

23 September 2011

Dear Councillor

DEVELOPMENT CONTROL COMMITTEE - TUESDAY, 4TH OCTOBER 2011

Please find enclosed location and layout plans for the planning applications where applicable, and the enforcements item, that are to be considered at the above meeting of the Development Control Committee.

Agenda No Item

- 4 a) 11/00635/FUL - Golden Lion Hotel, 369 Blackburn Road, Higher Wheelton, Chorley
(Pages 1 - 6)

Proposal:

Erection of 2 no. of 3 bedroom detached dwellings on part of the existing car park belonging to the Golden Lion Public House.

Recommendation

Permit (Subject to Legal Agreement)

- 4 b) 11/00636/FULMAJ - Mawdesleys Eating House and Hotel, Hall Lane, Mawdesley
(Pages 7 - 16)

Proposal

Demolition of restaurant and hotel buildings and erection of care home.

Recommendation

Permit Full Planning Permission

- 4 c) 11/00667/FULMAJ - Moss Side Farm, Bury Lane, Withnell, Chorley (Pages 17 - 24)

Proposal

Erection of a 26 bed accommodation unit extension to existing club house and function facility.

Recommendation

Permit (after referral to Secretary of State).

- 4 d) 11/00225/FUL - Land formerly Radburn Works, Sandy Lane, Clayton-le-Woods, Chorley (Pages 25 - 28)

Proposal

Section 73 application to vary condition 14 of planning permission 10/00115/REMMAJ by amending the highway improvement works on Radburn Bridge

Recommendation

Permit Full Planning Permission

- 4 e) 11/00581/COU - Lancaster House Farm, Preston Road, Charnock Richard, Chorley
(Pages 29 - 32)

Proposal

Change of use of existing building from agricultural use to fencing and garden furniture workshop.

Recommendation

Permit Full Planning Permission.

5. **Enforcement Item - 7 Glamis Drive, Chorley (Pages 33 - 34)**

Report of the Director of Partnerships, Planning and Policy (enclosed).

Yours sincerely



Gary Hall
Chief Executive

Cathryn Filbin
Democratic and Member Services Officer
E-mail: cathryn.filbin@chorley.gov.uk
Tel: (01257) 515123
Fax: (01257) 515150

Distribution

1. Agenda and reports to all Members of the Development Control Committee.

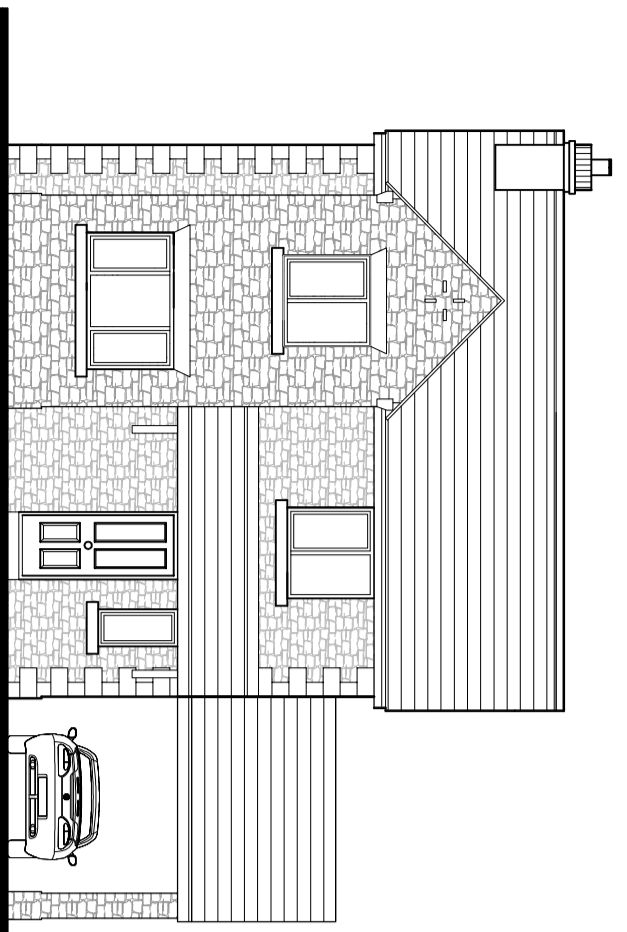
This information can be made available to you in larger print or on audio tape, or translated into your own language. Please telephone 01257 515118 to access this service.

આ માહિતીનો અનુવાદ આપની પોતાની ભાષામાં કરી શકાય છે. આ સેવા સરળતાથી મેળવવા માટે કૃપા કરી, આ નંબર પર ફોન કરો: 01257 515822

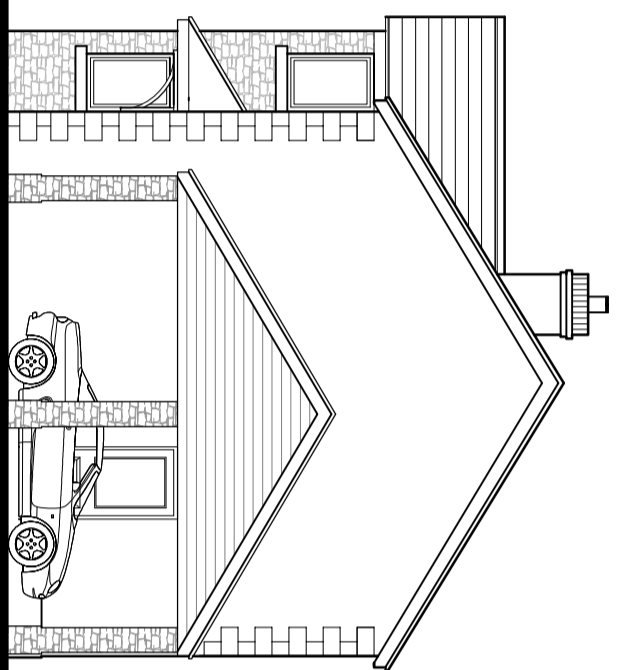
ان معلومات کا ترجمہ آپ کی اپنی زبان میں بھی کیا جاسکتا ہے۔ یہ خدمت استعمال کرنے کیلئے براہ مہربانی اس نمبر پر ٹیلیفون

01257 515823

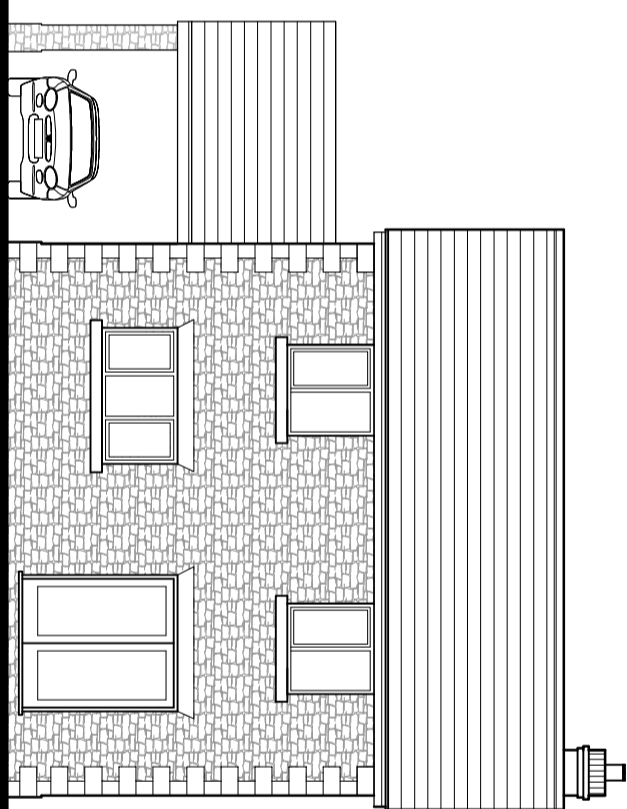
کیجئے:



