

## **PLANNING COMMITTEE**

**TUESDAY, 4TH FEBRUARY 2020, 6.30 PM  
COUNCIL CHAMBER, TOWN HALL, CHORLEY**

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

<b>Agenda No</b>	<b>Item</b>	
<b>A</b>	<b>19/00943/FUL - STRAITS FARM, THE STRAITS, HOGHTON, PRESTON</b>	(Pages 51 - 60)
<b>D</b>	<b>19/01124/DIS - CHORLEY TECHNOLOGY AND BUSINESS CENTRE, EAST TERRACE, EUXTON</b>	(Pages 61 - 66)

GARY HALL  
CHIEF EXECUTIVE

Electronic agendas sent to Members of the Planning Committee

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**APPLICATION REPORT – 19/00943/FUL**

**Validation Date: 4 October 2019**

**Ward: Brindle And Hoghton**

**Type of Application: Full Planning**

**Proposal: Erection of four dwelling houses and garages**

**Location: Straits Farm The Straits Hoghton Preston PR5 0DA**

**Case Officer: Mr Iain Crossland**

**Applicant: Mr John Forrester, John Forrester Ltd**

**Agent: Mr Richard Percy, Steven Abbott Associates LLP**

**Consultation expiry: 28 October 2019**

**Decision due by: 07 February 2020**

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**RECOMMENDATION**

1. It is recommended that planning permission is granted subject to conditions.

**SITE DESCRIPTION**

2. The application site is located in the Village of Hoghton, within the settlement area that is excluded from the Green Belt. It comprises a small agricultural field associated with Straits Farm. The application site is bound by residential development to the south and west, dwellings to the north separated by a small area of open land and agricultural land to the east. The character of the area is that of a rural village with a mixture of traditional and more contemporary buildings surrounded by open agricultural land. Planning permission has been previously granted for dwellings on that part of Straits Farm comprising the farm buildings and yard through the conversion and replacement of farm buildings.

**DESCRIPTION OF PROPOSED DEVELOPMENT**

3. This application seeks full planning permission for the erection of four dwelling houses and associated garages. Vehicular access would be taken from The Straits in a similar position to the existing farm access.

**REPRESENTATIONS**

4. Representations have been received from the occupiers 15 addresses citing the following grounds of objection:
  - Highway safety and capacity.
  - Drainage arrangements.
  - Impact on trees.
  - Visual impact / impact on the character of the village.
  - Impact on neighbour amenity through outlook and privacy.
  - Setting a precedent.
  - Lack of parking provision.
  - No need for the dwellings.

- Loss of amenity space provided by the field.
- Noise and disturbance.
- Over development.
- Lack of amenities to support future occupants.
- Loss of views.
- Wildlife impact.
- Not an infill development.
- Some hedges and boundaries are not in the ownership of the applicant.
- Loss of Green Belt
- Impact on property values.
- There should be some financial obligations placed on the developer to offset the community impact.

## CONSULTATIONS

5. Hoghton Parish Council: Have made the following comments:
  - The development would lead to increased traffic on the Straits.
  - The proposed vehicular entrance would be a road safety hazard.
  - The proposals are an overdevelopment of the site.
  - The development would give rise to overlooking of adjoining properties.
  - Would set a precedent for further residential development in the area.
  - There should be a site visit by the Planning Committee to this development.
6. Greater Manchester Ecology Unit: Have no objection subject to conditions.
7. Waste & Contaminated Land: Have no objection.
8. Lancashire County Council Highway Services: Have no objection subject to conditions.
9. United Utilities: Have no objection.

## PLANNING CONSIDERATIONS

### Principle of development

10. The application site forms part of land designated by policy V2 of the Chorley Local Plan 2012-2026 as within the Settlement Area of Hoghton. Within these areas there is a presumption in favour of appropriate sustainable development, subject to material planning considerations and compliance with other Development Plan policies.
11. Hoghton is not specified as an area for growth within Central Lancashire Core Strategy policy 1 and falls to be considered as an 'other place'. Criterion (f) of Core Strategy policy 1 reads as follows:
 

*"In other places – smaller villages, substantially built up frontages and Major Developed Sites – development will typically be small scale and limited to appropriate infilling, conversion of buildings and proposals to meet local need, unless there are exceptional reasons for larger scale redevelopment schemes."*
12. The proposed development is small scale and is, therefore, considered to be in line with policy 1 of the Core Strategy, which seeks to direct growth and investment. The proposed development is of a suitably small scale for the village of Hoghton and the application site itself is well contained by existing development with residential development on three sides of the site.
13. One of the core principles of the National Planning Policy Framework (the Framework) is that development should be focussed in locations that are sustainable. It is considered that the site is located in a relatively sustainable location with some access to public transport, some limited local amenities such as a local shop, community centre and public houses, and the means to access other nearby amenities relatively easily. The Framework also states that development in sustainable locations should be approved without delay. This

presumption in favour of sustainable development is reflected in policy V2 of the Chorley Local Plan.

