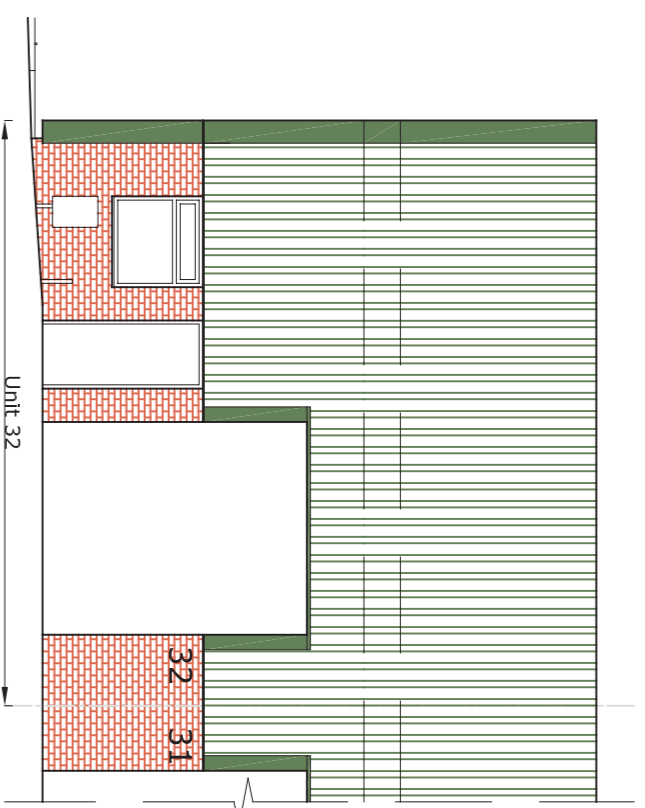
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 GM

REV:
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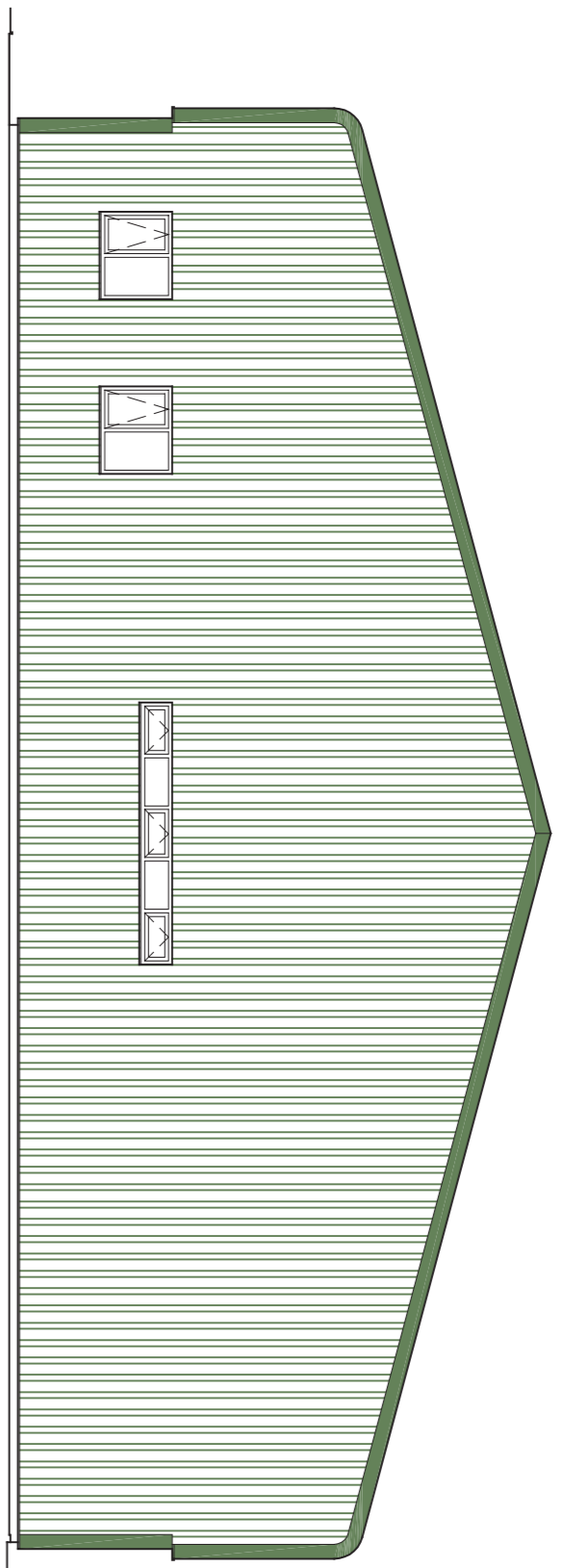
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 Phoenix Business Park Matrix Office Park
 Blakewater Road Bucksnow Village
 Blackburn Preston
 Lancashire PR7 7NA
 B81 5RW PR7 7NA
 Tel: 01254 260196 Tel: 01772 458866
 Email: info@leahough.co.uk
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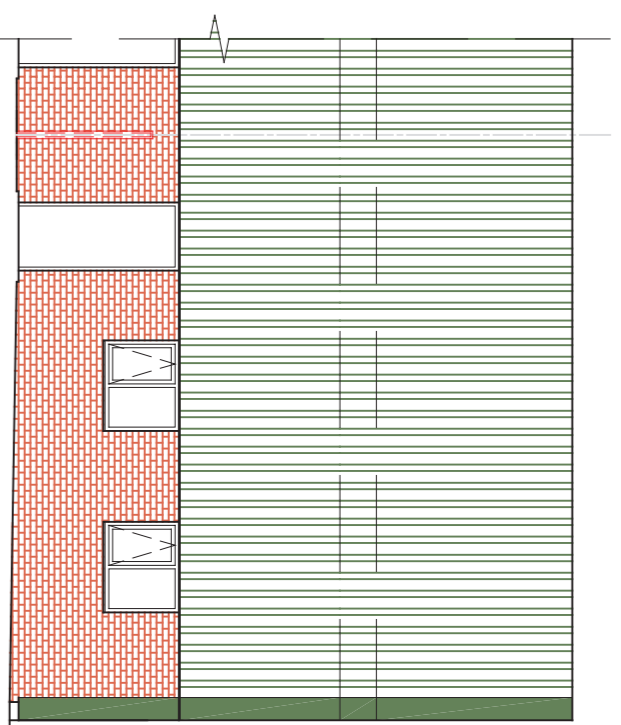
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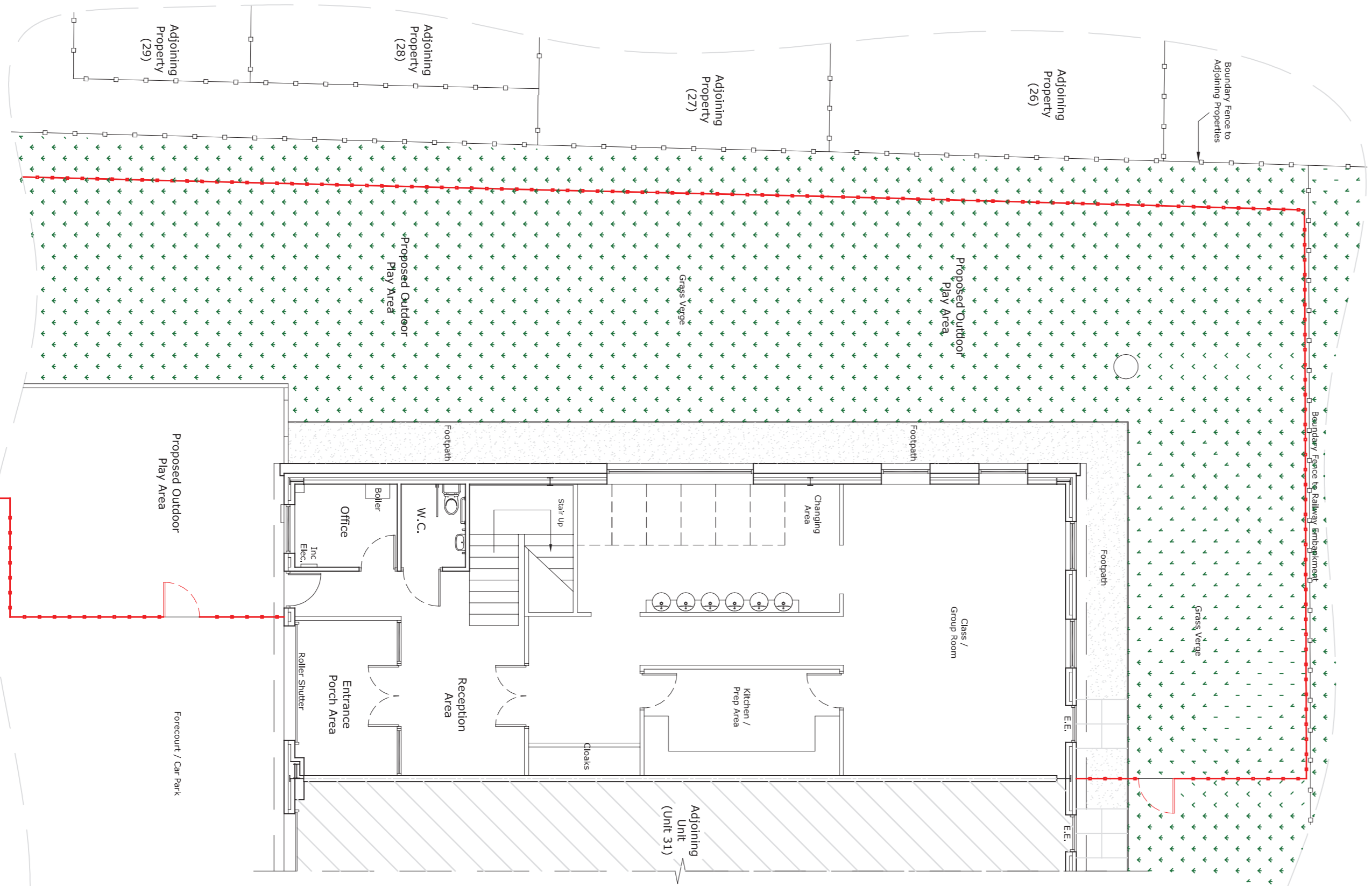
Proposed Front Elevation (Facing South)



