

17 November 2015

Dear Councillor

DEVELOPMENT CONTROL COMMITTEE - TUESDAY, 17TH NOVEMBER 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

5 **Addendum (Pages 3 - 4)**

Report of the Director 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	17 November 2015

ADDENDUM

ITEM 3e-15/00475/OUTMAJ – Star Paper Mill, Moulden Brow, Feniscowles

The recommendation remains as per the original report

The following conditions have been amended at the request of the applicant's agent and to provide further clarity on the timing of the junction works:

5. No development (excluding site preparation and ground work) shall occur until a scheme detailing the provision of a new vehicular access, signalised junction and pedestrian crossing, at the Moulden Brow site access/egress point has been submitted to and approved in writing by the Local Planning Authority. The cost of the approved scheme shall be borne entirely by the developer. The approved scheme shall be implemented fully in accordance with a phasing and construction management plan to be agreed in writing by the Local Planning Authority.

REASON: In the interests of the safe, efficient and convenient movement of all highway users the details need to be agreed prior to construction works starting on site so the agreed scheme can be implemented at an appropriate time as part of the development

6. No development (excluding site preparation and ground work)shall occur until a scheme detailing the following works to the Finnington Lane/Moulden Brow traffic signal junction has been submitted to and approved in writing;

- provision of an upgrade of the existing traffic signal control to a MOVA system to provide improved local network performance

- white lining to provide 2 lane entry on the Moulden Brow arm of the junction

The cost of the approved scheme shall be borne entirely by the developer. The approved scheme shall be implemented fully in accordance with a phasing and construction management plan to be agreed writing by the Local Planning Authority.

REASON: In the interests of the safe, efficient and convenient movement of all highway users the details need to be agreed prior to construction works starting on site so the agreed scheme can be implemented at an appropriate time as part of the development

8. No development (excluding site preparation and ground work) shall occur until a scheme detailing an amended layout to the existing vehicular and pedestrian access/egress at the Junction with Livesey Branch Road has been submitted to and approved in writing by the Local Planning Authority. The cost of the approved scheme shall be borne entirely by the developer. The approved scheme shall be implemented fully

in accordance with a phasing and construction management plan to be agreed in writing by the Local Planning Authority

REASON: In the interests of the safe, efficient and convenient movement of all highway users the details need to be agreed prior to construction works starting on site so the agreed scheme can be implemented at an appropriate time as part of the development

SECTION 106 AGREEMENT

Members will note from the Committee report that an off-site contribution (£350,000) has been secured for affordable housing and a commuted sum (£73,000) has been secured towards the requirement of travel planning. Given the proportion of land within Chorley Borough 6% of these sums (£21,000 and £4,380 respectively) will be paid to Chorley with the remaining 94% going to Blackburn.

The parties have executed the S106 Agreement subject to the outcome of the two Authorities Committees to enable the decisions to be issued in the event of a positive resolution by both Council's.
