

Planning Committee

Tuesday, 2nd February 2021, 6.30 pm

Microsoft Teams

I am now able to enclose, for consideration at the above meeting of the Planning 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 3 - 18)

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 (Planning and Development)	Planning Committee	2 February 2021

ADDENDUM

ITEM 3a - 20/01065/FUL – Land At Barnes Wallis Way, Barnes Wallis Way, Buckshaw Village

The recommendation remains as per the original report

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

- Data collected from local nurseries shows that current occupancy rates are between 70% and 80% suggesting that the number of childcare places significantly exceeds demand.
- The opening of further nurseries would weaken an already struggling sector.
- The Council recently approved a 150 place nursery at Strawberry Fields, which makes further nurseries even more unnecessary.

Officer comment: It is not the role of the planning system to manage competition in the market place.

ITEM 3b - 20/01171/FUL- St Lukes Church, Quarry Road, Brinscall

The recommendation remains as per the original report

Comments from Agent

The applicant’s agent has requested that the name of the applicant be amended to Mr Chris Homer, which has been undertaken as requested.

An email has been received from the applicant’s agent which explains that they consider the committee report contains an *‘underlying negative tone, lack of positivity and misleading and inaccurate content’*. The email is available to read on the Council’s public access website. Attached to the email is a version of the committee report which has been edited by the applicant’s agent, as detailed in the text below, which has been copied from the email. The numbering relates to the paragraphs of the committee report, the black bold text is the edit the agent considers should be made to the report, the plain black text is the text from the committee report, the red text is the agent’s comments and the italicised text is the case officer’s comments.

3. Agent suggests the following text is deleted; following 19/01031/FUL. Planning permission - landowner reassessed their options for the development of the site and decided upon the demolition of the church and redevelopment of the site for housing – **I am aware that the demolition has not been looked at favorably by neighbors so this sentence is consider inflammatory and negatively portrays the applicant.**

Officer comment: This text of the committee report is considered to be factual and does not require amending.

4. Agent suggests the following text is deleted; church has not yet been demolished, and method of demolition approved – **I am not sure on the relevance of this.**

Officer comment: This text of the committee report is considered to be factual and does not require amending.

9. Access Track: There is no mention of what is being proposed actually being something the applicant could do under PD (moving wall lines etc.) which paints a negative simplistic view by the Case Officer instead of a technical planning view. I attach a plan that shows that vehicular access is still available on this track even if the width is being reduced to 2.7m, and two photo's of the track, one which shows the access track impeded by a porch erected under PD.

Officer comment: This issue is not a planning matter and so requires no technical planning view from the case officer. As noted within the committee report, land ownership issues/right of access is a civil matter and does not form part of the planning judgement.

12. Agent suggests the following text is deleted: applicant reluctant to provide information regarding United Utilities prior determination – **We had lengthy discussions regarding this point, and I disagree that there was a reluctance to provide the information prior to determination. We advised that as the applicant is not the developer, we did not have this information, and in any case UU recommended conditions to provide this information and raised no objections. I also have an issue with Condition 13 (2 from UU's response) as the email attached from Shoaib Tauqeer, UU, infers that this condition would be removed from their formal response. Can we ask whether UU provided further comments on this matter to the contrary?**

Officer comment: This text of paragraph 12 of the committee report is considered to be factual and does not require amending. The ground investigation information was requested from the applicant prior to the determination of the planning application, as suggested by United Utilities. It was however later agreed that this could be undertaken prior to the commencement of development of the site, in accordance with a condition suggested by United Utilities (Condition 12).

UU have responded following the committee report being published and have confirmed that condition 13 can be removed.

24. Agent suggests the following text is deleted: a fully detailed landscaping scheme could be requested to meet the requirements of a suitably worded planning condition. **A rather negative comment within an otherwise positive paragraph.**

Officer comment: This text of the committee report is considered to be factual and does not require amending.

29. 'and resolved all technical issues through revised plans' should be added for clarity and to show we have worked proactively with the Case Officer to overcome issues raised.