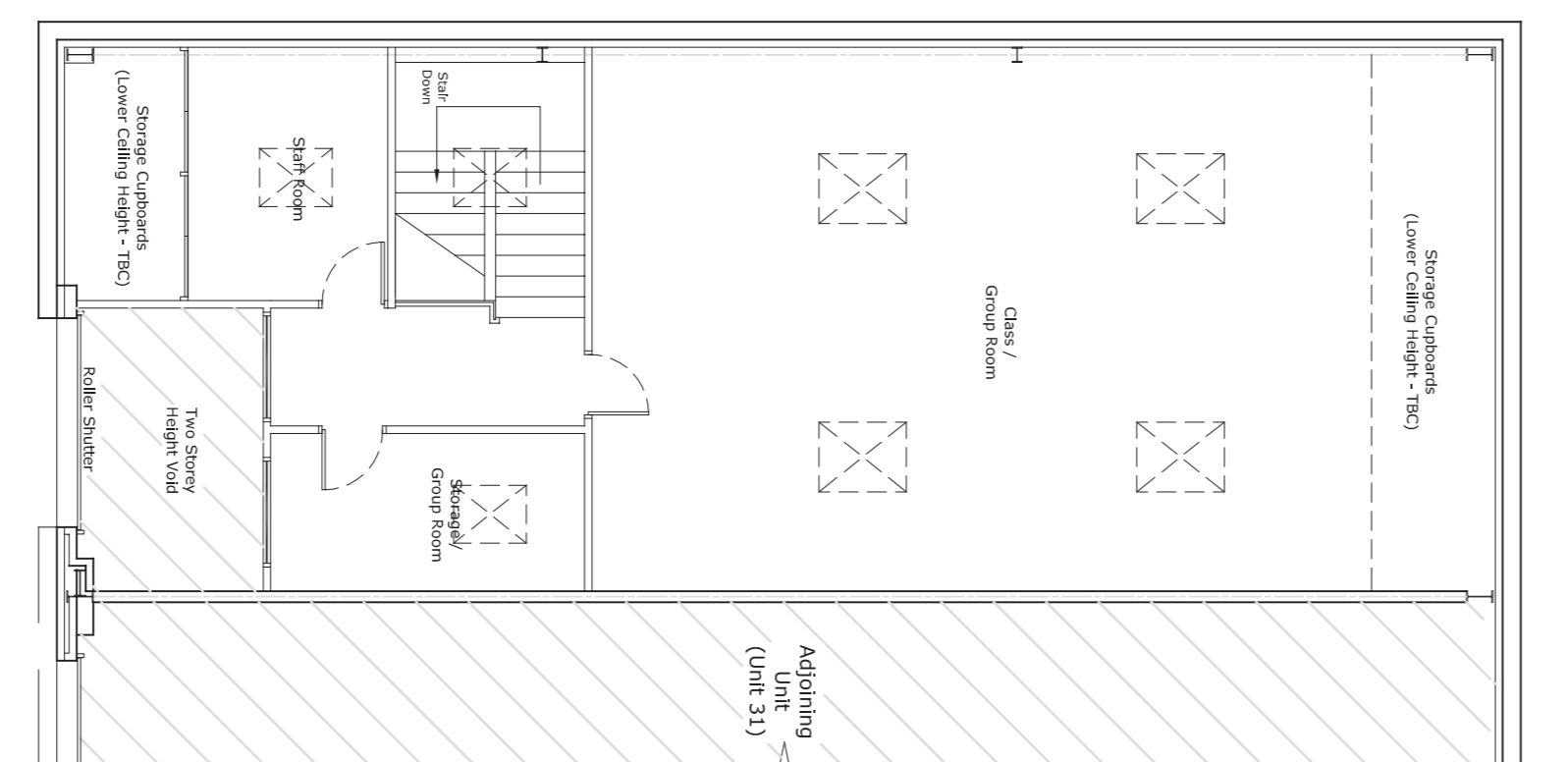
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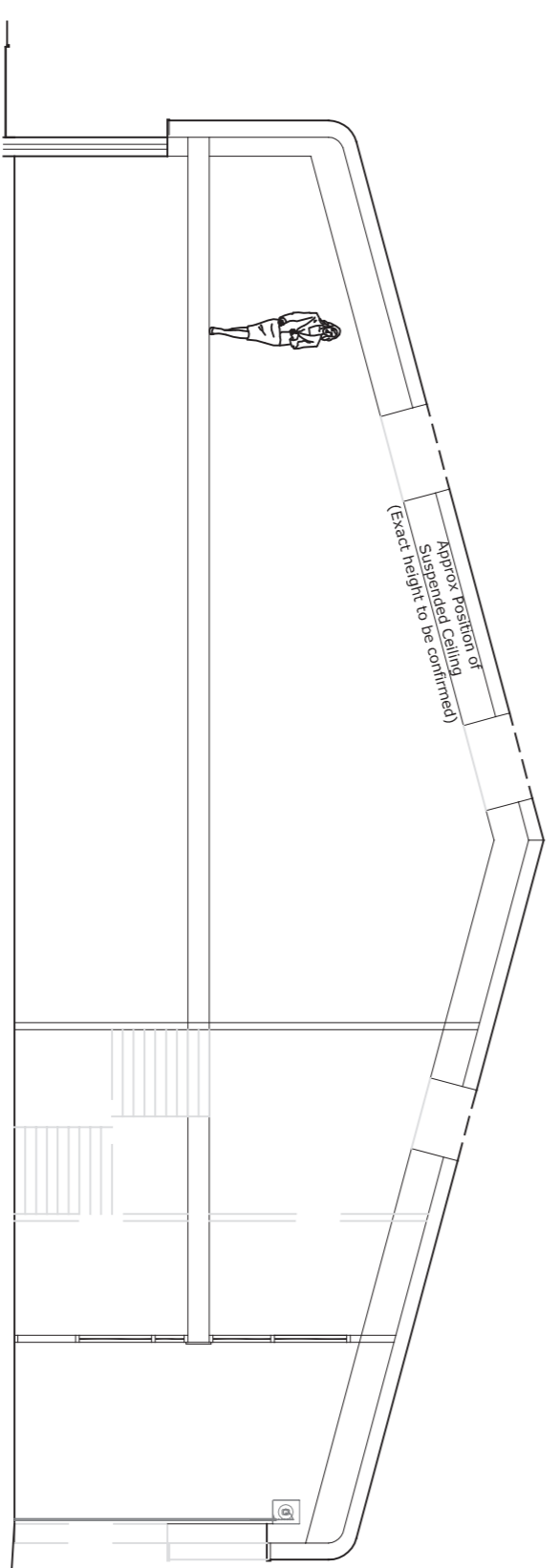
Proposed Rear Elevation (Facing North)



