

## **DEVELOPMENT CONTROL COMMITTEE**

TUESDAY, 9TH FEBRUARY 2016, 6.30 PM

COUNCIL CHAMBER, TOWN HALL, CHORLEY

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.

<b>Agenda No</b>	<b>Item</b>	
4	<b>APPEALS AND OTHER DECISIONS</b>	(Pages 3 - 6)
	Report of the Director of Public Protection, Streetscene and Community.	
6	<b>ADDENDUM</b>	(Pages 7 - 8)

GARY HALL  
CHIEF EXECUTIVE

Electronic copies sent to Members of the Development Control Committee

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Report of	Meeting	Date
Director of Public Protection, Streetscene and Community	Development Control Committee	9 February 2016

## **PLANNING APPEALS AND DECISIONS RECEIVED BETWEEN 15<sup>TH</sup> DECEMBER 2015 AND 8<sup>TH</sup> FEBRUARY 2016**

### **PLANNING APPEALS LODGED**

1. Appeal by Mr Christopher Vose against the delegated decision to Refuse Full Planning Permission for Erection of a new dwelling (that will meet Code Level 6) following demolition of existing bungalow and outbuildings within the site (alternative design to that approved under permission ref: 13/00506/FUL) at Arnside, Long Lane, Heath Charnock, Chorley, PR6 9EQ, (Planning Application: 14/01313/FUL, Inspectorate Reference: APP/D2320/W/15/3140649). Inspectorate letter received 15 December 2015.
2. Appeal by Mr Rodney Fullwood against the Development Control Committee decision to Refuse Outline Planning Permission for Outline application for the erection of a new dwelling (all matters reserved save for access) at 3 Oak Drive, Chorley, PR6 7BY, (Planning Application: 14/00376/OUT, Inspectorate Reference: APP/D2320/W/15/3135328). Inspectorate letter received 17 December 2015..
3. Appeal by B R Pope And Son against Enforcement Notice for Neighbouring local authority consultation on application for certificate of lawfulness existing use for use of land as a microlight airfield at Long Fold Farm, Doles Lane, Bretherton, , (Planning Application: 15/00856/NLA, Inspectorate Reference: APP/D2320/C/16/3142183). Inspectorate letter received 12 January 2016.
4. Appeal by Tarleton Estates Limited, against Enforcement Notice for Neighbouring local authority consultation on application for certificate of lawfulness existing use for use of land as a microlight airfield at Long Fold Farm, Doles Lane, Bretherton, , (Planning Application: 15/00856/NLA, Inspectorate Reference: APP/D2320/C/16/3142185). Inspectorate letter received 12 January 2016.
5. Appeal by Acland Bracewell Surveyors Limited against Enforcement Notice for Neighbouring local authority consultation on application for certificate of lawfulness existing use for use of land as a microlight airfield at Long Fold Farm, Doles Lane, Bretherton, , (Planning Application: 15/00856/NLA, Inspectorate Reference: APP/D2320/C/16/3142186). Inspectorate letter received 12 January 2016.
6. Appeal by Mr Andrew Pope against Enforcement Notice for Neighbouring local authority consultation on application for certificate of lawfulness existing use for use of land as a microlight airfield at Long Fold Farm, Doles Lane, Bretherton, , (Planning Application: 15/00856/NLA, Inspectorate Reference: APP/D2320/C/16/3142183). Inspectorate letter received 12 January 2016.
7. Appeal by Tarleton Estates Limited against Enforcement Notice for Neighbouring Local Authority consultation on retention of a building associated with the operation of a micro light airfield at Long Fold Farm, Doles Lane, Bretherton, , (Planning Application: 15/00831/NLA,

Inspectorate Reference: PP/D2320/C/16/3142164). Inspectorate letter received 12 January 2016.

8. Appeal by Acland Bracewell Surveyors Limited against Enforcement Notice for Neighbouring Local Authority consultation on retention of a building associated with the operation of a micro light airfield at Long Fold Farm, Doles Lane, Bretherton, , (Planning Application: 15/00831/NLA, Inspectorate Reference: APP/D2320/C/16/3142165). Inspectorate letter received 12 January 2016.
9. Appeal by B R Pope And Son against Enforcement Notice for Neighbouring Local Authority consultation on retention of a building associated with the operation of a micro light airfield at Long Fold Farm, Doles Lane, Bretherton, , (Planning Application: 15/00831/NLA, Inspectorate Reference: APP/D2320/C/16/3142166). Inspectorate letter received 12 January 2016.
10. Appeal by Mr Andrew Pope against Enforcement Notice for Neighbouring Local Authority consultation on retention of a building associated with the operation of a micro light airfield at Long Fold Farm, Doles Lane, Bretherton, , (Planning Application: 15/00831/NLA, Inspectorate Reference: PP/D2320/C/16/3142163). Inspectorate letter received 12 January 2016.

