

DEVELOPMENT CONTROL COMMITTEE

TUESDAY, 10TH FEBRUARY 2015, 4.00 PM IN THE COUNCIL CHAMBER, TOWN HALL, CHORLEY.

THE MEETING WILL BE ADJOURNED AT 5.30PM UNTIL 6.30PM WHEN IT WILL CONTINUE IN THE LANCASTRIAN ROOM, TOWN HALL, CHORLEY

This meeting of Development Control Committee will be held in two parts. The first part of the meeting will be held in the Council Chamber, Town Hall, between 4pm and 5.30pm, unless adjourned sooner, to consider agenda items 3a to 3k. The meeting will resume in the Lancastrian Room at 6.30pm to consider any items outstanding from the first part of the meeting that could not be heard in the allocated time and the rest of the business on the agenda.

I am now able to enclose, for consideration at the above meeting of the Development Control Committee, the following reports that were unavailable when the agenda was published.

Agenda No	Item	
3G	14/00705/FUL - 1 QUEENS ROAD, CHORLEY	(Pages 3 - 12)
3H	14/00704/FUL - 3 QUEENS ROAD, CHORLEY	(Pages 13 - 22)
3I	14/00324/FUL - YATES BARNS, 20 ST THOMAS'S ROAD, CHORLEY	(Pages 23 - 30)
3J	14/00376/OUT - 3 OAK DRIVE, CHORLEY	(Pages 31 - 40)
3L	14/01132/FULMAJ - LAND BOUNDED BY BLACK BROOK, CHAPEL LANE AND TITHE BARN LANE, HEAPEY	(Pages 41 - 62)
3M	14/01273/FULMAJ - BROOKFIELD DEVELOPMENT SEDDON HOMES, CHAPEL LANE, COPPULL	(Pages 63 - 82)
3P	14/01231/REMAJ - GROUP 1, EUXTON LANE, EUXTON	(Pages 83 - 94)

GARY HALL
CHIEF EXECUTIVE

Electronic agendas sent to Members of the Development Control Committee

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Item 3g	14/00705/FUL
Case Officer	Helen Lowe
Ward	Chorley North West
Proposal	Change of use from solicitors office (A2) to dwelling house (C3)
Location	1 Queens Road, Chorley
Applicant	Mr Jim O’Riordan
Consultation expiry:	13th August 2014
Decision due by:	28th August 2014
Recommendation	Approve

It was previously considered that this application could be dealt with under delegated powers with any grant of planning permission being subject to an associated legal agreement to secure a commuted sum payment for the provision of off-site public open space. However the formal decision notice has not yet been issued and since the changes introduced by the National Planning Practice Guidance (NPPG) in November last year, the Council’s revised position is that all applications affected by the change to NPPG are taken to Chair’s Brief for further consideration.

The NPPG was updated by Government on 28 November 2014 in respect of contributions for affordable housing and tariff style planning obligations. These measures were introduced to support small scale developers by reducing what are in the Government’s view disproportionate burdens on developer contributions. The updated guidance confirms that such contributions should not be sought from small scale and self-build development. In particular, the guidance states that contributions should not be sought from developments of 10 units or less, and which have a maximum combined gross floorspace of no more than 1000m².

This development is for one dwelling which is below the 10 unit threshold and also has a gross floorspace of less than 1000m². In the case of this development there is no evidence at this time, which is directly related to the development, to seek a contribution towards public open space contrary to the national guidance.

The officer’s original report is set out below and Members will note that the recommendation previously was to approve the application subject to a legal agreement. However since the NPPG changes this has now been revised to APPROVE. In all other respects the assessment of the proposal is unchanged and there are no other amendments to the report.

This application was taken to Chair’s Brief on 20th January 2015 where it was considered that as there are identified open space/ play space deficits in this part of the Borough, and since the applicant has not agreed to enter in a legal agreement to secure a commuted sum towards provision, the Development Control Committee should determine whether a contribution towards public open space is necessary. The identified deficits in respect of this part of the Borough are as follows:

The obligations are as follows (sites as identified in the Central Lancashire Open Space Study, Final Open Space Audit Report, May 2012):

Amenity Greenspace

A contribution of £140 towards new provision in the Chorley North West, Chorley.

Provision for children/young people

A contribution of £134 towards new provision in the Chorley North West, Chorley.

Allotments

A contribution of £15 towards improving the quality/value of the following sites as identified in the Central Lancashire Open Space Study, Final Open Space Audit Report, May 2012:

Site 1644 – Whittam Street/Moor Road,

Site 1646 – Allotments rear of Worthy Street,

Site 1648 – Allotments rear of Bay Horse Hotel, Preston Road

Policy HW5.2 proposed new allotment site at Sylvesters Farm, Euxton

Playing Pitches

A contribution of £1,599 towards the improvement of existing playing pitches in the Borough as identified in the Chorley Action Plan within the Central Lancashire Playing Pitch Strategy & Action Plan, June 2012.

Members need not rehearse the arguments aired when it was first agreed by the Council that the matter could be approved. Any discussion should instead concentrate on the issues regarding imposition or not of tariff style obligations in s.106 agreements raised by the Ministerial Statement dated 28 November 2014. However if there have been material changes in relation to the application site since it was agreed that the application could be approved which might cause the decision to be revisited members are encouraged to discuss these issues.

Recommendation Permit

14/00705/FUL

Target Date: 28 August 2014

**DELEGATED
REPORT**

RECOMMENDATION: LEGFUL

Signed:

Case Officer: Helen Lowe

Agreed:

Date: 26th November 2014.....

Date:

RELEVANT POLICIES: In accordance with S.38 (6) Planning and Compulsory Purchase Act (2004), the application has been determined in accordance with the development plan (the Central Lancashire Core Strategy (2012), the Adopted Chorley Borough Local Plan Review (2003) and adopted Supplementary Planning Guidance), unless material considerations indicate otherwise. Consideration of the proposals has had regard to guidance contained with the National Planning Policy Framework (the Framework), the development plan and the emerging Local Plan 2012-2026. The specific policies/ guidance considerations are contained within the body of the report.

Note on the Emerging Chorley Local Plan 2012-2026

The Inspector has issued her partial report on the findings into the soundness of the Chorley Local Plan 2012-2026 which is a material consideration in the consideration of any planning application. In summary, the plan is considered to be legally compliant. In relation to soundness, the plan is considered sound, with the exception of matters relating to Gypsies and Travellers.

Paragraph 18 of the Partial Report states: *“For the avoidance of doubt, the Plan may not be adopted until it has been changed in accordance with all the main modifications set out in the Appendix to this partial report and any which may be specified in the Appendix of my forthcoming supplementary report. However because of the very advanced stage in the examination process that the main modifications set out in the Appendix have reached, significant weight should be attached to all policies and proposals of the Plan that are amended accordingly, where necessary, except for matters relating to Gypsies and Travellers.”*

The Council accepted the Inspector’s modifications for Development Management purposes at its Executive Committee on 21st November 2013. It is therefore considered that significant weight can be given to her report, and to the policies and proposals of the emerging Local Plan, as amended by the main modifications.

HOW QUALITY OF SCHEME HAS BEEN IMPROVED:

COUNCILLOR REQUEST TO REFER TO COMMITTEE:

CONSULTEE COMMENTS: Lancashire County Council Highways - As no proposed plans are provided, the application cannot be fully assessed.

Planning Policy Advice - Within the emerging Chorley Local Plan 2012 – 2026 the site is not within the town centre boundary, the rear of the

property just borders it, or subject to Policy EP6 (Chorley Town Primary Shopping Area, Primary and Secondary Frontages). The site also borders the conservation area border. (Policy BNE8),

Planning Policy - Open Space - The total financial contribution towards the provision/improvement in Public Open Space required as part of this development is £1888

The Woodland Trust - No comments received

The Coal Authority - low risk area, standing advice

NEIGHBOUR COMMENTS: None received

OFFICERS REPORT:

Proposal

This application relates to Change of use from solicitors office (A2) to dwelling house (C3)

Site Description

The application property is a three storey terraced property, located just outside of the defined town centre boundary in the emerging local plan. Planning permission for change of use of the property from a dwelling to an office was granted in 1977 (ref. 77/00638/FUL). The property has been most recently used as a solicitors office. Surrounding uses are a mixture of commercial and residential.

Constraints

Ancient Woodland Buffer
Coal consultation zone
Chorley Core Area
Grade 2 Listed Building
More than 1 Other
Wind turbine consultation zone

Site History

The site history of the property is as follows:

Ref:	77/00638/FUL	Decision:	PERFPP	Decision Date:	13 th
	September 1977				
Description:	COU of dwelling to offices				

Summary of Objections / Issues

The main issues to consider in determining the application are considered to be the principle of the development, impact on neighbour amenity and impact on highway safety.

Analysis of Issues

Principle of the development

The application property is located within the settlement boundary of Chorley, outside of the defined town centre boundary. As the property falls within use class A2 it is not subject to existing employment premises protection by Core Strategy Policy 10 – (Employment Premises and Sites) and its associated Central Lancashire SPD. There is therefore no objection in principle to the conversion of the property to residential use.

Impact on neighbour amenity

Policy BNE1 of the emerging Local Plan states that new development, including conversions, should

not cause any harm to any neighbouring property by virtue of overlooking, overshadowing or overbearing. It also states that proposals should not cause an unacceptable degree of noise disturbance to surrounding land uses.

The adjacent property to the east, 1-3 Park Road is presently in a mixed use, with a gymnasium on the ground floor and residential flats on the first and second floors. To the west is no. 3 Queens Road, which is also the subject of an application to change its use from A2 to C3 (ref. 14/00704/FUL). Further to the east is a vacant auction house and other office buildings. To the front, on the opposite side of Queens Road is an office building and further to the north east are residential properties. To the rear is an access road leading to a public car park.

Two of the flats within 1-3 Park Road have a bedroom window that overlooks the rear yard area of the application property. These windows were permitted subject to a condition that they be obscure glazed and non-opening. An application to vary that condition to allow the windows to open (but retaining the obscure glazing) is currently under consideration (14/00808/FUL). The windows in the neighbouring property do not look directly into any windows of the application property (they are perpendicular to the dwelling) and although the windows are a later addition to the neighbouring property (approved under application 10/00255/FUL) it is not considered that the relationship is unusual or uncommon in a high density, town centre location with terraced properties and converted buildings in close proximity. The conversion of the application property to a dwelling would not be unduly harmful to the privacy of the neighbouring flats and it is not considered that the level of overlooking of the rear yard area (which can also be clearly seen from Back Mount to the rear) caused by these windows would prejudice the change of use to residential.

It is therefore not considered that the change of use proposed is likely to give rise to a significant increase in overlooking or noise and disturbance for neighbouring residents.

Highway Safety

The applicant has not provided details of the proposed internal layout of the dwelling, although considering the existing internal layout it is considered likely that the dwelling would be a three or four bedroom property. There is no off street parking available at the property and no on street parking on either side of Queens Road. Farringdon Street long stay car park is located immediately to the rear of the application site.

Policy ST4 of the emerging Local Plan requires that three bedroom dwellings should have two off road parking spaces and a four bedroom property should have three.

Although the proposals results in a short fall of off street parking it is considered that the proposals is acceptable for the following reasons:

- The property is located in very close proximity to the town centre and a long stay public car park;
- The off street parking requirement for an A2 office of this size (approximately 141 sq m excluding the garage) according to policy ST4 is 4.7 spaces, greater than that for a three bedroom dwelling;

It is recommended that a condition be added requiring details of the internal layout of the dwelling to be provided before the use as a dwelling commences.

Section 106 agreement

There is a requirement for a financial contribution towards equipped play space, casual/informal play space and playing fields for all new housing planning permissions in the Borough irrespective of size. This is set out in policies HS4A and HS4B of the Emerging Local Plan.

Also, in September 2013 the Council adopted The Open Space and Playing Pitch Supplementary Planning Document. The Council's requests for financial contributions towards the provision and improvement of public open space within the Borough are therefore now based on comments are based upon the standards within emerging Local Plan Policies HS4A and HS4B and the approach in

the SPD. The Council has also produced an Open Space Study and Playing Pitch Strategy which provides detailed information on local needs, , deficits and surpluses, therefore such requests for contributions are based on a robust and up to date assessment on the level of need and existing provision in the local area.

The Council's Planning Policy have advised that a figure of £1888 is required in this instance. The applicant has been made aware and a draft s106 agreement has been produced.

CIL

The Chorley CIL Charging Schedule provides a specific amount for housing - £65 per sq m. This was adopted in July 2013 and charging commenced on 1 September 2013. As the proposal results in new residential floor space being a CIL liability notice will be issued for the development, however as no new floor space is being created the amount payable may be nil.

Conclusion

Subject to the applicant entering into a legal agreement to provide the required contribution towards the provision/improvement of public open space, the proposal is accordingly recommended for approval. The proposal would not have a significant impact on highway safety and would not cause any significant loss of privacy for neighbouring residents.

Site Visit Date:	24 July 2014	Site Notice Expiry Date:	13 August 2014
Nbr Letter Expiry Date:	4 August 2014	Press Notice Expiry Date:	5 August 2014

RECOMMENDATION: Approve subject to legal agreement

CODE: LEGFUL

CONDITIONS:

1. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (Schedule 2, Part 1, Classes A, B, C, D, E) or any subsequent re-enactment thereof no extension to the dwelling(s), porch, garden shed, greenhouse, garage or car port shall be erected nor any hardstanding area extended other than those expressly authorised by this permission.

Reason: In the interests of neighbour amenity.

2. Before the dwelling hereby permitted is first occupied for residential purposes, details of the proposed internal layout shall be submitted to and approved in writing by the Local Planning Authority.

Reasons: To ensure a satisfactory form of development on the interest of the amenity of neighbouring residents.

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

Title	Drawing Reference	Received date
Existing layout	Page 1	23 June 2014
Location plan		23 June 2014

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

4. The proposed development must be begun not later than three years from the date of this permission.

Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004

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1-3 Queens Road, Chorley, PR7 1JU

CHORLEY COUNCIL
 DEVELOPMENT CONTROL
 REC'D 23 JUN 2014



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Item 3h	14/00704/FUL
Case Officer	Helen Lowe
Ward	Chorley North West
Proposal	Change of use from solicitors office (A2) to dwelling house (C3)
Location	3 Queens Road, Chorley
Applicant	Mr Jim O’Riordan
Consultation expiry:	13th August 2014
Decision due by:	28th August 2014
Recommendation	Approve

It was previously considered that this application could be dealt with under delegated powers with any grant of planning permission being subject to an associated legal agreement to secure a commuted sum payment for the provision of off-site public open space. However the formal decision notice has not yet been issued and since the changes introduced by the National Planning Practice Guidance (NPPG) in November last year, the Council’s revised position is that all applications affected by the change to NPPG are taken to Chair’s Brief for further consideration.

The NPPG was updated by Government on 28 November 2014 in respect of contributions for affordable housing and tariff style planning obligations. These measures were introduced to support small scale developers by reducing what are in the Government’s view disproportionate burdens on developer contributions. The updated guidance confirms that such contributions should not be sought from small scale and self-build development. In particular, the guidance states that contributions should not be sought from developments of 10 units or less, and which have a maximum combined gross floorspace of no more than 1000m².

This development is for one dwelling which is below the 10 unit threshold and also has a gross floorspace of less than 1000m². In the case of this development there is no evidence at this time, which is directly related to the development, to seek a contribution towards public open space contrary to the national guidance.

The officer’s original report is set out below and Members will note that the recommendation previously was to approve the application subject to a legal agreement. However since the NPPG changes this has now been revised to APPROVE. In all other respects the assessment of the proposal is unchanged and there are no other amendments to the report.

This application was taken to Chair’s Brief on 20th January 2015 where it was considered that as there are identified open space/ play space deficits in this part of the Borough, and since the applicant has not agreed to enter in a legal agreement to secure a commuted sum towards provision, the Development Control Committee should determine whether a contribution towards public open space is necessary. The identified deficits in respect of this part of the Borough are as follows:

The obligations are as follows (sites as identified in the Central Lancashire Open Space Study, Final Open Space Audit Report, May 2012):

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A contribution of £140 towards new provision in the Chorley North West, Chorley.

Provision for children/young people

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Allotments

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Site 1646 – Allotments rear of Worthy Street,

Site 1648 – Allotments rear of Bay Horse Hotel, Preston Road

Policy HW5.2 proposed new allotment site at Sylvesters Farm, Euxton

Playing Pitches

A contribution of £1,599 towards the improvement of existing playing pitches in the Borough as identified in the Chorley Action Plan within the Central Lancashire Playing Pitch Strategy & Action Plan, June 2012.

Members need not rehearse the arguments aired when it was first agreed by the Council that the matter could be approved. Any discussion should instead concentrate on the issues regarding imposition or not of tariff style obligations in s.106 agreements raised by the Ministerial Statement dated 28 November 2014. However if there have been material changes in relation to the application site since it was agreed that the application could be approved which might cause the decision to be revisited members are encouraged to discuss these issues.

Recommendation Permit

14/00704/FUL

**DELEGATED
REPORT**

Target Date: 28 August 2014

RECOMMENDATION: LEGFUL

Signed:

Case Officer: Helen Lowe **Agreed:**

Date: 26th November 2014..... **Date:**

RELEVANT POLICIES: In accordance with S.38 (6) Planning and Compulsory Purchase Act (2004), the application has been determined in accordance with the development plan (the Central Lancashire Core Strategy (2012), the Adopted Chorley Borough Local Plan Review (2003) and adopted Supplementary Planning Guidance), unless material considerations indicate otherwise. Consideration of the proposals has had regard to guidance contained with the National Planning Policy Framework (the Framework), the development plan and the emerging Local Plan 2012-2026. The specific policies/ guidance considerations are contained within the body of the report.

Note on the Emerging Chorley Local Plan 2012-2026

The Inspector has issued her partial report on the findings into the soundness of the Chorley Local Plan 2012-2026 which is a material consideration in the consideration of any planning application. In summary, the plan is considered to be legally compliant. In relation to soundness, the plan is considered sound, with the exception of matters relating to Gypsies and Travellers.

Paragraph 18 of the Partial Report states: *“For the avoidance of doubt, the Plan may not be adopted until it has been changed in accordance with all the main modifications set out in the Appendix to this partial report and any which may be specified in the Appendix of my forthcoming supplementary report. However because of the very advanced stage in the examination process that the main modifications set out in the Appendix have reached, significant weight should be attached to all policies and proposals of the Plan that are amended accordingly, where necessary, except for matters relating to Gypsies and Travellers.”*

The Council accepted the Inspector’s modifications for Development Management purposes at its Executive Committee on 21st November 2013. It is therefore considered that significant weight can be given to her report, and to the policies and proposals of the emerging Local Plan, as amended by the main modifications.

HOW QUALITY OF SCHEME HAS BEEN IMPROVED: N/A

COUNCILLOR REQUEST TO REFER TO COMMITTEE: None received

CONSULTEE COMMENTS: Lancashire County Council Highways - As no proposed plans are provided, the application cannot be fully assessed.

Planning Policy Advice - Within the emerging Chorley Local Plan 2012 – 2026 the site is not within the town centre boundary, the rear of the

property just borders it, or subject to Policy EP6 (Chorley Town Primary Shopping Area, Primary and Secondary Frontages). The site also borders the conservation area border. (Policy BNE8),

Planning Policy - Open Space - The total financial contribution towards the provision/improvement in Public Open Space required as part of this development is £1888

The Woodland Trust - No comments received

The Coal Authority - low risk area, standing advice

NEIGHBOUR COMMENTS: None received

OFFICERS REPORT:

Proposal

This application relates to Change of use from solicitors office (A2) to dwelling house (C3)

Site Description

The application property is a three storey terraced property, located just outside of the defined town centre boundary in the emerging local plan. Planning permission for change of use of the property from a dwelling to an office was granted in 1976 (ref. 76/00805/FUL). The property has been most recently used as a solicitors office. Surrounding uses are a mixture of commercial and residential.

Constraints

Ancient Woodland Buffer
Coal consultation zone
Chorley Core Area
More than 1 Other
More than 1 Other
Wind turbine consultation zone

Site History

The site history of the property is as follows:

Ref: 76/00805/FUL **Decision:** PERFPP
November 1976

Decision Date: 16

Description: Change of use of house to office

Summary of Objections / Issues

The main issues to consider in determining the application are considered to be the principle of the development, impact on neighbour amenity and impact on highway safety.

Analysis of Issues

Principle of the development

The application property is located within the settlement boundary of Chorley, outside of the defined town centre boundary. As the property falls within use class A2 it is not subject to existing employment premises protection by Core Strategy Policy 10 – (Employment Premises and Sites) and its associated Central Lancashire SPD. There is therefore no objection in principle to the conversion of the property to residential use.

Impact on neighbour amenity

Policy BNE1 of the emerging Local Plan states that new development, including conversions, should not cause any harm to any neighbouring property by virtue of overlooking, overshadowing or

overbearing. It also states that proposals should not cause an unacceptable degree of noise disturbance to surrounding land uses.

The immediately adjoining property to the east is no. 1 Queens Road, which is also the subject of an application to change its use from A2 to C3 (ref. 14/00705/FUL). Adjoining no. 1 is 1-3 Park Road is presently in a mixed use, with a gymnasium on the ground floor and residential flats on the first and second floors.

Adjoining the application property to the west is a vacant auction house and further beyond this other office buildings. There are no windows in the side elevation of the auction house overlooking the application property. To the front, on the opposite side of Queens Road is an office building and further to the north east are residential properties. To the rear is an access road leading to a public car park.

Two of the flats within 1-3 Park Road have a bedroom window that overlooks the rear yard area of the application property, although views are screened by the rear outrigger at no. 1. These windows were permitted subject to a condition that they be obscure glazed and non-opening. An application to vary that condition to allow the windows to open (but retaining the obscure glazing) is currently under consideration (14/00808/FUL). The windows in the neighbouring property do not look directly into any windows of the application property (they are perpendicular to the dwelling), and are screened by the outrigger at no. 1. Although the windows are a later addition to the neighbouring property (approved under application 10/00255/FUL) it is not considered that the relationship is unusual or uncommon in a high density, town centre location with terraced properties and converted buildings in close proximity. The conversion of the application property to a dwelling would not be unduly harmful to the privacy of the nearby flats and it is not considered that the level of overlooking of the rear yard area (which can also be clearly seen from Back Mount to the rear) caused by these windows would prejudice the change of use to residential.

It is therefore not considered that the change of use proposed is likely to give rise to a significant increase in overlooking or noise and disturbance for neighbouring residents.

Highway Safety

The applicant has not provided details of the proposed internal layout of the dwelling, although considering the existing internal layout it is considered likely that the dwelling would be a three or four bedroom property. There is no off street parking available at the property and no on street parking on either side of Queens Road. Farringdon Street long stay car park is located immediately to the rear of the application site.

Policy ST4 of the emerging Local Plan requires that three bedroom dwellings should have two off road parking spaces and a four bedroom property should have three.

