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**Chief Executive's Office**

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Date: 29 September 20056

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**Chief Executive:** Donna Hall

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**Chorley**  
Council

Town Hall  
Market Street  
Chorley  
Lancashire  
PR7 1DP

Dear Councillor

**DEVELOPMENT CONTROL COMMITTEE - TUESDAY, 26TH SEPTEMBER 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 - 4)**

Yours sincerely



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

# COMMITTEE REPORT

REPORT OF	MEETING	DATE	ITEM NO
DIRECTOR OF DEVELOPMENT AND REGENERATION	DEVELOPMENT CONTROL COMMITTEE	26/09/06	

## ADDENDUM

### **ITEM A1- 06/00786/REMAJ- LAND SOUTH OF BUCKSHAW AVENUE, BUCKSHAW AVENUE, BUCKSHAW VILLAGE**

The Director of Streetscene, Neighbourhoods and the Environment has no comments to make.

Additional plans have been received providing more detail in respect of the proposed road as requested by the Highways Engineer at Lancashire County Council. The Highways Engineer is still concerned with the detail provided in the additional plans and has raised the following points:

- The footpaths/cycleways should be 3.5 metres wide
- The pedestrian/cycle crossing point on Link 2 road is not wide enough
- There are no typical cross sections for the links 3 and 4.
- Conventional drainage gullies are required
- The roundabouts are presently shown as a grass finish which is satisfactory from a highway viewpoint
- The drainage arrangements are unsatisfactory
- There are no roundabout details
- There is no provision for a bus service

The Highway Engineer considers that the application needs further attention before highway approval can be given.

It is considered that the Highways Engineers concerns can be satisfied by the submission of further details which will be required through conditions.

Condition 3 attached to the recommendation will be removed and replaced with the following condition:

Full details of the construction of the carriageways including the roundabouts, footpaths and cycleways, including the finished top surfaces and width of the footpaths/ cycleways, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any construction work on site.

Reason: In order to ensure a satisfactory level of construction of the new road, footpaths and cycleways and in accordance with the provisions of policies TR4 and TR18 of the Adopted Chorley Local Plan Review.

An additional condition will also be attached to satisfy the Highways Engineers concerns:

Details of the precise specification and location of carriageway crossing points shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any construction work on site; the approved details shall be implemented prior to the opening of the road to public traffic and pedestrians.

Reasons: In the interests of securing a satisfactory standard of development for crossing the highway in the interests of highway safety; also to accord with the provisions of Policy TR4 of the Adopted Borough Local Plan Review.

**ITEM B1- 06/00689/FUL- 1 VICTORIA TERRACE, VICTORIA STREET, WHEELTON**

1 letter has been received from a neighbouring resident stating they have no objection to the proposal.

Lancashire County Council's Highway Section have no objection to the proposal however do state that the grant of planning permission does not entitle a developer to obstruct a right of way. This has already been attached to the recommendation as an informative.

**ITEM B2- 06/00850/CB3- LAND SOUTH OF VERTEX TRAINING AND CONFERENCE CENTRE, LITTLE CARR LANE, Chorley Borough Council**

United Utilities have no objection in principle to the application as long as a suitable precautionary measures are taken to protect the sewer where necessary. The following informative has been attached to the recommendation:

Please Note: A sewer is located close to the application site; it is the developers responsibility to ensure the protection of the sewer during and after construction.

**ITEM B3- 06/00851/CB3- LAND 20M SOUTH OF 24-26 THE BOWERS, CHORLEY**

United Utilities have no objection to the proposal. The level of cover to sewer that is situated on the south west edge of the area must not be compromised either during or after construction. The following informative has been attached to the recommendation:

Please Note: A sewer is located close to the application site; it is the developers responsibility to ensure the protection of the sewer during and after construction.

**ITEM B4- 06/00857/FUL – ERECTION OF DWELLING FOR STAFF (TO REPLACE WARDENS FLAT AND STAFF CARAVANS), ROYAL UMPIRE CARAVAN PARK, MOOR ROAD, CROSTON**

It should be noted that there is a mistake in the committee report. The background information in the report refers to another site and should be disregarded.

The background section should read:

'Royal Umpire Caravan Park is located off Moor Road, Croston. The park has space for approximately 200 caravans along with associated facilities, reception and parking area and is located within the Green Belt.'

**ITEM B6- 06/00926/FUL – PROVISION OF MULTI-USE GAMES AREA (30M X 15M) PLAYING FIELD, GREAT GREENS LANE, BAMBER BRIDGE**

Clayton-le-Woods Parish Council have no comments to make on the application.

A further representation has been received from a resident of Masonfield since the committee report was written. The resident states that The Green already has a perfectly good sports area in place, which is in a reasonable condition not 200yards from the proposed development. The landscaping around the current facility could be altered to allow the facility to be viewed from The Green and by passers-by, therefore reducing the possibility of its continued use as an area used by 'undesirables'. Fencing could also be put up around it. To leave this area without any proposals to change its use would not make sense and the area could become prone to unacceptable activities, alongside the children's play area.

In addition to create such a facility without some control or supervision is almost futile as bullies will take over. It would be better to save funds by re-furbishing the current facility and offering the facility to organised groups who perhaps pay a nominal amount towards upkeep and maintenance as well as informal play, and offer sports coaching for local children. The proposed the facility without future thought for the control of its use, will simply create another facility which will get misused.

Either the current facility should be re-furbished so that it is no longer misused or a linked proposal should be in place as to the development of the existing area at the same time as the new facility is being constructed. Whatever is built it is important that future plans for its management and use for the benefit of all youngsters in the area is extremely important.

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