

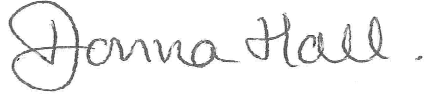
4 November 2010

Dear Councillor

**DEVELOPMENT CONTROL COMMITTEE - WEDNESDAY, 3RD  
NOVEMBER 2010**

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

Yours sincerely



Donna Hall  
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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 آپ کی اپنی زبان میں بھی کیا جاسکتا ہے۔ یہ خدمت استعمال کرنے کیلئے براہ مہربانی اس نمبر پر ٹیلیفون

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COMMITTEE REPORT			
REPORT OF	MEETING	DATE	ITEM NO
Director of Partnerships, Planning and Policy	Development Control Committee	3 November 2010	

<b>ADDENDUM</b>
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**Application 10/00432/FUL - Erection of 6 dwellings – The Royle and Coppice, Shaw Hill, Whittle Le Woods**

The following corrections are made to paragraphs 7 and 10 of the report on the main agenda.

**Paragraph 7 should read as follows: -**

- Whittle Le Woods Parish Council still object to the application despite the reduction in the number of dwellings from 7 to 6. The Parish Council also refer to comments made in relation to the earlier application on the site (Ref No. 10/00101/FUL) which state that the sizes of the proposed plots are significantly smaller than the surrounding properties and that a reduction of 3 properties would be more acceptable therefore not diminishing the exclusivity of the area and more in keeping with the current streetscene. Whilst the Parish Council appreciates that land ownership is not a planning matter, Shaw Hill Drive is a private road to which these properties do not have access. Do they legally have a right to access the properties via this road? The Parish Council would also like the views of neighbours to be taken into consideration.

**Paragraph 10 should read as follows: -**

- The **Conservation Officer** is now an accredited Building for Life Assessor and has carried out an assessment wherein the development has achieved a score of 6.5 out of 20. It is acknowledged that with a site of this size there are some sections of the assessment that will not apply and therefore cannot be scored. However those sections for which this applies are relatively few in number. Overall the scheme scores poorly because no contextual analysis is included and it uses standard house types. No analysis of housing need in terms of either accommodation mix or tenure is provided, nor is any evidence of community consultation. Provision of additional information would help in some sections. In particular the inclusion of streetscenes, overall concepts and views both within and from beyond the development would greatly aid clarity. Overall the scheme is rated poor on the bfl scoring matrix.

**Application 10/00436/FUL - Erection of 9 dwellings and associated infrastructure – 96 Lancaster Lane, Clayton Le Woods**

Members are advised that Wainhomes have now withdrawn this application so it is no longer on the agenda for determination at this evenings Development Control Committee meeting.

**Application 10/00517/FUL - Proposed development of 6 No. 2 1/2 storey dwellings and 1 No. 2 1/2 storey apartment block (comprising 2 No. 2 bedrooms and 1 No. 1 bedroom apartments) and provision for 15 car parking spaces. – Rodger Bank, Gough Lane, Clayton Brook**

Members are advised that Mr & Mrs D Butler have now withdrawn this application so it is no longer on the agenda for determination at this evenings Development Control Committee meeting.

**Application 10/00522/FUL – Erection of 3 dwellings – 89 Lancaster Lane, Clayton Le Woods**

The occupiers of 1 Azalea Close have contacted the Council to advise that they cannot attend the meeting and request that the original comments they made on the application be taken forward to the meeting for consideration as part of the overall decision. The comments made are summarised in the report on the main agenda.

The Parish Council have raised objections citing over development of the site, invasion of privacy to nearby residents and increased traffic at the busy roundabout junction of Lancaster Lane/Spring Meadow and The Flowers estate.

**Application 10/00682/OUT - Erection of detached bungalow – Fairview, Runshaw Lane, Euxton**

A further letter of objection has been received, the contents of which can be summarised as follows: -

- A stop to new dwellings in this area is a must or else what is the point of buying a property in the Green Belt
- This stretch of Runshaw Lane/Dawbers Lane is dangerous with accidents happening on a daily basis and there is evidence close to the application site that a car crashed through a wall recently
- Anyone who lives in the local area would be able to tell of the number accidents or close calls that happen on this extremely fast bend, which I presume the applicants new applicants house or drive will be positioned in

**Application 10/00739/FUL - Erection of two storey detached dwelling - 26 Lancaster Lane, Clayton Le Woods**

With regards to the representation referring to the Council having the power to make Lancaster Lane a Conservation Area, it is not considered to be of such significant architectural or historic merit to warrant designation as a Conservation Area.

To clarify the point made in the representations section of the report on the main agenda, there is presently a planning application being considered by the Council for two 2 storey side extensions to 26 Lancaster Lane (Ref No. 10/00935/FUL), the property within the garden of which the additional dwelling is proposed.

An e-mail has been received from the occupier of 12 Kellet Avenue further to the letter dated 16<sup>th</sup> October being received regarding the opportunity to address the Committee. The occupier of this property states that it is not considered that anything further could be added to comments originally made on the application hence the offer is declined although no inference should be taken from this and the points raised in the letter should still be taken into account. The comments made are summarised on the main agenda.

A further letter of objection has also been received. The contents of which can be summarised as follows: -

- Loss of privacy for the occupiers of 28A Lancaster Lane
- An additional property will have a negative impact on the character of the area
- Noise and disturbance from building works
- The application will further exacerbate existing drainage problems
- Lancaster Lane already has a traffic and parking problem