

DEVELOPMENT CONTROL COMMITTEE

TUESDAY, 6TH FEBRUARY 2018, 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.

Agenda No Item

6 **ADDENDUM**

| (Pages 3 - 14)

GARY HALL
CHIEF EXECUTIVE

Electronic copies sent to Members of the Development Control Committee

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C O M M I T T E E R E P O R T		
REPORT OF	MEETING	DATE
Director (Customer and Digital)	Development Control Committee	6 th February 2018

ADDENDUM

ITEM 3a - 17/00857/FULMAJ – Land 10M South Of 21 Dunrobin Drive

The recommendation remains as per the original report

2 No. further letters of objection have been received setting out the following issues:

- The removal and management of Himalayan Balsam beyond the application site.
- Lack of notification about the committee meeting.

Officer comments: Although it is recognised that the removal of Himalayan Balsam represents good land management, it is not possible to require this specific treatment beyond the application site and red edge on the location plan.

Unfortunately a technical issue arose in send out committee notification letters. This was, however, brought to our attention and rectified on Friday 2nd Feb 2018 through letters being sent either via email or hand delivered to all contributors.

The Coal Authority have made the following comments: No objection to the proposed development subject to the imposition of a condition.

The following conditions are recommended:

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 parking and/or garaging and associated manoeuvring facilities for each dwelling shown on the plans hereby approved shall be surfaced or paved, drained and marked out and made available in accordance with the approved plan prior to the occupation of the dwelling(s) they serve. <i>Reason: To ensure provision of adequate off-street parking facilities within the site.</i>
3.	The detached or integral garages of the properties hereby permitted 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 2015 (as amended) or any order amending or revoking and re-enacting that order), unless the properties benefit from off road parking as follows: -Three bed properties - two off-road parking spaces within the curtilage; -Four or five bed properties - three off-road parking spaces within the curtilage. <i>Reason: To ensure adequate garaging/off street parking provision is made/maintained and thereby avoid hazards caused by on-street parking.</i>
4.	The development hereby permitted shall only be carried out in conformity with the proposed ground and building slab levels shown on the approved plan(s) or as may otherwise be agreed in writing with the Local Planning Authority before any development is first commenced.

	Reason: To protect the appearance of the locality and in the interests of the amenities of local residents.
5.	Notwithstanding the details shown on the submitted plans, the proposed driveway/hardsurfacing to the front of the property shall be constructed using permeable materials on a permeable base, or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the boundaries of the property (rather than to the highway), unless otherwise agreed to in writing by the Local Planning Authority. <i>Reason: In the interests of highway safety and to prevent flooding.</i>
6.	The development hereby approved shall be carried out in accordance with the details contained in the approved Tree Protection Plan (Drawing No. 5542.03 Rev B). All remaining trees must be fully safeguarded in accordance with BS5837.2012 for the duration of the site works unless agreed in writing with the Local Planning Authority. <i>Reason: To protect habitat for roosting bats and safeguard the trees to be retained.</i>
7.	Prior to the occupation of any of the dwellings hereby approved a lighting design strategy shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall: <ul style="list-style-type: none"> • show how and where any external lighting will be installed adjacent to trees 13 & 14 as identified in the Ecological Survey and Assessment by ERAP ref. 2017-272 (through appropriate lighting contour plans) demonstrating no negative impacts on bat roosting potential • Specify frequency and duration of use. <p>All external lighting shall be installed in accordance with agreed specifications and locations set out in the strategy. <i>Reason: To protect habitat for roosting bats.</i></p>
8.	No tree felling, vegetation clearance works, or other works that may affect nesting birds shall take place between 1st March and 31st August inclusive, unless surveys by a competent ecologist show that nesting birds would not be affected. <i>Reason: Nesting birds are a protected species.</i>
9.	Prior to the commencement of any earthworks a method statement detailing eradication and/or control and/or avoidance measures for Himalayan balsam and monbretia (<i>Crocoshmia</i>) should be supplied to and agreed in writing by the Local Planning Authority. The agreed method statement shall be adhered to and implemented in full unless otherwise agreed in writing by the Local Planning Authority. <i>Reason: To ensure the eradication and control of any invasive species, which are found on the site.</i>
10.	No development shall commence until one of the following has been submitted to and approved in writing by the Local Planning Authority: <ol style="list-style-type: none"> a) a license issued by Natural England pursuant to Regulation 53, of the Conservation of Habitats and Species Regulations 2010 authorising the specified activity/development go ahead; b) a statement in writing form the relevant licensing body to the effect that it does not consider that the specified development will require a license; or c) new survey evidence from a suitably qualified amphibian consultant that demonstrates that al license is no longer required agreed in writing by the Local Planning Authority. <i>Reason: to protect against harm to great crested newts.</i>
11.	Prior to the construction of the superstructure of any of the dwellings hereby permitted a landscape and environmental management plan shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include: <ul style="list-style-type: none"> • A description and evaluation of the habitat features to be created and enhanced (to include but not necessarily exclusively ponds, grasslands, tree planting and bird nesting habitat)

