

PLANNING COMMITTEE

TUESDAY, 10TH SEPTEMBER 2019, 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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6	ADDENDUM
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| (Pages 75 - 82)

GARY HALL
CHIEF EXECUTIVE

Electronic copies sent to Members of the Planning 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	10 September 2019

ADDENDUM

ITEM 3a - 19/00620/FUL – The Post Office, The Straits, Hoghton

The recommendation remains as per the original report

2no. further letters of objection have been received, since the committee report was written, setting out the following issues:

- The proposed building would be incongruous in the street scene.
- Impact on highway safety.
- Loss of a garden area.

The following conditions are recommended:

No.	Condition															
1.	<p>The proposed development must be begun not later than three years from the date of this permission.</p> <p><i>Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.</i></p>															
2.	<p>The development shall be carried out in accordance with the following plans:</p> <table border="1"> <thead> <tr> <th>Title</th> <th>Drawing Reference</th> <th>Received date</th> </tr> </thead> <tbody> <tr> <td>Location plan</td> <td>734/31A</td> <td>28 June 2019</td> </tr> <tr> <td>Proposed elevations</td> <td>734/17C</td> <td>09 September 2019</td> </tr> <tr> <td>Proposed elevations</td> <td>734/16C</td> <td>09 September 2019</td> </tr> <tr> <td>Proposed plans</td> <td>734/15</td> <td>28 June 2019</td> </tr> </tbody> </table> <p><i>Reason: For the avoidance of doubt and in the interests of proper planning.</i></p>	Title	Drawing Reference	Received date	Location plan	734/31A	28 June 2019	Proposed elevations	734/17C	09 September 2019	Proposed elevations	734/16C	09 September 2019	Proposed plans	734/15	28 June 2019
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3.	<p>Foul and surface water shall be drained on separate systems. Surface water shall be drained in accordance with the hierarchy of drainage options in national planning practice guidance. In the event of surface water discharging to public sewer, the rate of discharge shall be restricted to the lowest possible rate which shall be agreed with the statutory undertaker prior to connection to the public sewer.</p> <p><i>Reason: To secure proper drainage and to manage the risk of flooding and pollution.</i></p>															
4.	<p>Prior to the erection of the superstructure of the dwelling hereby approved samples of all external facing and roofing materials (notwithstanding any details shown on previously submitted plan(s) and specification) shall be submitted to and approved</p>															

	<p>in writing by the Local Planning Authority. All works shall be undertaken strictly in accordance with the details as approved.</p> <p><i>Reason: To ensure that the materials used are visually appropriate to the locality.</i></p>
5.	<p>Prior to the erection of the superstructure of the dwelling hereby approved, full details of the alignment, height and appearance of all fences and walls and gates to be erected (notwithstanding any such detail shown on previously submitted plan(s)) shall have been submitted to and approved in writing by the Local Planning Authority. 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.</p> <p><i>Reason: To ensure a visually satisfactory form of development and to provide reasonable standards of privacy to residents.</i></p>
6.	<p>The dwelling hereby approved shall not be occupied until a hedge comprising a Prunus Laurocerasus (Cherry Laurel) has been planted along the length of the boundary adjacent to The Straits in a staggered double row 750 mm apart either side of a 1200 mm high post and wire fence. The hedge shall be retained thereafter at a height of no less than 1500 mm high.</p> <p><i>Reason: To ensure a visually satisfactory form of development and to provide reasonable standards of privacy to residents.</i></p>
7.	<p>The development hereby permitted shall only be carried out in conformity with the levels demonstrated on drawing ref.734/36C received on 09 September 2019, or as may otherwise be agreed in writing with the Local Planning Authority before any development is first commenced.</p> <p><i>Reason: To protect the appearance of the locality and in the interests of the amenities of local residents.</i></p>
8.	<p>The dwelling hereby approved is required to achieve a minimum 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 reduction as part of new residential schemes in the interests of minimising the environmental impact of the development.</i></p>
9.	<p>Prior to the erection of the superstructure of the dwelling hereby approved details shall be submitted to and approved in writing by the Local Planning Authority demonstrating that each dwelling will meet the required Dwelling Emission Rate. 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 reductions as part of new residential schemes in the interests of minimising the environmental impact of the development. This needs to be provided prior to the commencement so it can be assured that the design meets the required dwelling emission rate.</i></p>

