

2 October 2012

Dear Councillor

**DEVELOPMENT CONTROL COMMITTEE - TUESDAY, 2ND OCTOBER 2012**

The enclosed report provides an update of events that have taken place since the agenda was published.

**Addendum (Pages 1 - 12)**

Report of the Director of Partnerships, Planning and Policy.

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 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
Director of Partnerships, Planning & Policy	Development Control Committee	2 October 2012

ADDENDUM
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**ITEM 4a- 12/00619/FUL – Sunnyside 4 Common Bank Lane Chorley Lancashire PR7 1NR**

**The recommendation remains as per the original report**

Since the previous report was written the Council has approved the publication Local Plan (Site Allocations Development Management Policies Development Plan Document) for public consultation. This is likely to take place for a six week period from mid October.

Policy HS4 on Private Residential Garden Development of the Preferred option paper has now been replaced by policy HS3. This states that

*Applications for development within private residential gardens on sites not allocated in the Housing Allocations Policy will only be permitted for:*

- a) Appropriately designed and located replacement dwellings where there is no more than one for one replacement.*
- b) The conversion and extension of domestic buildings.*
- c) Infill development on gardens. Infill is the filling of a small gap in an otherwise built-up street frontage, e.g. typically a gap which could be filled by one or possibly two houses of a type in keeping with the character of the street frontage.*

*When assessing applications for garden sites, the Council will also have regard to;*

- 1) Sustainability, such as access to public transport, schools, businesses and local services and facilities.*

*Proposals which significantly undermine amenity and harm the distinctive character of an area will be refused*

Although the proposed development does not involve infilling a gap in the street frontage, the proposal would not involve extending the group of dwellings any further to the south west and the proposed dwelling would lie between the existing dwelling on site and the sewage treatment works. As discussed previously the site is considered to be in a sustainable location. The proposal is not considered to cause any undue harm to the amenity of the area and would be in keeping with the character of the area. Accordingly the proposal is considered to accord with the amended policy HS3 and the recommendation remains unchanged.

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**ITEM 4b- 12/00797/FUL – Higher Wheelton Methodist Church, Blackburn Road, Higher Wheelton, Lancashire**

**The recommendation remains as per the original report.**

A further letters of objection have been received from number 347 Blackburn Road (the Chapel that has permission to be converted to a dwelling) setting out the following issues:

- The window at second floor level located on the (north-eastern) side elevation is not acceptable. The window overlooks the garden of No. 347 Blackburn Road, The Methodist Chapel and would impact upon the privacy of Mr Hardman and Miss Manley and would therefore be detriment to their personal amenity and enjoyment of their property.
- They would be happy for the window to be obscure glazed like the windows located on the ground/first floors. The plans show that the window serves an attic room, which already has 3 roof lights located within the roof; which will provide enough natural light to the room. Obscure glazing to the window's on the second floor of the side elevation would be a suitable and appropriate design feature;
- They have no objection to the retrospective increase in ridge height, but have strong concerns over the overlooking that would occur through the windows located on the second floor.

In response to this, the report does recommend that the window they refer to is obscure glazed and non-opening. It is therefore considered that this condition addresses their concerns.

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**ITEM 4c-12/00655/FUL – 10 Blacksmith Walks, Buckshaw Village**

**The recommendation remains as per the original report.**

No further letters of objection have been received.

The applicant has made additional comments in support of the application which can be summarised as follows: -

- I am shocked that after 3yrs there is an issue with the works
- Crime on the estate has rocketed
- Anti-social behaviour has taken place in the area including car damage and bottles thrown on the path and my conservatory

No additional consultee responses have been received.

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**ITEM 4d - 12/00697/DIS - Land 150 metres south of Filter Beds Cottage, Bolton Road, Anderton**

**The recommendation remains as per the original report.**

No letters of objection or letters of support have been received and no additional consultation responses have been received.