	<ul style="list-style-type: none"> • Aims and objectives of management • Preparation of a work schedule for implementation • Details of the organisations responsible for implementation and management • A five year monitoring and maintenance plan <p>The approved plan will be implemented in accordance with the approved details. <i>Reason: to contribute to and enhance the natural and local environment.</i></p>
12.	<p>All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of any buildings or the completion of the development, whichever is the earlier, 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. <i>Reason: In the interest of the appearance of the locality.</i></p>
13.	<p>Prior to the construction of the superstructure of any of the dwellings hereby permitted full details of the colour, form and texture of all hard landscaping (ground surfacing materials) (notwithstanding any such detail shown on previously submitted plans and specification) shall have been submitted to and approved in writing by the Local Planning Authority. All works shall be undertaken strictly in accordance with the details as approved, and shall be completed in all respects before the final completion of the development and thereafter retained. <i>Reason: To ensure a satisfactory form of development in the interest of the visual amenity of the area.</i></p>
14.	<p>The external facing materials, detailed on the approved plans, shall be used and no others substituted, unless otherwise agreed to in writing by the Local Planning Authority. <i>Reason: To ensure that the materials used are visually appropriate to the locality.</i></p>
15.	<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. <i>Reason: To ensure a visually satisfactory form of development and to provide reasonable standards of privacy to residents.</i></p>
16.	<p>The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) August 2017/Waterco Consultants and the following mitigation measures detailed within the FRA:</p> <ol style="list-style-type: none"> 1. Limiting the surface water run-off generated by the critical storm for 1 in 30 & 1 in 100 year + allowance for climate change see EA advice Flood risk assessments: climate change allowances', so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off-site. 2. Provision of compensatory flood storage as detailed in the FRA 3. Identification and provision of safe route(s) into and out of the site to an appropriate safe haven. 4. Confirmation of the opening up of any culverts across the site. 5. Finished floor levels are set no lower than 150mm above Ordnance Datum (AOD). <p>The mitigation measures shall be fully implemented prior to commencement and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority in consultation with the lead local flood authority. <i>Reason:</i> <i>1. To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site.</i></p>