Proposed Floor Plan.



Proposed 1st Floor Plan.



Typical Section Detail

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REV	DESCRIPTION	DATE	APPROVED
A	Outdoor Play Area Amended & Additional Detail Noted	16-01-14	GM

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Email: info@leahough.co.uk
Web: www.leahough.co.uk

RICS

CLIENT:
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Euxton Lane,
Euxton
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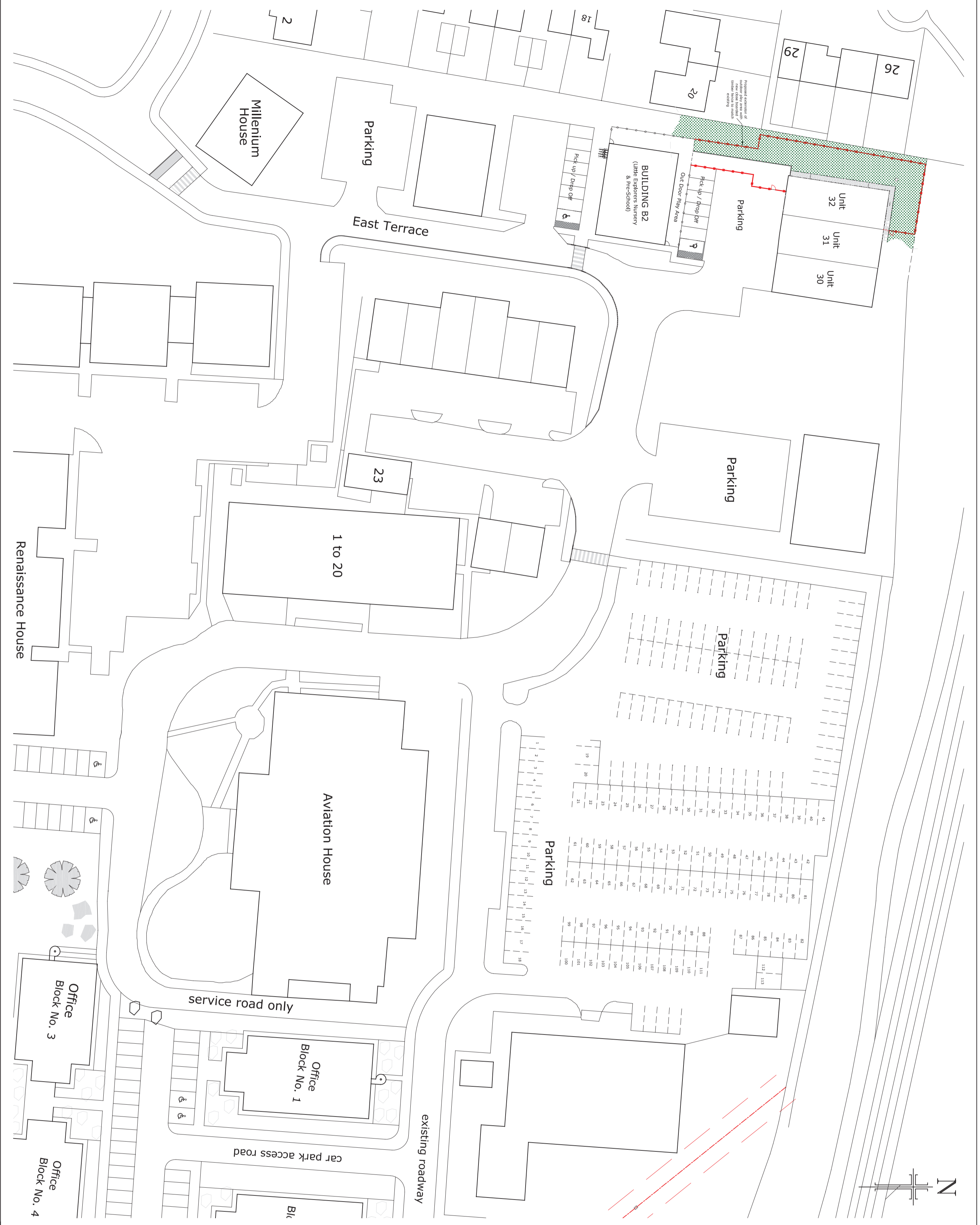
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Unit 32 Chorley Business & Technology Park,
East Terrace,
Euxton Lane,
Chorley,
PR7 6TE.

PROJECT TITLE:
Proposed Change of Use of Existing Unit
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DRAWING TITLE:
Proposed Plan & Elevations

PAPER SIZE	DRAWING NUMBER	REV
A1	BS_13-140/03	A
SCALE	DATE	DRAWN BY
1/100	December 2013	GM

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CLIENT:
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 Euxton Lane,
 Euxton
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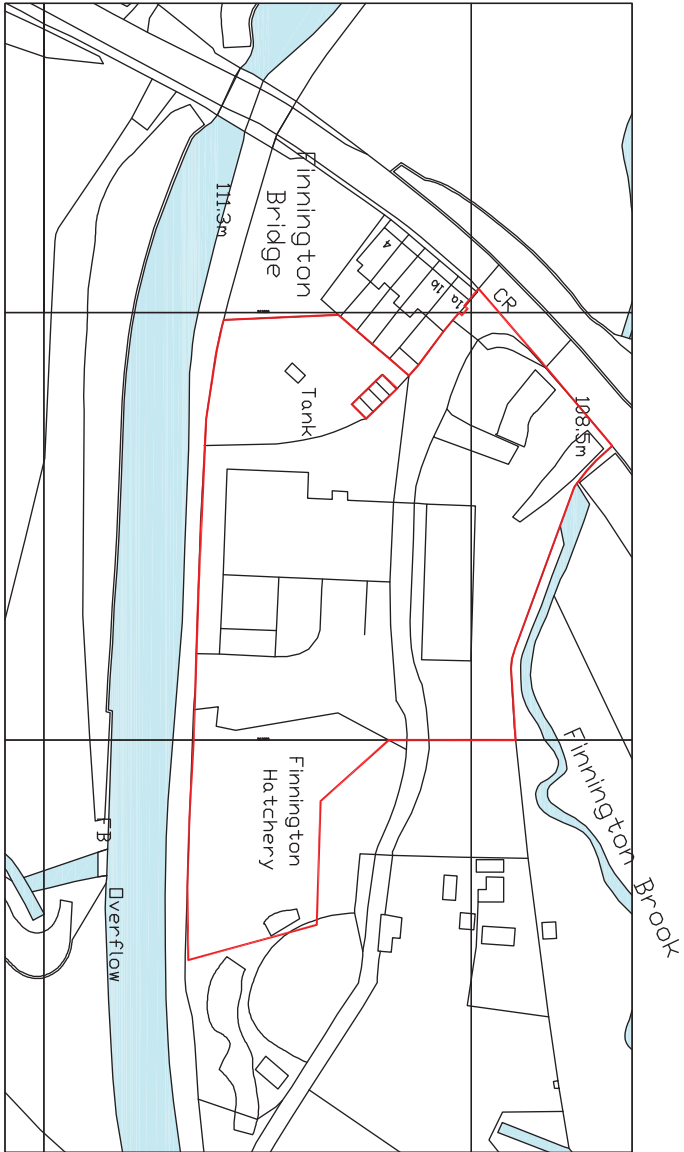
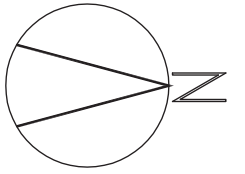
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 PR7 6TE.