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**ITEM 4e – 12/00698/FULMAJ - Crow Nest Cottage, Tarnbeck Drive, Mawdesley, L40 2RU**

**The recommendation remains as per the original report.**

No further letters of objection have been received and no letters of support have been received.

An additional consultation response has now been provided by **LCC (Ecology)**. The Council is advised that the mitigation proposed as part of application 08/00728/FULMAJ was found acceptable previously and there do not appear to have been any material changes in the intervening period that would have a bearing on this. LCC (Ecology) advise that the proposed mitigation may therefore be adequate to form the basis of a mitigation method statement to address a licence application to Natural England and unless Chorley Council has good reason to believe that a Natural England licence would not be granted, the application should not be refused on the grounds of impacts on European Protected Species.

LCC (Ecology) advise that it would therefore seem appropriate, in addition to attaching condition number 6 from the appeal decision requiring mitigation to be carried out in accordance with the Bat & Great Crested Newt Survey & Assessment submitted with the 2008 application (08/00728/FULMAJ), to attach a further condition to the effect that the Development should not proceed without the prior acquisition of a licence from Natural England for the derogation of the protection of great crested newts under the Habitats Directive.

Therefore, if the application was being recommended for approval, conditions could be attached to the planning permission to secure the requirements of LCC (Ecology).

As set out in the main report, the publication version of the Site Allocations and Development Management Policies Development Plan Document has now been approved for consultation purposes by Full Council on 25<sup>th</sup> September. Policy HS3 (Private Residential Garden Development) of this document states that applications within private residential gardens on sites not allocated in the Housing Allocations Policy will only be permitted for a) Appropriately designed and located replacement dwellings where there is no more than one for one replacement, b) The conversion and extension of domestic buildings and c) Infill development on gardens. Infill is defined as the filling of a small gap in an otherwise built-up street frontage, e.g. typically a gap which could be filled by one or possibly two houses of a type in keeping with the character of the street frontage.

Policy HS3 also states that when assessing applications for garden sites, the Council will also have regard to sustainability, such as access to public transport, schools, businesses and local services and facilities. Policy HS3 also states that proposals which significantly undermine amenity and harm the distinctive character of an area will be refused.

A policy to resist private residential garden development was in the Site Allocations and Development Management Policies Development Plan Document at the preferred option stage and has also been the subject of an interim policy (Private Residential Garden Development) which reflects the Council's continued commitment to such a policy. Policy HS3 also reflects Paragraph 53 of the NPPF which states that Local Planning Authorities should consider the case for setting out policies to resist inappropriate development of residential gardens.

In terms of the amount of weight that can be given to the emerging Site Allocations and Development Management Policies Development Plan Document, as stated, the publication

version has recently been approved by Full Council for consultation purposes so it can now be afforded a greater level of weight that when it was at the preferred option stage.

Therefore, whilst the design and scale of the development is considered to be acceptable, the development of this site does not meet any of the exceptions in Policy HS3 hence the development is contrary to it. The following additional reason for refusal is therefore recommended: -

*The development is proposed on land which is presently a private residential garden. Policy HS3 of the emerging Site Allocations and Development Management Policies Development Plan Document seeks to restrict residential development on such sites by only allowing replacement dwellings, the conversion and extension of domestic buildings and infill development. The proposed development of 10 no. apartments on this site following the demolition of the existing dwelling does not meet any of these exceptions hence is contrary to Policy HS3 of the Site Allocations and Development Management Policies Development Plan Document.*

#### **ITEM 4f-12/00707/FULMAJ – Site N1, Lower Burgh Way, Chorley**

**The recommendation remains as per the original report**

1 further letter of support have been received, however this letter raises the choice of boundary fence for the southern boundary of the site.