14. Policy 31 of the Core Strategy seeks to protect the best and most versatile agricultural land (Grades 1, 2 and 3a) that occurs to the west of Central Lancashire. The application site does not fall within this area and is not of an appropriate grade. In addition to this, the field that comprises the application site is small, surrounded by housing on three sides and is of limited functional value in terms of its capacity to support the production of food using modern farming methods.
15. The proposed development comprises four dwellings in the settlement area of the village, on a site that is contained within a developed part of the village. It is, therefore, considered that the 'principle' of the proposed development is acceptable in compliance with the Framework, Core Strategy policy 1 and Chorley Local Plan policy V2.

Impact on character and appearance of locality

16. The proposed development comprises four detached dwellings with detached garages set within an area of land to the east of Straits Farm and behind houses that face The Straits. There are houses backing onto to the site to the south and west. As such the application site is relatively well screened from public views and is not prominent other than the access. The site would be most visible from the access road to Rock Gardens, which is not a through road. As set out above there is no predominant design style in the village with a range of dwelling types, styles and materials used. The nearest buildings along The Straits comprise stone terraces, agricultural buildings, bungalows in buff brick and render and other houses of red brick and render. Similarly the houses along Quaker Brook Lane are a mixture of house types and materials.
17. The proposed dwellings would be detached and in the style of traditional stone cottages, with some contemporary features. There would be front porches, gables to the front and rear, gable dormers in the roof slopes, chimney stacks to the sides, and some simple window detailing. The dwellings have been designed to display features and characteristics that would provide interest and are of an appropriate design response to the character of the locality. The heights of the proposed dwellings are relatively modest and would be appropriate to the site and commensurate with surrounding development. The use of stone and slate would help the proposed dwellings to blend into the agrarian character of the traditional farm buildings to the west of the site and would contribute to a characterful development.
18. The dwellings would be served by an access drive to the front of the dwellings and each property would have front and rear gardens, driveway parking and garages. There would be a good level of outdoor amenity space and the layout of the development results in a low density that reflects the character of the location. The access would connect with The Straits to the east side of the farm buildings and in a similar position to the existing site access. It is noted that there is a large oak tree to the east of the proposed access, which would be retained and protected during the formation of the access. As a result the access itself would have a limited impact on the street scene along The Straits, and the character of The Straits would be maintained through the retention of the tree.
19. The proposed dwellings include detail and features of interest to all elevations. Given the proposed design and the scale of the proposed dwellings they would not be obtrusive when viewed from Rock Gardens.
20. Overall, it is considered that the proposed dwellings would result in a harmonious addition to the village, would be an appropriate design response to the site and character of the locality and overall would contribute positively to the character of the area. This complies with policy BNE1 of the Chorley Local Plan 2012 - 2026.

Neighbour amenity

21. Policy BNE1 of the Chorley Local Plan 2012-2026 states that new development must not cause harm to any neighbouring property by virtue of overlooking, overshadowing, or by creating an overbearing impact.
22. The nearest dwellings to the application site are along The Straits to the south. The proposed dwellings are positioned at an angle to the gardens and dwellings along The Straits and would be at least 10m from the boundary, whilst the nearest dwelling would be at least 21m away. As such the proposed dwellings meet with the Council's interface standards and would have no adverse impact on amenity in this regard.
23. In relation to Quaker Brook Lane the nearest proposed dwelling would be located approximately 9m from the boundary with Heatherdale and St Edmunds and approximately 38m from the dwellings themselves. Given that the facing elevation of the proposed dwelling would be a blank side elevation there would be no adverse impact on the amenity of the occupiers of any of these dwellings.
24. The access drive would run directly to the rear of properties facing onto The Straits and Quaker Brook Lane. Given that the driveway would serve only four dwellings the amount of traffic passing along the road would be limited and their associated speeds would be low. As such the level of noise and disturbance would be limited and not harmful to amenity, particularly in comparison to the movement of agricultural machinery, as per the lawful situation.
25. The existing dwellings at Rock Gardens to the north face onto the site and are located over 30m from the site boundary. Given this degree of separation there would be no adverse impact on the amenity of the occupiers of these dwellings.
26. No boundary treatment details have been provided at this time. In the interests of privacy and domestic security it is recommended that a condition be attached to any grant of planning permission requiring full details of the position, heights, and types of boundaries to be erected on the site. It is recommended that those boundaries that adjoin the rear gardens of existing and proposed dwellings be a minimum of 1.8m in height.
27. The relationships between the proposed dwellings themselves comply with the Council's interface standards and would have no unacceptable detrimental impact on residential amenity.