PROJECT TITLE:
 Proposed Change of Use of Existing Unit
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DRAWING TITLE:
 Proposed Site Plan

PAPER SIZE: A2
DRAWING NUMBER: BS.13-140/04
SCALE: 1/500
DATE: January 2014
DRAWN BY: GM

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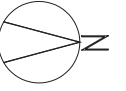
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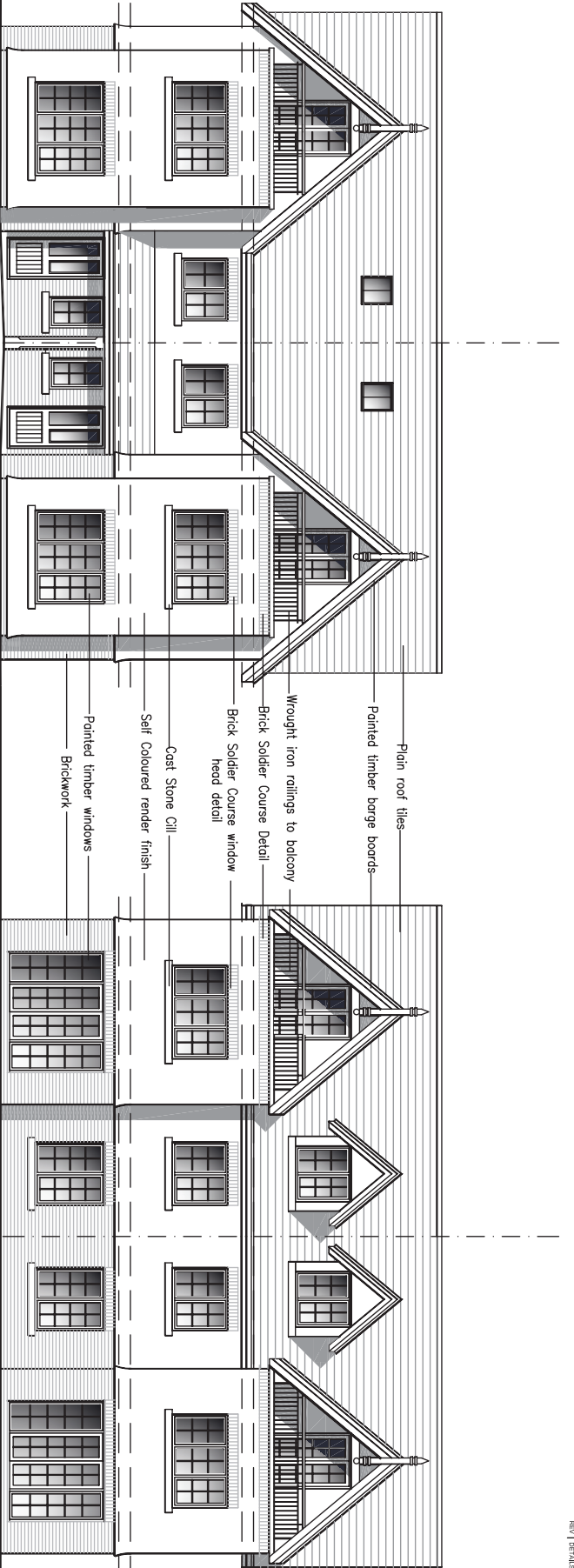
PROPOSED SITE PLAN

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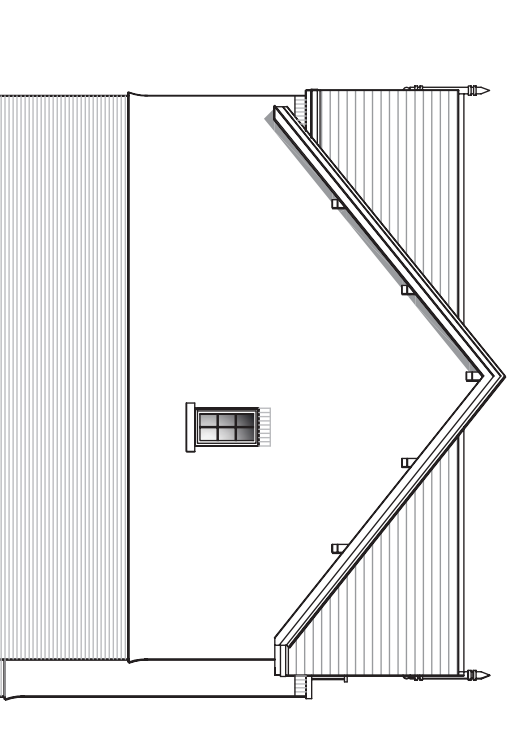
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FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION

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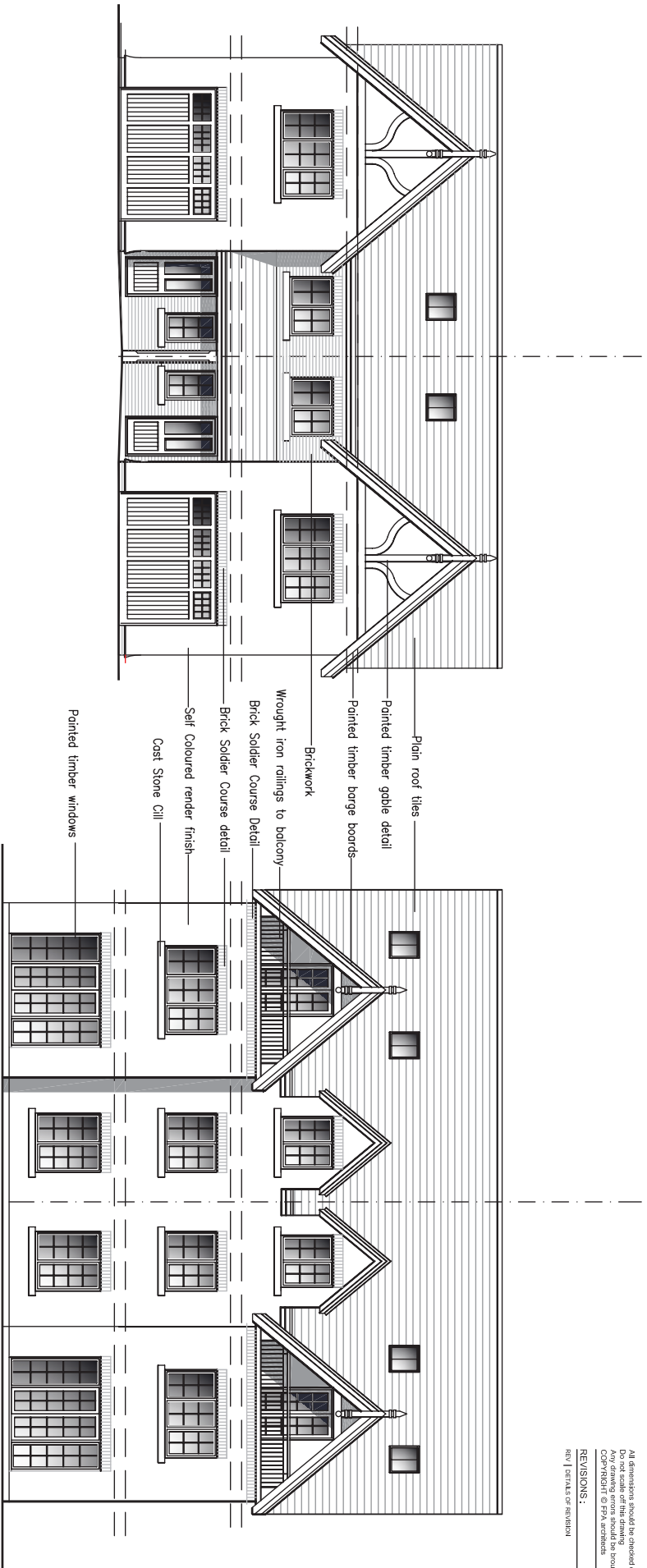
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 FINNINGTON IND EST, FENISCOWLES

