

27 October 2015

Dear Councillor

**DEVELOPMENT CONTROL COMMITTEE - TUESDAY, 27TH OCTOBER 2015**

I am now able to enclose, for consideration at the above meeting of the Development Control Committee, the following report that provides an update of events that have taken place since the agenda was printed.

**Agenda No    Item**

8            **Addendum (Pages 3 - 6)**

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

Yours sincerely



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C O M M I T T E E R E P O R T		
REPORT OF	MEETING	DATE
Director Public Protection, Streetscene and Community	Development Control Committee	27 <sup>th</sup> October 2015

<b>ADDENDUM</b>
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**ITEM 3a-15/00775/FUL – Grocers On The Green, 267B The Green, Eccleston, Chorley, PR7 5TF**

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

The report states that five objections have been received and eight letters of support. This should read that four letters of objection have been received, seven letters of support and one conditional objection.

An updated location plan has been received showing the red edge is only around the application unit (and its associated rear yard and forecourt) to ensure any decision only relates to this land.

The following approved plans condition is therefore proposed:

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

Title	Drawing Reference	Received Date
Site Plan (location Plan)	2939-11-05A	26th October 2015
Ground Floor Plan	2939-11-10 A	26th October 2015

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

**ITEM 3b - 15/00936/FUL – St Peters Vicarage, Harpers Lane, Chorley**

**The recommendation will be amended as follows if Members are minded to agree the way forward as set out within the ‘Impact of Pooling Arrangements for 106 Agreements for the provision of POS’ report:**

***Approve full planning permission subject to conditions***

To replace the S106 Agreement prior to determination of the planning application the following condition is recommended:

No development shall commence until a Scheme for the provision of off-site public open space in accordance with the principles of Policies HS4A and HS4B of the Adopted Chorley Local Plan 2012-2026 has been submitted to and approved in writing by the Local Planning Authority. The dwelling(s) hereby approved shall not be occupied until the approved Scheme has been implemented.

*Reason:- The provision of off-site public open space is a requirement of the Development Plan and therefore a scheme or mechanism to deliver the requirements of the development plan are essential to make the development acceptable. A suitable scheme has not been submitted as part of the application and is needed*

*prior to the commencement of the development to ensure a suitable scheme can be agreed.*

The comments of the LCC Highways Officer have been received. LCC Highways consider the proposed scheme to be acceptable on the basis that the following conditions are attached to any planning permission:

1. No part of the development hereby approved shall commence until a scheme for the construction of the site access has been submitted to and approved by the Local Planning Authority in consultation with the Highway Authority.  
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.
2. No part of the development hereby approved shall be occupied or opened for trading until the approved scheme referred to in Condition 1 has been constructed and completed in accordance with the scheme details.  
Reason: In order that the traffic generated by the development does not exacerbate unsatisfactory highway conditions in advance of the completion of the highway scheme/works.
3. The new estate road/access between the site and Vicarage Street shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level before any development takes place within the site.  
Reason: To ensure that satisfactory access is provided to the site before the development hereby permitted becomes operative.

The comments of the GMEU Ecology officer have been received. GMEU Ecology are satisfied that the application can be forwarded for determination and that any permission if granted is supported by conditions relating to the protection of wild birds, protection of trees to be retained and bio-diversity enhancement measures.

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**ITEM 3c 15/00832/FUL - The Sirloin Inn, Station Road, Hoghton, Preston, PR5 0DD**

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

One additional objection has been received on the following grounds:

- The decking at Sirloin Inn is totally out of character, and unattractive;
- There is no disabled access;
- It is little used as the area is always in the shade and as there is a large decking area behind the building, customers prefer to use that.

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**ITEM 3d 15/00768/OUT - Euxton Mills Hotel, Wigan Road, Euxton, Chorley, PR7 6JD**

**The recommendation will be amended as follows if Members are minded to agree the way forward as set out within the 'Impact of Pooling Arrangements for 106 Agreements for the provision of POS' report:**

**Approve outline planning permission subject to conditions**

To replace the S106 Agreement prior to determination of the planning application the following condition is recommended:

No development shall commence until a Scheme for the provision of off-site public open space in accordance with the principles of Policies HS4A and HS4B of the Adopted Chorley Local Plan 2012-2026 has been submitted to and approved in writing by the Local Planning Authority. The dwelling(s) hereby approved shall not be occupied until the approved Scheme has been implemented.

*Reason:- The provision of off-site public open space is a requirement of the Development Plan and therefore a scheme or mechanism to deliver the requirements of the development plan are essential to make the development acceptable. A suitable scheme has not been submitted as part of the application and is needed prior to the commencement of the development to ensure a suitable scheme can be agreed.*

An amended plan has been received showing the highway works requested by Lancashire County Council Highways. This shows the proposed access point for the dwelling to have a standard kerb radius for a residential property. In addition the existing footway in front of the public house has been extended in a southerly direction for half the width of the existing access and widened towards the south to align with the driveway to the car park. The footway in front of the boundary wall is shown as built out to align with the footways north and south of the access. These works to the highway will need to be done under a S278 agreement with the County Council. An informative note is proposed advising this.

The proposal is now considered acceptable in terms of highways.

The following additional condition is proposed setting out the approved plans:

The development hereby permitted shall be carried out in accordance with the parameters set out in the covering letter accompanying the application (dated 30th July 2015) and the following plans:

<b>Title</b>	<b>Drawing Reference</b>	<b>Received date</b>
Site Location Plan	N/A	31st July 2015
Proposed Site Plan	307-PL-015 Rev D	19th October 2015

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

**ITEM 3e 15/00728/FUL - Royal Mail Chorley Delivery Office, Unit 7, East Chorley Business Centre, East Way, Chorley**

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

An amended highway works plan has been received, which reflects the changes to the access arrangements set out in the amended site plan. The following conditions have been updated to reflect receipt of the amended highway works plan:

The development hereby permitted shall not commence unless and until the works to the highway have been implemented in accordance with the approved plan (reference MMD-340300-C-SK-CG-XX-0001 Rev. P3 received 23 October 2015).

In the event that an alternative highway solution is identified and agreed in writing by the Highway Authority an amended plan detailing the works to the highway shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development hereby permitted. The works thereafter shall be carried out in accordance with the approved plans.

Reason: In the interests of highway safety.

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

Plan Ref.	Received On:	Title:
13967/12	21 July 2015	Location plan
13967/10	21 July 2015	Existing site plan
13967/11 Rev. A	13 Oct 2015	Proposed site plan
J1/04029 details	21 July 2015	Proposed gate
J1/01064 details	21 July 2015	Proposed fencing
MMD-340300-C-SK-CG-XX-0001 Rev. P3 highway solution	23 October 2015	Proposed

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

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