

25 March 2014

Dear Councillor

DEVELOPMENT CONTROL COMMITTEE - TUESDAY, 25TH MARCH 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

7. **Addendum 25 March 2014 (Pages 3 - 10)**

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

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

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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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	25 March 2014

ADDENDUM

ITEM 4a- 14/00132/FUL – Land 35M North-East Of Rose Cottage White Coppice Heapey

The recommendation remains as per the original report

Whilst an Ecology report has been requested from the applicant, none has so far been supplied.

An application for similar works on an immediately adjacent site has been made by Mr D Lomas of Rose Cottage, White Coppice. This application is currently invalid as the incorrect Certificate has been signed. Mr Lomas is disputing the extent of his land ownership and his solicitor has advised him to take no further action until this dispute is resolved.

4 No. further letters of objection have been received setting out the following issues:

Impact on the visual amenity of the area.

ITEM 4b- 14/00094/FUL – 19 Beechwood Road Chorley PR7 3AX

The recommendation remains as per the original report

2 No. further letters of objection have been received setting out the following issues:

- Loss of space for children to play
- Would set a precedent

The following addition information has been received:

POS Landcare Ltd have made the following comments:

The standard lease entered into by the company restricts the use of the land to garden use only and no buildings may be erected or livestock kept on the land. This will be strictly enforced by the company.

Chorley Council Neighbourhoods Team:

Confirm one reported incident of anti-social behaviour on the 22.05.13. This was regarding youths kicking footballs at number 19 Beechwood Road rear fence.

ITEM 4c-14/00031/FUL – Kemtex Educational Supplies Unit 32 Chorley Business And Technology Centre East Terrace Euxton

The recommendation remains as per the original report.

Since the application was submitted an amendment to Permitted Development Rights has been laid before Parliament which will come into force on 6th April 2014 (The Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2014).

This means that planning permission will not be required from 6th April to change a building from a B1 use (the use the application building is currently in) to a registered nursery. It will become what is termed 'Permitted Development'.

This change will be subject to a 'prior approval' procedure where a developer is required to make an application to the Council for a determination as to whether the prior approval of the local planning authority will be required as to—

- (i) transport and highways impacts of the development;
- (ii) noise impacts of the development; and
- (iii) contamination risks on the site,

So if the above aspects are unacceptable the Council may refuse prior approval.

ITEM 4e-13/01132/REMMAJ – Group 1 Euxton Lane Euxton**The recommendation remains as per the original report**

LCC Highways originally expressed concern about:

1. The proposed sizes of the two turning heads located east and west of the site – too small to accommodate turning of refuse vehicles.
2. The width of the proposed pedestrian/cycle link east of the site - to be widened to 3.0m.
3. Proposed trees within the adoptable highway - to be removed.
4. Level of carriageway & footway and colour - to be amended for the benefit of the partially sighted.

The scheme has been amended and LCC Highways have confirmed that the applicant has satisfactorily addressed the above issues and has:

- Realigned the section of footway outside no 10-15 and proposed block paving to the area between the footway and the carriageway.
- Removed one of the previously proposed squares (outside no 43) and constricted this section of carriageway as a traffic calming feature.
- Relocated the proposed turning head outside no 50-53 closer to the eastern boundary of the site and widened it slightly to accommodate turning of refuse vehicles.
- Relocated some of the affordable dwellings and reorganised the layout of dwellings and parking spaces east of the site.
- Extensively planted trees within the proposed development, but without affecting the adoptable highway.

Adequate measures have been incorporated in the design to ensure safe operation/use of the site. No objections are raised to the amended proposal.

The following conditions are suggested:

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

Plan Ref.	Received On:	Title:
4312 DSL Rev B	20 March 2014	Detail Site Layout
4312 DSL-02 Rev B	21 March 2014	Waste Management Plan
4312 DSL-03 Rev B	21 March 2014	Boundary Details Layout
4312 DSL-04 Rev C	21 March 2014	Materials Layout
4312 DSL-06 Rev B	21 March 2014	Land Disposal Layout
4312 DSL-07 Rev B	21 March 2014	Affordable Homes Layout
4312 DSL-08 Rev B	21 March 2014	Code for Sustainable Homes
Layout		
4622.01	26 November 2013	Landscaping Proposal
4622.02	26 November 2013	Landscaping Proposal
The Worcester E3H118 2013 Edition	26 November 2013	Plans and elevations
The Letchworth E3H096 2013 Edition	26 November 2013	Floor Plans
The Letchworth E3H096 2013 Edition	26 November 2013	Elevations, brick
The Letchworth E3H096 2013 Edition	26 November 2013	Elevations, render
The Oxford + E4H131-2 2013 Edition	18 March 2014	Plans and elevations, brick
The Oxford + E4H1301-2 2013 Edition	18 March 2014	Plans and elevations, render
The Stratford E4H117 2013 Edition	26 November 2013	Plans and elevations
The Tavy D2AF083 2013 Edition	26 November 2013	Floor Plans
The Tavy D2AF083 2013 Edition	26 November 2013	Elevations
The Warwick E3H106 2013 Edition	26 November 2013	Plans and elevations
The Windsor + E4H21 2013 Edition	18 March 2014	Plans and elevations, brick
The Windsor + E4H118 2013 Edition	18 March 2014	Plans and elevations, render
Abingdon Apartments	25 March 2014	Floor Plans
Abingdon Apartments	25 March 2014	Elevations
001	18 March 2014	Single Garage
001 Rev C	18 March 2014	Double Garage

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

3. The development hereby permitted shall only be carried out in conformity with the proposed ground and building slab levels shown on the approved plan(s).