	<p>2. To prevent flooding elsewhere by ensuring that compensatory storage of flood water is provided.</p> <p>3. To ensure safe access and egress from and to the site.</p> <p>4. To reduce the risk of flooding from blockages to the existing culvert (s).</p> <p>5. To reduce the risk of flooding to the proposed development and future occupants.</p>
<p>17.</p>	<p>No development shall commence until details of the design, based on sustainable drainage principles, and implementation of an appropriate surface water sustainable drainage scheme have been submitted to and approved in writing by the local planning authority.</p> <p>Those details shall include, as a minimum:</p> <p>a) Information about the lifetime of the development, design storm period and intensity (1 in 30 & 1 in 100 year + allowance for climate change see EA advice Flood risk assessments: climate change allowances'), discharge rates and volumes (both pre and post development), temporary storage facilities, the methods employed to delay and control surface water discharged from the site, and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters, including watercourses, and details of floor levels in AOD;</p> <p>b) The drainage strategy should demonstrate that the surface water run-off must not exceed the pre-development greenfield runoff rate. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.</p> <p>c) Any works required off-site to ensure adequate discharge of surface water without causing flooding or pollution (which should include refurbishment of existing culverts and headwalls or removal of unused culverts where relevant);</p> <p>d) Flood water exceedance routes, both on and off site;</p> <p>e) A timetable for implementation, including phasing as applicable;</p> <p>f) Evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltrations rates;</p> <p>g) Details of water quality controls, where applicable.</p> <p>The scheme shall be implemented in accordance with the approved details prior to first occupation of any of the approved dwellings, or completion of the development, whichever is the sooner. Thereafter the drainage system shall be retained, managed and maintained in accordance with the approved details.</p> <p><i>Reasons:</i></p> <p>1. To ensure that the proposed development can be adequately drained.</p> <p>2. To ensure that there is no flood risk on or off the site resulting from the proposed development.</p> <p>3. To ensure that water quality is not detrimentally impacted by the development proposal.</p>
<p>18.</p>	<p>No development hereby permitted shall be occupied until the sustainable drainage scheme for the site has been completed in accordance with the submitted details. The sustainable drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.</p> <p><i>Reasons:</i></p> <p>1. To ensure that the drainage for the proposed development can be adequately maintained.</p> <p>2. To ensure that there is no flood risk on- or off-the site resulting from the proposed development or resulting from inadequate the maintenance of the sustainable drainage system.</p>
<p>19.</p>	<p>No dwellings hereby permitted shall be occupied until details of an appropriate management and maintenance plan for the sustainable drainage system for the lifetime of the development have been submitted and approved in writing by the local planning authority which, as a minimum, shall include:</p> <p>a) The arrangements for adoption by an appropriate public body or statutory undertaker, management and maintenance by a Residents' Management Company</p> <p>b) Arrangements concerning appropriate funding mechanisms for its on-going maintenance of all elements of the sustainable drainage system (including mechanical components) and will include elements such as:</p>