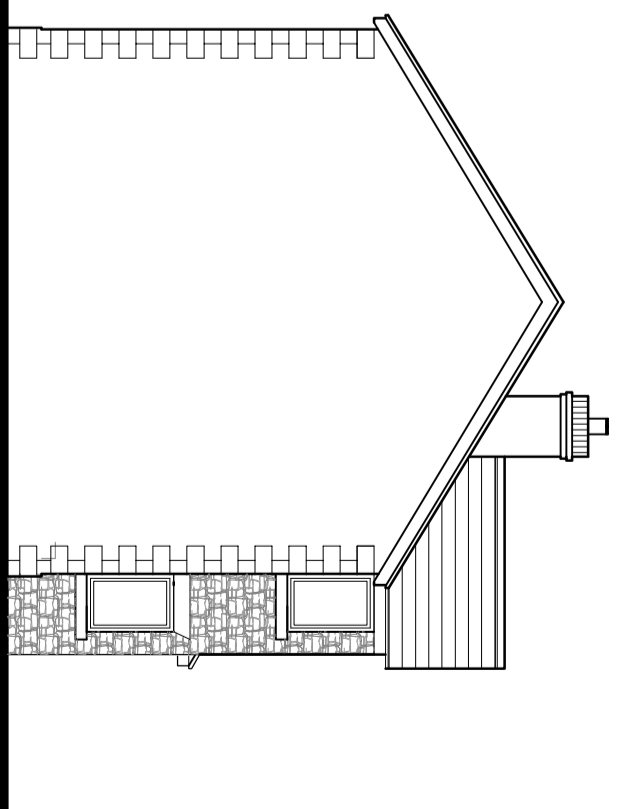
Front Elevation 1:100



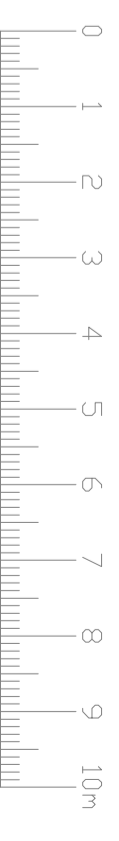
Side Elevation 1:100



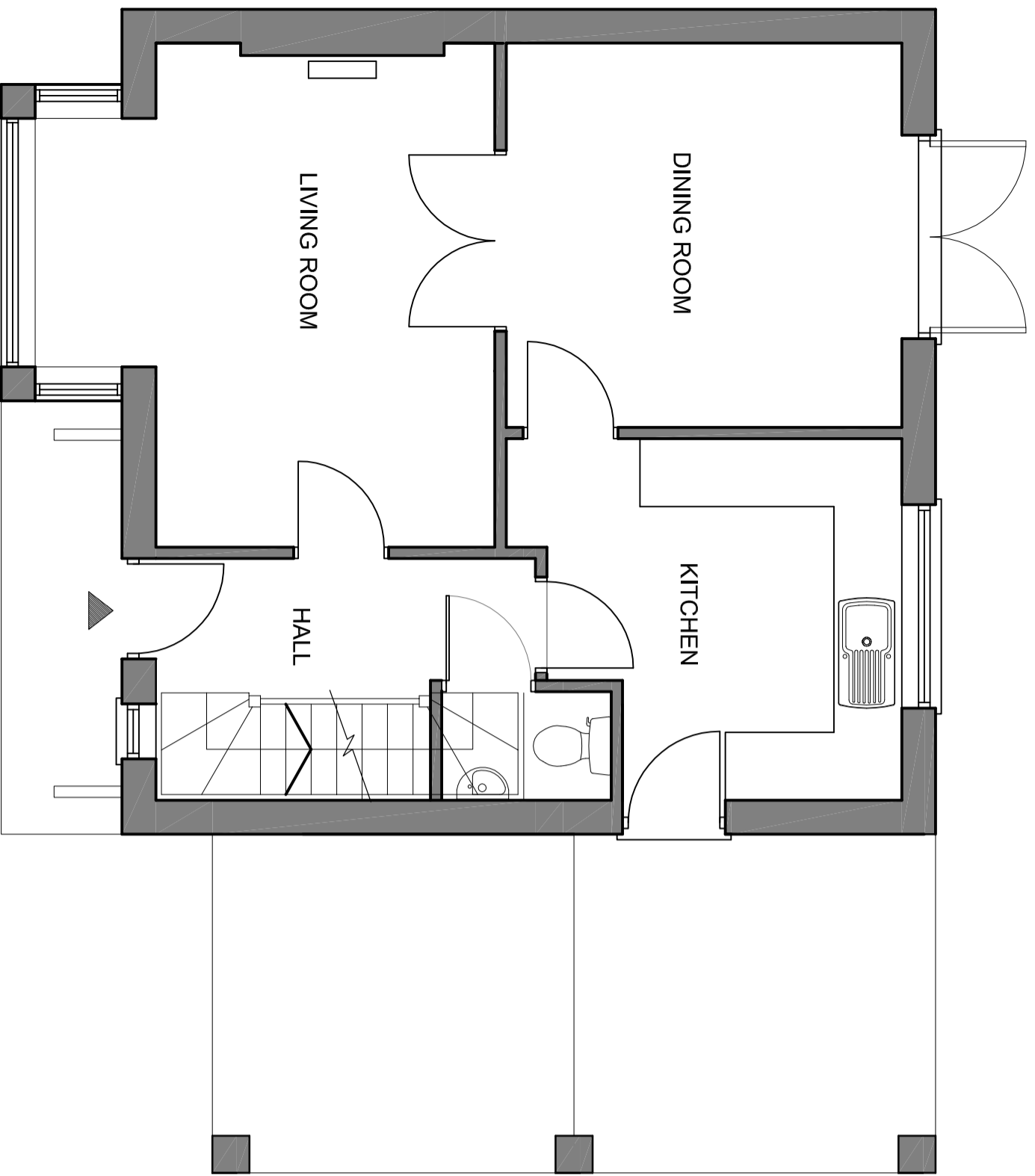
Rear Elevation 1:100



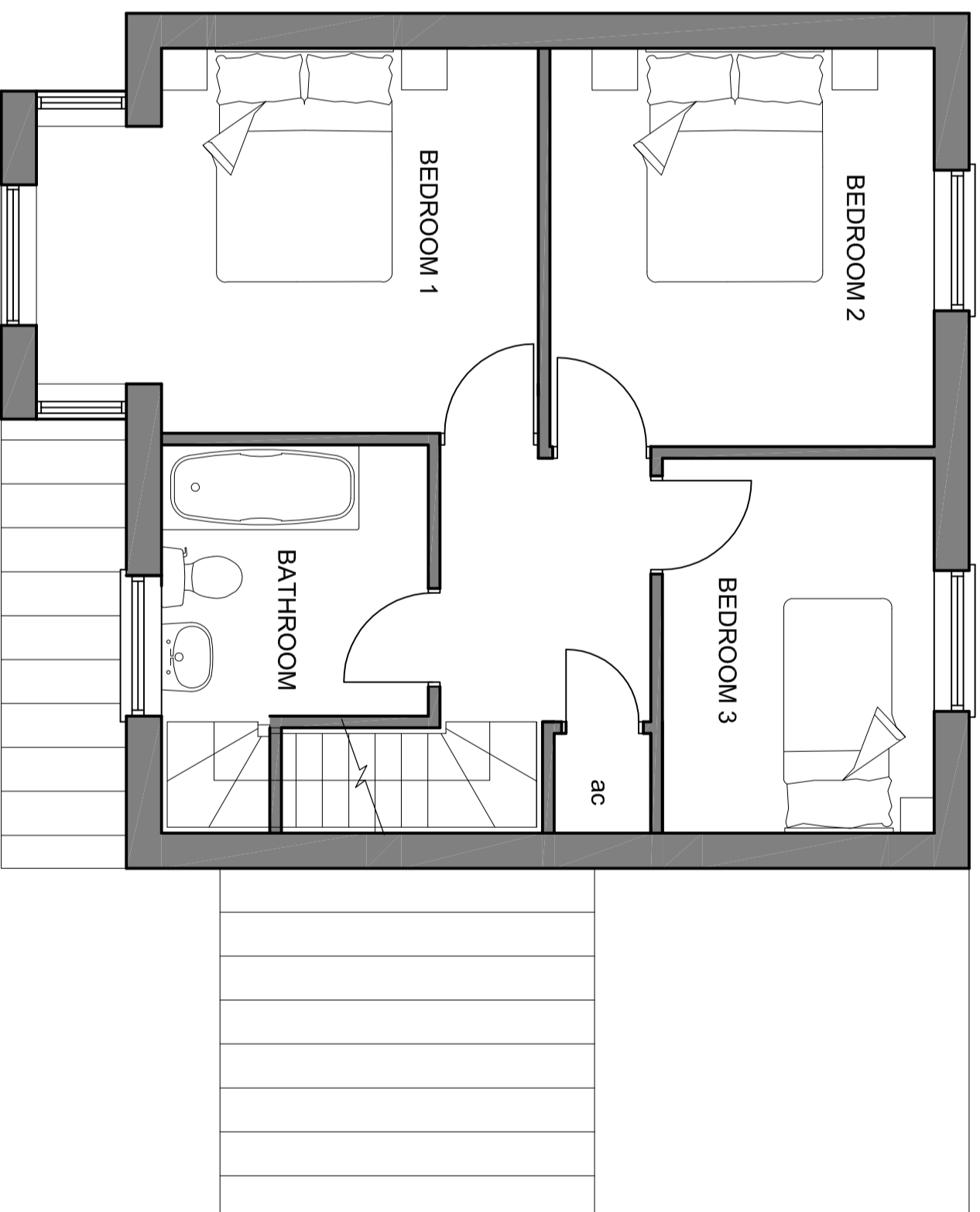
Side Elevation 1:100



LINEAR SCALE 1:100



Ground Floor plan 1:50



First Floor plan 1:50

Rev	Details	Alt.	Date/Chk
A	Bedroom and carport removed	03.11.10	
B	Elevations treatment revised	04.01.11	
C	Stone / quoin details revised	04.06.11	

THWAITES BREWERY

PROJECT
 PROPOSED HOUSING
 LAND ADJACENT THE GOLDEN LION PH
 BLACKBURN ROAD, HIGHER
 WHEELTON

DRAWING NUMBER
 09/1261-03

DATE
 11 JAN 11

CHECKED BY
 C

SCALE
 1:50 (1:100)

mtc
 planning and design ltd
 architects town planners building surveyors

Barn St, Sutton Hill Farm
 Sutton Maddock
 Stroudshire
 TF11 9NG
 TEL 01922 720683 / 720682
 FAX 01922 720626

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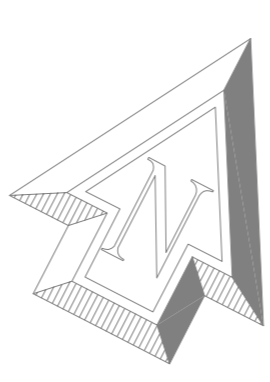
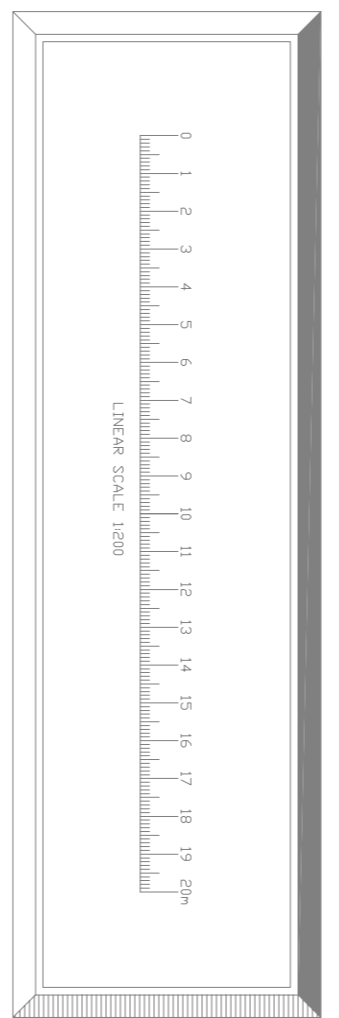
Existing Elevation from Street 1:200



Proposed Elevation from Street 1:200



The copyright of this drawing and design is vested in the Architect and must not be copied or reproduced in any form. All dimensions given are to be verified on site by the contractor. This drawing must not be scaled.