Although the proposals results in a short fall of off street parking it is considered that the proposals is acceptable for the following reasons:

- The property is located in very close proximity to the town centre and a long stay public car park;
- The off street parking requirement for an A2 office of this size (approximately 130 sq m excluding the garage) according to policy ST4 is 4.4 spaces, greater than that for a three or four bedroom dwelling;
- The property historically was a dwelling.

It is recommended that a condition be added requiring details of the internal layout of the dwelling to be provided before the use as a dwelling commences.

Section 106 agreement

There is a requirement for a financial contribution towards equipped play space, casual/informal play space and playing fields for all new housing planning permissions in the Borough irrespective of size. This is set out in policies HS4A and HS4B of the Emerging Local Plan.

Also, in September 2013 the Council adopted The Open Space and Playing Pitch Supplementary Planning Document. The Council's requests for financial contributions towards the provision and improvement of public open space within the Borough are therefore now based on comments are based upon the standards within emerging Local Plan Policies HS4A and HS4B and the approach in the SPD. The Council has also produced an Open Space Study and Playing Pitch Strategy which provides detailed information on local needs, , deficits and surpluses, therefore such requests for contributions are based on a robust and up to date assessment on the level of need and existing provision in the local area.

The Council's Planning Policy have advised that a figure of £1888 is required in this instance. The applicant has been made aware and a draft s106 agreement has been produced.

CIL

The Chorley CIL Charging Schedule provides a specific amount for housing - £65 per sq m. This was adopted in July 2013 and charging commenced on 1 September 2013. As the proposal results in new residential floor space being a CIL liability notice will be issued for the development, however as no new floor space is being created the amount payable may be nil.

Conclusion

Subject to the applicant entering into a legal agreement to provide the required contribution towards the provision/improvement of public open space, the proposal is accordingly recommended for approval. The proposal would not have a significant impact on highway safety compared with the existing use and would not cause any significant loss of privacy for neighbouring residents.

Site Visit Date:	24 July 2014	Site Notice Expiry Date:	13 August 2014
Nbr Letter Expiry Date:	24 July 2014	Press Notice Expiry Date:	5 August 2014

RECOMMENDATION: Approve subject to legal agreement

CODE: LEGFUL

CONDITIONS:

1. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (Schedule 2, Part 1, Classes A, B, C, D, E) or any subsequent re-enactment thereof no extension to the dwelling(s), porch, garden shed, greenhouse, garage or car port shall be erected nor any hardstanding area extended other than those expressly authorised by this permission.

Reason: In the interests of neighbour amenity.

2. Before the dwelling hereby permitted is first occupied for residential purposes, details of the proposed internal layout shall be submitted to and approved in writing by the Local Planning Authority.

Reasons: To ensure a satisfactory form of development on the interest of the amenity of neighbouring residents.

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

Title	Drawing Reference	Received date
Existing layout	Page 1	23 June 2014
Location plan		23 June 2014

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

4. The proposed development must be begun not later than three years from the date of this permission.

Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004

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Item 3i	14/00324/FUL
Case Officer	Helen Lowe
Ward	Chorley North West
Proposal	Proposed change of use from solicitors office (A2) to residential (C3)
Location	20 St Thomas's Road, Chorley
Applicant	Mrs Susan Barnes
Consultation expiry:	28th May 2014
Decision due by:	17th June 2014
Recommendation	Approve

It was previously considered that this application could be dealt with under delegated powers with any grant of planning permission being subject to an associated legal agreement to secure a commuted sum payment for the provision of off-site public open space. However the formal decision notice has not yet been issued and since the changes introduced by the National Planning Practice Guidance (NPPG) in November last year, the Council's revised position is that all applications affected by the change to NPPG are taken to Chair's Brief for further consideration.

The NPPG was updated by Government on 28 November 2014 in respect of contributions for affordable housing and tariff style planning obligations. These measures were introduced to support small scale developers by reducing what are in the Government's view disproportionate burdens on developer contributions. The updated guidance confirms that such contributions should not be sought from small scale and self-build development. In particular, the guidance states that contributions should not be sought from developments of 10 units or less, and which have a maximum combined gross floorspace of no more than 1000m².

This development is for one dwelling which is below the 10 unit threshold and also has a gross floorspace of less than 1000m². In the case of this development there is no evidence at this time, which is directly related to the development, to seek a contribution towards public open space contrary to the national guidance.

The officer's original report is set out below and Members will note that the recommendation previously was to approve the application subject to a legal agreement. However since the NPPG changes this has now been revised to APPROVE. In all other respects the assessment of the proposal is unchanged and there are no other amendments to the report.

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The obligations are as follows (sites as identified in the Central Lancashire Open Space Study, Final Open Space Audit Report, May 2012):

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A contribution of £140 towards new provision in the Chorley North West, Chorley.

Provision for children/young people

A contribution of £134 towards new provision in the Chorley North West, Chorley.

Allotments

A contribution of £15 towards improving the quality/value of the following sites as identified in the Central Lancashire Open Space Study, Final Open Space Audit Report, May 2012:

Site 1644 – Whittam Street/Moor Road,

Site 1646 – Allotments rear of Worthy Street,

Site 1648 – Allotments rear of Bay Horse Hotel, Preston Road

Policy HW5.2 proposed new allotment site at Sylvesters Farm, Euxton

Playing Pitches

A contribution of £1,599 towards the improvement of existing playing pitches in the Borough as identified in the Chorley Action Plan within the Central Lancashire Playing Pitch Strategy & Action Plan, June 2012.

Members need not rehearse the arguments aired when it was first agreed by the Council that the matter could be approved. Any discussion should instead concentrate on the issues regarding imposition or not of tariff style obligations in s.106 agreements raised by the Ministerial Statement dated 28 November 2014. However if there have been material changes in relation to the application site since it was agreed that the application could be approved which might cause the decision to be revisited members are encouraged to discuss these issues.

Recommendation Permit

14/00324/FUL

**DELEGATED
REPORT**

Target Date: 17 June 2014

RECOMMENDATION: LEGFUL

Signed:

Case Officer: Helen Lowe **Agreed:**

Date: 29th August 2014 **Date:**

RELEVANT POLICIES: In accordance with S.38 (6) Planning and Compulsory Purchase Act (2004), the application has been determined in accordance with the development plan (the Central Lancashire Core Strategy (2012), the Adopted Chorley Borough Local Plan Review (2003) and adopted Supplementary Planning Guidance), unless material considerations indicate otherwise. Consideration of the proposals has had regard to guidance contained with the National Planning Policy Framework (the Framework), the development plan and the emerging Local Plan 2012-2026. The specific policies/ guidance considerations are contained within the body of the report.

Note on the Emerging Chorley Local Plan 2012-2026

The Inspector has issued her partial report on the findings into the soundness of the Chorley Local Plan 2012-2026 which is a material consideration in the consideration of any planning application. In summary, the plan is considered to be legally compliant. In relation to soundness, the plan is considered sound, with the exception of matters relating to Gypsies and Travellers. The examination of the local plan remains open, and the Inspector will reconvene the examination later in 2014 to consider Gypsy and Traveller matters, which would enable the adoption of the local plan, following a supplementary report.

Paragraph 18 of the Partial Report states: *“For the avoidance of doubt, the Plan may not be adopted until it has been changed in accordance with all the main modifications set out in the Appendix to this partial report and any which may be specified in the Appendix of my forthcoming supplementary report. However because of the very advanced stage in the examination process that the main modifications set out in the Appendix have reached, significant weight should be attached to all policies and proposals of the Plan that are amended accordingly, where necessary, except for matters relating to Gypsies and Travellers.”*

The Council accepted the Inspector’s modifications for Development Management purposes at its Executive Committee on 21st November 2013. It is therefore considered that significant weight can be given to her report, and to the policies and proposals of the emerging Local Plan, as amended by the main modifications.

HOW QUALITY OF SCHEME HAS BEEN IMPROVED: Further information regarding the proposed internal layout has been provided.

COUNCILLOR REQUEST TO REFER TO COMMITTEE: No

CONSULTEE COMMENTS: Lancashire County Council Highways - The latest plans sent by the

applicant show that the proposal will be 3 bedrooms. This would require two parking spaces. With the single space in front of the building and the cycle storage provision, the proposal is now considered acceptable.

The Coal Authority - low risk area, standing advice

Planning Policy - Open Space - The total financial contribution towards the provision/improvement in Public Open Space required as part of this development is £1888

Planning Policy - The existing A2 use is not a use subject to existing employment premises protection by Core Strategy Policy 10 – (Employment Premises and Sites) and its associated Central Lancashire SPD.

Within the emerging Chorley Local Plan 2012 – 2026 the site is not within the town centre boundary or subject to Policy EP6 (Chorley Town Primary Shopping Area, Primary and Secondary Frontages).

NEIGHBOUR COMMENTS: None received

OFFICERS REPORT:

Proposal

This application proposes the change of use from a Solicitors office (use class A2) to residential (C3)

Site Description

The application property is a two storey semi detached property, located just outside of the defined town centre boundary in the emerging local plan.

It is likely that the property was a dwelling at some point in the past; however there is no record of the original planning consent. The premises were in use as an insurance brokers and architects office at the time of an application submitted in 1976.

Constraints

Ancient Woodland Buffer
Coal consultation zone
Chorley Core Area
More than 1 Other
Wind turbine consultation zone

Site History

The site history of the property is as follows:

Ref:	77/00211/FUL	Decision:	PERFPP	Decision Date:	14 April
	1977	Description:	Double garage		
Ref:	76/00337/FUL	Decision:	PERFPP	Decision Date:	15 June
	1976	Description:	Change of use of 1st floor offices to Art Gallery with retail outlet		

Summary of Issues

The main issues to consider in determining the application are considered to be the principle of the

development, impact on neighbour amenity and impact on highway safety.

Analysis of Issues

Principle of the development

The application property is located within the settlement boundary of Chorley, outside of the defined town centre boundary. As the property falls within use class A2 it is not subject to existing employment premises protection by Core Strategy Policy 10 – (Employment Premises and Sites) and its associated Central Lancashire SPD. There is therefore no objection in principle to the conversion of the property to residential use.

Impact on neighbour amenity

Policy BNE1 of the emerging Local Plan states that new development, including conversions, should not cause any harm to any neighbouring property by virtue of overlooking, overshadowing or overbearing. It also states that proposals should not cause an unacceptable degree of noise disturbance to surrounding land uses.

Both adjacent properties to either side are currently also in commercial use, although the property to the west has recently gained consent to convert to residential use (14/00389/PAJ). Properties to the rear on Woodville Road and Springfield Road are primarily residential. It is not considered that the change of use proposed is likely to give rise to a significant increase in overlooking or noise and disturbance.

Highway Safety

The application proposes the conversion of the existing offices into a three bedroom property. Initially the applicant had not provided any details of the proposed internal layout for the property, however, in order to fully assess the highway safety impacts of the proposals details were provided.

There is space to park one vehicle to the front of the application property. Policy ST4 of the emerging Local Plan requires that three bedroom dwellings should have two off road parking spaces. St Thomas's Road has a traffic regulation order extensively restricting waiting on-street. There is a large garage to the rear of the property, but to gain access to this by a vehicle you would need to pass through the rear of the adjacent property to the west (no. 22). This is now shown to provide cycle storage and can be accessed to the side of the property.

Although the proposals results in a short fall of off street parking it is considered that the proposals is acceptable for the following reasons:

- The property is located in very close proximity to the town centre;
- The off street parking requirement for an A2 office of this size (approximately 198 sq m excluding the garage) according to policy ST4 is 6.6 spaces, greater than that for a three bedroom dwelling;

Section 106 agreement

There is a requirement for a financial contribution towards equipped play space, casual/informal play space and playing fields for all new housing planning permissions in the Borough irrespective of size. This is set out in policies HS4A and HS4B of the Emerging Local Plan.

Also, in September 2013 the Council adopted The Open Space and Playing Pitch Supplementary Planning Document. The Council's requests for financial contributions towards the provision and improvement of public open space within the Borough are therefore now based on comments are based upon the standards within emerging Local Plan Policies HS4A and HS4B and the approach in the SPD. The Council has also produced an Open Space Study and Playing Pitch Strategy which provides detailed information on local needs, , deficits and surpluses, therefore such requests for contributions are based on a robust and up to date assessment on the level of need and existing provision in the local area.

The Council's Planning Policy have advised that a figure of £1888 is required in this instance. The

applicant has been made aware and a draft s106 agreement has been produced.

CIL

The Chorley CIL Charging Schedule provides a specific amount for housing - £65 per sq m. This was adopted in July 2013 and charging commenced on 1 September 2013. As the proposal results in new residential floor space being a CIL liability notice will be issued for the development, however, there may no liability if the building has been in use for at least 6 months continuously within the last three years.

Conclusion

Subject to the applicant entering into a legal agreement to provide the required contribution towards the provision/improvement of public open space

Site Visit Date:	7 May 2014	Site Notice Expiry Date:	28 May 2014
Nbr Letter Expiry Date:	13 May 2014	Press Notice Expiry Date:	N/A

RECOMMENDATION: Permit subject to s106

CODE: LEGFUL

CONDITIONS:

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

Title	Drawing Reference	Received date
Existing ground floor plan	Page 1	24th April 2014
Existing first floor plan	Page 2	24th April 2014
Proposed ground floor plan	Page 1	13th June 2014
Proposed first floor plan	Page 2	13th June 2014

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

2. The proposed development must be begun not later than three years from the date of this permission.

Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004

Land Registry Official copy of title plan

Agenda Page 29
Title number LAN137890
Ordnance Survey map reference SD5817NW
Scale 1:1250
Administrative area Lancashire : Chorley

Agenda Item 3i



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REC'D 24 APR 2014

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Item 3j	14/00376/OUT
Case Officer	Helen Lowe
Ward	Chorley North East
Proposal	Outline application for the erection of a new dwelling (all matters reserved save for access)
Location	3 Oak Drive, Chorley
Applicant	Mr Rodney Fullwood
Consultation expiry:	1st July 2014
Decision due by:	1st August 2014
Recommendation	Approve outline consent
Executive Summary	This is an outline application with all matters reserved except access. The application site is located within the private garden area of no. 3 Oak Drive. The proposal would not have a harmful impact on the character of the area and is considered to represent sustainable development as set out in the Framework. The proposal would not give rise to undue harm to the amenities of neighbouring residents or highway safety and is accordingly recommended for approval.

It was previously considered that this application could be dealt with under delegated powers with any grant of planning permission being subject to an associated legal agreement to secure a commuted sum payment for the provision of off-site public open space. However the formal decision notice has not yet been issued and since the changes introduced by the National Planning Practice Guidance (NPPG) in November last year, the Council's revised position is that all applications affected by the change to NPPG are taken to Chair's Brief for further consideration.

The NPPG was updated by Government on 28 November 2014 in respect of contributions for affordable housing and tariff style planning obligations. These measures were introduced to support small scale developers by reducing what are in the Government's view disproportionate burdens on developer contributions. The updated guidance confirms that such contributions should not be sought from small scale and self-build development. In particular, the guidance states that contributions should not be sought from developments of 10 units or less, and which have a maximum combined gross floorspace of no more than 1000m².

This development is for one dwelling which is below the 10 unit threshold and also has a gross floorspace of less than 1000m². In the case of this development there is no evidence at this time, which is directly related to the development, to seek a contribution towards public open space contrary to the national guidance.

The officer's original report is set out below and the original recommendation previously was to approve the application subject to a legal agreement. However since the NPPG changes this has now been revised to APPROVE. In all other respects the assessment of the proposal is unchanged and there are no other amendments to the report.

This application was taken to Chair's Brief on 27th January 2015 where it was considered that as there are identified open space/ play space deficits in this part of the Borough, and since the applicant has not agreed to enter into a legal agreement to secure a commuted sum

towards provision, the Development Control Committee should determine whether a contribution towards public open space is necessary. The identified deficits in respect of this part of the Borough are as follows:

The obligations are as follows (sites as identified in the Central Lancashire Open Space Study, Final Open Space Audit Report, May 2012):

Amenity Greenspace

A contribution of £140 towards new provision in the Chorley North East, Chorley.

Provision for children/young people

A contribution of £134 towards new provision in the Chorley North East, Chorley.

Allotments

A contribution of £15 towards improving the quality/value of the following sites as identified in the Central Lancashire Open Space Study, Final Open Space Audit Report, May 2012:

Site 1644 – Whittam Street/Moor Road,

Site 1646 – Allotments rear of Worthy Street,

Site 1648 – Allotments rear of Bay Horse Hotel, Preston Road

Policy HW5.2 proposed new allotment site at Sylvesters Farm, Euxton

Playing Pitches

A contribution of £1,599 towards the improvement of existing playing pitches in the Borough as identified in the Chorley Action Plan within the Central Lancashire Playing Pitch Strategy & Action Plan, June 2012.

Members need not rehearse the arguments aired when it was first agreed by the Council that the matter could be approved. Any discussion should instead concentrate on the issues regarding imposition or not of tariff style obligations in s.106 agreements raised by the Ministerial Statement dated 28 November 2014. However if there have been material changes in relation to the application site since it was agreed that the application could be approved which might cause the decision to be revisited members are encouraged to discuss these issues.

Representations

In total 4 representations have been received which are summarised below

Objection

Total No. received: four

- A building on the proposed site would allow their own house and garden to be overlooked with a resulting loss of privacy;
- There would be a loss of light to their property;
- Parking for three vehicles would cause noise, disturbance and pollution;
- An entrance/exit to Millenium Way or Hazel Grove would cause a significant hazard to traffic;
- There would be an adverse impact on the character of the area given that the proposed building plot is a long established residential garden, and would disrupt the wildlife inhabiting the plot and adjacent areas;
- Only a single storey building should be allowed to prevent visual intrusion;
- Noise and disturbance from the use of the property and increased road noise due to the removal of trees from the boundary;
- Additional traffic on Oak Drive would be hazardous to traffic

Consultees

Consultee	Summary of Comments received
LCC Highways	No objections to access from Hazel Grove

AssessmentPrinciple of the Development

1. This is an outline application for the erection of one dwelling, with all matters reserved except for access. The application site forms part of the garden area of no. 3 Oak Drive, which is located within the settlement boundary of Chorley. It is located to the west of the existing dwelling. In accordance with the Framework the site is therefore considered to be previously undeveloped land.
2. Policy HS3 of the emerging Local Plan deals with private residential garden development. It states that within settlements, applications for development within private residential gardens will only be permitted for replacement dwellings, conversion of domestic buildings and infill development. Infill development is the filling of a small gap in an otherwise built up street frontage. The Council will also have regard to the sustainability of the site and proposals which significantly undermine the distinctive character of an area will be refused.
3. The application site is a corner plot, located at the junction of Hazel Grove and Millennium Way. At present the site is accessed via Oak Drive, a private road off Maple Grove to the east. As such the application site does not form an infill plot in the traditional sense, however, the site is surrounded by dwellings to the south and east, and there are other dwellings to the west, separated by the road. The application site, does infill a gap, with dwellings on either side, all be them not within a built up frontage.
4. One of the core principles of the Framework is that development should be focussed in locations that are sustainable. It is considered that the site is located in a sustainable location with easy access to public transport, amenities such as a hospital, church and public house nearby and the means to access other amenities easily. The Framework also states that development in sustainable locations should be approved without delay.
5. On balance it is considered that although the application site does not strictly form an infill plot as defined in policy HS3, it accords with the thrust of these policies that seeks to prevent development that would be out of keeping with the character of the existing area and encroach into otherwise open and undeveloped areas. The proposal would represent an efficient use of space within a sustainable location.

Neighbour Amenity

6. BNE1 of the emerging Local Plan states that new development must not cause harm to any neighbouring property by virtue of overlooking, overshadowing, or by creating an overbearing impact.
7. No. 1 Hazel Grove to the south is a two storey property, with a single storey element to the north side, facing the application site. There are a number of mature trees and shrubs along the southern boundary, with no. 1 Hazel Grove. A number of these are within the control of the neighbouring property, rather than the applicant. The dwelling at no. 1 has a number of ground floor windows in the single storey element to the side facing the boundary; these serve a garage and a kitchen. These windows are approximately 14m from the boundary. There is also a first floor window in the north facing side elevation of the main part of dwelling, overlooking the application site. This is to a non-habitable room. Taking into consideration the distance of the neighbouring property from the application site it is considered that a dwelling could be designed at reserved matters stage that would maintain a suitable level of privacy for the occupants of no. 1 Hazel Grove.
8. No. 9 Rowan Drive is located to the south east; although the application site does not directly adjoin this property, there would be oblique views towards the application site from this property. It is considered that with careful design a property could be accommodated on the application site that would comply with the Council's interface standards and not cause an unacceptable degree of overlooking or loss of privacy for the occupants of no. 9 Rowan Drive.
9. The only other property to be affected by the proposal is the applicant's own property.

Highways

10. The outline application includes consideration of the access arrangement and the application details access to the site from Hazel Grove, immediately adjacent to the southern boundary of the site with no. 1 Hazel Grove. The LCC Highways Engineer has advised that locating the access in this location would be acceptable and is not considered to cause undue harm to highway safety.
11. It is considered that there would be sufficient space within the application site to accommodate a suitable level of off street parking in accordance with policy ST4 of the emerging local plan. It is not considered that the level of increased vehicle movement from one modestly sized dwelling would be so detrimental as to warrant refusal of the proposals.

Design and appearance

12. As the application is in outline only no details of design have been provided, although the indicative site layout provided states that a bungalow is proposed. Existing dwellings in the surrounding area are varied, with different styles and materials and scales. It is considered that an appropriate design could be achieved.
13. The removal of the large mature conifers on the west facing site boundary (onto Hazel Grove) to necessitate the new access to the site would represent a significant change in the appearance of the immediate area. However, due to the nature and character of these trees it is not considered that it would be appropriate to require their retention.

Section 106 agreement

14. There is a requirement for a financial contribution towards equipped play space, casual/informal play space and playing fields for all new housing planning permissions in the Borough irrespective of size. This is set out in policies HS4A and HS4B of the Emerging Local Plan.
15. In September 2013 the Council adopted The Open Space and Playing Pitch Supplementary Planning Document. The Council's requests for financial contributions towards the provision and improvement of public open space within the Borough are therefore now based on comments are based upon the standards within emerging Local Plan Policies HS4A and HS4B and the approach in the SPD. The Council has also produced an Open Space Study and Playing Pitch Strategy which provides detailed information on local needs, deficits and surpluses, therefore such requests for contributions are based on a robust and up to date assessment on the level of need and existing provision in the local area.
16. The Council's Planning Policy Section have advised that a figure of £1888 is required in this instance. The applicant has been made aware of this.

CIL

17. The Chorley CIL Charging Schedule provides a specific amount for housing - £65 per sq m. This was adopted in July 2013 and charging commenced on 1 September 2013. As the proposal results in new residential floor space being a CIL liability notice will be issued for the development.

Overall Conclusion

18. The application site does not fall within the definition of an infill plot as set out in local plan policy HS3, however, due to its relationship with other adjacent properties it is considered that the proposal would have a very limited impact on the character of the area and would accord with the aims of these policies.
19. It is also considered that the proposal would not give rise to undue harm to the amenities of neighbouring residents or highway safety and is accordingly recommended for approval.

