

Planning COMMITTEE

Tuesday, 23rd March 2021, 6.30 pm
Microsoft Teams

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.

Agenda No Item

3 Planning applications to be determined

The Director (Planning and Development) has submitted seven items for planning applications to be determined (enclosed).

Plans to be considered will be displayed at the meeting or may be viewed in advance by following the links to the current planning applications on our website.

<https://planning.chorley.gov.uk/online-applications/search.do?action=simple&searchType=Application>

A	19/00339/FULMAJ - 2 Oak Drive, Chorley, PR6 7BY	(Pages 7 - 20)
B	20/01065/FUL - Land At Barnes Wallis Way, Barnes Wallis Way, Buckshaw Village - this item has been withdrawn from the agenda	
C	20/01255/FUL - Parklands High School, Southport Road, Chorley - this item has been withdrawn from the agenda	
E	21/00132/CB3 - Market Ground, Market Place, Chorley	(Pages 21 - 26)
F	21/00138/CB3 - Escape Entertainment, Unit 7, Market Walk Extension, Union Street, Chorley	(Pages 27 - 34)
G	21/00153/FULHH - Rosehill, 44 New Street, Mawdesley	(Pages 35 - 40)
4	Appeals Report	(Pages 41 - 42)
	Report of the Director (Planning and Development).	

Gary Hall
Chief Executive

Electronic agendas sent to Members of the Planning Committee

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APPLICATION REPORT – 19/00339/FULMAJ

Validation Date: 15 April 2019

Ward: Chorley North East

Type of Application: Major Full Planning

Proposal: Erection of 2-storey building comprising 10no. apartments with associated parking and infrastructure following demolition of existing building

Location: 2 Oak Drive Chorley PR6 7BY

Case Officer: Chris Smith

Applicant: Mrs Judith Rhind

Agent: Mr Bob Margerison, LMP Ltd

Consultation expiry: 16 May 2019

Decision due by: 26 March 2021 (Extension of time agreed)

UPDATE REPORT

The recommendation remains that full planning permission be granted subject to conditions.

Members will recall that this application was deferred at the Development Control Committee meeting held on 2 March 2021 to allow time for Members to visit the site of the proposal. The original committee report from 2 March 2021 follows on below.

PREVIOUS REPORT**RECOMMENDATION**

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

SITE DESCRIPTION

2. The application site is located in the settlement area of Chorley and is occupied by a vacant building previously used as a rest home. It occupies a relatively secluded and concealed position towards the western end of Oak Drive.
3. The site bounds with detached dwellinghouses located on either side and with a dwellinghouse located to the south on Rowan Grove. To the north of Oak Drive is the A674 Millennium Way which is a well-used highway connecting Junction 8 of the M61 to the settlement area of Chorley. The application site is largely screened from this highway by mature and well-established foliage and trees that sit between the highway verge and Oak Drive. The immediate wider locality is predominantly residential in character.

DESCRIPTION OF PROPOSED DEVELOPMENT

4. The application seeks planning permission for the erection of a 2-storey building with accommodation in the roof space comprising 10no. single bedroom apartments along with associated curtilage, car parking, refuse and recycling space, cycle shelter and landscaping. There would be access to the proposed parking area from Oak Drive.
5. The proposed apartments would be split across three floors and would face towards Oak Drive to the north and dwellings located on Rowan Grove to the south. The proposed building would have a relatively standard modern appearance, and would be faced in brick with a pitched roof over a rectangular footprint. In terms of layout it would occupy broadly the same footprint as the existing rest home, which would be demolished.
6. 14 no. car parking spaces would be located to the front (north) elevation of the proposed building on both sides of Oak Drive. A bin store would be positioned to the side (west) of the building and a cycle store to the rear.
7. Amended plans have been submitted since the application was originally submitted indicating a reduction in the height of the proposed building and the number of proposed flats have been reduced from 12 to 10 after concerns were raised regarding the size, scale, massing and density of the proposed development. This altered the building from three storeys to two storeys with accommodation in the roof space.

REPRESENTATIONS

8. 23no. representations have been received citing the following grounds of objection:
 - Development would not be in keeping with the character of the area
 - A three storey building would be excessive
 - Increase in vehicles would impact on highway safety and parking
 - Congestion
 - Demolition of existing building would cause disruption and noise/air pollution
 - Removal of trees would increase noise pollution
 - Loss of privacy
 - Loss of light
 - Devaluation of neighbouring properties
 - Waste and recycling would lead to issues with rats
 - Air pollution
 - Possibility of the development going ahead is causing great anxiety and distress
 - Increased traffic would be a health and safety risk for children playing in the area
 - Loss of view
 - Loss of outlook
 - It is queried why the existing building cannot be repurposed to provide homes
 - Building would dominate the adjacent residential cul-de-sac Rowan Grove
 - Insufficient parking
 - Drainage
 - Oak Drive is a private drive not suitable for multiple vehicles
9. Councillors Adrian and Marion Lowe objected to the original scheme for 12no. flats. Following notification of the revised scheme for 10no. flats they confirmed that they still object to the proposed development and requested that the following comments be taken into account as part of the assessment of the application:

We object on a number of grounds –

A) traffic and parking - the application proposes 12 spaces but with 12 apartments this raises the possibility of more cars being put onto an unsuitable road i.e. Oak Drive which there are discrepancies about the ownership of the road. We are concerned about possible

overspill onto Maple Grove where there are already problems with car share and hospital staff and visitors

B) out of character - the proposal is for 3 storey dwelling which will have an undue impact on residents and is out of character with the nearby houses

C) over intensification - 12 apartments appears excessive

D) lack of infrastructure in the area - this would exacerbate the traffic problems already at a very busy road network

E) access - this potentially is an issue as if the proposed use is aimed at hospital staff there would be comings and goings at all hours causing potential noise issues

CONSULTATIONS

10. Lancashire County Council Highway Services (LCC Highways) – Have stated that 14no. car parking spaces are to be provided and whilst this is slightly in excess of the 10no. that would be required, it would be acceptable. They have confirmed that the proposed development would be acceptable subject to the inclusion of conditions.
11. Greater Manchester Ecology Unit (GMEU) – Have advised that no significant ecological issues were identified by the developer's ecological consultant and issues relating to bats, nesting birds and landscaping can be resolved via conditions or an informative.
12. United Utilities (UU) – Have stated that 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 in accordance with the surface water drainage hierarchy as detailed in National Planning Practice Guidance.
13. Lancashire County Council (Education) – Have stated that an education contribution is not required.
14. The Coal Authority – Have stated that the application site does not fall within the defined Development High Risk Area and is located within the defined Development Low Risk Area and as such there is no requirement under the risk-based approach for a coal mining risk assessment to be submitted or for the coal authority to be consulted.
15. Chorley Council's Environmental Health Officer – Have stated that the demolition phase of the proposal should be carefully managed to prevent statutory nuisance arising at neighbouring dwellings. Comment is also made that there is no lighting scheme, however, as there is potential for statutory nuisance a lighting scheme should be submitted.
16. Lead Local Flood Authority (LLFA) – Have confirmed that they have not been able to provide a substantive response due to insufficient information regarding the proposed drainage scheme the submission of which should be secured by condition.
17. Chorley Council's CIL Officers – Have confirmed the development would be CIL liable if approved.

PLANNING CONSIDERATIONS

Principle of the development

18. The National Planning Policy Framework (The Framework) states that housing applications should be considered in the context of the presumption in favour of sustainable development. This means that development proposals that accord with the development plan should be approved without delay.
19. The application site is located in the core settlement area of Chorley. The Core Strategy Policy 1 is concerned with locating growth and identifies Chorley Town as a Key Service Centre under criterion (b), where growth and investment should be concentrated.
20. The site is located within the core settlement area, under policy V2 of the Chorley Local Plan 2012 - 2026. Within the settlement boundary there is a presumption in favour of appropriate

sustainable development, subject to material planning considerations and other policies and proposals.

21. The principle of development is, therefore, considered to be acceptable subject to the material planning considerations detailed below.