Rev	Details	Alt	Date
D	Revision to spatial separation of plot 2 - no 6	st	23.08.11
C	Revision to 2 no. PLOTS and PH Carparking	st	04.06.11
B	Footway indicated adjacent to dwellings and carpark	lp	12.12.10
A	Bedroom and carport removed, dwellings relocated. Parking revised.	lp	03.11.10
Rev	Details	Alt	Date/CHK

THWAITES BREWERY

PROJECT
 PROPOSED HOUSING
 LAND ADJACENT THE GOLDEN LION PH
 BLACKBURN ROAD, HIGHER
 WHEELTON

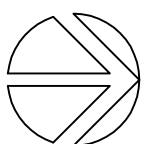
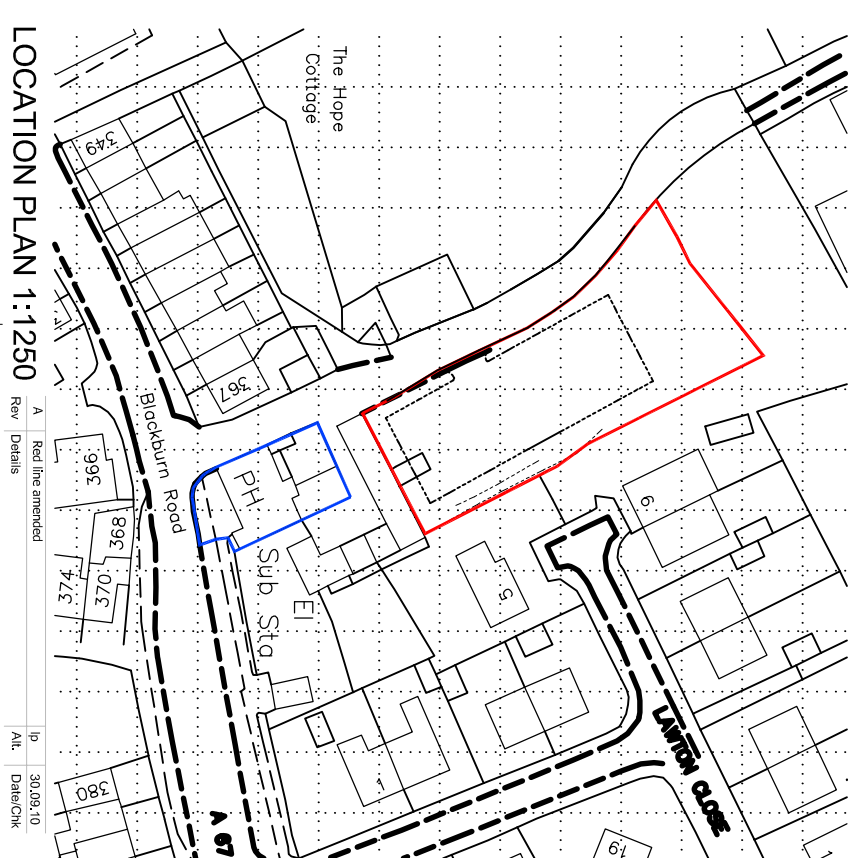
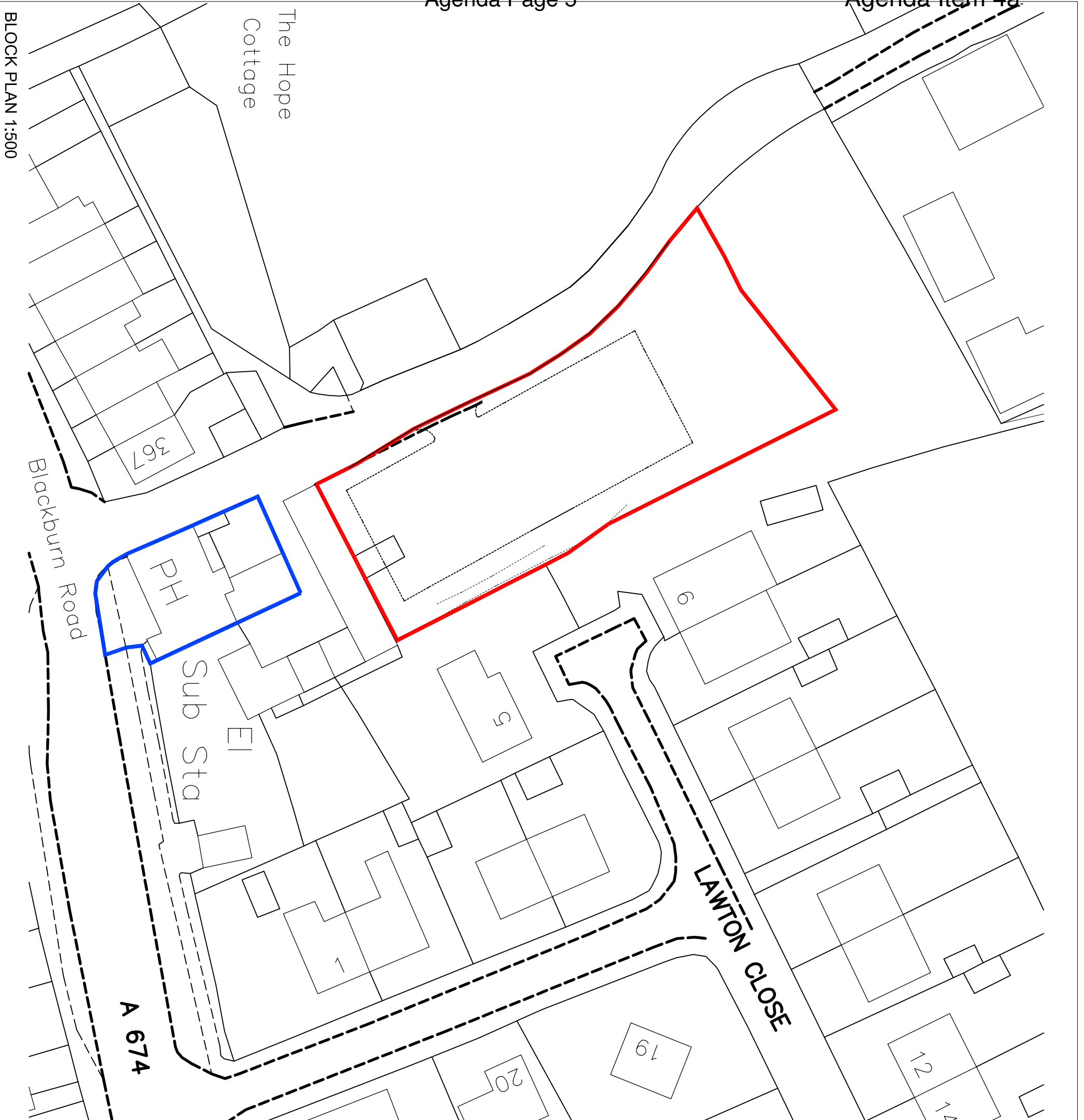
DRAWING
 PROPOSED STREET
 ELEVATION AND SITE PLAN

DRAWING NUMBER	REVISION	SCALE	DATE
09/1261-02	D	1:200	June 11
		DRAWN BY	CHECKED BY



Burn, St. Simon Hill Farm
 Station Road
 Stranmillis
 TF11 9ND
 Tel 01952 720863 / 720462
 Fax 01952 720462