Officer comment: This text relates to the revised drawings. It is not considered there is a need to revise the text as requested. The concluding paragraph within this section of the committee report identifies that the impacts from the revised proposal upon residential amenity are considered to be acceptable.

30. Agent suggests the following text is deleted: dwelling would appear more imposing than the church from the side windows of no.3 Quarry Road and would have a greater impact in terms of loss of

light. I understood that this matter was resolved? In any case, this sentence ensures the paragraph ends on a negative instead of the positive sentence that the scheme is consider by you to be acceptable.

Officer comment: Again, the concluding paragraph within this section of the committee report identifies that the impacts from the revised proposal upon residential amenity are considered to be acceptable. It is considered that the proposed development would have a greater impact than the Church and so consider this paragraph requires no alteration.

31: Agent suggests the text is deleted: I again feel this paragraph has been worded in the negative as opposed to the positive.

Officer comment: This relates to the potential impact upon the first floor window of no.3 Quarry Road that serves the study/office. The paragraph expresses the case officer's judgement that there would be an impact upon this window, and this would be acceptable. It is not considered there is a need to change this paragraph.

32. Agent suggests the following text is deleted: in this regard

Officer comment: It is not considered there is a need to change this wording.

36. Comment made: The scheme was drastically altered to comply with the required interface distances and as such considered acceptable. No further information was requested following this agreement. I again feel this final paragraph has been worded in the negative as opposed to the positive.

Officer comment: It is not considered there is a need to change this wording.

43. Struck out and comment made: I would add that 'The applicant also supplied also conveyance geo-report that states that the site is not in a flood zone.' Why is this not added to balance the equation?

Officer comment: This paragraph is factual and so does not require deletion. The following paragraphs identify that the site is not within Flood Zones 2 or 3 and so there is no need to include the reference to the applicant's geo-report.

46: All text struck out:

Officer comment: This is a direct quote from United Utilities' response and so does not require deletion.

50. Comment made: 'A detailed investigation into the possibility of surface water infiltration options at the site before they allow connection to the combined sewer which is the least preferable option'

This is factually incorrect. UU's formal response is attached and this point is not referenced in the response?

Officer comment: The United Utilities response outlines that surface water should be drained in the most sustainable way and drainage into a combined sewer is identified within the NPPG as being the least sustainable option. There is therefore no need to amend this paragraph.

52. Comment made: 'only if the demolition and site clear takes place within the bird nesting season- march-august = It should say that a planning condition attached as precautionary measure to check nesting prior site clearance – for the avoidance of doubt'

Officer comment: Members will note that planning condition 10 specifies a bird nesting check is only required should site clearance work take place in bird nesting season. For clarity, paragraph 52 can be amended to the following:

'The site has no nature conservation designations, legal or otherwise The application site is considered to be of low ecological value; however, it is considered that a planning condition could be attached as a precautionary measure requiring a check for nesting birds to take place prior to site clearance works, should the works take place in bird nesting season.'

62. Text struck out and commented: This paragraph has no evidence to support it, impact on outlook matches the church (neutral conclusion), loss of light (the property has been fully redesigned at significant cost to overcome all technical guidance, resulting to mitigate all original concerns and there is no evidence that it causing any loss of light).

Officer comment: This is the case officer's judgement and is a summary of paragraphs 28 to 36 of the committee report which provides the full analysis. It is not considered there is a need to amend this paragraph.

The applicant's agent sent a further email to the case officer to say they accept the planning conditions as worded in the officer report, with the exception of condition 13 which it is agreed can be removed.

In summary, it is considered that the report provides the case officer's professional opinion to members and is fundamentally sound and does not require any further amendments, other than some additional text to paragraph 52 for clarification purposes and the removal of condition 13, as requested by United Utilities.

