

09 February 2010

Dear Councillor

DEVELOPMENT CONTROL COMMITTEE - TUESDAY, 9TH FEBRUARY 2010

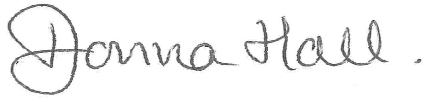
The following reports were tabled the above meeting of the Development Control Committee.

Agenda No Item

9. **Addendum (Pages 1 - 6)**

Addendum (tabled at the meeting)

Yours sincerely



Donna Hall
Chief Executive

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આ માહિતીનો અનુવાદ આપની પોતાની ભાષામાં કરી શકાય છે. આ સેવા સરળતાથી મેળવવા માટે કૃપા કરી, આ નંબર પર ફોન કરો: 01257 515822

ان معلومات کا ترجمہ آپکی اپنی زبان میں بھی کیا جاسکتا ہے۔ یہ خدمت استعمال کرنے کیلئے براہ مہربانی اس نمبر پر ٹیلیفون
کیجئے: 01257 515823

COMMITTEE REPORT

REPORT OF	MEETING	DATE	ITEM NO
Director of Partnerships, Planning and Policy	Development Control Committee	09/02/10	

ADDENDUM

ITEM 1: 09/00802/OUTMAJ- Outline application for the erection of 70 dwelling houses with associated roads and open spaces. Sagar House, Langton Brow, Ecclestone

Ecclestone Parish Council have requested that due to the number of proposed properties, and the high percentage of affordable dwellings, the Parish Council would request consideration be given to provision of an on site play area.

The relevant Planning Policy within the Local Plan in respect of play space is Policy HS21 and the Council also has Interim Planning Guidelines for New Equipped Play Areas associated with Housing Development. When fewer than 100 dwellings are to be built it is not normally expected that an equipped play area will be provided on site. However the Section 106 Agreement associated with this development requires the developers to pay £2526 per dwelling (on a scheme of 70 dwellings this equates to £176,820) for equipped play space within the Borough which will ensure that new/ improved play space is provided to benefit the future/ existing residents.

The following condition has been attached to the recommendation in respect of the properties proposed along the Green Belt boundary of the site:

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (Schedule 2, Part 2, Class A) (or any Order revoking and re-enacting that Order) no fences, gates or walls shall be erected within the curtilage of any dwelling constructed along the north- east boundary of the site (other than those expressly authorised by this permission).

Reason: To protect the appearance of the locality and in accordance with Policy No HS4 of the Adopted Chorley Borough Local Plan Review.

ITEM 3: 09/00825/OUTMAJ - Demolition of existing buildings, erection of 15 units for mixed use of office and living accommodation, formation of new access to Finnington Lane, landscaping and laying out of new road and parking areas together with provision of washroom/W.C. building for canal-boat users

The applicant has submitted an amended site layout plan showing a revised red line excluding the lock-up garages and parking spaces not within his ownership. A letter has been received from the relevant objector stating that this is satisfactory and confirming that there are no further objections to the scheme.

A request has been received from BWB asking the Council to secure a contribution towards improvements to the tow path past the site. The applicant has responded by stating that the scheme provides facilities for moored boats by way of the toilet and shower block, as previously discussed with BWB, and feels that this is a sufficient contribution towards the amenities of users of the Canal.

The applicant has written to the Council stressing that the scheme is live/work units specifically designed with a substantial integral office and not just a room tacked onto a

house. Types A and B have separate business accesses. He states that he is aware that houses claiming to be live/work units should be viewed carefully – often large detached houses have rooms changed to offices in name only and is content to accept the condition restricting the use to live/work or a S106 agreement to that effect.

ITEM 4: 09/00738/FULMAJ- Extensions and alterations to pet food manufacturing facility including an automated finished product store (AFPS); upgraded and new extrusion process lines including a sunken mill; raw material storage; odour abatement (a roofed pine bark based biological filter system including venting chimneys, one 30 metres high); waste water treatment; additional capacity of waste recovery and recycling facilities; landscaping including earth excavation and mounding; related infrastructure. Plocks Farm, Liverpool Road, Bretherton

The Environment Agency has no comments on the suggested noise conditions. They have confirmed that noise management will also be included in the Environmental Permit issued by us. Under the Environmental Permit the operator will be required to submit a Noise Management Plan prepared in accordance with our guidance.

The Environment Agency has requested further details in respect of the Habitat Creation and Management Plan which relate to further detail regarding the proposed wetland areas.

The applicant has confirmed that the final plan does include the required information. However under the requirements of the Environmental Permit Golden Acres will be required to submit a full Operational Method Statement which will have to be approved by the Environment Agency before they can operate the Wetland/Pond areas. This will give the Environment Agency full control of any proposals and details that are not contained in the Habitat Creation and Management Plan.