Highway safety

28. The proposed development would result in four dwellings comprising four bedrooms. Each property would have a detached garage in addition to driveway parking resulting in on-site parking provision for at least three cars per plot, which complies with the parking standards specified in policy ST4 of the Chorley Local Plan 2012 – 2026.
29. Vehicular access would be taken from The Straits in a similar position to the existing farm access, which Lancashire County Council (LCC) highways consider to be acceptable. It is noted that LCC Highways does not have any objections regarding the proposed erection of four dwelling houses and garages and are of the opinion that the proposed development would not have a significant impact on highway safety, capacity or amenity in the immediate vicinity of the site.

Ecology

30. The application is accompanied by an ecology assessment of the site. This has been reviewed by the Council's ecology advisors (Greater Manchester Ecology Unit) who advise that the ecological consultants appear to have undertaken a detailed survey of the site and carried out an appropriate level of survey. No significant ecological issues were identified by the developer's ecological consultant. GMEU consider that issues relating to nesting birds, hedgehog, invasive species and landscaping can be resolved via condition and or appropriate informative.

31. The site was assessed for all likely protected species. No evidence of any such species was found and all reasonably discounted. GMEU have no reason to doubt the findings of the report. No potential bat roosting habitat is present and the nearest pond nearly is 200m to the east, and was assessed as poor quality, which when combined with the scale of the development reduces the risk further. No further information or measures are required.
32. The proposed development would result in the loss of potential bird nesting habitat particularly along the southern boundary. All British birds nests and eggs (with certain limited exceptions) are protected by Section 1 of the Wildlife & Countryside Act 1981, as amended. It is therefore recommended that a condition is attached to any grant of planning permission preventing works to buildings, trees and hedges during the bird nesting season.
33. Cotoneaster and monbretia were both identified within the southern boundary of the site. Both species are included within Schedule 9 part 2 of the Wildlife & Countryside Act 1981, as amended. It is an offence to introduce or cause to grow wild any plant listed under this schedule. It is, therefore, recommended that a condition requiring a method statement detailing eradication and/or control and/or avoidance measures for rhododendron and monbretia be attached to any grant of planning permission.
34. A hedgehog was identified on an adjacent plot. The hedgehog is a Species of Principal Importance under Section 41 of the Natural Environment and Rural Communities Act (2006), therefore, they must be taken into consideration by a public body when performing any of its functions with a view to conserving biodiversity. Whilst not protected under wildlife legislation they are protected under animal welfare legislation. It is, therefore, recommended that an informative reminding the applicant of their duties under the Wild Mammal (Protection) Act 1996 is applied to any permission.
35. Section 170 of the Framework states that the planning system should contribute to and enhance the natural and local environment. The proposed development would result in the replacement of improved grassland of low value ecological habitat with housing and gardens. The development would also result in the clearance of scrub along the southern boundary and the associated bird nesting potential and habitat for hedgehog. A new native hedge is proposed along the northern boundary and screen planting along the southern boundary. Overall GMEU are satisfied that mitigation on-site can be achieved as long as locally native species are utilised for the hedge, such as hawthorn, and for the screen planting such as silver birch, rowan, hazel, holly etc. The addition of bird boxes to the proposal is also recommended either integrated in to the new build (swift bricks for example) or through provision of boxes on the mature trees retained around the perimeter of the site. GMEU also recommend that connectivity is retained through the site for hedgehogs i.e. no close board fencing unless gaps are provided. It is recommended that a condition requiring an appropriate landscaping plan is attached to any grant of planning permission to secure adequate mitigation.

#### Flood risk and drainage

36. The application site is not located in an area that is at risk of flooding from pluvial or fluvial sources, according to Environment Agency mapping data. In accordance with the Framework and the National Planning Practice Guidance (NPPG), the site should be drained on a separate system with foul water draining to the public sewer and surface water draining in the most sustainable way.
37. The NPPG clearly outlines the hierarchy to be investigated by the developer when considering a surface water drainage strategy. As such the developer should consider the following drainage options in the following order of priority:
  1. into the ground (infiltration);
  2. to a surface water body;
  3. to a surface water sewer, highway drain, or another drainage system;
  4. to a combined sewer.
38. It is recommended that the applicant implements the scheme in accordance with the surface water drainage hierarchy outlined above.