#### **PLANNING APPEALS DISMISSED**

11. Appeal by Mr Mark Ainsworth against the delegated decision to Refuse Full Planning Permission for Erection of three storey front extension at Briers House, Briers Brow, Wheelton, Chorley, PR6 8HD, (Planning Application: 15/00678/FUL, Inspectorate Reference: APP/D2320/D/15/3139149). Inspectorate letter received 24 November 2015.
12. Appeal by Inglenorth (Contracting) Ltd - Mr & Mrs Stephen Parr against Non-determination for Erection of 3 no. dwellings at Land Between Wheatsheaf Hotel And 2, Chapel Lane, Coppull, , (Planning Application: 14/00332/OUT, Inspectorate Reference: ). Inspectorate letter received 14 July 2015.

#### **PLANNING APPEALS WITHDRAWN**

13. Appeal by Tarleton Estates Limited against Enforcement Notice for Neighbouring Local Authority consultation on retention of a building associated with the operation of a micro light airfield at Long Fold Farm, Doles Lane, Bretherton, , (Planning Application: 15/00831/NLA, Inspectorate Reference: PP/D2320/C/16/3142164). Inspectorate letter received 12 January 2016.
14. Appeal by Acland Bracewell Surveyors Limited against Enforcement Notice for Neighbouring Local Authority consultation on retention of a building associated with the operation of a micro light airfield at Long Fold Farm, Doles Lane, Bretherton, , (Planning Application: 15/00831/NLA, Inspectorate Reference: APP/D2320/C/16/3142165). Inspectorate letter received 12 January 2016.
15. Appeal by B R Pope And Son against Enforcement Notice for Neighbouring Local Authority consultation on retention of a building associated with the operation of a micro light airfield at Long Fold Farm, Doles Lane, Bretherton, , (Planning Application: 15/00831/NLA, Inspectorate Reference: APP/D2320/C/16/3142166). Inspectorate letter received 12 January 2016.
16. Appeal by Mr Andrew Pope against Enforcement Notice for Neighbouring Local Authority consultation on retention of a building associated with the operation of a micro light airfield at Long Fold Farm, Doles Lane, Bretherton, , (Planning Application: 15/00831/NLA, Inspectorate Reference: PP/D2320/C/16/3142163). Inspectorate letter received 12 January 2016.

All papers and notifications are viewable at Civic Offices, Union Street, Chorley or online at [www.chorley.gov.uk/planning](http://www.chorley.gov.uk/planning).

JAMIE CARSON  
DIRECTOR PUBLIC PROTECTION, STREETSCENE AND COMMUNITY

<b>Report Author</b>	<b>Ext</b>	<b>Date</b>	<b>Doc ID</b>
Paul Whittingham	5349	8/02/2016	***

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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	9 <sup>th</sup> February 2016
<b>ADDENDUM</b>		

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**ITEM 3b – 14/01214/FULMAJ – Gillibrand Arms**

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

2 further letters of objection have been received setting out the following issues:

- Evidence of mining activity in the area
- Unstable land
- Bungalows would be more in keeping with the area
- The Council would be liable for any damage to property as a result of unstable ground conditions
- Gas migration
- Extra traffic generation
- Lack of parking
- Terraced dwellings would be out of character with the street scene, which is made up of detached and semi-detached bungalows. Applications in the area have been refused on the basis of the 'terracing effect' so why allow terraces here?

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**ITEM 3c - 15/01145/FUL - Dutch Barn Close, Chorley**

**The application has been withdrawn**

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**ITEM 3d - 15/01143/FUL - Dutch Barn Close, Chorley**

**The application has been withdrawn**

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**ITEM 3e - 15/01144/FUL - Dutch Barn Close, Chorley**

**The application has been withdrawn**

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**ITEM 3f-15/01092/OUT – Land North Of The Railway Public House, Wigan Road, Euxton**

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

The following consultee responses have been received:

**Lancashire County Council's Highway Engineer** has made the following comments:

I have reviewed the additional information provided by the applicant relating to the Railway Public House car park. Having studied the car parking survey conducted, it appears the proposed 38no car parking spaces will be adequate to accommodate even the highest turn up at the pub which in the survey occurred at 6pm on Friday when a total of 24 vehicles were recorded.

I must point out however that this was an ordinary Friday when there was no functions taking place in the area. The figure might also be different on public holidays. Notwithstanding, I consider the Friday count of 24 vehicles, a fair representation of parking at its peak at the pub car park and given that the applicant proposes 38 car parking spaces, I would not consider the proposal unreasonable and such can no longer justify Highways objection to the proposal

The Highway Engineer still has concerns that there is not much scope for adjustments to be made at reserved matters application stage in terms of the parking layout however it is considered that the houses and garages can be sited at reserved matters stage to ensure that adequate parking can be provided.

**The following conditions have been amended:**

12) No development shall be commenced until details of the proposed arrangements for future management and maintenance of the proposed streets/ communal areas within the development have been submitted to and approved by the Local Planning Authority. The streets/ communal areas shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an agreement has been entered into under section 38 of the Highways Act 1980 or a private management and maintenance company has been established.

Reason: To ensure that the streets/ communal areas serving the development are maintained to an acceptable standard in the interest of residential / highway safety.

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