

12 January 2011

Dear Councillor

DEVELOPMENT CONTROL COMMITTEE - TUESDAY, 11TH JANUARY 2011

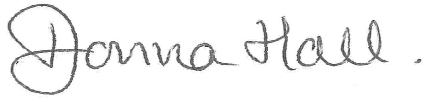
The following report was tabled at the above meeting of the Development Control Committee.

Agenda No Item

4 Addendum (Pages 1 - 2)

Report of Director of Partnerships, Planning and Policy enclosed.

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

| C O M M I T T E E R E P O R T | | |
|--|-------------------------------|-----------------|
| REPORT OF | MEETING | DATE |
| Director of Partnerships, Planning and Policy | Development Control Committee | 11 January 2011 |

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|-----------------|
| ADDENDUM |
|-----------------|

Item no. 4a 10/00735/OUTMAJ : Outline planning application for the erection of a residential development with associated access arrangements - Land 110m West of Coppull Enterprise Centre, Mill Lane, Coppull, Chorley

The applicant has informed the Council that there has not been sufficient time to prepare a Noise Assessment for the site and submit it to the Council for due consideration prior to this Development Control Committee meeting. The Noise Assessment has been requested by the Corporate Director (People & Places) so as the impact of noise on the development can be fully assessed and any mitigation measures, if the noise survey deems necessary, can also be afforded consideration.

On the basis that a Noise Assessment has not been submitted, it is therefore recommended that a decision on the application be deferred by Members until the next Development Control Committee meeting on 8th February. This is so as the applicant has time to submit a Noise Assessment and the Council has sufficient time to consider its contents and implications for the application in terms of layout and mitigation measures, if deemed necessary.

Item no. 4b 10/00812/FULMAJ - Change of use of existing leisure moorings to 48 residential moorings, White Bear Marina, Park Road, Adlington, Chorley.

In accordance with paragraphs 27 and 28 of the committee report the following condition is proposed which was omitted in error from the previously published report:

“Prior to the commencement of development a habitat creation/enhancement and management plan shall be submitted to and approved in writing by the Local Planning Authority. The approved plan shall be implemented in full.”

Reason: To ensure the protection of wildlife habitats and in accordance with guidance contained in PPS9”.

The following additional condition is also proposed:

“Within 6 months of the date of this permission, or other timeframe to be agreed, a programme for the establishment of the berths and a scheme identifying the specific location of those berths to be used as permanent moorings shall have been submitted to and approved in writing by the Local Planning Authority.”

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

Item no. 4c 10/01015/FUL: Application for plot substitution of plots R319, R320, R321, R322 and R323 previously approved as part of planning application 07/01228/REMMAJ- Formerly Multipart Distribution Limited, Pilling Lane, Chorley

Lancashire County Council Highways have no objection to the scheme as the change of house type does not have a significant impact on the highways

1 letter of objection has been received raising the following concerns:

- The proposal differs greatly from the previous one- it includes more houses, closer to the boundary and of 3 storey construction
- Will suffer loss of privacy and overlooking

These issues have been addressed within the main report. The previous approval (10/00404/FULMAJ) incorporated a dwellinghouse closer to the boundary than the current proposals. The proposed dwellings will be constructed at a lower land level than the existing properties and although they will be 2.5 storey in height will appear as 2-storey dwellings. The properties retain sufficient spacing from the existing dwellings to maintain the amenities of the existing and future residents.

The recommendation has been amended as follows:

It is recommended that this application is granted conditional planning approval subject to the associated supplemental Section 106 Agreement and further consideration of any representations received. Consideration of any additional issues raised to be delegated to the Chair of Development Control Committee in consultation with the Head of Planning.

This is due to the fact that the consultation period does not expire until 12 January.