DRAWING TITLE :
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SCALE : DRAWN BY : DATE :
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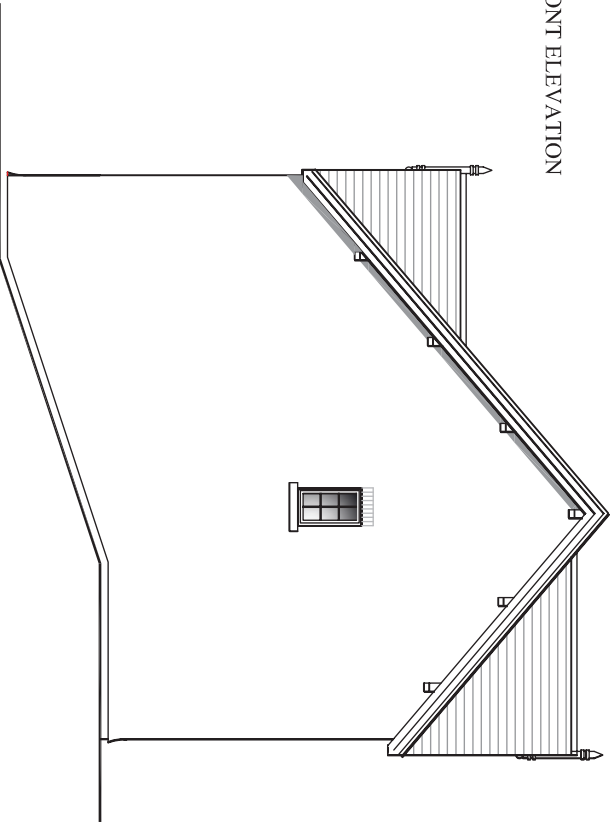
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FRONT ELEVATION

REAR ELEVATION



SIDE ELEVATION

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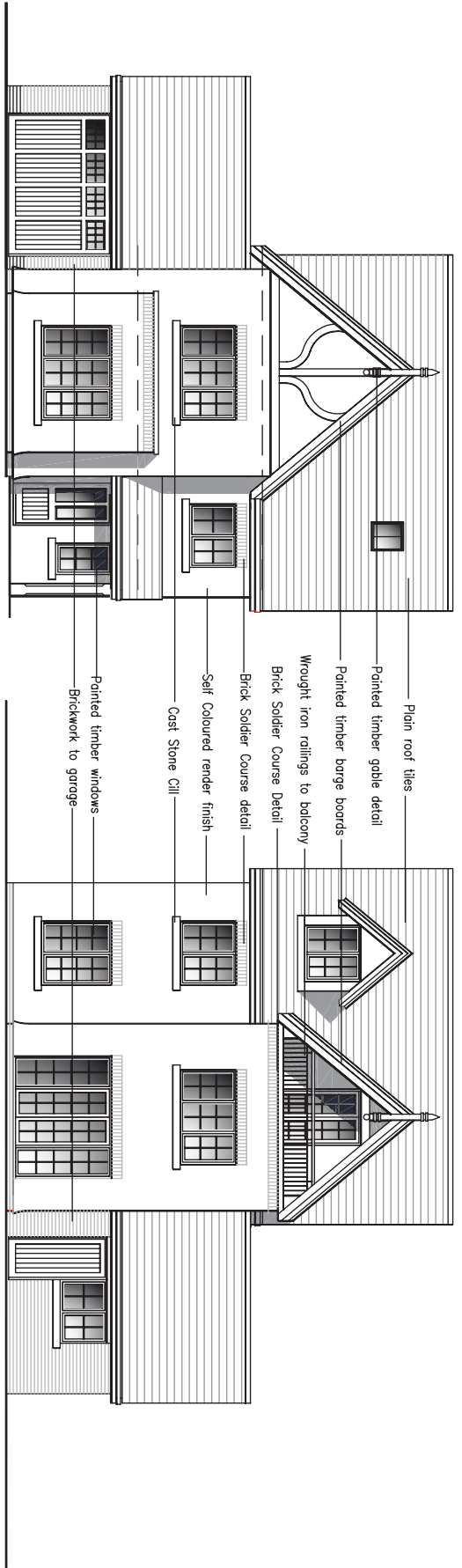
PROJECT:
 RESIDENTIAL DEVELOPMENT
 FINNINGTON IND EST, FENISCOWLES

DRAWING TITLE:
 PROPOSED HOUSE TYPE 2
 ELEVATIONS

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DWG N°: REVISION: CHECKED:
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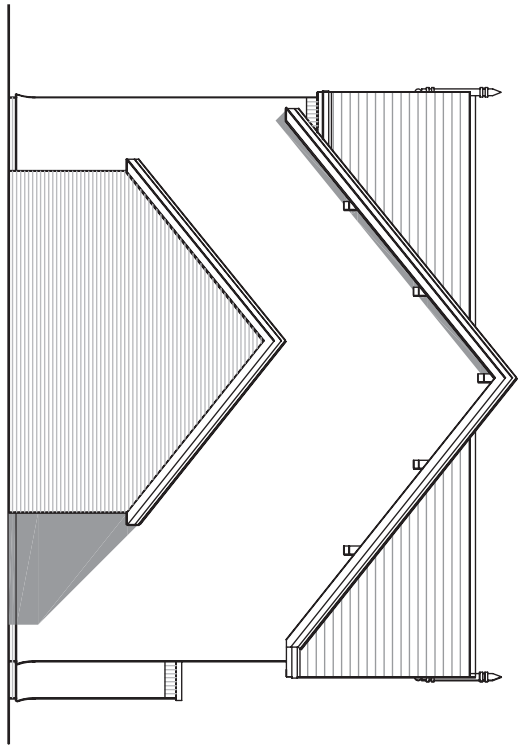


