

16 December 2014

Dear Councillor

**DEVELOPMENT CONTROL COMMITTEE - TUESDAY, 16TH DECEMBER  
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 - 6)**

Report of the Director Public Protection, Streetscene and Community  
(enclosed).

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  
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](http://chorley.gov.uk)

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COMMITTEE REPORT		
REPORT OF	MEETING	DATE
Director Public Protection, Streetscene and Community	Development Control Committee	16 December 2014

ADDENDUM
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**ITEM 3c-14/00933/REMMAJ- Parcel H1e Group 1, Euxton Lane, Euxton**

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

A neighbour has contacted the Council regarding the objection letter listed in the representations that states it has been received from number 1, 2 and 5 Junction Terrace. There was a typographical error in their letter and they wish to clarify that the letter is in fact from all the properties at Junction Terrace number 1-5 inclusive, therefore all these properties object to the application.

An amended plan has been received from the applicant in relation to the latest comments from Lancashire County Council Highways. The trees have been pulled back to stop overhanging (but they are only indicative anyway as landscaping is proposed to be covered by a condition). The parking courts for plots 9 – 14 have been amended to remove the highway safety issue and the length and width of parking area have been checked. It is therefore considered that the issues raised by Highways have been addressed and the application is acceptable in relation to access and parking.

**The following conditions has been amended** to refer to the latest site layout plan following the highway amendments to read as follows:

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

Title	Drawing Reference	Received date
Planning Layout	H1e-G1E/PL01 Rev B	9 <sup>th</sup> December 2014
Group One Apartments Ground Floor Plan	APT-01	21 <sup>st</sup> November 2014
Group One Apartments First Floor Plan	APT-02	21 <sup>st</sup> November 2014
Group One Apartments Second Floor Plan	APT-03	21 <sup>st</sup> November 2014
Group One Apartments Elevations 1 of 2	APT-04	21 <sup>st</sup> November 2014
Group One Apartments Elevations 2 of 2	APT-05	21 <sup>st</sup> November 2014
The Hatfield House Type	HAT	21 <sup>st</sup> November 2014
The Longthorpe House Type Plans and Elevations	LON	21 <sup>st</sup> November 2014
The Rufford House Type	RUF	27 <sup>th</sup> August 2014
The Morden House Type	MOR	27 <sup>th</sup> August 2014
The Moseley	MOS	27 <sup>th</sup> August 2014
The Souter House Type	SOU	27 <sup>th</sup> August 2014
Plot divisional fence	SDF11	21 <sup>st</sup> November 2014
1.8m High Timber Screen Fence	SDF05	21 <sup>st</sup> November 2014
1.8m High Brick Screen Wall Detail	SDW08	21 <sup>st</sup> November 2014

1200mm High Bow Top Fence	SDF02	21 <sup>st</sup> November 2014
Dwarf Wall and Railing Details	DWRD.01	21 <sup>st</sup> November 2014

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

**ITEM 3d-14/01051/FUL– Hudora Kennels, The Common, Adlington, Chorley, PR7 4DT**

**Officers have withdrawn this item from the agenda because of changes the Government have made to the National Planning Practice Guidance. An extension of time to determine the application has been agreed with the agent.**

**No objections have been received other than from Adlington Town Council.**

**ITEM 3e- 14/00982/FUL – Town Lane Farm, Town Lane, Heskin**

**Officers request that this item be withdrawn from the agenda because of changes the Government have made to the National Planning Practice Guidance. An extension of time to determine the application has been agreed with the agent.**

The recommendation remains as per the original report.

A further extension of time has been agreed with the new target date being 19<sup>th</sup> December 2014.

A further letter of objection has been received which can be summarised as follows: -

- There is a total inadequacy in terms of parking/loading/turning areas which will have an effect on highway safety through increased traffic generation, during the building process and after it.
- Noise and disturbance resulting from additional traffic use of the existing really hazardous road access.
- The plans are also against the local, strategic, regional and national planning policies as the site is in the Green Belt
- There are enough houses in the community

A further letter from the occupier/s of Walmsleys Barn confirms withdrawal of the objection to the application based on the amended plans.

Ward Councillor Alan Whittaker has expressed concerns regarding neighbour amenity and drainage. In response to these concerns, as specified in the main report, the dwelling is set back 10m from the boundary with Walmsleys Barn and an additional condition is recommended relating to drainage.

The following consultee response has been received:

**Heskin Parish Council** has expressed concerns regarding the discharge from the septic tank if the proposed house is connected to the existing septic tank. It is therefore requested that the Council's Building Control team consider this issue and a condition should be attached to the planning permission to cover this issue.