Sustainability

39. Policy 27 of the Core Strategy requires all new dwellings to be constructed to Level 4 of the Code for Sustainable Homes or Level 6 if they are commenced from 1<sup>st</sup> January 2016. It also requires sites of five or more dwellings to have either additional building fabric insulation measures or reduce the carbon dioxide emissions of predicted energy use by at least 15% through decentralised, renewable or low carbon energy sources. The 2015 Deregulation Bill received Royal Assent on Thursday 26th March 2015, which effectively removes Code for Sustainable Homes. The Bill does include transitional provisions which include:

*“For the specific issue of energy performance, local planning authorities will continue to be able to set and apply policies in their Local Plans which require compliance with energy performance standards that exceed the energy requirements of Building Regulations until commencement of amendments to the Planning and Energy Act 2008 in the Deregulation Bill 2015. This is expected to happen alongside the introduction of zero carbon homes policy in late 2016. The government has stated that, from then, the energy performance requirements in Building Regulations will be set at a level equivalent to the (outgoing) Code for Sustainable Homes Level 4. Until the amendment is commenced, we would expect local planning authorities to take this statement of the government’s intention into account in applying existing policies and not set conditions with requirements above a Code Level 4 equivalent.”*

*“Where there is an existing plan policy which references the Code for Sustainable Homes, authorities may continue to apply a requirement for a water efficiency standard equivalent to the new national technical standard, or in the case of energy a standard consistent with the policy set out in the earlier paragraph in this statement, concerning energy performance.”*

40. Given this change, instead of meeting the code level, the dwellings should achieve a minimum dwelling emission rate of 19% above 2013 Building Regulations in accordance with the above provisions. This can be controlled by a condition.

Public open space (POS)

41. Policy HS4 of the Chorley Local Plan 2012 – 2026 requires public open space contributions for new dwellings to be provided in order to overcome the harm of developments being implemented without facilities being provided.
42. However, the National Planning Practice Guidance (NPPG) post-dates the adoption of the Local Plan and states that planning obligations should not be sought from developments of 10 or less dwellings and which have a maximum combined floorspace of no more than 1000 square metres.
43. In the determination of planning applications, the effect of the national policy is that although it would normally be inappropriate to require any affordable housing or social infrastructure contributions on sites below the thresholds stated, local circumstances may justify lower (or no) thresholds as an exception to the national policy. It would then be a matter for the decision-maker to decide how much weight to give to lower thresholds justified by local circumstances as compared with the new national policy.
44. The Council must determine what lower thresholds are appropriate based on local circumstances as an exception to national policies and how much weight to give to the benefit of requiring a payment for 10, or fewer, dwellings. The Council has agreed to only seek contributions towards provision for children/young people on developments of 10 dwellings or less.
45. There is currently a deficit of provision in Hoghton in relation to this standard, a contribution towards new provision in the settlement is, therefore, required from this development. The amount required is £134 per dwelling. However, a financial contribution for off-site provision can only be requested if there is an identified scheme for new provision due to pooling

restrictions and at present there are none identified and therefore no contribution can be sought.

#### Community Infrastructure Levy

46. The Chorley CIL Infrastructure Charging Schedule provides a specific amount for development. The CIL Charging Schedule was adopted on 16 July 2013 and charging commenced on 1 September 2013. The proposed development would be a chargeable development and the charge is subject to indexation in accordance with the Council's Charging Schedule.

#### Other matters

47. The impact on trees: The applicant has provided an Arboricultural Method Statement and proposed Root Protection Plan that have been assessed and verified by the Council's tree officer. The mature oak trees to the front of The Straits are to be retained.
48. Setting a precedent: All planning applications must be determined on their individual merits and any development of this site would not compromise the Council's ability to assess future applications against the development plan.
49. Loss of amenity space provided by the field: The application site is an agricultural field and does not serve a purpose as public amenity land.
50. Lack of amenities to support future occupants: Although there are limited amenities in the village, it is not isolated and there are opportunities for a broader range of amenities within a short driving distance.
51. Loss of views: This is not a material planning consideration.
52. Some hedges and boundaries are not in the ownership of the applicant: This is a civil matter between the applicant and any adjoining land owners.
53. Loss of Green Belt: The site is not in the Green Belt.
54. Impact on property values: This is not a material planning consideration.

#### **CONCLUSION**

55. It is considered that the proposed development would have no detrimental impact on the character of the area and accords with the aims of policies within the Framework and Chorley Local Plan 2012 – 2026 that seek to achieve sustainable development. It is also considered that the proposed development would not give rise to undue harm to the amenities of neighbouring residents or highway safety.