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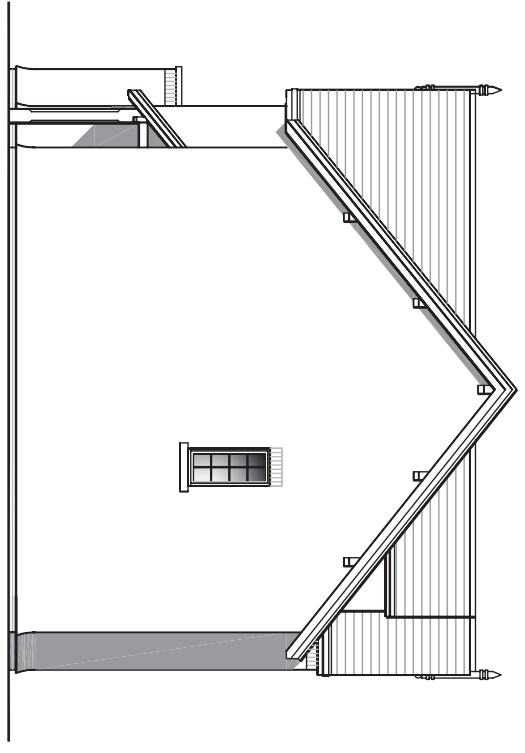
- Plain roof tiles
- Painted timber gable detail
- Painted timber barge boards
- Wrought iron railings to balcony
- Brick Soldier Course Detail
- Brick Soldier Course detail
- Self Coloured render finish
- Cast Stone Cill
- Painted timber windows
- Brickwork to garage



REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION

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PROJECT :
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DRAWING TITLE :
 PROPOSED HOUSE TYPE 3
 ELEVATIONS

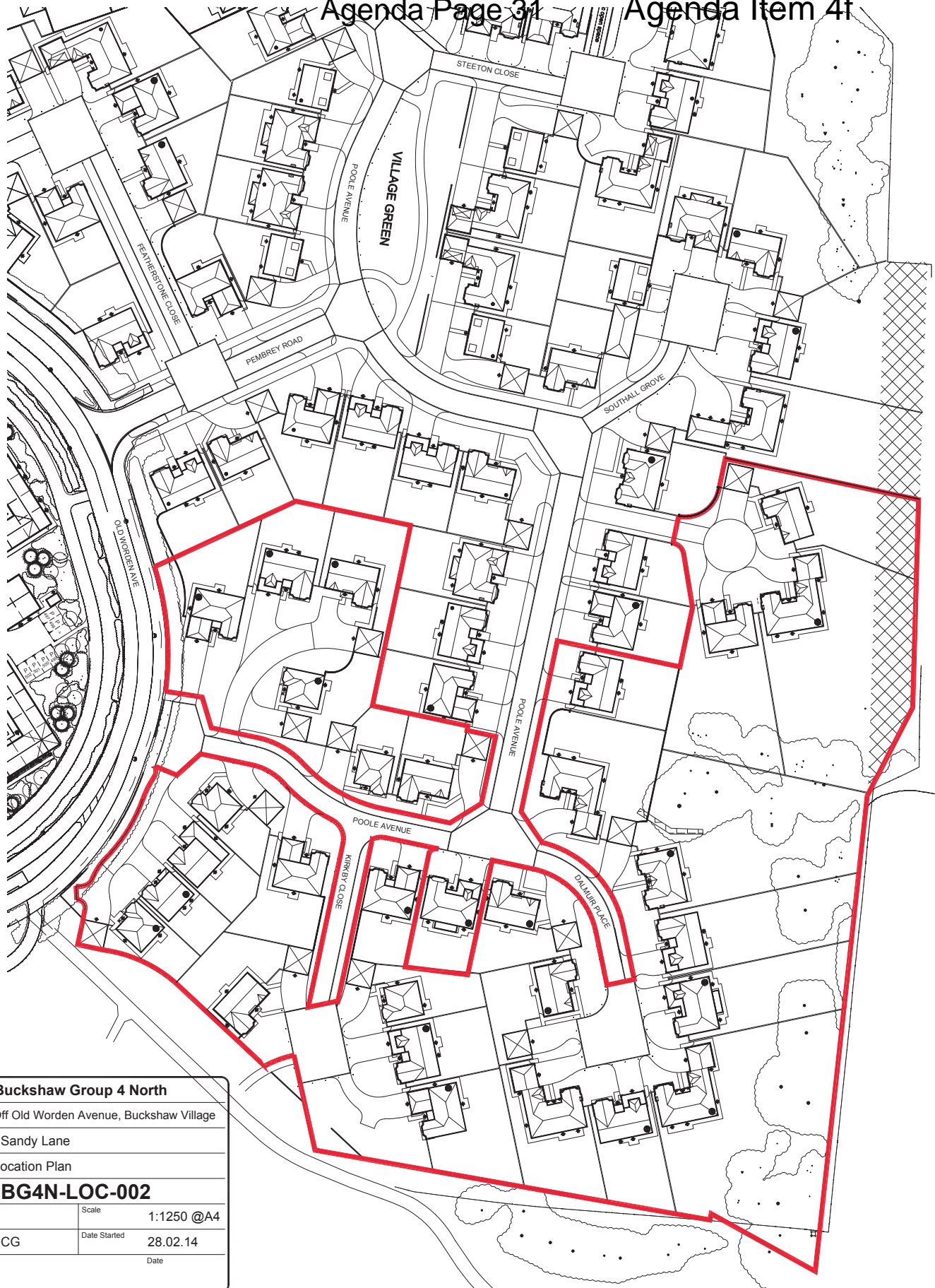
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DWG N° : REVISION : CHECKED :
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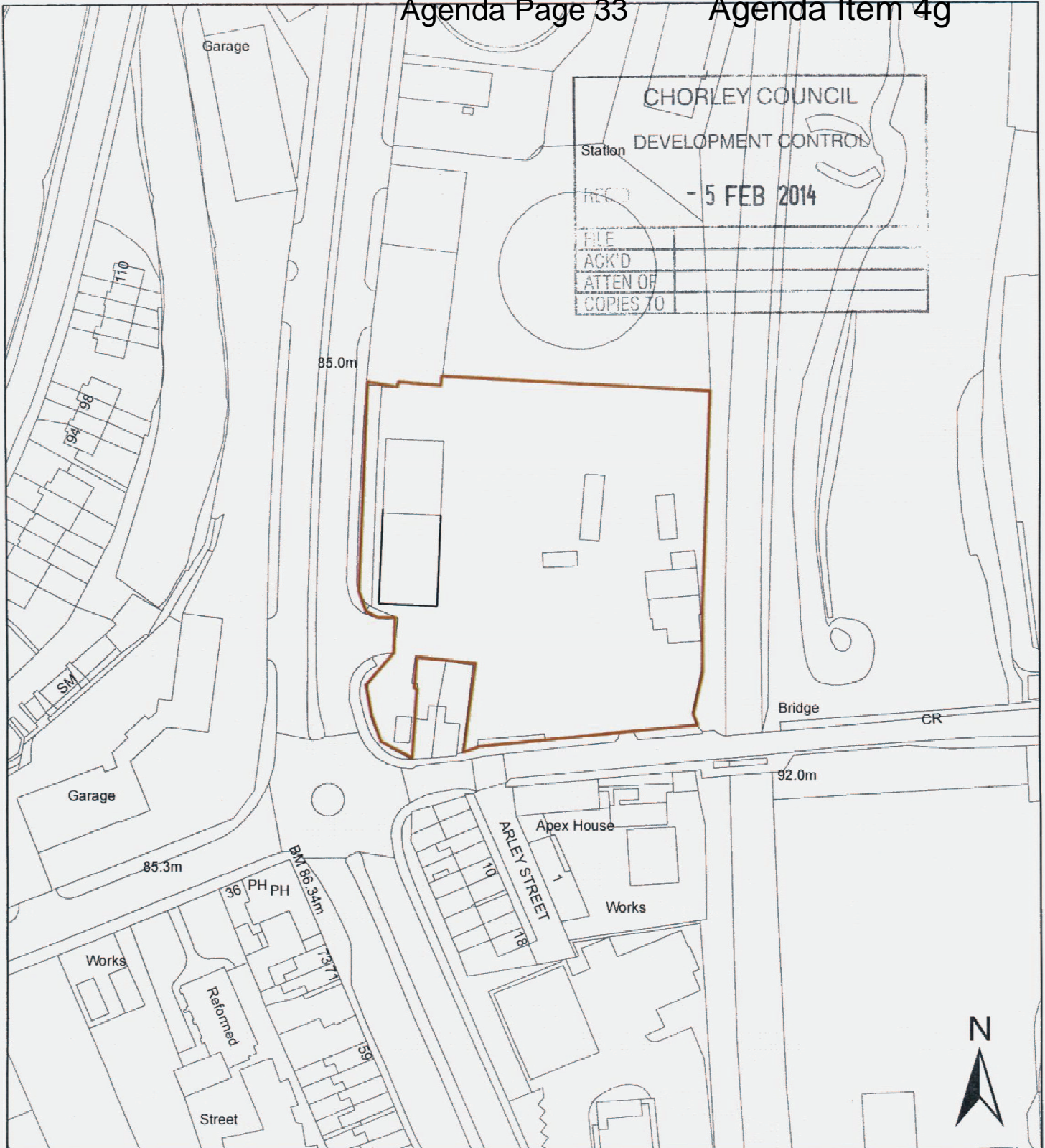
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Location		Off Old Worden Avenue, Buckshaw Village
Marketing Name		Sandy Lane
Drawing Title		Location Plan
Drawing Number		BG4N-LOC-002
Revision	Scale	1:1250 @A4
Drawn By	Date Started	CG 28.02.14
Checked by	Date	