Impact on the character and appearance of the locality

22. Policy BNE1 of the Chorley Local Plan 2012 - 2026 outlines the design criteria for new development, stating that a proposal should not have a significant detrimental impact on the streetscene by virtue of its density, siting, layout, building plot ratio, height, scale and massing, design, materials orientation, use of materials.
23. The proposal involves the erection of a two storey rectangular building with a dual-pitched roof and flats accommodated over three floors through the inclusion of accommodation in the roof space. The proposed building would be of a traditional form with contemporary fenestration and a simple finish comprising red brick facing materials, anthracite grey UPVC windows and door frames and grey roof tiles.
24. Whilst there is a strong degree of uniformity with regards to building design, style and layouts within the residential housing estate to the south of the site, Oak Drive is a private unadopted road set apart from the adjacent housing estate, and not prominent within it. It contains several buildings and property types of varied design, size and scale meaning that there is no prevailing architectural context within the immediate locality of the application site. The proposed development would be viewed within this context and would not detract from the character of the area, particularly given the limited interaction that it would have beyond the immediate area of the site.
25. It is noted that the existing building on the site, which is a vacant former rest home, is of dated design, is somewhat dilapidated and in a poor state of repair, whilst its curtilage is overgrown with dense vegetation. The site in its current state, therefore, is unsightly and suffers a sense of abandonment as the existing building is not currently occupied or being used and this detracts from the character of the area. The proposal would introduce an active use by way of the proposed flats, which would subsequently rejuvenate the site.
26. The proposed building would replace an existing building that would be demolished. It would have a smaller footprint than the existing building, as it would be less wide, and would occupy a more central position within the plot thereby resulting in a reduced building to plot ratio than the existing development. Although the ridge height would be approximately 2.3m higher than the existing building, the difference in eaves height would be less than 1m. This has the effect of avoiding excessive massing relative to the existing building.
27. Furthermore, the mass of the proposed building would be broken up by various design features including changes in materials including different brick types, glass balustrades and a stepped front elevation. A grassed communal amenity area would be concealed to the rear and a bin store would be located to the side (west) of the building where it would be screened by an approximately 1.8m high timber panel fence
28. It is noted that the proposed building would be higher than the neighbouring dwellinghouses on either side, however, the relationship with the existing building is already unbalanced, and is a relationship that is most readily experienced from Oak Drive, which is a private driveway and not a public thoroughfare. As such it is not considered that it would have a significantly greater or more adverse visual impact than the existing building to be demolished, which is also a building of relatively significant scale.
29. The application site is located approximately 60m to the west of the public vantage points located along Maple Grove and views of the site from there are filtered by mature trees which line Oak Drive. The site is also partly screened from Maple Grove by the neighbouring residential properties at no. 19 Maple Grove and no. 1 Oak Drive. It is not considered, therefore, that the proposed development would appear unduly prominent within the streetscene at Maple Grove. Views of the site from the adjacent A674 Millennium Way are

also very well screened by the dense landscape buffer of mature trees and vegetation which sits between Oak Drive and the A674. Whilst there would be a degree of intervisibility between the proposed building and the residential cul-de-sac Rowan Grove to the south of the site, the building would be sited beyond the head of the cul-de-sac in the position of the existing building, where it is set back from the highway behind gardens. Views of the proposed building would be further limited by the mature trees located to the south of the site and would filter views. These factors have the effect of reducing the presence of the building from Rowan Grove.

30. Overall, it is considered that the proposed development would represent a significant visual improvement, which would make a positive contribution to the visual characteristics of the immediate locality. The development would bring back into use a currently vacant site and would be an improvement upon the building that currently exists on the site.
31. Taking the above considerations into account, the proposed development would not have a significant detrimental impact on the surrounding area by virtue of its, siting, layout, building to plot ratio, scale and massing and use of materials. Overall, the proposed development would be of an appropriate scale and design, that would not harm the character of the area but would introduce an improvement in design quality in comparison with the present situation..

Impact on neighbour amenity

32. Policy BNE1 of the Chorley Local Plan 2012 – 2026 states that planning permission will be granted for new development provided that the development would not cause harm to any neighbouring property by virtue of overlooking, overshadowing or by creating overbearing impacts.
33. Given the juxtaposition of the proposed building and the dwellinghouse located to the east, no. 1 Oak Drive, it is considered that there would be no unacceptable adverse impact on the outlook from or light to this property. It is also noted that the proposed building would be located adjacent to the single storey attached garage which projects from the side elevation of no. 1 Oak Drive and that the facing side elevation of this neighbouring property does not contain any habitable room windows. Furthermore, the incorporation of obscurely glazed windows to the living rooms of the rear first floor and second floor flats within the side (east) elevation of the proposed building would ensure that there would be no loss of privacy.
34. The neighbouring bungalow at no. 3 Oak Drive is a relatively large property which almost matches the height of the existing building currently occupying the application site. The existing building is approximately 2.5m away from the boundary with no. 3 Oak Drive and approximately 6m away from the property itself. However, due to its smaller footprint, the proposed building would be set further back from the boundary with this property by approximately 4.7m and would be approximately 8m away from the property itself. Notwithstanding the increased height of the proposed building, it is considered that the separation distance to no.3 Oak Drive would be adequate to ensure that there would be no unacceptable adverse impact upon the levels of amenity currently enjoyed by the occupiers of this property. Whilst there would be habitable room windows within the side (west) elevation of the proposed building which would face towards no. 3 Oak Drive, these would predominantly enable views towards the driveway at the side of the neighbouring residential property rather than any private intimate amenity spaces.
35. It is noted that there would be above ground level windows and Juliet balconies within the rear elevation of the proposed building facing south. These would be located approximately 7m away from the rear site boundary, which bounds with the residential gardens of nos. 18 and 9 Rowan Grove. Although these windows would provide views towards these garden areas the existing building already contains a number of similarly positioned windows at second floor, which are even closer, at approximately 6m from the rear site boundary. Furthermore the garden areas that would be overlooked are not rear gardens, which are the most private intimate amenity spaces.

36. On this basis it is not considered that there would be a significantly greater or more adverse impact on the amenity of the occupiers of the neighbouring properties at Rowan Grove than that which would have occurred when the existing building was last occupied. Furthermore, intervisibility between the proposed building and these neighbouring buildings would be interrupted by the mature trees, which delineate the southern boundary of the site. There are no neighbouring residential properties to the north of the site
37. Overall, it is considered that the proposed development would have no harmful impact on any existing residents or future residents of the proposed scheme. It is also recognised that there are clear benefits to the site being developed which would result in a compatible use when viewed in the context of other residential uses nearby, providing housing in a sustainable location.

Highway safety

38. Policy BNE1 of the Chorley Local Plan 2012-2026 states that developments must not cause severe residual cumulative highways impact or prejudice highway safety, pedestrian safety, the free flow of traffic, or reduce the number of on-site parking spaces.
39. Policy ST4 of the Chorley Local Plan 2012-2026 requires that proposals for development need to make parking provision in accordance with the standards set out in Appendix A of the Local Plan which sets out the Council's minimum parking standards for 1-bedroom dwellinghouses (Use Class C3) in all other areas outside Chorley Town Centre as being 1 space per bedroom and, therefore, the proposed flats would each require the provision of 1no. car parking space.
40. The submitted plan indicates that a total of 14no. car parking spaces would be provided. LCC Highways have stated that whilst this would be in excess of standard provision, and that there is no requirement for residential developments to be provided with visitor parking, they do not have any objections to this level of parking provision.
41. The existing building currently occupying the site was previously used as a rest home that would have generated traffic in its own right. Whilst it is acknowledged that the proposed development would generate an increase in the number of journeys to and from the site relative to the previous use, it is not considered that there would be an intensification in traffic that would be so severe that it would prejudice highway or pedestrian safety and LCC Highways have confirmed that they have no objections to the proposed development.
42. Details of the design of a secure vertical covered bicycle store to be installed at the rear of the proposed building have been provided, however, this does not indicate the capacity of the store which should be able to accommodate bicycles on a ratio of one to each flat. A condition is recommended, therefore, requiring the provision of a bicycle store with capacity for 10no. bicycles.
43. The proposed development is likely to affect the local highway network during the construction phase. Therefore, a condition is recommended requiring the submission of a Construction Traffic Management Plan (CTMP) prior to the commencement of any development. The Plan should contain information on the number of vehicle trips, hours of operation and suitable means of mitigation of negative impacts. The Plan should also provide details to better manage all types of HGV movements to and from the sites and should identify where safe and legal loading can take place and should provide details of how deliveries are to be proactively managed to reduce the number of vehicle movements to and from the sites.
44. It is considered that the proposed development is acceptable from a highway safety perspective.

Ecology

45. Policy BNE9 of the Chorley Local Plan 2012-2026 sets out how development should safeguard biodiversity. Any adverse impacts on biodiversity should be avoided, and if unavoidable should be reduced or appropriately mitigated and/or compensated.

46. Policy BNE11 of the Chorley Local Plan 2012-2026 states that planning permission will not be granted for development which would have an adverse effect on a priority species, unless the benefits of the development outweigh the need to maintain the population of the species in situ.
47. Following the submission of amended plans GMEU provided comments and in response the developer's ecological consultant provided an updated bat survey and assessment report which states that during the survey on 28 January 2021 no historic evidence of roosting bats was found in any part of the building and due to the good overall condition of the building, it is considered that the likelihood of any significant roosts being established is very unlikely. GMEU have, however, recommended that an informative note be attached to the grant of planning permission informing the applicants that if a bat is found during demolition all work should cease immediately and a suitably licensed bat worker employed to assess how best to safeguard the bat(s) and Natural England should also be informed.
48. GMEU have also advised that no evidence of nesting birds was identified on the building to be demolished or within the surrounding vegetation. However, the vegetation was assessed as having some bird nesting potential and GMEU recommended that works should not be undertaken in the bird breeding season (March-September inclusive), unless a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to clearance and written confirmation provided that no active bird nests are present which has been agreed in writing by the Local Planning Authority.
49. Taking into consideration the advice of GMEU, it is considered that the applicant has demonstrated that the proposed development would safeguard biodiversity and that habitats close to the site would not be adversely affected by the proposal, subject to the imposition of conditions.

