

Chief Executive's Office

Please ask for: Steve Pearce
Direct Dial: (01257) 515196
E-mail address: steve.pearce@chorley.gov.uk
Your Ref:
Our Ref:
Doc ID:
Date: 25 May 2005

Chorley
Borough Council

Town Hall
Market Street
Chorley
Lancashire
PR7 1DP

Chief Executive:
Jeffrey W Davies MA LLM

Dear Councillor

DEVELOPMENT CONTROL COMMITTEE - TUESDAY, 27TH SEPTEMBER, 2005

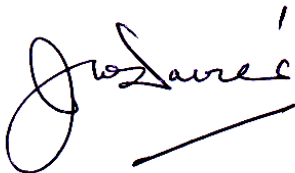
I am now able to enclose, for consideration at the above meeting of the Development Control Committee, the following reports that were unavailable when the agenda was printed.

Agenda No Item

10. **Addendum (Pages 1 - 4)**

This addendum was circulated at the meeting.

Yours sincerely



Chief Executive

Encs

Distribution

1. Agenda and reports to all Members of the Development Control Committee for attendance
2. Agenda and reports to Group Director, Director of Legal Services and Director of Finance for attendance.
3. Agenda to all remaining Councillors and Chief Officers for information.

This information can be made available to you in larger print or on audio tape, or translated into your own language. Please telephone 01257 515118 to access this service.

આ માહિતીનો અનુવાદ આપની પોતાની ભાષામાં કરી શકાય છે. આ સેવા સરળતાથી મેળવવા માટે કૃપા કરી, આ નંબર પર ફોન કરો: 01257 515822

ان معلومات کا ترجمہ آپکی اپنی زبان میں بھی کیا جاسکتا ہے۔ یہ خدمت استعمال کرنے کیلئے براہ مہربانی اس نمبر پر ٹیلیفون

01257 515823

کیجئے:

C O M M I T T E E R E P O R T			
REPORT OF	MEETING	DATE	ITEM NO
HEAD OF PLANNING SERVICES	DEVELOPMENT CONTROL COMMITTEE	27/09/2005	

ADDENDUM

Item 5 Planning Applications Awaiting Decision.

Since preparation of the agenda, I have received the following additional information or representations, which are required to be taken into account :

Item A.1: Proposed Golf Course, Moss Side Farm, Brinscall – 05/366

To advise members that a contribution has been put forward by the applicant towards bringing forward the Lancashire County Council initiative for a linear walkway / cycleway / bridleway on the route of the former Chorley / Brinscall that crosses close to the site to encourage more sustainable measures of accessing the application site – particularly for fishermen . The sum offered is £ 5000, which although somewhat less than LCC recommended as cited in the Committee report , is considered in the circumstances to represent a realistic contribution to the nature of this scheme.

The first condition will be completed with regard to the list of approved plans.

Item A.2: Residential Development – Land off Northenden Road / Moss Bank, Coppull – 05/ 674

The Lancashire County Council Ecologist has now responded upon the issues of the impact of the proposed development upon the Darlington Sidings and Clancuff Brook Biological Heritage site, bats, great crested newts and breeding birds. He considers the submitted Ecological Statement covers most of the necessary issues and he suggests some modifications to the management plan associated with the BHS. But there is still a need to attach conditions to any approval granted by the Council upon method statements and conflict with the bird breeding season. In these circumstances, it is recommended that reason of refusal no. 3 should be omitted if Committee resolve to refuse the application.

The applicants have written in to the Head of Development Control about the above matter but also to make the following points :

A] The site is allocated for residential development in the Adopted Local Plan Review . It has had a previous outline consent .

B] The applicants' first application was submitted as a reserved matters application and was accepted by officers as such , especially initial meetings . It was only later that the company were advised that the reserved matters approach was not acceptable given the revisions intended to the siting of the dwellings in juxtaposition to the highway , and that effectively the outline planning permission for 18 dwellings on site had lapsed . The applicants contend that the differences were not great and that they should have been allowed to continue with reserved matters procedure . Officers take a different view in that the road on the outline

application was in an entirely different position with the dwellings on the opposite side of it . It would have been inappropriate to determine an application as a reserved matters when quite clearly it is a full application with altered estate road and re-sited dwelling positions .