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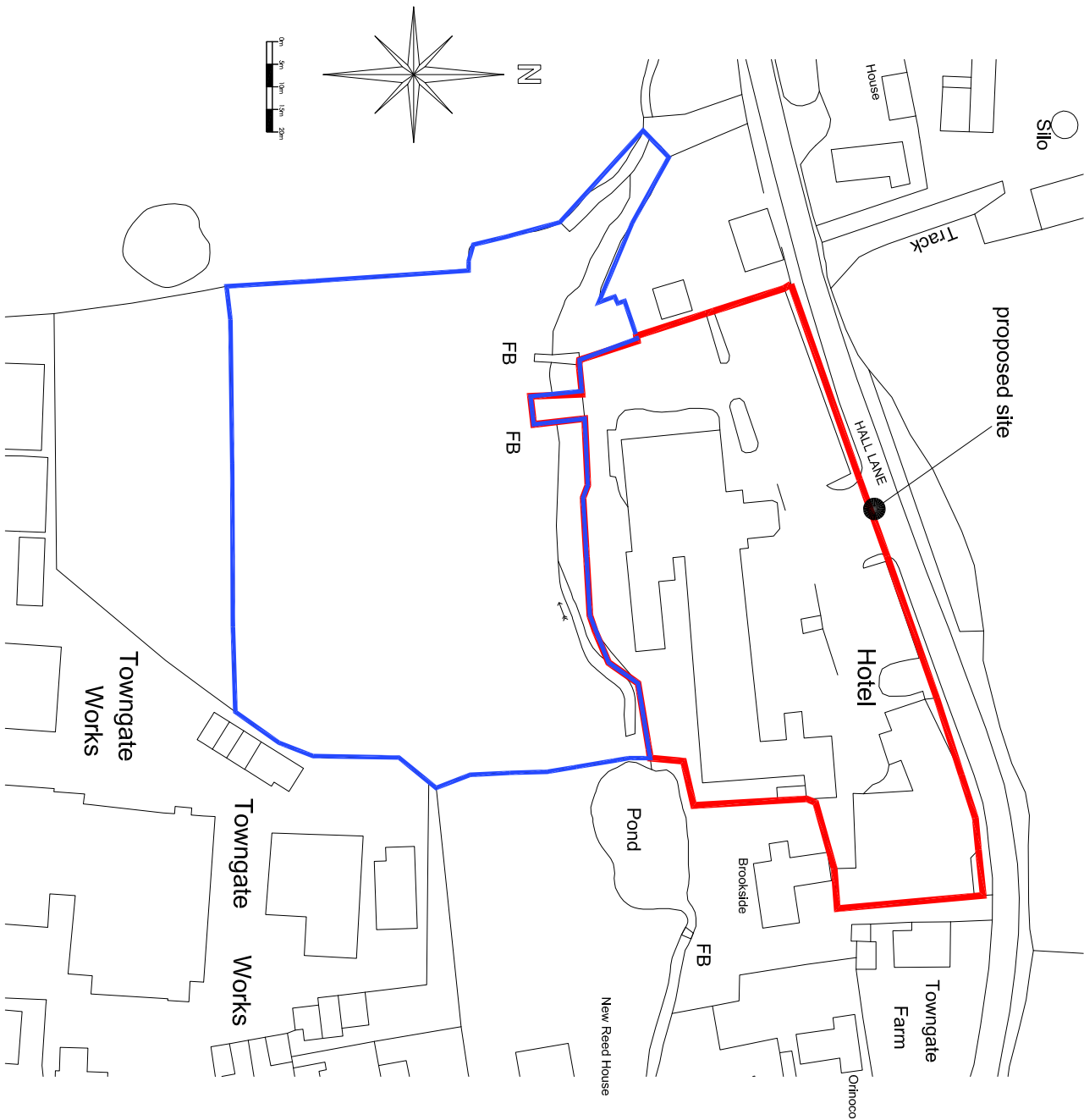
LOCATION PLAN 1:1250

BLOCK PLAN 1:500

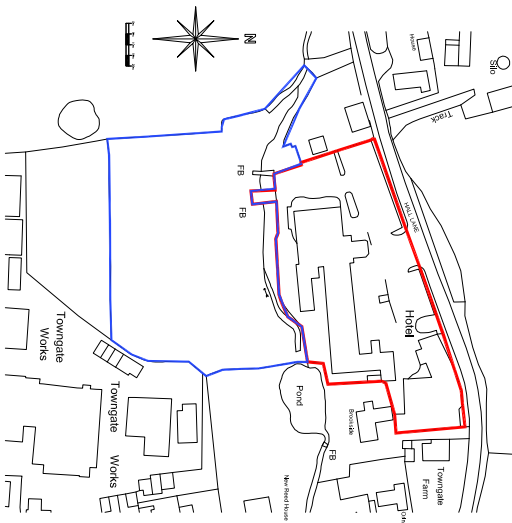
<p>Daniel Thwaites Brewery Ltd</p> <p>CLIENT</p>	
<p>Proposed Housing Development Land to the Rear of The Golden Lion, Higher Wheaton, Chorley</p> <p>PROJECT</p>	
<p>Location and Block Plan</p> <p>DRAWING</p>	
<p>09/1261-01</p> <p>DRAWING NUMBER</p>	<p>A</p> <p>REVISION</p>
<p>1:500</p> <p>SCALE</p>	<p>JAN 10</p> <p>DATE</p>
<p>IP</p> <p>DESIGNER</p>	<p>DATE/CHK</p> <p>30.09.10</p>
<p>planning and design ltd architects town planners building surveyors</p> <p>Barn 5a Sutton Hill Farm Sutton Maddock Shropshire TF11 9NQ Tel 01952 730863 / 730492 Fax 01952 738492</p>	

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BLOCK PLAN 1:500



LOCATION PLAN 1:1250



Chartered Architects Ltd

PRODUCT: Proposed Napping and delivery facility

PROJECT: 10324-208

DATE: 24/1/11

CLIENT: Sissons Hall Cow House Ltd

DRAWN: The Ordnance Survey File

SCALE: 1:500, 1:200 (B.A)

DATE: 11/05/09

PROJECT: 10324-208

DATE: 24/1/11

CLIENT: Sissons Hall Cow House Ltd

DRAWN: The Ordnance Survey File

SCALE: 1:500, 1:200 (B.A)

DATE: 11/05/09

PROJECT: 10324-208

DATE: 24/1/11

CLIENT: Sissons Hall Cow House Ltd

DRAWN: The Ordnance Survey File

SCALE: 1:500, 1:200 (B.A)

DATE: 11/05/09

PROJECT: 10324-208

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Stocks Hall Care Home Mawdesley Village



STOCKS HALL CARE HOMES LTD

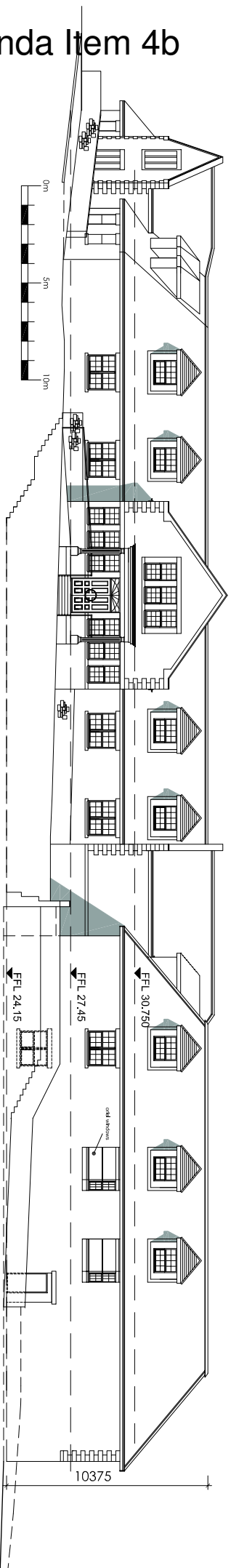


Chartered Architects Ltd

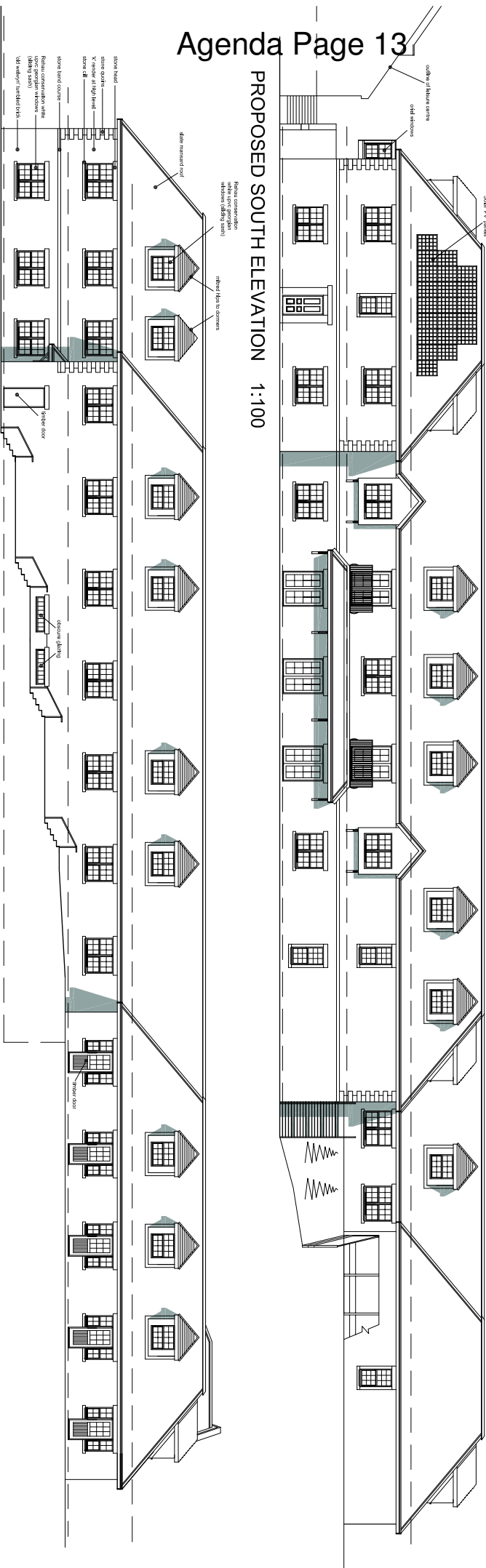
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PROPOSED WEST ELEVATION 1:100



PROPOSED SOUTH ELEVATION 1:100



PROPOSED EAST ELEVATION 1:100



PROPOSED NORTH ELEVATION 1:100



Chartered Architects Ltd

PROJECT: Proposed building and leisure facility
 Manned by staff
 No on-site
 CLIENT: Sivas Hall Leisure Centre Ltd.
 DRAWING TITLE: Proposed North Elevation
 DATE: 24/11
 SCALE: 1:100 @ A1

Redundance Suite, No 12, 12/13, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

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IF ALTERNATIVE LAND REQUIRING THE USE OF FLOOD FLOOD RISK MANAGEMENT MEASURES AND OTHER SPECIAL MEASURES TO PROTECT AN AREA OF LAND FROM FLOODING IS IDENTIFIED, THE LOCAL AUTHORITY SHALL CONSIDER WHETHER SUCH FLOOD RISK MANAGEMENT MEASURES ARE FEASIBLE AND, IF FEASIBLE, SHALL CONSIDER WHETHER SUCH MEASURES SHOULD BE INCLUDED IN THE LOCAL AUTHORITY'S LOCAL INFRASTRUCTURE PLAN.