Impact on trees

50. Several representations of objection have been received citing the loss of trees between the application site and the adjacent A674 Millennium Way. However, the applicant's agent has provided written confirmation that the trees would be retained on the basis that they provide the site with its unique character and screen the site from the A674. The site plan submitted with the application (plan ref: 17/054/P03 REVISION B) shows that the trees are to be retained.

Public open space

51. Policy HS4 of the Chorley Local 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.
52. Until recently the National Planning Practice Guidance (NPPG) previously set out a threshold for tariff-style contributions, stating 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. This guidance has been removed from the latest NPPG and has been replaced with a requirement that planning obligations for affordable housing should only be sought for residential developments that are major developments.
53. Specifically, the guidance was derived from the order of the Court of Appeal dated 13 May 2016, which gave legal effect to the policy set out in the Written Ministerial Statement of 28 November 2014 which has not been withdrawn and which should, therefore, clearly still be taken into account as a material consideration in the assessment of planning applications.
54. To this end whilst 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.

55. Consequently, 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.
56. Whilst there is currently a deficit of provision in Chorley North East in relation to this standard, a financial contribution for off-site provision can only be requested if there is an identified scheme for new provision and no schemes are currently identified.

Community infrastructure levy

57. 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 will be a chargeable development and the charge is subject to indexation in accordance with the Council's Charging Schedule.

CONCLUSION

58. There would be no unacceptable detrimental impact on the character and appearance of the area or the amenity of neighbouring occupiers as a result of the proposed development. In addition, the development is located in a sustainable location and would not have an unacceptable impact on highway safety or ecology. On the basis of the above, it is recommended that planning permission be granted subject to conditions.

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.

RELEVANT HISTORY OF THE SITE

- | | | |
|---|-------------------------|---------------------------------------|
| Ref: 74/00496/OUT | Decision: REFOPP | Decision Date: 6 November 1974 |
| Description: Outline application for Pig Fattening Unit | | |
| Ref: 74/00497/OUT | Decision: REFOPP | Decision Date: 6 November 1974 |
| Description: Outline application for 5 houses/garages | | |
| Ref: 74/00498/OUT | Decision: REFOPP | Decision Date: 6 November 1974 |
| Description: Outline application for motel | | |
| Ref: 74/00499/OUT | Decision: REFOPP | Decision Date: 6 November 1974 |
| Description: Outline application for builders store and workshop | | |
| Ref: 85/00858/OUT | Decision: REFOPP | Decision Date: 29 April 1986 |
| Description: Outline application for erection of rest home | | |
| Ref: 87/00266/FUL | Decision: PERFPP | Decision Date: 20 July 1987 |
| Description: Erection of rest home | | |
| Ref: 04/00125/COU | Decision: PERFPP | Decision Date: 31 March 2004 |
| Description: Change of use from rest home to private dwelling | | |

Suggested conditions

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 external facing materials, detailed on the approved plans, shall be used and no others substituted unless alternatives are first submitted to and agreed in writing by the Local Planning Authority, when the development shall then be carried out in accordance with the alternatives approved.

Reason: To ensure that the materials used are visually appropriate to the locality.

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

Title	Plan Ref	Received On
Proposed Plans, Elevations & Roof Plan	17/054/P04 REVISION C	7 January 2021
Proposed Site Plan	17/054/P03 REVISION B	7 January 2021
Location & Site Plan	17/054/L01 REVISION A	10 April 2019
Proposed Gate	17/054/EW02	10 April 2019
1.8m High Vertical Boarded Screen Fence	17/054/EW01	10 April 2019
Vertical Bike Hanger Shelter	N/A	10 April 2019

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

4. Notwithstanding the approved plans, all proposals for external lighting shall be submitted to and approved in writing by the Local Planning Authority prior to the development of the superstructure of the building hereby approved.

Reason: To ensure that the materials used are visually appropriate to the locality.

5. 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

6. 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.

Those details shall include, as a minimum:

- 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;
- 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.

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.

Reasons:

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.*

7. 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:

- a) The arrangements for adoption by an appropriate public body or statutory undertaker, management and maintenance by Management Company
- 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;
- c) Means of access for maintenance and easements where applicable.

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.

Reasons:

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.*

8. A landscape plan shall be submitted to and approved in writing by the Local Planning Authority, prior to commencement of development. The content of the plan should include new planting of trees and shrubs and provision of bird nesting opportunities. The approved plan will be implemented in accordance with the approved details.

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

9. Prior to the development of the superstructure of the building hereby approved, 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.

Reason: To ensure a visually satisfactory form of development and to protect the amenities of occupiers of nearby property.

10. No works shall take place during the main bird breeding season 1st March and 31st July in any year, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no active birds nest are present and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the Local Planning Authority and agreed in writing.

Reason: Wild birds and their eggs are protected under Part 1 of the Wildlife and Countryside Act 1981, which makes it illegal to kill or injure a bird and destroy its eggs of its nest whilst it is in use of being built.

11. Prior to the commencement of development a Construction Traffic Management Plan (CTMP) shall be submitted to and approved in writing by the Local Planning Authority (in conjunction with the highway authority). The CTMP to include the following provisions:-

- a) The parking of vehicles of site operatives and visitors;
- b) Loading and unloading of plant and materials used in the construction of the development;
- c) Storage of such plant and materials;
- d) Wheel washing and road sweeping facilities, including details of how, when and where the facilities are to be used;
- e) Periods when plant and materials trips should not be made to and from the site (mainly peak hours but the developer to identify times when trips of this nature should not be made)
- f) Routes to be used by vehicles carrying plant and materials to and from the site;
- g) Measures to ensure that construction and delivery vehicles do not impede access to adjoining properties.

Reason: To protect existing road users and to maintain the operation and safety of the local highway network and to minimise the impact of the construction works on the local highway network.

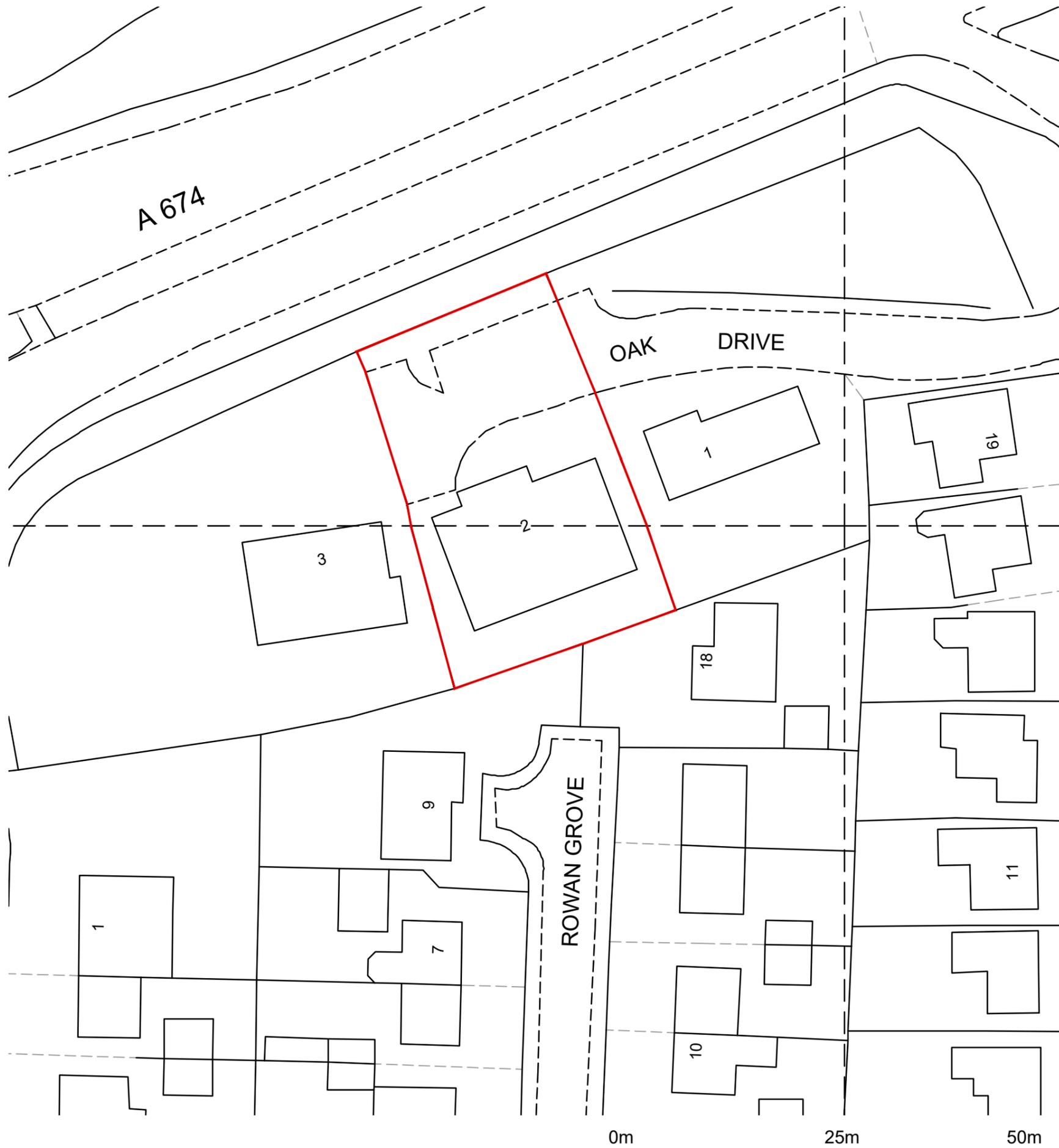
12. Secured cycle storage for ten bicycles in the position identified on proposed site plan (ref: 17/054/P03 Revision B) hereby approved shall be installed and made available in accordance with the approved plan prior to the occupation of any of the dwellings hereby approved; such facilities shall thereafter be permanently retained for the purposes of secure cycle storage (notwithstanding the Town and Country Planning (General Permitted Development) (England) Order 2015).