<p>10.</p>	<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, has been submitted to and approved in writing by the Local Planning Authority demonstrating that the dwelling has achieved the required Dwelling Emission Rate.</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>
<p>11.</p>	<p>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.</p> <p><i>Reason: Nesting birds are a protected species.</i></p>
<p>12.</p>	<p>Prior to the commencement of any earthworks a method statement detailing eradication and/or control and/or avoidance measures for Japanese knotweed 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.</p> <p><i>Reason: To ensure the eradication and control of any invasive species, which are found on the site.</i></p>
<p>13.</p>	<p>No part of the development hereby approved shall commence until a scheme for the construction of the site access and the off-site works of highway improvement has been submitted to, and approved by, the Local Planning Authority in consultation with the Highway Authority as part of a section 278 agreement, under the Highways Act 1980.</p> <p><i>Reasons: 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 and to enable all construction traffic to enter and leave the premises in a safe manner without causing a hazard to other road users.</i></p>
<p>14.</p>	<p>No development shall take place until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological work. This must be carried out in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority.</p> <p><i>Reason: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the buildings.</i></p>
<p>15.</p>	<p>No development shall take place, including any works of demolition, 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> <ul style="list-style-type: none"> i. the parking of vehicles of site operatives and visitors ii. hours of operation (including deliveries) during construction 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

	<p>displays and facilities for public viewing, where appropriate</p> <ul style="list-style-type: none"> 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 <p><i>Reason: in the interests of highway safety and to protect the amenities of the nearby residents.</i></p>
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The original report has been amended as follows:

Paragraph 40 recommends a condition requiring an appropriate landscaping plan be provided, however, this is not considered necessary given that the land around the proposed dwelling would be landscaped as a private garden, and that a condition is proposed requiring the specific provision of a hedge.

ITEM 3b - 19/00631/FUL – Town Lane Farm, Town Lane, Heskin

The recommendation remains as per the original report

The following consultee responses have been received:

Heskin Parish Council have made the following comments:

Heskin Parish Council have previously expressed concern on numerous occasions about the size and scale of this proposal. Originally there was an application for a barn conversion, now there are two properties, albeit already approved by CBC. There is some confusion about the scale of one of the properties which when first notified seemed inappropriately large.

There is also concern that the “ barn” has the potential to become a third property.

The following conditions are recommended:

1. The proposed development must be begun not later than three years from the date of this permission.

Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.

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

Title	Plan Ref	Received On
Site Location Plan	001	1 July 2019
Proposed Site Plan - Plot A	01-01	1 July 2019
Proposed Drawings	100	1 July 2019
Proposed Site Plan - Plot B	01-02 Rev B	5 July 2019
Proposed Elevations	003	1 July 2019
Proposed Ground Floor Plan	001	1 July 2019
Proposed First Floor Plan	002	1 July 2019

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

3. The development hereby permitted shall be carried out in accordance with the details approved by discharge of condition approvals ref. 16/00935/DIS and 18/01180/DIS with regards to dwelling emission rates, drainage and external facing materials.

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

4. The parking and associated manoeuvring facilities 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 each of the dwellings; such parking facilities shall thereafter be permanently retained for that purpose (notwithstanding the Town and Country Planning (General Permitted Development) Order 2015) as amended or any order amending or revoking and re-enacting that order.

Reason: To ensure provision of adequate off-street parking facilities within the site.

5. Before the access is used for vehicular purposes, that part of the access extending from the highway boundary for a minimum distance of 5m into the site shall be appropriately paved in tarmacadam, concrete, block paviments, or other approved materials.

Reasons: To prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to other road users.

6. 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.

Reason: In the interest of the appearance of the locality.

7. All trees and hedgerows being retained in or adjacent to the application area shall be adequately protected during construction, in accordance with BS5837: 2012 Trees in relation to design, demolition and construction-Recommendations.

Reason: To safeguard trees and hedgerows during the course of development.

8. Foul and surface water shall be drained on separate systems.

Reason: To secure proper drainage and to manage the risk of flooding and pollution.

