

22 April 2014

Dear Councillor

DEVELOPMENT CONTROL COMMITTEE - TUESDAY, 22ND APRIL 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

8. **Addendum 22 April 2014 (Pages 3 - 8)**

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	22 nd April 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

2 further letters of objection have been received setting out the following issues:

Harm to the visual amenity of the area.

The applicant has previously suggested that they were considering fencing off the land in their ownership and removing the stone chippings laid by the owner of Rose Cottage without their (the applicant's) permission, however they have subsequently abandoned this suggestion pending the outcome of the planning committee meeting.

The owner of Rose Cottage has stated verbally that he fully intends to remove the remaining stone from the site of the former dam wall (that was seen on the Members site visit), although as yet no timescale has been given for this. He has confirmed in writing that he is in the process of acquiring the currently unregistered area of land and has confirmed verbally that once that transfer has been completed his application will be resubmitted and shall at that point be valid. Again no timescale has been given for this despite confirmation being sought by the case officer.

Despite repeated requests there has been no response from Lancashire County Council as 'Lead Flood Authority'.

ITEM 4b-14/00226/FUL – Formerly Lex Site David Wilson Homes Pilling Lane Chorley

A further email has been received that whilst in full support of the application wishes the following points to be considered:

- As part of the home buying process, our conveyancing solicitor provided full details of the developers' initial planning applications (including details for a play area) for the site in 2005, and including alterations to these applications (and we note, in any case, this information is publicly available on the Chorley planning website).
- We were also provided with a copy of the Section 106 (Town and Country Planning Act) agreement that was made between Chorley Council and the site owners/developers which clearly states that a play area and landscaped green space would be provided on an area of the estate at a suitable time within the development, as advised by the Council. The document includes information about the

maintenance agreement sum for the provision and upkeep of park equipment on the site.

- The adapted design has already gone through a public consultation stage, and the design has been adapted to be sympathetic to a number of concerns raised (aesthetic and environmental issues, also some safety issues). This included the addition of a low fence around the area to stop children running into the road, and to reduce the risk of dogs soiling the site.

- Could some of the minor suggestions be adopted without the need to start another full round of consultation - many of the comments made do not appear to be related to the proposals themselves

- As I noted further below, the traffic concerns are misleading because the square is not a roundabout; it allows for two-way traffic and there are no marked priorities at all. Traffic calming measures should be considered; for example, speed restrictions (say 10 MPH) and enforcement of private off-road parking facilities.

- Apparent issues raised about the design:

- height and direction of slides (privacy) - the slides on the plans do not seem significantly tall or so close to properties as to be an issue

- springers (noise) - we can't see how these will cause any more noise than passing bicycles or road traffic.

- height of trees - we don't think trees on the square would be close enough to properties to either damage the properties or their foundations from underground root systems, or to block light due to the relatively large distance between the proposed landscaped/ tree-lined area and the houses themselves

- The estate's many younger children have a need for somewhere safe and local to play together - the plans do offer this facility in a sensitive way

- Some of the opposing views presented for the site seem to consider the open area to be for the exclusive benefit of the houses fronting onto the Square, rather than as a community facility for the whole development.

- We frequently drive, walk or jog through the estate and we have never seen any damage, violence or anti-social behaviour, although we have seen a number of children using the grassed area for play. In any case, residents should get involved with Neighbourhood Watch schemes that have been set up, and with the local Police and Community Together (PaCT) meetings in order to respond positively to any ASB concerns. Perhaps the Square's use could be time-limited (eg daylight hours).

- The addition of a play facility on an estate is an incentive for families to buy properties on the estate, so we doubt this would devalue properties in the area.

- We see the proposed development of Ranglett's Rec as complementing (rather than replacing) the need for a specific facility targeted at the estate's youngest children.

The recommendation remains as per the original report

In total 15 further representations have been received which are summarised below

Objection	Support	Not specified
Total No. received: 8	Total No. received: 6	Total No. received: 1
<ul style="list-style-type: none"> • The original plans were for a figure of 8 design through the centre of the green, this monstrosity covers the whole area • Will be an eyesore • Would suit a conservation area better • The trees will obstruct light. • Increase noise and disturbances language? • CCTV only shows behaviour and will not record what is being said. • Parking problems will increased. • Why build a park on a roundabout? • Not needed, there is an adequate park across the road • The money saved from not landscaping "The Green" could be used to provide a pelican crossing across Pilling Lane to the park. • Anti-social behaviour will increase. • Will just become an area for kids to hang out. • The landscaping will prevent the CCTV from being put to good use. • The slides are angled towards properties which intrudes their privacy • The springer's are too close in proximity to houses. • The pathways also look unsightly • The area of land is not suitable for a play area. • This estate does not need any further encouragement to bring nuisance crowds onto it. • A play area was not sold to us when purchasing the house, but an open outdoor green was! • Invest the money in speed ramps, pedestrian crossings on Pilling Ln to get to 	<ul style="list-style-type: none"> • The original planning shows a park area. • Rangleys Rec is a park for the whole community and should not impact this application. • If residents continue to speed this is a matter for the police. • The green is well used and has been paramount in developing friendships and a community feel within the estate. • The CCTV should alleviate any 'what if' concerns • The community should work together with the police to continue to tackle anti-social behaviour • Will enhance the estate. • Anti-social behaviour tends to be lower around play • Proposals would be away from the traffic • Zebra crossing should be incorporated • Equipment for babies and older children should be included. • Dog bins should be included. 	<ul style="list-style-type: none"> • Concerns about the design and the less than fair distribution of the play equipment. • More mounds should be incorporated. • Slides could easily face into the centre of the park or out towards Factory way. 4. No details of the trees.

<p>the much wanted park.</p> <ul style="list-style-type: none"> • Visits from general public adding to parking issues • Waste of money • CCTV does not work when it is dark 		
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The following conditions have been amended:

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

Title	Received date
Play Space, Pilling Lane	17 th April 2014
Location Plan	17 th April 2014

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

The following conditions have been added:

Prior to the use of the play area hereby permitted dropped kerbs shall be provided in accordance with the approved plans. The dropped kerbs will thereafter be maintained in perpetuity.

Reason: To ensure that the play area is accessible by all users of the facility.

The ground surfacing materials, detailed on the approved plans, shall be used and no others substituted. In particular the pavement which surrounds the site shall all be paved.

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

The play area hereby approved shall not be available to use until all fences shown in the approved details have been erected in conformity with the approved details. The approved details shall be maintained in perpetuity thereafter.

Reason: To ensure a visually satisfactory form of development

The original report has been amended as follows:

As noted within the original report concerns were raised about the lack of dropped kerbs to enable access for all and the difference between the paving treatments of the footpath which is already in situ. In this regard the applicant has confirmed that the treatment to the pavement will be all paving, as per the original consent and dropped kerbs will be provided as requested.

**ITEM 4c-14/00096/OUT – Land Between Rose Cottage And York House
Mill Lane, Charnock Richard**

The recommendation remains as per the original report

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