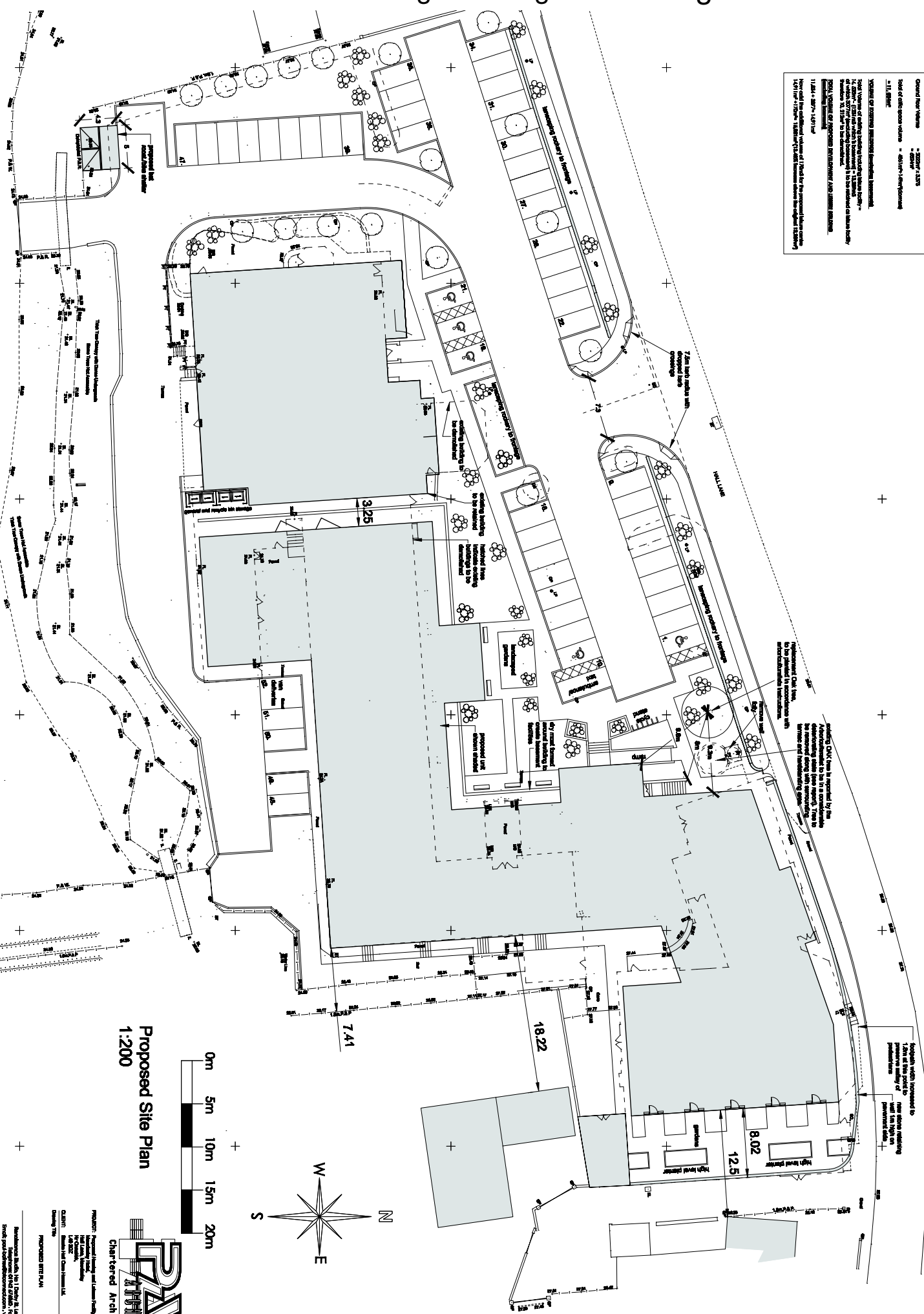
General Flow Volume = 200m³/hr (100m³/hr)
 = 1.1 m³/sec

Volume of Stormwater Generated (assuming 100% runoff)
 Total Volume of stormwater generated (assuming 100% runoff)
 = 1.1 m³/sec x 30 mins (0.5 hrs) = 165 m³

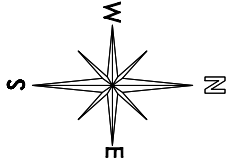
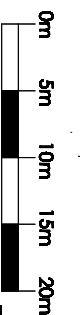
Volume of Flood Storage Capacity (assuming 100% runoff)
 = 1.1 m³/sec x 10 mins (0.167 hrs) = 183 m³

Net Flood Storage Capacity = 183 m³ - 165 m³ = 18 m³

Note: The net flood storage capacity of 18 m³ is based on the assumption that the flood water will be held in the storage tanks for a maximum of 10 minutes.



Proposed Site Plan
1:200



PAB
Chartered Architects Ltd

PROPOSER: [Redacted] and [Redacted] Property Ltd

PROJECT: [Redacted] [Redacted] [Redacted] [Redacted]

CLIENT: [Redacted] [Redacted] [Redacted] [Redacted]

CONTACT: [Redacted] [Redacted] [Redacted] [Redacted]

PROPOSED START DATE: [Redacted]

PROPOSED END DATE: [Redacted]

PROPOSED START DATE: [Redacted]

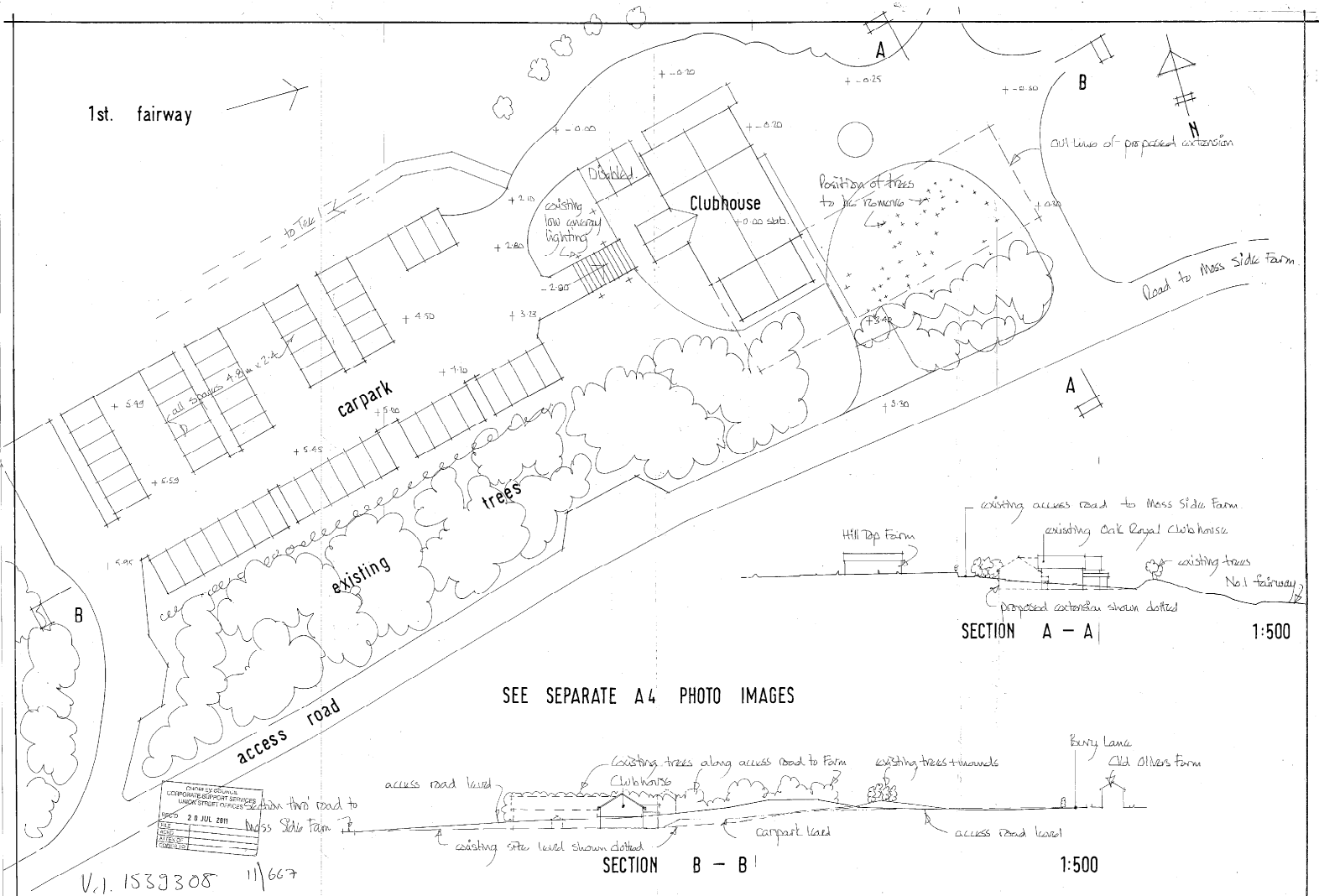
PROPOSED END DATE: [Redacted]

PROPOSED START DATE: [Redacted]

PROPOSED END DATE: [Redacted]

Date	By	For
04.08.11	AR	Prepared (checked)
07.08.11	AR	Prepared

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EXISTING SITE PLAN (ACCESS, CARPARK Etc.) AND SITE SECTIONS, OAK ROYAL GOLF CLUB HOTEL EXTENSION, BURY LANE, WITHNELL. ORHE 01/04/11 - 1:200.