#### **RELEVANT HISTORY OF THE SITE**

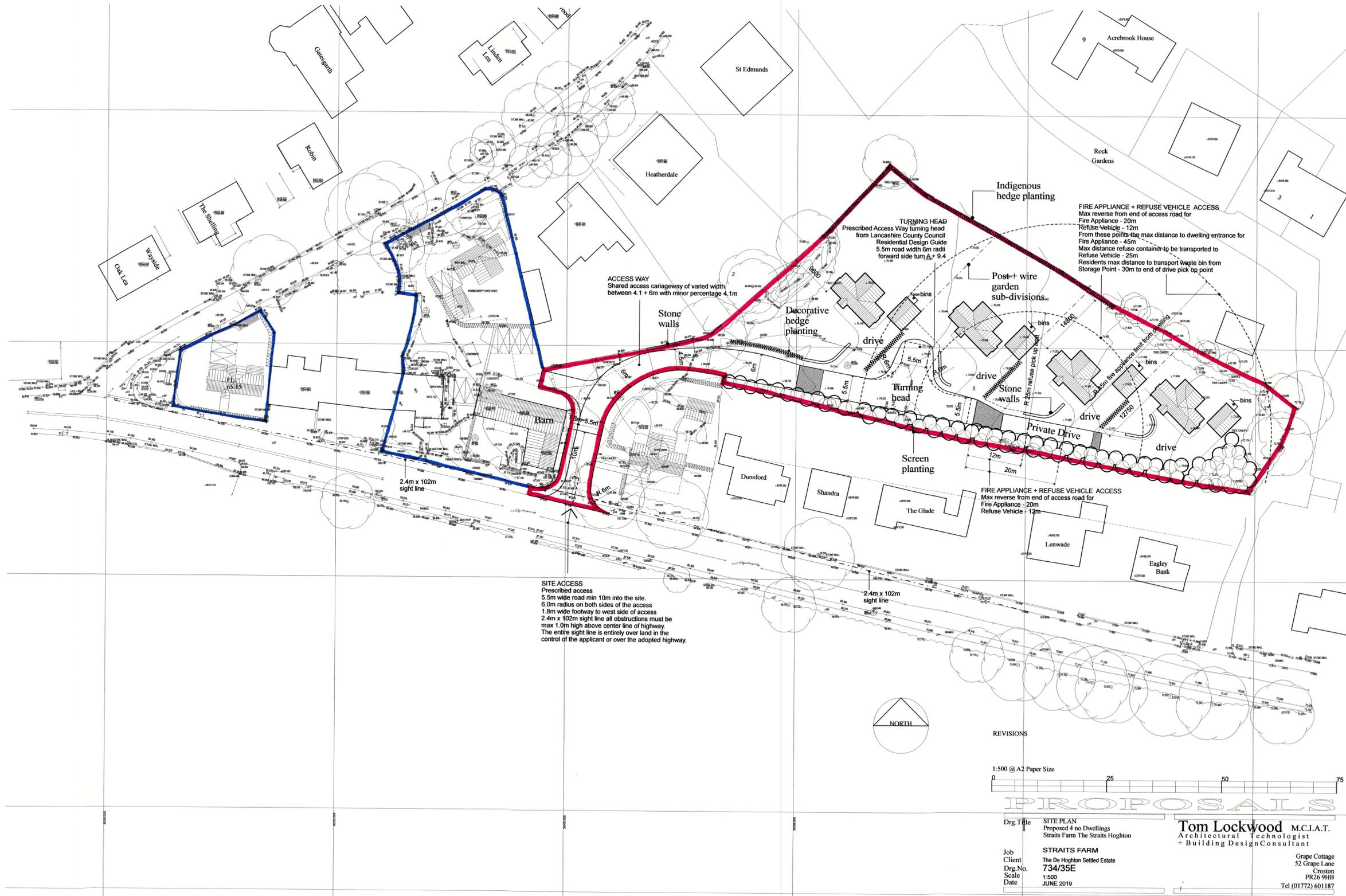
There is no recent planning history relating to the site.

**RELEVANT POLICIES:** In accordance with s.38 (6) Planning and Compulsory Purchase Act (2004), the application is to be determined in accordance with the development plan (the Central Lancashire Core Strategy, the Adopted Chorley Local Plan 2012-2026 and adopted Supplementary Planning Guidance), unless material considerations indicate otherwise. Consideration of the proposal has had regard to guidance contained within the National Planning Policy Framework (the Framework) and the development plan. The specific policies/guidance considerations are contained within the body of the report.