No proposed conditions were attached to the original report, the following are proposed:

- Prior to the commencement of development a landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority, notwithstanding any such details which has previously been submitted. The scheme shall indicate the number and species of any trees or shrubs to be planted, their distribution on site and those areas to be seeded.**

***Reason: In the interests of the amenity of the area and in accordance with Policy GN5 of the Adopted Chorley Borough Local Plan Review.***

- Notwithstanding details already submitted a plan showing the proposed boundary treatments shall be submitted to and approved in writing by the local authority prior to the commencement of development. The approved details shall be installed in accordance with the approved details prior to the occupation of the first dwelling.**

***Reason: To ensure that the materials used are visually appropriate to the locality and in accordance with Policy Nos. GN5, and HS4 of the Adopted Chorley Borough Local Plan Review.***

- The approved plans are:**

<b>Plan Ref.</b>	<b>Title:</b>
<b>BP/PH2/LOC/01</b>	<b>Phase 2 Replan Location Plan</b>
<b>RP/0003 Rev D</b>	<b>phase 2 Replan Proposals</b>
<b>BP/PH2/KIP/C</b>	<b>Kipling House Type (Cottage Style)</b>
<b>BP/PH2/BUC2/C</b>	<b>Buchanan Dual Aspect (Cottage Style)</b>
<b>BP/PH2/BUC/C</b>	<b>Buchanan house Type (Cottage Style)</b>
<b>BP/PH2/YAR/C</b>	<b>Yare House Type (Cottage Style)</b>
<b>BP/PH2/EK/C01</b>	<b>Esk house Type (Cottage Style)</b>

BP/PH2/ESK/C/02	Esk House Type (Cottage Style)
BP/PH2/DAR/DA/V	Darwin Dual Aspect house Type (Village Style)
BP/PH2/ROLL/V	Rolland House Type (Village style)
BP/PH2/ORW/C	Orwell House Type (Cottage Style)
BP/PH2/roll/C	Rolland House Type (Cottage Style)
BP/PH2/TWA/C	Twain House Type (Cottage Style)
BP/PH2/K/F	Type K Apartment (Formal Style)
BP/PH2/CHA/F/01	Chantry house Type (Formal Style)
BP/PH2/CHA/F/02	Chantry House Type Elevations (Formal Style)
BP/PH2/CHA2/F/01	Chantry Dual Aspect (Formal Style)
BP/PH2/CHA2/F/02	Chantry Dual Aspect Elevations (Formal Style)
BP/PH2/CRO/C	Crompton House Type (Cottage Style)
BP/PH2/HUR/C/01	Hurston House Type (Cottage Style)
BP/PH2/DAR/C	Darwin House Type (Cottage Type)
BP/PH2/JER/C	Jerome house Type (Cottage Style)

*Reason: To define the permission and in the interests of the proper development of the site.*

4. Surface water must drain separate from the foul and no surface water will be permitted to discharge to the foul sewerage system.  
*Reason: To secure proper drainage and in accordance with Policy Nos. EP17 of the Adopted Chorley Borough Local Plan Review*
5. No development shall take place until details of the proposed surface water drainage arrangements have been submitted to and approved by the Local Planning Authority in writing. No part of the development shall be occupied until the approved surface water drainage arrangements have been fully implemented.  
*Reason: To secure proper drainage and to prevent flooding and in accordance with Policy Nos. EP18 and EP19 of the Adopted Chorley Borough Local Plan Review.*
6. Before the development hereby permitted is first commenced full details of the means of foul water drainage/disposal shall have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until the works for foul water drainage/disposal have been completed in accordance with the approved details.  
*Reason: To ensure proper drainage of the development and in accordance with Policy No. EP17 of the Adopted Chorley Borough Local Plan Review.*
7. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of any buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.  
*Reason: In the interest of the appearance of the locality and in accordance with Policy No GN5 of the Adopted Chorley Borough Local Plan Review.*
8. During the construction period, all trees to be retained shall be protected by 1.2 metre high fencing as specified in paragraph 8.2.2 of British Standard BS5837:2005 at a distance from the tree trunk equivalent to the outermost limit of the branch spread, or at a distance from the tree trunk equal to half the height of the tree (whichever is further from the tree trunk), or as may be first agreed in

writing with the Local Planning Authority. No construction materials, spoil, rubbish, vehicles or equipment shall be stored or tipped within the area(s) so fenced. All excavations within the area so fenced shall be carried out by hand.