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

4. The external facing materials detailed on the approved plans shall be used and no others substituted.

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

5. 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 buildings or the completion of the development, whichever is the sooner, 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.

6. 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, to provide reasonable standards of privacy to residents..

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (Schedule 2, Part 2, Class A) (or any Order revoking and re-enacting that Order) no fences, gates or walls shall be erected within the curtilage of any dwelling hereby permitted (other than those expressly authorised by this permission) or on the boundary of the site.

Reason: To protect the appearance of the locality and ensure a satisfactory relationship is maintained with the immediate surroundings.

8. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the Method Statement detailing how this unsuspected contamination shall be dealt with.

Reason: To protect the environment and prevent harm to human health by ensuring that the land is remediated to an appropriate standard for the proposed end use.

9. The development hereby approved shall be carried out in accordance with the approved surface water regulation system.

Reason: To secure proper drainage.

10. Before the dwellings hereby permitted are occupied the driveways and vehicle manoeuvring areas shall be surfaced or paved, drained and marked out all in accordance with the approved plan. The driveways 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.

11. The garage(s) hereby approved shall be kept freely available for the parking of cars and shall not be converted to living accommodation, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995.

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

The original report has been amended as follows:

The applicant has agreed to a request to change the house types to reflect need to 10 x 2bed 4person houses and 4 x 1bed 2 person apartments. Amended plans have been received which are acceptable and results in a reduction of the total number of dwellings proposed to 93. The number of affordable dwellings proposed is unchanged.

All the properties continue to meet the Council's parking standards of two spaces for two/ three bed properties and four spaces for four or more bed properties with the exception of a terrace of 5no. 2 bed properties located at the eastern edge of the development that will benefit from a total of 8 parking spaces which equates to 160% provision. For each property to have two spaces this would result in a requirement for 10 spaces and so the layout is 2 spaces short. However, the spaces on this part of the site are not provided in driveways but in a communal parking area and are not all allocated to specific properties. This approach is acceptable.

ITEM 4f-13/01136/FULMAJ – Group 4N Land 150 Metres West Of Sibbering's Farm Dawson Lane Whittle-Le-Woods

The recommendation remains as per the original report.

The following conditions are suggested:

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 this permission.

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 three years from the date of this permission.

Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.

3. The approved plans are:

Plan Ref.	Received On:	Title:
BVG4N-PLAN01 Rev Z.15	27 November 2013	Detail Site Layout
1172-G4N-WLW-MP01 Rev Y	27 November 2013	Materials Plan
BV/G4N/ENG/001 Rev H	27 November 2013	Drainage Layout
BV/G4N/ENG30-2 Rev B Sheet 2	27 November 2013	Proposed Road Surfacing
The Balmoral E4H180 2013 Edition	27 November 2013	Floor Plans
The Balmoral E4H180 2013 Edition	27 November 2013	Elevations, brick
The Blenheim E5H223 2013 Edition	27 November 2013	Floor Plans
The Blenheim E5H223 2013 Edition	27 November 2013	Elevations, brick
The Blenheim E5H223 2013 Edition	27 November 2013	Elevations, render
The Blenheim E5H223 2013 Edition	27 November 2013	Elevations, render
The Richmond E4H203 2013 Edition	27 November 2013	Floor Plans
The Richmond E4H203 2013 Edition	27 November 2013	Floor Plans
The Richmond E4H203 2013 Edition	27 November 2013	Elevations, render
The Richmond E4H203 2013 Edition	27 November 2013	Elevations, brick
The Henley E4H176 2013 Edition	27 November 2013	Floor Plans
The Henley E4H176 2013 Edition	27 November 2013	Floor Plans
The Sandringham D5H248	27 November 2013	Floor Plans
The Sandringham D5H248	27 November 2013	Elevations, B1
The Sandringham D5H248	27 November 2013	Elevations, A1
The Malborough E5H189 2013 Edition	27 November 2013	Floor Plans
The Malborough E5H189 2013 Edition	27 November 2013	Elevations, brick
The Malborough E5H189 2013 Edition	27 November 2013	Elevations, render
The Leamington E3H135-1 2013 Edition	27 November 2013	Elevations, render
The Leamington E3H135-1 2013 Edition	27 November 2013	Elevations, brick
The Oxford E4H130-2 2013 Edition	27 November 2013	Elevations, render
The Welwyn E4H153 2013 Edition	27 November 2013	Floor Plans
The Welwyn E4H153 2013 Edition	27 November 2013	Floor Plans
3804.03 Rev E Sheet 1 of 4	27 November 2013	Landscape & Habitat Creation
3804.04 Rev M Sheet 2 of 4	27 November 2013	Landscape & Habitat Creation
3804.05 Rev K Sheet 3 of 4	27 November 2013	Landscape & Habitat Creation
3804.06 Rev J Sheet 4 of 4	27 November 2013	Landscape & Habitat Creation

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. 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 buildings or the completion of the development, whichever is the sooner, 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.

