

30 March 2010

Dear Councillor

DEVELOPMENT CONTROL COMMITTEE - TUESDAY, 30TH MARCH 2010

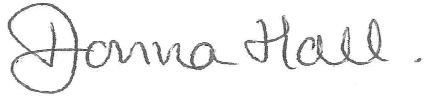
The following report was tabled the above meeting of the Development Control Committee.

Agenda No Item

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

Addendum circulated at the meeting (enclosed)

Yours sincerely



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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	30/03/10	

ADDENDUM

ITEM 3: 10/00079/FUL - Demolition of detached bungalow and garage and erection of 8 affordable houses with ancillary parking and enclosures Pennines 2 Crosse Hall Lane Chorley

The Highway Authority have the following observations to make:

Whilst every development has some impact on the adjacent highway, this application will not make Crosse Hall Lane any less safe. The site access point is located near a speed cushion and away from the actual narrowing. The present driveway to the bungalow is within the road narrowing works. There is, therefore, some element of improvement here.

The garage area may be being used by visitors to the school to turn but the junction to “old” Crosse Hall Lane could equally be used. There is no requirement on the applicant to provide turning facilities for the easy convenience of any highway user or school visitor.

There will be around 200 dwellings served by Crosse Hall Lane, including the Morris Homes development. Using any of the design criteria to assess the traffic capacity of urban roads and you will see this road is at maybe a quarter of its design carrying capacity. Even if there was a lack of capacity, it would still not be necessarily be a reason to turn down this application. The property types and urban location of this application then make it debatable how many residents will own cars or what their journey patterns will be, but even in the worst case scenario, there contribution will not make any noticeable difference to the numbers on Crosse Hall Lane.

Committee are advised that there is a map leaflet produced by LCC called “Cycle Chorley”. This already shows the canal towpath as a traffic free cycle route and Crosse Hall Lane as a recommended cycle route. It is not known what improvements the Committee would wish to make to these routes but there would be no justification to force this remote developer to contribute.

Two specific site visits have been made to the site and the Highway Engineer is very familiar with the adjacent road history. There are no highway grounds to recommend refusal of planning permission for this application, the development of the site will not have any controllable highway impact and a refusal would not be supported by the County Highway Authority.

ITEM 4: 09/01016/COU –Conversion of retail units to form Doctor’s Surgery – change of use from A1 to D1 225- 227 Eaves Lane Chorley

The Head of GP Contractors at the PCT has commented on the application and confirmed that they support the scheme as they have been working with the doctor for some time to identify alternative premises as the current premises on Eaves Lane are no longer suitable. The PCT have committed financial support to the project and they are keen to see the relocation take place as soon as possible.

Additionally the PCT have confirmed that the proposed conversion of retail units on Eaves Lane to accommodate the current Eaves Lane Practice is an interim measure and that it is still intended that the practice will relocate to the Friday Street development.

It is clear from the above correspondence that the existing premises are unsuitable for the Doctors Surgery as they are willing to fund the relocation as a interim measure until the Friday Street development is completed.

2 letters of objection has been received raising concerns with the parking

ITEM 5: 10/00023/FULMAJ – Erection of 10 dwellings and associated infrastructure 96 Lancaster Lane Clayton-le-Woods

Amended plans have been received which show how the Council's interface distances can be complied with by minor alterations to the elevations of the proposed dwellings but these do not represent the necessary changes to make the scheme acceptable.

For Members information the development would be at a density of 32 dwellings/hectare.

ITEM 7: 10/00136/FUL- Creation of a public outdoor leisure skate park facility at Yarrow Valley Park.

5 additional objection letters have been received raising similar concerns as addressed within the main report and include:

- Inappropriate location
- Will attract youths and nuisance
- Highway safety issues
- Existing shelter utilised as a meeting place for youths
- Vandalism, noise and security concerns

6 letters of support have been received in favour of the skate park facility setting out the following points:

- The skatepark has been designed and will be built to an extremely high standard by a specialist company
- All the other skateparks in the area are of very poor quality.
- Due to the high level of use of a well designed and constructed facility, anti social behaviour would not be a problem as legitimate users would be the vast majority
- The nearest comparable high quality skateparks are in Runcorn and Clitheroe.
- The site chosen is the most suitable in the area. It is not directly adjacent to any houses and can be accessed safely.
- Being of concrete construction, noise levels will be very low.
- The skatepark is well designed and will be visually acceptable.
- The local community policing team support the proposals.
- Parking and transport links to the site are more than adequate.
- The issue of drainage has been looked into carefully by the designers and we are assured that there will be no problem.
- Being of concrete construction, maintenance costs will be extremely minimal for the foreseeable future.
- The skatepark will be a superb sports facility
- Skateboarding, roller blading and BMX riding are serious international sports with millions of participants around the world.