Additional neighbour comments

Five further neighbour representations have been received since the committee report was written. The first was from the occupiers of the adjoining property to the north, no.3 Quarry Road who had already responded to the proposal as originally submitted. The letter is available to read on the Council's public access website, but in summary raises the following issues that are not already listed at paragraph 8 of the committee report for this application:

- The proposed dwellings would be much closer to the five facing windows of no.3 Quarry Road than the church. *'Natural sunlight comes to us for much of the day and evening from the west, and the sun is of course lower in the western sky from autumn through to late spring.'*
- Lack of clarity in relation to the amended plans which show a hatched area labelled '2 metre high wall' between the proposed development and no.3 Quarry Road.
- No consideration has been given to the privacy of all existing houses on Quarry Road and adjacent properties on Brinscall Brow.
- Loss of privacy into rear gardens from the proposed balconies

Officer comment: Boundary treatments would be controlled by planning condition no.4 which includes details of 'means of enclosure' to be submitted to the local planning authority for approval. The other issues have already been addressed within the committee report, including potential impacts upon other dwellings and loss of privacy from balconies.

The second representation outlines that they *'do not agree with many of the points that the agent has requested are changed [to the committee report] and are also deeply concerned that he is suggesting the report is made more positive, this could*

be potentially misleading for the planning committee. The report should remain factual.'

They also wish the following changes to be made to the report. The numbering relates to the paragraphs of the committee report, the plain black text is the text from the neighbour's representation and the italicised text is the case officer's comments.

39. Request that this also states the NPPF also states "local planning authorities should ensure that flood risk is not increased elsewhere"

The 3rd bullet point also incorrectly quotes the NPPF and is potentially misleading to planning committee. Please remove the following:

~~less than 1 ha in flood zone 1, including a change of use in development type to a more vulnerable class (for example from commercial to residential), where they could be affected by sources of flooding other than rivers and the sea (for example surface water drains, reservoirs)~~

And replace with the correct information:

"land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use."

Officer comment: It is not considered there is a need to change this wording. Paragraph 39 of the committee report quotes National Planning Practice Guidance (NPPG), not the NPPF. The quote is correct.

42. This is missing the quote above so again is potentially misleading to the committee.

Officer comment: As above, the quote within the committee report is correct.

43. In addition to the information provided please include that the development site is close to an area at risk of surface water flooding.

Officer comment: Parts of Quarry Road are susceptible to surface water flooding, but this does not trigger the requirement for a Flood Risk Assessment in support of the application, as outlined by the Environment Agency.

44. Please make it clear this is as the result of informal communication with the Environment Agency. The officer involved has not commented on the risk of connecting to the sewer and the areas nearby at risk of flooding from surface water.

Officer comment: The statement within the committee report is factual and does not require editing. The comments from the Environment Agency (EA) state that the submitted drainage strategy shows a conservative approach that surface water runoff would be restricted to greenfield rates.

45. Incorrect – as you have not quoted the NPPF correctly, the Environment Agency have also not commented on the risk of connecting to the sewers or the nearby areas that are at risk of surface water flooding.

Officer comment: The statement within the committee report is factual and does not require editing. As noted above, the quote is from the NPPG, not the NPPF. The EA have stated that the submitted drainage strategy shows a conservative approach that surface water runoff would be restricted to greenfield rates.

48. Please add (as per Jenny Quinn's) email that UU are concerned about connecting to the sewer due to surface water flooding in the area.

Officer comment: There is no correspondence from UU to suggest they have concerns about connecting the sewer due to surface water flooding in the area. There is no mention of this within their formal consultation response or their follow-up email. UU require the applicant to first explore other more sustainable options before connecting to the sewer and have requested this be addressed by a planning condition.

62. Incorrect – the development would have a significant impact on the loss of light to no 3. The new dwelling is set further back and will be closer than church so will be an imposing feature and the loss of light in the living space will be significant. The distances from windows do not meet the requirements of the Chorley SDP Design Guidance.

Officer comment: This paragraph of the committee report is the judgement of the case officer and, whilst others may come to a different conclusion, the paragraph requires no alteration.

The third representation is from the Flooding in Brinscall Action Group which represents the affected residents at the lower end of School Lane and surrounding area. They state that “*the drains and sewers in lower Brinscall are regularly overwhelmed at times of heavy rains and the sewer is an old combined system which readily floods entering the houses at the lower end of school Lane. I’m told that you propose to add 4 more residences onto the inadequate sewer system in quarry Road which feeds into the sewer at the flood zone.*”

The fourth representation states the following in relation to the committee report. Numbering relates to paragraphs of the committee report, bold text is from the committee report and plain black text is the neighbour’s comments. Officer comments are provided in italicised text below.

