

2 May 2014

Dear Councillor

**DEVELOPMENT CONTROL COMMITTEE - TUESDAY, 13TH MAY 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**

- 4    **Planning applications to be determined**
- 4a    14/00178/FULMAJ - Latvian Consulate, Pemberton House Farm, Park Hall Road, Charnock Richard, Chorley, PR7 5LP (Pages 5 - 14)
- 4b    14/00336/FUL - 47 Clancutt Lane, Coppull, Chorley, PR7 4NR (Pages 15 - 20)
- 4c    14/00140/FULMAJ - Royal Scot, Station Road, Coppull, Chorley, PR7 4PZ (Pages 21 - 32)
- 4d    14/00265/REMAJ - Parcel H3 Group 1 west of Central Avenue and south of Worden Brook, Euxton Lane, Euxton (Pages 33 - 38)
- 4e    14/00177/FULMAJ - Parcel H3 Group 1, west of Central Avenue and south of Worden Brook, Euxton Lane, Euxton (Pages 39 - 40)
- 4f    14/00215/CB3 - Rangletts Play Area, Brindle Street, Chorley (Pages 41 - 52)

Yours sincerely



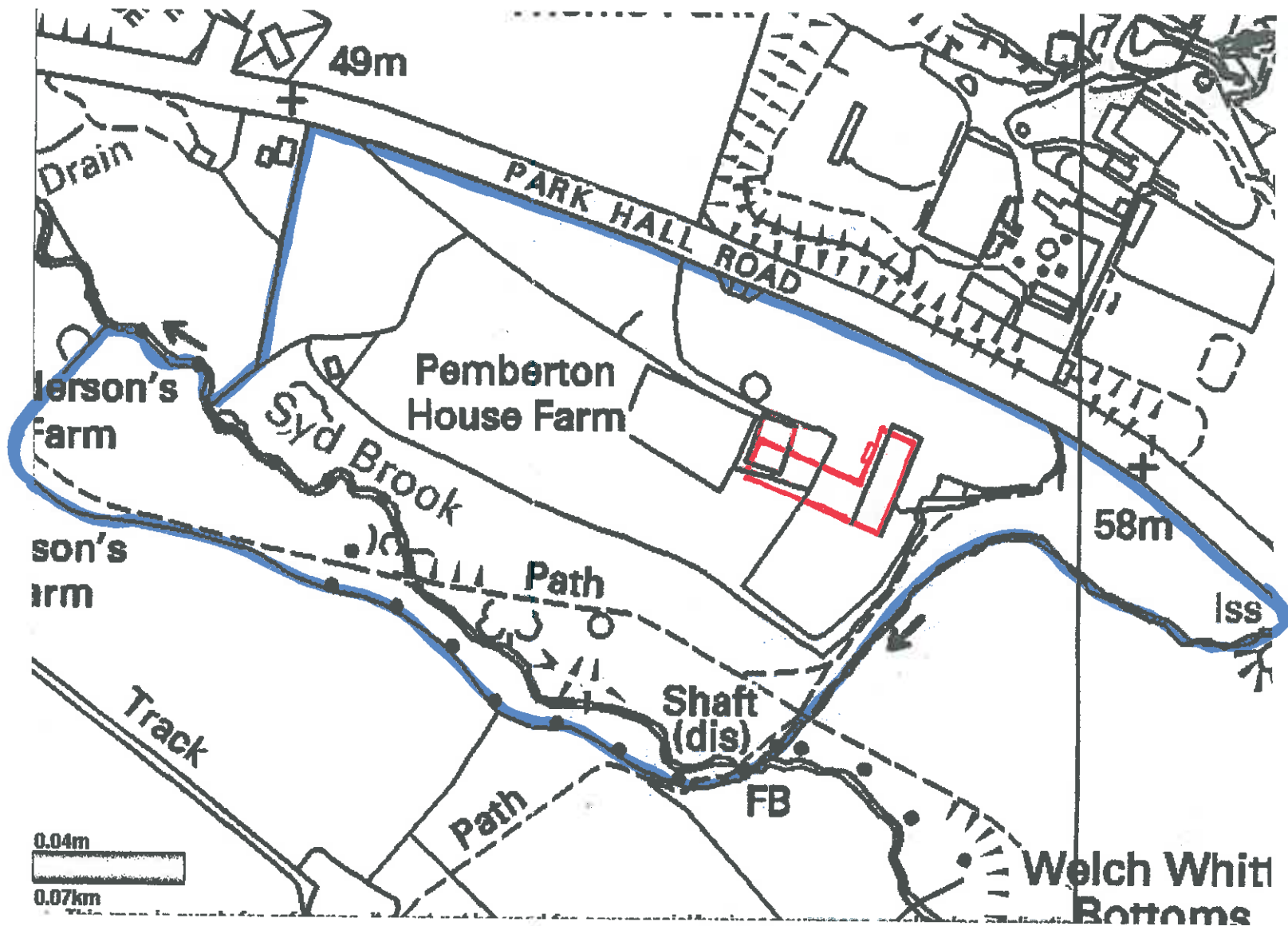
Gary Hall  
Chief Executive

Cathryn Filbin  
Democratic and Member Services Officer  
E-mail: [cathryn.filbin@chorley.gov.uk](mailto:cathryn.filbin@chorley.gov.uk)  
Tel: (01257) 515123  
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## **Distribution**

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

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LOCATION PLAN : CHARNOCK RICHARD - PR7 SLP

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# PEMBERTON HOUSE FARM, CHORLEY

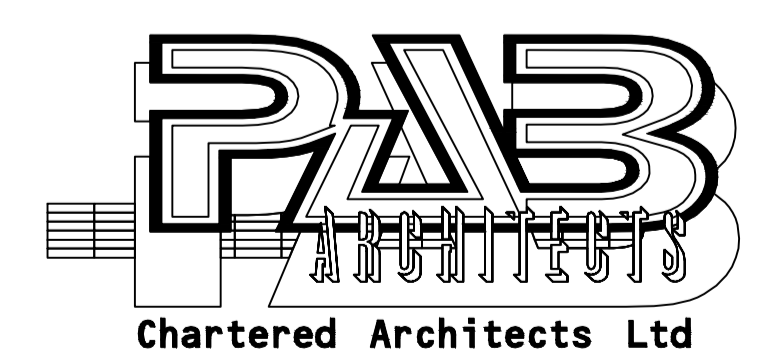
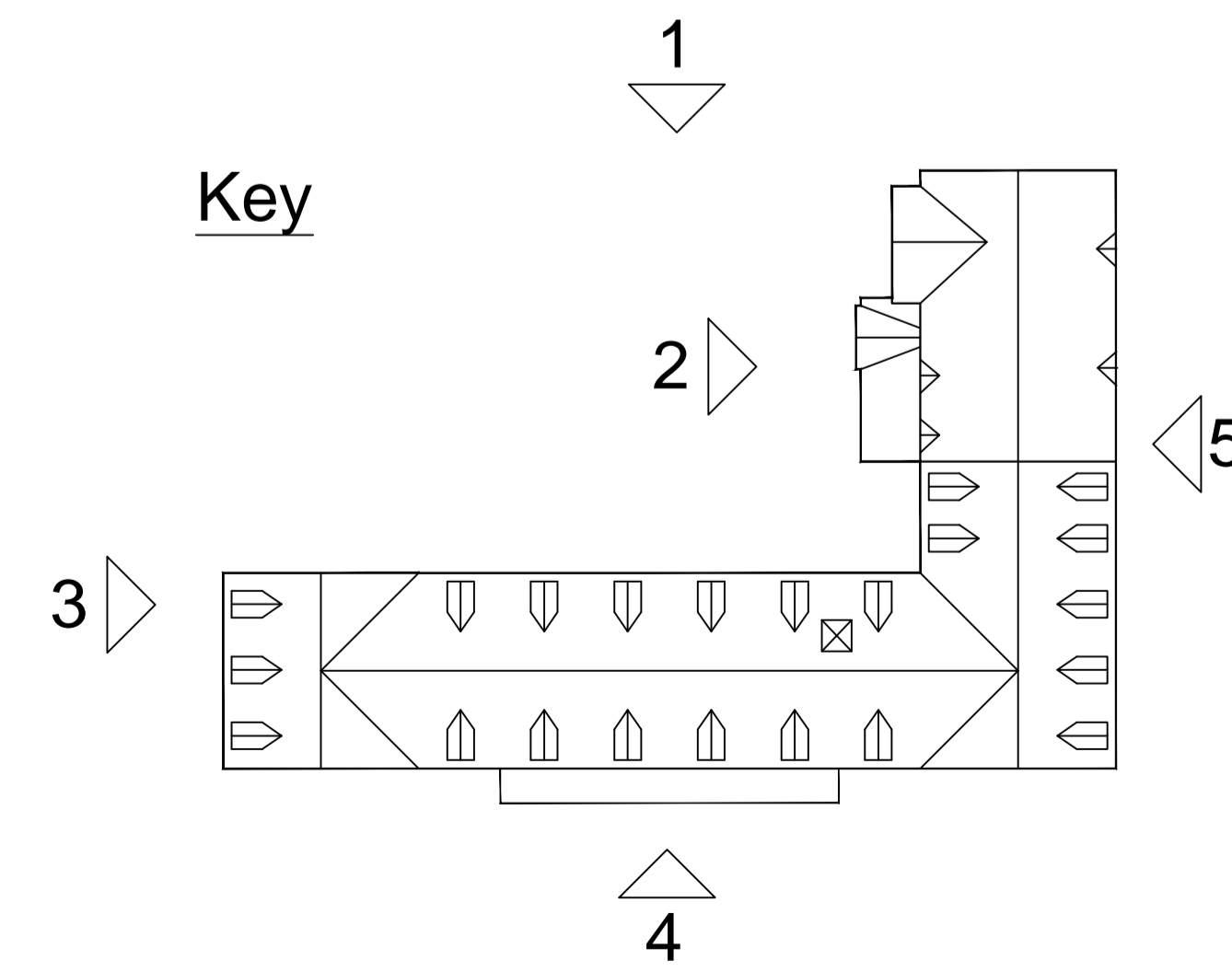
RevNo	Revision note	Date	Signature	Checked
A	1. West wing projection omitted from scheme	06.08.13	JH	



SOUTH ELEVATION 4  
1:100



EAST ELEVATION 5  
1:100



PROJECT: REHABILITATION CENTRE at PEMBERTON HOUSE FARM PARK HALL ROAD, CHARNOCK RICHARD, CHORLEY, LANCASHIRE, PR7 5LP	Drawing No. 1231-06
CLIENT: STOCKS HALL CARE HOMES LTD	Date: Nov 12
Drawing Title PROPOSED ELEVATIONS 4-5	Scale: 1:100 @ A1
	Revision: A

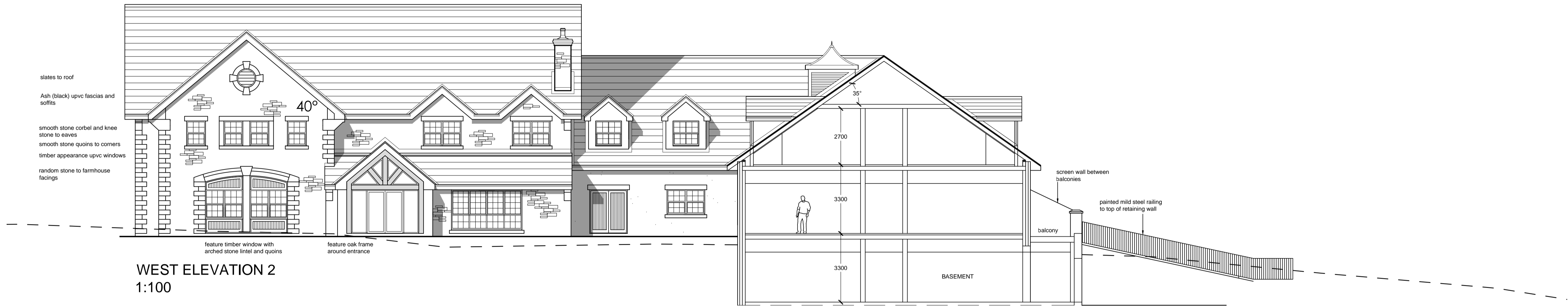
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# PEMBERTON HOUSE FARM, CHORLEY

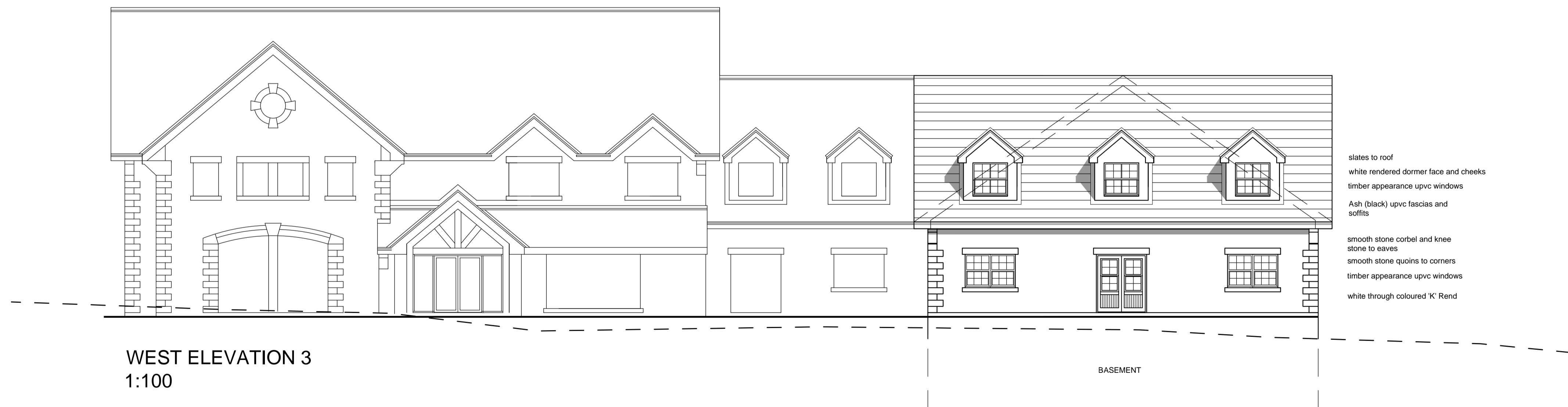
RevNo	Revision note	Date	Signature	Checked
A	1. Lift repositioned central to dormers, plan adjusted.	28.11.12	JH	
B	1. West wing projection omitted from scheme	06.08.13	JH	



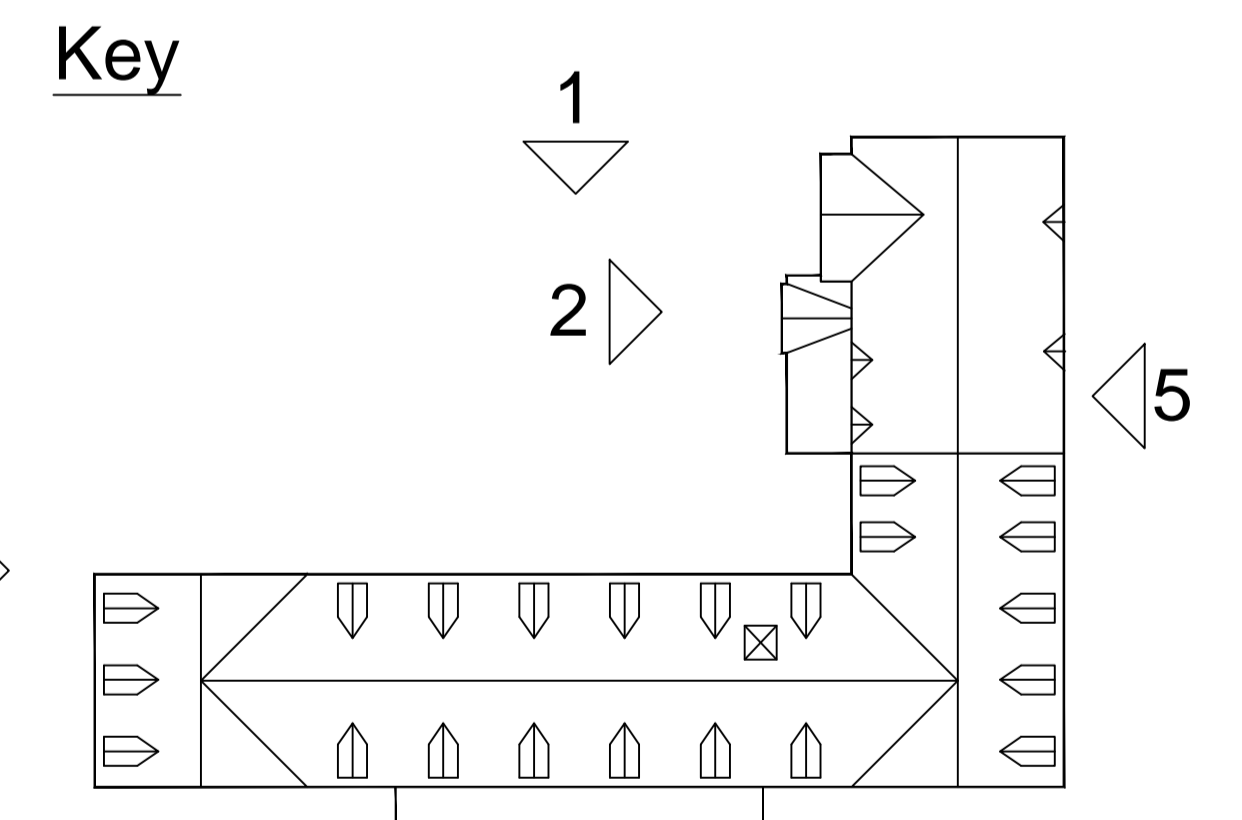
**NORTH ELEVATION 1**  
1:100



**WEST ELEVATION 2**  
1:100



**WEST ELEVATION 3**  
1:100



PROJECT: REHABILITATION CENTRE at PEMBERTON HOUSE FARM PARK HALL ROAD, CHARNOCK RICHARD, CHORLEY, LANCASHIRE, PR7 5LP	Drawing No. 1231-05
CLIENT: STOCKS HALL CARE HOMES LTD	Date: Nov 12
Drawing Title PROPOSED ELEVATIONS 1-3	Scale: 1:100 @ A1
	Revision: B