*Reason: To safeguard the trees to be retained and in accordance with Policy Nos. EP9 of the Adopted Chorley Borough Local Plan Review.*

9. Before any development hereby permitted is first commenced, full details of the surfacing, drainage and marking out of all car park and vehicle maneuvering areas shall have been submitted to and approved in writing by the Local Planning Authority. The car park and vehicle maneuvering areas shall be provided in accordance with the approved details prior to first occupation of the premises as hereby permitted. The car park and vehicle maneuvering areas shall not thereafter be used for any purpose other than the parking of and maneuvering of vehicles.

*Reason: To ensure adequate on site provision of car parking and maneuvering areas and in accordance with Policy No. TR8 of the Adopted Chorley Borough Local Plan Review.*

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (Schedule 2, Part 1, Classes A to E), or any Order amending or revoking and re-enacting that Order, no alterations or extensions shall be undertaken to the dwellings hereby permitted, or any garage, shed or other outbuilding erected (other than those expressly authorised by this permission).

*Reason: To protect the appearance of the locality and in accordance with Policy No. HS4 of the Adopted Chorley Borough Local Plan Review*

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (Schedule 2, Part 2, Class A) (or any Order revoking and re-enacting that Order) no fences, gates or walls shall be erected within the curtilage of any dwelling hereby permitted (other than those expressly authorised by this permission).

*Reason: To protect the appearance of the locality and in accordance with Policy No HS4 of the Adopted Chorley Borough Local Plan Review.*

12. Prior to the felling of trees on site a Licensed Ecologist will be required to survey the trees for the presence of bats. If bats are found to be present then full details of the trees and proposed mitigation methods required to ensure the continued protection of the bats shall be submitted to and approved in writing by the Local Planning Authority. The tree works thereafter shall be carried out in accordance with the approved mitigation methods.

*Reason: To comply with the practical effect of the Wildlife and Countryside Act 1981 and in accordance with policy EP4 of the Chorley Borough Local Plan Review 2003.*

13. Prior to the commencement of the development full details of the Management Company to deal with the future management and maintenance of the site shall be submitted to and approved in writing by the Local Planning Authority. The site shall thereafter be managed by the approved Management Company.

*Reason: To ensure the satisfactory management of the unadopted highway features and areas of open space and in accordance with Policies TR4 and HS21 of the Adopted Chorley Borough Local Plan Review.*

14. Prior to the commencement of development details of lighting columns to be erected shall be submitted to and approved in writing by the Local Planning



**Authority.** All lighting columns shall be erected in accordance with the approved details and shall be fully operational prior to the first occupation of the dwelling houses.

**Reason:** *In the interests of the visual amenities of the area and the amenities of the future occupiers. In accordance with Policy GN5 of the Adopted Chorley Borough Local Plan Review.*

15. Before development commences full details of mitigation measures required to be implemented by the specialist ecology report received on 28 June 2005, as submitted by The Environment Partnership with regard to the protection of protected species on and in the vicinity of the site (including any proposed phasing of measures) shall be submitted to and approved in writing by the Local Planning Authority. Such details as approved including any phasing of measures shall be implemented in full and retained thereafter.

**Reason:** *To comply with the practical effect of the Wildlife and Countryside Act 1981 and in accordance with policy EP4 of the Chorley Borough Local Plan Review 2003.*

16. Notwithstanding details already submitted, prior to the commencement of development a plan detailing the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority. The materials approved shall be used and no other substituted.