Planning Policies

20. In accordance with s.38 (6) Planning and Compulsory Purchase Act (2004), the application is to be determined in accordance with the development plan (the Central Lancashire Core Strategy, the Adopted Chorley Borough Local Plan Review 2003 and adopted Supplementary Planning Guidance), unless material considerations indicate otherwise. Consideration of the proposals has had regard to guidance contained with the National Planning Policy Framework (the Framework), the development plan and the emerging Local Plan 2012-2026. The specific policies/ guidance considerations are contained within the body of the report.

Planning History

Reference	Description	Decision	Date
85/00585/FUL	Erection of two detached bungalows	Approved	21 st February 1984

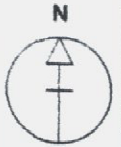
Suggested Conditions

No.	Condition									
1.	<p>An application for approval of the reserved matters (namely the appearance, layout, scale and landscaping of the site) must be made to the Council before the expiration of three years from the date of this permission and the development hereby permitted must be begun two years from the date of approval of the last of the reserved matters to be approved.</p> <p><i>Reason: This condition is required to be imposed by the provisions of Article 3 (1) of the Town and Country Planning (General Development Procedure) Order 1995 and Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.</i></p>									
2.	<p>The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <table border="1" data-bbox="320 734 1289 846"> <thead> <tr> <th data-bbox="320 734 639 766">Title</th> <th data-bbox="639 734 959 766">Drawing Reference</th> <th data-bbox="959 734 1289 766">Received date</th> </tr> </thead> <tbody> <tr> <td data-bbox="320 766 639 801">Location plan</td> <td data-bbox="639 766 959 801"></td> <td data-bbox="959 766 1289 801">5 June 2014</td> </tr> <tr> <td data-bbox="320 801 639 846">Site plan</td> <td data-bbox="639 801 959 846"></td> <td data-bbox="959 801 1289 846">1 April 2015</td> </tr> </tbody> </table> <p><i>Reason: For the avoidance of doubt and in the interests of proper planning</i></p>	Title	Drawing Reference	Received date	Location plan		5 June 2014	Site plan		1 April 2015
Title	Drawing Reference	Received date								
Location plan		5 June 2014								
Site plan		1 April 2015								
3.	<p>No dwelling shall be occupied until a letter of assurance, detailing how that plot has met the necessary Code Level, has been issued by a Code for Sustainable Homes Assessor and submitted to the Local Planning Authority.</p> <p><i>Reason: In the interests of minimising the environmental impact of the development</i></p>									
4.	<p>Prior to the commencement of the development, a 'Design Stage' assessment and related certification shall be submitted to and approved in writing by the Local Planning Authority. The assessment and certification shall demonstrate that the dwellings will meet the relevant Code Level of the Code for Sustainable Homes. The development shall be carried out entirely in accordance with the approved assessment and certification.</p> <p><i>Reason: In the interests of minimising the environmental impact of the development</i></p>									
5.	<p>All dwellings commenced after 1st January 2013 will be required to meet Code Level 4 of the Code for Sustainable Homes and all dwellings commenced after 1st January 2016 will be required to meet Code Level 6 of the Code for Sustainable Homes. Within 6 months of occupation of each dwelling a Final Certificate, certifying that the relevant Code for Sustainable Homes Level for that dwelling has been achieved, shall be submitted to the Local Planning Authority.</p> <p><i>Reason: In the interests of minimising the environmental impact of the development</i></p>									

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TITLE NUMBER
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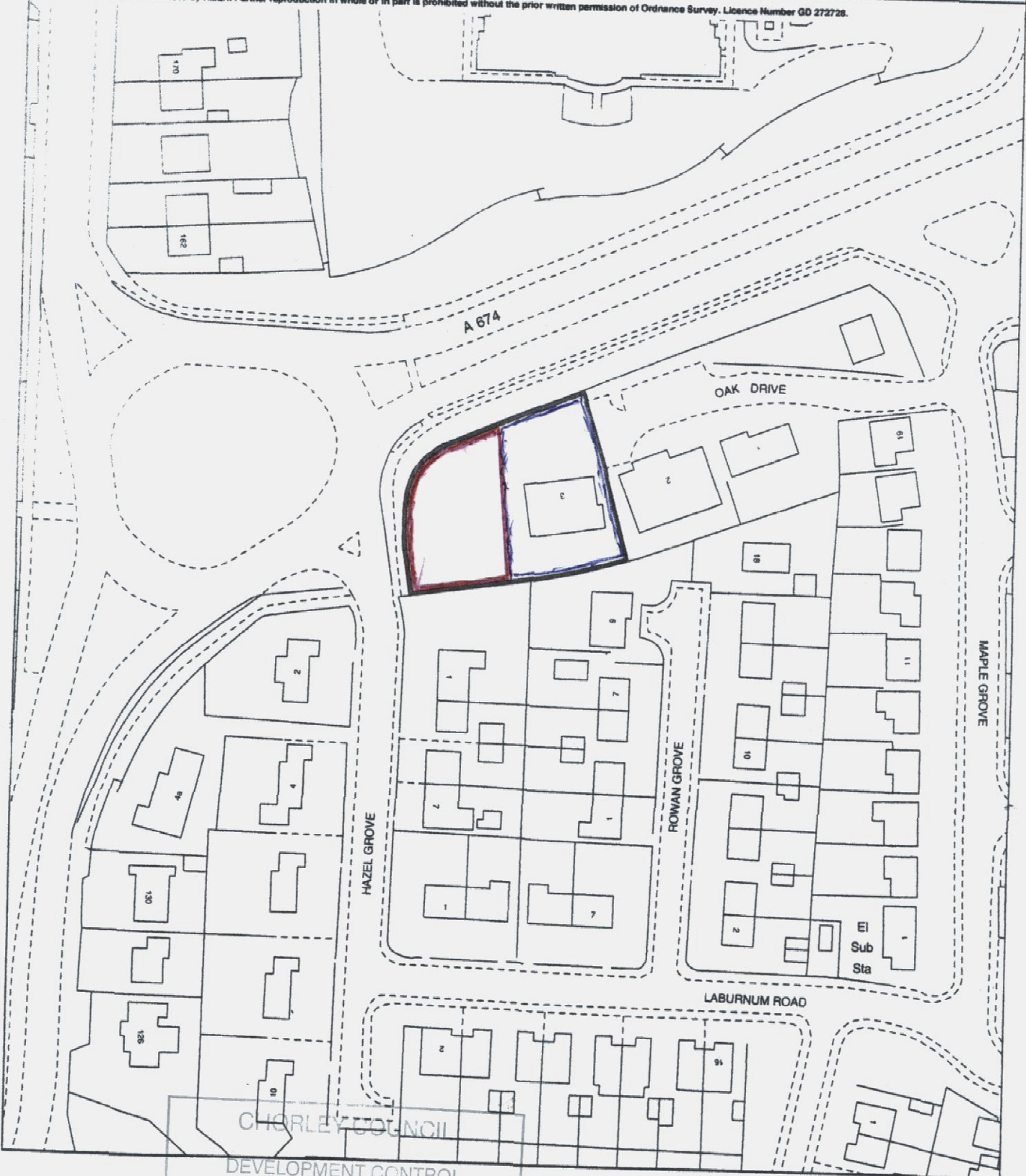
LANCASHIRE : CHORLEY

ORDNANCE SURVEY MAP REFERENCE:

SD5819SW

SCALE 1:1250 Enlarged from 1/2500

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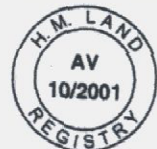
CHORLEY COUNCIL

DEVELOPMENT CONTROL

REC'D - 5 JUN 2014

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Item 3I	14/01132/FULMAJ
Case Officer	Helen Lowe
Ward	Insert Ward
Proposal	Construction of a (up to 4.99MW) Solar Photovoltaic (PV) Farm and associated works
Location	Land Bounded By Black Brook, Chapel Lane And Tithe Barn Lane Heapey
Applicant	Cassidy & Ashton Group Ltd
Consultation expiry:	4th December 2014
Decision due by:	13th February 2014
Recommendation	Refuse
Executive Summary	<p>The proposal would be inappropriate development within the Green Belt. The size, scale and nature of the proposal is such that it is considered to cause significant harm to the countryside through encroachment of development into the countryside eroding the openness of the Green Belt and that the harm arising is not outweighed by any potential benefits.</p> <p>Whilst the proposal may be materially different to the recent appeal decision on the same site, it is not considered that the changes to the proposal are sufficient to overcome the Inspector's reasons for refusal.</p>

Representations

Anglerzarke Parish Council Object on the grounds of: improper use of the Green Belt, unacceptable visual impact locally and from the West Pennine Moors; a reduction in safety of the surrounding lanes and loss of heritage landscape,

Heapey Parish Council Object on the grounds of: the site is located within the Green Belt and fails to meet any criteria in policy DC1; the proposal fails to meet policy EP23 in that by due to its size and scale it detracts from the amenity of the surrounding area; the scale of the development involves such adverse visual impact there can be no means of acceptable mitigation; the very special circumstances put forward within the application fall far short of justifying a development of this scale within the Green Belt and the small reduction in scale is insufficient to impact on the findings of both the planning authority and the Inspector in relation to the previous application.

Lindsay Hoyle MP The area in question of the gateway to the West Pennine Moors Country Park. The development will have a significant and visually unavoidable impact on an otherwise beautiful area of the countryside. This is an inappropriate use of agricultural land. All views and concerns of residents should be given due regard when this application is considered.

Cllr Kim Snape The site is on Green Belt and does not exert special circumstance for it to be passed. Potential harm to the Green Belt cannot be outweighed on this site. The public concern, together with its distance from the West Pennine Moors and White Coppice Conservation Area means there are no grounds for a solar farm in this area.

Cllr Margaret France The scale and appearance of this development is completely inappropriate in such a beautiful rural location. It would have a very detrimental impact on the character of the area, as enjoyed by many walkers and horse riders and have an impact on many surrounding properties. It is hard to believe it would be restored to its previous state after 20 years, by then it would probably be given brownfield status and be subject to yet more development.

Cllr Gordon France This is a rural green belt area with no industry and is seen by many as the gateway to the West Pennine Moors. Whilst we have no solar farms in Chorley it would seem wrong to start with one on a green belt site in a very high and visible position. From the centre of this site which is frequently used by walkers you can see for miles across the green fields to the Pennine fells.

Blackburn Road and Great Knowley Residents Association The site is in Green Belt, in open countryside and good agricultural land. Such sites should only be used when the supply of alternative brownfield sites has been exhausted.

A total of 255 representations have been received which are summarised below

Objections Total No. received: 247 – note that some objections are from more than one individual, which if counted separately, would total approximately 386.

Consultation/Application information

- The applicant has not carried out any form of consultation;
- The images submitted with the application are misleading;
- There is no indication of prior consultation with Chorley Council in respect of EIA requirements;
- No study of land erosion due to water runoff was submitted, what impact will it have on the area;
- The boundaries drawn in red submitted by the applicant delineate an area far greater than that initially proposed for development. Is this an attempt to obtain permission for what appears to be a moderate development, whilst establishing the planning precedent on a much greater area, which, if the permission was granted, would then later be exploited to obtain permission for a substantial extension of the proposed development?
- There still does not appear to have been any solar assessment completed to back up claims regarding the actual output of the panels.
- Without having the necessary site surveys it is simply still not possible to reach a sound conclusion on the harm to newts - which are a protected species.

Principle of Development

- The proposal is not in keeping with the local environment;
- This is a Green Belt area of great natural beauty in the foothills of the Pennines, where this proposed 'monstrosity' will be highly visible – retracting in every sense from what 'Green Belt' areas are about;
- This is valuable farmland;
- The development is inappropriate for Green Belt Land and should be sited elsewhere. There are no special circumstances to warrant overriding approval for development on Green Belt;
- The need to protect the Green Belt has been recognised by the Government by the proposed change to the NPPF worsening. Exceptional circumstances are now required. It is clear that this proposal fails to meet this requirement;
- This would set a worrying precedent for any other similar development on Green Belt;
- The development does not fit in with the National Planning Policy Framework;
- Green Belt land should be nurtured and cherished for future generation;
- The development would take valuable Green Belt Land, something we have not got much of here in the North West;
- Very special circumstances do not exist as the development could be sited elsewhere
- The scale of the arrays, associated inverter buildings and extent of the area would not preserve the openness of the Green Belt;

Visual impact

- The proposal could be a permanent eyesore and visually intrusive;
- The visual impact of a sea of black panels, inverters and substation will be detrimental to the whole area;
- The application is completely out of character to the area of outstanding beauty;
- The screening currently suggested is mainly deciduous and would significantly reduce or be totally absent for a large proportion of the year;
- It would take many years of negative visual impact before the site is sufficiently screened;
- The scale of the panels is simply too large;
- There would be a loss of views from White Coppice, Heapey and the moors;
- It will be clearly visible from access and vantage points near and far;
- Will it be reflective?
- It would resemble a prison and a blot on the landscape;
- The proposal would have a significant adverse effect on visual amenity and appearance of the countryside;
- Solar panels would be an alien and incongruous feature;
- At the site entrance on Chapel Lane there is no significant screening for a distance of over 200 yards in order to allow adequate visibility for commercial vehicles leaving the site, this serves to emphasise the large industrial scale of the development and its contrast with narrow twisting country lanes that border the site;

General impacts

- The effect on local property prices would be catastrophic;
- The impact on the environment has not been sufficiently addressed; this should be carried out by formal EIA
- The application in no way is of any benefit to the local character and /or community;
- The reduction in size in no way mitigates the intrusive nature of the development;
- Nothing has changed since the first application;
- Reduction in farmland and grazing for cattle;
- The benefits could be obtained by development on other sites not in the Green Belt;
- Employment and financial benefits to the local community would only be minimal and transient during the time of the initial installation;
- There would be increased noise and lighting;
- Extensive screening as outlined in the plan would render the lanes dark, inhospitable and unsafe;

Highway impacts

- The roads surrounding the development do not support any increase in traffic, specifically HGVs;
- No off road parking is being allocated therefore vans and lorry's servicing the site will cause problems on the country lanes;
- The proposed hedges would be ridiculous in terms of visibility, for pedestrians and road safety around the lanes;

Heritage and Conservation

- This is a place of wildlife significant and heritage and should be preserved;
- The objections voiced in the Lancashire ecologists' final report are still valid;
- It would have a detrimental effect on local wildlife;
- The habitats of all this wildlife would be damaged and destroyed;
- The development is only a few hundred yards from the Listed Building of Wogdens Farm;
- Ancient landmarks would be destroyed;
- the proposed fencing will prevent access to the area and through the area for Deer, Hare and Badgers
- Many other bird species, not listed in the ecological report use the area for breeding and are likely to be affected by disturbance or loss of feeding areas;
- If hedgerows are removed then the homes of the resident wildlife will be destroyed;
- The fences will block light to the roads, causing them to be icy;

Decommissioning and after use

- If the subsidy received for the electricity were to fail or advancing technology were to render the solar farm unviable there can be no guarantee that the solar farm would be dismantled or the condition of the land restored when the consortium behind the proposal does not even own it;
- If the venture is successful the applicants would simply apply for permission for a further period, granting of which would be virtually automatic. If the venture is no successful there is not guarantee the applicant will have the financial wherewithal to restore the site.

Details of the Development

- The land is not suited to home a solar development;
- The development is on too large a scale for the rural character of the area;

Miscellaneous

- Brownfield sites should be used as an alternative
- The proposal would decrease the enjoyment of many visitors from Chorley and surrounding areas;
- It would have an impact on healthy living due to the environs no longer encouraging activities such as running, orienteering, horse riding, walking and cycling;
- It would have a detrimental impact economically as visitors would not spend money locally;
- Loss of farming land;
- This new application is simply a desperate attempt to get the development up and running before the feed in tariffs change in March 2015;
- During the World War Heapey was used for munitions storage due to its natural landscape and cloud cover which hid the munitions from enemy air craft;
- The proposal would seriously affect livery businesses in the area (the panels and increased traffic would affect the horses);
- If the proposal is agreed does the land then become a brownfield site on which houses can be built in future;
- There should be a public inquiry;
- Noise pollution, light pollution, and electrical magnetic field are a risk to the public and animals health in the area;
- The benefits supplied by the smaller proposal are commensurately smaller (approximately 60% of the original), with little meaningful reduction in the harm described;
- The reduction in scale of the proposed development does little or nothing to alter the grounds for the Inspector's conclusion on the recent appeal;
- It would be harmful to tourism in the area;
- scientific basis for a solar farm based anywhere in the north of the England is flawed and there is already a net flow of energy in the UK from the north to the south;
- The overwhelmingly negative response generated by the public consultation process represents a local consensus that a solar farm should not be built on this site before all other more suitable sites have been used, both nationally and in the Chorley area. This opinion of the community must surely be taken into account when making a decision;
- The proposal would be uneconomic without the subsidy;
- Will depreciate property values;

Support

Total No. received: 8

- Use for generating clean energy would be beneficial nationally and help towards regional targets for renewable energy;
- There will be no noise and it is less visually intrusive than alternatives;
- The land is agricultural grade 3, unsuitable for intensive agriculture;
- As seen from the east it would be a distant feature in the landscape;
- Solar panels are not an eyesore;
- It will help reduce our carbon footprint;
- Other developments in the area have nothing to do with this;
- It is a short sighted policy to consider that we are protecting our beautiful countryside by opposing solar panels being placed in them if we are then endangering the area from pollution and climate change which will affect us even if the electricity is generated out of our sight;
- It will not smell, make noise, pollute or contribute to climate change;
- We cannot continue in the way we are going, there will be little left to conserve and our children and grandchildren;
- It will provide employment;
- Energy prices are rising and as a country we do not have enough power stations

Consultees

Consultee	Summary of Comments received
National Grid	Place a holding objection to the above proposal which will cross a High Pressure Gas Pipeline and set out a number of conditions that must be satisfied should any works take place over or within the easement associated with the pipeline.
Lancashire County Council Highways	Previous comments are still valid and hold for the current proposal.
Chorley Council's Conservation Officer	The site itself does not include any heritage assets, whether designated or otherwise. The nearest listed building, Wogden's Farm is approximately 160 metres from the site. All other heritage assets are located at greater distances than this from the site. Views of these designated heritage assets would not be affected by the proposed development and as such their significance would be sustained.
Environment Agency	No objections in principle. Access roads should be constructed from permeable paving. A clear, unobstructed buffer between the edge of Black Brook and the proposed development should be retained.
Greater Manchester Ecology Unit	No overall objections to this application on nature conservation grounds but conditions are recommended to protect wildlife interests.
Natural England	The application is in close proximity to the White Coppice Flush Site of Special Scientific Interest (SSSI). They are satisfied that the proposed development , being carried out in strict accordance with the details of the application, as submitted , will not damage or destroy the interest feature for which the site has been notified. The SSSI therefore does not represent a constraint in determining this application.
Ministry of Defence	Confirms that they have no safeguarding objections to this proposal.
Chorley Ramblers	<p>Object:</p> <ul style="list-style-type: none"> • this is a Green Belt site and there are no special circumstances to allow such a development; • the development cannot be viewed as temporary; • the impact on the amenity value of the immediate area would be devastating; and would be a blight on the surrounding landscape; • the area has a network of interconnected footpaths. The development will have a considerable effect on the amenity value of these footpaths and the character of the local area.

<p>Chorley Council's Parks and Open Spaces Officer</p>	<ul style="list-style-type: none"> • The Landscape and Visual Impact Assessment has been prepared in accordance with up to date guidance and uses an appropriate methodology; • The Landscape and Visual Impact Assessment gives a realistic picture of the likely impacts of the development and generally agree within its findings and do not consider that the effects have been particularly under or over stated; • It is important to note that mitigation planting takes several years to establish and residual to long term effects are generally considered 15 years after the construction of a development to allow sufficient time for mitigation planting to mature. This is standard practise, however it must be considered alongside the premise that the proposed development will only operate for 25 years. • In this context, it could be reasonably be assumed that the mitigation planting will not have its full impact until the site has been operating for 10 -12 years or half its operational lifetime and the 'notable' adverse effects on Footpath 31, Footpath 19, and Garstang Farm are likely to continue over this period. • The mitigation planting proposed comprises 45-60cm bare root planting, which is the smallest form of bare root planting available. This planting will take several years to mature enough to influence local views. Given that the proposed development is only intended to operate for 25 years some additional mitigation measures proposed to speed up the establishment of a visual screen should be considered by the applicant; • 'notable' visual effects will persist for users of Footpath 31 in the long term due to the complete change in the nature of the view which the proposed planting cannot mitigate. Whilst this can be considered as a 'localised notable landscape and visual effect' as set out in the report it is still a permanent visual effect to an important and sensitive group of visual receptors.
<p>Chorley & District Natural History Society</p>	<p>Loss of these fields would be detrimental to wildlife in the area.</p>
<p>Lancashire County Council Public Rights of Way</p>	<p>Objects to the proposals. The proposed planting scheme would reduce light and air to the ground and cause the footpath surface conditions to deteriorate. Users of the path may find an enclosed path to be intimidating and be discouraged from using the path. The effect of the plating will remove any views of the surrounding countryside and reduce the amenity value of the footpath.</p>
<p>CPRE</p>	<p>Object to the proposals. The proposal would still have a significant adverse impact on the visual amenity of the rural landscape on both near and long range views. The development would be contrary to the purpose of Green Belt designation. There would be an adverse impact to the local amenity of the site and its surrounding countryside.</p>
<p>HSE</p>	<p>Advise that their comments remain the same as previously as nothing has material changed at the site to comment on</p>
<p>RSPB</p>	<p>No comments received</p>
<p>Wildfowl & Wetlands Trust</p>	<p>No comments received</p>

Assessment

The Proposal

1. This application proposes a solar farm comprising the installation of approximately 20,340 solar panels, arranged in arrays of 20 panels, each measuring approximately 10m in width. The arrays would be angled so that they would be a maximum of 2.1m above the ground, however due to the ground topography, the height of some arrays would vary up to a maximum height of 2.7m.
2. In addition to the proposed panels, the proposal requires the installation of five inverters distributed throughout the site, a substation building and access tracks. The inverters would be distributed through the area covered by the arrays, each measuring 8.2m by 2.5m by 3m high. The substation would be located in the southern part of the site, approximately 50m north of the junction of Tithe Barn Lane and Higher House Lane. The substation building would measure 8.3m by 5.2m by 3.9m high. It is proposed to erect 2.1m high deer fencing around the panels and alongside the public footpath crossing the site, and within the site effectively dividing the site into two separate parcels. The fence would be either side of the footpath, with a gap of approximately 16m for the path. During the construction period, a site compound would also be set up on the south parcel of land with welfare facilities and site offices.
3. The proposed solar farm would provide up to 4.99 MW of energy which would provide electricity sufficient to power 1515 dwellings, saving 2.145 tonnes of carbon dioxide emissions a year.
4. The site comprises agricultural land located to the east of the settlement of Chorley and the M61, within the parish of Heapey. The southernmost tip of the site is adjacent to the settlement of Little Knowley/Kittiwake estate. The site is bounded to the west by Black Brook and to the north by Chapel Lane. The site is bounded by Tithe Barn Lane to the east. The site covers an area of 18.4ha, although panels would not cover all of this area.