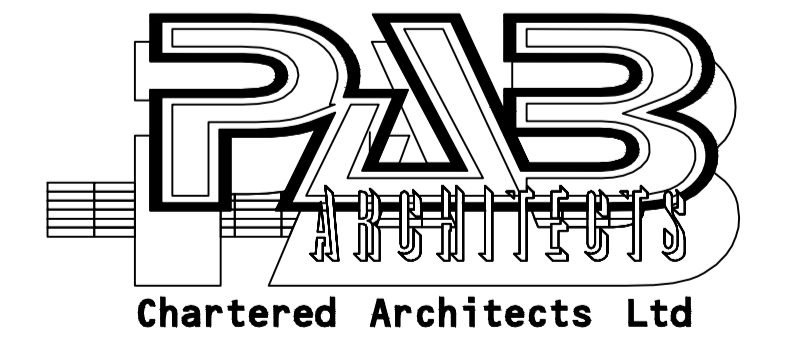
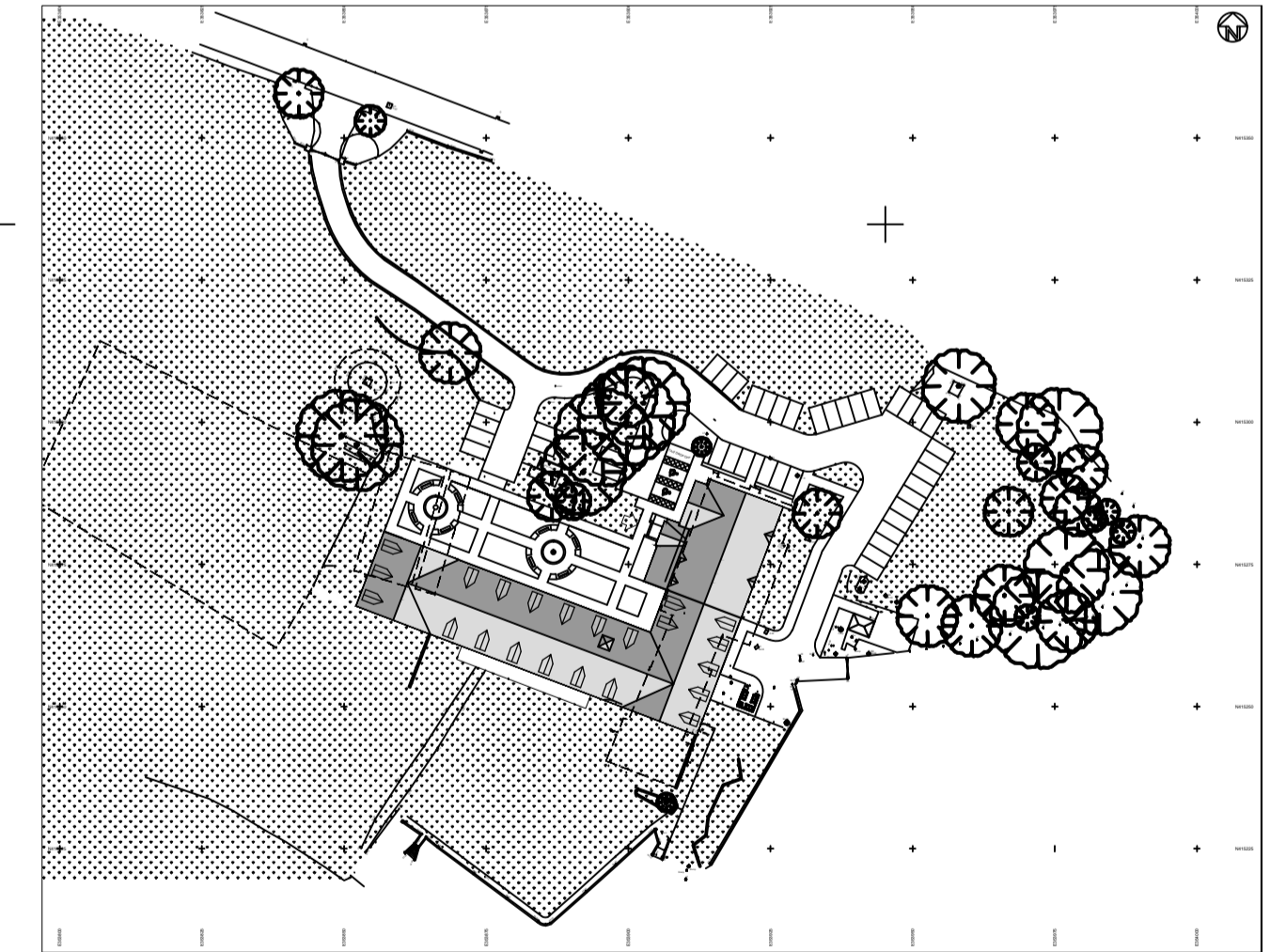
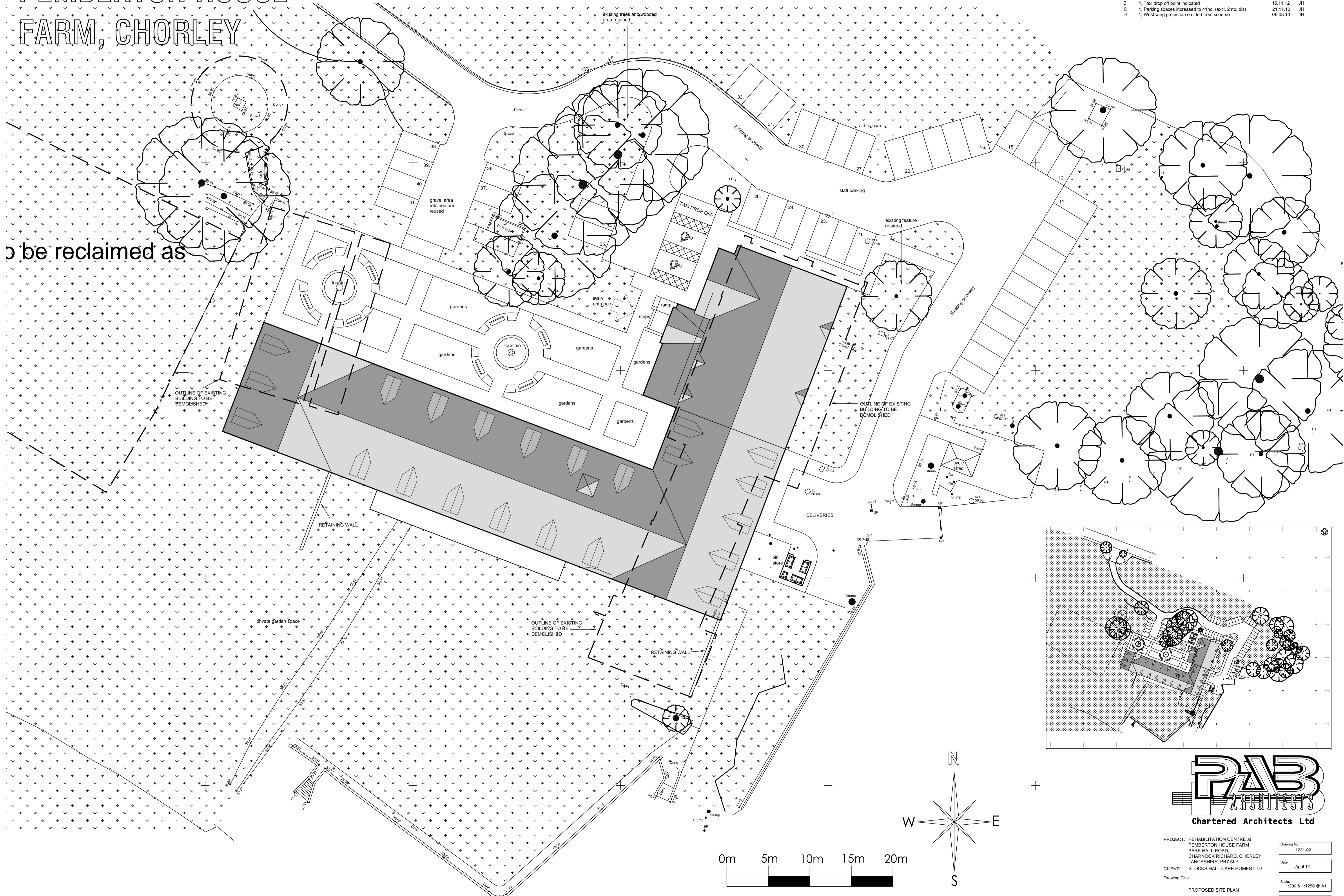
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# PEMBERTON HOUSE FARM, CHORLEY

RevNo	Revision note	Date	Signature	Checked
A	1, Proposed development reduced in size by omitting projection to Southeast Corner.	12.11.12	JH	
B	1, Taxi drop off point indicated	15.11.12	JH	
C	1, Parking spaces increased to 41no. (excl. 2 no. dis)	21.11.12	JH	
D	1, West wing projection omitted from scheme	06.08.13	JH	

to be reclaimed as



PROJECT: REHABILITATION CENTRE at PEMBERTON HOUSE FARM PARK HALL ROAD, CHARNOCK RICHARD, CHORLEY, LANCASHIRE, PR7 5LP	Drawing No. 1231-02
CLIENT: STOCKS HALL CARE HOMES LTD	Date: April 12
Drawing Title PROPOSED SITE PLAN	Scale: 1:200 & 1:1250 @ A1
	Revision: D

Renaissance Studio, 1 Derby Street, Leigh, Lancashire WN74PF  
Telephone: 01942 676360, Fax: 01942 682084  
Email: paul-baines@btconnect.com, www.pabarchitects.co.uk

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MILLIMETRES 1,000 0 5,000 10,000 15,000 MILLIMETRES

SCALE BAR 1:100

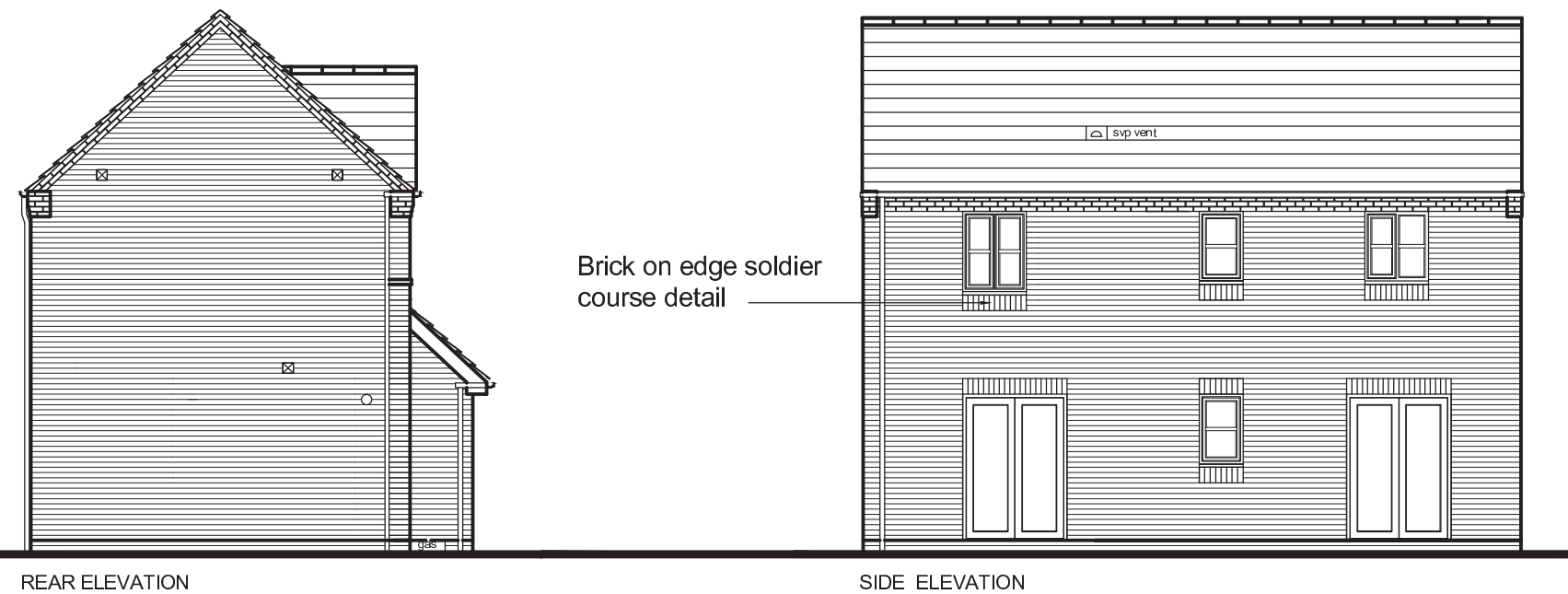
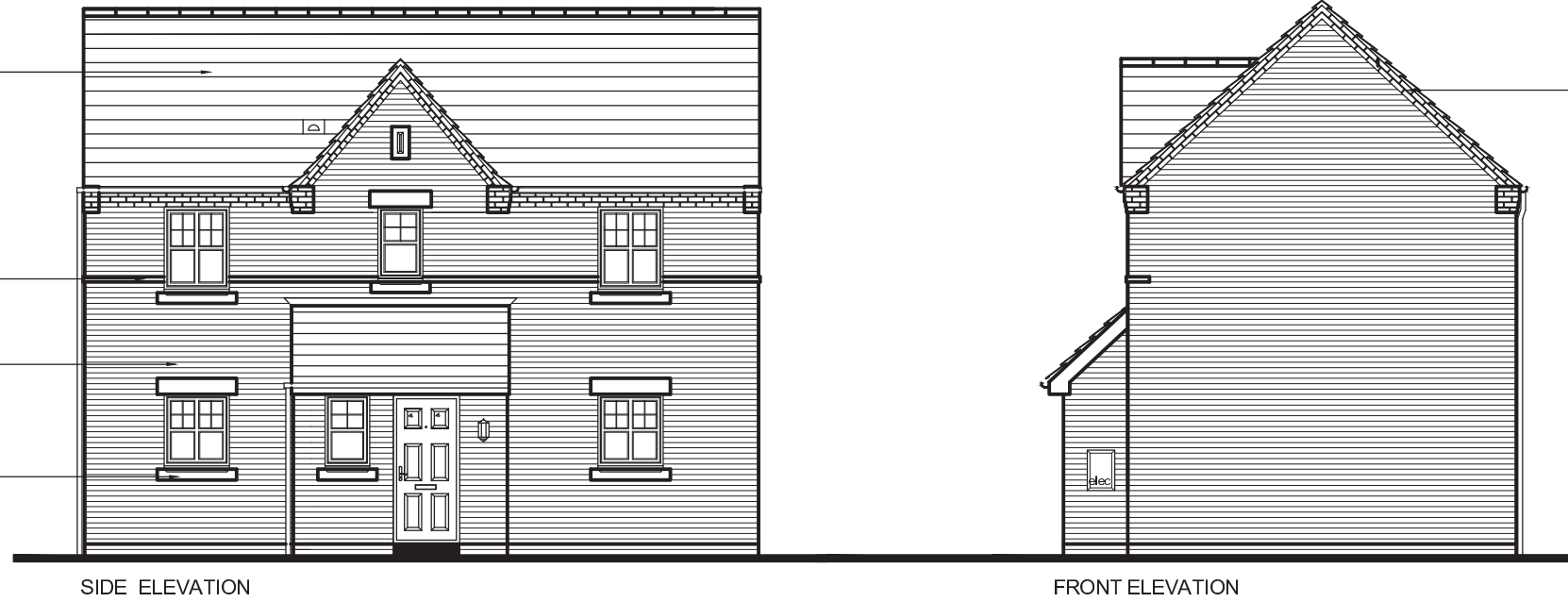
Roof tiles to L.A approval

Brick band course

Facing brick to L.A approval

Buff artstone cills

Projecting brick verge detail with corbel



Brick on edge soldier course detail

REV	DESCRIPTION	DATE	INIT


 Morris Homes (Group) Limited  
 Morland House  
 Altrincham Road  
 Wilmslow  
 Cheshire SK9 5NW  
 Tel: (01625) 544 444  
 Fax: (0845) 833 1845

Job Title  
**CLANCUTT LANE, COPPULL**

Dwg. Title  
**CAPESTHORPE 2 HOUSE TYPE ELEVATIONS**

date	drawn	checked	scale	dwg.no	rev
05/10/09	SJM		1:100 @ A3	N925/P/HTCAP/01	-

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MILLIMETRES 1,000 0 5,000 10,000 15,000 MILLIMETRES

