

16 January 2013

Dear Councillor

DEVELOPMENT CONTROL COMMITTEE - TUESDAY, 15TH JANUARY 2013

I am now able to enclose, for consideration at the above meeting of the Development Control Committee, the following report that provides an update of events that have taken place since the agenda was printed.

Agenda No Item

8. **Addendum (Pages 1 - 14)**

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

Yours sincerely



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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

C O M M I T T E E R E P O R T		
REPORT OF	MEETING	DATE
Director of Partnerships, Planning & Policy	Development Control Committee	15 January 2013

ADDENDUM

ITEM 4a-12/01012/FUL –Garages 10M West Of 313 Greenside, Euxton

The recommendation remains as per the original report

The following consultee responses have been received:

United Utilities – no objection subject to the addition of conditions and informatives.
Liberata – have reviewed the viability assessment submitted and confirm the following:

- The provision of the s106 contribution towards open space provides a positive return by year 29 but will not meet the target rate of 105%
- The provision of the s106 and Code 4 are unviable

The following conditions have been amended:

Notwithstanding any indication on the approved plans, no development shall commence unless and until a drainage strategy for the disposal of surface and foul water has been submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details.

Reason: To secure proper drainage and reduce the risk of flooding in accordance with Policy 29 of the Joint Central Lancashire Core Strategy.

The original report has been amended as follows:

S106

The applicant's agent has provided further comments in relation to the request for s106 contribution following the comments by Liberata. They have stated that as the schemes are reliant on funding from the HCA, the HCA have confirmed that they will not pay grant on s106 contributions which would further reduce the viability of schemes.

In terms of the development of these schemes, the applicant has confirmed that to ensure financial viability of the schemes it is required that a Net Present Value of 105% or above and to break even before year 30 is required. If this cannot be achieved then a scheme will not be pursued. This cannot be achieved if the s106 or Code 4 is provided. Furthermore, the payment of the s106 would mean that that there would be no contingency fund should any further abnormalities be identified at the site during the construction process.

Conclusion

That the recommendation remains as per the original report, that the application is permitted without the need for a contribution towards open space or the need to achieve Code Level 4.

ITEM 4b-12/01056/FUL – Land 40m south of Euxton Youth Club, Laurel Avenue, Euxton

The recommendation remains as per the original report

1 further letter of objection has been received setting out the following issues:

- Extra car parking being generated on the road impeding access to the existing houses.

The following consultee responses have been received:

United Utilities – no objection subject to the use of appropriate conditions

Liberata – have reviewed the viability assessment submitted and confirm the following:

- The viability assessment shows that the provision of Code Level 4 and the s106 for open space means that a positive Net Present Value can be achieved but not to meet the target rate of 105%.

The following conditions have been amended (*include reason*):

Notwithstanding any indication on the approved plans, no development shall commence unless and until a drainage strategy for the disposal of surface and foul water has been submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details.

Reason: To secure proper drainage and reduce the risk of flooding in accordance with Policy 29 of the Joint Central Lancashire Core Strategy.

The original report has been amended as follows:

Response to Objection

LCC Highways have reviewed the proposal thoroughly and have raised no concerns regarding the proposal.

S106

The agent has provided further comments in relation to the request for s106 contribution following the comments by Liberata. They have stated that the schemes are reliant on funding from the HCA. This request for funding on this site has already been increased on this scheme due to abnormalities that have arisen. The HCA have confirmed that they will not pay grant on s106 contributions which would further reduce the viability of schemes.

In terms of the development of these schemes, the applicant has confirmed that to ensure financial viability of the schemes it is required that a Net Present Value of 105% or above and to break even before year 30 is required. If this cannot be achieved then a scheme will not be pursued. This cannot be achieved if the s106 or

Code 4 are provided. Furthermore, the payment of the s106 would mean that there would be no contingency fund should any further abnormalities be identified at the site during the construction process.

Conclusion

That the recommendation remains as per the original report, that the application is permitted without the need for a contribution towards open space or the need to achieve Code Level 4.

ITEM 4c- 12/01063/FUL – The Brook House, Barmskin Lane, Heskin

The recommendation remains as per the original report.

An additional objection has been received and a further response from Heskin Parish Council:

Wrightington Parish Council object to the application. They state they cannot see any significant changes in the re-submitted planning application for the proposals at this site which would justify any alterations to their original objections. Wrightington Parish Council therefore continues to object to the proposals as to allow this would constitute a significant loss of amenity and the loss of a valuable facility in the Parishes.

Proposed condition 8 is has been removed. The County Ecologist has not given reasons why this condition is necessary to make the development acceptable and therefore it is not considered it meets the tests in Circular 11/95 that conditions must meet.

Heskin Parish Council oppose the recommendation. A resident will speak at the meeting.

