

DEVELOPMENT CONTROL COMMITTEE

TUESDAY, 24TH APRIL 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**

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GARY HALL
CHIEF EXECUTIVE

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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	Date 24th April 2018

ADDENDUM

ITEM 3a - 18/00113/COU – Ann James House, 32 - 34 St Thomas's Road, Chorley, PR7 1HR

The recommendation remains as per the original report

1no. further letter of objection has been received in relation to the impact upon on-street parking and highway safety.

ITEM 3j - 18/00223/CB3 – Water Street Car Park, Water Street, Chorley

The recommendation remains as per the original report

1no. further letter of objection has been received from the original objector. The objections raised echo the grounds of objection detailed in the main report with regard to harm to wildlife, attracting criminal behaviour and privacy. In addition, issues are raised regarding impact of the proposed development on the culverted watercourse in the local area and potential for the camera / pole to create a storm / lightning risk.

Officer comments: Members are requested to note that the proposed CCTV pole is located over 30m away from the edge of the 20m buffer which the environment agency identify around the culverted watercourse, therefore, it is not considered that there is any potential harm to the watercourse. In relation to storm / lightning risk the CCTV pole is located within an urban environment containing numerous poles and columns and dwellings with television aerials at similar heights. It is not, therefore, considered that the proposed development would result in any further lightning risk.

ITEM 3e - 18/00261/FUL – Oak House Site, High Street, Chorley

The recommendation remains as per the original report.

An additional condition is recommended as detailed below.

Planning application reference

The planning application has been submitted by Chorley Council and the application reference has, therefore, been amended from 18/00261/FUL to 18/00261/CB3 to reflect this.

Coal mining risk assessment

A coal mining risk assessment has been submitted; however comments have not been received from the Coal Authority in relation to the assessment.

The coal mining report has, however, obtained information from the Coal Authority records and concludes that there are potential coal seam horizons within 35 metres of the surface and makes recommendations that bore hole investigations and a ground stability assessment are undertaken. An additional condition is, therefore, recommended as follows:

Prior to the commencement of the development hereby approved, other than demolition and site clearance, a Ground Stability Assessment shall be submitted to and approved in writing by the Local Planning Authority. This Ground Stability Assessment shall include bore hole investigations.

The development shall be carried out in accordance with the approved assessment.

Reason: The site is situated in a High Risk Area and the site is likely to have been subject to past coal mining activities, which would include historic unrecorded coal workings at shallow depth; and therefore further investigation is required.