**Reason:** *To ensure that the materials used are visually appropriate to the locality and in accordance with Policy Nos. GN5, and HS4 of the Adopted Chorley Borough Local Plan Review.*

17. The proposed development must be begun not later than three years from the date of this permission.

**Reason:** *Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.*

**ITEM 4h- 12/00658/FULMAJ – Parcel L, Buckshaw Avenue, Buckshaw Village, Lancashire**

**The recommendation remains as per the original report.**

**The original report has been amended as follows:**

There is a typing error at paragraph 7 on page 50 of the agenda. It states:

“Amended plans have been received following these comments and LCC Highways are not satisfied with the proposed layout and parking proposed.”

It should read:

“Amended plans have been received following these comments and LCC Highways are now satisfied with the proposed layout and parking proposed.”

**The following conditions have been added:**

As the developer has not provided a plan showing the finished floor levels of the properties (as detailed in the report) then the following addition condition is proposed:

1. ***Before the development hereby permitted is first commenced full details of the 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 developer has indicated garage locations and types on the site consistent with other locations on the adjacent Barratt site has not submitted elevations and floor plans of the non-integral garages proposed. The garaging is considered acceptable in terms of its location and layout, it is not adjacent to neighbours of other developers sites and therefore it is considered this can be controlled by the following condition:

2. **Before any development hereby permitted is first commenced elevations and floor plans of the non-integral garages shown on the approved plans shall have been submitted to and approved in writing by the Local Planning Authority. The garaging shall be provided in accordance with the approved details prior to first occupation of the dwellings as hereby permitted.**

**Reason: To ensure adequate on site provision of car parking and manoeuvring areas and in accordance with Policy No. TR4 of the Adopted Chorley Borough Local Plan Review.**

#### **ITEM 4i-12/00783/FUL – Parcel F3, Central Avenue, Buckshaw Village**

The recommendation remains as per the original report

No conditions were attached to the original report, the following are proposed:

1. **The development hereby permitted shall be carried out in accordance with the following approved plans and documents:**

<b>Drawing Number:</b>	<b>Date:</b>	<b>Title:</b>
<b>424/P/PL01 Rev H</b>	<b>25/9/2012</b>	<b>Planning Layout</b>
<b>424/P/BT01 Rev G</b>	<b>3/8/2012</b>	<b>Boundary Treatments Layout</b>
<b>424/P/RS01 Rev C</b>	<b>3/8/2012</b>	<b>Refuse Strategy Layout</b>
<b>424/P/ML01 Rev G</b>	<b>3/8/2012</b>	<b>Materials Layout</b>
<b>424/HT/BAR/C/01</b>	<b>3/8/2012</b>	<b>The Barwick (Semi Detached)</b>
<b>424/HT/ASH/C/01</b>	<b>3/8/2012</b>	<b>Helmsley House Type (Semi Option)</b>

**Reason: For the avoidance of doubt and in the interests of proper planning.**

2. **Surface water must drain separate from the foul and no surface water will be permitted to discharge to the foul sewerage system.**

**Reason: To secure proper drainage and in accordance with Policy Nos. EP17 of the Adopted Chorley Borough Local Plan Review.**

3. **No dwelling shall be occupied until all fences and walls shown in the approved details to bound its plot, have been erected in conformity with the approved details. The railings used on the development shall be the 'Buckshaw Village railings' as used on other parcels on Buckshaw Village.**

*Reason: To ensure a visually satisfactory form of development, to provide reasonable standards of privacy to residents and in accordance with Policy No.HS4 of the Adopted Chorley Borough Local Plan Review.*

4. During the development, if contamination which has not previously been identified, is found to be present at the site no further development shall be carried out until a Method Statement has been submitted to and approved in writing by the Local Planning Authority detailing how this unsuspected contamination will be dealt with. The development shall then only be carried out in accordance with the Method Statement.

*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.*

5. Before the properties hereby permitted are first occupied, the car parking spaces shall be surfaced or paved, drained and marked out all in accordance with the approved plan. The car park and vehicle manoeuvring areas shall not thereafter be used for any purpose other than the parking of and manoeuvring of vehicles.