SCALE BAR 1:100

Roof tiles to L.A approval

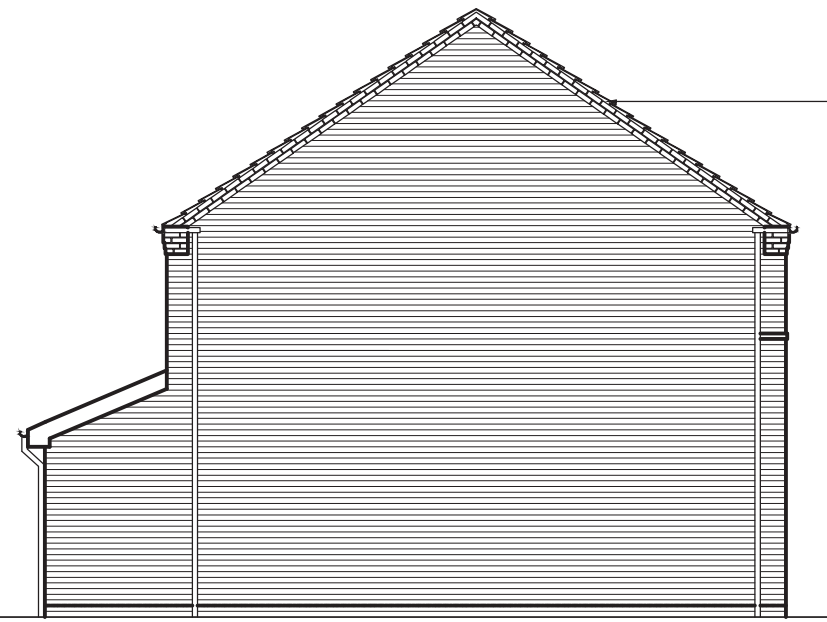
Buff artstone cills

Facing brick to L.A approval

Projecting brick verge detail with corbel



Plot 30  
Front Elevation

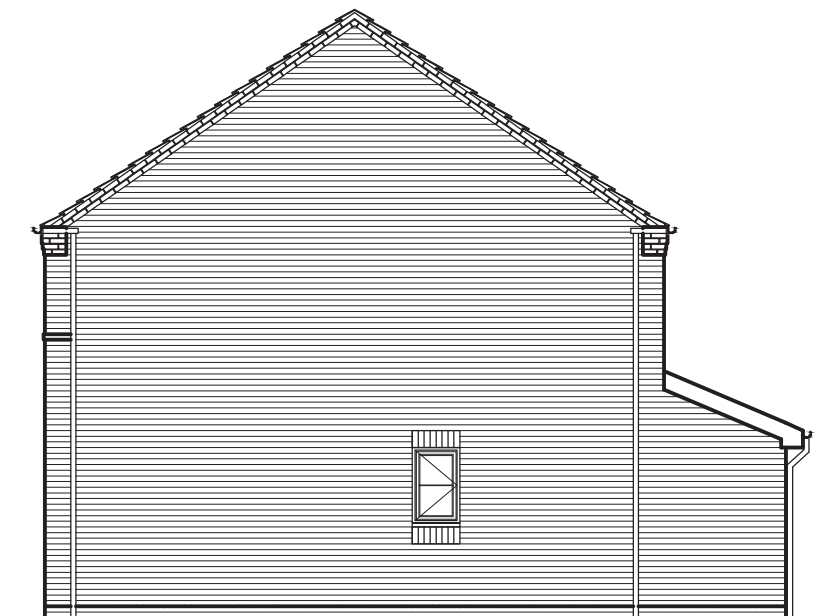


Plot 30  
Side Elevation

Brick on edge soldier course detail



Plot 29  
Rear Elevation



Plot 29  
Side Elevation

REV	DESCRIPTION	DATE	INIT
B	Side elevation windows corrected to each plot	25/04/14	RD
A	Window style & heads revised to front elevation	20/09/13	RD

**MORRIS HOMES**  
 Morris Homes (Group) Limited  
 Morland House  
 Altrincham Road  
 Wilmslow  
 Cheshire SK9 5NW  
 Tel: (01625) 544 444  
 Fax: (0845) 833 1845

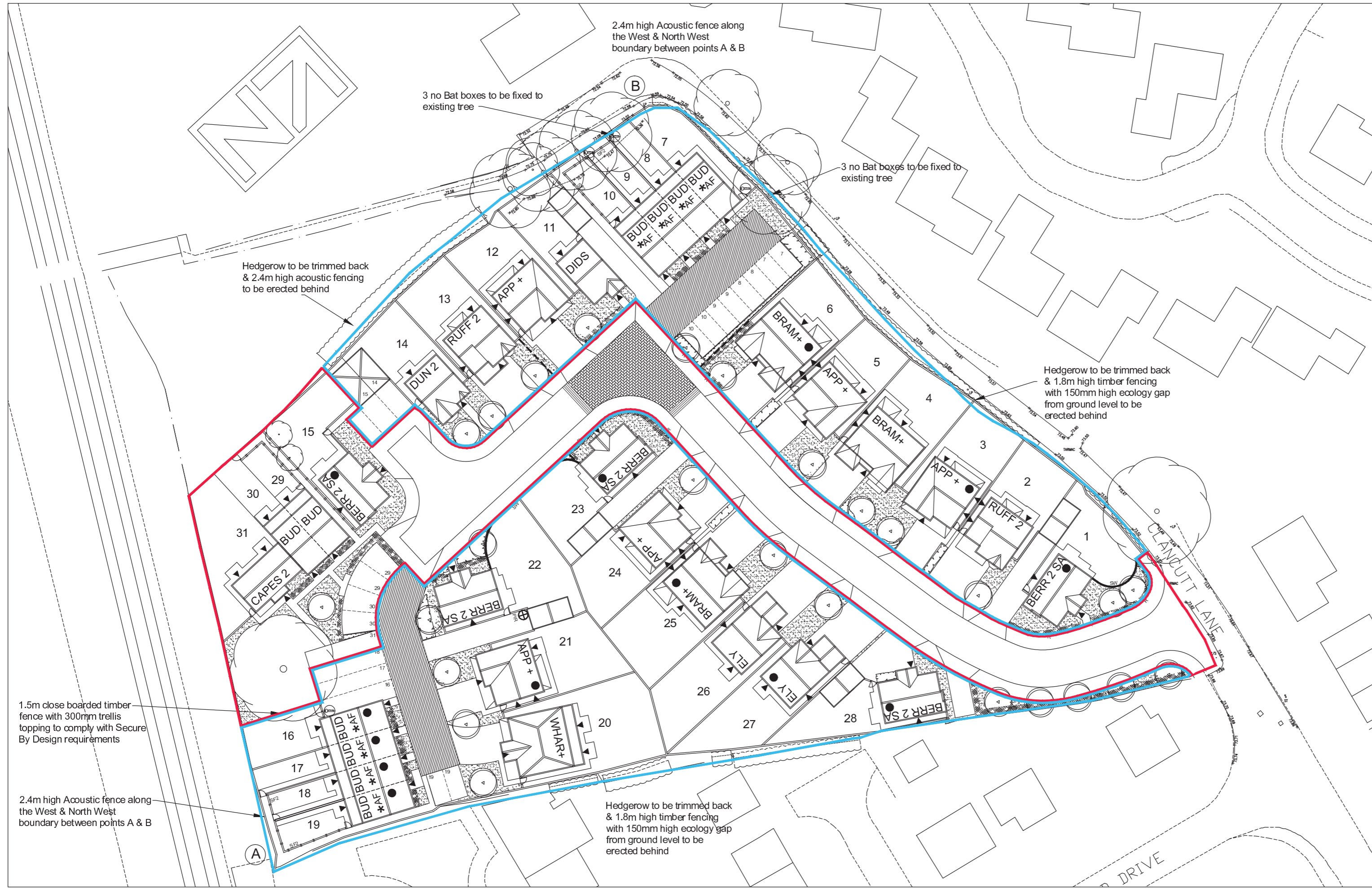
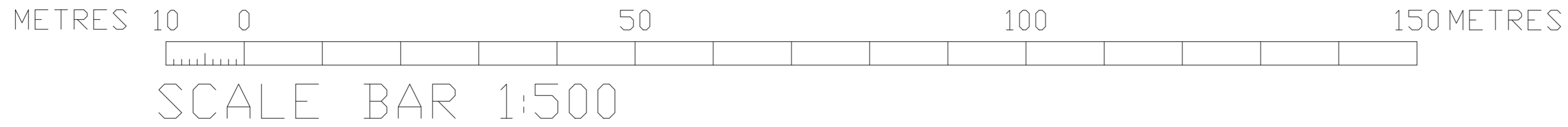
Job Title  
**CLANCUTT LANE, COPPULL**

Dwg. Title  
**BUDWORTH HOUSE TYPE  
 ELEVATIONS**

date	drawn	checked	scale	dwg.no	rev
05/10/09	SJM		1:100 @ A3	N925/P/HTBUD/01	B

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SCHEDULE OF ACCOMMODATION				
NAME	DESCRIPTION	SIZE (sqft)	Units	TOTAL (sqft)
Appleton 2 +	4 bed det and int single garage	1101	5	5505
Berrington 2 SA	4 bed det and det single garage	1100	5	5500
Bramhall+	4 bed det and int single garage	1338	3	4014
Budworth	2 bed mews and parking	687	10	6870
Capesthorpe 2	3 bed mews and parking	952	1	952
Didsbury	3 bed mews and parking	874	1	874
Dunham 2	3 bed det and det single garage	957	1	957
Ely	3 bed det and int single garage	938	2	1876
Rufford 2	3 bed det and int single garage	994	2	1988
Wharfedale +	4 bed det and int single garage	1420	1	1420
<b>TOTAL</b>			<b>31</b>	<b>29,956</b>

Note: \* AF - Denotes affordable units (Plots 7-10 & 16-19 / 8 No Total).

LEGEND	
	Proposed dwelling
	Proposed dwelling to be built opposite hand
	Proposed brick built garage
	Proposed garage space
	Bound Gravel & rubbering strip
	Common areas of shared drives in contrasting material or kerb edgings to delineate shared drive area
	Proposed 1.8m high feather edge boarded timber screen fence with P.C.C. posts & gravel boards
	Proposed 1.8m high brick wall
	Proposed 1.1m high railings
	Existing hedge to be retained
	Existing hedge to be removed
	Existing tree to be retained
	Existing tree to be removed
	RETRACTABLE WASHING LINES (10M) INCORPORATING SECURE FIXINGS & POSTS DEPENDING ON PLOT
	WATER BUTTS 200 LITRE CAPACITY WITH CHILD PROOF LIDS & TAP
	COMPOST BIN
	CYCLE STORAGE/SHEDS
	DENOTES ACCESS GATES TO BE LOCKABLE
	DUSK TILL DAWN PIR OPERATED SECURITY LIGHT

REV	DATE	DESCRIPTION	INITIAL
E	03/01/14	PLOTS 29-31 ADDED	RD
D	18/12/13	PLOT DIVISIONAL FENCES AMENDED TO SF1, GATES TO BE LOCKABLE, PIR REQUIRED TO PLOTS 1, 14, 15, 22 & 23 GARAGES FENCING OVERLOOKING PARKING TO PLOTS 16-18 REVISED ALL IN LINE WITH SECURE BY DESIGN REQUIREMENTS	RD
C	01/10/13	CYCLE STORES, WATER BUTTS & COMPOSTING BINS ADDED TO LAYOUT	RD
B	19/07/13	TURNING HEAD MODIFIED	RD
A	17/07/13	DRIVEWAY LENGTHS INCREASED TO 6m	RD

**MORRIS HOMES** Morris Homes (Group) Limited  
 Morland House  
 Altrincham Road  
 Wilmslow  
 Cheshire SK9 5NW  
 Tel: (01625) 544 444  
 Fax: (0845) 833 1845

Job Title  
**CLANCUTT LANE, COPPULL**

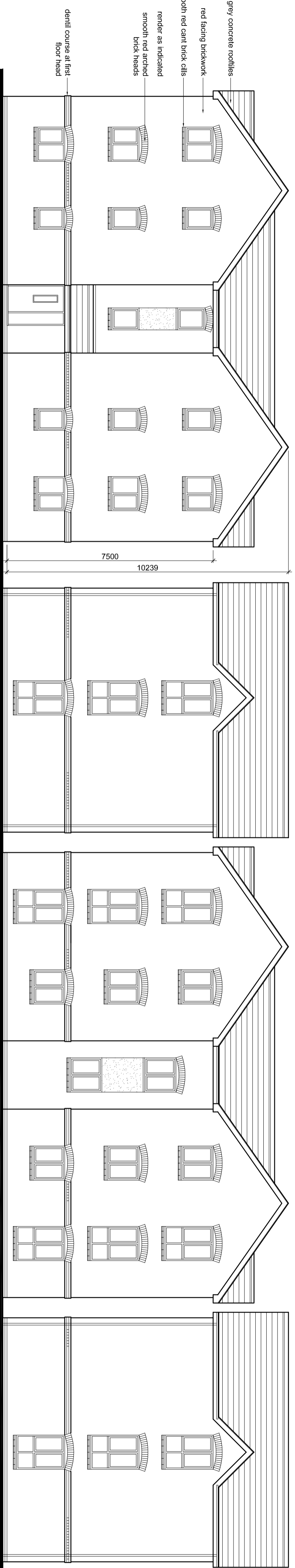
Dwg. Title  
**Planning Layout**

date	drawn	checked	scale	dwg.no	rev
APRIL 13	RD		1:500 @ A2	N925/P/PL 01	E

# CLANCUTT LANE, COPPULL

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ELEVATIONS 1:100



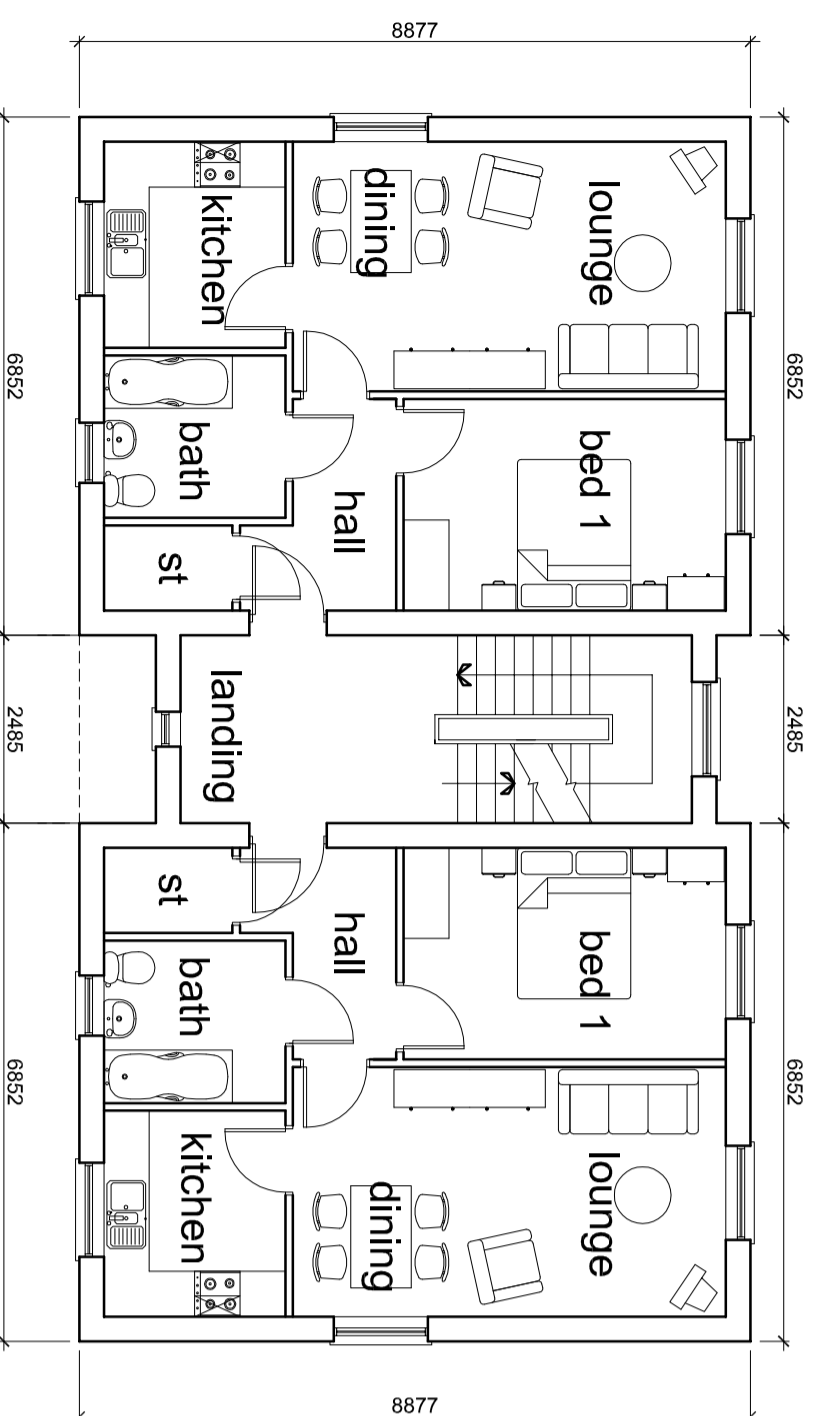
- grey concrete rooflines
- red facing brickwork
- smooth red cant brick eills
- render as indicated
- smooth red arched brick heads
- dentil course at first floor head

FRONT

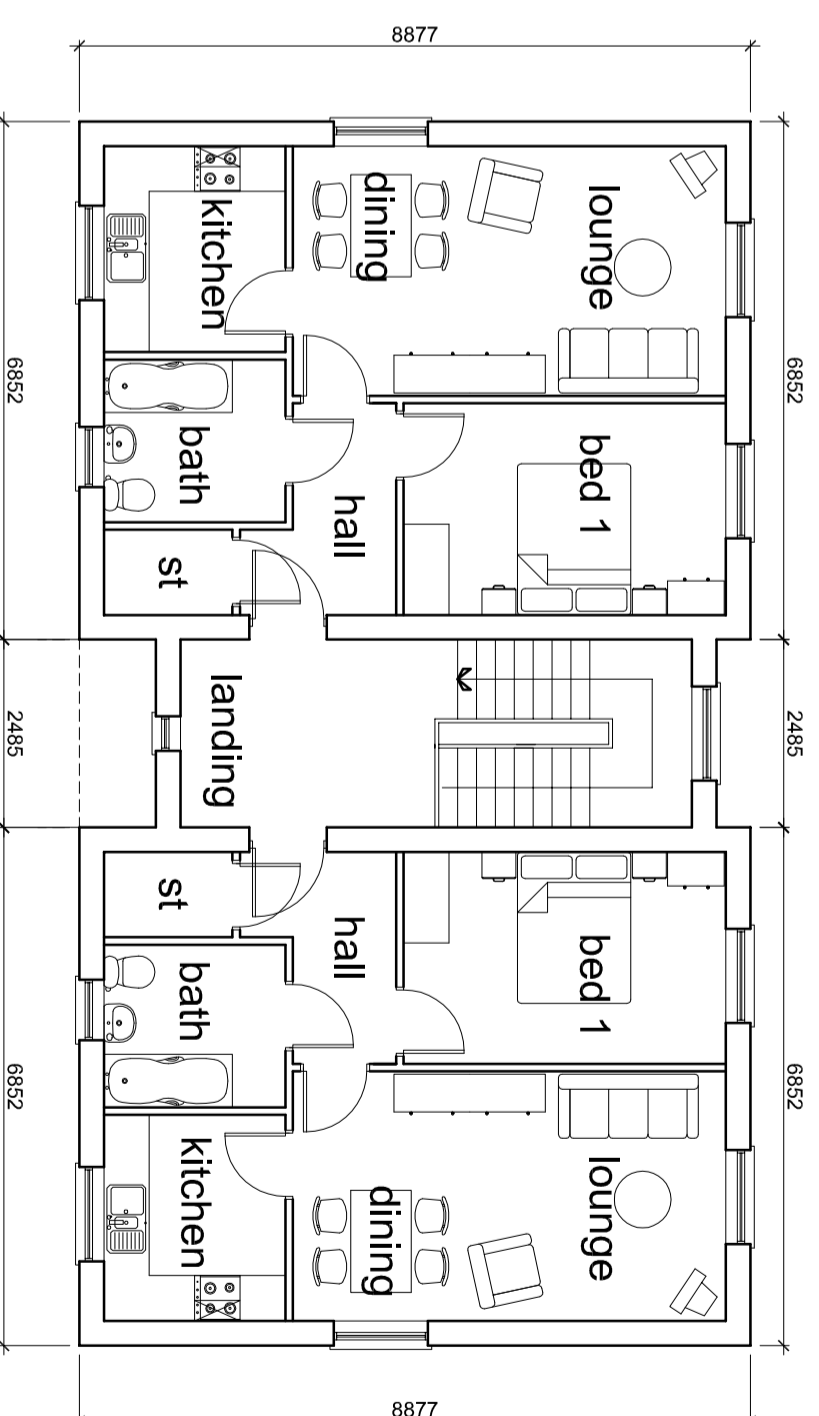
SIDE (R)