23. Mentions “**The rear elevations would have a more modern design style with a first-floor balcony area and larger window openings, particularly to the second floor serving the master bedroom. These features would add interest and some degree of distinctiveness to the development**”

This development is in the middle of one of the oldest streets in Brinscall, with houses built around a mid victorian rural church. The loss of this historical building is bad enough, but to replace it with a rear elevation primarily made of glass particularly to the top floor and to have balconies on the first floor is not interesting and distinctive, it is wildly out of character and causes great problems with the privacy in the outside space of neighbouring residents. I find that describing them as interesting and distinctive is entirely out of touch with the local community and inaccurate. Adding to that the double fronted front elevation and the sheer scale of the properties is also not in keeping with the road.

Officer comment: This paragraph of the committee report is the judgement of the case officer and, whilst others may come to a different conclusion, the paragraph requires no alteration.

25. “**The proposed dwellings would sit back from the existing building line to enable sufficient off-street parking to be accommodated to the front of the dwellings and to reduce impacts upon an upstairs window of no.3 Quarry Road. This is a considerate approach and would not harm the appearance of the properties in the streetscene, as an active frontage would still be achieved.**”

Setting the properties back again is not in keeping with the road, the current church building maintained the building line by adding a wall to keep the line of buildings. I think your saying “This is a considerate approach and would not harm the appearance of the properties in the

streetscene, as an active frontage would still be achieved.” is opinion and is not the opinion of local residents.

Officer comment: This paragraph of the committee report is the judgement of the case officer and, whilst others may come to a different conclusion, the paragraph requires no alteration.

26. “There would be a suitable dwelling to plot ratio and the proposed dwellings would be of similar scale to others on Quarry Road. As such the proposed development would be appropriate in the context of the site and surrounding development and would not be detrimental to the character of the locality, given their design and positioning.”

The plots are 27% larger than any other property on Quarry road and 27% larger than the planning in principle. This is not similar in scale, it is substantially larger and would not be similar in character either. Again this does not seem objective.

When mentioning impact on local amenities there is no mention of the detrimental effect of the 100% increase of traffic on the non tarmacked road. It needs constant repair as it is and would soon become unusable if substantial improvements, such as tarmacking, were not made.

Officer comment: This paragraph of the committee report is the judgement of the case officer and, whilst others may come to a different conclusion, the paragraph requires no alteration. Highways impacts are addressed elsewhere in the report.

35. “ Balcony areas are proposed which could result in overlooking into the rear garden areas of neighbouring dwellings. It is, therefore, considered necessary to provide screening to the sides of the balconies, the details of which can be required to be submitted for the agreement of the local planning authority by planning condition.”

Quite apart from the balconies being wildly out of character and keeping with the area, just fitting a screen to one side would not resolve the overlooking issue, particularly on plot 4. This building would be angled so that the rear elevation would be facing so as to look across the outside space of number 2 Quarry road, hence just a side screen would not be enough to prevent overlooking. If concessions have been made to remove a balcony on plot one why not on plot 4?

Officer comment: The privacy screens are considered sufficient to protect the privacy of neighbouring residents and direct overlooking of private garden areas.

37. “Based on the car parking standards set out in policy ST4 of the Chorley Local Plan 2012 – 2026 and Appendix A, it is clear from the proposed layout that off-road parking provision for at least three vehicles for each dwelling can be achieved in line with the Council’s adopted standard. LCC Highways have assessed the proposal and raise no objection subject to conditions.”

If my earlier points about the setting houses back from the existing building line at the front and protruding past building lines at the rear causing overlooking issues and being out of keeping and character are valid then this would reduce parking at the front.

Officer comment: It is not considered necessary to move the dwellings forward towards Quarry Road, issues noted by the neighbour are all addressed within the committee report.