Item A.3: Land to the North of Primary Distributor Road, Royal Ordnance Site including land between Dawson Lane and Euxton Lane, Euxton – 05/00739/REMAJ

Application withdrawn by the Applicant

Item B.3: Croftlands 34 Grape Lane Croston – 05/00569/FUL

It is recommended that an additional condition be added:

9. The doors in the south east elevation of the garage shall be side hung and constructed in timber. Side hung timber doors shall be retained at all times thereafter.

Reason: To ensure a visually satisfactory form of development and to protect the appearance of the locality and in accordance with Policy Nos. GN5 and HT7 of the Adopted Chorley Borough Local Plan Review.

The Environment Agency has made the following comments: as the proposed dwelling would replace an existing dwelling the Agency has no objection in principle to the proposed development, but would recommend that the floor levels of the proposed replacement home are set as high as is acceptable in order to reduce the risk from flooding, and not less than 600mm above existing ground floor level. It is also recommended that the developer incorporates measure to reduce flood risk and damage.

The floor levels of the proposed dwelling are not shown at present as being at least 600mm above ground floor level. In achieving this, the bulk and scale of the proposed dwelling may have to be altered. The need for this rise in floor levels needs to be carefully considered. There may also be alternatives to simply raising the floor level. It has not been possible to explore these issues prior to the item coming to Committee. However, it is considered that there is likely to be an acceptable solution.

As there is an existing dwelling on the site, and the applicant has indicated that the floor levels proposed replacement dwelling would be at the same level as those of the existing dwelling it is considered that the occupants of the proposed dwelling be at no greater risk from flooding than at present. It is therefore recommended that the following condition and informative are added:

10. Before the development hereby permitted is first commenced full details of existing and proposed ground levels and proposed building slab levels (all relative to ground levels adjoining the site) shall have been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail shown on previously submitted plan(s). The development shall only be carried out in conformity with the approved details.

Reason: To protect the appearance of the locality, in the interests of the amenities of local residents and in accordance with Policy Nos. GN5 and HS4 of the Adopted Chorley Borough Local Plan Review.

Item B.6: The Cottage Garden 74A Station Road Croston – 05/00827/FUL

An e-mail has been received from Croston Parish Council. They state that they are extremely concerned regarding the lack of parking facilities for this application, which could impact on local residents in what is already a congested area. They also state that the application forms state there is off site parking – the only land in the immediate vicinity is under private

ownership and, unless an arrangement has been entered into with the landowner, surely could not be claimed as parking facilities. The parking is assessed in the main report.

Additional correspondence has been received from no. 72 Station Road. They further state the proposals will have an overbearing impact and the development will be out of scale, particularly the impact of the gable end and rear eaves of the proposals in relation to their front door and lounge. In addition, they believe the proposal contravenes the Right to Light Act, however, this last point is not something dealt with through the planning system.

In response to representations from no. 72 Station Road the applicant has submitted amended plans lowering the ridge of the proposed buildings roof. The eaves of the building at the rear have also been lowered by 1m when compared to the original plans. As a result of this the first floor rear window serving Office 2 has been reduced in size, although it remains obscure glazed. The rear first floor window that previously served the W.C. has been omitted and replaced by a roof light on the rear roof plane. Whilst these amendments were not absolutely necessary, they have increased the neighbourliness of the proposals.

A final response has been received from no. 72 Station Road after they have viewed the amended plans. They state that whilst the scheme is still perhaps larger than they initially considered appropriate, they welcome the revised rear eaves level as being a reasonable compromise and reflecting a scaling down from the initial proposals, to show some consideration to their property in accordance with the observations made in their previous correspondence.

To ensure that the building sits well in the streetscene and the materials used match those on the adjoining building the following condition has been added to the recommendation:

5. The development hereby permitted shall not commence until samples of all external facing materials to the proposed building(s) (notwithstanding any details shown on previously submitted plan(s) and specification) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out using the approved external facing materials.

Reason: To ensure that the materials used match those on the adjoining building and in accordance with Policy No. GN5 of the Adopted Chorley Borough Local Plan Review.

This page is intentionally left blank