ITEM 6: 10/00122/TEL - Prior notification for the erection of a 15m pole antenna and 2 associated ground base station equipment cabins (1.48m x 0.354m x 1.5m) at Land 5m North West of 2 Studfold, Chancery Road, Astley Village

Astley Village Parish Council has requested their comments to be written in full to accompany this application. They are as follows:

- The antenna and equipment would be sited too close to a heavily populated areas, and unacceptable only 5m from the quoted residential property.
- There are many other areas in the vicinity which would not be mean siting equipment and an unsightly antenna so close to residents' properties (examples below) – it is not understood why a location so immediate to properties would have been chosen. The only suggested reason is to reduce costs to the developer/operator and this would be an unacceptable reason to allow such an intrusive location.
- The developers misled residents, consultees and the public with an inaccurately drawn 'so called' scale drawing adjacent to 2 Studfold and this was felt it deceived and hid the full height extent and view of the antenna – to the developers advantage!
- Access to the site would be across amenity grass verging, which at this exact location is mostly all year water-logged, when they are accessing to construct and maintain their vehicles would park and access over the grass and this would spoil or permanently ruin the verge.
- There is no safe parking area adjacent or opposite the site which could be used for safely parking construction and maintenance vehicles and this issue should be highlighted with the Highways Authority (in their consultation) also,
- The developers future access plans should be raised and highlighted to Highways and the maintainers of the grass verge (CBC) because the commercial vehicles using this grass verge and parking access would not be acceptable, convenient or a sustainable way to progress.

Other location examples which would not impact of the local resident's amenity would be:

- Rugby Club, which already has an antenna
- Westway which has no properties
- Euxton Lane/Westway roundabout (by the driving range) where there are no properties.

County Councillor Mark Perks has objected to the proposal, setting out the following points:

- The siting of a telecom mast 15m in height at this location would not only be visually intrusive to the surrounding area it is also a totally unacceptable location in relation to the nearby homes. A mast of this size would dominate the street scene for the whole of this area and be a blight on this rural residential area.
- The location of the mast is approx 3m away from the nearest property and within 10m of some 10 other properties. This location is near to the road junction of Studfold and Chancery Road and would create a potential threat to road safety in terms of the cycle lane and the sight lines at highway junction.
- Councillor Perks has urges the council to reject this application as with other previous telecom mast applications joint share with other sites at the golf range or Washington Hall would be a far more reasonable option.

34 additional letters of objection have been received raising similar concerns as addressed within the main report and include:

- The mast is very close proximity to houses and a school and it is a wholly inappropriate site
- There are many other suitable locations for a mast of this type which are not in close proximity to houses

- Locating a 15 metre telecom mast on land fronting Chancery Road would have very visible intrusive appearance in Astley Village and be totally unnecessary additional piece of street furniture which would blight the attractive landscaping of the main highway through the village
- It would possibly distract drivers using the road and that could potentially cause accidents
- Reductions in house prices can be attributed to properties located close to telecoms masts
- While there is no proven scientific evidence to suggest that mobile phone masts are unsafe and pose no danger to our health, insufficient research has been carried out into mobile phone masts and the effect their emissions may have now, or in the future
- If this application is successful, it could pave the way for other mobile phone companies to site masts in Astley Village

There are no new points raised in the additional letters of objection, nor the objection from County Councillor Mark Perks. Therefore, the decision regarding this proposal remains the same.

Ongoing dialogue has taken place between the council and the agent (acting on behalf of Telefonica O2 UK Ltd) with regards to finding an alternative site for the proposal. The latest response from the agent is summarised below:

“Unfortunately the proposal needs to be located where the coverage is required. This is a basic characteristic of the technology. Whereas standard antennas can be located further from their target coverage area due to the further distances the signal travels, 3G antennas need to be located closer to the target area as the cells are smaller. This is set out in PPG8 and the Code of Best Practice.

There are no locations which would provide coverage which are not residential in character. The only potential options are areas of open space where there would be higher impacts, which goes against the guidance in the Local Plan and PPG8. This includes areas of open space (Policy LT14), protection areas (Policy EP2) and Green Belt (Policy DC1)

The Fire Training Centre off Washington Lane is outside the coverage search area and so would provide little in the way of coverage to the cell (it would provide some to the western edge of the cell). If a site were to be located here (assuming an agreement could be reached with the landowner) then a further site would still be required to cover the residential area (specifically the eastern areas of the current cell) and so there would be both development in the green belt and the proliferation of apparatus as a result. Increasingly people require the ability to download data rich applications onto both hand held devices and laptops etc. Good quality 3G coverage is essential if people are to benefit from these services. PPG8 is clear as to the economic and social benefits of such technology. This is true as much, and indeed increasingly so, in residential areas.

We understand that the proposed mast will be close to some residential properties however the mature tree cover in the area will mean its wider impacts will be negligible and in any event there is no more location in the search area which would have less impacts.”

With regard to the above, it is still felt that erecting a taller mast outside of the village envelope could achieve sufficient coverage without causing detriment to the residential amenity of the area to which the mast is currently proposed.

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