	<p>i. on-going inspections relating to performance and asset condition assessments</p> <p>ii. operation costs for regular maintenance, remedial works and irregular maintenance caused by less sustainable limited life assets or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime;</p> <p>c) Means of access for maintenance and easements where applicable. The plan shall be implemented in accordance with the approved details prior to first occupation of any of the approved dwellings, or completion of the development, whichever is the sooner. Thereafter the sustainable drainage system shall be managed and maintained in accordance with the approved details.</p> <p>Reasons</p> <ol style="list-style-type: none"> 1. To ensure that appropriate and sufficient funding and maintenance mechanisms are put in place for the lifetime of the development 2. To reduce the flood risk to the development as a result of inadequate maintenance 3. To identify the responsible organisation/body/company/undertaker for the sustainable drainage system managed and maintained in accordance with the approved details. 												
20.	<p>All attenuation basins, ponds and flow control devices/structures are to be constructed and operational prior to the commencement of any other development and prior to any development phase.</p> <p>Reasons:</p> <ol style="list-style-type: none"> 1. To ensure site drainage during the construction process does not enter the watercourses at un-attenuated rate. 2. To prevent a flood risk during the construction of the development 												
21.	<p>Prior to the construction of the superstructure of any of the dwellings hereby permitted details shall be submitted to and approved in writing by the Local Planning Authority demonstrating that the development as a whole will achieve a minimum Dwelling Emission Rate of 19% above 2013 Building Regulations. The development thereafter shall be completed in accordance with the approved details.</p> <p><i>Reason: Policy 27 of the Adopted Central Lancashire Core Strategy requires new dwellings to be built to Code for Sustainable Homes Level 4 however following the Deregulation Bill 2015 receiving Royal Assent it is no longer possible to set conditions with requirements above a Code Level 4 equivalent. However as Policy 27 is an adopted Policy it is still possible to secure energy efficiency reduction as part of new residential schemes in the interests of minimising the environmental impact of the development.</i></p>												
22.	<p>No dwelling hereby approved shall be occupied until a SAP assessment (Standard Assessment Procedure), or other alternative proof of compliance (which has been previously agreed in writing by the Local Planning Authority) such as an Energy Performance Certificate for all dwellings on the site, has been submitted to and approved in writing by the Local Planning Authority demonstrating that the development has achieved the overall Dwelling Emission Rate of 19% above 2013 Building Regulations.</p> <p><i>Reason: Policy 27 of the Adopted Central Lancashire Core Strategy requires new dwellings to be built to Code for Sustainable Homes Level 4 however following the Deregulation Bill 2015 receiving Royal Assent it is no longer possible to set conditions with requirements above a Code Level 4 equivalent. However as Policy 27 is an adopted Policy it is still possible to secure energy efficiency reductions as part of new residential schemes in the interests of minimising the environmental impact of the development.</i></p>												
23.	<p>The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <table border="1" data-bbox="363 1892 1355 2022"> <thead> <tr> <th data-bbox="363 1892 762 1926">Title</th> <th data-bbox="762 1892 1066 1926">Drawing Reference</th> <th data-bbox="1066 1892 1355 1926">Received date</th> </tr> </thead> <tbody> <tr> <td data-bbox="363 1926 762 1960">Location plan</td> <td data-bbox="762 1926 1066 1960">LOC-001</td> <td data-bbox="1066 1926 1355 1960">24 August 2017</td> </tr> <tr> <td data-bbox="363 1960 762 1993">Detailed site layout</td> <td data-bbox="762 1960 1066 1993">DSL-001-DR Rev.G</td> <td data-bbox="1066 1960 1355 1993">04 January 2018</td> </tr> <tr> <td data-bbox="363 1993 762 2022">Boundary treatment plan</td> <td data-bbox="762 1993 1066 2022">BP-003-DR Rev.C</td> <td data-bbox="1066 1993 1355 2022">04 January 2018</td> </tr> </tbody> </table>	Title	Drawing Reference	Received date	Location plan	LOC-001	24 August 2017	Detailed site layout	DSL-001-DR Rev.G	04 January 2018	Boundary treatment plan	BP-003-DR Rev.C	04 January 2018
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	Material dispersion plan	MP-005-DR Rev.D	05 February 2018
	Waste management plan	WM-002-DR Rev.C	04 January 2018
	Affordable housing plan	AH-004-DR Rev.C	04 January 2018
	Tree protection plan	5542.03 Rev.B	04 January 2018
	Tree survey and root protection areas	5542.02	31 August 2017
	Landscape proposals	5542.01 Rev.C	04 January 2018
	Land disposal layout	LDL-006-DR	25 January 2018
	Existing and proposed levels plan	LEV-001-DR	02 February 2018
	The Canterbury floor plans	EF-CANT-DM.5	31 August 2017
	The Canterbury elevations	EF-CANT-DM.5	31 August 2017
	The Henley floor plans	EF-HENL-DM.4	31 August 2017
	The Henley elevations	EF-HENL-DM.4	31 August 2017
	The Sherbourne (brick)	EF-SHER-DM.1	31 August 2017
	The Sherbourne (render)	EF-SHER-DM.1	31 August 2017
	The Alton elevations	EF-HENL-DM.3	31 August 2017
	The Alton floor plans	EF-HENL-DM.3	31 August 2017
	The Stour – Avon floor plans	N/A	31 August 2017
	The Stour – Avon elevations	N/A	31 August 2017
	The Stour	EF-STOU-EM.1.0	31 August 2017
	The Cambridge (brick)	EF-CAMB-DM.5	31 August 2017
	The Cambridge (render)	EF-CAMB-DM.5	31 August 2017
	The Harrogate (brick)	EF-HARR-DM.5	31 August 2017
	The Harrogate (render)	EF-HARR-DM.5	31 August 2017
	The Shaftesbury floor plans	EF-SHAF-DM.5	31 August 2017
	The Shaftesbury elevations	EF-SHAF-DM.5	31 August 2017
	The Welwyn floor plans	EF-WELW-DM.5	31 August 2017
	The Welwyn elevations (brick)	EF-WELW-DM.5	31 August 2017
	The Welwyn elevations (render)	EF-WELW-DM.5	31 August 2017
	<i>Reason: For the avoidance of doubt and in the interests of proper planning.</i>		
24.	<p>No dwelling or dwellings shall be occupied until the estate street(s) affording access to those dwelling(s) has been completed in accordance with the Lancashire County Council Specification for Construction of Estate Roads.</p> <p>Reasons: To ensure that the estate streets serving the development are completed and maintained to the approved standard, and are available for use by the occupants, and other users of the development, in the interest of highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the approved development; and to safeguard the visual amenities of the locality and users of the highway.</p>		
25.	<p>No development, other than enabling works, shall be commenced until full engineering, drainage, street lighting and constructional details of the streets proposed for adoption have been submitted to and approved in writing by the Local Planning Authority. The development shall, thereafter, be constructed in accordance with the approved details, unless otherwise agreed in writing with the Local Planning Authority.</p> <p>Reason: In the interest of highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the approved development; and to safeguard the visual amenities of the locality and users of the highway.</p>		
26.	<p>No development shall take place until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:</p> <p>i. the parking of vehicles of site operatives and visitors</p>		