Reason: To encourage sustainable transport modes.

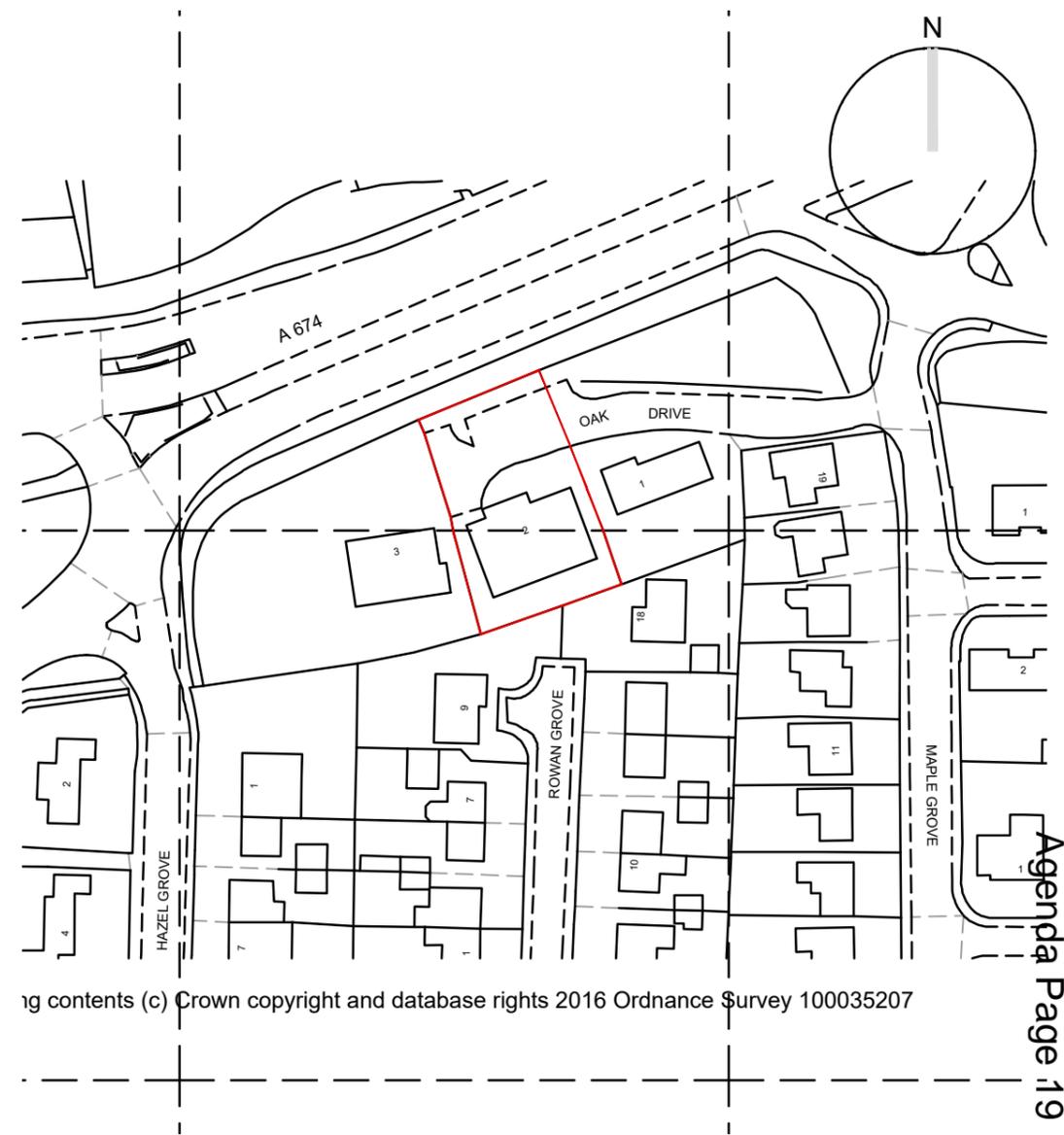
13. There shall be no direct vehicular access between the site and the A674 Millennium Way. The access shown on the proposed site plan shall be no more than 1.5m wide and limited to pedestrians only use with all vehicular access being obtained from Maple Grove.

Reason: To limit the number of vehicle access points to the highway network as an aid to road safety.

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Site Layout 1:500



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Location Plan
1:1250

0m 125m

Scale: 1:1250

Revision Notes:

A: Apartments in lieu of Townhouses.

JRM 18:03:19



CLIENT

Judith Rhind.

PROJECT NAME

Proposed Demolition of Care Home and Erection of 12no 1 Bed Apartments at

2 Oak Drive, Chorley, PR6 7BY.

DRAWING NAME

Location & Site Plan.

SCALE

varies @ A3

DRAWN BY

JRM

DATE

02:06:2017

DRAWING NUMBER

17/054/L01

REVISION

A

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APPLICATION REPORT – 21/00132/CB3

Validation Date: 10 February 2021

Ward: Chorley South East

Type of Application: Chorley Regulation 3

Proposal: Construction of replacement entrance features to east and west entrances

Location: Market Ground Market Place Chorley

Case Officer: Mr Iain Crossland

Applicant: Chorley Council

Agent: Mr Chris Taylor, 3DG Design Ltd

Consultation expiry: 3 March 2021

Decision due by: 7 April 2021

RECOMMENDATION

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

SITE DESCRIPTION

2. This application relates to the covered market in Chorley town centre, which is within the Primary Shopping Area. The market is a single storey low level building with entrance ways and shuttered shopfronts to all elevations, forming active frontages on all sides with open accommodation for stalls within the interior. The building is faced in red brick with areas of stone and red painted steel. There is a valley roof laid in slates with a glazed atrium running centrally the length of the building from east to west. At each end of the atrium is an entrance canopy in the form of a raised spike.

DESCRIPTION OF PROPOSED DEVELOPMENT

3. This application seeks planning permission for the construction of replacement entrance features to the east and west entrances following the removal of the existing raised spikes. The proposed entrances would be in the form of powder coated aluminium porticos continuing the section of the glazed atrium at each end of the building. These would project approximately 1m from the east and west elevations and would have a maximum height of approximately 6m.

REPRESENTATIONS

4. No representations have been received.

PLANNING CONSIDERATIONSPrinciple of the development

5. The National Planning Policy Framework (the Framework) states that there is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking. This means that development proposals that accord with the development plan should be approved without delay. With particular

relevance to this application chapter 7 of the Framework provides more detailed guidance. Paragraph 85 states that planning policies and decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation.

6. The application site is located in the core settlement area of Chorley. The Central Lancashire Core Strategy focuses growth in Key Service Centres such as Chorley town, where the application site is located, whilst the Chorley Local Plan 2012 - 2026 states that within the settlement areas excluded from the Green Belt, and identified on the Policies Map, there is a presumption in favour of appropriate sustainable development.

Impact on character and appearance of the locality

7. Policy BNE1 of the Chorley Local Plan 2012 – 2026 states that planning permission will be granted for new development, including extensions, conversions and free standing structures, provided that the proposal does not have a significantly detrimental impact on the surrounding area by virtue of its density, siting, layout, building to plot ratio, height, scale and massing, design, orientation and use of materials.
8. The proposed development would result in the construction of new entrance features to the main east and west entrances of Chorley Market and would by the nature of its location and positioning be very prominent. The proposed entrance features would replace existing raised spike features with powder coated aluminium porticos continuing the section of the central atrium. These would reflect the design of the nearby market walk extension and would form part of a general refurbishment of the market. The entrance features would be of a simple modern design and would be of a form and scale that continues the central atrium feature, which is an approach that would complement the existing form of the building. As a result they would not be overly obtrusive, yet would form clear indicators as to the main entrances of the market with the thoroughfares that they face onto.
9. On the basis of the above the impact on the appearance of the building and character of the area is considered to be acceptable.

CONCLUSION

10. There would be no detrimental impact on the character and appearance of the area and it is recommended that planning permission be granted.