REAR

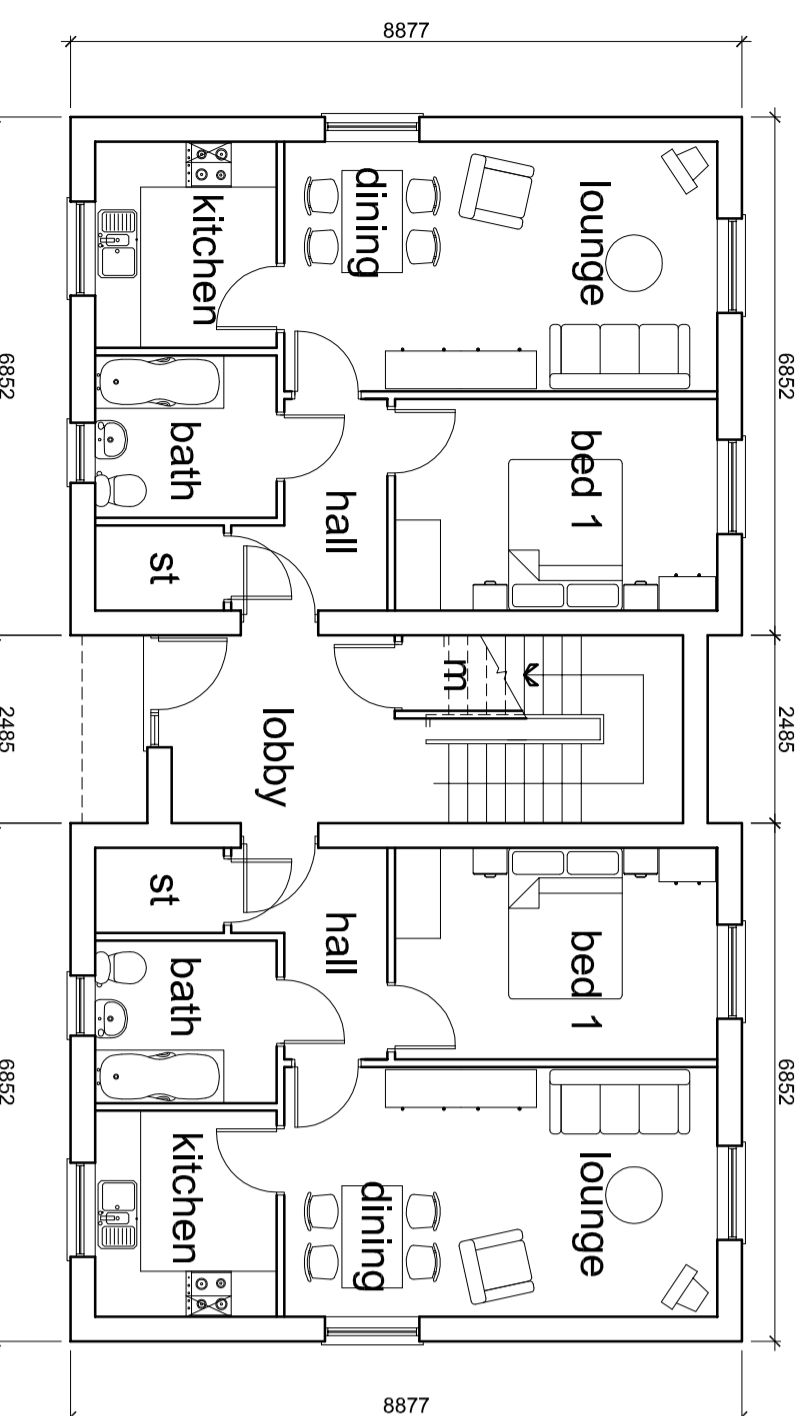
SIDE (L)



FIRST FLOOR PLAN

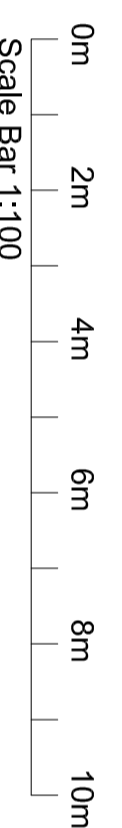


SECOND FLOOR PLAN



GROUND FLOOR PLAN

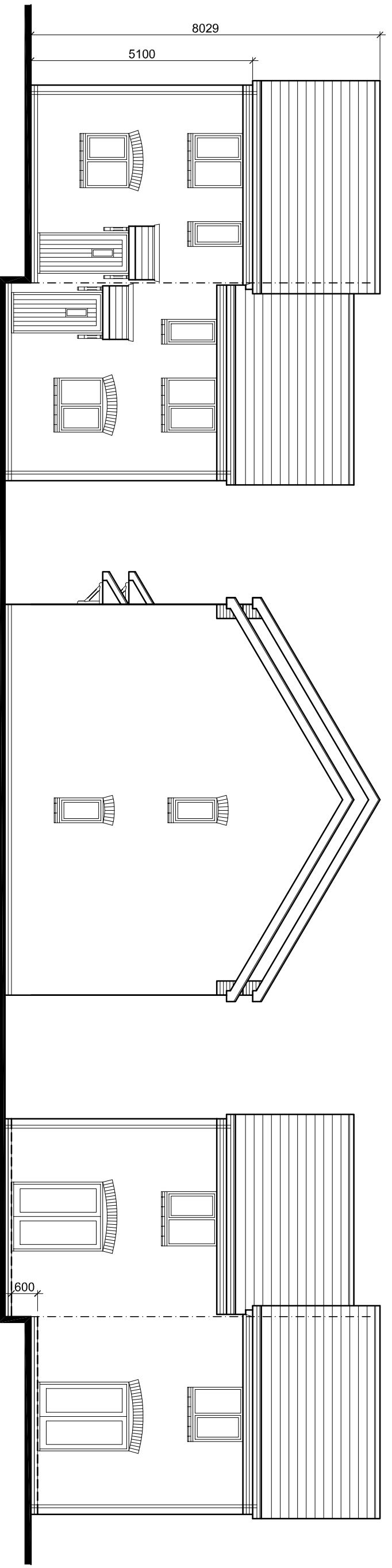
Floor area of each apartment = 57sqm, (349sqft.)



Scale Bar 1:100

<p>CLIENT J. B. Loughlin (Contractors) Ltd &amp; Progress Housing Group</p>				
<p>PROJECT Proposed Social Housing Development at The Former Royal Scot Public House, Station Road, Coppull, PR7 4PZ</p>				
<p>DRAWING TITLE Proposed Plans &amp; Elevations - House Type A1 - A1549</p>				
DATE	SCALE	DRAWN	DRWG No.	REV
05/02/14	1:100 @ A1	JAL	13/107/P04	
<p>213 PRESTON ROAD WHITTLE-LE-WOODS LANCASHIRE CHORLEY PR6 7PS TEL: 01257 261555 FAX: 01257 267224 www.lmparchitects.co.uk</p>		<p><b>LMP</b> ARCHITECTURAL CONSULTANTS</p>		
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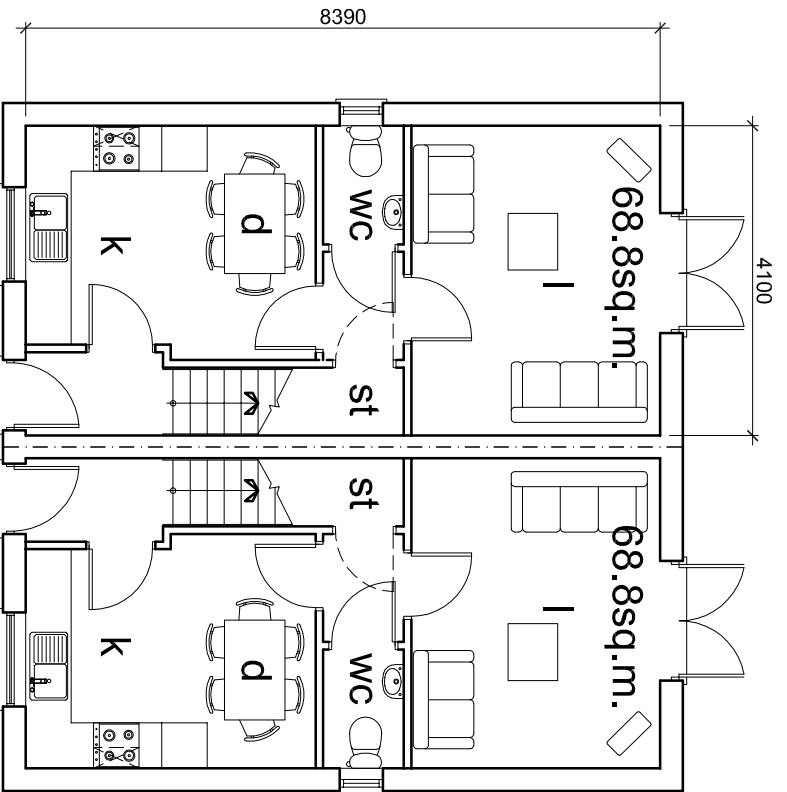
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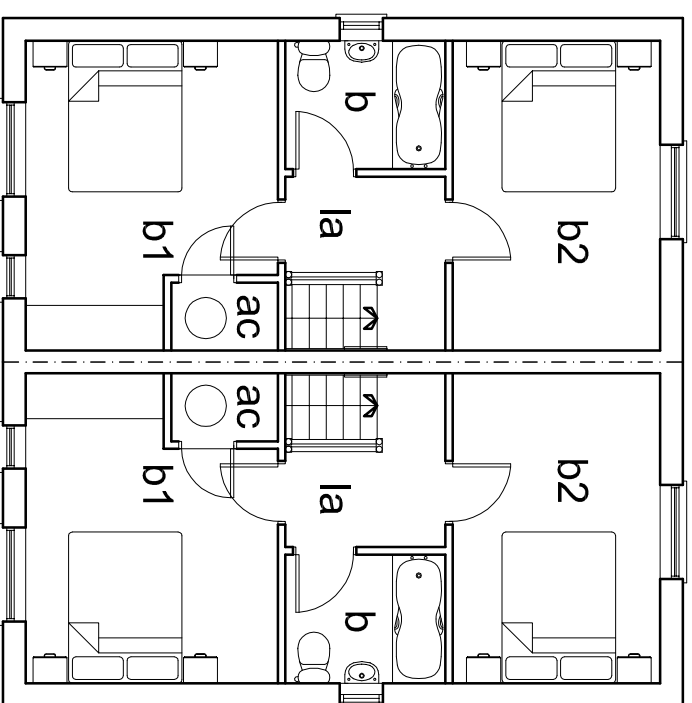
FRONT

SIDE

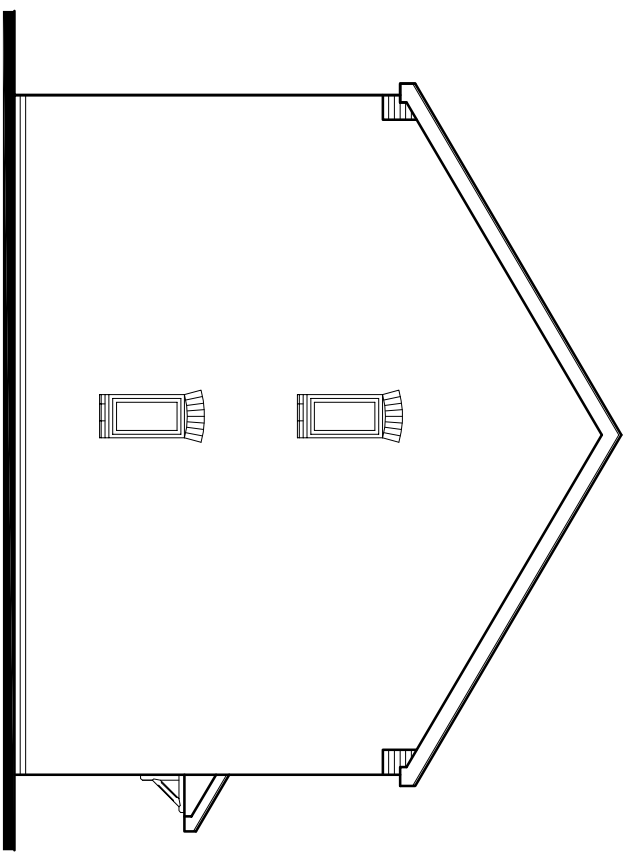
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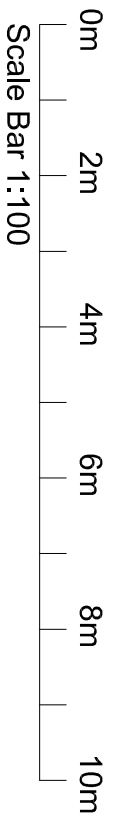
GF PLAN




FF PLAN

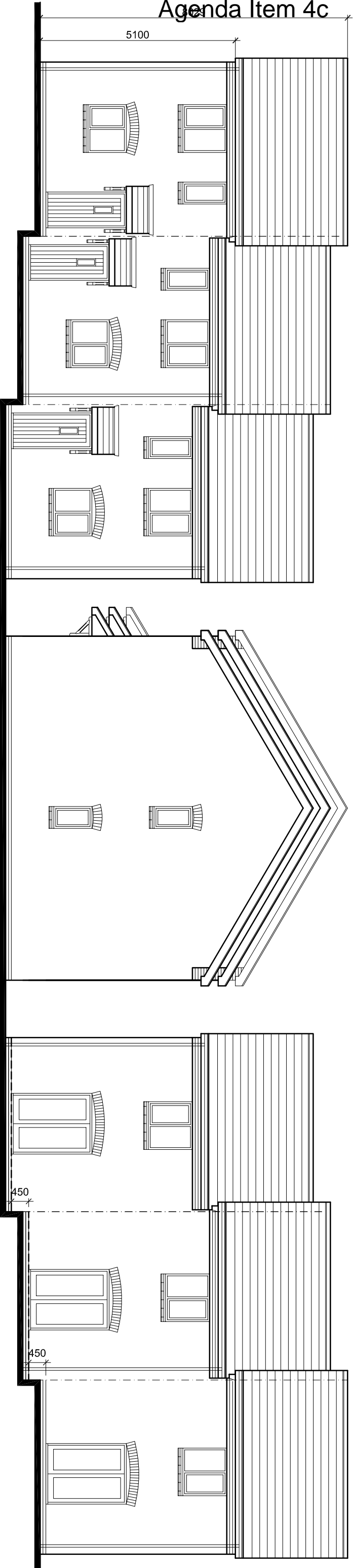


SIDE



<b>CLIENT</b> J. B. Loughlin (Contractors) Ltd & Progress Housing Group				
<b>PROJECT</b> Proposed Social Housing Development at The former Royal Scot Public House, Station Road, Coppull, PR7 4PZ				
<b>DRAWING TITLE</b> Proposed Plans & Elevations - House Type S1 - 2H740 Plots 1 & 2				
<b>DATE</b> 05/02/14	<b>SCALE</b> 1:100 @ A3	<b>DRAWN</b> ASL	<b>DRWG No.</b> 13/107/P02	<b>REV</b>
 <b>LMP</b> ARCHITECTURAL CONSULTANTS 213 PRESTON ROAD WHITTLE-LE-WOODS CHORLEY LANCASHIRE PR6 7PS TEL: 01257 261555 FAX: 01257 267224 www.lmparchitects.co.uk		© Copyright Lawson Margison Practice Ltd.		

