
Chief Executive's Office

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Date: 7 March 2006

Chief Executive: Donna Hall

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Dear Councillor

DEVELOPMENT CONTROL COMMITTEE - MONDAY, 6TH MARCH 2006

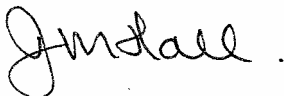
I am now able to enclose, for consideration at the above meeting of the Development Control Committee, the following reports that were unavailable when the agenda was printed.

Agenda No Item

9. **Addendum (Pages 1 - 2)**

 Tabled at the meeting.

Yours sincerely



Chief Executive

Encs

Distribution

1. Agenda and reports to all Members of the Development Control Committee for attendance (Councillor Adrian Lowe (Chair), Councillor R Parr (Vice Chair) and Councillors Kenneth Ball, Thomas Bedford, Eric Bell, Andrew Birchall, Terence Brown, Brownlee, Henry Caunce, Francis Culshaw, Michael Davies, David Dickinson, Dennis Edgerley, Daniel Gee, T Gray, Harold Heaton, Miss Margaret Iddon, Roy Lees, R Livesey, Peter Malpas, Miss June Molyneaux, Greg Morgan, Geoffrey Russell, Shaun Smith, Mrs Joyce Snape, Christopher Snow and Alan Whittaker)
2. Agenda and reports to for attendance.
3. Agenda and reports to for attendance.

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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
کیجئے: 01257 515823

C O M M I T T E E R E P O R T			
REPORT OF	MEETING	DATE	ITEM NO
HEAD OF DEVELOPMENT AND REGENERATION	DEVELOPMENT CONTROL COMMITTEE	06.03.2006	

ADDENDUM

The following additional information is brought forward for members' information with regard to items on the Committee this evening:

Item A. 4 – 05/01232/REMMAJ

Amended plans have been submitted in respect of the application. The amendments include protected right turns off the link road, central pedestrian refuges at the junctions and 4.5 metres by 70 metres visibility splays.

The amended plans still incorporate 3 metre wide footpath/cycleways and the bus stops are located in the same position as the original plans. Copies of the plans have been forwarded to both Lancashire County Council Highways and Public Space Services for comment, however their comments have not yet been received.

Item A. 7 – Enforcement Ash House Farm

Within the body of the report the location of the stable block is referred to as, land to the south and east of the farmhouse.

The location of the stable block should read, land to the south and west of the farmhouse.

Item B. 2 – 06/00117/FUL

Since preparation of the main report on the agenda, four additional letters of objection have been received from local residents, the contents of which can be summarised as follows: -

- Machinery starts operating in the morning as early as 4:30am and runs for 2½ hours resulting in noise disturbance even with windows closed
- A tannoy systems operates in the summer months
- Noise levels have increased which includes tractors and other machinery
- Smells from sewerage
- Large increase in flies
- In very wet conditions, there is a problem of excess water tainted by effluent running into gardens
- Because cows are nearer houses, effluent runs downhill into gardens and has already killed several trees
- The position of the building has brought farm activity closer to houses

LCC (Property Group) have provided a consultation response on the application and have advised that the building is reasonably necessary for the purposes of agriculture, is of a design appropriate to its use and is sited in an appropriate position adjacent to the milk processing plant. No objections are raised to the application.

LCC (Highways) have not raised any objections to the application but have suggested the following conditions and informative: -

Within three months of the date of the permission hereby granted, the vehicular crossing (dropped kerb footway crossing), shall be extended to reflect the access width access. The works shall be in accordance with the Lancashire County Council Specification for Construction of Estate Roads.

Reason: In the interest of highway Safety and maintain the proper construction of the highway and in accordance with Policy TR4 of the Adopted Chorley Borough Local Plan Review.

Within three months of the date of the permission hereby granted, that part of the access extending from the highway boundary for a minimum distance of 5m into the site shall be appropriately paved in tarmacadam, concrete, block pavements, or other materials first approved in writing by the Local Planning Authority.

Reason: To prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to other road users and in accordance with Policy No. TR4 of the Adopted Chorley Borough Local Plan Review.

Please Note: This consent requires the construction, improvement or alteration of an access to the public highway. Under the Highways Act 1980 Section 184 the County Council as Highway Authority must specify the works to be carried out. Only the Highway Authority or a contractor approved by the Highway Authority can carry out these works and therefore before any access works can start you must contact the Environment Directorate for further information by telephoning the Area Surveyor South on 01772-538541 or writing to the Area Surveyor South, Area Office, Cuerden Depot, Cuerden Way, Bamber Bridge, Preston, quoting the planning application number.

A consultation response has also been received from the Environment Agency (EA) who have been advised of the grounds of objection cited by adjacent residents in terms of water run off problems. However, the EA have not raised any objections to the application but have suggested the following condition: -

Within three months of the date of this permission, a scheme for the disposal of foul and surface waters shall have been submitted to and approved in writing by the Local Planning Authority. Such a scheme shall be constructed and completed in accordance with the approved details within a further three months of the date of its approval in writing by the Local Planning Authority and retained thereafter.

Reason: To ensure a satisfactory means of drainage and in accordance with Policy No. EP18 of the Adopted Chorley Borough Local Plan Review.

On the basis of the additional objection letters and the consultation responses, the recommendation remains as per the agenda subject to the additional conditions listed above.