Background

5. This application site was the subject of previous application ref. 13/00811/FULMAJ for a solar farm up to 8MW. The previous application was refused, and the appeal dismissed. The boundary of the current application is the same as the previous application. The principal differences between the current application and the previous application are:
 - The current application would generate up to 4.99 MW, which would provide electricity for up to approximately 1500 homes. The previous application was for 8MW, which would provide electricity for 2500 homes;
 - Solar panels would only cover the four northern fields of the total 18.4 ha site (those north of Tithebarn Lane);
 - A sequential test has been submitted with the application setting out how the site was selected;
 - The construction management plan has been revised;
 - The arrays of panels have been moved away from the eastern boundary of the site and it is proposed to have additional wildflower planting in this area;
 - There would be an increased width between the proposed fencing either side of the public footpath that crosses the site (from 6-10m to approximately 16m);
 - The proposed fencing was previously 2.4m high steel palisade fencing to 2.1m high deer fencing;
 - No additional ecological survey work has been carried out, but the Great Crested Newt Risk Assessment and Works Method Statement have been revised as there revised layout means that there are no ponds within the area where the solar panels would be placed under the new application.

The appeal

6. The Inspector found that the previous proposal was inappropriate development within the Green Belt. The Inspector found that main issues for consideration in assessing the appeal proposal were (i) whether the proposed solar farm would cause any harm other than by reason of inappropriateness; (ii) other considerations to be weighed in the planning balance; (iii) and whether the harm caused is clearly outweighed by other considerations.
7. The Inspector concluded that the proposed solar farm would result in:

- a significant loss of openness of the Green Belt;
 - significant encroachment in to the countryside, therefore undermining one of the purposes of including land within the Green Belt;
 - a minor adverse effect on the character of the landscape;
 - , a significant adverse effect on the visual amenity for the area;and
 - an adverse effect on the visual amenities of residents of Tithebarn Farm
8. Other considerations were considered to be the contribution of the proposal to energy security, reduction of greenhouse emissions and enhancement of biodiversity in the area.
9. The Inspector concluded that the harm caused by reason of inappropriateness, by a significant loss of openness of the Green Belt, and by significant encroachment into the countryside; in addition to the harm that would be caused to the character of the landscape, to the visual amenity of the countryside and to the visual amenities of residents of Tithebarn Farm, were not outweighed by the environmental and biodiversity benefits of the proposed renewable energy scheme. The proposal was therefore not sustainable development and the appeal was dismissed.

Principle of the Development

National Policies

10. The National Planning Policy Framework (The Framework) sets out central government policies in relation to renewable energy developments. One of the core planning principles of The Framework is to support the transition to a low carbon future in a changing climate...and encourage the use of renewable resources (for example, by the development of renewable energy). Paragraph 94 advises that Local Planning authorities 'should adopt proactive strategies to mitigate and adapt to climate change, in line with the objectives and provisions of the Climate Change Act 2008'. The Climate Change Act 2008 commits the UK to an 80% reduction in greenhouse gases by 2050 and a 34% reduction by 2020, based on 1990 levels.
11. The application site boundary covers the same extent as the previous application, however the area that the panels for the current application cover a smaller area. The proposed panels would be wholly located within the Green Belt. Only the proposed substation would be located outside of the Green Belt, in land to the south identified as an area of other open countryside in the emerging Local Plan.
12. The Framework advises that many renewable energy projects will comprise inappropriate development and that developers need to demonstrate "very special circumstances" if projects are to proceed. Such very special circumstances may include the wider environmental benefits associated with increased production of energy from renewable sources. Applicants are not to be required to demonstrate the overall need for renewable energy however.
13. The Planning Practice Guidance Suite *Renewable and Low Carbon Energy* was published in April 2014 and forms part of a suite of planning guidance issued by Central Government. The Guidance identifies planning considerations for a range of renewable sources, including solar farms. It states that the particular factors that a local planning authority will need to consider include:
- encouraging the effective use of land by focussing large scale solar farms on previously developed and non-agricultural land, provided that it is not of high environmental value;
 - where a proposal involves greenfield land, whether (i) the proposed use of any agricultural land has been shown to be necessary and poorer quality land has been used in preference to higher quality land; and (ii) the proposal allows for continued agricultural use where applicable and/or encourages biodiversity improvements around arrays.
 - that solar farms are normally temporary structures and planning conditions can be used to ensure that the installations are removed when no longer in use and the land is restored to its previous use;
 - the proposal's visual impact, the effect on landscape of glint and glare and on neighbouring uses and aircraft safety;

- the extent to which there may be additional impacts if solar arrays follow the daily movement of the sun;
 - the need for, and impact of, security measures such as lights and fencing;
 - great care should be taken to ensure heritage assets are conserved in a manner appropriate to their significance, including the impact of proposals on views important to their setting. As the significance of a heritage asset derives not only from its physical presence, but also from its setting, careful consideration should be given to the impact of large scale solar farms on such assets. Depending on their scale, design and prominence, a large scale solar farm within the setting of a heritage asset may cause substantial harm to the significance of the asset;
 - the potential to mitigate landscape and visual impacts through, for example, screening with native hedges;
 - the energy generating potential, which can vary for a number of reasons including, latitude and aspect.
14. There are a number of other documents, produced by Central Government and other Agencies, that set out the Central Government's strategy for solar PV and other forms of renewable energy and best practice more widely in the industry. These comprise:
- UK Solar PV Strategy Part 1: Roadmap to a Brighter Future (October 2013)
 - BRE Planning Guidance for the Development of large Scale Ground Mounted Solar PV Systems (October 2013)
 - UK Solar PV Strategy Part 2: Delivering a Brighter Future (April 2014)
 - BRE National Solar Centre Biodiversity Guidance for Solar Developments (April 2014)
15. Both of the UK Solar PV Strategy documents set out the Government's vision for the strategic direction for Solar PV in the UK. Part 1 of the strategy, published in 2013 sets out four guiding principles for the vision:
- Support for solar PV should allow cost-effective projects to proceed and to make a cost-effective contribution to UK carbon emission objectives in the context of overall energy goals;
 - Support for solar PV should deliver genuine carbon reductions that help meet the UK's target of 15 per cent renewable energy from final consumption by 2020;
 - Support for solar PV should ensure proposals are appropriately sited, give proper weight to environmental considerations such as landscape and visual impact, heritage and local amenity, and provide opportunities for local communities to influence decisions that affect them;
 - Support for solar PV should assess and respond to the impacts of deployment on: grid systems balancing; grid connectivity; and financial incentives.
16. Part 2 of the strategy continues to support the expansion of solar PV sector, however there is a clear thrust towards promoting the expansion of mid-sized, commercial and industrial on-site generation through the widespread use of space on top of factories, supermarkets, warehouse, car parks and other commercial and industrial buildings. In respect of large scale ground mounted solar PV, the strategy notes that they can have a negative impact on the rural environment if not well planned and well screened. There can also be problems where local communities see no benefit but consider they bear amenity issues. It also states that these types of development need to be sympathetic to the countryside and that, while well managed solar farms could be beneficial for wildlife, however in certain locations they can be damaging for biodiversity and ecosystems.
17. Part 2 of the strategy also refers to recent planning guidance that has been published by the Government, emphasising that visual impact is a particular factor for consideration and that it is important that the planning concerns of local communities are properly heard in matters that directly affect them.
18. The BRE documents set out planning considerations and requirements for the development of large scale ground mounted solar PV systems and how biodiversity can be supported on solar farms.
19. It is also considered noteworthy that the Department of Energy and Climate Change in October 2014 announced that, following consultation, the financial support (through the Renewables

Objective) for new solar PV generating stations above 5MW in scale would be closed from 1 April 2015. It was also decided that scale building mounted solar PV is to be promoted. Also in October 2014, The Secretary for the Environment announced that farmers would lose the right to claim subsidies from the Common Agricultural Policy for fields covered with solar panels from January 2015.

20. It is important to note that whilst these documents are material considerations in the planning process they do not form national planning policy.

Local Policies

Central Lancashire Core Strategy, Adopted 2012

21. The following policies are considered relevant:
- 13 Rural Economy
 - 16 Heritage Assets
 - 21 Landscape Character Areas
 - 22 Biodiversity and Geodiversity
 - 28 Renewable and Low Carbon Energy Schemes
 - 31 Agricultural Land

22. Policy 28 which specifically deals with proposals for renewable and low carbon energy schemes, is considered to be particularly relevant. This states that proposals for renewable and low carbon energy schemes will be supported and planning permission granted where the following criteria are met:
- a) The proposal would not have an unacceptable impact on landscape character and visual appearance of the local area including the urban environment;
 - b) The reason for the designation of a site with statutory protection would not be compromised by the development;
 - c) Any noise, odour, traffic or other impact of development is mitigated so as not to cause unacceptable detriment to local amenity;
 - d) Any significant adverse effects of the proposal are considered against wider environmental, social and economic benefits, including scope for appropriate mitigation, adaptation and/or compensatory provision.

Chorley Borough Local Plan Review, adopted 2003

23. In September 2007 a direction was issued under Schedule 8 to the Planning and Compulsory Purchase Act 2004 saving a number of policies for on-going use. The following Local Plan policies were considered relevant:

DC1	Development in the Green Belt
DC2	Development in Area of Other Open Countryside
EP4	Species Protection
EP6	Agricultural Land
EP18	Surface Water Runoff
EP23	Energy from Renewable Sources
TR4	Highway Development Control Criteria

Chorley Local Plan 2012-2026

24. The Inspector has issued her Partial Report on her findings into the soundness of the emerging Chorley Local Plan which is a material consideration in the assessment of any planning application. In summary, the plan is considered to be legally compliant. In relation to soundness, the plan is considered sound, with the exception of matters relating to Gypsies & Travellers.
25. Paragraph 18 of the Partial Report states: "For the avoidance of doubt, the Plan may not be adopted until it has been changed in accordance with all of the main modifications set out in the Appendix to this partial report and any which may be specified in the Appendix of my forthcoming supplementary report. However, because of the very advanced stage in the examination process that the main modifications set out in the attached Appendix have reached, significant weight should be attached to all policies and proposals of the Plan that are amended accordingly, where necessary, except for matters relating to Gypsies and Travellers."

26. The Council accepted the Inspectors modifications for Development Control purposes at its Executive Committee on 21st November 2013 and as such the Policies can be afforded significant weight subject to the main modifications.
27. The following policies in the Emerging Local Plan are considered relevant:
- | | |
|-------|-------------------------------------|
| BNE1 | Design Criteria for New Development |
| BNE10 | Trees |
| ST3 | Road schemes and development access |
28. The Council's Supplementary Planning Document (SPD), Renewable and Low Carbon Energy adopted in July 2014 provides further guidance on Core Strategy Policies 27: Sustainable Resources and New Development and 28: Renewable Low Carbon Energy Schemes.
29. The proposal is assessed against these national and local policies below.

Green Belt

30. The majority of the application site is located within the Green Belt, the southernmost part of the site to the south of the disused railway line lies within an area of other open countryside. All of the solar arrays including the associated inverter buildings are to be located within the Green Belt, while the substation is to be located within open countryside.
31. The proposal is considered to be inappropriate development within the Green Belt, as defined in The Framework. The Framework advises that in such cases developers will need to demonstrate very special circumstances if such projects are to proceed. Such very special circumstances may include the wider environmental benefits of associated with increased production of energy from renewable.
32. More recently produced Government Guidance and ministerial statements have emphasised the importance of focusing on using previously developed sites and the need to take into account local environmental considerations such as landscape and local amenity.
33. In respect of the issue of very special circumstances the applicant highlights that paragraph 91 of the Framework specifically refers to renewable energy projects and explains how such very special circumstances may include the wider environmental benefits associated with increased energy production of energy from renewable sources. The applicant considers that this is of particular significance because nowhere else in The Framework or historically has there ever been an example of very special circumstances referred to. They conclude that: *'this is therefore clearly a matter of some importance and indicates that in circumstances where a renewable energy scheme generates a substantial amount of clean , green electricity, very special circumstances can potentially be considered to apply and [planning permission be granted]'*.
34. The applicant also goes on to state that there are a number of other very special circumstances that should be considered. These include: the presumption in favour of sustainable development; the overriding presumption in favour of renewable energy; the temporary nature of the works; the ecological benefits; the potential for farm diversification and the lack of significant harm that will result
35. In addition to the impacts that the arrays themselves would have on the openness and character of the Green Belt, the proposal also comprises a number of other incongruous elements such as the fencing, access tracks, inverter housing and substation building. The proposed substation is considered to be substantial in size. As there are a number of inverters (five) within the site and the fencing not only surrounds the site, but subdivides it; the cumulative impact of all these elements is considered to magnify the impact of the proposals on the Green Belt.
36. The appeal inspector found that the previous proposals would result in a significant loss of openness of the Green belt, due to the extent and height of the panels and the nature of the proposed fencing. He stated that *'solar panels are engineered products that have an industrial appearance. They are not, inherently products that fit into the countryside environment. On the scale proposed the solar panels, if installed on the site and together with the industrial type fence*

that would surround them, would result in significant encroachment into the countryside' Although a number of changes have been made to the proposals, such as reducing the extent of the panels, the maximum height of the panels and a different type of fencing, it is considered that the panels are inherently industrial in character and that the extent of the site is still significant and would result in a considerable encroachment into the countryside.

37. Although the Framework does indeed state that very special circumstances 'may' include wider environmental benefits associated with increased production of energy from renewable resources, the use of the word "*may*" indicates both that other very special circumstances can also be applicable; and it is not the case that the existence of these benefits on their own renders such an application acceptable in the Green Belt.
38. It is also suggested that the proposal would allow the potential for farm diversification. No information has been submitted with either the proposal or the appeal to show that the 'farm holding' will benefit from the proposal. Indeed it is unclear what the farm holding referred to constitutes. The appellant is not the land owner, nor have they given any indication that they farm the land or how the proposed solar farm would support the existing farming activity. It is accepted that grazing can continue while the solar farm is operational, but it is considered that no further conclusions can be drawn based on the evidence provided.
39. The Greater Manchester Ecology Unit advises that provided the landscaping proposal comprises locally appropriate native species, and this can be secured by condition. The Ecologist also advises that subject to this being achieved the proposals may result in a minor increase in biodiversity value within the application site. This is not considered to be sufficient benefit to outweigh harm to the Green Belt.
40. It is accepted that the proposed development would give rise to some environmental benefits, such as reduced carbon dioxide emissions and the potential for some minor increase in biodiversity value, however, on balance, it is not considered that these provide sufficient very special circumstances to outweigh the harm that will be caused to the character and openness of the Green Belt by reason of the inappropriate nature of the development. The appeal Inspector found that the reduction in greenhouse emissions was not sufficient to overcome the harm that would arise to the Green Belt and the GMEU advises that the proposal '*may* result in a *minor* increase in biodiversity value within the application site'
41. The proposal would result in a significant loss of openness of the Green Belt and a significant encroachment into the countryside. The proposal is therefore clearly contrary to the purposes of the Green Belt as set out in the Framework

Impact on the neighbours

42. A key finding of Inspector in the appeal decision for the previous application was that the proposed development would have an adverse effect on the visual amenities of the residents of Tithebarn Farm. The layout of the arrays within the current proposal is such that there would be a minimum distance of approximately 52m between the boundary of Tithebarn farm and the proposed boundary fencing of the solar farm to the west. This represents an increase from approximately 3m in the previous application. The closest panels would be approximately 75m from the driveway, compared to 20 in the previous application.
43. The appeal inspector found that for the residents of Tithe Barn Farm the solar panels would be visually intrusive from within the property and the current open outlook across the site would be obscured. Planting could screen the panels would similarly obscure the open outlook from the property to the west. . The proposed development would have an adverse effect on the visual amenities of residents of Tithebarn Farm, although this would not result in the property becoming an unattractive or unpleasant place to live.
44. The revised proposal would result in the proposed panels being further from Tithebarn Farm than in the previous application, however they would still be visible and additional screening planting is still proposed.

45. Views of the site would also be afforded from Higher Garstang Farm, particularly at first floor level. The eastern boundary of the site already has a relatively mature hedge, with mature trees, however, given the height of the proposed panels, it is considered that they would be visible when viewed from the property, particularly prior to the enhanced planting becoming established. This is illustrated by the photomontage provided by the applicant, and the weight that can be attached to this information is considered below.
46. With respect to the properties to the South East (Firdell Barn, Philipsons Barn and Philipsons Barn, views of the panels will be screened by existing mature trees located to the north of these properties, along the disused railway line. Wogdens Farm and Rosehips Barn to the South are themselves located over 85m from the boundary of the site, although the entrance to these properties on Tithe Barn Lane lies directly opposite the site boundary. The hedge in this location is rather gappy and would require enhancement to effectively screen the proposals.
47. The Landscape and Visual Impact Assessment (further discussed below) that has been submitted by the applicants finds that at Higher Garstang Farm, Wogdens Farm and Tithe Barn Farm, in the long term, the effect on visual amenity of the proposals would be not be notable.
48. As stated by Chorley Council's Parks and Open Spaces Officer it is important to note that the that mitigation planting takes several years to establish and residual to long term effects are generally considered 15 years after the construction of a development to allow sufficient time for mitigation planting to mature. This is standard practise, however it must be considered alongside the premise that the proposed development will only operate for 25 years.
49. Taking into account the comments made by the appeal inspector, the changes made to the application and the findings of the Landscape and Visual Impact Assessment it is considered that the proposal would have a negative impact upon the visual amenities of neighbouring residents contrary to Policy 28 of the Core Strategy.
50. With respect to the levels of noise and disturbance arising as a result of the proposals it is accepted that there would be a level of disruption arising during the construction period. As this would be for a very limited period of time only, it is not considered that this would be so detrimental to amenity as to warrant refusal of the proposals. The panels would be fixed and the inverters would be sound proofed. It is considered that once operational the proposed development would cause minimal disturbance to local residents. The applicant states that once operational traffic to the site would comprise small security van on an occasional basis and a service vehicle for the solar panels on a sporadic basis as required. It is therefore also not considered that the level of activity on the site once operational would be of such a level as to cause disturbance to local residents.

Landscape and visual impact

51. A Landscape and Visual Impact Assessment (LVIA) has been submitted with the application. This provides an analysis of the likely landscape and visual effects arising from the proposed development, including an assessment of the level of any effects arising, based on their nature, magnitude and sensitivity of the receiving environment. Landscape character is the physical make up and condition of the landscape itself. It arises from a distinct, recognisable and consistent pattern of physical and social elements, aesthetic factors and perceptual aspects. Visual amenity is the way in which the site is seen and appreciated; views to and from the site and, their direction, character and sensitivity to change.
52. The LVIA finds that visibility of the site is restricted to close range views from public footpath number 31 that passes through the site and intermittent views from the minor roads of Chapel Lane to the north and Tithe Barn Lane to the south. There are other receptors in the locality and further afield, including public footpaths and open access land, however it considers that close to medium range views are typically well screened and/or filtered by interlying vegetation.
53. The LVIA identifies 'notable' adverse landscape effects on landscape character at the site level and some adjoining fields at Year 1 but notes that the magnitude of effect would decrease over time as mitigation planting matures.

54. 'Notable' effects on the visual receptors at Year 1 are identified for users of Public footpath 31, users of Public Footpath 19 and residents of Higher Garstang Farmhouse. The report states that the long term effects on users of Footpath 19 and residents at Higher Garstang Farm will improve in the long term as mitigation planting matures.
55. The LVIA concludes that the effects of the development are 'not considered to be a significant constraint to development' and that the 'landscape in the vicinity of the site and surrounding area has the capacity to accommodate the scale of development proposed with only very localised Notable landscape and visual effects that would reduce with the establishment of mitigation planting'.
56. The application site falls within two landscape character areas identified in the Lancashire County Council Landscape Character Assessment for the county: Area 6: Industrial Foothills and Valleys and Area 6b: West Pennine Foothills.
57. Policy 21 of the Core Strategy requires that new development be well integrated into existing settlement patterns, appropriate to the landscape character type and designation within which it is situated and contribute positively to its conservation, enhancement or restoration or the creation of appropriate new features. The issue of landscape impact of renewable energy projects is also attached considerable importance in central government guidance.
58. It is clear that some significant effects on the landscape and visual amenity, as a result of the proposed solar farm, are inevitable. The judgement to be made is whether or not the significant effects identified are adverse, and if so, whether or not they are acceptable.
59. The Council's Parks and Open Spaces Officer has commented that the LVIA gives a realistic picture of the likely impacts of the development and that they generally agree with the findings and do not consider that the effects have been particularly under or overstated.
60. Mitigation planting takes several years to establish and residual or long term effects are generally considered 15 years after the construction of a development, to allow sufficient time for mitigation planting to mature. This is standard practise, however it must be considered alongside the premise that the proposed development will only operate for 25 years. In this context, it could be reasonably be assumed that the mitigation planting will not have its full impact until the site has been operating for 10 -12 years or half its operational lifetime and the 'notable' adverse effects on Footpath 31, Footpath 19, and Garstang Farm are likely to continue over this period.
61. The mitigation planting proposed comprises 45-60cm bare root planting, which is the smallest form of bare root planting available. This planting will take several years to mature enough to influence local views. Given that the proposed development is only intended to operate for 25 years some additional mitigation measures proposed to speed up the establishment of a visual screen should be considered by the applicant. This could be achieved by specifying larger stock to give a more immediate impact or by supplementing the hedgerow planting with standard hedgerow trees at intervals to add additional height.
62. It is the view of the Council's Landscape Officer that 'notable' visual effects will persist for users of Footpath 31 in the long term due to the complete change in the nature of the view which the proposed planting cannot mitigate. Whilst this can be considered as a 'localised notable landscape and visual effect' as set out in the report it is still a permanent visual effect to an important and sensitive group of visual receptors.
63. The proposal not only comprises the installation of arrays however, and the proposal also introduces a number of other, incongruous, elements into the rural environment – such as the inverters, access tracks, substation and fencing. It is considered that these will have a particularly detrimental visual impact when viewed locally. The proposed planting would mitigate the visual harm to a degree, but as discussed above this would not be achieved for some time. Conditions could be imposed to secure the quality of landscaping provided (such as the size of the stock, species and spacing).

64. The appeal inspector found that the previous proposal would have a minor adverse effect on the character of the landscape, but would have a significant adverse effect on the visual amenity and appearance of the countryside, particularly for those using the footpaths through the site and in the vicinity. He concluded that whilst the harm to landscape character would not be unacceptable, the harm that would be caused to the visual amenity of the area would be unacceptable.
65. It is clear that both the proposed development and the measures to help to mitigate the proposals will have a significant impact on the character and appearance of both the local and wider area. Taking into consideration the comments of the Council's Parks and Open Spaces Officer it is not considered that the revised proposal would overcome the Inspectors reasons for refusal. Due to the size, scale, and nature of the proposed development it would have a significant impact on the visual amenity of the area.