REDROW
HOMES
 Redrow Homes Lancashire
 Redrow House, 14 Eaton Avenue, Buckshaw Village, Chorley, PR7 7NA
 Tel: 01772 643700 Fax: 01772 643701 Web: www.redrow.co.uk

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Description Bengal Street Depot, Bengal Street, Chorley		
Scale 1:1,250	Drawing Number 14/00121/CB3 DCLOC	
Drawn By HP	Date March 2012	CAD Reference

LIBERATA
outsourcing work flows™

Property Services
17-23 Gillibrand Street,
Chorley,
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PR7 2EJ

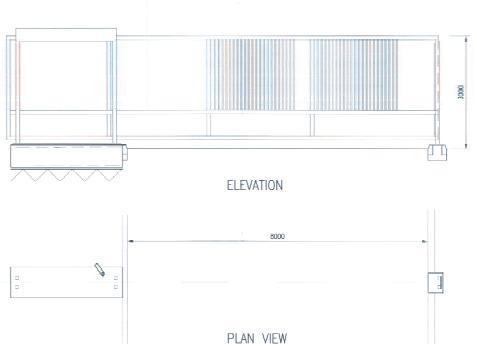
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Fax. 01257 515279
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Chorley
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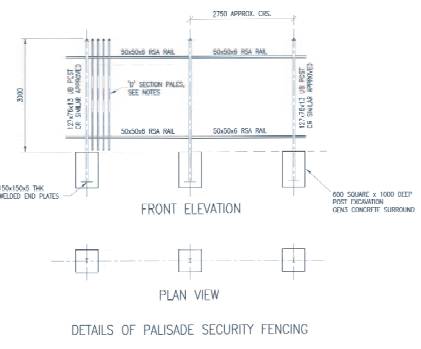
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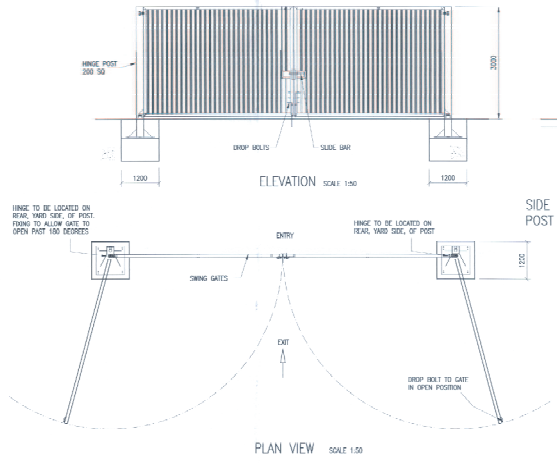


DETAILS OF SLIDING GATE TO CHORLEY COUNCIL DEPOT

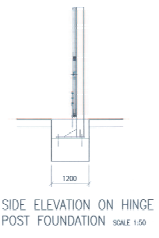


DETAILS OF PALISADE SECURITY FENCING

- NOTES:
- 1) NEW PALISADE FENCE TO CONFORM TO BS 1722-1:2006. PAILS TO BE 16mm DIA. 'Y' SECTION WITH TUBES POINTED AND CHASED HEADS.
 - 2) ALL SITEWORK INCLUDING BRACKETS TO BE NOT DIFFER COLoured TO BS EN ISO 1461.
 - 3) ALL BOLT FRAMES TO BE ANTI-RUST. GALVANISED 12mm BOLTS TO BE USED FOR RAIL AND RAIL CONNECTIONS. WITH 8mm BOLTS FOR PILE TO RAIL CONNECTIONS.
 - 4) PILES TO BE SET 300mm INTO GROUND.



DETAILS OF LEAF GATES TO RECYCLING LIVES UK YARD



SIDE ELEVATION ON HINGE POST FOUNDATION SCALE 1:50

14/00121/0B3
 CHORLEY COUNCIL
 DEVELOPMENT CONTROL
 DATE: 5 FEB 2018
 TIME: 10:00
 OFFICER: [REDACTED]

H.I.M. ASSOCIATES
 CIVIL & STRUCTURAL ENGINEERS
 156-158 Victoria Road
 Warton in Dalmeida
 PRESTON, LANC. PR4 4AJ
 Tel: 01772 498007 Fax: 01772 498008
 E-mail: eng@him.co.uk
 Website: him.co.uk

JOB TITLE: BENGAL STREET DEPOT CHORLEY BOROUGH COUNCIL
 DRAWING TITLE: FENCING AND GATE DETAILS

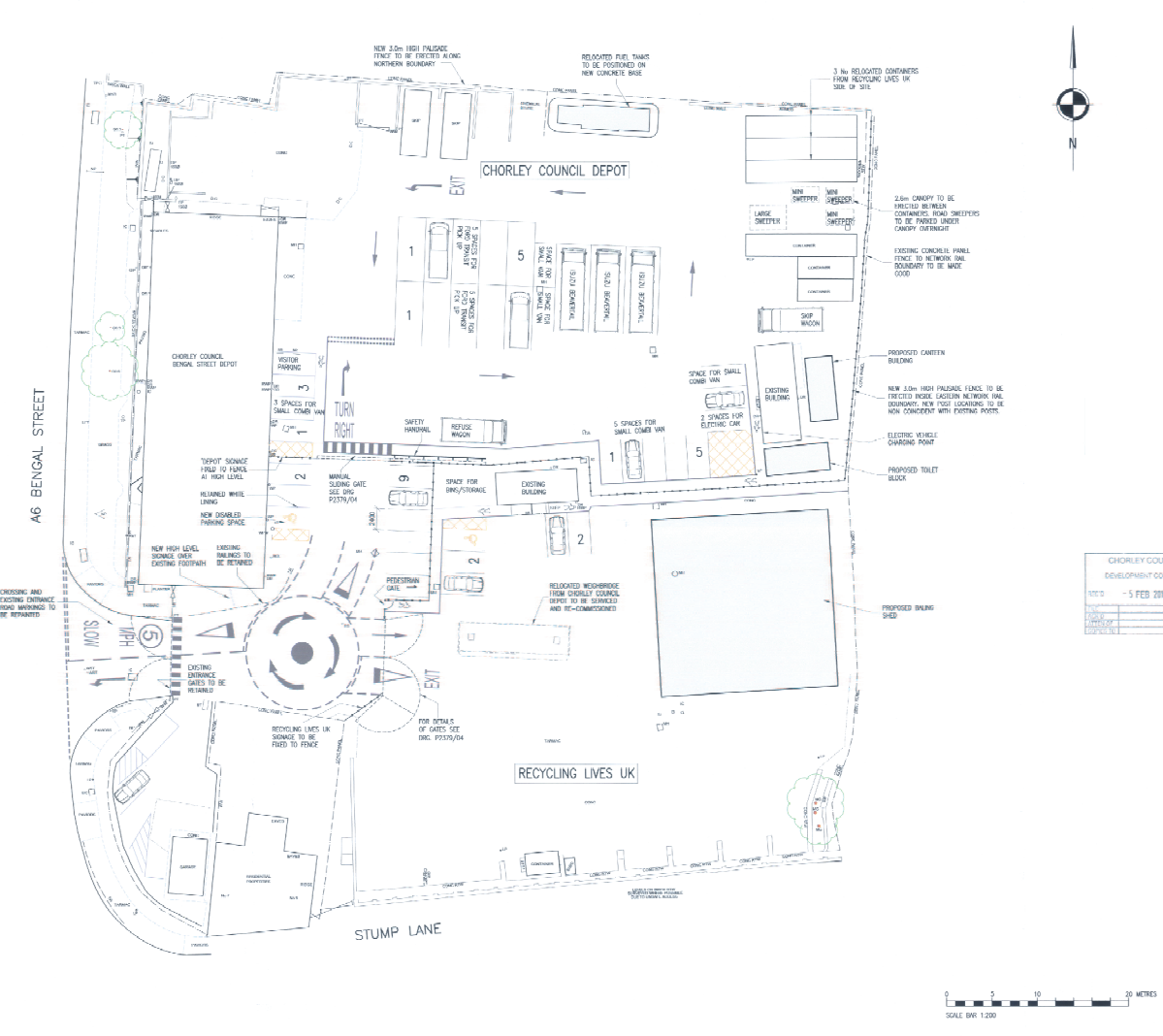
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JOB / DRAWING NUMBER: P2379/04	REVISION: A	



