

30 September 2014

Dear Councillor

**DEVELOPMENT CONTROL COMMITTEE - TUESDAY, 30TH SEPTEMBER 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 (Pages 3 - 4)**

Report of the Director of Public Protection, Streetscene and Community (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 Public Protection, Streetscene and Community	Development Control Committee	30 September 2014

ADDENDUM
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**ITEM 3a-14/00500/OUTMAJ – Cowling Mill, Cowling Brow, Chorley**

**The recommendation has changed as follows:**

**Defer consideration of this application to a later Committee to enable the ecological issues to be addressed**

The following consultee responses have been received:

**LCC Ecology** have made the following comments:

The following matters will need to be addressed before the application is determined:

- It is still not clear to me that the level of bat survey effort of the lodge building is sufficient to establish the presence/absence of bat roosts in accordance with the recognised Bat Conservation Trust Guidelines. Chorley Borough Council should seek clarification from the applicant as to whether all potential bat roosting features/access points on the lodge building were covered during the bat dawn/dusk survey carried out in July. Chorley BC will need to be satisfied prior to determination of the application that the presence/absence of bat roosts has been established (see below).
- Information has still not been submitted to clarify the extent of the badger survey. Badgers (protected species) have the potential to be adversely impacts if they are present in the woodland adjacent to the site (for example through disturbance whilst in their setts) and, as previously highlighted, it is not clear to me what area the badger survey covered. Whilst the phase 1 habitat mapping indicates that woodland adjacent to the site has been included in the surveys, I recommend that Chorley Borough Council seek clarification on this matter prior to determination of the application, as if badgers are present in the adjacent woodland the applicant will need to demonstrate that the development could be implemented without resulting in adverse impacts.
- In order to ensure that the proposals do not result in indirect impacts on bats, Chorley Borough Council will need to be satisfied that the proposed development would not result in increased light levels/light spill on the brook corridor. The additional information submitted simply states that "Appropriate lighting will be conditioned to ensure there will be no increased light spill into the corridor". This does not address my previous comments and it is not clear to me that this would be achievable whilst developing the site at the proposed level. Once Chorley Borough Council is satisfied that this would be feasible then I recommend a planning condition to address this matter is attached to any approval
- Chorley Borough Council will also need to be satisfied that the scale of development proposed can be accommodated on the site whilst ensuring there would be space to adequately buffer the brook corridor from the

development and space to provide adequate habitat compensation for the losses (as detailed in my previous letters). The additional information submitted simply states that "The brook corridor is being retained and a landscaped buffer will be provided as part of a landscape scheme" and that "Habitat loss will be compensated against as part of a landscape scheme". The submitted indicative layout does not show this would be the case and it is not clear to me that this is achievable with the scale of the proposed development. Once Chorley Borough Council is satisfied that this could be achieved, I recommend that a planning condition is attached to any approval to address this matter.

The Ecologist goes onto to suggest several conditions however in the absence of clarification as to the above points prior to determination it cannot be confirmed that all of the ecological matters have been addressed hence the change in recommendation for this application. Deferral of the application will enable the applicant to address the matters raised above.

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#### **ITEM 3b-14/00879/FUL– 18A The Farthings, Astley Village, Chorley**

##### **The recommendation remains as per the original report**

- A revised plan was received on 22 September 2014 illustrating that the first floor front elevation would be rendered.
- The original report states that the amount of open space to be lost is 288 m<sup>2</sup>. The commuted sum that would be required to replace this amount of amenity open space is £2,304 (288 x £8). Chorley Council Property Services have since advised that the amount of open space to be lost would be 230 m<sup>2</sup>. The commuted sum that would be required to replace this amount of amenity open space would be £1,840 (230 x £8).

The following consultee responses have been received:

##### ***Lancashire County Council Highways*** have made the following comments:

The application submission does not include blue edged location plans to enable me ascertain the true extent of the applicant's boundary. However, if you are satisfied that the areas outlined in red on the submitted location plan forms part of the applicant's boundary, I would have no objections to the proposal.

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