

Planning Committee

Tuesday, 21st May 2024, 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.

Agenda No	Item
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5	ADDENDUM
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Chris Sinnott
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
Head of Planning and Enforcement	Planning Committee	21 May 2024

ADDENDUM

ITEM 3a- 23/00113/FUL – The Crown, Station Road, Croston

The recommendation remains as per the original report

1/No. further letters of objection have been received setting out the following issues:

- Extremely disappointed to receive your letter dated 15th May concerning the demolition of the Crown, Station Road, which gave very little opportunity to reply in writing before the meeting.
- There appears to be little or no opportunity to express any opinions regarding the demolition and no indication of what kind of building will be erected in the place of the Crown public house
- We would hope our concerns expressed in our letter dated 1st March, 2023, which are, no doubt, expressed by many other people who value the historic character of Croston, will be taken into consideration at the Planning Committee meeting.
- Croston has an enviable reputation regarding the attractiveness of the village which would not be enhanced by a modern structure in the middle of a street plainly built over the last century.

1/No. further letters of support have been received.

- The village is desperate for a larger convenience store, so centrally in the village.
- It would be such a massive missed opportunity for the whole community, as this project would ensure sustainability for the whole village into the future.
- The fact that it is already a commercial property should ensure it becomes another commercial facility not to be taken away by the few.
- The cafe and infrastructure that it would provide is invaluable, and will benefit the whole village.

ITEM 3c- 24/00086/FULMAJ – Revolution Park

The recommendation remains as per the original report

The following conditions have been amended (*include reason*):

3. *Within 3 months of the date of this permission, details of a scheme of landscaping and biodiversity enhancements for the area to the front of the site adjacent to the*

highway shall be submitted to and approved in writing by the Local Planning Authority.

These details shall include all existing trees and hedgerows on the land; indicate the types and numbers of trees and shrubs to be planted, their distribution on site, those areas to be seeded, paved or hard landscaped. Landscaping proposals should comprise only native plant communities appropriate to the natural area.

The approved measures shall be carried out within 6 months of agreement of the details or the first planting season.

Reason: To deliver biodiversity enhancement measures and 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

The original report has been amended as follows:

The application site is largely screened from public views, however, the site shares a frontage with the highway and roundabout at Buckshaw Avenue from which it is prominent. The proposed use of the site results in open storage that is highly visible and has the potential to detract from the appearance of the site and character of the area, which includes landscaped frontages and highways. It is therefore considered that a landscaping scheme should be required and implemented within the site adjacent to this frontage in order to ameliorate the visual impact of the development.

ITEM 3e - 23/01110/FUL – Limbrick Fisheries, Long Lane, Heath Charnock, Chorley. PR6 9EF

The recommendation remains as per the original report

The following conditions have been amended:

10. Prior to the erection of the superstructure of the dwelling hereby approved a scheme for biodiversity enhancements of the site, incorporating the following elements, shall be submitted to and approved in writing by the local planning authority:

- o Bat bricks and/or slates within the new development
- o Bird boxes
- o Native tree and shrub planting
- o Hedgerow enhancement

The approved scheme shall be carried out in accordance with the approved details within the first planting and seeding seasons following the occupation of the dwelling 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 create biodiversity enhancements, in accordance with the National Planning Policy Framework.

ITEM 3g- 24/00175/PIP – Land at the rear 36 New Street

The recommendation remains as per the original report

United Utilities have made the following comments:

General comments regarding requirements for future Technical Details Consent relating to surface and foul water.

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