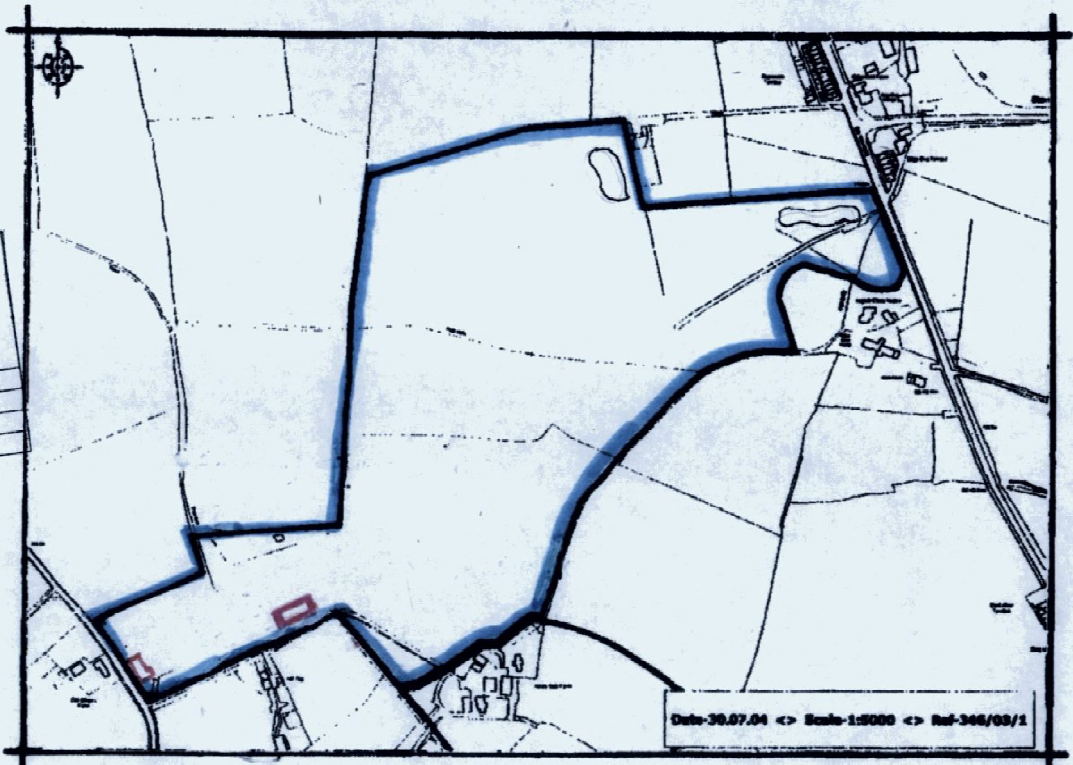
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11/667/FML

CHORLEY COUNCIL
CORPORATE SUPPORT SERVICES
UNION STREET OFFICES

REC'D 20 JUL 2011

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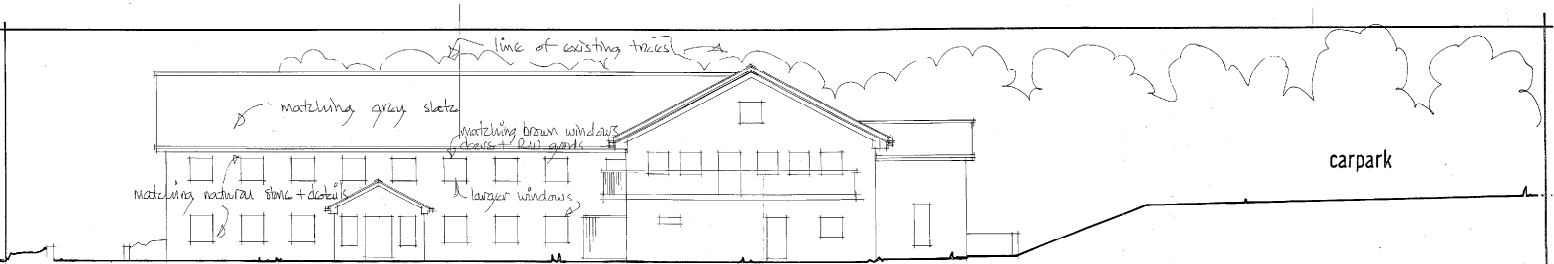
Date: 30.07.04 <-> Scale: 1:5000 <-> Ref: 346/00/1

V.I. 1539308.

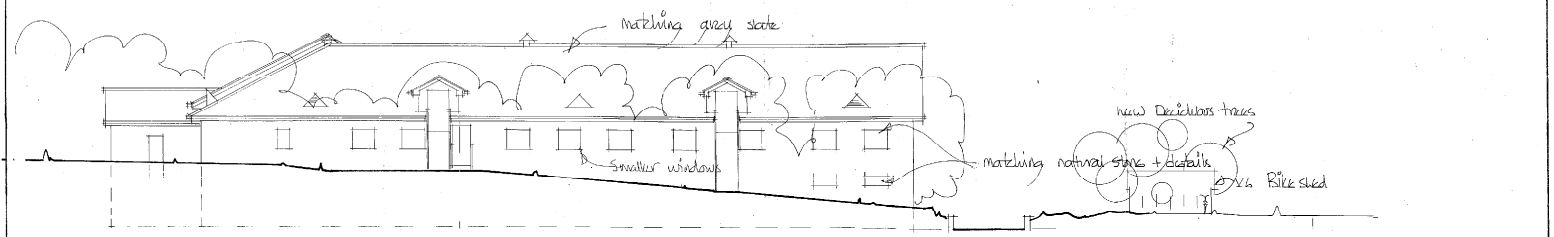
OAK ROYAL, LOCATION

MOSS SIDE FARM, BURY LANE, WITHNELL. 1:5000.

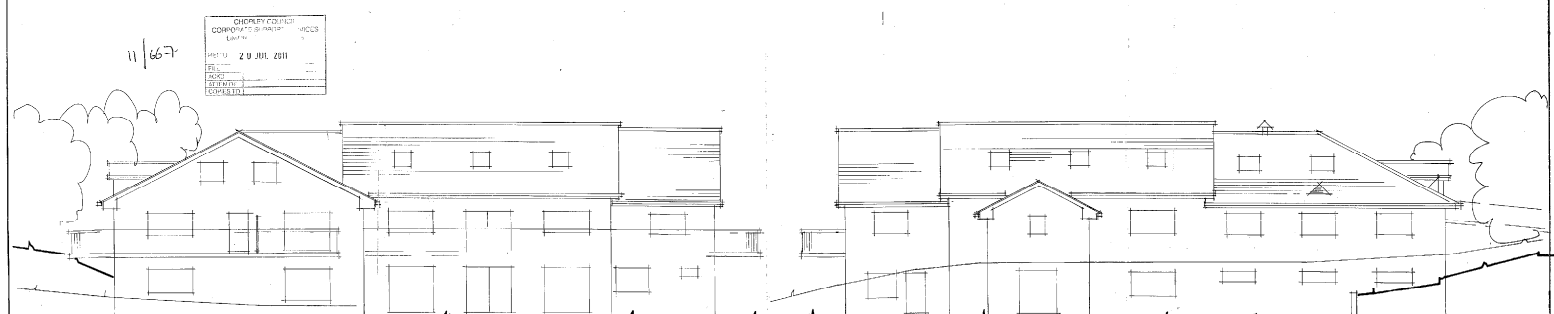
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FRONT ELEVATION NORTH



REAR ELEVATION SOUTH

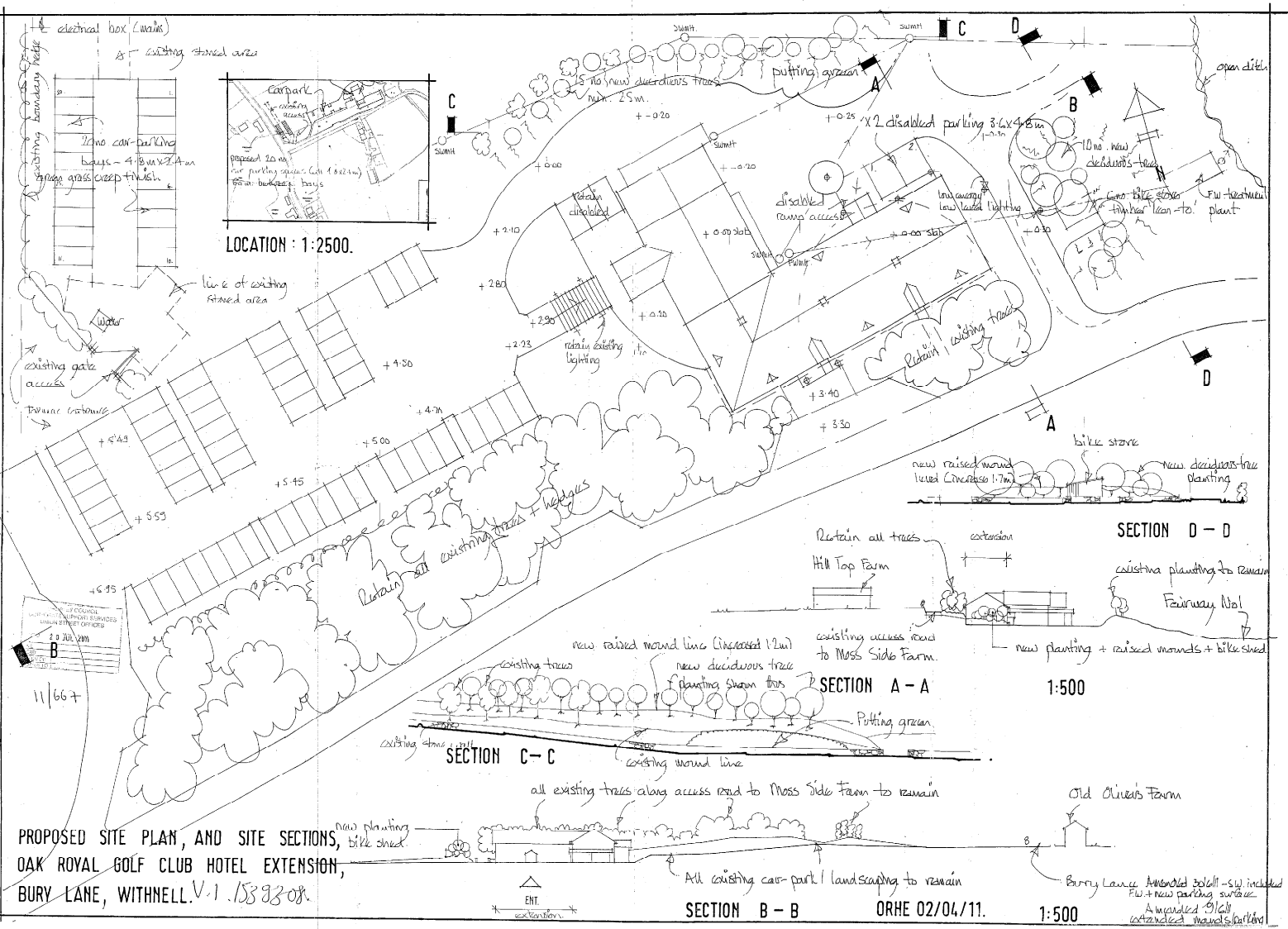


SIDE ELEVATION EAST

SIDE ELEVATION WEST

V.11539308.