	<ul style="list-style-type: none"> ii. hours of operation (including deliveries) during construction. No construction traffic or deliveries to enter/exit during traffic peak periods or to wait on the public highway. iii. loading and unloading of plant and materials iv. storage of plant and materials used in constructing the development v. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate vi. wheel washing facilities vii. measures to control the emission of dust and dirt during construction viii. a scheme for recycling/disposing of waste resulting from demolition and construction works ix. vehicle routing x. details of any proposed temporary closing of roads or streets <p><i>Reason: in the interests of highway safety and to protect the amenities of the nearby residents.</i></p>
<p>27.</p>	<p>No part of the development hereby approved shall commence, other than enabling works, until a scheme for the construction of the site access and the off-site works of highway improvement have been submitted to and approved by the Local Planning Authority in consultation with the Highway Authority.</p> <p><i>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.</i></p>
<p>28.</p>	<p>The new estate road/access between the site and Dunrobin Drive 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, other than enabling works, takes place within the site.</p> <p><i>Reason: To ensure that satisfactory access is provided to the site before the development hereby permitted becomes operative.</i></p>
<p>29.</p>	<p>Prior to the commencement of the development hereby permitted a scheme of intrusive site investigations shall be undertaken, which is adequate to properly assess the ground conditions and the potential risks posed to the development by past shallow coal mining activity. A report of the findings arising from the intrusive site investigations, the results of any further gas monitoring and a scheme of proposed remedial works for approval shall be submitted to and approved in writing by the local planning authority.</p> <p>In the event that the site investigations confirm the need for remedial works these shall be undertaken prior to the commencement of development in accordance with the approved scheme.</p> <p><i>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.</i></p>

ITEM 3b - 17/01097/REMAJ – Goodyear Business Park

The recommendation remains as per the original report

The following conditions have are recommended:

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><i>Reason: To define the permission and in the interests of the proper development of the site.</i></p>																																																			
2.	<p>The proposed development must be begun not later than two years from the date of this permission.</p> <p><i>Reason: Required to be imposed by 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>																																																			
3.	<p>The approved plans are:</p> <table border="1" data-bbox="347 595 1401 2024"> <thead> <tr> <th data-bbox="347 595 715 667">Plan reference number:</th> <th data-bbox="715 595 1129 667">Title:</th> <th data-bbox="1129 595 1401 667">Date received:</th> </tr> </thead> <tbody> <tr> <td data-bbox="347 667 715 741">GORSEYLANE/LOC/001</td> <td data-bbox="715 667 1129 741">Location plan</td> <td data-bbox="1129 667 1401 741">13 November 2017</td> </tr> <tr> <td data-bbox="347 741 715 815">GORSEYLANE/SK/001</td> <td data-bbox="715 741 1129 815">Planning layout</td> <td data-bbox="1129 741 1401 815">15 January 2018</td> </tr> <tr> <td data-bbox="347 815 715 972">GORSEY/AP/001</td> <td data-bbox="715 815 1129 972">Apartment Planning Drawing Floor Plans</td> <td data-bbox="1129 815 1401 972">15 January 2018</td> </tr> <tr> <td data-bbox="347 972 715 1128">GORSEY/AP/002</td> <td data-bbox="715 972 1129 1128">Apartment Planning Drawing Elevations</td> <td data-bbox="1129 972 1401 1128">15 January 2018</td> </tr> <tr> <td data-bbox="347 1128 715 1202">LANCS-HOL ASP-P-02</td> <td data-bbox="715 1128 1129 1202">The Holcombe Aspect</td> <td data-bbox="1129 1128 1401 1202">16 January 2018</td> </tr> <tr> <td data-bbox="347 1202 715 1276">LANCS-BAY-P-01</td> <td data-bbox="715 1202 1129 1276">The Bayswater</td> <td data-bbox="1129 1202 1401 1276">13 November 2017</td> </tr> <tr> <td data-bbox="347 1276 715 1350">LANCS-BAY-P-02</td> <td data-bbox="715 1276 1129 1350">The Bayswater</td> <td data-bbox="1129 1276 1401 1350">13 November 2017</td> </tr> <tr> <td data-bbox="347 1350 715 1424">LANCS-BRETH-II-P-01</td> <td data-bbox="715 1350 1129 1424">The Bretherton II</td> <td data-bbox="1129 1350 1401 1424">13 November 2017</td> </tr> <tr> <td data-bbox="347 1424 715 1498">LANCS-BRETH-II-P-02</td> <td data-bbox="715 1424 1129 1498">The Bretherton II</td> <td data-bbox="1129 1424 1401 1498">13 November 2017</td> </tr> <tr> <td data-bbox="347 1498 715 1572">LANCS-HOL-P-01</td> <td data-bbox="715 1498 1129 1572">The Holcombe</td> <td data-bbox="1129 1498 1401 1572">13 November 2017</td> </tr> <tr> <td data-bbox="347 1572 715 1646">LANCS-HOL-P-02</td> <td data-bbox="715 1572 1129 1646">The Holcombe</td> <td data-bbox="1129 1572 1401 1646">13 November 2017</td> </tr> <tr> <td data-bbox="347 1646 715 1720">LANCS-LANG-P-01</td> <td data-bbox="715 1646 1129 1720">The Langley</td> <td data-bbox="1129 1646 1401 1720">13 November 2017</td> </tr> <tr> <td data-bbox="347 1720 715 1794">LANCS-LATCH-II-P-01</td> <td data-bbox="715 1720 1129 1794">The Latchford II</td> <td data-bbox="1129 1720 1401 1794">13 November 2017</td> </tr> <tr> <td data-bbox="347 1794 715 1868">LANCS-LATCH-II-P-02</td> <td data-bbox="715 1794 1129 1868">The Latchford II</td> <td data-bbox="1129 1794 1401 1868">13 November 2017</td> </tr> <tr> <td data-bbox="347 1868 715 1942">LANCS-MAR-P-01</td> <td data-bbox="715 1868 1129 1942">The Marton</td> <td data-bbox="1129 1868 1401 1942">13 November 2017</td> </tr> <tr> <td data-bbox="347 1942 715 2024">LANCS-STRT-II-P-01</td> <td data-bbox="715 1942 1129 2024">The Stratton II</td> <td data-bbox="1129 1942 1401 2024">13 November 2017</td> </tr> </tbody> </table>	Plan reference number:	Title:	Date received:	GORSEYLANE/LOC/001	Location plan	13 November 2017	GORSEYLANE/SK/001	Planning layout	15 January 2018	GORSEY/AP/001	Apartment Planning Drawing Floor Plans	15 January 2018	GORSEY/AP/002	Apartment Planning Drawing Elevations	15 January 2018	LANCS-HOL ASP-P-02	The Holcombe Aspect	16 January 2018	LANCS-BAY-P-01	The Bayswater	13 November 2017	LANCS-BAY-P-02	The Bayswater	13 November 2017	LANCS-BRETH-II-P-01	The Bretherton II	13 November 2017	LANCS-BRETH-II-P-02	The Bretherton II	13 November 2017	LANCS-HOL-P-01	The Holcombe	13 November 2017	LANCS-HOL-P-02	The Holcombe	13 November 2017	LANCS-LANG-P-01	The Langley	13 November 2017	LANCS-LATCH-II-P-01	The Latchford II	13 November 2017	LANCS-LATCH-II-P-02	The Latchford II	13 November 2017	LANCS-MAR-P-01	The Marton	13 November 2017	LANCS-STRT-II-P-01	The Stratton II	13 November 2017
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LANCS-LANG-P-01	The Langley	13 November 2017																																																		
LANCS-LATCH-II-P-01	The Latchford II	13 November 2017																																																		
LANCS-LATCH-II-P-02	The Latchford II	13 November 2017																																																		
LANCS-MAR-P-01	The Marton	13 November 2017																																																		
LANCS-STRT-II-P-01	The Stratton II	13 November 2017																																																		