*Reason: To ensure adequate on site provision of car parking and manoeuvring areas and in accordance with Policy No. TR4 of the Adopted Chorley Borough Local Plan Review.*

6. The proposed development must be begun not later than three years from the date of this permission.

*Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.*

7. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of any buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

*Reason: In the interest of the appearance of the locality and in accordance with Policy Nos. GN2 and GN5 of the Adopted Chorley Borough Local Plan Review.*

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

**The recommendation remains as per the original report.**

The applicant has stated there are two conditions proposed (as well as the monetary figures detailed in the report on the agenda) that will place unnecessary restrictions on to the industrial elements of the site and therefore they also request these are reconsidered:

Condition 3 imposes a requirement that the Use Class of each of the units 4-13 shall be notified to the Council and agreed in writing. It also requires that for B2 uses (general industrial) a noise assessment and mitigation measures are submitted and approved and then implemented before occupation.

The applicant states that this level of restriction could prevent potential tenants from considering the units. This site always was and still remains partially industrial and unless a potential tenant has a process which exceeds normal industrial sound legislation then the Council should be facilitating their occupation not putting hurdles in their way.

The Council have reviewed this proposed condition, but still feel it necessary to impose some restriction to protect nearby neighbours. It is acknowledged that site was and still remains partially industrial, however the applicant's proposal brings housing immediately adjacent to the units. In addition, same applicant already has permission for a housing scheme immediately opposite the site which was also previously in industrial use. The two schemes therefore bring housing closer to the site than it was previously.

The Council do however want to encourage the development of the site and it is considered rewording the condition slightly would be less restrictive on the applicant.

**Condition 3 is therefore proposed to be re-worded so it reads:**

**Before occupation of any of the units 4-13 inclusive (as shown on the approved plans) by a use falling within in class B2 of the Town and Country Planning (Use Classes) Order 1987 (as amended), a noise assessment and mitigation measures shall be submitted to and agreed in writing by the Council for that unit. The occupation of that unit shall thereafter only be carried out in accordance with any approved mitigation measures.**

***Reason: To ensure that the units that may cause disturbance to residential properties have appropriate noise insulation installed and in accordance with Policies EM2 and EP20 of the Adopted Chorley Borough Local Plan Review.***

This is less restrictive than the originally proposed condition as it no longer requires the applicant to inform the Council of the position of less noisy B1 (business) or B8 (storage and distribution) uses on the site. It does however still impose a requirement for a noise assessment and mitigation scheme on B2 (general industrial) uses. This is still considered necessary which may be positioned close to residential properties.

Condition 5 proposes to prevent the removal of party walls between the individual units to prevent the formation of combined larger units. The reason for this condition is that much of the case in favour of the development is based on the fact that smaller starter units are proposed for new businesses for which there is a need in the Borough.

The applicant states that in the current climate they need to have the flexibility to let the units in ones, twos, threes or even fours but not to have the restriction on size and the need to go to planning approval, to knock two into one. The units will be easier to let if they are built without the internal party walls and ready for tenants to move in. Should a tenant require two units the internal wall can be constructed to reflect this. The largest possible unit would then be something like 200sqm which in itself is only a starter unit.

It is considered that a condition could be imposed allowing units to be created up to a maximum floor area of 200 square metres, therefore giving flexibility to the applicant but also ensuring that the units remain as smaller starter units. A similar condition has been imposed recently on another starter unit development on Buckshaw Village.

Condition 5 is therefore proposed to be re-worded so it reads:

***Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (Schedule 2, Part 8, Class A) or any Order revoking or re-enacting that Order, no internal alterations involving the removal of walls between the individual units shall be carried out in respect of units 4-13 inclusive hereby permitted, which would enlarge them so that any single unit has a ground floor area of more than 200m<sup>2</sup>.***

***Reason: To prevent a proliferation of over large units in this area when significant weight has been given to the creation of smaller starter units and in accordance with Policy No. EM2 of the Adopted Chorley Borough Local Plan Review.***

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