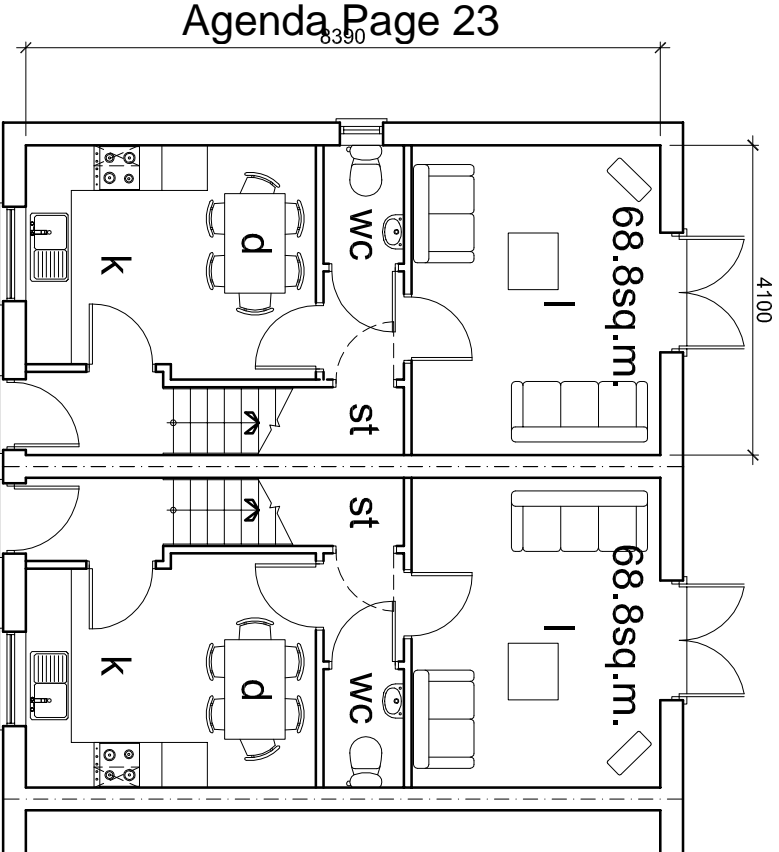
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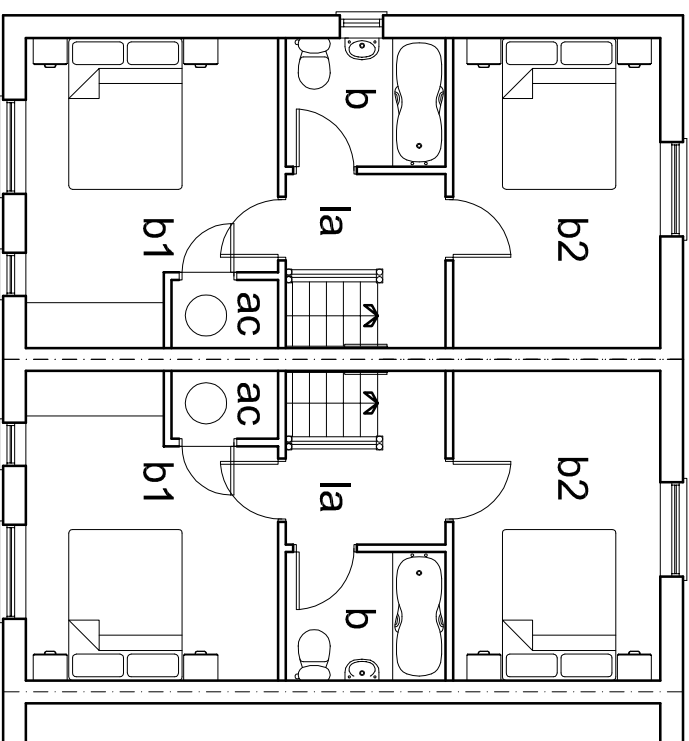
FRONT

SIDE

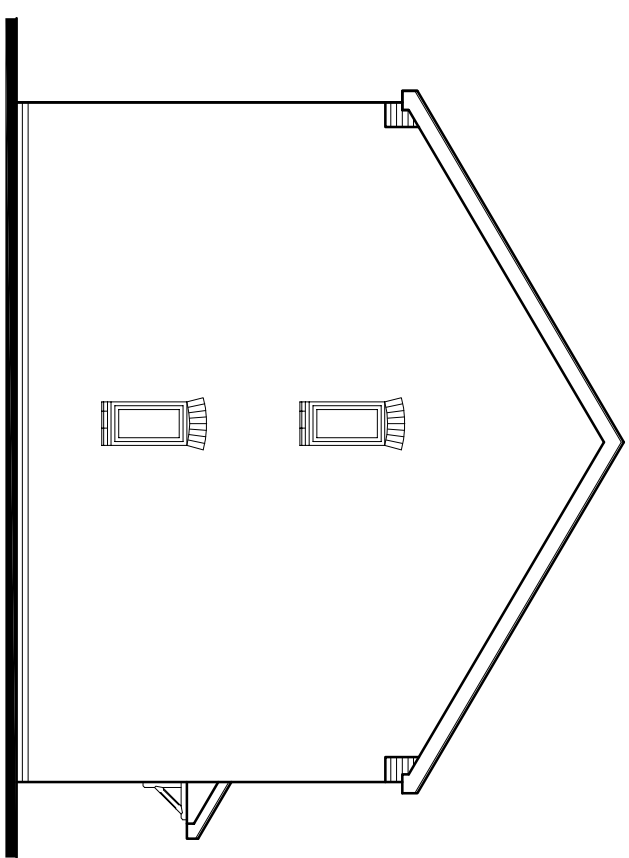
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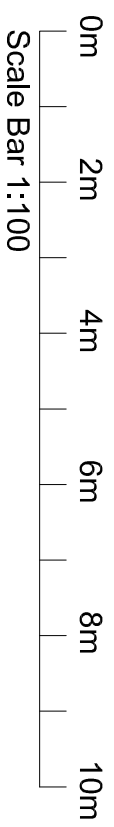
GF PLAN




FF PLAN



SIDE



<b>CLIENT</b> J. B. Loughlin (Contractors) Ltd & Progress Housing Group			
<b>PROJECT</b> Proposed Social Housing Development at The former Royal Scot Public House, Station Road, Coppull, PR7 4PZ			
<b>DRAWING TITLE</b> Proposed Plans & Elevations - House Type S1 - 2H740 Plots 3, 4 & 5			
<b>DATE</b> 05/02/14	<b>SCALE</b> 1:100 @ A3	<b>DRAWN</b> ASL	<b>DRWG No.</b> 13/107/P03
			<b>REV</b>
 <b>LMP</b> ARCHITECTURAL CONSULTANTS 213 PRESTON ROAD WHITTLE-LE-WOODS CHORLEY LANCASHIRE PR6 7PS TEL: 01257 261585 FAX: 01257 267224 www.lmparchitects.co.uk		© Copyright Lawson Mangerton Pratten Ltd.	

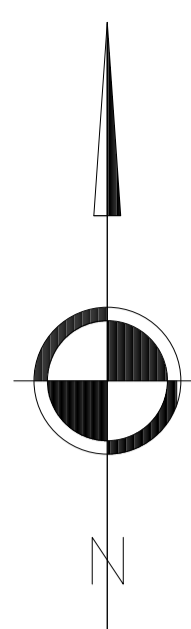
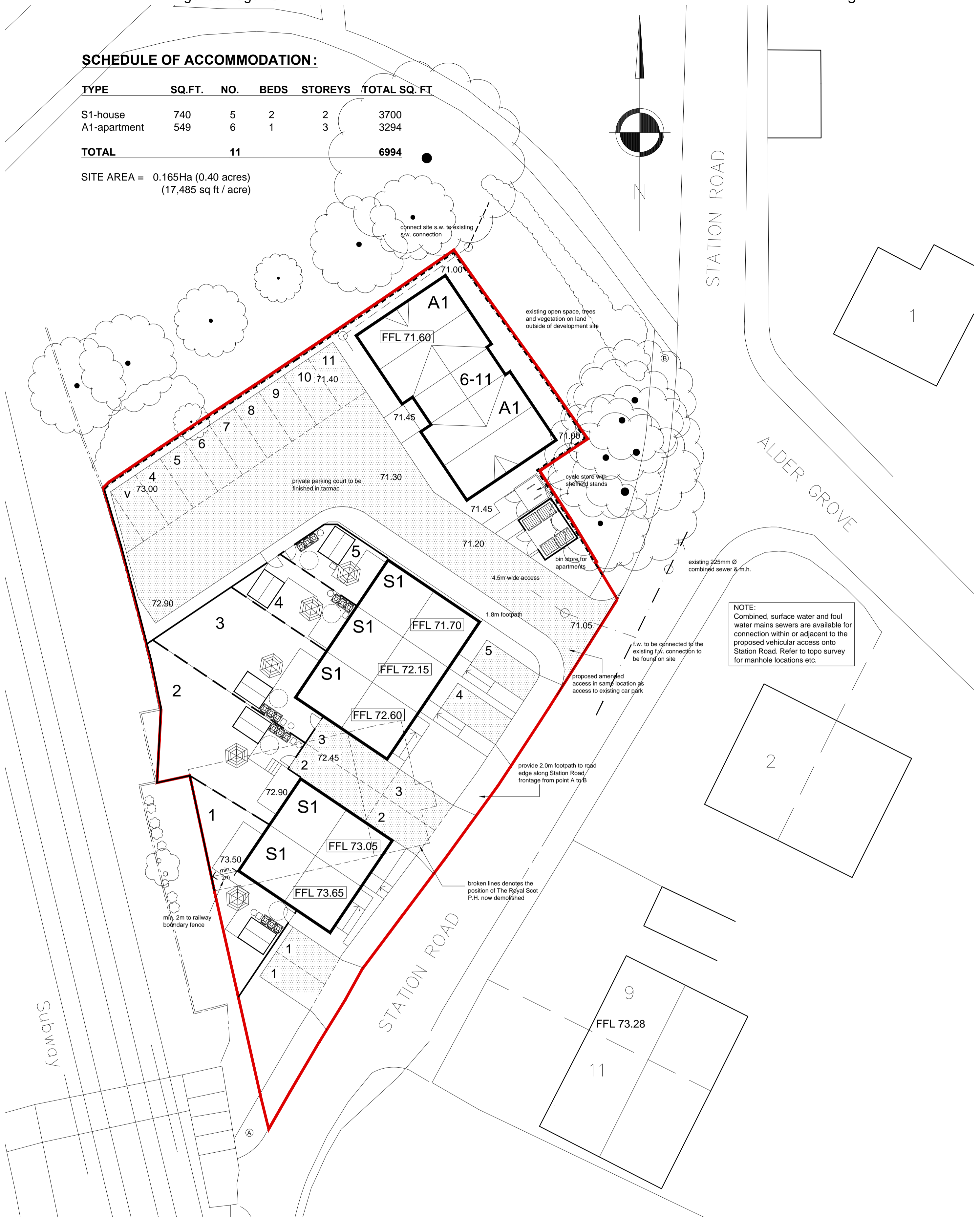
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**SCHEDULE OF ACCOMMODATION:**

TYPE	SQ.FT.	NO.	BEDS	STOREYS	TOTAL SQ. FT
S1-house	740	5	2	2	3700
A1-apartment	549	6	1	3	3294
<b>TOTAL</b>		<b>11</b>			<b>6994</b>

SITE AREA = 0.165Ha (0.40 acres)  
(17,485 sq ft / acre)

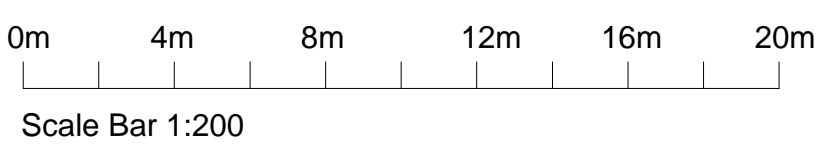
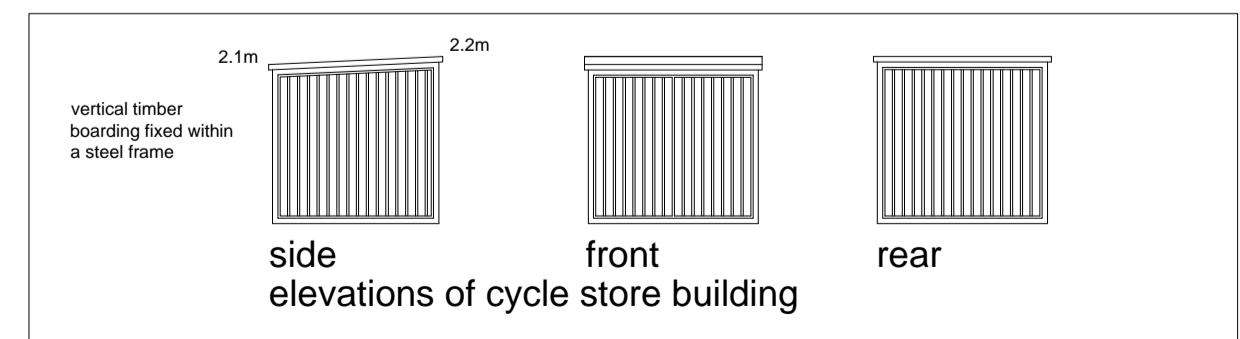


STATION ROAD

ALDER GROVE

Subway

NOTE:  
Combined, surface water and foul water mains sewers are available for connection within or adjacent to the proposed vehicular access onto Station Road. Refer to topo survey for manhole locations etc.



REVISIONS:  
A: Minor adjustments made to the house positions of plots 1-5 to achieve a minimum 2m dimension to the railway boundary; new footpath along site frontage increased to 2m wide and extended to open space footpath; cycle store indicated next to bin store; visitor space repositioned. ASL 15/04/14  
B: open cycle store changed to an enclosed structure. ASL 22/04/14

CLIENT <b>J. B. Loughlin (Contractors) Ltd &amp; Progress Housing Group</b>				
PROJECT <b>Proposed Social Housing Development of The Royal Scot P.H., Station Road, Coppull, PR7 4PZ.</b>				
DRAWING TITLE <b>Proposed Site Layout.</b>				
DATE <b>05/02/14</b>	SCALE <b>1:200 @ A2</b>	DRAWN <b>ASL</b>	DRWG No. <b>13/107/P01</b>	REV <b>B</b>

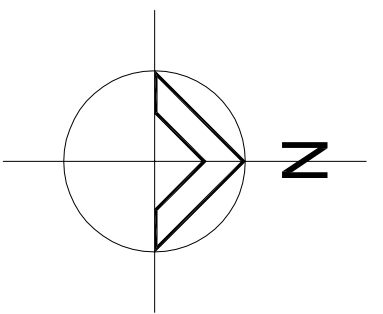
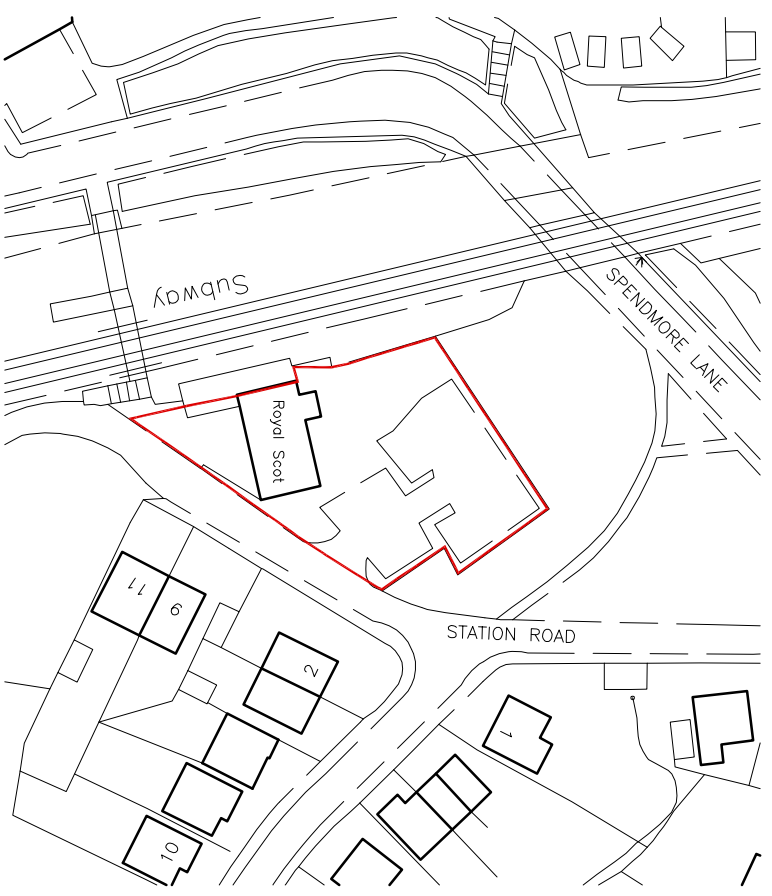
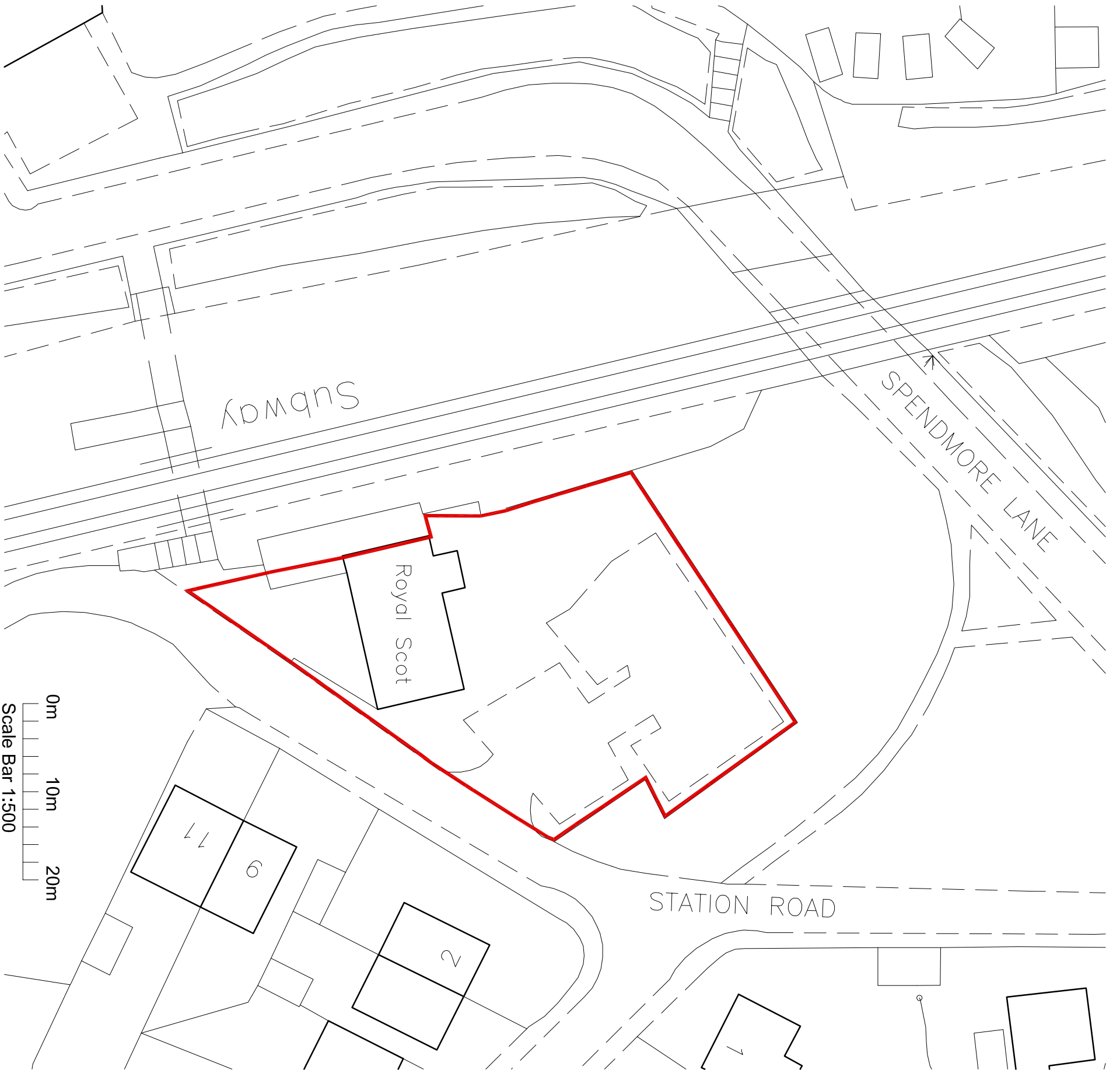
**LMP**  
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213 PRESTON ROAD  
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Site Layout 1:500