6. During the construction period, all trees to be retained shall be protected by 1.2 metre high fencing as specified in paragraph 8.2.2 of British Standard BS5837:2005 at a distance from the tree trunk equivalent to the outermost limit of the branch spread, or at a distance from the tree trunk equal to half the height of the tree (whichever is further from the tree trunk), or as may be first agreed in writing with the Local Planning Authority. No construction materials, spoil, rubbish, vehicles or equipment shall be stored or tipped within the areas so fenced. All excavations within the area so fenced shall be carried out by hand.

Reason: To safeguard the trees to be retained.

7. The external facing materials detailed on the approved plans shall be used and no others substituted.

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

8. Surface water must drain separate from the foul and no surface water will be permitted to discharge to the foul sewerage system.

Reason: To secure proper drainage.

9. The garages hereby permitted shall be kept freely available for the parking of cars, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995.

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

11. The development hereby permitted shall be carried out in accordance with the approved habitat creation and management plan and the proposed landscaping should comprise only native plant communities appropriate to the area and should enhance habitat connectivity, in accordance with guidance given in Lancashire County Council's Supplementary Planning Guidance on Landscape and Heritage (Appendix 10).

Reason: To ensure that the retained and re-established habitats that contribute to the Biodiversity Action Plan targets are suitably established and managed.

12. The development hereby permitted shall be carried out in accordance with the Residential Travel Plan (dated July 2010 undertaken by Singleton Clamp & Partners). The measures in the agreed Travel Plan shall be complied with.

Reason: To reduce the number of car borne trips and to encourage all modes of sustainable travel.

13. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the Method Statement detailing how this unsuspected contamination shall be dealt with.

Reason: To protect the environment and prevent harm to human health by ensuring that the land is remediated to an appropriate standard for the proposed end use.

14. The management and maintenance responsibilities of the development hereby permitted shall be carried out in accordance the submitted 'Management and Maintenance Arrangements for Open Space' dated April 2010

Reason: To ensure the satisfactory management of the unadopted highways and public open space.

15. The development hereby approved shall be carried out in accordance with the approved surface water regulation system.

Reason: To secure proper drainage and to prevent.

16. The development hereby approved shall be completed in accordance with the submitted Energy Efficiency Strategy received 17th April 2009 (planning reference 07/00953/OUTMAJ) unless otherwise agreed in writing with the Local Planning Authority

Reason: To ensure the proper planning of the area.

The original report has been amended as follows:

Members are advised that the proposed finished floor levels are consistent with the levels previously approved and no significant earthworks are proposed.

ITEM 4g-14/00121/CB3– Chorley Borough Council Depot Bengal Street Chorley PR7 1SA

The recommendation remains as per the original report.

The following conditions are suggested:

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

Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.

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

Title	Drawing Reference	Received date
Site location plan	-	5 th February 2014
Fencing and gate details	P2379/04 Rev A	5 th February 2014
Proposed elevations & Section A-A	A12/23 /04A	5 th February 2014
Proposed Plans	A12/03 /03A	5 th February 2014
Proposed site layout showing vehicle swept paths	P2379/03 Rev A	5 th February 2014
Proposed shed elevations	A12-23 /05	5 th February 2014

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

3. Prior to the commencement of development samples of all external facing and roofing materials (notwithstanding any details shown on previously submitted plan(s) and specification) shall be submitted to and approved in writing by the Local Planning

Authority. All works shall be undertaken strictly in accordance with the details as approved.

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

4. The residential units of living accommodation hereby permitted shall be used solely for residential purposes ancillary to the main use of the site and shall not be used at any time be occupied as separate units of living accommodation.

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

ITEM 4h -14/00123/ADV – Chorley Borough Council Depot Bengal Street Chorley PR7 1SA

The recommendation remains as per the original report

The following conditions are suggested:

1. The advertisements permitted shall be carried out in accordance with the following approved plans:

Title	Received date
Location plan	5 February 2014
View of Proposed Signage from North West	5 February 2014
View of Proposed Signage from South East	5 February 2014

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

2. The consent hereby granted is for a period not exceeding FIVE YEARS from the date of this consent.

Reason: Required to be imposed pursuant of the Town and Country Planning (Control of Advertisements) Regulations 2007.