RELEVANT HISTORY OF THE SITE

Ref: 08/00219/CB3 **Decision:** PERRG3 **Decision Date:** 30 July 2008

Description: Alterations to Market Hall entrance and roof.

Ref: 09/00591/CB3 **Decision:** WDLPA **Decision Date:** 16 September 2009

Description: Amended scheme of glazed poly-carbonate canopies and walkway fixed to steel structure

Ref: 21/00131/ADV **Decision:** PCO **Decision Date:** Pending

Description: Application for advertisement consent for the display of 8no. fascia signs and 9no. hanging signs

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

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 external facing materials, detailed on the approved plans, shall be used and no others substituted unless alternatives are first submitted to and agreed in writing by the Local Planning Authority, when the development shall then be carried out in accordance with the alternatives approved.</p> <p><i>Reason: To ensure that the materials used are visually appropriate to the locality.</i></p>																		
3.	<p>The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <table border="1" data-bbox="336 779 1313 969"> <thead> <tr> <th data-bbox="336 779 730 808">Title</th> <th data-bbox="730 779 1023 808">Drawing Reference</th> <th data-bbox="1023 779 1313 808">Received date</th> </tr> </thead> <tbody> <tr> <td data-bbox="336 808 730 837">Location plan</td> <td data-bbox="730 808 1023 837">N/A</td> <td data-bbox="1023 808 1313 837">10 February 2021</td> </tr> <tr> <td data-bbox="336 837 730 866">Site block plan</td> <td data-bbox="730 837 1023 866">010-674-25</td> <td data-bbox="1023 837 1313 866">04 February 2021</td> </tr> <tr> <td data-bbox="336 866 730 896">Entrance frame details</td> <td data-bbox="730 866 1023 896">010-674-24</td> <td data-bbox="1023 866 1313 896">04 February 2021</td> </tr> <tr> <td data-bbox="336 896 730 925">Proposed market plan</td> <td data-bbox="730 896 1023 925">010-674-29</td> <td data-bbox="1023 896 1313 925">04 February 2021</td> </tr> <tr> <td data-bbox="336 925 730 954">Proposed market elevations</td> <td data-bbox="730 925 1023 954">010-674-30 Rev.A</td> <td data-bbox="1023 925 1313 954">04 February 2021</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	N/A	10 February 2021	Site block plan	010-674-25	04 February 2021	Entrance frame details	010-674-24	04 February 2021	Proposed market plan	010-674-29	04 February 2021	Proposed market elevations	010-674-30 Rev.A	04 February 2021
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Proposed market plan	010-674-29	04 February 2021																	
Proposed market elevations	010-674-30 Rev.A	04 February 2021																	

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SITE LOCATION PLAN
AREA 2 HA
SCALE: 1:1250 on A4
CENTRE COORDINATES: 358402 , 417597



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APPLICATION REPORT – 21/00138/CB3

Validation Date: 10 February 2021

Ward: Chorley South East

Type of Application: Chorley Regulation 3

Proposal: Construction of entrance canopy

Location: Escape Entertainment Unit 7, Market Walk Extension Union Street Chorley PR7 1FD

Case Officer: Mr Iain Crossland

Applicant: Chorley Borough Council

Agent: Mr Chris Taylor, 3DG Design Ltd

Consultation expiry: 17 March 2021

Decision due by: 7 April 2021

RECOMMENDATION

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

SITE DESCRIPTION

2. This application relates to Unit 7 within the extension to the Market Walk Shopping Centre that was recently built on part of the former Flat Iron car park, and which is located within the Primary Shopping Area of Chorley Town Centre. The application site forms part of a modern building in a prominent position within the town centre. The entrance that is the subject of this application serves a unit occupied by Escape Entertainment and faces a unit at Market Walk occupied by Iceland.

DESCRIPTION OF PROPOSED DEVELOPMENT

3. This application seeks planning permission for the construction of a new entrance canopy to Unit 7. The proposed entrance canopy would consist of a powder coated aluminium portico projecting approximately 1.3m from the south facing elevation of the Market Walk extension building. This would be approximately 5m wide by 4.5m in height. There would also be a glass canopy contained within the area of the portico projecting approximately 1.6m at a height of approximately 2.6m.

REPRESENTATIONS

4. No representations have been received.

PLANNING CONSIDERATIONSPrinciple of the development

5. The National Planning Policy Framework (the Framework) states that there is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking. This means that development proposals that accord with the development plan should be approved without delay. With particular

relevance to this application chapter 7 of the Framework provides more detailed guidance. Paragraph 85 states that planning policies and decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation.

6. The application site is located in the core settlement area of Chorley. The Central Lancashire Core Strategy focuses growth in Key Service Centres such as Chorley town, where the application site is located, whilst the Chorley Local Plan 2012 - 2026 states that within the settlement areas excluded from the Green Belt, and identified on the Policies Map, there is a presumption in favour of appropriate sustainable development.
7. Impact on character and appearance of the locality
8. Policy BNE1 of the Chorley Local Plan 2012 – 2026 states that planning permission will be granted for new development, including extensions, conversions and free standing structures, provided that the proposal does not have a significantly detrimental impact on the surrounding area by virtue of its density, siting, layout, building to plot ratio, height, scale and massing, design, orientation and use of materials.
9. The proposed development would result in the construction of a new entrance canopy to Unit 7 within the new Market Walk extension and would by the nature of its location and positioning be very prominent. The proposed canopy would comprise a powder coated portico of simple modern design reflecting the finish of the existing building and its angular profile. The scale of the portico would be subservient in the context of the main building and is of an appropriate positioning that would highlight the presence of the unit on the thoroughfare. A glass canopy would provide an unobtrusive shelter for customers, that would be of modern appearance reflective of the overall character of the building.
10. As a result of the above the impact on the appearance of the building and character of the area is considered to be acceptable.

CONCLUSION

11. There would be no detrimental impact on the appearance and character of the area and it is recommended that planning permission be granted.

RELEVANT HISTORY OF THE SITE

Ref: 15/00375/FULMAJ **Decision:** PERFPP **Decision Date:** 30 September 2015
Description: Full application for the demolition of the Civic Offices, shopmobility units, public toilet 'kiosk' and electricity sub-station and the erection of a two storey retail (with a maximum convenience floor space of 1,394m²), restaurant and leisure unit on the Flat Iron car park along with the erection of a two storey restaurant/ retail (comparison goods only)/ office unit with replacement sub-station on the southern portion of the site. The creation of a temporary car park on the Civic Offices site alongside various public realm improvement works, relocation of the existing statue and associated servicing, access, soft landscaping and enhanced pedestrian linkages. Outline application for the erection of a retail unit (Use Class A3-A5) on the existing Civic Offices site all matters reserved save for access.

Ref: 16/01033/CB3MAJ **Decision:** PERFPP **Decision Date:** 18 January 2017
Description: Section 73 application to vary conditions numbered: 2, 3, 5, 9, 12, 13, 15, 20, 23, 39 and 40 of planning approval 15/00375/FULMAJ (which was i) a full planning application for the demolition of the Civic Offices, shopmobility units, public toilet 'kiosk' and electricity sub-station and the erection of a two storey retail (with a maximum convenience floor space of 1,394m²), restaurant and leisure unit on the Flat Iron car park along with the erection of a two storey restaurant/ retail (comparison goods only)/ office unit with replacement sub-station on the southern portion of the site. The creation of a temporary car park on the Civic Offices site alongside various public realm improvement works, relocation of the existing statue and associated servicing, access, soft landscaping and enhanced pedestrian linkages and ii) an outline application for the erection of a retail unit (Use Class A3-A5) on the existing Civic Offices

site all matters reserved save for access) to allow amendments to the scheme (please refer to application for full details of changes).

Ref: 17/00408/DISF **Decision:** PEDISZ **Decision Date:** 20 August 2018
Description: Application to discharge conditions numbered 6 (drainage), 8 (construction method statement), 23 (car parking strategy), 26 (landscaping), 28 (site investigation), 29 (ground contamination), and 42 (toilet facilities) attached to planning permission 16/01033/CB3MAJ (A Section 73 application to vary conditions numbered: 2, 3, 5, 9, 12, 13, 15, 20, 23, 39 and 40 of planning approval 15/00375/FULMAJ (which was i) a full planning application for the demolition of the Civic Offices, shopmobility units, public toilet 'kiosk' and electricity sub-station and the erection of a two storey retail (with a maximum convenience floor space of 1,394m²), restaurant and leisure unit on the Flat Iron car park along with the erection of a two storey restaurant/ retail (comparison goods only)/ office unit with replacement sub-station on the southern portion of the site. The creation of a temporary car park on the Civic Offices site alongside various public realm improvement works, relocation of the existing statue and associated servicing, access, soft landscaping and enhanced pedestrian linkages and ii) an outline application for the erection of a retail unit (Use Class A3-A5) on the existing Civic Offices site all matters reserved save for access) to allow amendments to the scheme).