	LANCS-STRT-II-P-02	The Stratton II	13 November 2017
	LANCS-SUT-P-01	The Sutton	13 November 2017
	LANCS-THORN-P-01	The Thornton	13 November 2017
	SDL 1800WF	1800mm High Brickwork Wall with Timber Infill Panel Fence	13 November 2017
	SDL 900PW	900mm High Post and Three Wire Fence	13 November 2017
	SF 10	1800mm High Timber Post and Vertically Boarded Fence	13 November 2017
	STD-FYLDE-CYLCE-01 Rev.B	Timber Cycle Store	13 November 2017
	3703.01 Rev.A	Planting Plan 1 of 3	13 November 2017
	3703.01 Rev.A	Planting Plan 2 of 3	13 November 2017
	3703.01 Rev.A	Planting Plan 3 of 3	13 November 2017
	DET-DG-PLNG03	Detached double garage	13 November 2017
	DET-DG-PLNG04	Detached double garage	13 November 2017
	DET-SG-PLNG04	Detached single garage	13 November 2017
	GORSEYLANE/CYCLE/01	Cycle store layout	13 November 2017
	HYD286-001-P2	Preliminary drainage layout	13 November 2017
	LANCS-BAN-P-01	The Banbury	13 November 2017
	LANCS-BAN-P-02	The Banbury	13 November 2017
	GORSEYLANE-SCOUT-P-01	Scout Hut	13 November 2017
	GORSEYLANE/SHP/001	Storey heights plan	13 November 2017
	GORSEYLANE/STREET/001	Proposed planning streetscenes	13 November 2017
	GORSEYLANE/SURF/001	Surfacing layout	13 November 2017
	GORSEYLANE/WMP/001	Waste management plan	13 November 2017
	<i>Reason: To define the permission and in the interests of the proper development of the site.</i>		
4.	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. <i>Reason: To ensure a visually satisfactory form of development and to provide reasonable standards of privacy to residents.</i>		
5.	Before the development hereby permitted is first commenced, other than enabling works, full details of existing and proposed ground levels and proposed building finished floor 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		