#### Suggested conditions

To follow





**SITE ACCESS**  
 Prescribed access  
 5.5m wide road min 10m into the site.  
 6.0m radius on both sides of the access  
 1.8m wide footway to west side of access  
 2.4m x 102m sight line all obstructions must be  
 max 1.0m high above center line of highway.  
 The entire sight line is entirely over land in the  
 control of the applicant or over the adopted highway.



**REVISIONS**



**PROPOSALS**

<p>Job Client          Drg. No.          Scale          Date</p>	<p><b>SITE PLAN</b>          Proposed 4 no Dwellings          Straits Farm The Straits Houghton</p> <p><b>STRAITS FARM</b>          The De Houghton Settled Estate          734/35E          1:500          JUNE 2019</p>	<p><b>Tom Lockwood</b> M.C.I.A.T.          Architectural Technologist          + Building Design Consultant</p> <p>Grape Cottage          52 Grape Lane          Croston          PR26 9HB          Tel (01772) 601187</p>
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**APPLICATION REPORT – 19/01124/DIS**

**Validation Date: 27 November 2019**

**Ward: Astley And Buckshaw**

**Type of Application: Discharge of Condition(s)**

**Proposal: Application to discharge condition 14 (elevational treatment to windows) attached to planning permission 17/00999/FULMAJ - Erection of three storey office building and demolition of existing single storey office building.**

**Location: Chorley Technology And Business Centre East Terrace Euxton**

**Case Officer: Mr Iain Crossland**

**Applicant: Mr Julian Hindle**

**Agent: Mr Graham Margerison, Lea Hough & Co Chartered Surveyors LLP.**

**Consultation expiry: 26 December 2019**

**Decision due by: 19 February 2020**

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**RECOMMENDATION**

1. It is recommended that this application to discharge condition 14 (elevational treatment to windows) attached to planning permission 17/00999/FULMAJ is refused for the following reason:  
*The proposed elevational treatment to the second floor windows in the north facing elevation of the building would not adequately prevent long range views and would be insufficient to protect the perceived privacy levels of occupiers of properties on Whitley Drive.*

**SITE DESCRIPTION**

2. The application site is located within the settlement area of Euxton on part of the Chorley Technology and Business Centre, which is an existing and well established business park prominently sited at the junction of Euxton Lane and Central Avenue, and accessed from Euxton Lane via East Terrace.
3. Planning permission was granted in January 2018 for a three storey office building on the site under application reference 17/00999/FULMAJ. The office building is sited on part of the former car park adjacent to another office building and close to the boundary of the site with the railway line to the north. The character of the immediate area is commercial as part of an established business park. There are modern residential estates beyond the site to the west and to the north on the opposite side of the railway line.

**DESCRIPTION OF PROPOSED DEVELOPMENT**

4. This application seeks consent to discharge condition 14 (elevational treatment to windows) attached to planning permission 17/00999/FULMAJ, which was for the erection of a three storey office building and demolition of existing single storey office building, through the provision of details for the elevational treatment of the second floor windows in the north facing elevation of the building.

## REPRESENTATIONS

5. Representations have been received from the occupiers of seven addresses citing the following grounds of objection:
  - Adverse impact on privacy.
  - Threat to the security of nearby residential occupiers visible from the application building.
6. A letter from Cllr Debra Platt has been received requesting that the application be determined by the Planning Committee due to the treatment on the windows not being as described and conditioned by Chorley Planning when the application was granted. She has commented that it is important for the residents of Whitley Drive to have their privacy but also the protection from the view and lights of the windows of the employment building.

## CONSULTATIONS

7. Euxton Parish Council: Have requested that this application is considered by Committee as the developer/office has not complied with the relevant condition of the planning permission and, instead, a different product has been installed, which does not comply and they are now asking for this to be accepted. Comment is also made that for the residents of Whitley Drive the treatment to the windows is not adequate and by going to Committee, this will give the residents and their representatives the opportunity to let the Committee know the details and decide accordingly.

