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## Chief Executive's Office

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Date: 22 May 2007

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**Chief Executive:** Donna Hall

**Chorley**  
Council

Town Hall  
Market Street  
Chorley  
Lancashire  
PR7 1DP

Dear Councillor


### DEVELOPMENT CONTROL COMMITTEE - TUESDAY, 22ND MAY 2007

This item was tabled at the meeting of Development Control Committee held on Tuesday, 22nd May 2007

#### Agenda No    Item

16.    **Addendum** (Pages 1 - 4)

Yours sincerely



Chief Executive

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આ માહિતીનો અનુવાદ આપની પોતાની ભાષામાં કરી શકાય છે. આ સેવા સરળતાથી મેળવવા માટે કૃપા કરી, આ નંબર પર ફોન કરો: 01257 515822

ان معلومات کا ترجمہ آپ کی اپنی زبان میں بھی کیا جاسکتا ہے۔ یہ خدمت استعمال کرنے کیلئے براہ مہربانی اس نمبر پر ٹیلیفون

01257 515823

کیجئے:



<b>COMMITTEE REPORT</b>			
<b>REPORT OF</b>	<b>MEETING</b>	<b>DATE</b>	<b>ITEM NO</b>
Director of Development and Regeneration	Development Control Committee	22 May 2007	

<b>ADDENDUM</b>
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**ITEM A1-06/01341/FULMAJ – Rectory Farm, Town Road, Croston, Leyland, PR26 9RA**

A further letter of objection has been received from a resident of Town Road, Croston. They object on the grounds that more buildings opposite their house will exacerbate existing parking problems.

In response to the amended plans a further letter of support has been received from an occupier of Town Road, Croston, one of the nearest properties to the site, whose original letter of support is detailed in the main report. They state that they will be happy if the application is approved, as they are tired of living next door to such a mess. Many people who have objected do not live anywhere near the site. Their previous comments of support therefore still stand.

The following response has been received from Lancashire County Council Strategic Planning in response to renotification on the amended plans:

'The proposed reduction in the number of units in the barn from 4 to 3 units does not, in itself, affect the overall conclusion reached in the letter dated 25th January 2007. Paragraph 6.3.13 of the JLSP Explanatory Memorandum it states 'Where there is a significant oversupply of housing permissions, planning applications for further residential development may not be approved unless they make an essential contribution to the supply of affordable or special needs housing....' Your Council will need to come to a view as to whether the 2 affordable housing units would make an essential contribution towards meeting an identified local need for affordable housing. If you conclude that this is the case, the proposed development would be acceptable in strategic planning policy terms'.

In light of these comments the recommendation for approval remains the same.

In response to notification on amended plans the Parish Council state that they note the reduction in the total number of dwellings. The number of dwelling was never an issue and presumably the reduction is simply to remove the windfall category thus avoiding LCC consultation. Whilst the no that 1 no. 2 bedroom dwelling is to be provided for 'affordable/social' housing this, in no way addresses the existing declared requirements for more affordable housing (in the Parish Plan). A far greater number of smaller, starter type homes/social housing are urgently needed in the village if younger residents are to be retained. They reiterate their original objection.

Since the report was written an amended plan has been received removing a window from one of the bedroom facing the building on the corner of Westhead Road. The proposals are therefore considered acceptable in terms of neighbour amenity.

An additional informative is proposed:

The approved plans are:

Plan Ref:  
1630/01/32 Rev E

Stamp Dated:  
15th May 2007

Title:  
Proposed Barn Conversion Ground & First Floor Plans

1630/01/34 Rev E	15 <sup>th</sup> May 2007	Proposed Barn Conversion Elevations
1630/01/33 Rev C	30 <sup>th</sup> April 2007	Proposed Barn Conversion Elevations
1630/01/02 Rev E	30 <sup>th</sup> April 2007	Proposed Site Layout Incorporating Westhead Road Car Park
1630/01/05 Rev F	9 <sup>th</sup> March 2007	House Type A - Plans & Elevations as Proposed
1630/01/06 Rev D	30 <sup>th</sup> April 2007	House Type B - Plans & Elevations as Proposed
1630/01/07 Rev H	30 <sup>th</sup> April 2007	House Type C - Plans & Elevations as Proposed
1630/01/08 Rev D	25 <sup>th</sup> April 2007	Proposed Garage Details & Boundary Fence & Wall Details
2100/04/03 Rev C	4 <sup>th</sup> December 2006	Proposed Roof Plan & Elevations (Methodist Church)
2100/04/02 Rev A	4 <sup>th</sup> December 2006	Existing & Proposed Ground & First Floor Plans (Methodist Church)
	4 <sup>th</sup> December 2006	Flood Risk Assessment ( Report Dated 11 <sup>th</sup> August 2006)
C-0525-02	4 <sup>th</sup> December 2006	Site Layout Indicative Flood Protection Measures

