

Planning Committee

Tuesday, 10th September 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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7	ADDENDUM
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(Pages 149 - 154)

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	10 September 2024

ADDENDUM

ITEM 3a – 24/01113/FULMAJ - Magistrates Court, St Thomas Road, Chorley, PR7 1HR

The recommendation remains as per the original report

Health and Safety Executive have made the following comments:

Following a review of the information provided with this consultation, HSE is content with the fire safety design, to the extent that it affects land use planning. However, HSE has identified some matters that the applicant should try to address, in advance of later regulatory stages, which are set out in the consultation response.

ITEM 3b - 24/00242/FUL – Rotherham Top Farmhouse, Preston Road, Whittle le Woods, Chorley, PR6 7PG

The recommendation remains as per the original report

The following conditions have been amended:

5. No part of the development hereby approved shall be occupied 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.

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 and to enable all construction traffic to enter and leave the premises in a safe manner without causing a hazard to other road users.

ITEM 3c- 24/00530/FUL – The Cottage Tea Room, 25A School Lane, Brinscall, Chorley, PR6 8QS

The recommendation remains as per the original report

LCC Highways have stated that they have no comments to make regarding condition 3 as it is not highway related. However, they also stated that they have no objection to the removal of condition 5 because while there is potential that customer capacity will increase slightly, the increase will be minimal and weather dependent. Therefore, with the impact on on-street parking being minimal and the site predominantly serving the local community of Brinscall which provides the opportunity for the

customer base to walk to and from the site, they have no objections to the removal of condition 5.

The applicant has submitted additional material in support of the application as detailed at appendix 1.

ITEM 3d- 23/00855/FUL – Chorley FC, Victory Park, Duke Street, Chorley, PR7 3DU

The recommendation remains as per the original report.

The following consultee responses have been received:

Environmental Health Officer have made the following comments:

No objection and recommend the following:

- The use of the fanzone should be restricted for use only when Chorley FC first team matches are occurring. I would recommend that it should not be used more than 3 hours before the official kick off time and be used not later than 3 hours afterwards and no later than 23.00hrs on any day, whichever is sooner.
- The use of the tannoy system in the fanzone should only be allowed when the fanzone is in use and as permitted above.

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

No.	Condition									
1.	<p>The development shall be carried out in accordance with the following plans:</p> <table border="1" data-bbox="368 1171 1350 1305"> <thead> <tr> <th data-bbox="368 1171 791 1234">Title</th> <th data-bbox="791 1171 1054 1234">Drawing Reference</th> <th data-bbox="1054 1171 1350 1234">Received date</th> </tr> </thead> <tbody> <tr> <td data-bbox="368 1234 791 1265">Location Plan</td> <td data-bbox="791 1234 1054 1265">N/A</td> <td data-bbox="1054 1234 1350 1265">10 October 2023</td> </tr> <tr> <td data-bbox="368 1265 791 1305">Planning Permission submission</td> <td data-bbox="791 1265 1054 1305">24010-01</td> <td data-bbox="1054 1265 1350 1305">27 June 2024</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 October 2023	Planning Permission submission	24010-01	27 June 2024
Title	Drawing Reference	Received date								
Location Plan	N/A	10 October 2023								
Planning Permission submission	24010-01	27 June 2024								
2.	<p>The use of the fanzone hereby permitted shall be restricted to Chorley FC first team match days only and shall not be used any earlier than 3 hours before the advertised kick off time and no later than 3 hours after full time or until 23:00 hours, whichever is the sooner.</p> <p><i>Reason: In order to protect the amenities of the occupiers of nearby properties.</i></p>									
3.	<p>The use of the tannoy system shall only be allowed when the fanzone hereby permitted is in use.</p> <p><i>Reason: In order to protect the amenities of the occupiers of nearby properties.</i></p>									

Appendix 1

Planning App: The cottage Tea Room Brinscall. 10/09/2024

Supporting evidence for applicants speech.

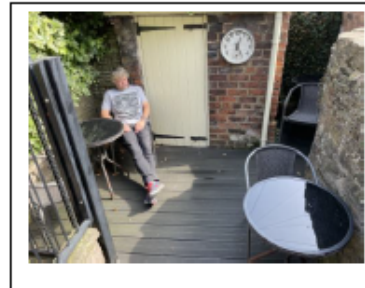
Photographs showing the outdoor seating area, to the rear of Wheelton Village Tea Room (202 Blackburn Road Wheelton.)

This outdoor seating area to the rear, is overlooked by residents, front left & rear (Over 16 windows in total)

Wheelton Tea Room also has seating at the front and is licensed for the sale of alcohol.

It is approximately 1.5 miles from the Cottage tea Room at Brinscall.

Brinscall Tea room (not licensed) is overlooked by 1 window at 27 School Lane, lived in by the residents who have given written support for this application.]



Planning App: The cottage Tea Room Brinscall. 10/09/2024

Supporting evidence for applicants speech.

Photographs showing the outdoor seating area, to the rear of Holdens Cafe (26 Bolton Road Blackburn Road, Abbey village.) it is just over 1mile from The Cottage Tea room at Brinscall.

This cafe has been open for less than 18 months and has been granted outdoor seating on the pavement, for 4 tables.

One of the tables is less than 1mtr from the front door at number 24.

It is also licensed for the sale of alcohol



Planning App: The cottage Tea Room Brinscall. 10/09/2024**Supporting evidence for applicants speech.**

Below is a map showing the unadopted passage way to the rear of the Cottage Tea Room (25a) A local resident and a supporter of our application, whose house backs onto the passage way, contacted me this weekend and asked me to present this to the committee. His point being that the residents nearest to the tea rooms, already use this passage way on sunny days and particularly at weekends, for Barbecues, playing music, carrying out DIY projects and fixing cars. His point being "what difference would it make to occasionally have a few people, eating cake outdoor, enjoying a chat.