	<p>shown on previously submitted plan(s). The development shall be carried out strictly in conformity with the approved details.</p> <p><i>Reason: To protect the appearance of the locality and in the interests of the amenities of local residents.</i></p>
6.	<p>All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of any dwellings or the completion of the development within the relevant Phase, whichever is the earlier, 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, unless the Local Planning Authority gives written consent to any variation.</p> <p><i>Reason: In the interest of the appearance of the locality.</i></p>
7.	<p>The car parking spaces for each dwelling shall be surfaced or paved, drained and marked out all in accordance with the approved plan before it is first occupied. The car park and vehicle manoeuvring areas shall not thereafter be used for any purpose other than the parking of and manoeuvring of vehicles.</p> <p><i>Reason: To ensure adequate on site provision of car parking and manoeuvring areas.</i></p>
8.	<p>The detached or integral garages of the properties hereby permitted 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 2015 (as amended) or any order amending or revoking and re-enacting that order), unless the properties benefit from off road parking as follows:</p> <ul style="list-style-type: none"> -Three bed properties - two off-road parking spaces within the curtilage; -Four or five bed properties - three off-road parking spaces within the curtilage. <p><i>Reason: To ensure adequate garaging/off street parking provision is made/maintained and thereby avoid hazards caused by on-street parking.</i></p>
9.	<p>The external facing materials, detailed on the approved plans, shall be used and no others substituted unless alternatives are first submitted to and agreed in writing by the Local Planning Authority, when the development shall then be carried out in accordance with the alternatives approved.</p> <p><i>Reason: To ensure that the materials used are visually appropriate to the locality.</i></p>
10.	<p>The ground surfacing materials, detailed on the approved plans, shall be used and no others substituted.</p> <p><i>Reason: To ensure that the materials used are visually appropriate to the locality.</i></p>
11.	<p>No development shall be commenced until an Estate Street Phasing and Completion Plan has been submitted to and approved in writing by the Local Planning Authority. The Estate Street Phasing and Completion Plan shall set out the development phases and the standards that estate streets serving each phase of the development will be completed.</p> <p><i>Reason: To ensure that the estate streets serving the development are completed and thereafter maintained to an acceptable standard in the interest of residential / highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the development; and to safeguard the visual amenities of the locality and users of the highway.</i></p>
12.	<p>No dwelling or dwellings shall be occupied until the estate street(s) affording access to those dwelling(s) has been completed in accordance with the Lancashire County Council Specification for Construction of Estate Roads.</p> <p><i>Reasons: To ensure that the estate streets serving the development are completed and maintained to the approved standard, and are available for use by the occupants, and other users of the development, in the interest of highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the approved development; and to safeguard the visual amenities of the locality and users of the highway.</i></p>

The recommendation remains as per the original report.

However the recommended reason for refusal has been reviewed and has been amended because the issue of a stopping up order would be addressed separately by the Secretary of State under section 247 and is not part of the planning balance for the LPA.

The recommended reason for refusal is:

The proposed development would result in the loss of vehicle turning space for residents and the impact this would have on vehicle access and the free-flow of traffic would have an unacceptable adverse impact on highway safety. The proposal is, therefore, contrary to policy BNE1 of the Chorley Local Plan 2012-2026.

13 No. further letters of objection have been received that echo the comments detailed in the main report

ITEM 3g - 17/01134/FUL – Shepherds Arms**The recommendation remains as per the original report**

1 No. further letters of objection have been received setting out the following issues:

- The site notice was put up on Cross Hall Lane and should have been put on Eaves Lane.
- The conversion of the building would be out of character with the area.
- The area is looking very unsightly
- The proposal would result in traffic problems

Officer response: The site notice was put up immediately adjacent to the building and its positioning is unlikely to have prejudiced any interested parties, given that letters were also sent to neighbouring occupiers.

A letter from Cllr Hasina Khan has been received requesting that on-site parking is provided.

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