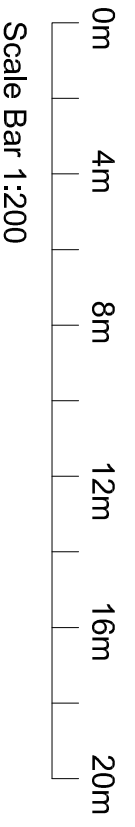
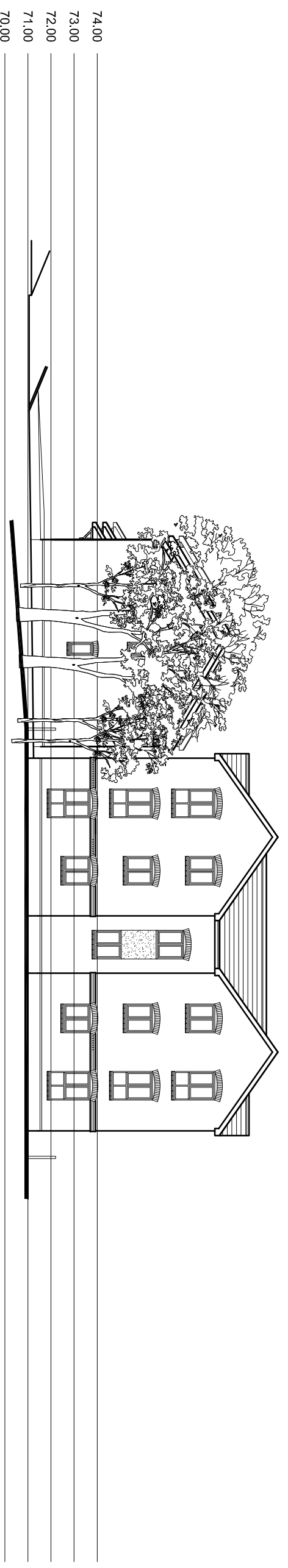
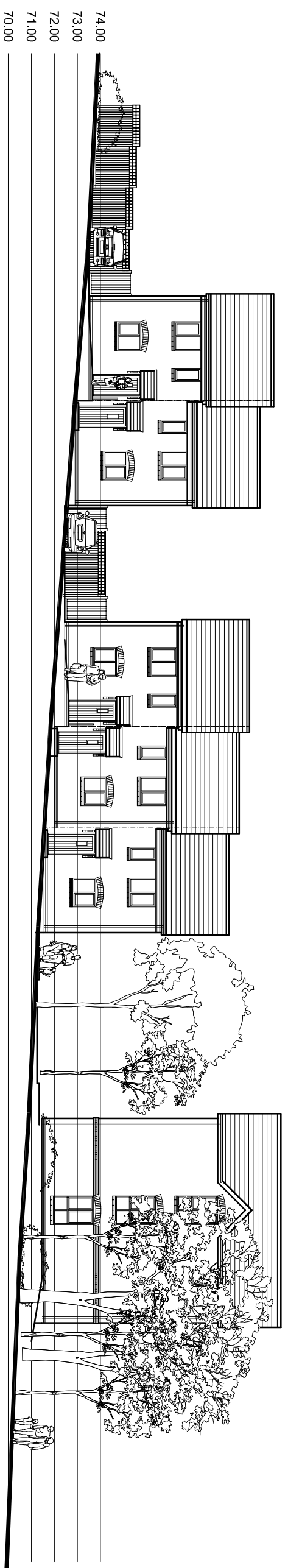
Location Plan 1:1250




REVISIONS:

<b>CLIENT</b> J. B. Loughlin (Contractors) Ltd & Progress Housing Group			
<b>PROJECT</b> Proposed Social Housing Development at The Royal Scot P.H., Station Road, Coppull, PR7 4PZ			
<b>DRAWING TITLE</b> Existing Site & Location Plans.			
<b>DATE</b> 03/02/14	<b>SCALE</b> as shown @A3	<b>DRAWN</b> ASL	<b>DRWG No.</b> 13/107/L01
			<b>REV</b>
<b>ARCHITECTURAL CONSULTANTS</b>  <b>LMP</b> 213 PRESTON ROAD WHITTLE-LE-WOODS CHORLEY LANCASHIRE PR8 7PS TEL: 01257 261565 FAX: 01257 267224 www.lmparchitects.co.uk		© Copyright Lamson Mangerton Practice Ltd.	

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<b>CLIENT</b> J. B. Loughlin (Contractors) Ltd & Progress Housing Group			
<b>PROJECT</b> Proposed Social Housing Development at The former Royal Scot Public House, Station Road, Coppull, PR7 4PZ			
<b>DRAWING TITLE</b> Proposed Street Scenes			
<b>DATE</b> 05/02/14	<b>SCALE</b> 1:200 @ A3	<b>DRAWN</b> ASL	<b>DRWG No.</b> 13/107/P05
		<b>REV</b>	
 <b>LMP</b> ARCHITECTURAL CONSULTANTS 213 PRESTON ROAD WHITTLE-LE-WOODS CHORLEY LANCASHIRE PR6 7PS TEL: 01257 261585 FAX: 01257 267224 www.lmparchitects.co.uk © Copyright Lawson Margeson Practices Ltd.			

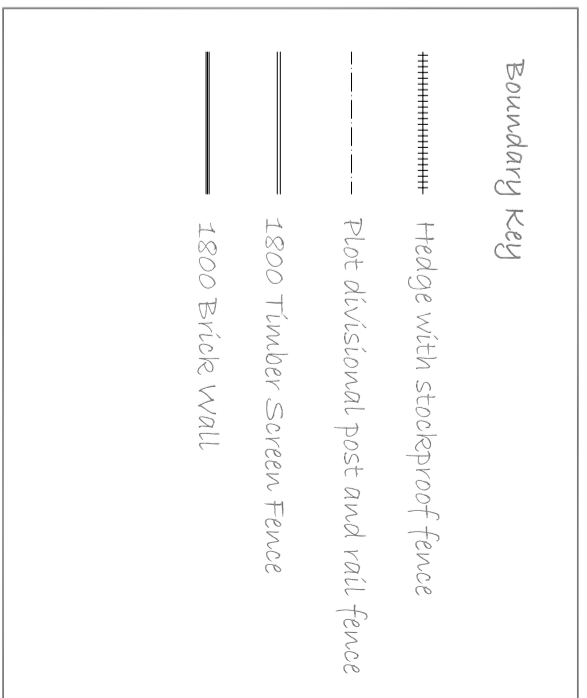
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# AREA H3, EUXTON.



MIX SCHEDULE

HOUSE TYPE	SQ.FT	NO	TOTAL SQ.FT
Dwelling	916	7	6412
Burgess	1013	6	6066
Burton	1877	2	3754
Lewis	1854	3	4062
Calvert	1621	1	1621
Hilltop	1559	2	3118
<b>TOTAL</b>		<b>20</b>	<b>28042</b>



Ref/Date	Author/Date	Notes
B	26.04.2014	Amendments to plot 30
C	26.02.2014	Amendments to plot 41
A	01.12.2013	Amendments to plots 26-29, 34, 35, 36
A	01.12.2013	Amendments to plots 16-19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45

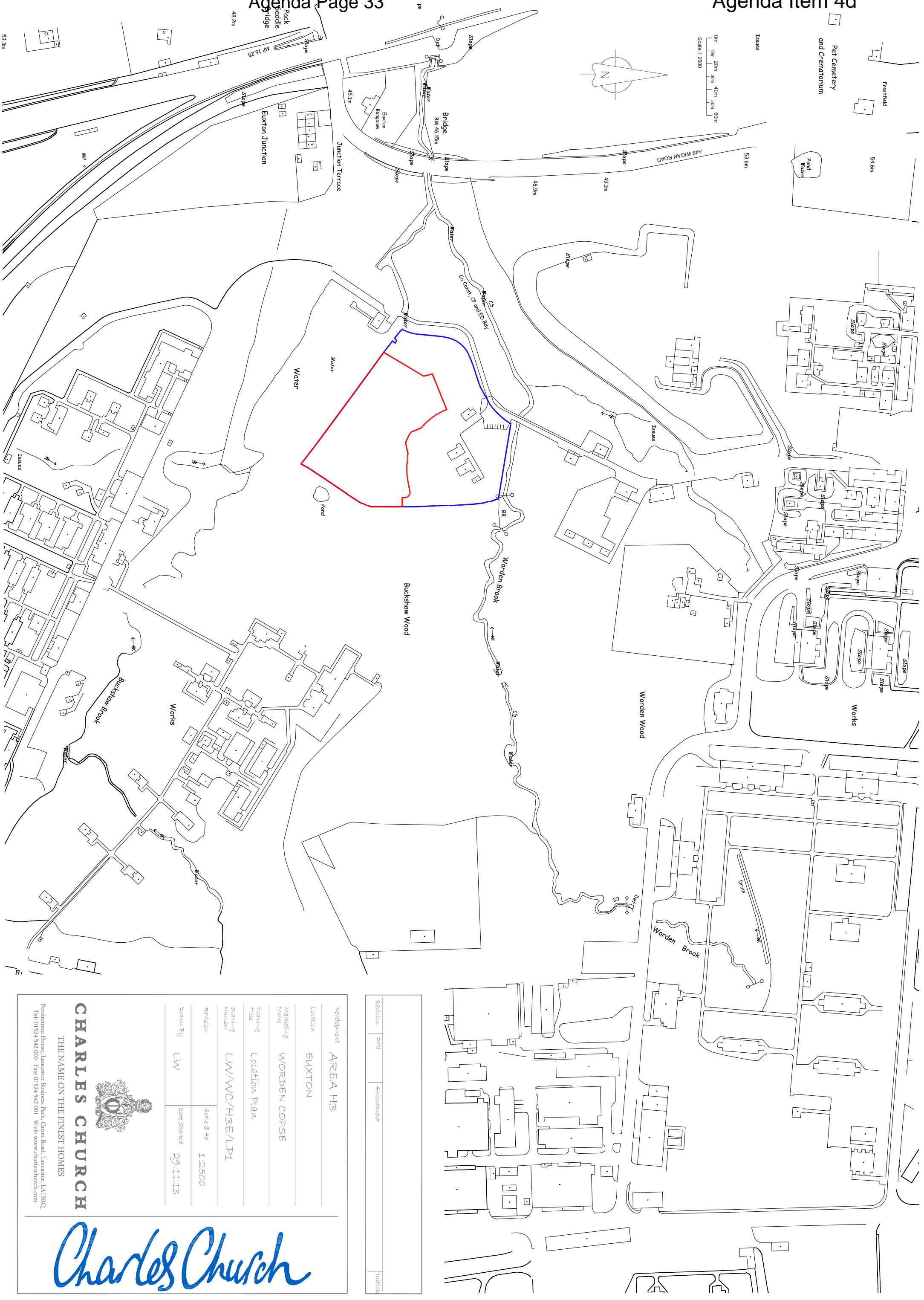
**Charles Church**  
 THE NAME ON THE FINEST HOMES

Development: **AREA H3**  
 Location: **EUXTON**  
 Managing Name: **WORDEN CORSE**  
 Planning: **PLANNING LAYOUT**  
 Title: **WC/HSE/LW/01**  
 Revision: **D** Scale @ A2: **1:1500**  
 Drawn By: **LW** Date: **28.11.13**

Permanence House, Lancaster Business Park, Cam Road, Lancaster, LA13BQ  
 Tel: 01524 542100 Fax: 01524 542101 Web: www.charleschurch.com

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REVISION	DATE	AMENDMENT	INITIALS

Development	AREA H3
Location	EUXTON
Multipleing Name	WORDEN CORSE
Drawing Title	LOCATION PLAN
Drawing Number	LW/WC/H3E/LP1
Revision	SM2 @ AS 1:2500
Drawing No	LW DATE SHOWN 29.11.13

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



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

*Charles Church*

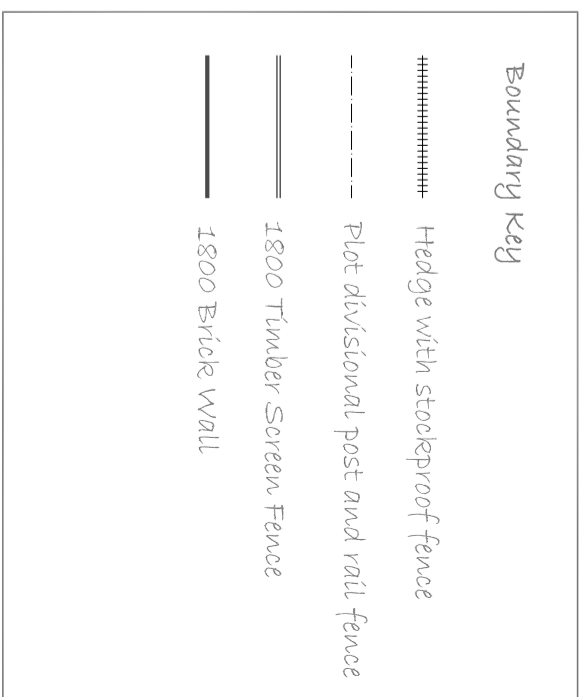
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# AREA H3, EUXTON.




MX SCHEDULE

HOUSE TYPE	SQ.FT	NO	TOTAL SQ.FT
Burton	966	7	6762
Burgess	1013	6	6069
Burton	1877	2	3754
Lewis	1354	3	4062
Calvert	1621	1	1621
Hilliard	1539	2	3078
<b>TOTAL</b>		<b>20</b>	<b>28042</b>




Project Name	AREA H3
Location	EUXTON
Client	WORDEN CORSE
Planning	PLANNING LAYOUT
Scale	WO/HSE/LW/01
Revision	A
Drawn By	LW
Date	28.11.13

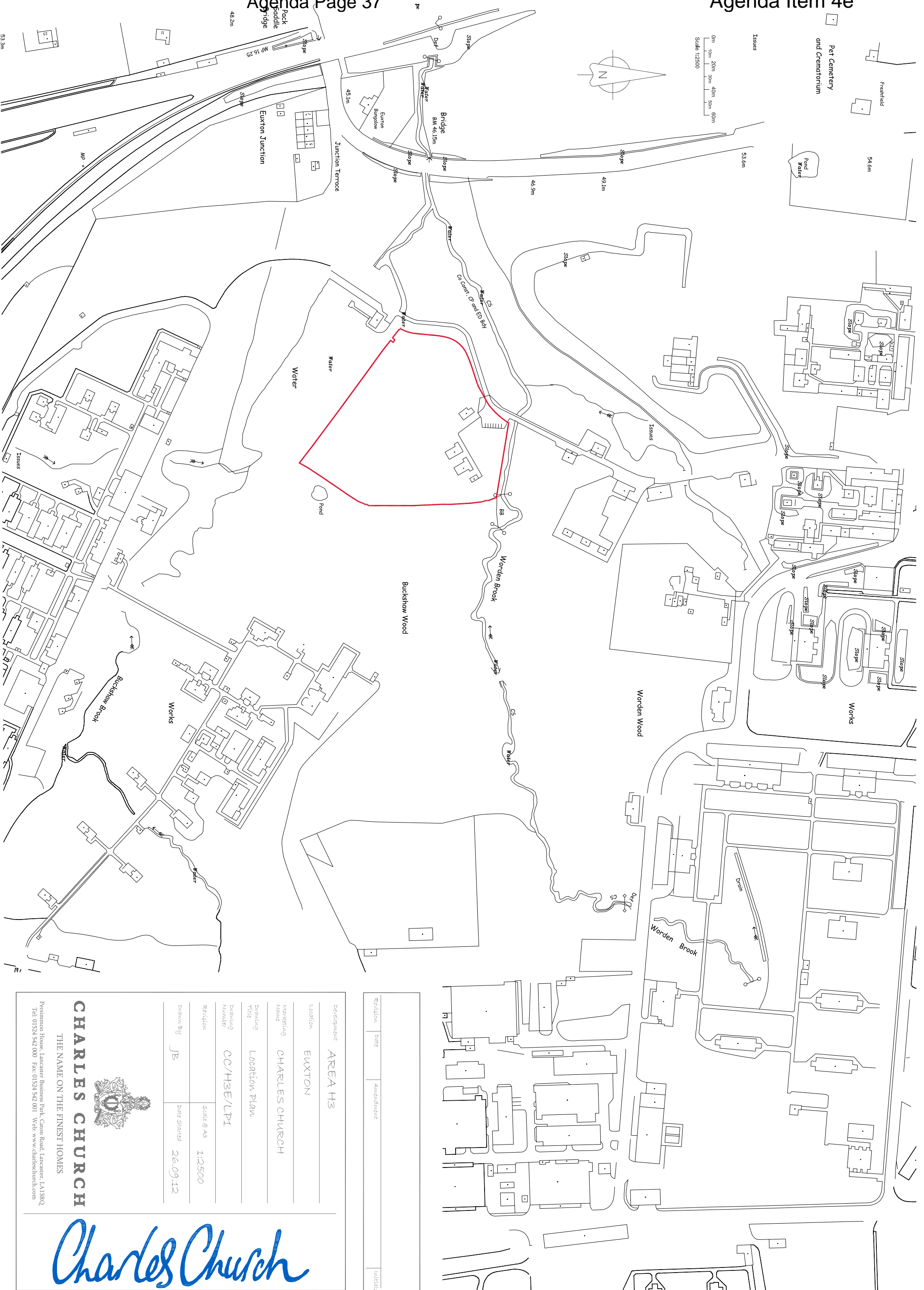
**CHARLES CHURCH**  
THE NAME ON THE FINEST HOMES



Permanence House, Lancaster Business Park, Cam Road, Lancaster, LA13 8QJ  
Tel: 01524 542 000 Fax: 01524 542 001 Web: www.charleschurch.com