## PLANNING CONSIDERATIONS

8. An application for the erection of a three storey office building and demolition of an existing single storey office building at Chorley Technology And Business Centre, East Terrace, Euxton, was received on 11 October 2017 (17/00999/FULMAJ). The application was considered by the Development Control Committee on 12 December 2017, where the committee resolved that the decision be deferred to allow for a Committee site visit to take place. Following a site visit by Members of the Committee the application was again considered by the Committee on 16th January 2018 where the Committee resolved to grant planning permission subject to an additional condition to ensure the screening of windows at the second floor in the rear elevation of the building, the detailed wording of which was delegated to the Director of Customer and Digital in consultation with the Chair and Vice-Chair.
9. The condition that was attached to the grant of planning permission at the request of the Development Control Committee was worded as follows:

*14. Prior to the erection of the superstructure of the building hereby approved, details of a scheme for the elevational treatment of the building to prevent long range views from the second floor windows in the north facing elevation (notwithstanding any such detail shown on the previously submitted plan(s)) shall have been first submitted to and approved in writing by the Local Planning Authority. The second floor of the building hereby approved shall not be used until the scheme shown in the approved details has been implemented in conformity with the approved details and it shall thereafter be retained in accordance with the approved details at all times.*

*Reason: To protect the amenities of occupiers at Whitley Drive.*
10. An application (ref. 18/00696/DIS) to discharge condition 14 (elevational treatment to windows), amongst others, attached to planning permission 17/00999/FULMAJ was submitted in July 2018. The details of the elevational treatment provided comprised manifestation to each window panel, which consisted of material that would obscure visibility interspersed by boxes with clear visibility. The proposed manifestation covered the entirety of each window panel to the open office areas, whilst in the central gable windows serving the meeting space the manifestation covered the middle section of each window panel with the top and bottom parts of each panel left clear. These details were considered to be acceptable and were approved in October 2018.

11. The development progressed and on nearing completion manifestation was applied to the second floor windows in the north facing elevation. In October 2019 the Council was made aware that the manifestation that had been applied was not that which had been approved in October 2018 under application reference 18/00696/DIS.
12. The manifestation that has been applied comprises horizontal sections of material that obscure visibility interspersed with clear horizontal sections through which visibility is clear. The manifestation covers approximately two thirds of each window panel to the open office areas with the top third left clear, whilst in the central gable windows serving the meeting space the manifestation covers the middle section of each window panel with the top and bottom parts of each panel left clear.
13. The manifestation that has been applied does not offer the same level of obscurity to the windows as that which was previously approved, and as a result the perceived level of privacy to occupiers of properties on Whitley Drive through long range views is less than would have been the case had the approved manifestation been applied. This does not meet with the intentions of the Committee in attaching the condition, which was required to protect the amenities of occupiers at Whitley Drive. As such it is recommended that the application is refused.

## CONCLUSION

14. It is recommended that the discharge of condition 14 attached to planning permission 17/00999/FULMAJ is refused for the reasons set out above.

## RELEVANT HISTORY OF THE SITE

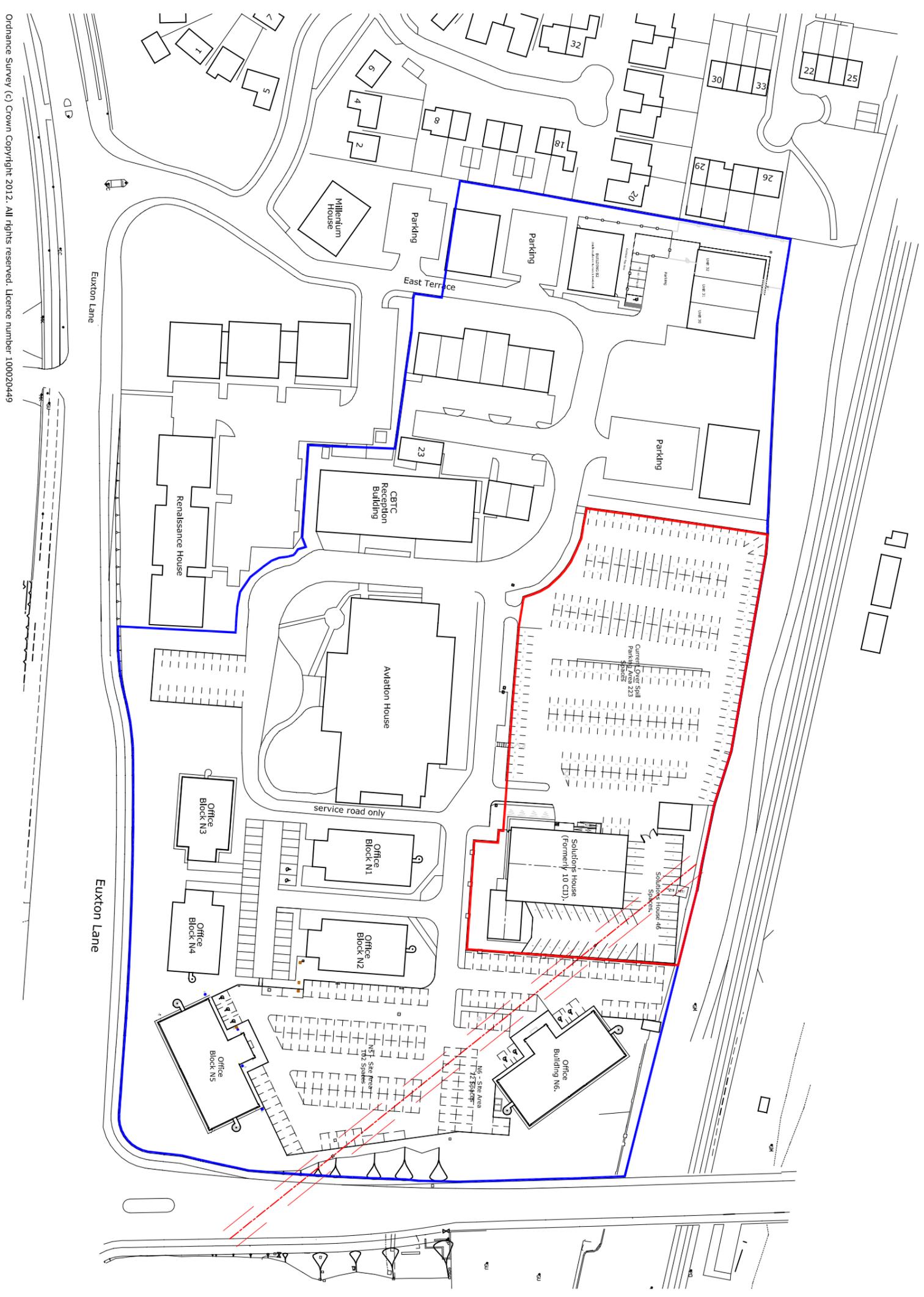
**Ref:** 17/00999/FULMAJ      **Decision:** PERFPP      **Decision Date:** 17 January 2018  
**Description:** Erection of three storey office building and demolition of existing single storey office building.