Ecology

66. An ecological survey and assessment have been submitted. Great Crested Newt Risk Assessment and Works Method Statement have been submitted with the application. The ecological survey consisted of a desk study, data search and walkover survey. The report found that there are ecological considerations in relation to the proposals, with standard requirements for consideration of breeding birds and protection of tree roots, plus a degree of mitigation required in relation to Great Crested Newts. It concludes that the proposal is feasible, provided that mitigation and compensation measures are applied. It is important to note that comprehensive surveys for Great Crested Newts have not been undertaken.
67. Proposals have been put forward which it is suggested would avoid any possible harm to amphibians in the 'Great Crested Newt Risk Assessment and Works Method Statement' prepared by Simply Ecology in October 2014; and in the 'Construction Method Statement' prepared by Cassidy and Ashton. The main method by which avoidance of harm will be avoided is by carrying out construction works during the winter months when newts are inactive. Since it is claimed that harm to great crested newts is capable of being avoided it is the applicant's view that comprehensive surveys and a European Protected Species Licence will not be required prior to implementing any approved scheme.
68. The Framework states that pursuing sustainable development involves seeking positive improvements in the quality of the natural environment, including moving from a net loss of biodiversity to achieving net gains for nature. Core planning principles in The Framework state that planning decisions should contribute to conserving and enhancing the natural environment.
69. The Framework goes on to state that the planning system should contribute to and enhance the natural environment by minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including establishing coherent ecological networks. Planning decisions should address the integration of new development into the natural environment and opportunities to incorporate biodiversity in and around developments should be encouraged.
70. Circular 06/2005 provides guidance on the application of law relating to planning and nature conservation as applies in England. It is clear in Circular 06/2005 that if protected species are reasonably likely to be present and affected by the proposed development, then a survey/assessment to establish the presence or absence of protected species and the extent that they may be affected by the proposed development needs to be undertaken before planning permission is granted.
71. Following the Supreme Court ruling (*Morge vs Hampshire County Council* – Supreme Court ruling Jan 2011) the Local Authority now have a responsibility to consult Natural England on proposals which may affect protected species and ask the following questions:
- Is the proposal likely to result in a breach of the Habitats Regulations?
 - If so, is Natural England likely to grant a licence?
72. Having regard to the standing advice and guidance provided by Natural England it is considered appropriate to rely on the advice provided by the Greater Manchester Ecology Unit. Natural

England will only provide bespoke advice for priority habitats and priority species which occur outside of designated sites in exceptional circumstances. The application site does not include any European designated sites or SSSIs.

73. Under the Conservation of Habitats and Species Regulations 2010 which enacts the EU Habitats Directive into the UK, a licence will be required from Natural England to derogate the terms of this legislation before any work can commence with the potential to cause harm to protected species. Before a licence can be granted three tests must be satisfied. These are:
- i) That the development is “in the interest of public health and public safety, or for other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequence of primary importance for the environment”;
 - ii) That there is “no satisfactory alternative”;
 - iii) That the derogation is “not detrimental to the maintenance of the populations of the species concerned at a favourable conservation status in their natural range”.

In considering planning applications that may affect European Protected Species, Local Planning Authorities are bound by Regulation 9(1) and 9(5) of the Conservation of Habitats and Species Regulations 2010 to have regard to the Habitats Directive when exercising their functions. All three tests must be satisfied before planning permission is granted on a site and Natural England will seek evidence from the LPA that the three tests were considered during the grant of any planning permission before agreeing to issue a license

74. The Ecologist at Greater Manchester Ecology Unit (GMEU) previously advised that the approach set out in the Great Crested Newt Risk Assessment and Works Method Statement is flawed. However, the appeal inspector took the appellants view that providing the mitigation as described was implemented, harm would not be caused and a license would not be required. The Ecologist therefore recommends that should the application be approved a condition be added to ensure that the reasonable avoidance measures proposed are adhered to.
75. With respect to other species the GMEU Ecologist advises that the habitat features of most value to bats will not be harmed by the development proposal. Features suitable to be used by bats (hedgerows & trees) will be maintained and enhanced as part of these proposals, and it therefore is unlikely that the proposals would result in significant impacts on bats or their habitats. With regard to nesting birds it is recommended that no vegetation or ground clearance works take place during the optimum period for bird nesting from March to August inclusive, unless nesting birds have been shown to be absent by a suitably qualified person.
76. It is also recommended that detailed Landscaping and Habitat creation and enhancement plans should be required and that these should comprise suitable native species and habitats appropriate to the locality.
77. According to the Design and Access statement submitted as part of the application the site will be surrounded by galvanised steel deer fencing. Fencing has the potential to result in significant impacts on wildlife through the severance of commuting routes and could potentially result in breaches of legislation (e.g. by preventing the movement of great crested newts). It is therefore recommended that some gaps under/through the fencing suitable for use by small mammals and amphibians be provided in the fencing.
78. Therefore, although Circular 06/2005 clearly states that if protected species are reasonably likely to be present and affected by the proposed development, then a survey/assessment to establish the presence or absence of protected species and the extent that they may be affected by the proposed development needs to be undertaken before planning permission is granted regards must be had to the Inspectors decision. In light of the comments of the Inspector it is considered that on balance, matters of ecology could be adequately addressed through the imposition of conditions.

Flood risk/drainage

79. A flood risk assessment has been submitted with the application. It finds that the site is not at risk from fluvial flooding and there are no public sewers that could affect the site. The assessment also states that there is a slight potential to flood from a water main that runs through the site if it

bursts. Runoff from the panels would drain away locally and the development would not increase flood risk to others.

80. The Environment Agency has not raised any concerns with the application and it not considered that there is any reason to doubt the findings of the submitted flood risk assessment.

Traffic and Transport

81. A construction method statement, site access plans and a construction traffic management plan have been submitted with the application.
82. It is estimated by the applicant that construction and installation of the panels would take approximately 16 weeks. All traffic will use the A674 Blackburn Road and C218 Chapel Lane to access the site. The construction of the solar farm will result in a total of 186 HGV traffic movements (93 arrivals and 93 departures) equating to an average of less than 2 HGV movements (1 arrival and 1 departure) per day. This would however vary during the construction process, with for example during week 8 of construction, 17 HGVs would be required to access the site, resulting in 34 vehicle movements. During the construction period it is expected that between 40 and 70 staff would on be site depending on the phases of the construction schedule. It is recommended in the Construction Traffic Management Plan that all solar panels and equipment should be transported to the site by a single tractor and trailer from a site on the A674 approximately 1 km from the site
83. The proposed installation of solar panels will take place in each field, individually, with plant and construction materials moved once construction of that field has been completed. Once the development is operational the applicant states that only occasional visits for the maintenance of the solar farm and to maintain site security will be necessary, although no figures have been given.
84. The LCC Highways Engineer has advised that they consider their previous comments to still be relevant. They stated that there were no objections to the proposed development, subject to the imposition of conditions relating to: provision of site access plans, highway condition survey, narrowing of site accesses one the solar farm has become operation and provision of passing places. There should also be implementation of a construction management pan, traffic management plan and a deliveries management plan for the duration of construction.
85. Taking into consideration the previous comments from the LCC Highways Engineer; and subject to the imposition of suitable conditions to secure a highway condition survey and to ensure adherence to the Construction and Traffic Management Plans it is considered that it would not be reasonable to refuse the application on the grounds of adverse impact on highway safety.

Public Right of Way

86. Public footpath 31 crosses the site leading from Heys Farm to the west to Tithe Barn Lane, then northwards from Tithe Barn Lane to Chapel Lane. It is not proposed to divert, or alter the route of this footpath. It is proposed that there would be native hedge planting along both sides of the footpath where none currently exists, as there is some existing hedge along part of the western side of the footpath. Beyond the hedge there would be security fencing, either side, comprising a 2.1m high galvanized steel deer fencing, which is fixed to wooden posts. The intervening grass would be planted as wildflower meadow mix.

The width between the proposed security fencing has increased from the previous application from between 6-10m to approximately 16m. The proposed landscape mitigation plan shows mitigative hedge planting on either side of the footpath, inside of the proposed fencing. The LCC PROW Officer has raised objections to the proposals. In particular that the proposed planting scheme would reduce light and air to the ground and cause the footpath surface conditions to deteriorate. It would be necessary to surface the path. They are also concerned that the effect of the planting will remove any views of the surrounding countryside and reduce the amenity value of the footpath and that some users of the path may find an enclosed path to be intimidating and be discouraged from using the path.

87. When assessing the previous appeal, the Inspector found that the visual experience for users of this footpath would be wholly unsatisfactory. Rather than passing through a field with attractive views all round, walkers would enter an industrial tunnel with only forward views to the countryside beyond the site. He found that the appeal proposal would have a significant adverse effect on the visual amenity of the area which could not be adequately mitigated.
88. With regard to the current application Chorley Council's Parks and Open Spaces Officer advises that 'notable' visual effects will persist for users of Footpath 31 in the long term due to the complete change in the nature of the view which the proposed planting cannot mitigate. Whilst this can be considered as a 'localised notable landscape and visual effect' as set out in the Landscape and Visual Impact Assessment it is still a permanent visual effect to an important and sensitive group of visual receptors. Further discussion on the visual impacts of the proposed development is contained above.
89. Therefore, whilst the existing footpaths would remain during the lifetime of the proposed solar farm, it is considered that both the application proposals (solar panels, inverter buildings, substation, fencing, access tracks and so on) and the accompanying design solutions (mitigative hedgerow planting and so on) would cause a significant visual impact upon users of that footpath.
90. The harm may be slightly less than that that would arise as a result of the previous proposals, due to the reduction in the number of panels, the maximum height of the panels, the increased buffer around the site boundary and changes to the type of fencing proposed. However, it is considered that there would still be a significant loss to visual amenity experienced by users of that footpath. The proposals would result in a change in the nature of the environment for a period of at least 25 years and a feeling of enclosure which is not currently present.

Loss of Agricultural Land/Sequential Approach

91. The Framework states that where a proposal for a solar farm involves greenfield land applicants must demonstrate that:
- i. The proposed use of any agricultural land has been shown to be necessary and poorer quality has been used in preference to higher quality land; and
 - ii. The proposal allows for continued agricultural use where applicable and / or encourages biodiversity improvements around the arrays
92. The Framework also requires that the presence of best and most versatile agricultural land (defined as land in grades 1, 2 and 3a of the Agricultural Land Classification) to be taken into account. It expresses a preference for development to be directed to land outside of this classification, but also recognises the need to support agricultural diversification.
93. The agricultural land classification maps show that the majority of the site is Grade 3, good to moderate quality, agricultural land (part of the north of the site is Grade 4, poor quality).
94. The applicant has submitted an agricultural land quality report with the application. The report provides information on soil resources, climate and comments on the use of the land along with opinions on the agricultural quality of the land based on the physical characteristics of the site. It concludes that the likely grade would be 3B. The loss of this land to development is not considered to have a significant impact on agriculture in the region.
95. It is stated within the design and access statement submitted with the application that whilst operational the site will continue to be available for sheep grazing around the arrays and that at the end of the 25 year period of operation the solar farm will be removed and the site can be returned to open grassland or other such use as appears appropriate at that time. Should permission be granted for the proposals, the removal of the equipment from the site at the end of the lifespan of the development (or earlier should the use cease) can be secured through the imposition of conditions.
96. The applicant has also submitted a statement with the application to set out that:
1. The use of agricultural land is necessary

2. Poorer quality agricultural land is proposed to be used in preference to higher quality land;
 3. Continued agricultural use/biodiversity enhancements can be provided on site;
 4. Environmental considerations such as impact on landscape, setting of heritage assets etc. have been taken into consideration in the site selection process.
97. Within this statement the applicant states that a solar farm of the size required on industrial land would result in the disaggregation of development across a number of sites which is less favourable as it is not as financially viable. No site specific examples are given. It examines the previously developed sites allocated within the Local Plan and concludes that there are no previously developed sites of suitable size within the Borough that are available for such development.
98. As outlined above an agricultural land quality report has been provided which it is accepted demonstrates that the land is of poorer agricultural quality.
99. It goes on to state that the main habitat affected by the proposed development would be agriculturally improved grasslands which are of relatively low biodiversity value. Any loss of hedgerow due to the nature of the development and its associated infrastructure could be adequately compensated through the provision of new planting. Key biodiversity features could be retained on site and enhanced through the additional planting resulting in a biodiversity improvement as a result of the proposed development with no loss of habitat connectivity.
100. The issue of biodiversity and ecology impacts is discussed in detail above. It is accepted that the land in question is of low agricultural quality. However, no evidence is provided to support the statement that disaggregating the solar development either on industrial land or otherwise, is not financially viable.

Other Matters

101. The applicant formally requested a screening opinion from the Council under the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 for a proposed solar farm in this location in May 2013. The precise number of the panels to be installed was not given at this stage, although the site was the same size (18.4ha) as the current application and it was indicated that coverage of the site would be maximised. Under the EIA Regulations (2011) the proposal did not fall under schedule 1 of the regulations, therefore an Environmental Impact Assessment (EIA) is not mandatory.
102. The proposal does fall within the applicable threshold within section 3(a) of Schedule 2 – Industrial Installations for the production of electricity, in that the area of development would exceed 0.5 hectares. Development above the thresholds listed in Schedule 2 only requires an EIA in three main instances: for major developments of more than local importance; for developments which are proposed for particularly environmentally sensitive or vulnerable locations; or for developments with unusually complex and potentially hazardous environmental effects. Schedule 3 of the regulations provides a number of selection criteria to assist in determining whether Schedule 2 development is likely to have significant effects on the development. When assessed against Schedule 3 it was considered that an EIA was not required.
103. The impact of the proposals on the nearby ROF site at Heapey and consequently matters of public safety and security have also been raised as concerns. The HSE have not commented on the current proposals but advised previously that the proposal does not impinge on the inhabited buildings distance on the safeguarding plan, which would otherwise affect the viability of the nearby licensed explosives storage facility. The MOD has not commented on the proposals, therefore it is not considered that this matter warrants refusal of the proposals.

Overall Conclusion

104. The proposed development is inappropriate development in the Green Belt. It is not considered that the applicant has demonstrated sufficient very special circumstances to warrant approval and therefore fails to meet the requirements of the Framework in this respect. The increase in

the amount of renewable energy generated by the scheme does not outweigh the additional harm caused to the character and appearance of the Green Belt.

105. It is considered that the proposal would considerably change the character of the site and detract from its largely unspoilt rural qualities. The proposal fails to protect local amenity and is thus contrary in this respect to the Framework and planning guidance. The proposal also fails to meet the requirements of policy 28 of the Core Strategy in this respect. The Government has been clear that the renewable and low carbon energy infrastructure should only be provided in locations where the local environmental impacts are acceptable and that is not the case in this instance.
106. The proposal is accordingly recommended or refusal, for the following reasons:
1. The proposed solar farm would be located within the Green Belt (as defined by the Adopted Central Lancashire Core Strategy (2012), the Adopted Chorley Borough Local Plan Review (2003) and the emerging Local Plan 2012-2026. The proposed development would be inappropriate within the Green Belt, as defined in the Framework. There are insufficient very special circumstances to outweigh the harm that will be caused to the Green Belt by reason of inappropriateness; and to the character and openness of the Green Belt as a result of the proposals.
 2. The proposed solar farm would be harmful to the visual amenity and character of the local area, by reason of the size, scale, incongruous appearance and inappropriate nature of the proposals. As such the proposal is contrary to Government advice in the framework, Guidance for Renewable and Low Carbon Energy, and Policy 28 of the Adopted Central Lancashire Core Strategy (2012).
 3. The proposed development would harmful to the amenities of users of public footpath 31 that crosses the site and the occupants of Tithe Barn farm, adjacent to the site, by reason of significant loss of visual amenity. The proposal is therefore contrary to Policy 28 of the Adopted Central Lancashire Core Strategy (2012).

Planning Policies

107. In accordance with s.38 (6) Planning and Compulsory Purchase Act (2004), the application is to be determined in accordance with the development plan (the Central Lancashire Core Strategy, the Adopted Chorley Borough Local Plan Review 2003 and adopted Supplementary Planning Guidance), unless material considerations indicate otherwise. Consideration of the proposals has had regard to guidance contained with the National Planning Policy Framework (the Framework), the development plan and the emerging Local Plan 2012-2026. The specific policies/ guidance considerations are contained within the body of the report.

Planning History

Reference	Description	Decision	Date
13/00811/FULMAJ	Construction of a (up to 8MW) Solar Photovoltaic (PV) Farm and associated works	Refused, appeal dismissed	14 January 2014



SECURITY FENCE

DEVELOPMENT BOUNDARY

INVERTER

MAIN CABLE TRENCH AND MAINTENANCE ROAD

DNO

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 All dimensions and quantities should be checked on site. Any discrepancy should be reported to Green Switch Solutions Ltd before any work commences.

LEGEND

	Total area
	Fence
	Main cable trench and Maintenance road

NOTES

PLANT POWER:
 4,903kWp
 20,340 modules

FENCE AREA:
 80,091.02m²

FENCE LENGTH:
 1,404m

TOTAL AREA:
 147,145.74m²

MODULES:
 Trina TSMG-240W
 Dimensions: 1660x816x45
 All panels due south facing

INVERTERS:
 TBC

STRUCTURES:
 Pitch of the Panels 25 degree (2x Portrait)

REV	REVISION DETAIL	BY	APV	DATE
-	-	-	-	-

Green Switch SOLUTIONS

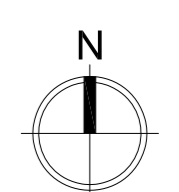
Green Switch Solutions Ltd
 501 Merris Park
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 www.greenswitchsolutions.co.uk
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PROJECT
 Heapey Solar Park -
 Layout

STATUS
 DRAFT

DRAWING/REV	DATE	SCALE
DT1	TS 21/07/14	1:1000@A0

DRAWING No.	REVISION
GRNSS1037-A-02-u	2



Item 3m	14/01273/FULMAJ
Case Officer	Nicola Hopkins
Ward	Coppull
Proposal	Erection of 35 affordable residential dwellings, car parking, access arrangements, landscaping, associated works and infrastructure (amendment to planning approval 13/00560/FULMAJ)
Location	Brookfield Development Seddon Homes, Chapel Lane, Coppull
Applicant	Seddon Homes Ltd
Consultation expiry:	8th January 2015
Decision due by:	9th March 2014

Recommendation

Approve full planning permission subject to the Section 106 Agreement

Executive Summary

The proposed affordable housing replicates the affordable housing previously approved on the site with a slight change to the tenure split and some elevational changes. The proposed scheme will ensure the affordable housing approved as part of the wider site will be delivered.

Representations

Coppull Parish Council have confirmed that they have no objections

Consultees

Consultee	Summary of Comments received
LCC Education	Have requested £36,253 for 2 secondary school places. No contribution for primary school places is sought

Assessment

Background Information

1. Planning permission was granted in February 2014 (13/00560/FULMAJ) for the erection of 117 dwellings on this site which included 35 affordable houses. As the Council's Community Infrastructure Levy was adopted on 16 July 2013 and the charging commenced on 1st September 2013 the scheme was CIL liable to the amount of approximately £730,000.
2. In terms of CIL, development becomes chargeable at the commencement of the development however affordable housing can be exempt from the levy on the proviso that the correct exemptions are applied for to the Local Authority and those are agreed with the Local Authority prior to the commencement of the development. In the case of this site there is over 2000m² of affordable housing floorspace however Seddon Homes commenced the development prior to submitting an exemption request and as such the entire development approved as part of application 13/00560/FULMAJ is CIL liable.
3. This was an oversight by the developers and in order to rectify this issue the developers have submitted this new full application for the affordable housing which will also be CIL liable however the correct procedures can be adhered to to establish whether these affordable dwellings are exempt in accordance with the CIL Regulations.
4. Seddon Homes paid to the Council the CIL levy of £584,565.20 in June 2014 in respect of the 82 market dwellings on this site.
5. The site is located within Coppull which is identified within Core Strategy Policy 1 as an Urban Local Service Centre where some growth and investment will be encouraged. This site is allocated as a mixed use housing/ employment site within the emerging Local Plan (2012-2026). The Inspector has issued her Partial Report on her findings into the soundness of the emerging Chorley Local Plan which is a material consideration in the assessment of any planning application. In summary, the plan is considered to be legally compliant. In relation to soundness, the plan is considered sound, with the exception of matters relating to Gypsies & Travellers.
6. Paragraph 18 of the Partial Report states: *"For the avoidance of doubt, the Plan may not be adopted until it has been changed in accordance with all of the main modifications set out in the Appendix to this partial report and any which may be specified in the Appendix of my forthcoming supplementary report. However, because of the very advanced stage in the examination process that the main modifications set out in the attached Appendix have reached, significant weight should be attached to all policies and proposals of the Plan that are amended accordingly, where necessary, except for matters relating to Gypsies and Travellers."*
7. The Council accepted the Inspector's modifications for Development Control purposes at its Executive Committee on 21st November 2013 and as such the Policies can be afforded significant weight subject to the main modifications.
8. The application site is proposed as a mixed use site for employment and housing in the emerging Local Plan however the whole site has consent for housing. The loss of the employment part of the allocation as addressed as part of the previous planning application. Core Strategy Policy 10 (Employment Premises and Sites) states all existing employment premises and sites last used for employment will be protected for employment use. There will be a presumption that "Best Urban" and "Good Urban" sites will be retained for B use class employment use. The site was formerly a retail caravan sales centre comprising showroom, workshop, body repair shop and offices and hardstanding for the display and sale of caravans. Previously the site was in employment use as a building production and distribution facility. The loss of an allocated employment site was fully considered as part of the previous application and it was considered that the proposals would not result in an unacceptable reduction in the type, quality or quantity of the employment land supply within the Borough and the proposals comply with Policy 10 of the Core Strategy.

Affordable Housing

9. The application site is located within the settlement boundary of Coppull. Policy 7 of the Core Strategy requires 30% affordable housing on site which equates to 35 affordable homes. The approved tenure split on this site is

- 70% Social Rent- 24 units (24 x 2 bed)
 - 30% Intermediate (Shared Ownership)- 11 units (1 x 2 bed and 10 x 3 bed)
10. However following further discussions with the Registered Provider, Adactus, the split is proposed to be amended as part of this application as follows:
- 25 x two bedroom social rented units; and
 - 10 x three bedroom intermediate (shared ownership) units.
11. The affordable housing will be secured as part of the S106 Agreement for this site. All of the affordable homes will be transferred to Adactus and are subject to the Council's standard eligibility criteria which seeks to secure tenants with local connections. The affordable housing obligations will reflect those originally secured on this site as part of the original legal agreement. The new legal agreement will include the following triggers to ensure the affordable housing is delivered and the affordable housing obligations originally secured as part of the original legal agreement will be removed by virtue of the deed of variation:
- No more than 40 of the Open Market Houses approved as part of planning approval 13/00560/FULMAJ shall be occupied until 8 of the Affordable Units have been constructed and transferred to an Affordable Housing Provider.
 - No more than 60 of the Open Market Houses approved as part of planning approval 13/00560/FULMAJ shall be occupied until the final 27 Affordable Units have been constructed and transferred to an Affordable Housing Provider.
12. This application also seeks small alterations to the affordable houses to reflect the requirements of Adactus, these are as follows:
- Replacing the Shelley house type with the Shelley 1 house type and replacing the Brierfield house type with the Brierfield 1 house type. The main change between the house types is the roof configuration to provide variation to the elevation treatment and add interest to the streetscape.
13. Prior to amending the affordable housing scheme Adactus discussed the amendments with the Council's Housing Team who are happy with the proposed changes to the affordable housing mix.