ITEM 3c - 19/00282/FUL – Holt Farm, Wigan Lane, Coppull

The recommendation remains as per the original report

The following conditions are recommended:

No.	Condition												
1.	<p>The development shall be carried out in accordance with the following plans:</p> <table border="1" data-bbox="368 1845 1350 2007"> <thead> <tr> <th data-bbox="368 1845 791 1906">Title</th> <th data-bbox="791 1845 1054 1906">Drawing Reference</th> <th data-bbox="1054 1845 1350 1906">Received date</th> </tr> </thead> <tbody> <tr> <td data-bbox="368 1906 791 1939">Location and site plan</td> <td data-bbox="791 1906 1054 1939">X01</td> <td data-bbox="1054 1906 1350 1939">26 March 2019</td> </tr> <tr> <td data-bbox="368 1939 791 1973">Proposed floor plans</td> <td data-bbox="791 1939 1054 1973">201</td> <td data-bbox="1054 1939 1350 1973">14 August 2019</td> </tr> <tr> <td data-bbox="368 1973 791 2007">Proposed elevations</td> <td data-bbox="791 1973 1054 2007">202 Rev.A</td> <td data-bbox="1054 1973 1350 2007">20 August 2019</td> </tr> </tbody> </table>	Title	Drawing Reference	Received date	Location and site plan	X01	26 March 2019	Proposed floor plans	201	14 August 2019	Proposed elevations	202 Rev.A	20 August 2019
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	<p><i>Reason: For the avoidance of doubt and in the interests of proper planning.</i></p>
2.	<p>Foul and surface water shall be drained on separate systems. Surface water shall be drained in accordance with the hierarchy of drainage options in national planning practice guidance. In the event of surface water discharging to public sewer, the rate of discharge shall be restricted to the lowest possible rate which shall be agreed with the statutory undertaker prior to connection to the public sewer.</p> <p><i>Reason: To secure proper drainage and to manage the risk of flooding and pollution.</i></p>
3.	<p>Prior to the progression of the superstructure of the dwelling hereby approved samples of all external facing and roofing materials (notwithstanding any details shown on previously submitted plan(s) and specification) shall be submitted to and approved in writing by the Local Planning Authority. All works shall be undertaken strictly in accordance with the details as approved.</p> <p><i>Reason: To ensure that the materials used are visually appropriate to the locality.</i></p>
4.	<p>The dwelling hereby approved is required to achieve a minimum 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 reduction as part of new residential schemes in the interests of minimising the environmental impact of the development.</i></p>
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ITEM 3d - 13/01055/OUTMAJ – Land Bounded By Town Lane (To The North) And Lucas Lane (To The West), Town Lane, Whittle-Le-Woods

The recommendation remains as per the original report

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

- Implications for increased flood risk downstream from increased surface water drainage.

The following conditions have been amended:

Since Committee considered this application in 2014, there was a Ministerial Statement on the 25th March 2015 that announced that the Code for Sustainable Homes had been withdrawn, however, it also set out transitional arrangements which includes local planning authorities being able to continue to set and apply policies in their Local Plans which require compliance with energy performance standards that exceed the energy requirements of Building Regulations (but not above a Code Level 4 equivalent) until commencement of amendments to the Planning and Energy Act 2008. From then onwards energy performance requirements will be set in Building Regulations.

Compliance with the Code can, therefore, no longer be required however in accordance with the transitional arrangements the Council will still require an energy efficiency standard equivalent to Code Level 4 which is a 19% improvement over 2013 Building Regulations.

This can be controlled by conditions.

Conditions 8 and 9 are, therefore, replaced with the following 3no. conditions:

- 1) All new dwellings are required to achieve a minimum Dwelling Emission Rate of 19% above 2013 Building Regulations.

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.

- 2) Prior to the commencement of the development details shall be submitted to and approved in writing by the Local Planning Authority demonstrating that each dwelling will meet the required Dwelling Emission Rate. The development thereafter shall be completed in accordance with the approved details.

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. This needs to be provided prior to the commencement so is can be assured that the design meets the required dwelling emission rate.

- 3) 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, has been submitted to and approved in writing by the Local Planning Authority demonstrating that the dwelling has achieved the required Dwelling Emission Rate.

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