The fifth representation states that the neighbour has contacted the Environment Agency as they are “concerned that the comments made [within the committee report] did not make reference to the risk of surface water flooding and the risk of connecting to the sewer. He has confirmed that the EA do not have the authority to

comment on surface water flooding. Currently, these comments are being given significant weight in the planning report to suggest that an FRA is not required. I request that either the comments are removed from the planning report and the part that says it is clear that and [stet] FRA is not required are removed. Or it is made clear that issue of surface water flooding has not been addressed along with the connection to the sewer.”

Officer comment: It is considered that the EA’s comments are not being given significant weight within the committee report, they simply support the Council’s stance throughout the determination of this planning application that requesting a FRA in support of the application is not justified. The full reasons for this are set out within the committee report. No changes are therefore considered necessary to the report in this regard.

ITEM 3c - 20/00047/FUL – Tesco, Foxhole Road

The recommendation remains as per the original report

Two further neighbour representations have been received since the committee report was written, one from an individual who had already commented on the application. Both responses are available to read on the Council’s public access website and raise objection to the proposal, but no further issues are identified to those listed at paragraph 4 of the committee report for this application.

ITEM 3d - 20/01134/FULMAJ – Haslem Printers Ltd, Standish Street, Chorley

The recommendation remains as per the original report

Amended plans have been received at the request of the case officer that confirm the stone buttress to the rear of the building will be retained and made good rather than rendered as originally proposed.

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 hereby permitted shall be carried out in accordance with the following approved plans:</p> <table border="1" data-bbox="368 1720 1342 1962"> <thead> <tr> <th data-bbox="368 1720 762 1749">Title</th> <th data-bbox="762 1720 1054 1749">Drawing Reference</th> <th data-bbox="1054 1720 1342 1749">Received date</th> </tr> </thead> <tbody> <tr> <td data-bbox="368 1749 762 1778">Site location plan</td> <td data-bbox="762 1749 1054 1778">18046-102</td> <td data-bbox="1054 1749 1342 1778">23 October 2020</td> </tr> <tr> <td data-bbox="368 1778 762 1807">Proposed site plan</td> <td data-bbox="762 1778 1054 1807">18046-606-B</td> <td data-bbox="1054 1778 1342 1807">23 October 2020</td> </tr> <tr> <td data-bbox="368 1807 762 1836">Proposed elevations sheet 01</td> <td data-bbox="762 1807 1054 1836">18046-604-B</td> <td data-bbox="1054 1807 1342 1836">01 February 2021</td> </tr> <tr> <td data-bbox="368 1836 762 1865">Proposed elevations sheet 02</td> <td data-bbox="762 1836 1054 1865">18046-605-B</td> <td data-bbox="1054 1836 1342 1865">01 February 2021</td> </tr> <tr> <td data-bbox="368 1865 762 1895">Proposed GF-FF plans</td> <td data-bbox="762 1865 1054 1895">18046-601-B</td> <td data-bbox="1054 1865 1342 1895">23 October 2020</td> </tr> <tr> <td data-bbox="368 1895 762 1924">Proposed SF-TF-FF plans</td> <td data-bbox="762 1895 1054 1924">18046-602-B</td> <td data-bbox="1054 1895 1342 1924">23 October 2020</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	Site location plan	18046-102	23 October 2020	Proposed site plan	18046-606-B	23 October 2020	Proposed elevations sheet 01	18046-604-B	01 February 2021	Proposed elevations sheet 02	18046-605-B	01 February 2021	Proposed GF-FF plans	18046-601-B	23 October 2020	Proposed SF-TF-FF plans	18046-602-B	23 October 2020
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<p>3.</p>	<p>The parking and associated manoeuvring and access 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 any of the dwellings hereby approved; such parking facilities shall thereafter be permanently retained for that purpose (notwithstanding the Town and Country Planning (General Permitted Development) (England) Order 2015).</p> <p><i>Reason: To ensure provision of adequate off-street parking facilities within the site.</i></p>
<p>4.</p>	<p>Prior to the commencement of development, other than demolition works, 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>
<p>5.</p>	<p>Prior to any works commencing, other than demolition, details of the proposed fenestration (windows, doors and other joinery), to include full details at a scale of not less than 1:10 shall be submitted to and agreed in writing by the Local Planning Authority. All works shall then be undertaken strictly in accordance with the details as approved.</p> <p><i>Reason: To maintain the integrity of the historic building.</i></p>
<p>6.</p>	<p>Prior to the commencement of any development, other than demolition, full details of the alignment, height and appearance of all fences and walls to be erected to the site boundaries (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 building shall be occupied or land used pursuant to this permission before all walls and fences have been erected in accordance with the approved details. Fences and walls shall thereafter be retained in accordance with the approved details at all times.</p> <p><i>Reason: To ensure a visually satisfactory form of development and to protect the amenities of occupiers of nearby property</i></p>
<p>7.</p>	<p>No development, site clearance/preparation, or demolitions shall take place on the site until the applicant, or their agent or successors in title, has secured the implementation of a programme of building recording and analysis. 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. The programme of works should comprise the creation of a record of the building to Level 2-3 as set out in 'Understanding Historic Buildings' (Historic England 2016). It should include</p> <ul style="list-style-type: none"> • A full description of the building, inside and out; • A drawn plan of each floor, a set of elevation drawings, at least one section drawing, and a drawing or set of drawings showing the development phases of the building (these drawings may be derived from checked, annotated and corrected architect's drawings); • A full photographic coverage, inside and out; and • A rapid desk-based assessment expanding on the supplied heritage statement and putting the building and its features into a local and national context. <p>This work should be undertaken by an appropriately qualified and experienced professional contractor to the standards and guidance of the Chartered Institute for Archaeologists (www.archaeologists.net). A digital copy of the report and the photographs shall be placed in the Lancashire Historic Environment Record prior to the dwelling consented being first occupied.</p>

