

Planning Committee

Tuesday, 11th February 2025, 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	11 February 2025

ADDENDUM

ITEM 3a - 24/00252/FUL – Land 50m North of Sycamore House, Keepers Wood Way, Chorley

The recommendation is that planning permission is granted subject to conditions.

The Coal Authority objected to the planning application on 28 January 2025 as no Coal Mining Risk Assessment had been submitted with the application.

However, in response to being notified that an identical development had been approved at the site in 2017 under planning application ref: 17/00736/FUL and that a CMRA (ref: LKC 13 1065 CMRA Phase 1, 30th July 2013) was submitted with this application, The Coal Authority reviewed the CMRA dated 2013 and have confirmed that as the site has already been assessed by a competent body and no updates have been made to the data that they hold for the site since the report was produced, and no results of any intrusive site investigations have been submitted, they have no objections to the Council using the recommendations of the CMRA to inform their decision on the current planning application.

The Coal Authority have stated that they withdraw their objection to the development, subject to the inclusion of conditions requiring intrusive site investigations prior to commencement of works.

The Council's Waste and Contaminated Land Officer has stated that the development lies adjacent to the former Lawnwood tip and that there is a passive gas venting system installed around the former landfill and as a precautionary measure it is recommended that any development within 50m of this site requires gas protection measures integrated into the building design.

The Waste and Contaminated Land Officer confirmed that this is to be secured through the Building Regulations process, and an informative note shall be attached to any grant of planning permission to remind the applicant of this requirement.

The following conditions have been added:

No development shall take place, (including ground works and vegetation clearance) until a Construction Environmental Management Plan to protect species such as hedgehogs and amphibians has been submitted to and approved in writing by the local planning authority. The CEMP shall include the following.

- a) Risk assessment of potentially damaging construction activities.
- b) Identification of "biodiversity protection zones".

- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- d) The location and timing of sensitive works to avoid harm to biodiversity features.
- e) Responsible persons and lines of communication.
- f) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- g) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Reason: To protect ecologically sensitive features during construction.

Prior to the commencement of development, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage schemes must include:

- (i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365;
- (ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations);
- (iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;
- (iv) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and
- (v) Foul and surface water shall drain on separate systems.

The approved schemes shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.

Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution.

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

- *Increased traffic and safety concerns - recent works on this site have already led to significant issues, with cars spilling onto the road due to inadequate parking.*
- *Loss of green space and aesthetic impact - The proposed building at the entrance will replace the existing greenery, which currently enhances the character of the area. This change will diminish the visual appeal of our neighbourhood, making it feel more congested and commercial rather than a welcoming residential space.*

- *Lack of community benefit - this development appears to serve only the personal gains of the gym owners, with no clear benefit to the residents of Gillibrand North. The proposed changes will negatively impact our quality of life while offering us no advantages in return.*
- *Failure to address resident concerns - Those of us who live here will bear the consequences of this decision daily. I urge the planning committee to genuinely consider the views of the affected residents rather than approving changes based purely on numbers in a report. The voice of the community must carry weight in this decision.*

ITEM 3b - 24/00868/FUL – Printing.com, 11 St George’s Street, Chorley, PR7 2AA

The recommendation is that planning permission is granted subject to conditions.

The following conditions are recommended:

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

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

2. Prior to the commencement of development, samples of all external facing and roofing materials including window surrounds (notwithstanding any details shown on previously submitted plan(s) and specification) shall be submitted to and approved in writing by the Local Planning Authority. All works shall be undertaken strictly in accordance with the details as approved.

Reason: 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
Site Plan	LF/MM/3905	14 October 2024
Proposed Elevations	LF/MM/3903	14 October 2024
Location Plan	OS100035409	14 October 2024
Proposed Floorplans	LF/MM/3904A	18 December 2024

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

4. Cycling storage facilities shall be provided in accordance with a scheme to be approved by the Local Planning Authority and shall be provided in accordance with the approved plan before the use of the premises hereby permitted becomes operative and such facilities shall thereafter be permanently retained for the purposes of secure cycle storage.

Reason: To encourage sustainable transport modes.

ITEM 3c - 24/00869/LBC – *Printing.com, 11 St George’s Street, Chorley, PR7 2AA*

The recommendation is that planning permission is granted subject to conditions.

The following conditions are recommended:

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

Reason: Required to be imposed by Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. Prior to the commencement of development, samples of all external facing and roofing materials including window surrounds (notwithstanding any details shown on previously submitted plan(s) and specification) shall be submitted to and approved in writing by the Local Planning Authority. All works shall be undertaken strictly in accordance with the details as approved.

Reason: 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:

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Location Plan	OS100035409	14 October 2024
Site Plan	LF/MM/3905	14 October 2024
Proposed Elevations	LF/MM/3903	14 October 2024
Proposed Floorplans	LF/MM/3904A	18 December 2024

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

ITEM 3e - 24/01059/FUL – *Holker Cottage, Holker Lane, Ulnes Walton*

The recommendation is that planning permission is granted subject to conditions.

The description of development has been amended for accuracy from:

‘Change of use from residential to mixed use of residential and dog minding business (retrospective) and extensions to existing buildings’

To the following:

‘Change of use of land to the east of Holker Cottage from agriculture to a dog day care facility and change of use of car park to the west of Holker Cottage from domestic (Use Class C3) to a mixed use of domestic car parking (Use Class C3) and car parking associated with the dog day care facility (retrospective) and extensions to existing buildings.’

The applicant’s agent has forwarded some images to the case officer of what appears to be tractor tyre marks on the grassed highway verge at the application site

and an image of a tractor parked at a local farm. The agent's email refers to an objector noting that cars from the applicant's site have damaged his hedge, yet the photographs show it's the tractors which actually damage the highway verges.

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