Ref: 17/00726/DIS **Decision:** PEDISZ **Decision Date:** 27 November 2017
Description: Application to discharge conditions numbered 14 (carbon reduction statement - Units 1 - 6), 15 (carbon reduction statement -Units 7), 16 (external facing and roofing material samples), 17 (ground and finished floor levels), 18 (external lighting), 19 (cctv cameras) and 24 (highways works) attached to planning permission 16/01033/CB3MAJ (A Section 73 application to vary conditions numbered: 2, 3, 5, 9, 12, 13, 15, 20, 23, 39 and 40 of planning approval 15/00375/FULMAJ (which was i) a full planning application for the demolition of the Civic Offices, shopmobility units, public toilet 'kiosk' and electricity sub-station and the erection of a two storey retail (with a maximum convenience floor space of 1,394m²), restaurant and leisure unit on the Flat Iron car park along with the erection of a two storey restaurant/ retail (comparison goods only)/ office unit with replacement sub-station on the southern portion of the site. The creation of a temporary car park on the Civic Offices site alongside various public realm improvement works, relocation of the existing statue and associated servicing, access, soft landscaping and enhanced pedestrian linkages and ii) an outline application for the erection of a retail unit (Use Class A3-A5) on the existing Civic Offices site all matters reserved save for access) to allow amendments to the scheme).

Ref: 17/00730/MNMA **Decision:** PEMMAZ **Decision Date:** 23 October 2017
Description: Minor non-material amendments (to suit tenants' requirements) to development approved under planning permission 16/01033/CB3MAJ which was i) a full planning application for the demolition of the Civic Offices, shopmobility units, public toilet 'kiosk' and electricity sub-station and the erection of a two storey retail (with a maximum convenience floor space of 1,394m²), restaurant and leisure unit on the Flat Iron car park along with the erection of a two storey restaurant/ retail (comparison goods only)/ office unit with replacement sub-station on the southern portion of the site. The creation of a temporary car park on the Civic Offices site alongside various public realm improvement works, relocation of the existing statue and associated servicing, access, soft landscaping and enhanced pedestrian linkages and ii) an outline application for the erection of a retail unit (Use Class A3-A5) on the existing Civic Offices site all matters reserved save for access) to allow amendments to the scheme).

Ref: 17/00873/DIS **Decision:** PEDISZ **Decision Date:** 21 August 2018
Description: Application to discharge condition numbered 10 (design stage assessment - Units 1 - 6) and 12 (design stage assessment - Units 7) attached to planning permission 16/01033/CB3MAJ (A Section 73 application to vary conditions numbered: 2, 3, 5, 9, 12, 13, 15, 20, 23, 39 and 40 of planning approval 15/00375/FULMAJ (which was i) a full planning application for the demolition of the Civic Offices, shopmobility units, public toilet 'kiosk' and electricity sub-station and the erection of a two storey retail (with a maximum convenience floor space of 1,394m²), restaurant and leisure unit on the Flat Iron car park along with the erection of a two storey restaurant/ retail (comparison goods only)/ office unit with replacement sub-station on the southern portion of the site. The creation of a temporary car park on the Civic Offices site

alongside various public realm improvement works, relocation of the existing statue and associated servicing, access, soft landscaping and enhanced pedestrian linkages and ii) an outline application for the erection of a retail unit (Use Class A3-A5) on the existing Civic Offices site all matters reserved save for access) to allow amendments to the scheme).

Ref: 18/00943/MNMA **Decision:** PEMNMZ **Decision Date:** 10 December 2018
Description: Minor non-material amendment to planning approval 16/01033/CB3MAJ (which was for a Section 73 application to vary conditions numbered: 2, 3, 5, 9, 12, 13, 15, 20, 23, 39 and 40 of planning approval 15/00375/FULMAJ (which was i) a full planning application for the demolition of the Civic Offices, shopmobility units, public toilet 'kiosk' and electricity sub-station and the erection of a two storey retail (with a maximum convenience floor space of 1,394m²), restaurant and leisure unit on the Flat Iron car park along with the erection of a two storey restaurant/ retail (comparison goods only)/ office unit with replacement sub-station on the southern portion of the site. The creation of a temporary car park on the Civic Offices site alongside various public realm improvement works, relocation of the existing statue and associated servicing, access, soft landscaping and enhanced pedestrian linkages and ii) an outline application for the erection of a retail unit (Use Class A3-A5) on the existing Civic Offices site all matters reserved save for access) to allow amendments to the scheme (please refer to application for full details of changes)) involving amendments to the elevations and internal layout.

Ref: 19/00393/MNMA **Decision:** PEMMAZ **Decision Date:** 20 May 2019
Description: Minor non-material amendment to planning approval 16/01033/CB3MAJ (which was for a Section 73 application to vary conditions numbered: 2, 3, 5, 9, 12, 13, 15, 20, 23, 39 and 40 of planning approval 15/00375/FULMAJ (which was i) a full planning application for the demolition of the Civic Offices, shopmobility units, public toilet 'kiosk' and electricity sub-station and the erection of a two storey retail (with a maximum convenience floor space of 1,394m²), restaurant and leisure unit on the Flat Iron car park along with the erection of a two storey restaurant/ retail (comparison goods only)/ office unit with replacement sub-station on the southern portion of the site. The creation of a temporary car park on the Civic Offices site alongside various public realm improvement works, relocation of the existing statue and associated servicing, access, soft landscaping and enhanced pedestrian linkages and ii) an outline application for the erection of a retail unit (Use Class A3-A5) on the existing Civic Offices site all matters reserved save for access) to allow amendments to the scheme (please refer to application for full details of changes)) to suit sub-station, sub-contractors' and tenants' requirements.

Ref: 19/00632/FUL **Decision:** PERFPF **Decision Date:** 23 August 2019
Description: Installation of plant equipment to the roof

Ref: 19/00799/DIS **Decision:** PEDISZ **Decision Date:** 13 September 2019
Description: Application to discharge conditions 7 (drainage), 11 (BREEAM), 13 (BREEAM), 20 (memorial details), 22 (service management plan), 28 (validation report) and 38 (travel plan) attached to planning permission 16/01033/CB3MAJ (Section 73 application to vary conditions numbered: 2, 3, 5, 9, 12, 13, 15, 20, 23, 39 and 40 of planning approval 15/00375/FULMAJ (which was i) a full planning application for the demolition of the Civic Offices, shopmobility units, public toilet 'kiosk' and electricity sub-station and the erection of a two storey retail (with a maximum convenience floor space of 1,394m²), restaurant and leisure unit on the Flat Iron car park along with the erection of a two storey restaurant/ retail (comparison goods only)/ office unit with replacement sub-station on the southern portion of the site. The creation of a temporary car park on the Civic Offices site alongside various public realm improvement works, relocation of the existing statue and associated servicing, access, soft landscaping and enhanced pedestrian linkages and ii) an outline application for the erection of a retail unit (Use Class A3-A5) on the existing Civic Offices site all matters reserved save for access) to allow amendments to the scheme (please refer to application for full details of changes)).

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.

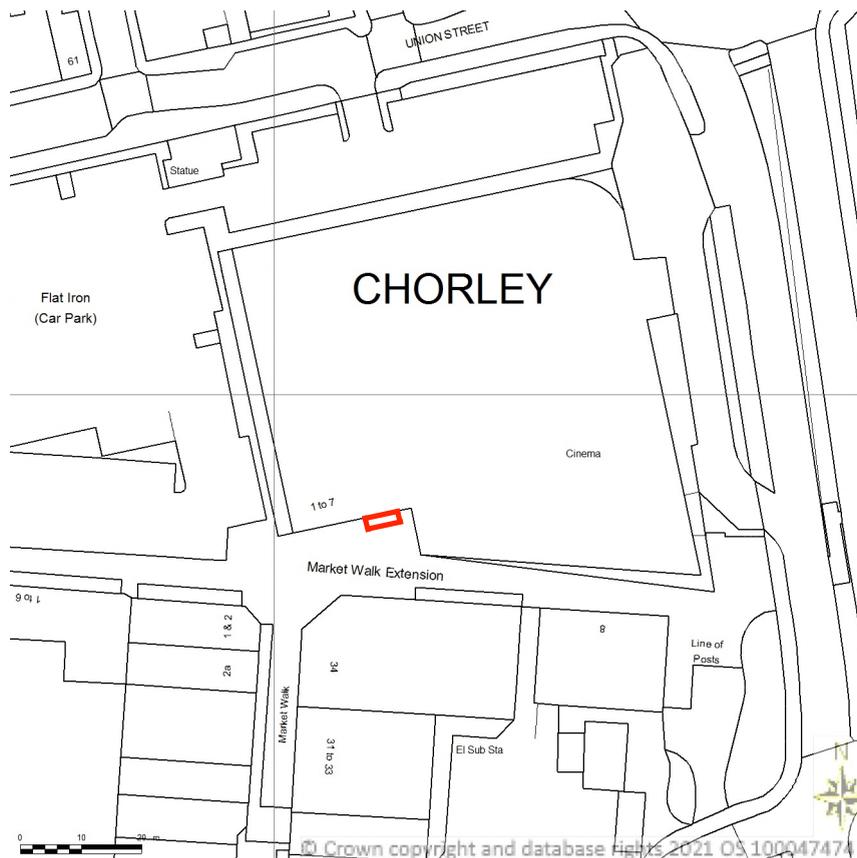
Suggested conditions

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 external facing materials, detailed on the approved plans, shall be used and no others substituted unless alternatives are first submitted to and agreed in writing by the Local Planning Authority, when the development shall then be carried out in accordance with the alternatives approved.</p> <p><i>Reason: To ensure that the materials used are visually appropriate to the locality.</i></p>												
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Title	Drawing Reference	Received date											
Location plan	N/A	05 February 2021											
Site block plan	010-691-03	05 February 2021											
Proposed entrance canopy	010-691-02	05 February 2021											

