

DEVELOPMENT CONTROL COMMITTEE

TUESDAY, 14TH AUGUST 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
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7	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	14 August 2018

ADDENDUM

ITEM 3e – 16/00575/OUT – Land to the Rear of 378 – 386 Blackburn Road, Higher Wheelton

The recommendation remains as per the original report.

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

- Lack of time provided for objections is unreasonable.
- Request that a committee site visit is carried out.
- Impact on highway safety.
- Loss of on street car parking.
- There is now a bus depot opposite the site.
- Potential flood risk.
- Possible damage to protected trees.
- Lack of school places.

ITEM 3h – 18/00613/FUL – Holmes Farm

The recommendation remains as per the original report.

LCC Highways have made the following comments:

If the application is for the distillery only then the existing access is okay, the existing sight lines are okay, the existing car parking and manoeuvring within the site is okay, as such the only condition would be to control the use to a distillery only with no public use for entertainment or sales.

ITEM 3i- 18/00603/FUL - 1 Queens Road, Chorley

The recommendation remains as per the original report

The description of development has been amended to:

1) Change of use of offices to 3no. flats. 2) Alterations and raised decking to the rear, including external staircase and **2No Juliet balconies**

The following conditions have been amended due to the submission of revised plans:

The development hereby permitted shall be carried out in accordance with the approved plans below:

Reason: For the avoidance of doubt and in the interests of proper planning

Title	Plan Ref	Received On
Rear Elevations	1309.04 REV A	14 August 2018
Proposed Floor Plans	1309.02 REV C	14 August 2018
Existing Plans	1309.01	14 June 2018
Location Plan		25 June 2018
Rear Access and Side Elevation and Section	1309.05 REV A	14 August 2018

The original report has been amended as follows:

Revised plans have been received to alter 2No windows to the rear at first floor and second floor to form French doors and to provide Juliet balconies. This would not give rise to any additional impacts in respect of amenity and would remain acceptable in design terms. The proposal would continue to accord with Chorley Local Plan policy BNE1 and it is considered that the proposed changes are an acceptable amendment to the application, without the need for re-consultation.

ITEM 3j - 18/00328/FULMAJ – Guest House Farm, Runshaw Lane, Euxton

The recommendation remains as per the original report

It is recommended that the following condition is removed for the reasons set out below.

12. The development shall not commence until an Employment and Skills Plan that is tailored to the development and will set out the employment skills opportunities for the construction phase of the development has been submitted to and approved by the council as Local Planning Authority (unless otherwise agreed in writing by the council). The development shall be carried out in accordance with the Employment and Skills Plan.

Reason: in the interests of delivering local employment and skills training opportunities in accordance with Core Strategy Policy 15: Skills and Economic Inclusion.

The Central Lancashire Employment Skills Supplementary Planning Document (SPD) sets out that all major applications require an employment and skills plan. The proposed development would result in more than 1000 sq.m of floorspace being developed and therefore is classed as major development.

Since the committee report was published the applicant's agent has confirmed that the applicant intends to commence the work as soon as possible if planning permission is granted. BRK Landscaping (who would continue to operate from site) would carry out the groundwork for the new build. BRK has trained many of its

employees over its operational years, and will continue to do so. The company who would demolish the buildings are a small firm based locally in Chorley.

The intention is for new businesses to start occupying the new space in spring next year. The development is a small and simple project compared to other major applications in the Borough and the build phase is likely to last between 6 and 7 months. It is not therefore considered to be practical or achievable to train individuals over such a short period for construction (other than what is already in place with the individual contractors companies). The imposition of a condition requiring an employment and skills plan is therefore considered to be unduly burdensome in this instance and it is recommended that the condition is not attached to any grant of planning permission on this application.

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