Density

14. The exact number of dwellings as previously approved on this site is still proposed which results in a density of approximately 30 dwellings per hectare (including the landscaped earth bund along the railway boundary). Policy 5 of the Core Strategy relates to housing densities and states that the authorities will secure densities of development which are in keeping with local areas and which will have no detrimental impact on the amenity, character, appearance, distinctiveness and environmental quality of an area, consideration will also be given to making efficient use of land.
15. It is considered that a density of 30 dwellings per hectare is appropriate for this location. The density ensures efficient use of land within a sustainable location in accordance with guidance contained within the framework.

Housing Layout

16. The proposed housing layout replicates the approved layout and taking into account the proposed finished floor levels of the dwellings the proposed dwellings respect the Council's spacing standards ensuring that sufficient privacy space is maintained.

Relationship with the neighbours

17. The proposed affordable houses subject to this application are located at the back (northern boundary) of the site close to the railway line and do not border any of the existing residential dwellinghouses. As such the only immediate neighbours to the site are the commercial units on Chapel Lane Business Park, which is separated from the site by a public footpath, and there are not considered to be any amenity issues as a result of this relationship.

Open Space

18. The previous application secured both on site open space and contributions towards off site open space in accordance with Policies HS4A and HS4B of the emerging Local Plan. The off-site obligations were secured via the associated legal agreement and phased to be paid as follows:

- One third of the Play Space Commuted Sum, the Allotment Commuted Sum, the Natural/Semi-Natural Greenspace Commuted Sum and the Playing Pitches Commuted Sum, prior to the Occupation of the 30th Dwelling.
 - The second one third of the Play Space Commuted Sum, the Allotment Commuted Sum, the Natural/Semi-Natural Greenspace Commuted Sum and the Playing Pitches Commuted Sum prior to the Occupation of the 60th Dwelling
 - The final one third of the Play Space Commuted Sum, the Allotment Commuted Sum, the Natural/Semi-Natural Greenspace Commuted Sum and the Playing Pitches Commuted Sum prior to the Occupation of the 90th Dwelling.
19. As this planning application effectively takes 35 of the originally approved dwellings out of the original planning approval (13/00560/FULMAJ) and a positive resolution in respect of this application will result in a new full planning approval, the final trigger above will never be met (as only 82 dwellings will be built in accordance with the original planning approval with the remaining 35 built in accordance with this planning approval). Therefore, one third of the open space payment will be secured by a new S106 Agreement attached to this planning application. This ensures that all of the required commuted sum payments are secured. Along with the new S106 Agreement there will be a deed of variation deleting the third trigger out of the original S106 Agreement as this will be now be secured via the new legal agreement.

Ecology

20. All of the ecological issues at the site were fully considered and addressed as part of the previous application. It is not considered that there will be any ecological implications in respect of this development.

Flood Risk

21. The Environment Agency had no objection to the previous application on this site subject to the inclusion of conditions which meet the following requirements:
- Flood Risk & Drainage
 - Land Quality
22. Suitable conditions were attached to the decision notice in respect of the above which will be replicated on this recommendation.

Drainage and Sewers

23. As part of the previous application on this site United Utilities considered that foul and surface water from the site should be drained in accordance with the principles outlined in the submitted Flood Risk Assessment. This was addressed by condition and includes foul water draining separately to surface water and no surface water will be permitted to discharge directly or indirectly into the public foul or combined sewer. Identical conditions will be attached to this recommendation.

Traffic and Transport

24. The scheme incorporates a mix of 2 and 3 bedroom properties which require 2 off road parking spaces. All of the proposed parking is in the form of driveways/ parking courts to the front of the properties. Each dwelling has 2 dedicated parking spaces which accords with the requirements of Policy ST4 of the emerging Local Plan.

Sustainability

25. Policy 27 of the Adopted Central Lancashire Core Strategy states that all dwellings will be required to meet Level 4 of the Code for Sustainable Homes from January 2013 which increases to Level 6 in 2016. The application is supported by Interim Code for Sustainable Homes Certificates which demonstrate that each of the plots will meet Code 4. Whilst this is currently acceptable any of the proposed plots commenced after 1st January next year will need to meet Code 6. This will be addressed by condition.
26. The Policy also states that subject to other planning policies, planning permission for new built development will only be granted on proposals for 5 or more dwellings where all of the following criteria are satisfied:

- (a) Evidence is set out to demonstrate that the design, orientation and layout of the building minimises energy use, maximises energy efficiency and is flexible enough to withstand climate change;
- (b) Prior to the implementation of zero carbon building through the Code for Sustainable Homes for dwellings or BREEAM for other buildings, either additional building fabric insulation measures, or appropriate decentralised, renewable or low carbon energy sources are installed and implemented to reduce the carbon dioxide emissions of predicted energy use by at least 15%;
- (c) Appropriate storage space is to be provided for recyclable waste materials and composting;
- (d) If the proposed development lies within a nationally designated area, such as a Conservation Area or affects a Listed Building, it will be expected to satisfy the requirements of the policy through sensitive design unless it can be demonstrated that complying with the criteria in the policy, and the specific requirements applying to the Code for Sustainable Homes and BREEAM, would have an unacceptable adverse effect on the character or appearance of the historic or natural environment.

27. The proposed development exceeds 5 dwelling units and is supported by a Carbon Reduction Statement. This Statement was submitted as part of the discharge of condition application associated with the previous approval at this site and is considered to be acceptable. Adherence to the measures contained within the Statement will be secured by condition.

Section 106 Agreement

28. Lancashire County Council (Education) have requested a contribution of £36,253 towards 2 secondary school places. Although the comments of the Education Authority are noted part of this site is proposed to be allocated for housing development (59 new housing units) and as such was taken into account as part of the Council's housing land supply over the plan period which partly led the CIL charging schedule. The intention of the CIL charging is to fund infrastructure that is needed as a result of development. The Council's CIL charging schedule includes funding for education provision and as such it appears that the additional school places required to accommodate the pupils generated by this development will be funded via the CIL charge attributed to this development.
29. As this application proposes 100% affordable housing which can be exempt from CIL it is likely that the CIL levy will be nil however as a whole this site has provided £584,565.20 in respect of CIL which could potentially be used for education provision within Coppull.

Community Infrastructure Levy

30. The Chorley CIL Infrastructure Charging Schedule provides a specific amount for housing - £65 per sq. m. The CIL Charging Schedule was adopted on 16 July 2013 and the charging commenced 1 September 2013. This development is CIL liable which equates to £141,388 with a floor space of 2175.2m² however as set out above affordable housing can be exempt and as such it is not expected that any CIL levy will be provided from this affordable housing scheme.

Noise and relationship with the railway

31. The northern boundary of the site is adjacent to the railway line and dwellings are proposed adjacent to this boundary. An acoustic report was provided with the original application and conditions were attached to reduce the risk of future residents suffering loss of amenity due to noise. The same measures secured by the previous condition will be attached to this recommendation.

Overall Conclusion

32. This proposed Coppull allocation within the emerging local plan is ranked in Band B (Council's Sustainability Appraisal of sites- Band A being the most sustainable and Band E the least sustainable). The site has good access to a bus service which is very frequent. Access to services and facilities is also very good with the exception of a supermarket as there is no supermarket within the settlement. The site is over 3km away from the key service centre of Chorley town centre however there are employment opportunities within Coppull.
33. The application site is located within an Urban Local Service Centre which is identified within Policy 1 of the Core Strategy as an area for some growth and investment. The framework

confirms that the purpose of the planning system is to contribute to the achievement of sustainable development and it is considered that the development of this site has the ability to meet the sustainable principles embodied in the Core Strategy. The proposals secure the redevelopment of a brownfield site, provide affordable housing within a sustainable location creating a mixed housing development, which is a corporate priority, and contribute to the aims of both the Framework and the Core Strategy. As such the proposals are recommended for approval.

Planning Policies

34. In accordance with s.38 (6) Planning and Compulsory Purchase Act (2004), the application is to be determined in accordance with the development plan (the Central Lancashire Core Strategy, the Adopted Chorley Borough Local Plan Review 2003 and adopted Supplementary Planning Guidance), unless material considerations indicate otherwise. Consideration of the proposals has had regard to guidance contained with the National Planning Policy Framework (the Framework), the development plan and the emerging Local Plan 2012-2026. The specific policies/ guidance considerations are contained within the body of the report.

Planning History

Reference	Description	Decision	Date
78/01234/FUL	Proposed speculative light/general industrial development. (Use classes III and IV).	Withdrawn	
79/00879/OUT	Outline application for speculative industrial/warehouse unit (Use Classes III, IV and X).	Refused	1980
79/00891/FUL	Speculative light/general industrial warehousing (Use Classes III, IV and X) plus residential use of part of site	Refused	1980
79/00892/OUT	Outline application for speculative light/general industrial warehousing development (Use Classes III, IV and X).	Approved	1980
80/00667/COU	Change of use from garage display centre to caravan display centre	Withdrawn	
80/01071/FUL	Change of use of part of site to caravan sales/display with workshop, construction of new access road, erection of 8 nursery units, and future industrial/warehousing development.	Approved	1981
81/00458/FUL	Temporary residential caravan.	Approved	1981
81/00459/FUL	Retention of existing vehicular access for private cars only.	Approved	1981
81/00844/ADV	2 illuminated signs (fascia box and logo box).	Permitted	1981
81/00845/ADV	Single sided box sign	Permitted	1981
81/01055/FUL	Conversion of storage building to temporary living accommodation for Security Officer	Approved	1982
84/00178/ADV	Display of inflatable Blimp sign	Refused	1984
86/00038/FUL	Construction of an accessory showroom	Withdrawn	

86/00400/FUL	Extension to awning showroom to form small store.	Approved	1986
89/00876/FUL	Office Extension.	Approved	1989
90/00943/FUL	Extension to existing buildings to form new shop and use of existing shop as coffee lounge.	Approved	1991
91/01093/FUL	Erection of two-storey shop and extensions to storage area.	Approved	1992
95/00245/TEL	Erection of free-standing 15metres high telecom mast with 2 omni-directional antennae and 1 dish antenna, siting of equipment cabinet.		1995
02/00079/ADV	Retrospective application for the display of sign.	Refused	2002
02/01062/FUL	Erection of outdoor sales canopy over existing concrete columns.	Approved	2002
05/00673/FULMAJ	Proposed extension of caravan dealership and associated parking area for staff and customers.	Withdrawn	
05/00940/FULMAJ	Proposed extension of caravan dealership and associated parking area for staff and customers.	Approved	2005
13/00074/DEMCON	Application for prior determination of the proposed demolition of a number of one and two storey buildings.	Permitted	2013
13/00109/FUL	Retrospective application for the erection of 2.4m high hoarding to site boundary for a period of 18 months.	Approved	2013
13/00560/FULMAJ	Erection of 117 residential dwellings, car parking, access arrangements, public open space, landscaping, a pumping station, associated works and infrastructure.	Approved	2014
14/00269/DIS	Application to discharge conditions 7 (steel palisade fence), 9 (survey for water voles), 11 (external facing and roofing materials), 12 (ground levels), 13 (hard landscaping), 14 (landscaping), 15 (fences and walls), 17 (Design Stage Assessment), 19 (Carbon Reduction Statement), 21 (ground contamination), 24 (Construction Method Statement), 26 (construction of the site access), 29 (landscaped earth bund) and 30 (improvements to Footpath) attached to planning permission 13/00560/FULMAJ	Discharged	2014

Suggested Conditions

No.	Condition																																
1.	The proposed development must be begun not later than three years from the date of this permission. <i>Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004</i>																																
2.	The development hereby permitted shall be carried out in accordance with the following approved plans: <table border="1" data-bbox="320 501 1297 2029"> <thead> <tr> <th data-bbox="320 501 564 600">Title</th> <th data-bbox="564 501 804 600">Plot(s)</th> <th data-bbox="804 501 1048 600">Drawing Reference</th> <th data-bbox="1048 501 1297 600">Received date</th> </tr> </thead> <tbody> <tr> <td data-bbox="320 600 564 698">Proposed Plan</td> <td data-bbox="564 600 804 698"></td> <td data-bbox="804 600 1048 698">1777-BR.sp.05 Rev H</td> <td data-bbox="1048 600 1297 698">5th December 2014</td> </tr> <tr> <td data-bbox="320 698 564 936">Brierfield House Type</td> <td data-bbox="564 698 804 936">15/ 16/ 17/ 18/ 19/ 36/ 37/ 38/ 39/ 40/ 41/ 44/ 45/ 46/ 47/ 52/ 53/ 54/ 75/ 76/ 81/ 82</td> <td data-bbox="804 698 1048 936">1777-BRI-01 Rev E</td> <td data-bbox="1048 698 1297 936">5th December 2014</td> </tr> <tr> <td data-bbox="320 936 564 1173">Brierfield House Type</td> <td data-bbox="564 936 804 1173">15/ 16/ 17/ 18/ 19/ 36/ 37/ 38/ 39/ 40/ 41/ 44/ 45/ 46/ 47/ 52/ 53/ 54/ 75/ 76/ 81/ 82</td> <td data-bbox="804 936 1048 1173">1777-BRI-02 Rev E</td> <td data-bbox="1048 936 1297 1173">5th December 2014</td> </tr> <tr> <td data-bbox="320 1173 564 1411">Brierfield House Type</td> <td data-bbox="564 1173 804 1411">15/ 16/ 17/ 18/ 19/ 36/ 37/ 38/ 39/ 40/ 41/ 44/ 45/ 46/ 47/ 52/ 53/ 54/ 75/ 76/ 81/ 82</td> <td data-bbox="804 1173 1048 1411">1777-BRI-03 Rev E</td> <td data-bbox="1048 1173 1297 1411">5th December 2014</td> </tr> <tr> <td data-bbox="320 1411 564 1648">Brierfield House Type</td> <td data-bbox="564 1411 804 1648">15/ 16/ 17/ 18/ 19/ 36/ 37/ 38/ 39/ 40/ 41/ 44/ 45/ 46/ 47/ 52/ 53/ 54/ 75/ 76/ 81/ 82</td> <td data-bbox="804 1411 1048 1648">1777-BRI-04 Rev E</td> <td data-bbox="1048 1411 1297 1648">5th December 2014</td> </tr> <tr> <td data-bbox="320 1648 564 1886">Brierfield House Type</td> <td data-bbox="564 1648 804 1886">15/ 16/ 17/ 18/ 19/ 36/ 37/ 38/ 39/ 40/ 41/ 44/ 45/ 46/ 47/ 52/ 53/ 54/ 75/ 76/ 81/ 82</td> <td data-bbox="804 1648 1048 1886">1777-BRI-05 Rev E</td> <td data-bbox="1048 1648 1297 1886">5th December 2014</td> </tr> <tr> <td data-bbox="320 1886 564 2029">Brierfield House Type</td> <td data-bbox="564 1886 804 2029">15/ 16/ 17/ 18/ 19/ 36/ 37/ 38/ 39/ 40/ 41/ 44/ 45/ 46/ 47/ 52/</td> <td data-bbox="804 1886 1048 2029">1777-BRI-06 Rev E</td> <td data-bbox="1048 1886 1297 2029">5th December 2014</td> </tr> </tbody> </table>	Title	Plot(s)	Drawing Reference	Received date	Proposed Plan		1777-BR.sp.05 Rev H	5th December 2014	Brierfield House Type	15/ 16/ 17/ 18/ 19/ 36/ 37/ 38/ 39/ 40/ 41/ 44/ 45/ 46/ 47/ 52/ 53/ 54/ 75/ 76/ 81/ 82	1777-BRI-01 Rev E	5th December 2014	Brierfield House Type	15/ 16/ 17/ 18/ 19/ 36/ 37/ 38/ 39/ 40/ 41/ 44/ 45/ 46/ 47/ 52/ 53/ 54/ 75/ 76/ 81/ 82	1777-BRI-02 Rev E	5th December 2014	Brierfield House Type	15/ 16/ 17/ 18/ 19/ 36/ 37/ 38/ 39/ 40/ 41/ 44/ 45/ 46/ 47/ 52/ 53/ 54/ 75/ 76/ 81/ 82	1777-BRI-03 Rev E	5th December 2014	Brierfield House Type	15/ 16/ 17/ 18/ 19/ 36/ 37/ 38/ 39/ 40/ 41/ 44/ 45/ 46/ 47/ 52/ 53/ 54/ 75/ 76/ 81/ 82	1777-BRI-04 Rev E	5th December 2014	Brierfield House Type	15/ 16/ 17/ 18/ 19/ 36/ 37/ 38/ 39/ 40/ 41/ 44/ 45/ 46/ 47/ 52/ 53/ 54/ 75/ 76/ 81/ 82	1777-BRI-05 Rev E	5th December 2014	Brierfield House Type	15/ 16/ 17/ 18/ 19/ 36/ 37/ 38/ 39/ 40/ 41/ 44/ 45/ 46/ 47/ 52/	1777-BRI-06 Rev E	5th December 2014
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Brierfield House Type		15/ 16/ 17/ 18/ 19/ 36/ 37/ 38/ 39/ 40/ 41/ 44/ 45/ 46/ 47/ 52/ 53/ 54/ 75/ 76/ 81/ 82	1777-BRI-08 Rev E	5th December 2014
Brierfield House Type		15/ 16/ 17/ 18/ 19/ 36/ 37/ 38/ 39/ 40/ 41/ 44/ 45/ 46/ 47/ 52/ 53/ 54/ 75/ 76/ 81/ 82	1777-BRI-09 Rev E	5th December 2014
Brierfield House Type		15/ 16/ 17/ 18/ 19/ 36/ 37/ 38/ 39/ 40/ 41/ 44/ 45/ 46/ 47/ 52/ 53/ 54/ 75/ 76/ 81/ 82	1777-BRI-10 Rev E	5th December 2014
Brierfield House Type		15/ 16/ 17/ 18/ 19/ 36/ 37/ 38/ 39/ 40/ 41/ 44/ 45/ 46/ 47/ 52/ 53/ 54/ 75/ 76/ 81/ 82	1777-BRI-11 Rev E	5th December 2014
Brierfield House Type		15/ 16/ 17/ 18/ 19/ 36/ 37/ 38/ 39/ 40/ 41/ 44/ 45/ 46/ 47/ 52/ 53/ 54/ 75/ 76/ 81/ 82	1777-BRI-12 Rev E	5th December 2014
Brierfield House Type		15/ 16/ 17/ 18/ 19/ 36/ 37/ 38/ 39/ 40/ 41/ 44/ 45/ 46/ 47/ 52/ 53/ 54/ 75/ 76/ 81/ 82	1777-BRI-13 Rev E	5th December 2014
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Brierfield House Type	15/ 16/ 17/ 18/ 19/ 36/ 37/ 38/ 39/ 40/ 41/ 44/ 45/ 46/ 47/ 52/ 53/ 54/ 75/ 76/ 81/ 82	1777-BRI-DS Rev E	5th December 2014
Brierfield House Type	15/ 16/ 17/ 18/ 19/ 36/ 37/ 38/ 39/ 40/ 41/ 44/ 45/ 46/ 47/ 52/ 53/ 54/ 75/ 76/ 81/ 82	1777-BRI-WS Rev E	5th December 2014
Brierfield 1 House Type	14/ 35/ 55	1777-BRI1-01 Rev F	5th December 2014
Brierfield 1 House Type	14/ 35/ 55	1777-BRI1-02 Rev F	5th December 2014
Brierfield 1 House Type	14/ 35/ 55	1777-BRI1-03 Rev F	5th December 2014
Brierfield 1 House Type	14/ 35/ 55	1777-BRI1-04 Rev F	5th December 2014
Brierfield 1 House Type	14/ 35/ 55	1777-BRI1-05 Rev F	5th December 2014
Brierfield 1 House Type	14/ 35/ 55	1777-BRI1-06 Rev F	5th December 2014
Brierfield 1 House Type	14/ 35/ 55	1777-BRI1-07 Rev F	5th December 2014
Brierfield 1 House Type	14/ 35/ 55	1777-BRI1-08 Rev F	5th December 2014
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Brierfield 1 House	14/ 35/ 55	1777-BRI1-10	5th December

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Brierfield 1 House Type	14/ 35/ 55	1777-BRI1-12 Rev F	5th December 2014
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Brierfield 1 House Type	14/ 35/ 55	1777-BRI1-14 Rev F	5th December 2014
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Shelley House Type	42/ 49/ 50/ 51/ 77/ 80	1777-SHE-02 Rev C	5th December 2014
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Type		Rev C	2014
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Shelley 1 House Type	43/ 48/ 78/ 79	1777-SHE1-WS Rev C	5th December 2014
Landscape Proposal 1 of 3		4409.02 Rev E	8th December 2014
Landscape Proposal 2 of 3		4409.03 Rev E	8th December 2014
Landscape Proposal 3 of 3		4409.04 Rev E	5th December 2014
External Works GA- Surface Finishes		C16573/406-3 Rev E	5th December 2014
Adopted Highway- Sections and Details		C16573/416 Rev B	5th December 2014
External Works GA Section 278		C16573/426-1 Rev B	5th December 2014
External Works GA Section 278		C16573/426-2 Rev B	5th December 2014
External Works GA Surface Water and Foul Drainage		C16573/403-2 Rev M	5th December 2014
External Works GA Surface Water and Foul Drainage		C16573/403-3 Rev M	5th December 2014
External Works GA Proposed Fall & Levels		C16573/405-1 Rev F	5th December 2014
External Works GA Proposed Fall		C16573/405-2 Rev F	5th December 2014