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KEY:
 [] PROPOSED BUILDING

NOTES:
 1. THIS DRAWING IS BASED ON SURVEY OPERATIONS DURING 13/02/07/01, APRIL 2011.
 2. THE SURVEY IS PLOTTED ON A PLAIN LOCAL GRID (CONFORMING TO NATIONAL GRID) ALL LEVELS RELATE TO ORDNANCE DATUM, ACTUALLY USING THE OS NATIONAL GRID NETWORK.

CHORLEY COUNCIL DEVELOPMENT CONTROL	
DATE	- 5 FEB 2014
SCALE	
PROJECT	
DESIGNER	
CHECKED	

14/00121/CB3
 DC PLAN

B	ISSUED FOR PLANNING	RD	19	SEPT 13
A	ISSUED FOR COMMENT	RD	15	AUG 12
REV	REASON	DATE	BY	STATUS

H.I.M. ASSOCIATES
 CIVIL & STRUCTURAL ENGINEERS
 136-138 Victoria Road
 Waltham Chase, Bore
 PRESTON PR2 4BB
 Tel: 01772 498007 Fax: 01772 498008
 E-mail: engineer@himconsult.co.uk
www.himconsult.co.uk

LIBERATA

JOB TITLE
**BENGAL STREET DEPOT
 CHORLEY BOROUGH COUNCIL**

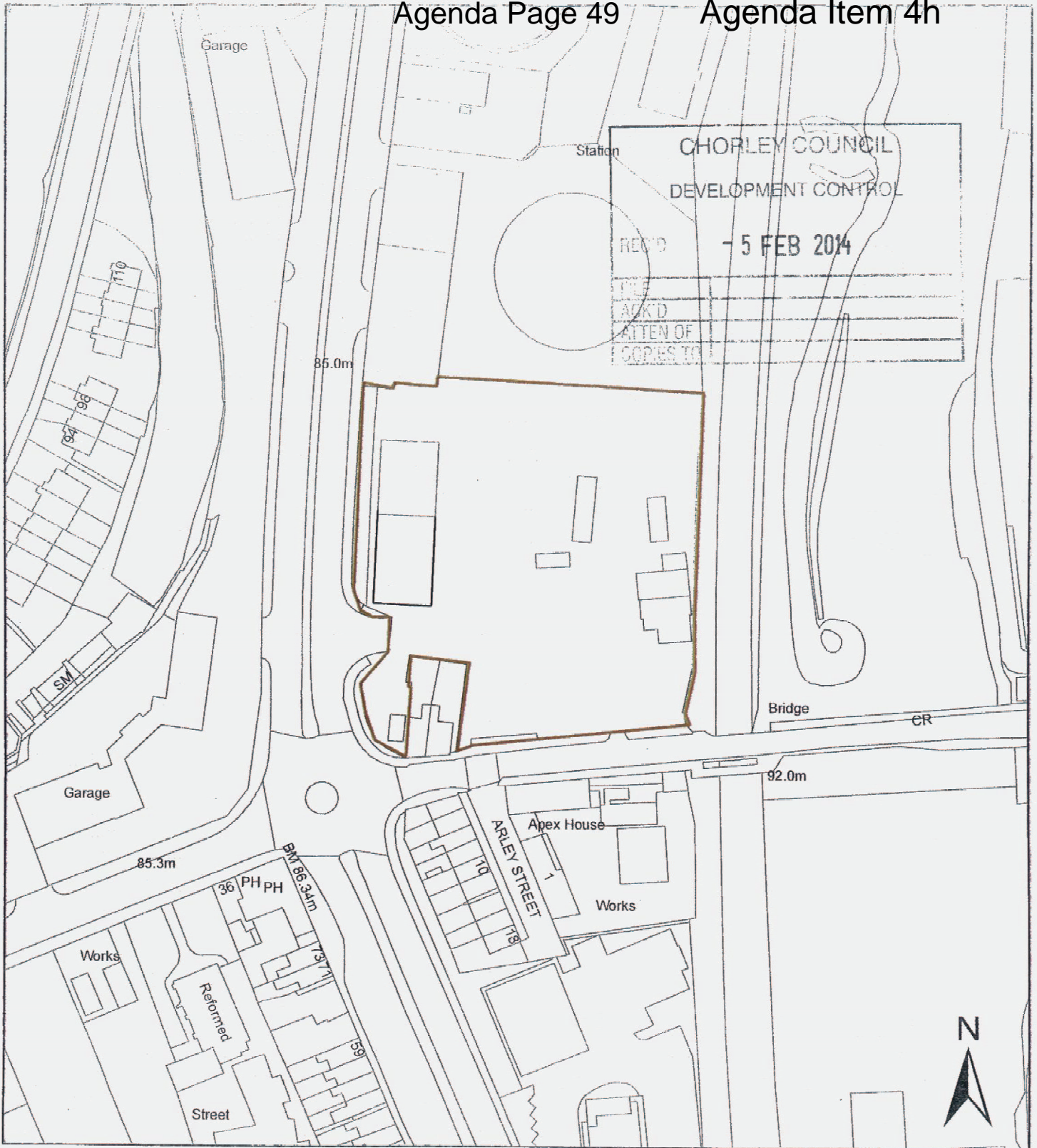
DRAWING TITLE
PROPOSED SIIF LAYOUT

SCALE	DRAWN BY	DATE
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JOB / DRAWING NUMBER	REVISION	
P2379/02	B	



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Description		<p>14/00123/ADV DC LOC</p>
Bengal Street Depot, Bengal Street, Chorley		
Scale	Drawing Number	
1:1,250	/	
Drawn By	Date	CAD Reference
HP	March 2012	

LIBERATA
PROPERTY SERVICES

Property Services
 17-23 Gillibrand Street,
 Chorley,
 Lancashire
 PR7 2EJ

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Chorley Council

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View of Proposed Signage from North West



View of Proposed Signage from South East

CHORLEY COUNCIL
 DEVELOPMENT CONTROL

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