**ITEM A2-07/00243/FULMAJ – Parcel H8, Euxton Lane, Euxton, Lancashire**

The approved plans are:

Plan Ref:	Stamp Dated:	Title:
BV-H8-11-02-001	30 <sup>th</sup> May 2007	Site Layout
BH-11-02-SB1	10 <sup>th</sup> May 2007	Assembly Block 1 - Floor Plans & Sections
BH-11-02-SB2	10 <sup>th</sup> May 2007	Assembly Block 1 - Floor Plans & Elevations
BH-11-02-SB3	10 <sup>th</sup> May 2007	Assembly Block 2 - Floor Plans & Sections
BH-11-02-SB4	10 <sup>th</sup> May 2007	Assembly Block 2 - Floor Plans & Elevations
	1 <sup>st</sup> March 2007	Binstore Plans & Elevations
	1 <sup>st</sup> March 2007	Boundary Treatment Proposals
	1 <sup>st</sup> March 2007	Boundary Treatment Details

**ITEM B1- 07/00085/FUL- Heapey & Wheelton Village Hall West View Wheelton**

1 further letter has been received objecting to the proposed variation of hours as suggested as a compromise.

Since writing the report the application has been withdrawn.

**ITEM B3- 07/00383/COU- Withnell House Rest Home Bury Lane Withnell**

The applicant has submitted a statement in support of the application which raises the following points:

- Although there appears to be no planning arguments against our proposal because of the nature of our client group and some of the myths which surround it in the public mind, local residents may have some concerns about the likely consequences for their neighbourhood. This statement seeks to reassure Members of the Planning Committee
- The company currently provide a residential rehabilitation programme for people with substance misuse problems at three care homes in Lancaster. The proposals supported by the Department of Health (National Treatment Agency) in the form of a substantial capital grant.
- Inward House has been providing residential drug rehabilitation since 1978
- During this time we have not, to the best of my knowledge, received a single complaint from a neighbour
- Our clients have made a contribution to the local community through work with local voluntary agencies.
- Clients are bound by strict rules which include a total ban on drugs and alcohol
- Some clients do have a criminal record however their offending is linked to their substance misuse
- Clients movements are strictly controlled
- During the last 30 years a significant number of Chorley residents have been referred into IHP
- IHP provides a range of community based and housing services to this client base. Local residents are usually unaware, or disinterested in our presence.

- IHP works closely with Drug Action Teams, Primary Care Trusts, Social Services and the National Probation Service. Also have close working arrangements with the Police and Prison Service.
- Experience shows that residents of the Withnell Area will have nothing to fear.
- IHP recognises the damage caused by substance misuse and seeks to ensure individuals remain abstinent, support themselves, restore relationships and contribute to a reduction in crime and substance misuse.

80 further letters of objection have been received from neighbouring residents raising similar objections as set out within the report. These include:

- Inappropriate within the area
- Fear of crime and safety
- Impact on local people including children and the elderly
- Increase in traffic and impact on the highway. Lack of public transport
- Impact on local resources.
- Bring drugs into the community
- Impact on Green Belt
- Impact on police resources
- The centre is not a secure facility
- Impact on local schools
- Impact on the local health centre- The local health centre cannot accommodate 30 additional patients and if the application is approved the centre will close its medical list.

Additionally three further petitions have been received objecting to the scheme which incorporate 15, 105 and 205 signatures respectively.

7 letters have been received from neighbouring residents wishing to state that they are not part of any formal objection to the scheme and support the proposed scheme.

The Architectural Liaison Officer has provided further comments in respect of the proposed scheme:

- As ALO he looks at the construction of the building to make observations as to the impact on anti-social behaviour and crime. The ALO can only object to breaches of either national, regional or borough planning policy. He also considers the usage of the building in similar vein.
- The observations made by the ALO remain as 'observations'
- There is no change to the construction of the building and it is to be used for a similar residential purpose as in the past.
- Vehicular traffic flow will be reduced compared to the previous rest home.
- The ALO has discussed the scheme with the Geographic Inspector for Lancaster and the Inward House Programmes Manager. In the past 12 months there have been five CRS logs and no crimes were generated within Lancaster. Only 37% clients during the past 12 months came through the CJS system.
- The premises in Lancaster are situated on the outskirts of the town whereas the Withnell site will be a lot less accessible by foot.
- Visits to the site by family members are infrequent and any clients leaving the site will be supervised. These off site visits will be infrequent, as most activities will take place on site.
- The ALO is confident that any concerns re increase in criminality and anti-social behaviour are without merit. Northern Division send their IPLDP officers (probationers) to the centre in Lancaster as part of their community involvement stage.

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