

28 March 2012

Dear Councillor

DEVELOPMENT CONTROL COMMITTEE - TUESDAY, 27TH MARCH 2012

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.

Addendum (1-4)

Report of the Director of Partnership Planning and Policy (enclosed).

Yours sincerely



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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
Director of Partnerships, Planning and Policy	Development Control Committee	27 March 2012

ADDENDUM

ITEM 4a-12/00059/FUL– The Builders Yard, Froom Street, Chorley, PR6 0AN

The recommendation remains as per the original report.

The NPPF has been released today and Planning Policy Guidance Notes/Statements are no longer in force. The planning policy section of the report should therefore refer to the NPPF.

The proposed conditions have been amended to remove reference to Planning Policy Guidance Notes/Statements and refer to the National Planning Policy Framework (NPPF) which was released today.

In relation to levels, the Council’s interface distances between habitable windows are to be extended if there is more than half a metre difference between the site and surrounding properties. However, the proposal does not have habitable windows that would overlook the properties to the rear. As discussed in the report the rear windows either serve a bathroom or are high level. Therefore it is considered that satisfactory levels can be achieved on the site. To secure satisfactory levels the following additional condition is proposed:

Before the development hereby permitted is first commenced full details of existing and proposed ground levels and proposed building slab levels (all relative to ground levels adjoining the site) shall have been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail shown on previously submitted plan(s). The development shall only be carried out in conformity with the approved details.

Reason: To protect the appearance of the locality, in the interests of the amenities of local residents and in accordance with Policy Nos. GN5 and HS4 of the Adopted Chorley Borough Local Plan Review.

The following additional condition is proposed:

The windows in the first floor of the southern elevations of the properties hereby permitted serving a bathroom and/or en-suite shall be top hung and retained as top hung at all times thereafter.

Reason: In the interests of the privacy of occupiers of neighbouring property and in accordance with Policy Nos. GN5 and HS4 of the Adopted Chorley Borough Local Plan Review.

ITEM 4b-12/00045/FULMAJ – W M Lawrence And Sons, Lyons Lane, Chorley, PR6 0PJ

The recommendation remains as per the original report.

The NPPF has been released today and Planning Policy Guidance Notes/Statements are no longer in force. Paragraphs 38 and 40 refer to PPS4 Planning for Sustainable Economic Growth. It is considered the NPPF still supports the recommendation to approve the application as one of its core principle is that the planning system should proactively drive and support sustainable economic development and build a strong, competitive economy.

The planning policy section of the report should also refer to the NPPF.

The proposed conditions have been amended to remove reference to Planning Policy Guidance Notes/Statements and refer to the National Planning Policy Framework (NPPF) which was released today.

The agent has provided the following in response to the County Council's request for planning contributions:

“Regardless of whether their application was out of time or not we can see no reason why the Council would wish to impose this burden on to this development. It is our clients intention to provide a much needed facility in the form of affordable housing and also in the starter units which we all know are essential in the kick starting of local jobs and economy. To impose any financial restriction on the site which could hinder or prevent the successful development of the scheme we feel should be avoided at all cost. It is very difficult to make any development scheme financially viable in todays market, our clients are one of a few who are in a position to move schemes like this forward and would greatly appreciate the partnership with the Council in delivering this development. However to achieve this we would request that the Council do not impose this financial burden on the development”.

ITEM 4c- 12/00094/FUL– Formerly Multipart Distribution Limited, Pilling Lane, Chorley, Lancashire

The recommendation remains as per the original report

The reason attached to Condition 12 has been amended to remove reference to Planning Policy Guidance Notes/Statements and refer to the National Planning Policy Framework (NPPF) which was released today, as follows:

The site shall be remediated in accordance with BAE Environmental Remediation Strategy Report (Reference:A0356-02-R1-1). Upon completion of the remediation works a verification/completion report containing any validation sample results shall be submitted to and approved in writing by the Local Planning Authority. *Reason:-To protect the environment and prevent harm to human health by ensuring that the land is remediated to an appropriate standard for the proposed end use and in accordance with Government advice contained in the National Planning Policy Framework Document*

The original report has been amended as follows:

Reference to National Planning Policies PPS1, PPS3, PPS23, PPG13 within the Planning Policies section has been replaced with the National Planning Policy Framework Document (NPPF)

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