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11/667

19 JUL 2011

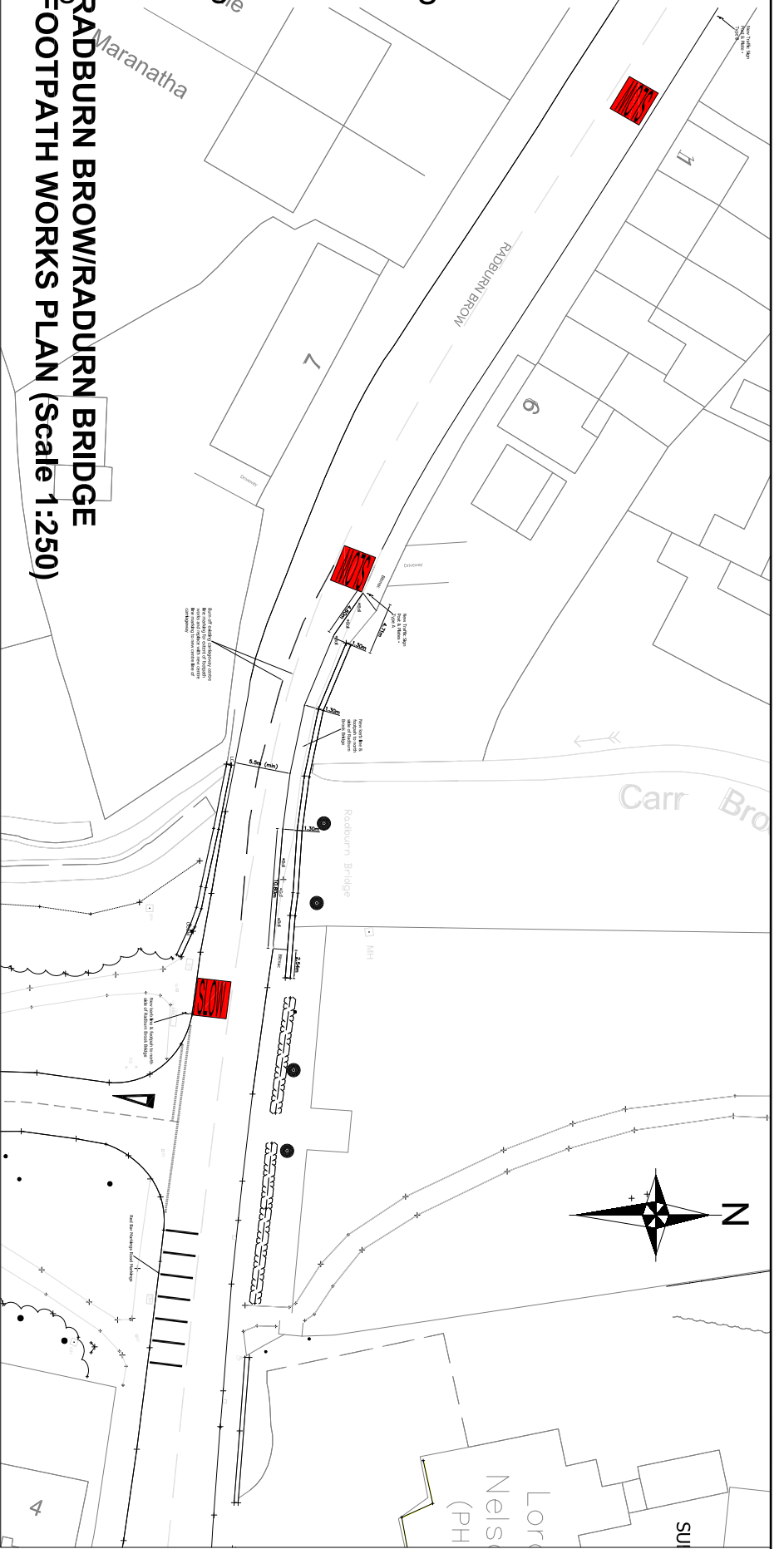
B

PROPOSED SITE PLAN, AND SITE SECTIONS,
OAK ROYAL GOLF CLUB HOTEL EXTENSION,
BURY LANE, WITHNELL. V.1.153 9.3.08.

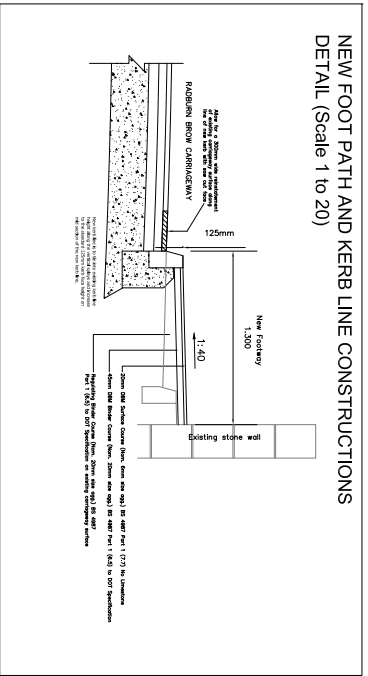
SECTION B - B ORHE 02/04/11. 1:500

SECTION D - D 1:500

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RADBURN BROW/RADURN BRIDGE FOOTPATH WORKS PLAN (Scale 1:250)



NEW FOOT PATH AND KERB LINE CONSTRUCTIONS DETAIL (Scale 1 to 20)

TRAFFIC SIGNS SCHEDULE (Not to Scale)
All traffic signs are to be in accordance with Traffic Signs Regulations and General Directions 2002



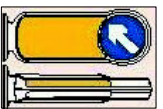
Type A
Sign plates 517 & 518 on plain grey post set minimum of 600mm into footpath form face of kerb **NON ILLUMINATED**



Type B
Sign plates 517 & 518 on plain grey post set minimum of 600mm into footpath form face of kerb **NON ILLUMINATED**

TRAFFIC BOLLARD SPECIFICATION

Bollards are to be Glasdon Rebound (White) bolt down Bollards Type A with Sign Ref:610 (Right direction on east bound approach and left direction on west bound approach).



NOTES

1. Belkay road contractor to carry out all the works shown on this drawing including the installation of new traffic signs, road marking works and any clearance or cutting back of overhanging trees and bushes.
2. Belkay road contractor to apply for the relevant NSW/Section 50 Road Opening Notice to Chorley BC and the required Traffic management approval for the whole of the works, including new traffic signs and road markings.
3. The exact location of the bollards and traffic sign plates/roost are to be agreed on site with a representative of Chorley BC Highways.
4. Belkay road contractor is responsible for determining the location of any existing services/mains/pipes through out the extent of these works and organise/carry out these works accordingly.
5. Immediately prior to commencing works Belkay road contractor to be responsible to make all location agreed by Chorley BC Highways to determine depth of existing road construction over the bridge.
6. The new kerb line on the north side of Raddburn Bridge/Raddurn Bow is to be into existing kerb line height along the vertical splay and increase to the standard 125mm kerb face height on mid section of the new kerb line.

LEGEND

NO	DESCRIPTION	DATE
1	Issue	2011
2	Revised	2011
3	Issue	2011

Belway
(North West)

(a member of Belway Plc Group of Companies)
 2000
 Tel: 0757 485 2000 Fax: 0757 326 9393

Project:
RADBURN PARK - Sandy Lane(Chorley)

Client:
RADBURN BROW/RADURN BRIDGE HIGHWAY WORKS

Drawn by:
 Varies

Scale:
 1:250

Date:
 Aug 2011

POB:
 BRNWENGSQSHW

Checked:
 -

Notes:
 1. All dimensions are in millimetres unless otherwise stated.
 2. All dimensions are in millimetres unless otherwise stated.
 3. All dimensions are in millimetres unless otherwise stated.
 4. All dimensions are in millimetres unless otherwise stated.
 5. All dimensions are in millimetres unless otherwise stated.
 6. All dimensions are in millimetres unless otherwise stated.
 7. All dimensions are in millimetres unless otherwise stated.
 8. All dimensions are in millimetres unless otherwise stated.
 9. All dimensions are in millimetres unless otherwise stated.
 10. All dimensions are in millimetres unless otherwise stated.