	<p><i>Reason: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the buildings/site.</i></p>
8.	<p>No part of the development hereby approved shall commence, other than demolitions, 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.</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>
9.	<p>No part of the development hereby approved shall be occupied or opened for trading until the approved scheme for the construction of the site access and the off-site works of highway improvement has been constructed and completed in accordance with the scheme details.</p> <p><i>Reason: In order that the traffic generated by the development does not exacerbate unsatisfactory highway conditions in advance of the completion of the highway scheme/works.</i></p>
10.	<p>Prior to the commencement of development, a Construction Environment Management Plan (CEMP) shall have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. The approved Plan shall be adhered to throughout the construction period. The Plan shall provide for:</p> <ul style="list-style-type: none"> - the parking of vehicles of site operatives and visitors. - hours of operation (including deliveries) during construction. - loading and unloading of plant and materials. - storage of plant and materials used in constructing the development. - siting of cabins. - the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate. - wheel washing facilities. - measures to control the emission of dust and dirt during construction. - a scheme for recycling/disposing of waste resulting from demolition and construction works. <p><i>Reason: In the interest of highway safety and to protect the amenities of the nearby residents.</i></p>
11.	<p>No development shall commence, other than demolition, 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> <ol style="list-style-type: none"> 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; b) In accordance standard S3 and S5 of the Non-statutory technical standards for sustainable drainage systems 2015, the drainage strategy should demonstrate that the surface water run-off must be as close as reasonable practicable to greenfield runoff rate from the development. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. c) A plan showing flood water exceedance routes, both on and off site;

	<p>d) A timetable for implementation, including phasing as applicable; e) Evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltrations rates; f) 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> 1. To ensure that the proposed development can be adequately drained. 2. To ensure that there is no flood risk on or off the site resulting from the proposed development.</p>
<p>12.</p>	<p>No development shall commence, other than demolition, until details of an appropriate management and maintenance plan for the sustainable drainage system for the lifetime of the development have been submitted 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 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: i. on-going inspections relating to performance and asset condition assessments 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.</p> <p>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><i>Reasons:</i> 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.</p>
<p>13.</p>	<p>Due to past processes and activities at or adjacent to the above site, there is a potential for ground contamination. Due to the proposed sensitive end-use, no development, other than demolition, shall take place until:</p> <p>a) a methodology for investigation and assessment of ground contamination has been submitted to and agreed in writing with the Local Planning Authority. The investigation and assessment shall be carried in accordance with current best practice including British Standard 10175:2011 Investigation of potentially contaminated sites - Code of Practice. The objectives of the investigation shall be, but not limited to, identifying the type(s), nature and extent of contamination present to the site, risks to receptors and potential for migration within and beyond the site boundary;</p> <p>b) all testing specified in the approved scheme (submitted under a) and the results of the investigation and risk assessment, together with remediation proposals to</p>