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SITE LOCATION PLAN
AREA 2 HA
SCALE: 1:1250 on A4
CENTRE COORDINATES: 358527 , 417693



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APPLICATION REPORT – 21/00153/FULHH

Validation Date: 9 February 2021

Ward: Eccleston And Mawdesley

Type of Application: Householder Application

Proposal: Single storey rear extension (following demolition of existing outbuildings)

Location: Rosehill 44 New Street Mawdesley Ormskirk L40 2QP

Case Officer: Eleanor McCleary

Authorising Officer:

Applicant: Mr Alistair Morwood

Agent: Mr Richard Sales, T&S Design

Consultation expiry: 10 March 2021

Decision due by: 6 April 2021

RECOMMENDATION

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

Members are asked to note that this application is required to be reported to Planning Committee as the applicant is Councillor Alistair Morwood.

SITE DESCRIPTION

2. The application site is located on New Street, within the settlement of Mawdesley. The existing property is a Victorian period semi-detached dwellinghouse and the adjoining property has a flying freehold over part of the first floor of the application property. The dwellinghouse has a traditional front boundary treatment, with a driveway to the side, and an established garden to the rear, which slopes in an upward direction from west to east. It is also noted that a public footpath runs along the southern boundary of the site. The immediate streetscene is characterised by residential properties which vary in age and design.

DESCRIPTION OF PROPOSED DEVELOPMENT

3. Planning permission is sought for a single storey rear extension following the demolition of existing outbuildings. The existing chimney breast and stack would also be removed.

REPRESENTATIONS

4. No representations have been received.

CONSULTATIONS

5. Mawdesley Parish Council – No comments have been received.

PLANNING CONSIDERATIONSDesign and impact on the dwelling and streetscene

6. *Policy HS5 of the Chorley Local Plan 2012 – 2026 stipulates that the proposed extension respects the existing house and the surrounding buildings in terms of scale, size, design and facing materials, without innovative and original design features being stifled.*
7. *The Householder Design Guidance SPD requires that extensions are subservient to the existing dwelling and respect the scale, character, proportions of the existing dwelling and surrounding area.*
8. The proposed extension would be a sympathetic addition, built in materials to match the existing dwellinghouse.
9. There is a public footpath which runs along the southern boundary of the site and consequently the proposed extension would be visible from public vantage points along it. However, it would be a proportionate addition, and set off the boundary with the public footpath, and would not appear overly prominent.

Impact on the amenity of neighbouring occupiers

10. *Policy HS5 of the Chorley Local Plan 2012 – 2026 states that there should be no unacceptable adverse effect on the amenity of neighbouring properties through overlooking, loss of privacy or reduction of daylight.*
11. *The Householder Design Guidance SPD seeks to ensure that property extensions have a satisfactory relationship with existing neighbouring buildings, do not have overbearing impacts on adjacent properties and amenity areas and do not lead to the excessive loss of daylight or overshadowing of habitable rooms and amenity spaces of adjacent properties. Furthermore, it asserts that extensions should be located, and windows orientated, to prevent direct overlooking of habitable rooms or private amenity space that belongs to nearby properties. In particular, it states that single storey rear extensions should not project more than 3m beyond a 45 degree line drawn from the near edge of the closest ground floor rear facing window to a habitable room in a neighbouring house.*
12. The proposed extension would replace the existing flat roofed outbuildings which are built on the common boundary with the neighbouring property at no.46 New Street. It would be built to the south of this neighbouring property and would be greater in height than the existing outbuildings, although it would vary in height with the 'link' which would be closest to the rear of the neighbouring property being of a lesser height than the 'kitchen/diner' element of the proposal. It is noted, however, that the proposed extension would be set off the boundary by approximately 2.72m. Therefore, whilst it acknowledged that there would be some loss of light to the rear garden area of no.46 New Street, given the existing built form on the common boundary, and the increased separation from it, it is considered that the proposed extension would not result in a greater level of harm than the existing situation.
13. It is noted that there is an existing single storey extension built to the rear of no.46 New Street, which is built in close proximity to the common boundary. This extension appears to contain windows in its rear elevation and the proposed extension would not project more than 3m beyond a 45 degree line drawn from the near edge of the closest ground floor rear facing window to a habitable room in this neighbouring house.
14. To the south of the site is the neighbouring property at no.42 New Street. Due to the separation distance to this property, the proposed extension would not adversely impact the residential amenity currently enjoyed by the occupiers of this property.

CONCLUSION

15. The proposed extension would not have an unacceptable adverse impact on the character and appearance of the existing dwelling or the surrounding area, nor would it cause any significant harm to the amenity of neighbouring residents. It is, therefore, considered that the development accords with policy HS5 of the Chorley Local Plan 2012 – 2026, and the Householder Design Guidance SPD. Consequently, it is recommended that the application is approved.

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.

RELEVANT HISTORY OF THE SITE

There is no recent relevant planning history.

Suggested conditions

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

Title	Plan Ref	Received On
Proposed Plans and Elevations including Location Plan	TS6824 Rev C	9 February 2021

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

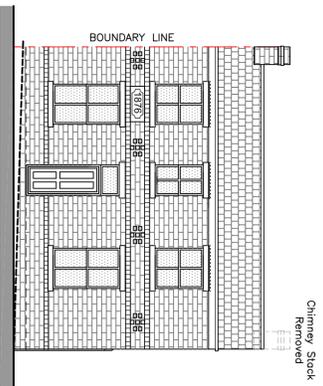
2. All external facing materials of the development hereby permitted shall match in colour, form and texture to those specified on the application form submitted 9 February 2021 and no others substituted unless alternatives are first submitted to and agreed in writing by the Local Planning Authority, when the development shall then be carried out in accordance with the alternatives approved.

Reason: In the interests of the visual amenity of the area in general and the existing building in particular.

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

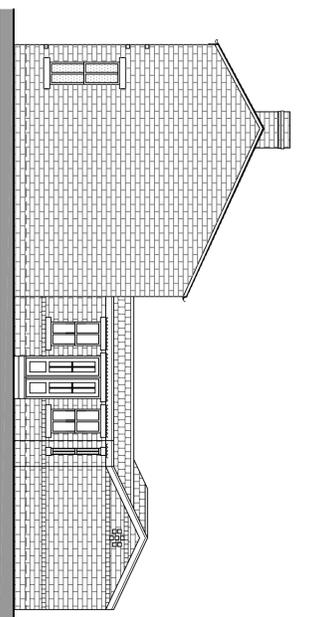
Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.

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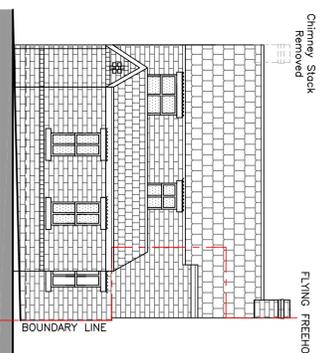
PROPOSED FRONT ELEVATION