The Ecologist at LCC has confirmed that the submitted habitat creation and management plan largely addresses his previous comments. Submission of this document is required via condition

ITEM 6: 09/00739/FULMAJ- Erection of 110 Dwellings with associated infrastructure, open space and landscape treatment including a part amendment to the road layout previously approved as part of reserved matters approvals 05/00523/REMAJ and 05/00525/REMAJ. Group 4N Land, 150m West Of Sibbering's Farm, Dawson Lane

An amended layout plan and landscaping plan has been submitted which demonstrates that all of the dwellings now achieve the required spacing distances and the buffer planting along the boundary with Sibberings Farmhouse has been increased to 10 metres in width.

Condition 10 has been amended to relate directly to the plots which require the garage accommodation for parking space:

The garages hereby permitted, for plots 1, 2, 9, 17-24, 27, 29, 30, 32, 34, 36, 42, 46, 51, 55, 59, 60, 64-66, 72-74, 79-83, 89, 90, 93-98, 106 and 108, shall be kept freely available for the parking of cars, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995.

Reason: To ensure adequate garaging/off street parking provision is made/maintained and thereby avoid hazards caused by on-street parking and in accordance with Policy No. RT2 of the North West Regional Spatial Strategy

Condition 18 has been added to the recommendation which lists the approved plans and takes into account the amended plans:

The approved plans are:

Plan Ref.
1046/01 Rev E

Received On:
2nd February 2010

Title:
Landscape Plan

BVG4N-P01 Rev D	2 nd February 2010	Proposed Site Layout
	25 th September 2009	Site Location Plan
BV-G4N-06-ENG02	25 th September 2009	Proposed Road Surfaces
BV-G4N-06-ENG03	25 th September 2009	Proposed Drainage
08/064/SS	25 th September 2009	Proposed Street Scenes
BV-G4N-06-ENG04	25 th September 2009	Planning Application Boundary
BV-G4N-06-ENG08	25 th September 2009	Illustrative Sections
BV-G4N-06-ENG01 RevA3 rd	February 2010	Finished Floor Levels
BE-A-1	18 th November 2009	Belfry A
BE-A-2	18 th November 2009	Belfry A
BE-B-2	18 th November 2009	Belfry B
BE-B-1	18 th November 2009	Belfry B
BE-C-2	18 th November 2009	Belfry C
BE-C-1	18 th November 2009	Belfry C
CA-A-1	18 th November 2009	Carnoustie A
CA-A-2	18 th November 2009	Carnoustie A
CA-B-2	18 th November 2009	Carnoustie B
CA-B-1	18 th November 2009	Carnoustie B
CA-C-2	18 th November 2009	Carnoustie C
CA-C-1	18 th November 2009	Carnoustie C
GL-A-1	18 th November 2009	Gleneagles A
GL-A-2	18 th November 2009	Gleneagles A
GL-B-2	18 th November 2009	Gleneagles B
GL-B-1	18 th November 2009	Gleneagles B
GL-C-2	18 th November 2009	Gleneagles C
GL-C-1	18 th November 2009	Gleneagles C
MU-A-2	18 th November 2009	Muirfield A
MU-A-1	18 th November 2009	Muirfield A
MU-B-2	18 th November 2009	Muirfield B
MU-B-1	18 th November 2009	Muirfield B
MU-C-2	18 th November 2009	Muirfield C
MU-C-1	18 th November 2009	Muirfield C
SU-A-1	18 th November 2009	Sunningdale A
SU-A-2	18 th November 2009	Sunningdale A
SU-B-2	18 th November 2009	Sunningdale B
SU-B-1	18 th November 2009	Sunningdale B
SU-C-2	18 th November 2009	Sunningdale C
SU-C-1	18 th November 2009	Sunningdale C
TR-A-1	18 th November 2009	Troon A
TR-A-2	18 th November 2009	Troon A
TR-B-2	18 th November 2009	Troon B
TR-B-1	18 th November 2009	Troon B
TR-C-2	18 th November 2009	Troon C
TR-C-1	18 th November 2009	Troon C
TU-A-1	18 th November 2009	Turnberry A
TU-A-2	18 th November 2009	Turnberry A
TU-B-1	18 th November 2009	Turnberry B
TU-C-2	18 th November 2009	Turnberry C
TU-C-1	18 th November 2009	Turnberry C
WE-A-1	18 th November 2009	Wentworth A
WE-B-2	18 th November 2009	Wentworth B
WE-B-1	18 th November 2009	Wentworth B
WE-A-2	18 th November 2009	Wentworth A
TU-B-2	18 th November 2009	Turnberry B
C5H206	13 th October 2009	The Blenheim (Brick)
C5H206	13 th October 2009	The Blenheim (Render)
C5H206	13 th October 2009	The Blenheim floor plans
C5H199	13 th October 2009	The Cheltenham floor plans
C5H199	13 th October 2009	The Cheltenham (Brick)
C5H199	13 th October 2009	The Cheltenham (Render)
C4H195	13 th October 2009	The Richmond floor plans
C4H195	13 th October 2009	The Richmond (Brick)
C4H195	13 th October 2009	The Richmond (Render)
C6H180	28 th January 2010	The Hampstead (Brick)
C6H180	28 th January 2010	The Hampstead (Render)
C4H171	13 th October 2009	The Balmoral floor plans

