

19 June 2007

Dear Councillor

DEVELOPMENT CONTROL COMMITTEE - TUESDAY, 19TH JUNE 2007

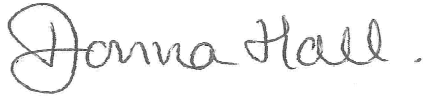
The following report was tabled at the above meeting of the Development Control Committee.

Agenda No Item

11. **Addendum (Pages 1 - 4)**

Report of Corporate Director (Business) circulated at the meeting.

Yours sincerely



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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 Development and Regeneration	Development Control Committee	19/06/2007	

ADDENDUM

ITEM B.5 – 07/00232/FUL – Proposed lighting of the main route through Astley Park (5m high lighting columns at 28m intervals)

Further to the original report an additional consultation response has been received making the following comments;

- Astley Park has survived for centuries without lighting.
- There have been instances of crime carried out in the park area over the years but no-one seems to be able to understand that the level of crime will only rise with the introduction of lighting.
- Objector lived In Birmingham where areas became no-go areas at night because lighting was introduced which led to anti-social activity.
- Lighting would impact upon ecological balance of the park and would introduce light pollution to an area in which the night sky can be clearly observed which is unusual so close to a town centre.
- People might be tempted to use the park route at night which could be dangerous as anti-social groups would also use it. Residents should be encouraged to use the safer street alternative and avoid the park altogether after dark.

In addition to the above Cllr Mark Perks has requested that the following issues be given consideration;

- The proposed lighting condition will not be flexible enough to allow for temporary changes to the lighting times eg. to cover public events such as The Concerts in the Park, were an extension should be allowed so the public are able to leave under cover of lighting.
- The proposed switch off time of midnight is too late and should be 10pm or 11pm. Additionally there should be a switch on at 6am for those wishing to travel through the park to work etc. The proposed lighting until midnight seems excessive and could be argued by local residents that an increase in anti-social behaviour may increase as a result.
- No lighting is proposed near the hall or proposed pets corner. This would be useful particularly with the operation of CCTV.
- Clarification is required of the views of the MAPS team.

The officers report refers to the formal consultation response of the Community Safety Partnership in which the Architectural Liaison Officer simply stated 'I have no observations to make on this application'. However a letter was subsequently sent following his formal response that highlighted the merits of lighting as a means of diminishing opportunities for crime and disorder but did not

specifically offer any comment on the proposed lighting for Astley Park. The benefits of lighting were outlined in that letter as being;

- Increased potential for natural surveillance
- Increased social surveillance
- Increased civic pride

The Architectural Liaison Officer also stated that;

'Lighting is only effective if done in conjunction with other crime prevention measures and needs to be considered on a case by case basis.

A letter from **The Friends of Astley Park** has also been received since the compilation of the officer report. It states that they had previously instructed the Committee to vigorously oppose the proposal to install lighting and that objections to the lighting were numerous, including the following;

- Safety – the proposal would attract even more anti social elements into the park than already frequent it and would enable them to see their victims from a distance. Question why so much money should be spent to enable drunks to navigate their way home and why taxpayers who live adjacent park should have even more noise and disturbance.
- Environmental Imbalance – Birds and other creatures would have their natural patterns of behaviour affected by lighting.
- Light Pollution – at present there is no light pollution in the park. Question how light pollution can be minimised by introducing lighting where none currently exists?
- Destruction Of Historical Ambience – The HLF funded project is to help restore 'historic parks' sympathetically to something like they once were. Question why 21st Century lighting is being introduced when the literature states the work is to bring about something much closer to how the park looked 250 years ago. This is incompatible with the historical ambience and character of the park.

The Friends of Astley Park conclude their letter by questioning why bother lighting up a path that is not in fact a public right of way. They also reiterate that they are vigorously opposed to the application and request that the process is not just a foregone conclusion amounting to a 'rubber stamp job'.

It is proposed that condition 2 outlined in the original report be amended to the following;

Prior to the commencement of the development hereby approved a scheme for the proposed hours of illumination of the proposed lighting shall be submitted to and approved in writing by the local planning authority.

Reason: To safeguard the amenities of local residents.

The following additional conditions are also proposed;

Prior to the commencement of the development hereby approved full details of the external finishing materials of the lighting columns shall be submitted to and approved in writing by the local planning authority.

Reason: In the interests of the appearance of the locality and in accordance with Policy GN5 of the Adopted Chorley Borough Local Plan Review.

Prior to the commencement of the development hereby approved a plan detailing the lux levels provided by the lighting shall be submitted to and approved by the local planning authority.

Reason: To safeguard the amenities of local residents.

It is also proposed that an informative be attached as follows;

The above planning permission is based upon the original submission as amended by the further plan Drawing No: 28117/104 Revision B received by the local planning authority 14.6.2007.

A further statutory consultation has been undertaken requesting the views of ;

The Garden History Society

It is recommended that the decision of the Planning Committee be deferred pending receipt of the comments of the Garden History Society or expiry of the statutory consultation period (4.7.2007).

Items B7 and B8 - 07/00413/CB4 and 07/00414/CB4: 240–242 Spendmore Lane Coppull

The owner of the adjacent unit, No.244 ('Stitch and Steam') has requested that members are aware of the ongoing access dispute with the council involving the planned development. Also, there are concerns with loss of natural light affecting the rear window.

The right of way issue is referred to in the main report, although is not a planning consideration. The proposed building which would accommodate the two flats (ref: 07/00413/CB4) will project 2.3m beyond the rear wall of this adjacent unit, and would comply with a 45 degree line taken from the nearest rear facing window in this property. The proposed building would be positioned to the east of the rear windows, which are north facing, so any loss of light would not be so adverse. In addition, these windows serve non-residential rooms. The proposed building which would accommodate the ground floor retail unit and first floor flat (ref: 07/00414/CB4) will be positioned in line with the rear wall of this adjacent unit, so there would be no loss of light.

Item B10- 07/00563/OUT: Land South Of 1 Springs Road Chorley

14 further letters of objections have been received raising the following objections:

- Impact on parking and highway safety implications
- Building work will cause disruption
- Loss of views
- Overlooking
- Land not big enough to put up another house
- Pressure on drains and local amenities
- Subsidence problems
- Loss of garden space
- Type of people who will live there
- Flooding problems

An amended plan has also been received incorporating 6 metre long driveways as required by Lancashire County Council's Highway Engineer. Therefore condition 2 has been amended to read as follows:

This consent relates to the following plans:

Plan Ref.	Received On:	Title:
2007/07/01A	18th June 2007	Site Plan and Section
2007/07/07	14th May 2007	Site Plan

Reason: To define the consent and to ensure all works are carried out in a satisfactory manner.

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