**LCC (Highways)** have not raised any objections to the application based on the amended plans subject to imposition of the following conditions: -

Before the access is used for vehicular purposes, any gateposts erected at the access shall be positioned 5m behind the nearside edge of the carriageway and visibility splay fences or walls shall be erected from the gateposts to the existing highway boundary, such splays shall be 45° to the centre line of the access. The gates shall open away from the highway. Should the access remain ungated 45° splays shall be provided between the highway boundary and points on either side of the drive measured 5m back from the nearside edge of the carriageway.

*Reason: To permit vehicles to pull clear of the carriageway when entering the site and to assist visibility.*

Before the access is used for vehicular purposes, that part of the access extending from the highway boundary for a minimum distance of 5m into the site shall be appropriately paved in tarmacadam, concrete, block paviers, or other approved materials.

*Reason: To prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to other road users.*

**In addition to the above, the following condition has also been added:**

Prior to the commencement of the development hereby permitted, a scheme details how surface and foul drainage will be dealt with shall have been submitted to and approved in writing by the Local Planning Authority. The development shall only thereafter be carried out in accordance with the approved drainage details.

*Reason: To ensure the development has satisfactory drainage.*

This condition has been added to address concerns raised in relation to drainage by Heskin Parish Council.

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**ITEM 3f- 14/00849/FUL– Land On Bank Of Quarry Hill, Hill Top Lane, Whittle-Le-Woods**

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

In relation to paragraph 22 on the agenda the agent has confirmed that Plot 1 will be constructed of reconstituted stone, this is considered acceptable subject to final material details being approved.

Discussions have taken place with the agent regarding the side boundary treatment to the properties that will be side on to Hill Top Lane. This will be highly visible in the street and the originally proposed 1.8m screen fence to side of the gardens of plots 1, 7 and 8 was not considered acceptable. A green screen (a secure fence disguised by planting) is now proposed which is considered acceptable. **An additional condition is proposed securing this:**

Prior to the occupation of plots 1, 7 or 8 hereby approved, full details of the proposed 'green screen' to form the northern boundary of the gardens of these properties (side on to Hill Top Lane) shall be submitted to and approved by the local planning authority and shall be implemented prior to the occupation of these properties and retained at all times thereafter. Any 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.

*Reason: To ensure the prominent boundary treatment facing Hill Top Lane is acceptable in the street scene.*

An amended plans has also been received for the property on plot 3, adding a privacy screen to the rear balcony to prevent overlooking to the south.

**The following condition has been amended** to refer to the latest plans showing the materials, include the date that the plan for house type D was received and refer to the latest plan for the house on plot 3 that adds a privacy screen to the balcony. It also removes the reference to 32 dwellings at the start of the condition so it now reads as follows:

The development shall be carried out in accordance with the following plans:

Title	Drawing Reference	Received date
Proposed Site Layout	11/093/P11 Rev D	12 <sup>th</sup> December 2014
House Type D – 6H2784 – Plot 1	11/093/P05 Rev C	12 <sup>th</sup> December 2014
House Type A – 4H1982 – Plot 2	11/093/P02 Rev C	31 <sup>st</sup> July 2014
House Type B – 4H1882 – Plot 5	11/093/PR03 Rev B	31 <sup>st</sup> July 2014
House Type A – 4H1982 – Plot 6	11/093/PR02 Rev C	31 <sup>st</sup> July 2014
House Type F – 4H2023 – Plot 3	11/093/P09 Rev A	8 <sup>th</sup> December 2014
House Type B – 4H1882 – Plots 7 & Plot 8	11/093/PS03 Rev C	20 <sup>th</sup> November 2014
House Type E – Plot 4 – 4H1893	11/093/P06 Rev D	12 <sup>th</sup> December 2014
Landscape Proposal	4510.02 Rev C	20 <sup>th</sup> November 2014
Proposed Site Sections	11/093/P12 Rev B	15 <sup>th</sup> December 2014
External Works Details 1800mm Brickwork Screen Wall	11/093/EW01	31 <sup>st</sup> July 2014
External Works Details 1800mm Timber Screen Fence	11/093/EW02	31 <sup>st</sup> July 2014
External Works Details 1800mm High Party Fence	11/093/EW03	31 <sup>st</sup> July 2014
1800mm High Gate	11/093/EW04	31 <sup>st</sup> July 2014
Drainage Layout	B12848 D1	31 <sup>st</sup> July 2014
Double Garage to Plot 1	11/093/G01 Rev A	31 <sup>st</sup> July 2014
Double Garage	11/093/G02	31 <sup>st</sup> July 2014
Proposed Gated Access	11/093/P15	12 <sup>th</sup> December 2014

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

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