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Revision	Date	Amendment	Initials

Development	AREA H3		
Location	EUXTON		
Proposing Name	CHARLES CHURCH		
Drawing Title	Location Plan		
Drawing Number	CC/H3E/LP1		
Revision	SOLD @ A3	1:2500	
Drawn By	JB	DATE SHOWN	26.09.12



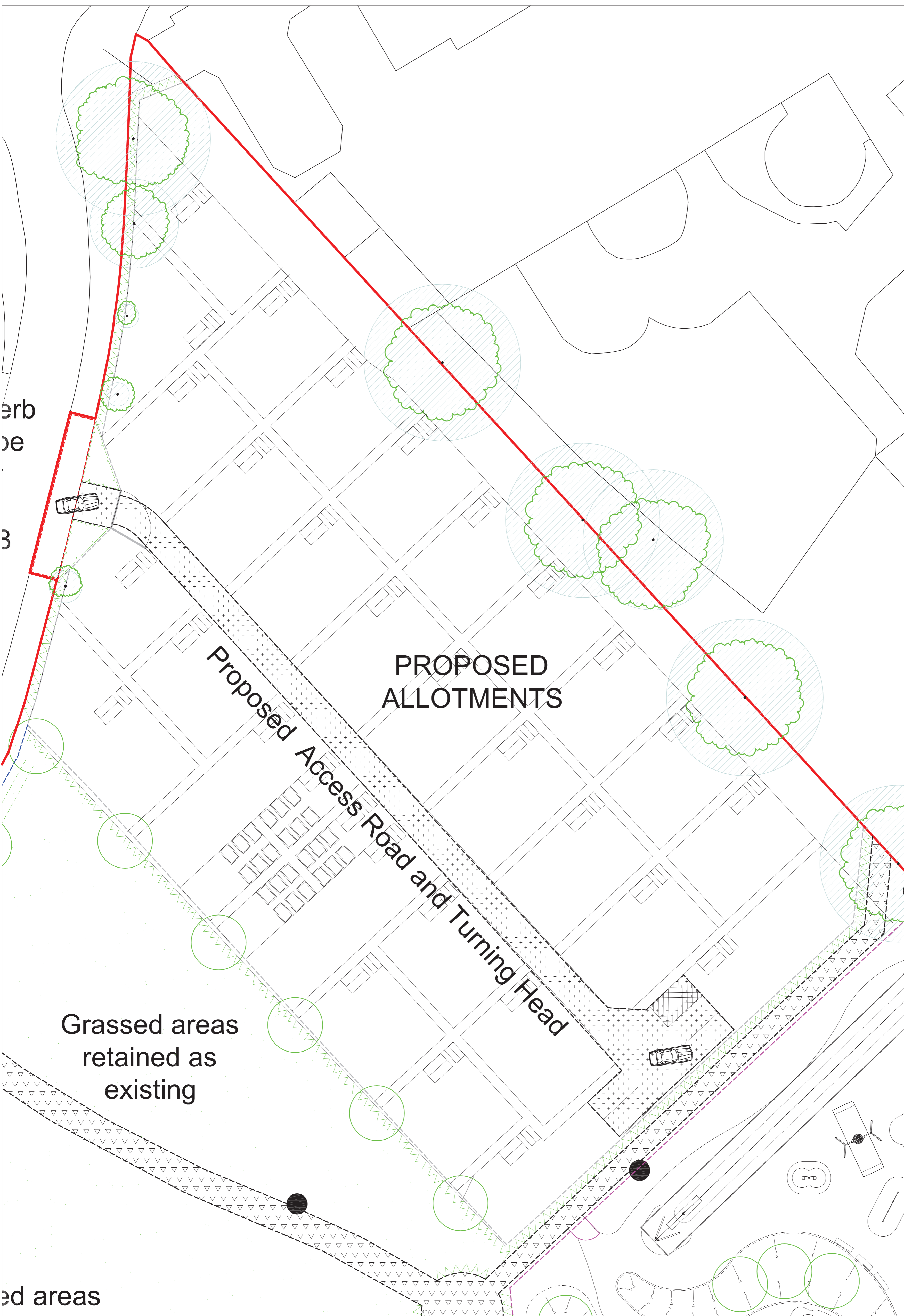
**CHARLES CHURCH**

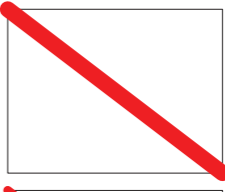
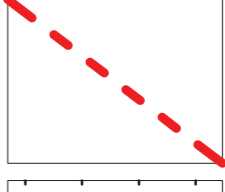
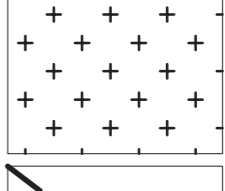
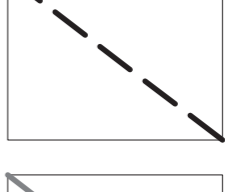
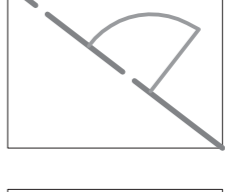
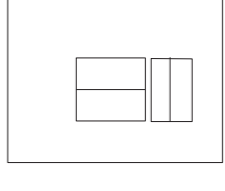
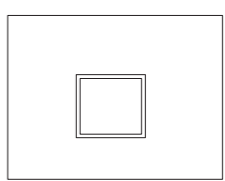
THE NAME ON THE FINEST HOMES

Pestimon 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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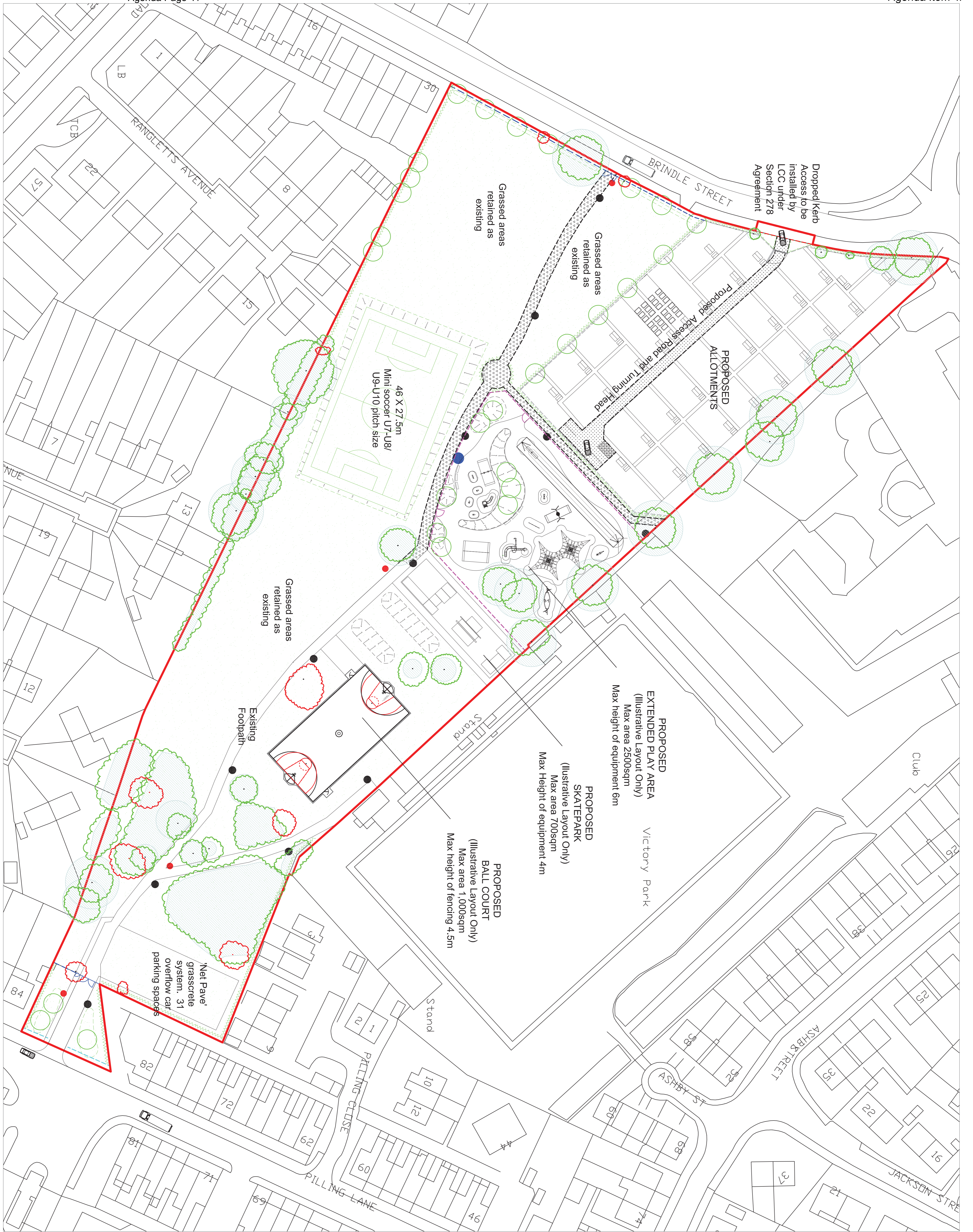
-  Planning Application Boundary
-  Section 278 Boundary
-  Proposed Allotment Access Road
-  Proposed Timber Edging
-  Proposed Paladin Fencing (2.4m height) and matching gates
-  Proposed Shed and Greenhouse on Concrete base
-  Proposed Raised Bed

Project:	Ranglett's Recreation Ground
Drawing Title:	Proposed Allotment Layout
Scale:	1:250@A1
Status:	For Planning
Drawn by:	SAF
Drawing Number:	RR_005
Revision and Date:	25th Feb 2014



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Project:	Ranglett's Recreation Ground
Drawing Title:	Proposed Site Layout
Scale:	1:500@A1
Status:	For Planning
Drawn by:	SAF
Drawing No:	RR_002
Revision and Date:	20th Feb. 2014



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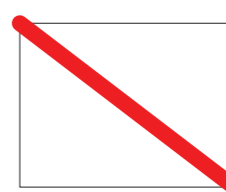
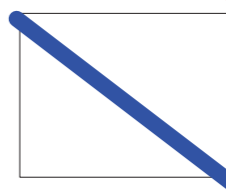


**PROPOSED  
BALL COURT**  
(Illustrative Layout Only)  
Max area 1,000sqm  
Max height of fencing 4.5m

Grassed areas  
retained as  
existing

Existing  
Footpath

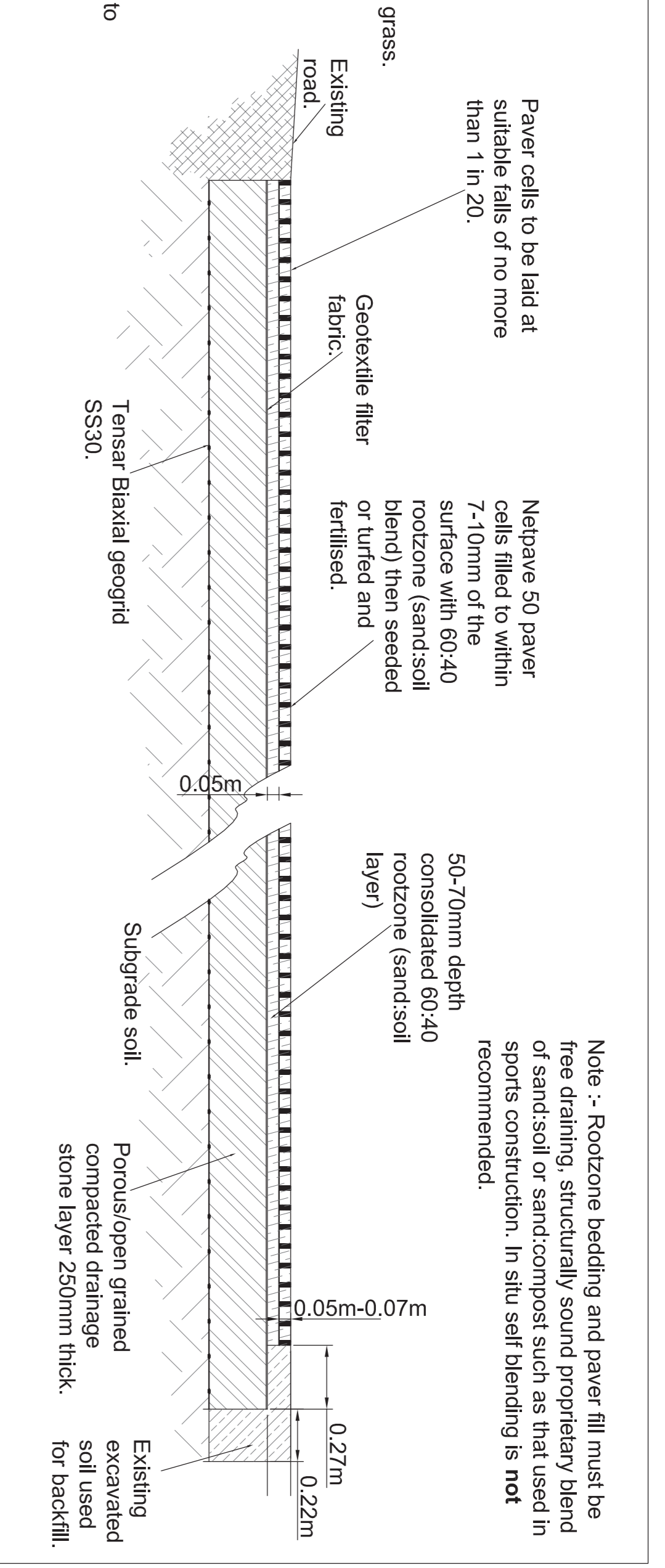
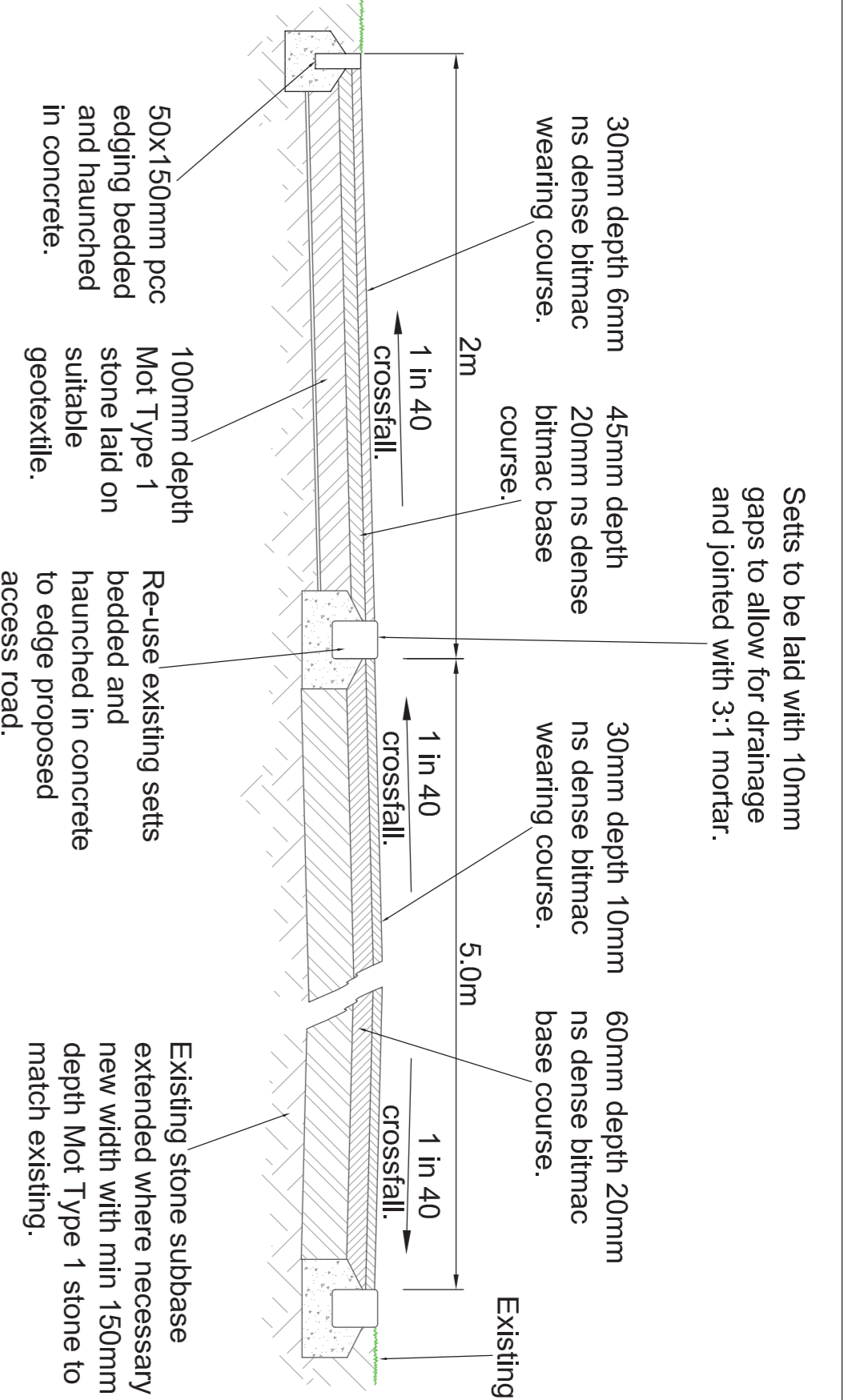
Stand

