

## Planning Committee

Tuesday, 19th December 2023, 6.30 pm

Council Chamber, Town Hall, Chorley and [YouTube](#)

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.

<b>Agenda No</b>	<b>Item</b>
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5	<b>Addendum</b>
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(Pages 3 - 4)

Chris Sinnott  
Chief Executive

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C O M M I T T E E R E P O R T		
REPORT OF	MEETING	DATE
Head of Planning and Enforcement	Planning Committee	19 December 2023

<b>ADDENDUM</b>
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**ITEM 3a - 23/00530/OUTMAJ - Outline application for the erection of up to 16 no. dwellings, with all matters reserved except for access**

**The recommendation remains as per the original report.**

Lancashire County Council Highway Services have provided a response to the Committee’s request for clarification in relation to pedestrian safety. The full response is public on the planning file.

In conclusion it is LCC Highways opinion that the pedestrian route from the proposed development to the West Way Sports Hub is a more attractive route to and from the proposed vehicle access, in terms of walking distance.

The walking distance to the sports hub from the proposed pedestrian link is a more attractive route to walk in terms of pedestrian infrastructure and would be most likely to be perceived as safer.

The number of pedestrian movements this route would generate in LCC Highways opinion would be small due to the type of facilities provided at the sports hub i.e., no gym or swimming pool.

As the proposed pedestrian link would provide a more attractive and safer route to the destinations (in LCC Highways opinion) that would generate the most pedestrian trips, plus providing a safe and year-round useable route to the sports hub. It is LCC Highways opinion that the proposed pedestrian link is acceptable in highway terms.

**ITEM 3b - 22/00631/FULMAJ – Erection of 137no. dwellings, of which 30% will be affordable, together with associated roads, car parking and landscaping works.**

**The recommendation remains as per the original report.**

The Adlington Town Council has responded, raising no objection to the proposal, stating:

*‘Adlington Town Council considered the amended plan at its meeting on 11 December 2023. It noted the views of LCC Highways team that the proposed roads and footpaths in this phase will not be adopted as part of the public highway until outstanding issues are resolved in respect of the current estate junction with the*

A673. *The site is proposed for housing development. The Town Council has no objection.*

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**ITEM 3c – 23/00712/FUL – Conversion of barn to form 4no. dwellings, erection of 3no. dwellings and detached car port (following demolition of 5no. existing buildings)**

**The recommendation remains as per the original report.**

For clarification it should be noted that the assessment of the built heritage implications of the proposed development provided within the main committee report was informed by the Council's Heritage Advisors at Growth Lancashire.

The applicant would also like members to note that the proposed development would lead to a reduction in built volume of development across the site as a whole of 81.1%. However, it should be noted that apart from Building B, all buildings to be demolished are agricultural. The volume of agricultural buildings does not form part of the assessment of the principal of the development in the Green Belt as they do not constitute previously developed land. That said, the reduction of built development across the site has associated heritage and landscape/visual benefits.

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**ITEM 3f - 23/00811/PIP – Permission in Principle application for the erection of 1no. dwelling**

**The recommendation remains as per the original report.**

Parish Council comments were received 30<sup>th</sup> October and have been reported within the 'Representations' section within the main committee report. The Parish Council objects for the following reasons:

Whittle-le-Woods Parish Council wish to strongly object to this application:

- This development plot is in the Green Belt on a Green Field site.
  - It does not accord with the Chorley Local Plan.
  - The proposed dwelling would occupy a field site currently used for sheep grazing.
  - The provision of development on this land would lessen the open and rural character of the locality causing detrimental harm to the Green Belt.
  - This proposal will not improve the economic or environmental conditions of the area and so will not prove to be sustainable development.
  - Access to the highway on Town Lane via the current dropped kerb is inappropriate due to the junctions of Copthurst Lane and Dark Lane. Traffic volumes have increased over recent years and will be far worse when 280 properties are built lower down Town Lane.
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