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SANDY LANE, CLAYTON-LE-WOODS



CHORLTON BOROUGH COUNCIL
 TOWN
 06 FEB 2010
 THIS APPLICATION NO. 10/115

Rev	Date	Revision	By
Bellway			
Client Bellway Homes			
Project Sandy Lane CLAYTON-LE-WOODS			
Title Site Location Plan			
Date	1:1250 @ A3	Drawn	January 2010
Scale	TJA	Drawn By	BHWL78/04
Astle Planning & Design			
<small>Astle Planning & Design Ltd Old Church Hall Old Coach Road Keston, CV8 2JZ Tel: 01829 752746 Fax: 0800 705 0366 e-mail: info@astlepld.co.uk</small>			
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11/00581/COV

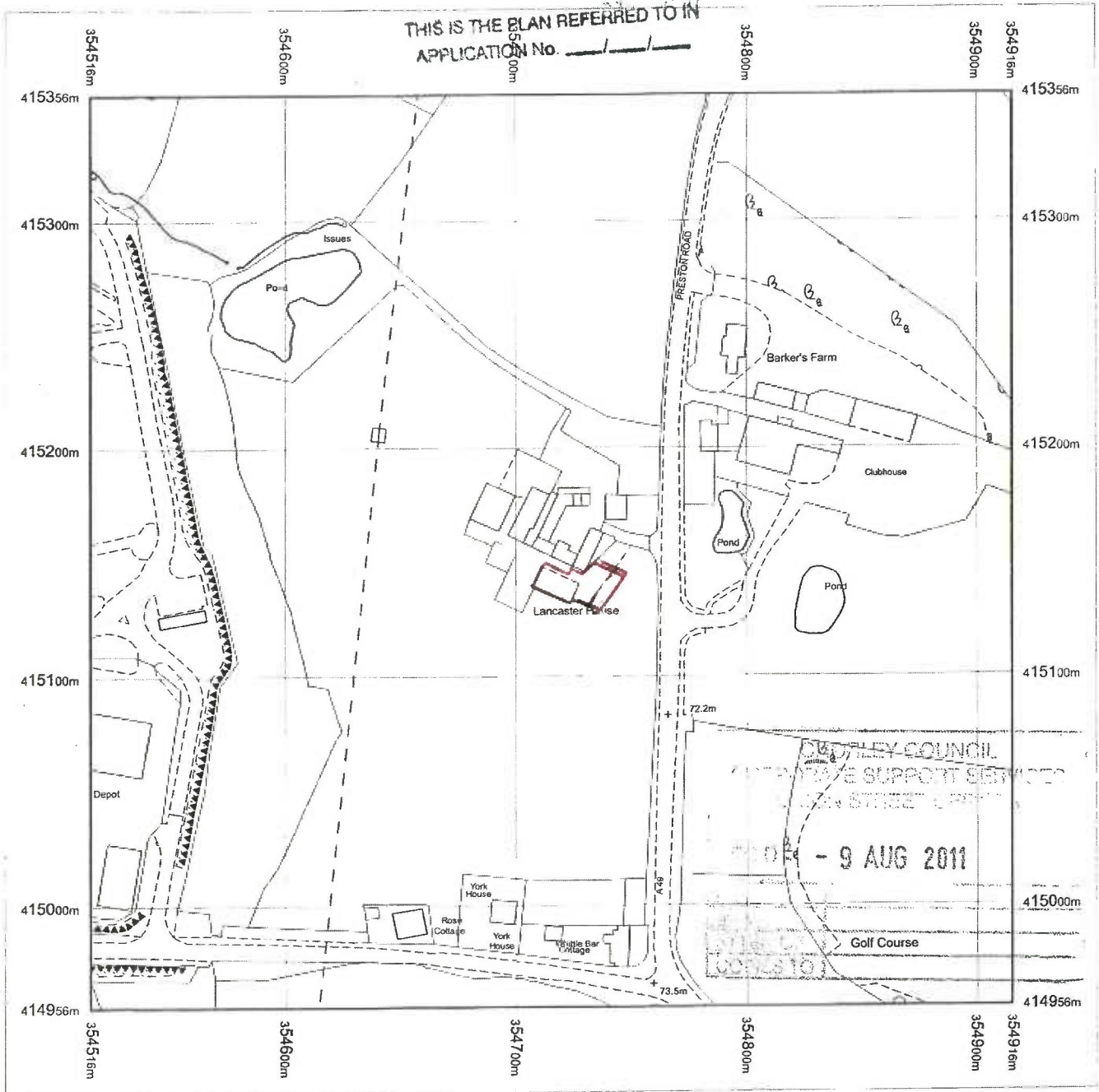


CHORLEY BOROUGH COUNCIL
TOWN AND COUNTRY PLANNING ACT 1990



17 AUG 2011

OS Sitemap®



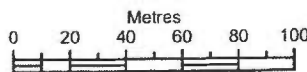
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The representation of a road, track or path is no evidence of a right of way.

The representation of features as lines is no evidence of a property boundary.



Scale 1:2500

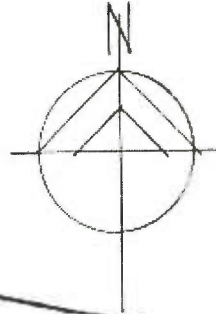
Supplied by: **Chorley B C**
Serial number: 00024400
Centre coordinates: 354715.5 415155.5

Further information can be found on the OS Sitemap Information leaflet or the Ordnance Survey web site:
www.ordnancesurvey.co.uk

LOCATION PLAN

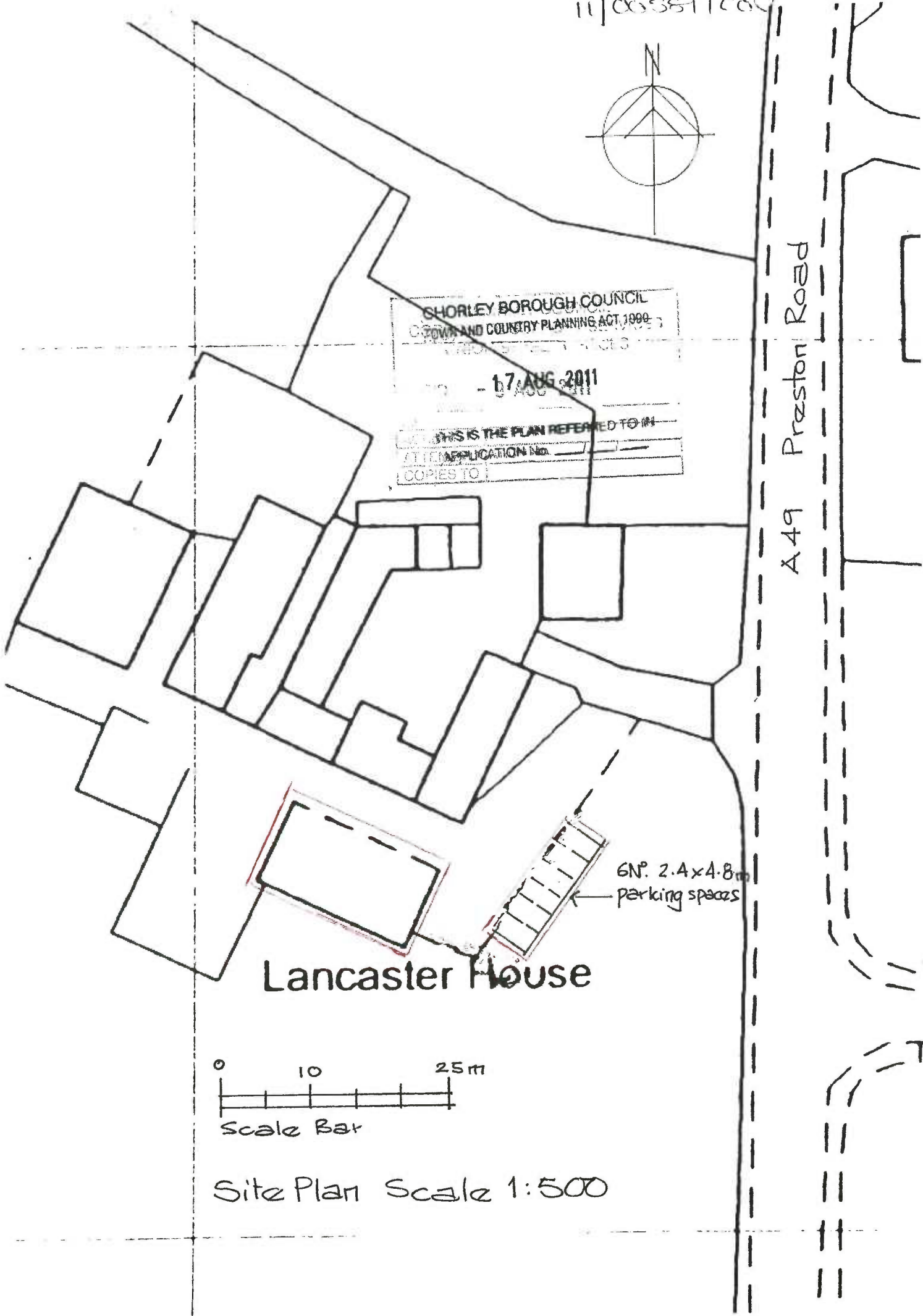
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11/00581/000



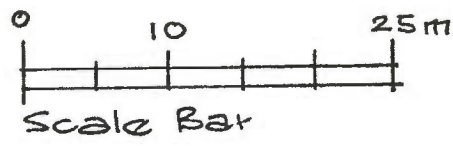
SHORLEY BOROUGH COUNCIL
 TOWN AND COUNTRY PLANNING ACT, 1990
 17 AUG 2011
 THIS IS THE PLAN REFERRED TO IN
 APPLICATION No. _____
 COPIES TO _____

A49 Preston Road



Lancaster House

6 No. 2.4 x 4.8m parking spaces



Site Plan Scale 1:500

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7 Glamis Drive, Chorley, PR7 1LX



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