C4H171	13 th October 2009	The Balmoral (Brick)
C4H171	13 th October 2009	The Balmoral (Render)
C4H161	13 th October 2009	The Dorchester floor plans
C4H161	13 th October 2009	The Dorchester (Brick)
C4H160	13 th October 2009	The Westminster floor plans
C4H160	13 th October 2009	The Westminster (Brick)
CEH160	13 th October 2009	The Westminster (Render)
L-DG01	23 rd November 2009	6m x 6m Double Garage 3
L-DG02	23 rd November 2009	6m x 6m Double Garage 2
G-007_VT1	23 rd November 2009	5.5m x 5.5 m Double Garage
Q_DDG1	23 rd November 2009	5.5m x 11m Double Double Garage
L_QDS01	23 rd November 2009	6m x 12m Quad Double Garage
BV/G4N/ENG/001 Rev A	9 th February 2010	Drainage Layout
BV-G4N/ENG002-1 Rev A	9 th February 2010	Longsections Sheet 1
BV-G4N/ENG002-2 Rev A	9 th February 2010	Longsection Sheet 2
BV-G4N/ENG002-3 Rev A	9 th February 2010	Longsection Sheet 3
BV-G4N/ENG002-4 Rev A	9 th February 2010	Longsection Sheet 4
BV-G4N/ENG002-5 Rev A	9 th February 2010	Longsection Sheet 5
BV-G4N/ENG002-6 Rev A	9 th February 2010	Longsection Sheet 6
BV-G4N/ENG029-1	9 th February 2010	Surface Manhole Schematic 1
BV-G4N/ENG029-2	9 th February 2010	Surface Manhole Schematic 2
BV-G4N/ENG029-3	9 th February 2010	Surface Manhole Schematic 3
BV-G4N/ENG029-4	9 th February 2010	Surface Manhole Schematic 4
BV-G4N/ENG029-5	9 th February 2010	Surface Manhole Schematic 5
BV-G4N/ENG029-6	9 th February 2010	Surface Manhole Schematic 6
BV-G4N/ENG029-7	9 th February 2010	Surface Manhole Schematic 7
BV-G4N/ENG029-8	9 th February 2010	Foul Manhole Schematic 8
BV-G4N/ENG029-9	9 th February 2010	Foul Manhole Schematic 9
BV-G4N/ENG029-10	9 th February 2010	Foul Manhole Schematic 10
BV-G4N/ENG029-11	9 th February 2010	Foul Manhole Schematic 11
BV-G4N/ENG029-12	9 th February 2010	Foul Manhole Schematic 12

Reason: To define the permission and in the interests of the proper development of the site.

The applicants, Redrow Homes, have submitted further plans in respect of suggested condition 15 of the recommendation and details of the proposed surface water regulation system. They have also provided a letter from United Utilities which confirms that the information is sufficient to enter into the appropriate Section 104 Agreement with United Utilities. As such condition 15 has been amended as follows:

The development hereby approved shall be carried out in accordance with the approved surface water regulation system.

Reason: To secure proper drainage and to prevent flooding and in accordance with Policy Nos. EP18 of the Adopted Chorley Borough Local Plan Review and Government advice contained in PPS25: Development and Flood Risk

And the submitted information has been attached to the list of approved plans

ITEM 7: 09/00996/OUT - Erection of detached bungalow style residence – Fairview Runshaw Lane, Euxton, Chorley, PR7 6EX

LCC (Highways) state that the required visibility splays needed cannot be met for the access to the site along the highway or land under the applicant's control. For a 40mph road, visibility splays of 2.4m x 120m need to be provided so on this basis, the access to the site would not be of a safe standard and its use as proposed would be detrimental to highway safety. The following additional highway safety reason for refusal is therefore recommended: -

It has not been demonstrated that the proposed access point onto Dawbers Lane would provide a safe means of access into and out of the site and the use of such an access would not endanger other road users. The proposed development is therefore contrary to Policy No. TR4 of the Chorley Borough Local Plan Review.

The Council's **Arboricultural Officer** has commented on the application and advises that the trees on the site frontage are mature and in good health whilst the other trees on the site are smaller and do not have the same impact. The Arboricultural Officer advises that if planning permission is granted, a pre-commencement condition is recommended requiring details of how the drive will be constructed so as to ensure the roots of the trees adjacent to the access along the site frontage are not damaged thus safeguarding the long term health of the trees.

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