**Ref:** 18/00092/DIS      **Decision:** PEDISZ      **Decision Date:** 12 February 2018  
**Description:** Application to discharge condition 5 (full details of replacement trees) of planning permission 17/01071/FUL (which was for an extension of existing parking area to provide 22 additional parking spaces).

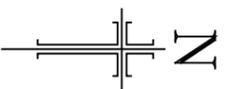
**Ref:** 18/00696/DIS      **Decision:** PEDISZ      **Decision Date:** 10 October 2018  
**Description:** Application to discharge conditions 8 (drainage scheme), 9 (drainage management and maintenance plan), 11 (construction management statement), 13 (car parking management plan) and 14 (elevational treatment to windows) attached to planning permission 17/00999/FULMAJ - Erection of three storey office building and demolition of existing single storey office building.

**RELEVANT POLICIES:** In accordance with s.38 (6) Planning and Compulsory Purchase Act (2004), the application is to be determined in accordance with the development plan (the Central Lancashire Core Strategy, the Adopted Chorley Local Plan 2012-2026 and adopted Supplementary Planning Guidance), unless material considerations indicate otherwise. Consideration of the proposal has had regard to guidance contained within the National Planning Policy Framework (the Framework) and the development plan. The specific policies/guidance considerations are contained within the body of the report.

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NOTES

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REV	DESCRIPTION	DATE	AMENDED

**LeaHough**  
**CHARTERED SURVEYORS**  
 Survey Valuation Design Planning Sales

Blakewater House  
 Phoenix Business Park  
 Blakewater Road  
 Blackburn  
 Lancashire  
 BB1 5RW  
 Tel: 01 254 2601 96  
 Email: info@leahough.co.uk  
 Web: www.leahough.co.uk

8 Eaton Avenue  
 Matrix Office Park  
 Buckshaw Village  
 Preston  
 Lancashire  
 PR7 7NA  
 Tel: 01 772 458866

CLIENT:  
 Mr Julian Hindle  
 Chorley Business & Technology Centre,  
 Euxton Lane, Euxton,  
 Chorley,  
 PR7 6TE

PROJECT ADDRESS:  
 Chorley Business & Technology Park,  
 Euxton Lane,  
 Euxton  
 Chorley,  
 PR7 6TE

PROJECT TITLE:  
 Proposed New Office Block (N7), Demolition of  
 Solutions House & Reconfiguration of Car Park.

DRAWING TITLE:  
 Site Location Plan

PAPER SIZE: A3	DRAWING NUMBER: BS.15-121(A)/01	REV
SCALE: 1:1250	DATE: October 2017	DRAWN BY: GM

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