	<p>render the site capable of development have been submitted to the Local Planning Authority;</p> <p>c) the Local Planning Authority has given written approval to any remediation proposals (submitted under b), which shall include an implementation timetable and monitoring proposals. Upon completion of remediation works a validation report containing any validation sampling results shall be submitted to the Local Authority.</p> <p>Thereafter, the development shall only be carried out in full accordance with the approved remediation proposals.</p> <p>Should, during the course of the development, any contaminated material other than that referred to in the investigation and risk assessment report and identified for treatment in the remediation proposals be discovered, then the development should cease until such time as further remediation proposals have been submitted to and approved in writing by the Local Planning Authority.</p> <p><i>Reason: To ensure the site is suitable for the proposed end-use.</i></p>
<p>14.</p>	<p>Prior to the commencement of development other than demolition works details of covered cycle storage and bins storage shall be submitted to and approved in writing by the Local Planning Authority. These shall be provided in accordance with the approved details prior to the first occupation of the building. The cycle store shall be kept freely available for the storage of cycles at all times and shall not be used for any other purpose.</p> <p><i>Reason: To ensure adequate provision is made and maintained for the parking of cycles.</i></p>
<p>15.</p>	<p>Prior to the construction/provision of any services, a strategy to facilitate super-fast broadband for future occupants of the site shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall seek to ensure that upon occupation of a dwelling, either a landline or ducting to facilitate the provision of a super-fast broadband service to that dwelling from a site-wide network, is in place and provided as part of the initial highway works within the site boundary only.</p> <p><i>Reason: To ensure a sustainable form of development.</i></p>
<p>16.</p>	<p>The development shall not commence, other than demolition works, 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 (in the interests of delivering local employment and skills training opportunities in accordance with Core Strategy Policy 15: Skills and Economic Inclusion).</p> <p><i>Reason: In the interests of delivering local employment and skills training opportunities as per the Central Lancashire Core Strategy Policy 15: Skills and Economic Inclusion and the Central Lancashire Employment Skills Supplementary Planning Document September 2017. No Employment and Skills Plan was submitted with the application.</i></p>
<p>17.</p>	<p>A scheme for the landscaping of the development and its surroundings shall be submitted prior to the commencement of the development, other than demolition. These details shall include the types and numbers of trees and shrubs to be planted, their distribution on site, those areas to be seeded, paved or hard landscaped; and detail any changes of ground level or landform, proposed finished levels, means of enclosure, minor artefacts and structures. The scheme should include a landscaping/habitat creation and management plan which should aim to</p>

	<p>contribute to targets specified in the UK and Lancashire Biodiversity Action Plans. Landscaping proposals should comprise only native plant communities appropriate to the natural area.</p> <p>All hard and soft landscape works shall be carried out in accordance with the approved details within the first planting and seeding seasons following the occupation of any buildings or the completion of the development, whichever is the sooner, 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.</p> <p><i>Reason: To ensure that a satisfactory landscaping scheme for the development is carried out to mitigate the impact of the development and secure a high quality design.</i></p>
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ITEM 3e - 20/01166/FULHH – Rivington View Barn

This item has been withdrawn from the agenda.

ITEM 3g - 20/00556/FUL – South View, Back Lane, Mawdesley

The recommendation remains as per the original report.

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
Plot 1 Proposed Plans and Elevations	2021-SK-05 REV A	27 January 2021
Plot 2, Plot 3 General Arrangement	2021-SK-06 REV A	27 January 2021
Proposed Garage	2021-SK-07 REV B	27 January 2021
Extension to stableblock, storage and feed area	2021-SK-08 REV A	27 January 2021
Plot 1 Proposed Elevations	2021-SK-09	27 January 2021
Location Plan	2021-SK -11 REV A	27 January 2021
Proposed Site Plan	2021-SK-20 REV A	27 January 2021
Buildings and Structures to be Demolished	2021-SK-21	27 January 2021

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

3. Prior to the commencement of the construction of each dwellinghouse hereby permitted, full details of all external facing and roofing materials of the respective dwellinghouse (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.