 Planning Application Boundary  
 Proposed Area for Ball Court

Project:	Ranglett's Recreation Ground
Drawing Title:	Proposed Ball Court Area
Scale:	1:250@A1
Status:	For Planning
Drawn by:	SAF
Drawing Number:	RR_017
Revision and Date:	11th April 2014



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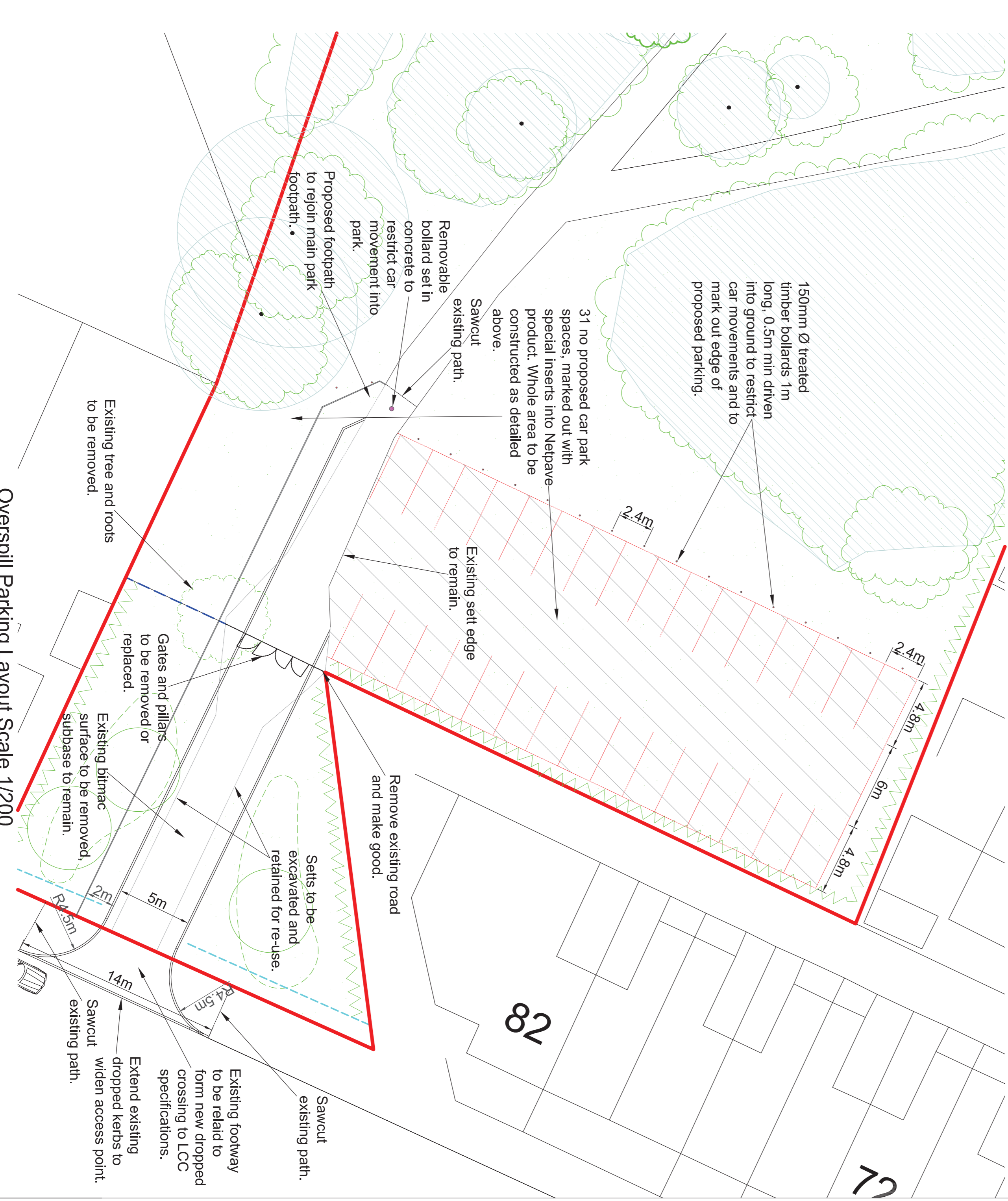
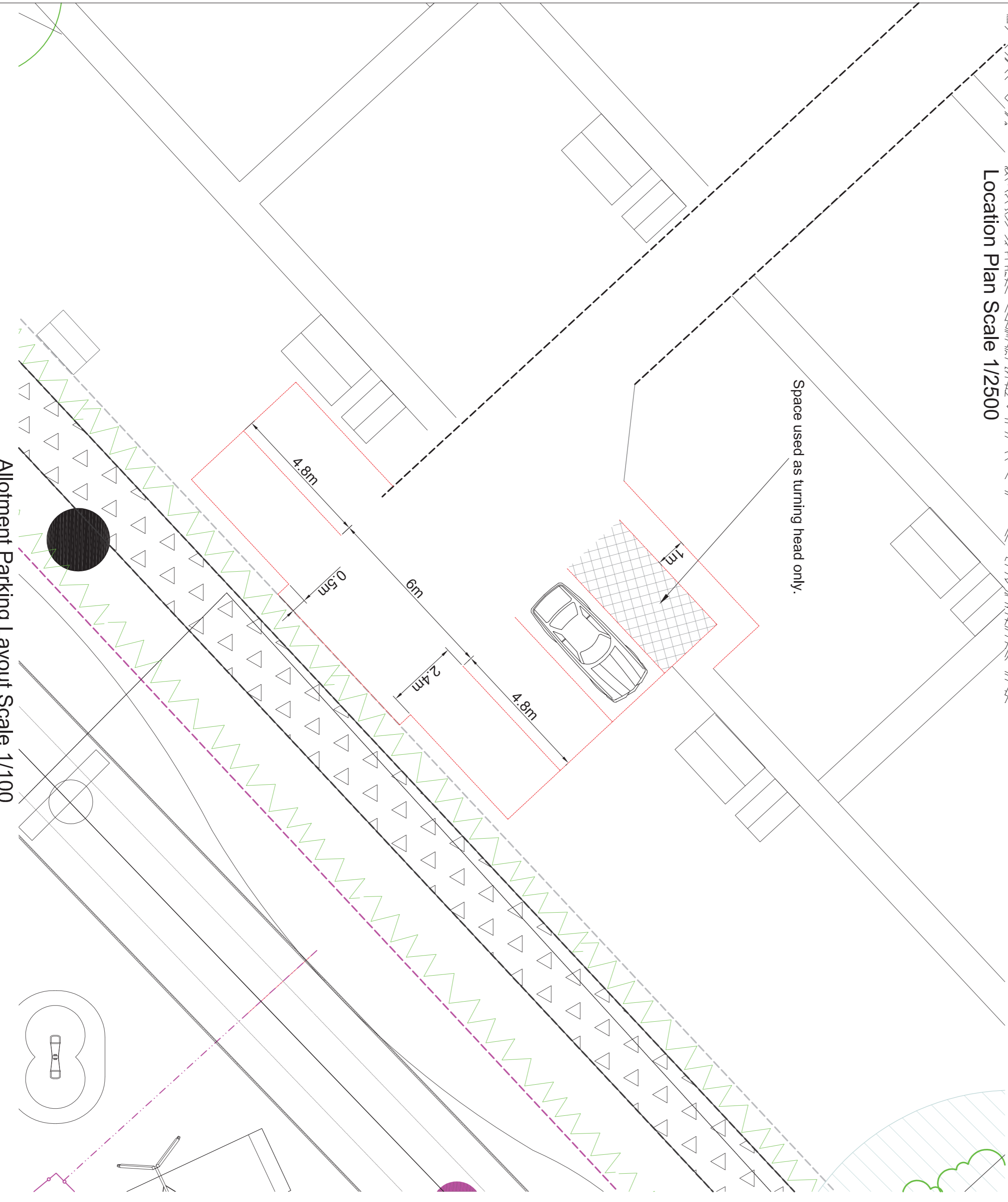


Typical Detail for New Access to Park Scale 1/20

Typical Detail for Netpave Parking System for Overspill Carpark Scale 1/20

Note:- This detail will suit ground with a CBR of around 2 and a requirement to be free draining to the sub-strata.

Note :- Rootzone bedding and paver fill must be free draining, structurally sound proprietary blend of sand:soil or sand:compact such as that used in sports construction. In situ self blending is not recommended.



**Borough of Pendle**  
 Engineering and Special Projects  
 Manager: Peter Atkinson BSc (Hons) Dip CEng MICE MInst  
 Elliot House, 9 Market Square, Nelson, BB9 0LX  
 Tel: (01282) 661661 Fax: (01282) 661068

**PROJECT: Rangleys Recreation Ground Chorley, Improvements to Parking.**

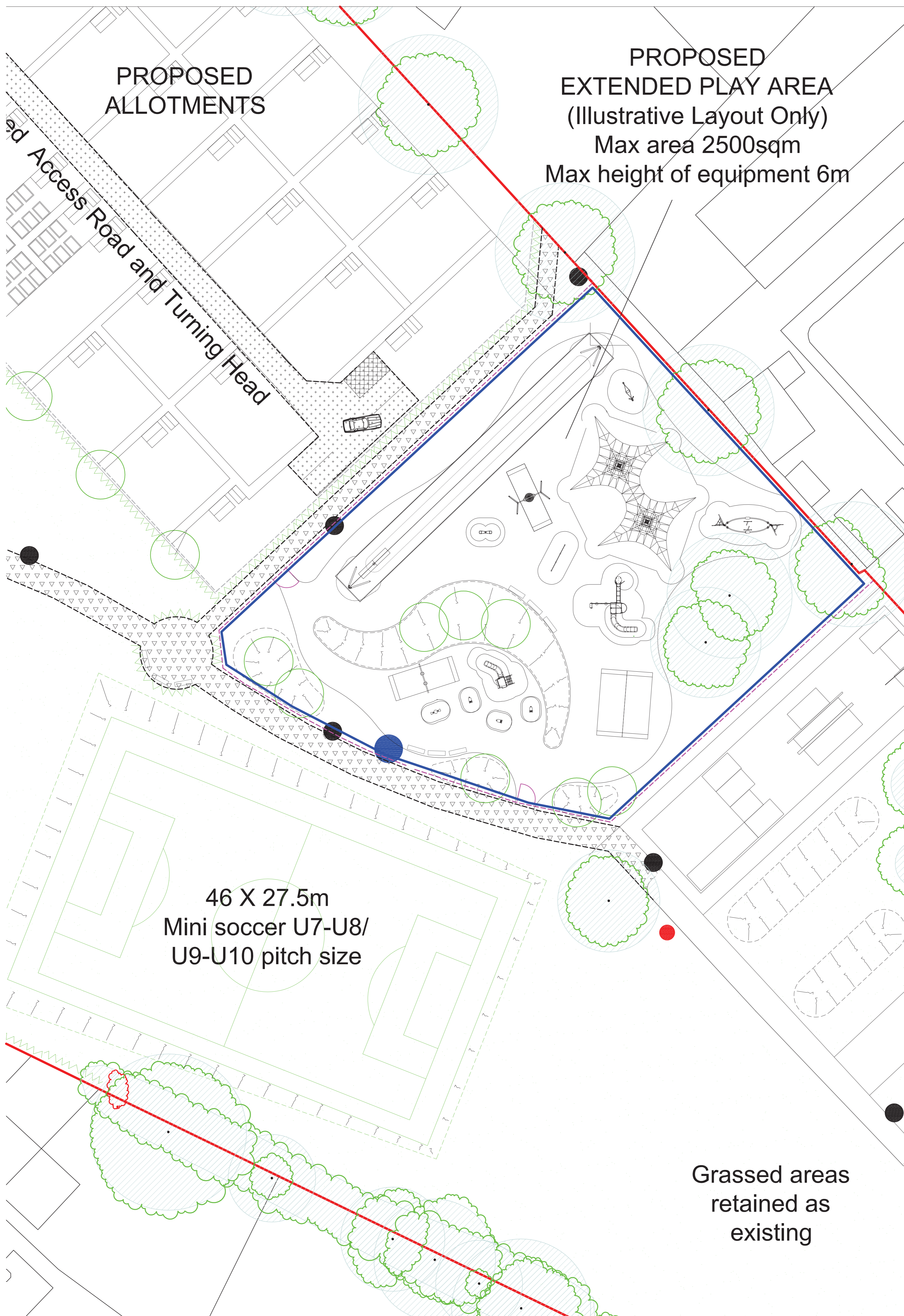
**TITLE: Outline Scheme**

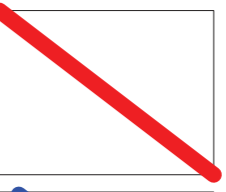
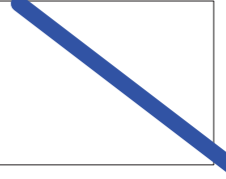
**DRAWN BY: J D Austin**  
**FILE REF: XXXX**

**CHECKED: S Whalley**  
**SCALE: As Shown at A1**

**DATE: April 2014**  
**DRAWING NUMBER: E0352 D01 Rev C**

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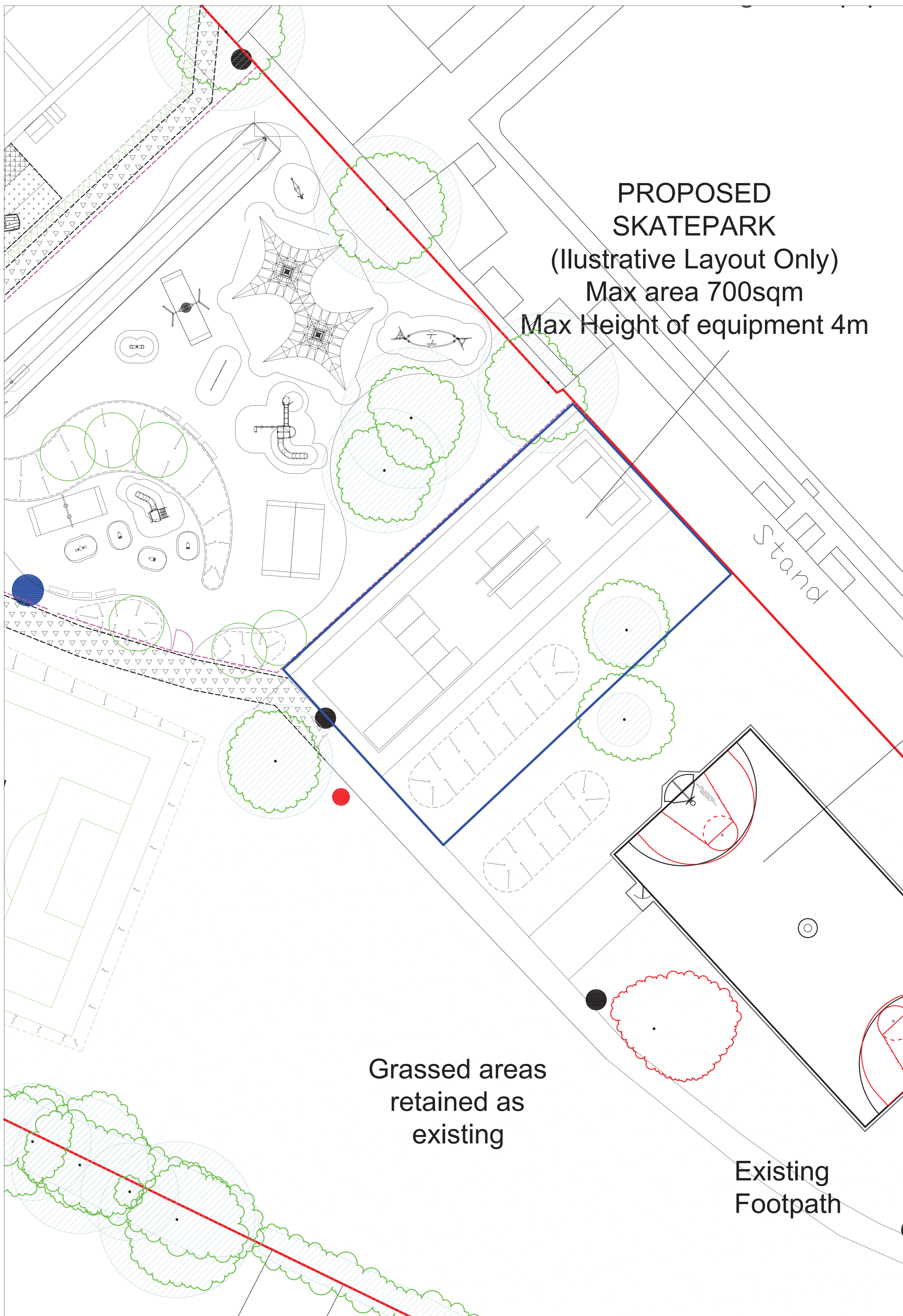
 Planning Application Boundary  
 Proposed Play Area Extension

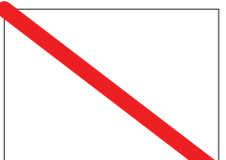
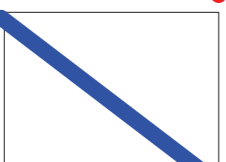
Project:	Ranglett's Recreation Ground
Drawing Title:	Proposed Extended Play Area
Scale:	1:250@A1
Status:	For Planning
Drawn by:	SAF
Drawing Number:	RR_015
Revision and Date:	8th April 2014



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-  Planning Application Boundary
-  Proposed Area for Skate park

Project:	Ranglett's Recreation Ground
Drawing Title:	Proposed Skate Park Area
Scale:	1:250@A1
Status:	For Planning
Drawn by:	SAF
Drawing Number:	RR_016
Revision and Date:	11th April 2014



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