	& Levels			
	External Works GA Proposed Fall & Levels		C16573/405-3 Rev F	5th December 2014
	Hard Landscaping Plan		1777-BR-HL.01 Rev G	5th December 2014
	0.5M Knee Rail Fence Details		LS.01	5th December 2014
	External Works GA Surface Finishes		C16573/406-1 Rev E	5th December 2014
	External Works GA Surface Finishes		C16573/406-2 Rev E	5th December 2014
	Reason: For the avoidance of doubt and in the interests of proper planning			
3.	<p>Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (Schedule 2, Part 1, Classes A, B, C, D, E) or any subsequent re-enactment thereof no extension to the dwellings on plots 16-19 (inclusive) and 35-47 (inclusive) shall be erected other than those expressly authorised by this permission.</p> <p>Reason: In the interests of neighbour amenity and to ensure the amenities of the existing and future residents are protected in the future.</p>			
4.	<p>The trespass proof steel palisade fence erected along the boundary of the site adjacent to Network Rail's land shall be maintained in situ during the construction period.</p> <p>Reason: Any proposed residential development imports a risk of trespass onto the railway which is a criminal offence (s55 British Transport Commission Act 1949). The fence is required to mitigate any risks imported by the proposal.</p>			
5.	<p>Prior to the occupation of the dwellings hereby approved the noise mitigation measures set out within the submitted Environmental Noise Study (ref: R0674-REP01-DRG dated 5 June 2013 submitted as part of application 13/00560/FULMAJ) (in particular tables 2 and 3 and figures 12, 13 and 14) shall be implemented in full. The mitigation measures shall thereafter be maintained in perpetuity.</p> <p>Reason: To ensure the amenities of the future residents are protected in respect of the nearby noise generators.</p>			
6.	<p>During the construction period, all trees to be retained shall be protected by 1.2 metre high fencing as specified in paragraph 8.2.2 of British Standard BS5837:2012 at a distance from the tree trunk equivalent to the outermost limit of the branch spread, or at a distance from the tree trunk equal to half the height of the tree (whichever is further from the tree trunk), or as may be first agreed in writing with the Local Planning Authority. No construction materials, spoil, rubbish, vehicles or equipment shall be stored or tipped within the area(s) so fenced. All excavations within the area so fenced shall be carried out by hand.</p> <p>Reason: To safeguard the trees to be retained on and adjacent to the site as part of the development proposals</p>			
7.	The external facing materials, detailed on the submitted Material Schedule (ref:			

	<p>MS:COPPULL:01 Rev C received 5th December 2014), shall be used and no others substituted. Reason: To ensure that the materials used are visually appropriate to the locality.</p>
8.	<p>The development hereby permitted shall only be carried out in conformity with the proposed ground and building slab levels shown on the approved plans. Reason: To protect the appearance of the locality and in the interests of the amenities of local residents.</p>
9.	<p>The ground surfacing materials, detailed on the approved plans, shall be used and no others substituted. Reason: To ensure that the materials used are visually appropriate to the locality.</p>
10.	<p>All hard and soft landscape works shall be carried out in accordance with the approved plans within the first planting and seeding seasons following the occupation of any buildings or the completion of the development, whichever is the sooner, and any trees or 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.</p> <p>The management of the landscaping scheme thereafter shall be undertaken in accordance with the submitted Management Plan (ref: HS/4409/ManagementPlan received 5th December 2014)</p> <p>Reason: To ensure that a satisfactory landscaping scheme for the development is carried out to mitigate the impact of the development, to secure a high quality design and to ensure the continued protection of the adjacent operational railway land.</p>
11.	<p>No dwelling shall be occupied until all fences and walls shown in the approved details to bound its plot, have been erected in conformity with the approved details. Other fences and walls shown in the approved details shall have been erected in conformity with the approved details prior to substantial completion of the development. Reason: To ensure a visually satisfactory form of development and to provide reasonable standards of privacy to residents.</p>
12.	<p>All dwellings commenced after 1st January 2013 will be required to meet Code Level 4 of the Code for Sustainable Homes and all dwellings commenced after 1st January 2016 will be required to meet Code Level 6 of the Code for Sustainable Homes or in accordance with the national standard in place at the time of construction which has first been agreed in writing by the Local Planning Authority. Within 6 months of occupation of each dwelling a Final Certificate, certifying that the relevant Code for Sustainable Homes Level for that dwelling has been achieved, shall be submitted to the Local Planning Authority. Reason: In the interests of minimising the environmental impact of the development</p>
13.	<p>All the dwellings hereby approved commenced before 31st December 2015 shall be carried out entirely in accordance with the submitted interim Code for Sustainable Homes certification.</p> <p>None of the dwellings hereby approved shall commence after 1st January 2016 until a 'Design Stage' assessment and related certification has been submitted to and approved in writing by the Local Planning Authority. The assessment and certification shall demonstrate that the dwellings will meet Code Level 6 of the Code for Sustainable Homes. The development shall be carried out entirely in accordance with the approved assessment and certification.</p> <p>Reason: In the interests of minimising the environmental impact of the</p>

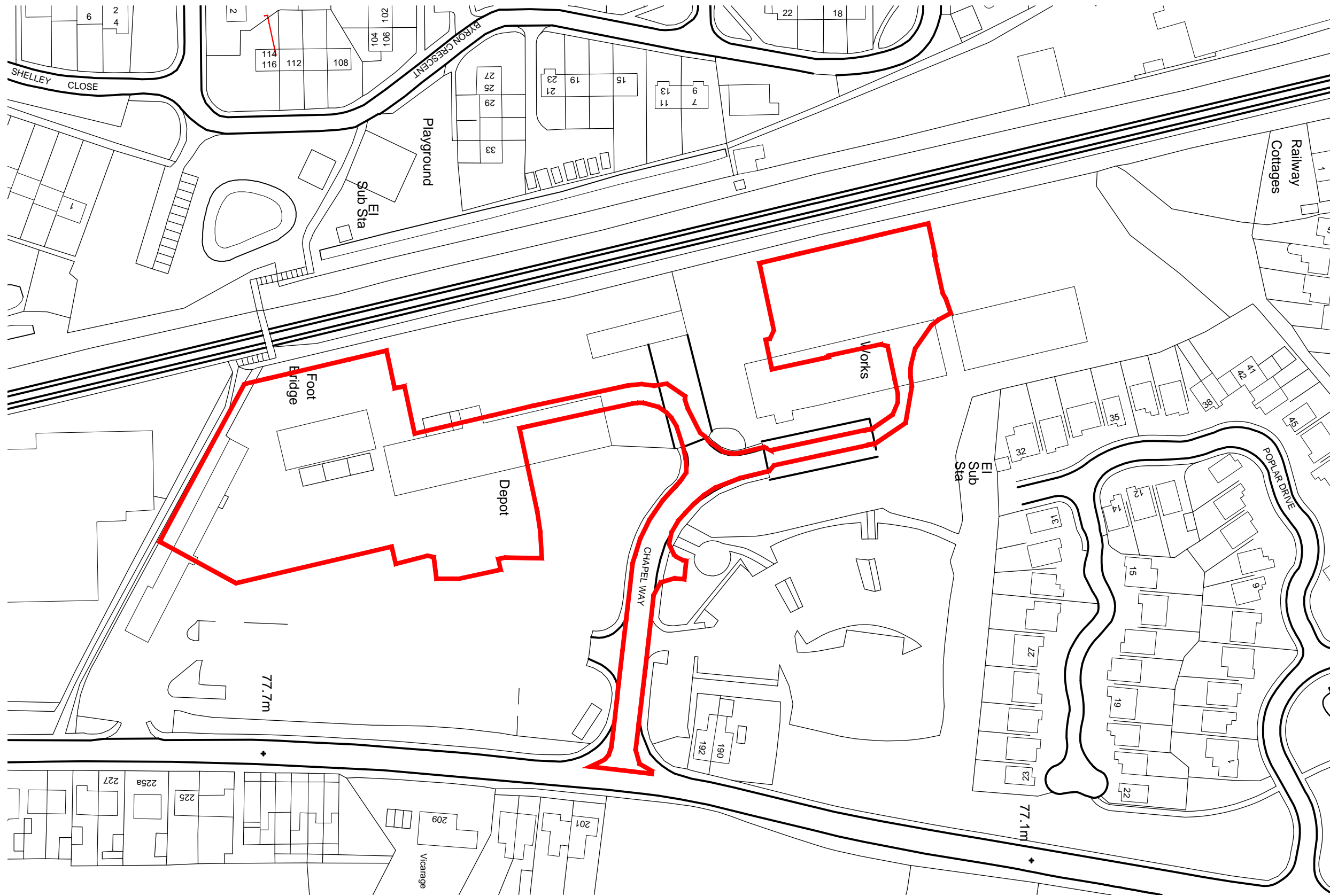
	development
14.	<p>No dwelling shall be occupied until a letter of assurance, detailing how that plot has met the necessary Code Level, has been issued by a Code for Sustainable Homes Assessor and submitted to the Local Planning Authority.</p> <p>Reason: In the interests of minimising the environmental impact of the development</p>
15.	<p>The renewables and fabric improvements measures, contained within the submitted Carbon Reduction Statement, to reduce the carbon dioxide emissions of the development shall be implemented in accordance with the submitted details and retained in situ thereafter.</p> <p>Reason: In the interests of minimising the environmental impact of the development</p>
16.	<p>The development hereby permitted shall be carried out in accordance with the approved Flood Risk Assessment (FRA) by Atkinson Peck dated 14 June 2013 (submitted as part of application 13/00560/FULMAJ) and subject to the following requirements: a) surface water run-off from the site shall be attenuated up to a 1 in 100 year critical storm event (plus an allowance for climate change).</p> <p>For the avoidance of doubt:</p> <ul style="list-style-type: none"> • surface water draining from parcel A which has an impermeable area of 0.63 Ha must be restricted to a maximum pass forward flow of 10.3 l/s, • surface water draining from parcel B which has an impermeable area of 0.11 Ha must be restricted to a maximum pass forward flow of 53 l/s and • surface water draining from parcel C which has an impermeable area of 1.01 Ha must be restricted to a maximum pass forward flow of 24.2 l/s. <p>(The location and size of parcels A, B & C are clearly defined on drawing C16573/201/Rev - dated April 2013 which is included in the FRA).</p> <p>The development shall be completed, maintained and managed in accordance with the approved details.</p> <p>REASON: To ensure the development is not at an unacceptable risk of flooding or exacerbate flood risk elsewhere</p>
17.	<p>Upon completion of the approved remediation works across both this site and the adjacent land a validation report containing any validation sampling results shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>Reason: Please note it is the applicant's responsibility to properly address any land contamination issues, to ensure the site is suitable for the proposed end-use, in accordance with Paragraph 121 of the National Planning Policy Framework (DCLG, 2012).</p>
18.	<p>Surface water must drain separate from the foul and no surface water will be permitted to discharge to the foul sewerage system.</p> <p>Reason: To secure the proper drainage of the site and to reduce the risk of flooding</p>
19.	<p>Should, during the course of the development, any contaminated material other than that referred to in the investigation and risk assessment report and identified for treatment in the remediation proposals be discovered, then the development should cease until such time as further remediation proposals have been submitted to and approved in writing by the Local Planning Authority.</p> <p>Reason: Please note it is the applicant's responsibility to properly address any land contamination issues, to ensure the site is suitable for the proposed end-use, in accordance with Paragraph 121 of the National Planning Policy Framework (DCLG, 2012).</p>
20.	<p>The following measures shall be adhered to throughout the construction period:</p> <ol style="list-style-type: none"> i. Parking of vehicles of site operatives and visitors shall accord with appendix 3 of the Health and Safety Plan submitted as part of discharge application 14/00269/DIS ii. The hours of operation (including deliveries) shall be 8am to 6pm Monday to Friday and 8am to 1pm on Saturdays

	<p>iii. The loading and unloading of plant and materials shall be undertaken within the site and not on Chapel Lane</p> <p>iv. The storage of plant and materials used in constructing the development shall accord with The Traffic Management Plan contained within the Health and Safety Plan submitted as part of discharge application 14/00269/DIS</p> <p>v. Wheel washing facilities: the site roads will be swept regularly and sprayed with water and that road sweeper will be used where necessary</p> <p>vi. Measures to control the emission of dust and dirt during construction: shall accord with the Health and Safety Plan submitted as part of discharge application 14/00269/DIS</p> <p>vii. A scheme for recycling/disposing of waste resulting from construction works: shall accord with The Traffic Management Plan contained within the Health and Safety Plan submitted as part of discharge application 14/00269/DIS</p> <p>viii. vehicle routing to the site: shall accord with The Traffic Management Plan contained within the Health and Safety Plan submitted as part of discharge application 14/00269/DIS</p> <p>Reason: in the interests of highway safety and to protect the amenities of the nearby residents.</p>
<p>21.</p>	<p>Within 6 months of the occupation of the first dwellinghouse hereby permitted, a Residential Travel Plan, in accordance with the submitted Framework Travel Plan, shall be submitted to and approved in writing by, the local planning authority. The Travel Plan shall be implemented within the timescale set out in the approved plan and will be audited and updated at intervals not greater than 18 months to ensure that the approved Plan is carried out.</p> <p>Reason: To reduce the number of car borne trips and to encourage the use of sustainable transport/multi-modal options.</p>
<p>22.</p>	<p>The site access shall be constructed and completed in accordance with the approved plans as follows: External Works GA – Section 278 plans (ref: C16573/426-1,426-2) and Adopted Highway – Sections & Details (ref: C16573/416).</p> <p>Reason: In order to satisfy the Local Planning Authority and Highway Authority that the final details of the highway scheme/works are acceptable before work commences on site.</p>
<p>23.</p>	<p>No dwellinghouse hereby approved shall be occupied until all highway works have been constructed in accordance with a scheme which has been submitted to and approved by the Local Planning Authority.</p> <p>Reason: In order to satisfy the Local Planning Authority and Highway Authority that the final details of the highway scheme/works are acceptable before work commences on site.</p>
<p>24.</p>	<p>Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, or any Order revoking or re-enacting the Order, there shall not at any time in connection with the development hereby permitted, be erected or planted, or allowed to remain, upon the land hereinafter defined, any hedge, tree or shrub which will disrupt the 2.0m x 2.0m visibility splay required by pedestrians at the access with Chapel Lane.</p> <p>Reason: To ensure adequate visibility for pedestrians and in the interests of highway safety</p>
<p>25.</p>	<p>The swale (ditch) between the site boundary and the landscaped earth bund along the railway boundary shall be constructed in accordance with the approved details, approved as part of discharge application 14/00269/DIS.</p> <p>Reason: To ensure the continued stability of Network Rail's property</p>

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All levels and dimensions must be checked on site by contractor prior to commencement of works. Any variations must be reported to Millson Associates Ltd.

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23-Oct-13 REMARKS

Seddon Homes

Client

Date 27.11.14 Status Approval

Drawn SW Checked RB

Scale 1:1250 Size A3

Rev. H Drawing Nr. 1777.BR.LP.01

Drawing Title
Location Plan Showing Affordable Units

Project Title
Chapel Lane, Coppull

Millson Associates UK North Office:
Hyde Park House, Cartwright Street, Hyde,
Cheshire SK14 4EH s 0161 367 2320
general@millsonassociates.co.uk
www.millsonassociates.co.uk

MillsonAssociates

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Item 3p	14/01231/REMMAJ
Case Officer	Adele Hayes
Ward	Astley And Buckshaw
Proposal	Reserved matters application pursuant to outline planning permission 13/00126/OUTMAJ for substitution of house type on Plots 64-68 and 70 approved under reserved matters approval 13/01132/REMMAJ
Location	Group 1 Euxton Lane Euxton
Applicant	Redrow Homes Lancashire Division
Consultation expiry:	1 January 2015
Decision due by:	25 February 2015

Recommendation

It is recommended that this application is approved.

Proposal

1. This application relates to parcel H1a(ii) on the Group 1 site and seeks reserved matters consent for the substitution of house types on plots 64 – 68 and 70 (pursuant to outline permission reference 13/00126OUT) that were previously approved under reserved matters approval 13/01132/REMMAJ.
2. The Group One site is located to the west of Central Avenue and covers an area of 54.34 hectares. It is located to the south west of Buckshaw Village and forms part of the former Royal Ordnance site. It is split between the administrative areas of South Ribble Borough Council and Chorley Borough Council with the larger part of the site within the boundary of Chorley.
3. Outline planning permission was granted in December 2009 for the redevelopment of the Group One site for mixed use development comprising housing and commercial uses and associated landscape treatment and highway works (08/00910/OUTMAJ). Permission was granted subject to a number of conditions and obligations contained within a Section 106 Agreement.
4. Two further Section 73 applications (11/00403/OUTMAJ and 13/00126/OUTMAJ) to vary condition 29 (access on the A49) of the outline planning permission and to remove the requirement for the dwellings to achieve Code Level 6 were approved on 27th July 2011 and 17 July 2013 respectively.
5. Infrastructure has been constructed to deliver serviced land which is solely accessed from a new junction onto the A49. This has enabled the sale of land across plots H3, H4 and H5 at the north western sector of Group One. Reserved matters approval has been given for these plots and housing development is underway. The balance of the development land falls in the administrative area of Chorley.

6. BAE Systems gained consent last year to vary the affordable housing obligations contained in the original Section 106 Agreement dated 22 December 2009 in so far as they relate to the part of the Group 1 site within Chorley Borough Council's administrative area.
7. The amendments effectively reduce the affordable housing provision from 20 per cent to 15 per cent across the land in Chorley and for all of the affordable housing units provided to be in the form of social rented housing.
8. All of the other obligations within the original Agreement were not affected by this application.
9. Reserved matters consent was granted for the erection of 93 no. dwellings on this parcel of land in March 2014. The approved scheme includes the provision of 14 no. affordable dwellings which are unaffected by this current application. Development is currently underway.

Representations

10. The proposal has been publicised by the posting of a site notice and no representations have been received

Consultations

11. **Lancashire County Council (Highways)** – no objection.
12. **United Utilities** – no comments received.
13. **Euxton Parish Council** – have not made any comments.

Assessment

Principle of the development

14. The principle of redeveloping the site with housing was originally established as being acceptable by the grant of outline planning permission in 2009, the approval of the subsequent Section 73 applications and by the grant of reserved matters approval in March 2014 for the development of this parcel.
15. The acceptability of the principle of development has been established and this application is for the consideration of a plot substitutions only.

Design and Appearance

17. Redrow Homes are proposing changes to the house type as follows:
18. Plot 64 - substituting a 4 bedroom Stratford house type with a 4 bedroom Oxford+ house type both of which are 2 storey properties. FFL will be retained at 58.65
19. Plot 65 - substituting a 3 bedroom Warwick house type with a 4 bedroom Stratford house type both of which are 2 storey properties. FFL will be retained at 58.65
20. Plot 66 - substituting a 4 bedroom Stratford house type with a 4 bedroom Oxford + house type both of which are 2 storey properties. FFL will be retained at 58.65
21. Plot 67 - substituting a 4 bedroom Windsor+ house type with a 3 bedroom Letchworth house type both of which are 2 storey properties. FFL will be decreased by 0.25 to 57.25
22. Plot 68 - substituting a 4 bedroom Oxford+ house type with a 3 bedroom Letchworth house type both of which are 2 storey properties. FFL will be retained at 57.25

23. Plot 70 - substituting a 4 bedroom Windsor+ house type with a 3 bedroom Warwick house type both of which are 2 storey properties. FFL will be retained at 57.65
24. The fencing and landscaping proposals have been kept to the same standards as those previously approved with 1.8 metre high close boarded timber fencing to the side boundaries of the property.
25. The elevational treatments will be in the 'arts and crafts' theme to be in keeping with the appearance and scale of the approved types within the development.
26. The orientation and height of the proposed house types will remain the same and the scheme has been designed to ensure that the Council's minimum spacing standards are adhered to which ensures that the amenities of the future residents are protected.

Impact on the Neighbours

27. It is considered that the relationship with the neighbouring properties would be acceptable and would not result in a reduction in the level of residential amenity expected to be enjoyed by the occupiers of other dwellings within the development or a greater degree of harm when assessed against the approved scheme. The proposed slab levels are also considered to be acceptable.

Density

28. The approved net density of the development (excluding the three areas of public open space and highway infrastructure) remains unchanged.

Traffic and Transport

29. All the properties meet the Council's parking standards of two spaces for three bed properties and four spaces for four or more bed properties.

Conclusion

30. The total number of dwellings remains unchanged and the acceptability of the principle of residential development on this site was established with the previous grants of planning permission. The amendments to the layout and house type substitution are considered to be acceptable. The applicant is bound by the conditions placed on the outline permission and the legal agreement.

Planning Policies

In accordance with s.38 (6) Planning and Compulsory Purchase Act (2004), the application is to be determined in accordance with the development plan (the Central Lancashire Core Strategy, the Adopted Chorley Borough Local Plan Review 2003 and adopted Supplementary Planning Guidance), unless material considerations indicate otherwise. Consideration of the proposals has had regard to guidance contained with the National Planning Policy Framework (the Framework), the development plan and the emerging Local Plan 2012-2026.

Emerging Local Plan

The Inspector has issued her partial report on the findings into the soundness of the Chorley Local Plan 2012-2026 which is a material consideration in the consideration of any planning application. In summary, the plan is considered to be legally compliant. In relation to soundness, the plan is considered sound, with the exception of matters relating to Gypsies and Travellers.

Paragraph 18 of the Partial Report states: "*For the avoidance of doubt, the Plan may not be adopted until it has been changed in accordance with all the main modifications set out in the*

Appendix to this partial report and any which may be specified in the Appendix of my forthcoming supplementary report. However because of the very advanced stage in the examination process that the main modifications set out in the Appendix have reached, significant weight should be attached to all policies and proposals of the Plan that are amended accordingly, where necessary, except for matters relating to Gypsies and Travellers.”

The Council accepted the Inspector’s modifications for Development Management purposes at its Executive Committee on 21st November 2013. It is therefore considered that significant weight can be given to her report, and to the policies and proposals of the emerging Local Plan, as amended by the main modifications.