Reason: In the interests of the appearance of the development and to ensure that the materials used are visually appropriate to the locality.

4. No dwelling hereby permitted shall be commenced until all existing buildings on the site identified for demolition (as shown on drawing number 2021SK21 titled 'Buildings and Structures to be Demolished') are demolished in full and all resultant materials removed from the site.

Reason: The demolition of the existing buildings is necessary to make the development acceptable in the Green Belt as an exception to inappropriate development in the Green Belt as listed in paragraph 145 (g) of the National Planning Policy Framework and also in accordance with Chorley Local Plan 2012 - 2026 policy BNE5.

5. Prior to the commencement of the development hereby permitted a landscaping scheme of the site shall be submitted to and approved in writing by the Local Planning Authority.

This shall include:

- all existing trees and hedgerows on the land; detail any to be retained, together with measures for their protection during the course of development;
- indicate the types and numbers of trees and shrubs to be planted, their distribution on site, those areas to be seeded
- The scheme shall also include a measure of biodiversity enhancements across the site

All landscaping shall be carried out in accordance with the approved details within the first planting and seeding seasons following the occupation of any buildings or the completion of the development, whichever is the sooner, 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: To ensure that a satisfactory landscaping scheme for the development is carried out to mitigate the impact of the development and secure a high-quality design.

6. Prior to the commencement of development hereby permitted (excluding site works and demolition) 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.

Reason: To ensure a satisfactory form of development in the interest of the visual amenity of the area.

7. Prior to the commencement of the development hereby permitted (excluding site works and demolition) 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.

Reason: To ensure a visually satisfactory form of development and to provide reasonable standards of privacy to residents.

8. No dwellinghouse hereby permitted shall be occupied until that part of the access extending from the highway boundary for a minimum distance of 5 metres into the site is paved in tarmacadam, concrete, block paviers, or other approved materials.

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

9. 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 reduction as part of new residential schemes in the interests of minimising the environmental impact of the development.

10. 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 it can be assured that the design meets the required dwelling emission rate.

11. 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.

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.

12. 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.

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

13. No works to trees, shrubs or hedgerows or demolition of the buildings shall occur between the 1st March and 31st August in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to clearance and that appropriate measures put in place to protect nesting bird interests on site.

Reason: All British birds nests and eggs (with certain limited exceptions) are protected by Section 1 of the Wildlife & Countryside Act 1981 (as amended).

14. No development shall commence or any vegetation clearance carried out until a method statement of reasonable avoidance measures for amphibians has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in full conformity with the approved method statement.

Reason: reasonable avoidance measures are necessary due to the presence of a pond within proximity to the development, in the interests of nature conservation.

15. No development shall commence or vegetation clearance carried out until a method statement detailing eradication and/or control and/or avoidance measures for Himalayan Balsam has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in full conformity with the approved method statement.

Reason: Himalayan Balsam has been recorded on site and is an invasive plant species.

16. The existing hedgerow to the site boundaries with Back Lane and Gorse Lane shall be permanently retained.

Reason: The existing trees/hedgerows h make a significant contribution to the visual amenity of the area.

17. The existing hedgerow to the site boundaries with Back Lane and Gorse Lane shall be protected at all times during site works and construction in accordance with BS 5837:2012

Reason: In the interests of the wellbeing of the existing trees/hedgerows which make a significant contribution to the visual amenity of the area.

18. The development hereby approved and the retained stables shall only be served by the access as shown on approved drawing 2021SK20 titled 'Proposed Site Plan'.

Reason: In the interests highways safety.

19. Before the development hereby permitted is first commenced 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 shown on previously submitted plan(s). The development shall be carried out strictly in conformity with the approved details.

Reason: To protect the appearance of the locality and in the interests of the amenities of local residents.