Scale 1:100
0 1000mm 3000mm 4000mm



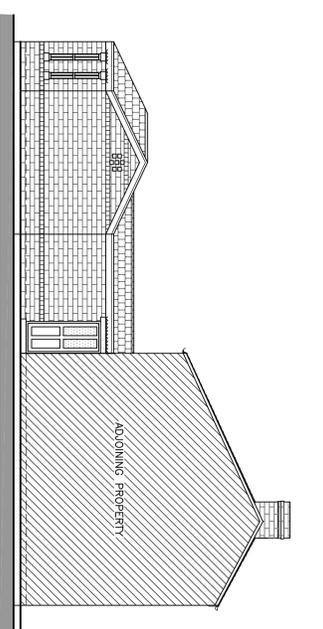
PROPOSED SIDE ELEVATION

Scale 1:100
0 1000mm 3000mm 4000mm



PROPOSED REAR ELEVATION

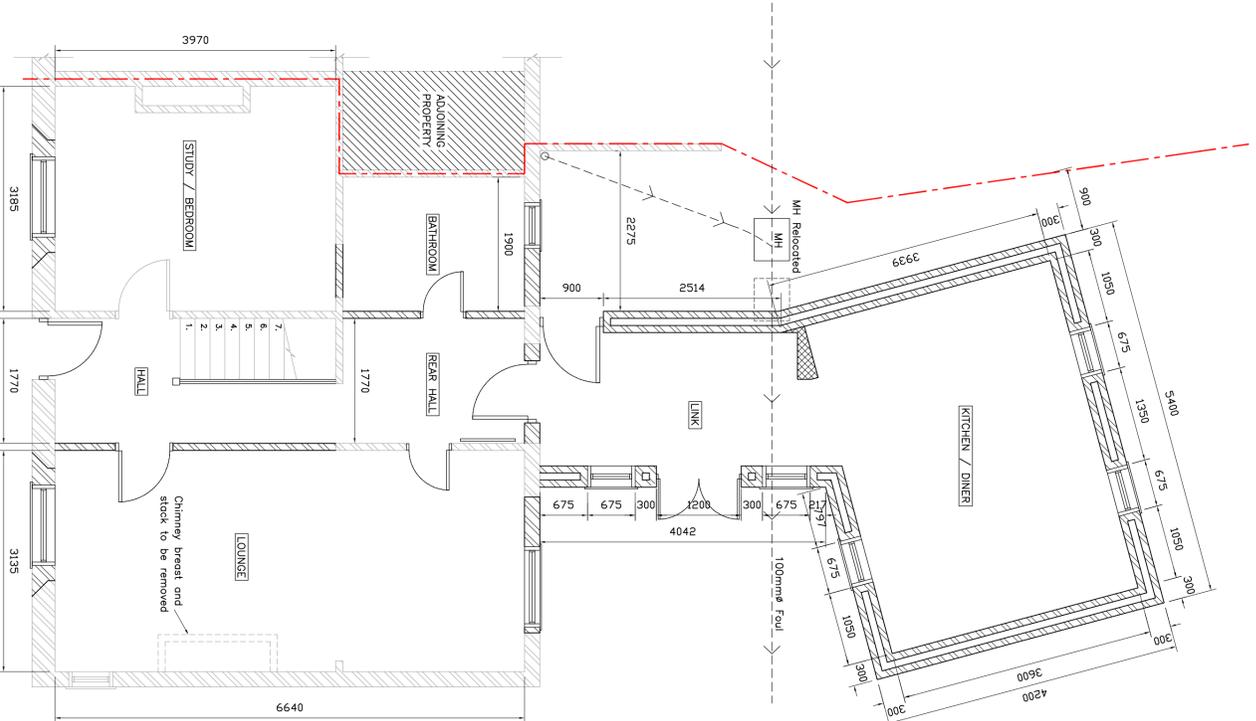
Scale 1:100
0 1000mm 3000mm 4000mm



PROPOSED SIDE ELEVATION

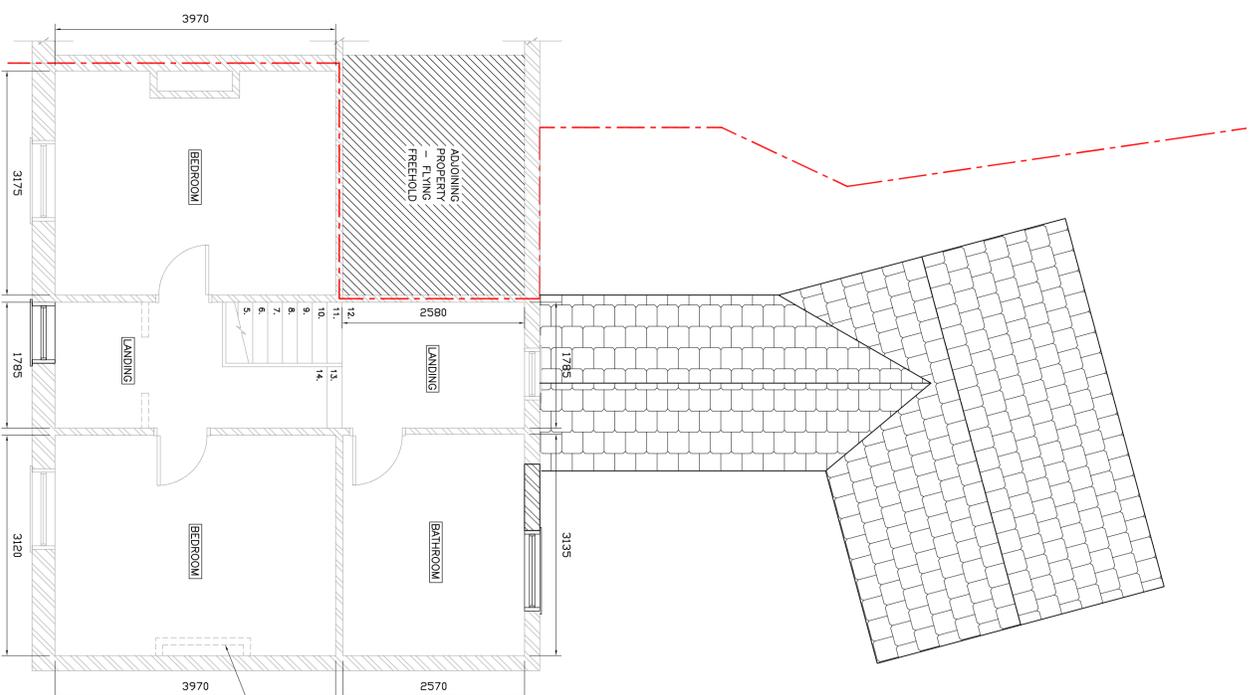
Scale 1:100
0 1000mm 3000mm 4000mm

- GENERAL NOTES**
- This drawing to be read in conjunction with all other drawings and documentation relating to this project.
 - The Engineer is to be notified immediately of any discrepancies between the information shown and that found on site.
 - Works must only commence upon receipt of approval for calculations and details from Building Control.
 - Workmanship and material use to comply with current Building Regulations, British Standards, Eurocodes and Codes of Practice (relevant to the construction industry) and good building practice.
- PLANNING NOTES**
- New Brickwork to match existing in style and colour
 - New copings and sills to be stone
 - New Slate Roof to match existing in style and colour
 - Soil, Waste and Rain Water Down Pipes and Gutters and furniture shall be Aluminium, Black colour
 - Replacement Windows UPVC Sash with 2 panes per sash, double glazed.
 - Doors generally 4 panel, upper panes double glazed, UPVC.



PROPOSED GROUND FLOOR PLAN

Scale 1:30
0 500mm 1500mm 2000mm



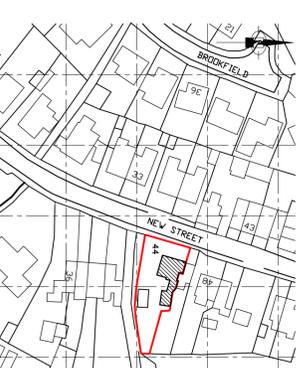
PROPOSED FIRST FLOOR PLAN

Scale 1:30
0 500mm 1500mm 2000mm



PROPOSED SITE PLAN

Scale 1:200
0 2000mm 6000mm 8000mm



LOCATION PLAN

Scale 1:1250
0 10m 30m 40m

IF IN DOUBT - CONTACT ENGINEER FOR CLARIFICATION

PROPOSED PLANS & ELEVATIONS

<p>T&S Design Services CIVIL & STRUCTURAL ENGINEERS PRESTON www.tandsdesign.co.uk Email: info@tandsdesignservices.co.uk</p>		<p>CHECKED: DATE: DRAWN: SCALE: A/C Feb 2021 JR As shown</p>
<p>PROJECT: RENOVATION OF EXISTING PROPERTY AND REAR EXTENSION</p>	<p>CLIENT: MR & MRS MORWOOD 44 NEW STREET MAWDESLEY ORMSKIRK L40 2DP</p>	<p>REV: A FIRST ISSUE 06-02-2021 JR</p>
<p>TITLE: PROPOSED PLANS AND ELEVATIONS</p>	<p>REV: C DISCREPANCY 06-02-2021 BY</p>	<p>PROJECT NO: TS 6824</p>

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Report of	Meeting	Date
Director Planning and Development	Planning Committee	23 March 2021

PLANNING APPEALS AND DECISIONS RECEIVED BETWEEN 22 FEBRUARY 2021 and 15 MARCH 2021

PLANNING APPEALS LODGED

Local Planning Authority Reference: 20/01095/FUL - Inspectorate Reference: APP/D2320/W/21/3269320

Appeal by Mr Gareth Jones against the delegated decision to refuse full planning permission for the change of use of building compound for the siting of six residential lodges, to be used in connection with Stocks Hall Nursing Home and Health Club.

Stocks Hall Mawdesley, Hall Lane, Mawdesley, Ormskirk, L40 2QZ.

Inspectorate letter confirming appeal valid received 8 March 2021.

PLANNING APPEAL DECISIONS

None

PLANNING APPEALS WITHDRAWN

None

ENFORCEMENT APPEALS LODGED

None

ENFORCEMENT APPEAL DECISIONS

None

ENFORCEMENT APPEALS WITHDRAWN

None

Report Author	Ext	Date	Doc ID
Adele Hayes	5228	15 March 2021	***

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