Suggested Conditions

No.	Condition																																																						
1.	<p>The Development shall only be carried out in accordance with the approved plans, except as may otherwise be specifically required by any other condition of the outline planning permission or this approval of reserved matters.</p> <p>Reason: To define the permission and in the interests of the proper development of the site.</p>																																																						
2.	<p>The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <table border="0" data-bbox="331 927 1318 1514"> <thead> <tr> <th data-bbox="331 927 746 958">Plan Ref.</th> <th data-bbox="746 927 1002 958">Received On</th> <th data-bbox="1002 927 1318 958">Title:</th> </tr> </thead> <tbody> <tr> <td data-bbox="331 958 746 990">n/a</td> <td data-bbox="746 958 1002 990">26 November 2014</td> <td data-bbox="1002 958 1318 990">Location Plan</td> </tr> <tr> <td data-bbox="331 990 746 1021">4312 DSL-01 Rev E</td> <td data-bbox="746 990 1002 1021">29 January 2015</td> <td data-bbox="1002 990 1318 1021">Detail Site Layout</td> </tr> <tr> <td data-bbox="331 1021 746 1052">4312 DSL-04 Rev F</td> <td data-bbox="746 1021 1002 1052">26 November 2014</td> <td data-bbox="1002 1021 1318 1052">Materials Layout</td> </tr> <tr> <td data-bbox="331 1052 746 1084">4312 DSL-03 Rev E</td> <td data-bbox="746 1052 1002 1084">26 November 2014</td> <td data-bbox="1002 1052 1318 1084">Boundary Details Layout</td> </tr> <tr> <td data-bbox="331 1084 746 1115">4312 DSL-02 Rev E</td> <td data-bbox="746 1084 1002 1115">26 November 2014</td> <td data-bbox="1002 1084 1318 1115">Waste Management Plan</td> </tr> <tr> <td data-bbox="331 1115 746 1146">4312 DSL-06 Rev E</td> <td data-bbox="746 1115 1002 1146">26 November 2014</td> <td data-bbox="1002 1115 1318 1146">Land Disposal Layout</td> </tr> <tr> <td data-bbox="331 1146 746 1178">4312 DSL-07 Rev E</td> <td data-bbox="746 1146 1002 1178">26 November 2014</td> <td data-bbox="1002 1146 1318 1178">Affordable Homes Layout</td> </tr> <tr> <td data-bbox="331 1178 746 1236">4312 DSL-08 Rev G Homes Layout</td> <td data-bbox="746 1178 1002 1236">26 November 2014</td> <td data-bbox="1002 1178 1318 1236">Code for Sustainable</td> </tr> <tr> <td data-bbox="331 1236 746 1267">4312 GRL-09 Rev C</td> <td data-bbox="746 1236 1002 1267">26 November 2014</td> <td data-bbox="1002 1236 1318 1267">Glazing requirements</td> </tr> <tr> <td data-bbox="331 1267 746 1299">4622.01 Rev C</td> <td data-bbox="746 1267 1002 1299">26 November 2014</td> <td data-bbox="1002 1267 1318 1299">Landscaping Proposal</td> </tr> <tr> <td data-bbox="331 1299 746 1330">4622.02 Rev B</td> <td data-bbox="746 1299 1002 1330">26 November 2014</td> <td data-bbox="1002 1299 1318 1330">Landscaping Proposal</td> </tr> <tr> <td data-bbox="331 1330 746 1361">E3H106-3 E Series Render</td> <td data-bbox="746 1330 1002 1361">26 November 2014</td> <td data-bbox="1002 1330 1318 1361">The Warwick</td> </tr> <tr> <td data-bbox="331 1361 746 1393">E4H131-2 Rev A E Series Render</td> <td data-bbox="746 1361 1002 1393">26 November 2014</td> <td data-bbox="1002 1361 1318 1393">The Oxford +</td> </tr> <tr> <td data-bbox="331 1393 746 1424">E4H131-2 Rev A E Series Brick</td> <td data-bbox="746 1393 1002 1424">26 November 2014</td> <td data-bbox="1002 1393 1318 1424">The Oxford +</td> </tr> <tr> <td data-bbox="331 1424 746 1456">E4H117-3 E Series Brick</td> <td data-bbox="746 1424 1002 1456">26 November 2014</td> <td data-bbox="1002 1424 1318 1456">The Stratford</td> </tr> <tr> <td data-bbox="331 1456 746 1487">E3H096-2 E Series Render</td> <td data-bbox="746 1456 1002 1487">26 November 2014</td> <td data-bbox="1002 1456 1318 1487">The Letchworth</td> </tr> <tr> <td data-bbox="331 1487 746 1518">C-SG01 1 001 Rev E</td> <td data-bbox="746 1487 1002 1518">26 November 2014</td> <td data-bbox="1002 1487 1318 1518">Single Garage</td> </tr> </tbody> </table> <p>Reason: For the avoidance of doubt and in the interests of proper planning.</p>	Plan Ref.	Received On	Title:	n/a	26 November 2014	Location Plan	4312 DSL-01 Rev E	29 January 2015	Detail Site Layout	4312 DSL-04 Rev F	26 November 2014	Materials Layout	4312 DSL-03 Rev E	26 November 2014	Boundary Details Layout	4312 DSL-02 Rev E	26 November 2014	Waste Management Plan	4312 DSL-06 Rev E	26 November 2014	Land Disposal Layout	4312 DSL-07 Rev E	26 November 2014	Affordable Homes Layout	4312 DSL-08 Rev G Homes Layout	26 November 2014	Code for Sustainable	4312 GRL-09 Rev C	26 November 2014	Glazing requirements	4622.01 Rev C	26 November 2014	Landscaping Proposal	4622.02 Rev B	26 November 2014	Landscaping Proposal	E3H106-3 E Series Render	26 November 2014	The Warwick	E4H131-2 Rev A E Series Render	26 November 2014	The Oxford +	E4H131-2 Rev A E Series Brick	26 November 2014	The Oxford +	E4H117-3 E Series Brick	26 November 2014	The Stratford	E3H096-2 E Series Render	26 November 2014	The Letchworth	C-SG01 1 001 Rev E	26 November 2014	Single Garage
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6.	<p>No dwelling shall be occupied until all fences and walls shown in the approved details to bound its plot, have been erected in conformity with the approved details. Other fences and walls shown in the approved details shall have been erected in conformity with the approved details prior to substantial completion of the development.</p> <p>Reason: To ensure a visually satisfactory form of development, to provide reasonable standards of privacy to residents.</p>
7.	<p>Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (Schedule 2, Part 2, Class A) (or any Order revoking and re-enacting that Order) no fences, gates or walls shall be erected within the curtilage of any dwelling hereby permitted (other than those expressly authorised by this permission) or on the boundary of the site.</p> <p>Reason: To protect the appearance of the locality and ensure a satisfactory relationship is maintained with the immediate surroundings.</p>
8.	<p>If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the Method Statement detailing how this unsuspected contamination shall be dealt with.</p> <p>Reason: To protect the environment and prevent harm to human health by ensuring that the land is remediated to an appropriate standard for the proposed end use.</p>
9.	<p>The development hereby approved shall be carried out in accordance with the approved surface water regulation system.</p> <p>Reason: To secure proper drainage.</p>
10.	<p>Before the dwellings hereby permitted are occupied the driveways and vehicle manoeuvring areas shall be surfaced or paved, drained and marked out all in accordance with the approved plan. The driveways and vehicle manoeuvring areas shall not thereafter be used for any purpose other than the parking of and manoeuvring of vehicles.</p> <p>Reason: To ensure adequate on site provision of car parking and manoeuvring areas.</p>
11.	<p>The garage(s) hereby approved shall be kept freely available for the parking of cars and shall not be converted to living accommodation, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995.</p> <p>Reason: To ensure adequate garaging/off street parking provision is made/maintained and thereby avoid hazards caused by on-street parking.</p>

Planning History

The site history of the property is as follows:

- Ref:** 08/00645/FUL **Decision:** PERFPP **Decision Date:** 21 July 2008
Description: Erection of a bat house at Group One, Buckshaw Village,
- Ref:** 08/00910/OUTMAJ **Decision:** PERFPP **Decision Date:** 22 December 2009
Description: Outline planning application for the redevelopment of land at Group One (Site Area 54.34 Hectares), Royal Ordnance Site, Chorley for mixed use development comprising housing and commercial uses (including uses A1, A2, A3, B1, B2, C1, C2 and C3 of the Town and Country Planning (Use Classes) (Amendment) (England) Order 2006) and associated landscape treatment and highway works.
- Ref:** 08/01002/FUL **Decision:** PERFPP **Decision Date:** 7 November 2008
Description: Erection of a bat house at group one Buckshaw Village
- Ref:** 09/00084/FUL **Decision:** PERFPP **Decision Date:** 9 April 2009
Description: Erection of a bat house at group one, Buckshaw Village.
- Ref:** 09/00095/FULMAJ **Decision:** PERFPP **Decision Date:** 22 December 2009
Description: Land reclamation and remediation earthworks to create a development platform at Group 1, Buckshaw Village (site area 54.34 hectares).
- Ref:** 10/00153/DIS **Decision:** PEDISZ **Decision Date:** 21 April 2010
Description: Application to discharge conditions 4, 9, 10, 11, 12, 14, 16, 17, & 18 attached to planning approval 09/00095/FULMAJ
- Ref:** 10/00247/DIS **Decision:** PEDISZ **Decision Date:** 21 April 2010
Description: Application to discharge condition 32 of planning approval 08/00910/OUTMAJ
- Ref:** 10/00309/DIS **Decision:** PEDISZ **Decision Date:** 16 July 2010
Description: Application to discharge condition 14 attached to planning approval 09/00095/FULMAJ (discharge of phase 1 only)
- Ref:** 10/00339/DIS **Decision:** PEDISZ **Decision Date:** 10 June 2010
Description: Application to discharge conditions 7,8 and 23 of planning approval 09/00095/FUL
- Ref:** 10/00693/DIS **Decision:** PEDISZ **Decision Date:** 24 September 2010
Description: Application to discharge condition 14 attached to planning approval 09/00095/FULMAJ (further phase relating to more information on tree removal/tree retention in the high and medium risk remediation zones).
- Ref:** 10/00940/DIS **Decision:** PEDISZ **Decision Date:** 14 December 2010
Description: Application to discharge conditions 7, 10, 12, 22 & 28 attached to planning approval 08/00910/OUTMAJ
- Ref:** 10/01061/DIS **Decision:** PEDISZ **Decision Date:** 25 January 2011
Description: Application to discharge condition 47 attached to planning approval 08/00910/OUTMAJ
- Ref:** 10/01062/DIS **Decision:** PEDISZ **Decision Date:** 25 January 2011
Description: Application to discharge condition 13 attached to planning approval 09/00095/FULMAJ
- Ref:** 11/00080/DIS **Decision:** PEDISZ **Decision Date:** 15 March 2011

- Description:** Application to discharge conditions 5, 6, 8, 9, 11, 29, 30 and 46 attached to planning approval 08/00910/OUTMAJ
- Ref:** 11/00099/DIS **Decision:** PEDISZ **Decision Date:** 25 February 2011
Description: Application to discharge condition 14 attached to planning approval 09/00095/FULMAJ. (phase 2 of the tree removal/tree retention and amendments to Phase 1 previously approved as part of 10/00309/DIS and 10/00693/DIS).
- Ref:** 11/00403/OUTMAJ **Decision:** PERFPP **Decision Date:** 27 July 2011
Description: Section 73 application to vary condition 29 (access on the A49) attached to outline planning approval 08/00910/OUTMAJ
- Ref:** 11/00784/DIS **Decision:** PEDISZ **Decision Date:** 12 October 2011
Description: Application to discharge condition 45 attached to planning approval 11/00403/OUTMAJ
- Ref:** 11/00897/DIS **Decision:** PEDISZ **Decision Date:** 17 October 2011
Description: Application to discharge condition 24 attached to planning approval 11/00403/OUTMAJ
- Ref:** 12/00007/FUL **Decision:** PERFPP **Decision Date:** 3 May 2012
Description: Construction of an access roads to serve parcels H3 and H4 of Group 1 and the erection of a foul pumping station.
- Ref:** 12/00265/MNMA **Decision:** PEMNMZ **Decision Date:** 5 April 2012
Description: Application for minor non-material amendment to planning application 11/00403/OUTMAJ to amend to the remediation phasing
- Ref:** 12/00266/MNMA **Decision:** PEMNMZ **Decision Date:** 5 April 2012
Description: Application for minor non-material amendment to planning application 09/00095/FULMAJ to amend to the remediation phasing
- Ref:** 12/00448/DIS **Decision:** PEDISZ **Decision Date:** 30 May 2012
Description: Application to discharge condition 17 attached to planning approval 09/00095/FULMAJ
- Ref:** 12/00475/FULMAJ **Decision:** PERFPP **Decision Date:** 4 January 2013
Description: Section 73 application to vary condition 18 (southern boundary treatment) attached to planning approval 09/00095/FULMAJ
- Ref:** 12/00688/FUL **Decision:** PERFPP **Decision Date:** 2 November 2012
Description: Construction of an access road leading from Central Avenue together with earthworks and landscape treatment associated with the realignment of watercourses
- Ref:** 12/00791/MNMA **Decision:** PEMNMZ **Decision Date:** 10 January 2013
Description: Application for minor non material amendment to outline planning application 08/00910/OUTMAJ comprising changes to the approved phasing of the development.
- Ref:** 12/00801/DIS **Decision:** PEDISZ **Decision Date:** 17 December 2012
Description: Application to discharge conditions numbered 6 (exportation of material), 7 (cleaning of vehicle wheels), and 8 (routing of heavy goods vehicles) of planning approval 09/00095/FULMAJ.
- Ref:** 12/00835/DIS **Decision:** PEDISZ **Decision Date:** 28 September 2012
Description: Application to discharge condition 3 (requirement to agree the extent of the proposed sub-phase H3 for which a reserved matters application is to be submitted) of permission 08/00910/OUTMAJ (outline permission for the development of Group 1)
- Ref:** 12/00979/DIS **Decision:** PEDISZ **Decision Date:** 26 October 2012

Description: Application to discharge condition numbered 14 (tree survey) of planning approval 09/00095/FULMAJ

Ref: 12/00992/DIS **Decision:** REC **Decision Date:**
Description:

Ref: 12/01205/DIS **Decision:** PEDISZ **Decision Date:** 17 December 2012
Description: Application to discharge conditions numbered 3 (phasing) and 24 (verification reports) of planning approval 11/00403/OUTMAJ

Ref: 12/01237/DIS **Decision:** PEDISZ **Decision Date:** 6 February 2013
Description: Application to discharge condition numbered 14 (tree survey) of planning approval 09/00095/FULMAJ

Ref: 13/00126/OUTMAJ **Decision:** PERFPP **Decision Date:** 17 July 2013
Description: Section 73 application to vary condition no. 17 (Code for Sustainable Homes) of planning permission no. 11/00403/OUTMAJ to remove the requirement for dwellings built post January 2016 to achieve Level 6

Ref: 13/00310/FULMAJ **Decision:** PERFPP **Decision Date:** 6 June 2013
Description: Engineering works comprising the re-grading of land at the ordinary watercourse crossing the site on a north-south alignment (following the installation of a culvert) to create a level platform for the construction of a Neighbourhood Equipped Area for Play to serve the planned housing neighbourhood.

Ref: 13/00649/FUL **Decision:** PERFPP **Decision Date:** 20 September 2013
Description: Application under Section 106 BA of the Town and Country Planning Act 1990 (as amended) to modify a planning obligation dated 22 December 2009.

Ref: 13/00945/DIS **Decision:** PEDISZ **Decision Date:** 23 October 2013
Description: Application to discharge condition 3 (requirement to agree the extent of the proposed sub-phase H1a(ii) for which a reserved matters application is to be submitted) of permission 13/00126/OUTMAJ (outline permission for the development of Group 1)

Ref: 13/00946/DIS **Decision:** INSFEE **Decision Date:**
Description:

Ref: 13/01014/DIS **Decision:** PEDISZ **Decision Date:** 8 November 2013
Description: Application to discharge of condition 22 (remediation strategy) and condition 24 (verification report) of planning permission of 13/00126/OUTMAJ

Ref: 13/01113/DIS **Decision:** PEDISZ **Decision Date:** 3 December 2013
Description: Application to discharge of condition 22 (remediation strategy) and condition 24 (verification report) of planning permission of 13/00126/OUTMAJ

Ref: 13/01132/REMAJ **Decision:** PERRES **Decision Date:** 26 March 2014
Description: Reserved matters application pursuant to outline planning permission 13/00126/OUTMAJ for the erection of 93 no. 2, 3 and 4 bedroom, 2 storey residential dwellings, together with associated access roads, driveways, garages, private garden areas and means of enclosure. Includes for the provision of 14 no. affordable dwellings within the above.

Ref: 14/00056/DIS **Decision:** PEDISZ **Decision Date:** 25 April 2014
Description: Application to discharge conditions numbered 11, 13, 14, 15, 16, 17, 18, 33, 36, and 37 attached to outline planning approval 13/00126/OUTMAJ in so far as they relate to development parcel H1a(ii)

Ref: 14/00177/FULMAJ **Decision:** WDN **Decision Date:** 8 May 2014
Description: Application to vary condition 7 of planning permission ref: 12/00945/REMAJ (which was a Reserved Matters application for the erection of 32 no.

dwellings) to allow the dwellings to be built to Code Level 3 (but Code 4 Energy) rather than Code Level 4 or 6.

Ref: 14/00179/DIS **Decision:** PCO **Decision Date:**
Description: Application to discharge conditions 6 (carbon emissions statement) and 8 (Design Stage Assessment) of planning approval ref: 12/00945/REMMAJ (which was a Reserved Matters application for the erection of 32 no. residential dwellings).

Ref: 14/00265/REMMAJ **Decision:** PERFPP **Decision Date:** 19 May 2014
Description: Proposed erection of 20 no. dwellings and associated landscaping and highway works (further re-plan of part of site previously approved by permission ref: 13/01144/REMMAJ)

Ref: 14/00343/DIS **Decision:** PEDISZ **Decision Date:** 15 May 2014
Description: Application to discharge condition numbered 25 (site compound) attached to outline planning approval 13/00126/OUTMAJ in so far as it relates to development parcel H1a(ii)

Ref: 14/00549/DIS **Decision:** PEDISZ **Decision Date:** 2 July 2014
Description: Application to discharge condition 3 (requirement to agree the extent of the proposed sub-phase H2 for which a reserved matters application is to be submitted) of permission 13/00126/OUTMAJ (outline permission for the development of Group 1)

Ref: 14/00635/REMMAJ **Decision:** PERFPP **Decision Date:** 4 September 2014
Description: Reserved matters application for the erection of 64 no. residential dwellings and associated landscape and highway works (pursuant to outline permission ref: 13/00126/OUTMAJ).

Ref: 14/00659/DIS **Decision:** PCO **Decision Date:** Pending
Description: Application to discharge condition 3 (requirement to agree the extent of the proposed sub-phase H1e for which a reserved matters application is to be submitted) of permission 13/00126/OUTMAJ (outline permission for the development of Group 1)

Ref: 14/00927/OUTMAJ **Decision:** PCO **Decision Date:** Pending
Description: Section 73 application to vary condition no. 30 (Construction of main access road) of planning permission no. 13/00126/OUTMAJ to enable re-positioning of the main access road through the site.

Ref: 14/00933/REMMAJ **Decision:** PERRES **Decision Date:** 17 December 2014
Description: Reserved matters application for the erection of 45no. residential dwellings (including 9no. affordable) and associated landscape and highway works (pursuant to outline permission ref: 13/00126/OUTMAJ).

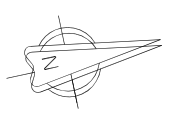
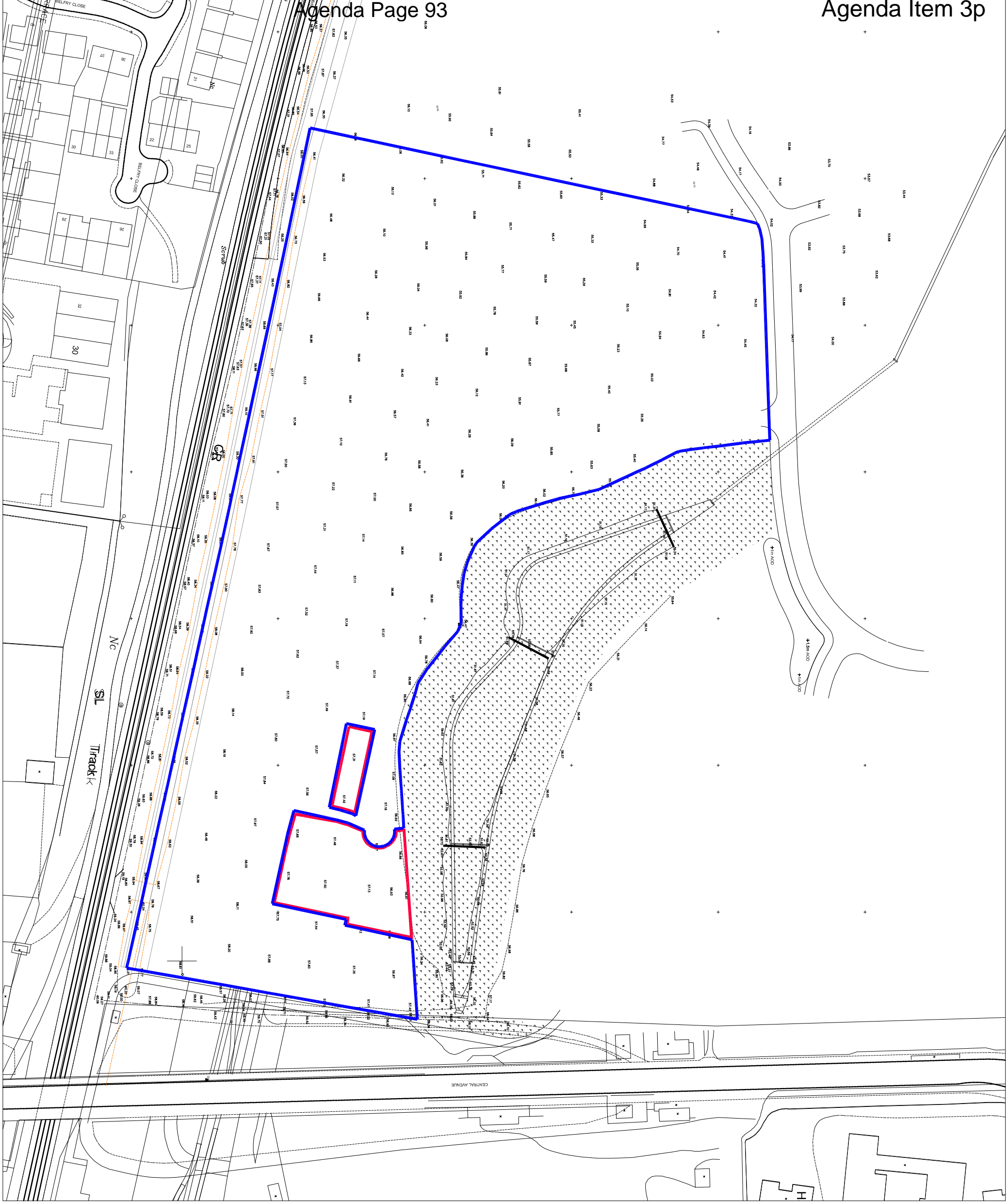
Ref: 14/00990/ADV **Decision:** WDN **Decision Date:** 3 November 2014
Description: Erection of 12 no. directional yellow signs (1m x 36cm) fixed to lampposts on routes leading from Euxton, the M61 and the M6 pointing the way to Redrow housing development at Buckshaw Village (Group 1 part of site).

Ref: 14/01151/MNMA **Decision:** PEMNMZ **Decision Date:** 5 December 2014
Description: Minor non-material amendment to plots 1 - 4 (approved under 13/01132/REMMAJ) involving repositioning of previously approved house types.

Ref: 14/01152/REM **Decision:** PERRES **Decision Date:** 22 December 2014
Description: Reserved matters application pursuant to outline planning permission 13/00126/OUTMAJ for substitution of house type on Plot 5 approved under reserved matters approval 13/01132/REMMAJ

Ref: 14/01232/REMMAJ **Decision:** PERRES **Decision Date:** 21 January 2015
Description: Reserved matters application for 58no. dwellings and associated works (pursuant to outline permission ref: 13/00126/OUTMAJ). Variation of the plans approved

by permission ref: 14/00635/REMMAJ to amend the layout and house types on the parcel, including a reduction overall of 6no. dwellings.



Key

Revision	Date	Amendment	Initials

Development	
Location	GROUP 1 BUCKSHAW
Marketing Name	...
Drawing Title	Location Plan
Drawing Number	
Revision	Scale @ a3 1:1250
Drawn By	MC
Checked by	Date Started 09.09.13
	Date



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This layout has been designed after due consideration of our Context & Constraints Plan

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