The Council would wish to emphasise the following:

- i) Originally the Officers previously recommended refusal. In the Council's opinion quite rightly. The application was withdrawn on the morning of the meeting. The officers seem to have been persuaded by the applicant's subsequent submission which the Parish Council think is seriously flawed.
- ii) Chorley Council's own policies require an application for an important Community asset/facility e.g. Post Office, Public House, village store, to have been fully and properly advertised and for evidence of that to be provided. This has NOT been done.
- iii) The applicants "evaluation" submission to which the officers seem to attach so much value was commissioned and paid for by the applicant. It is hardly therefore "independent. In other words they would say that wouldn't they.
- iv) Part of the "lack of viability" argument is the need to replace the bar and fittings at a cost of several thousands of pounds. The bar and fittings were in fact prematurely stripped out by the applicant without permission, presumably on the assumption that if anyone queried it, it would make the pub less viable as a going concern.
- v) (a) The "independent" CBRE report, again to which the officers attach much importance lists 12 public houses within close distance ("as the crow flies"). In

fact four of them are in Coppull one of which has been closed for several years.....hardly in competition.

(b) The report also lists a pub in Charnock Richard4 miles away... which was threatened with closure and only exists because Chorley Council, to its credit, insisted on refusing planning permission due to its value to the Community and the residents. Just as residents here believe the Brook House is a valuable asset to our Community The Parish Council respectfully ask that you consider these points at the meeting and refuse the application

To respond to the above:

The Supplementary Planning Document 'Rural Development' in relation to Community facilities states:

The Councils will require any application for planning permission for a proposed change from a community use in a rural area to be accompanied by the submission of a report demonstrating that the community facility is no longer financially viable, is surplus to local needs, is available elsewhere in the settlement, or where there is an amenity or environmental reason why a community use is not acceptable.

The application is accompanied by a viability assessment as required by Policy 13, it does not require marketing in addition to this.

It should be noted that removal of the bar and fittings did not require any consent from the Council as the building is not listed.

ITEM 4d-12/01011/FUL – Garage Site 20m North East of 71 Hurst Green, Mawdelsey

The recommendation remains as per the original report

The following consultee responses have been received:

United Utilities – have no objection to the proposal subject to the addition of appropriate conditions and informatives.

Liberata – have reviewed the viability assessment submitted and confirm the following:

- The viability assessment submitted shows that the provision of the open space contribution and the achievement of Code 4 individually result in a Net Present Value but not if both are implemented. Further confirmation should be sought from the applicant regarding the impact on their 105% target.

The following conditions have been amended (*include reason*):

Prior to the commencement of development, details for the surface water drainage and means of disposal based on sustainable urban drainage principles and the hierarchy outlined in building regulation H3 with evidence of an assessment of site conditions (inclusive of how the scheme shall be maintained and managed after completion and any necessary infrastructure) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be maintained and managed in accordance with the approved details.

Reason: To secure proper drainage and reduce the risk of flooding in accordance with Policy 29 of the Joint Central Lancashire Core Strategy.

The original report has been amended as follows:S106

The agent has provided further comments in relation to the request for s106 contribution following the comments by Liberata. They have stated that the schemes are reliant on funding from the HCA. This request for funding on this site has already been increased on this scheme due to abnormalities that have arisen. The HCA have confirmed that they will not pay grant on s106 contributions which would further reduce the viability of schemes.

In terms of the development of these schemes, the applicant has confirmed that to ensure financial viability of the schemes it is required that a Net Present Value of 105% or above and to break even before year 30 is required. If this cannot be achieved then a scheme will not be pursued. This cannot be achieved if the s106 or Code 4 are provided. Furthermore, the payment of the s106 would mean that there would be no contingency fund should any further abnormalities be identified at the site during the construction process.

Conclusion

That the recommendation remains as per the original report, that the application is permitted without the need for a contribution towards open space or the need to achieve Code Level 4.

ITEM 4e-12/01064/FUL – Land and Garages 20m South East of 32 Leeson Avenue, Charnock Richard**The recommendation remains as per the original report**

The following consultee responses have been received:

United Utilities – have no objection to the proposal subject to the addition of conditions and informatives

Liberata – have reviewed the viability assessment submitted and confirm the following:

- That the provision of Code 4 or an open space contribution would result in a positive Net Present Value, but that both together would not. Further information was requested regarding the achievement of the 105% NPV by year 30.

The following conditions have been amended (*include reason*):

Notwithstanding any indication on the approved plans, no development shall be commenced unless and until a drainage strategy for the disposal of surface and foul water has been submitted to and approved in writing by the Local Planning Authority. The development shall be completed, maintained and managed in accordance with the approved details.

Reason: To secure proper drainage and reduce the risk of flooding in accordance with Policy 29 of the Joint Central Lancashire Core Strategy.

The original report has been amended as follows:S106

The agent has provided further comments in relation to the request for s106 contribution following the comments by Liberata. They have stated that the schemes are reliant on funding from the HCA. This request for funding on this site has already been increased on this scheme due to abnormalities that have arisen. The HCA have confirmed that they will not pay grant on s106 contributions which would further reduce the viability of schemes.

In terms of the development of these schemes, the applicant has confirmed that to ensure financial viability of the schemes it is required that a Net Present Value of 105% or above and to break even before year 30 is required. If this cannot be achieved then a scheme will not be pursued. This cannot be achieved if the s106 or Code 4 are provided. Furthermore, the payment of the s106 would mean that there would be no contingency fund should any further abnormalities be identified at the site during the construction process.

Conclusion

That the recommendation remains as per the original report that the application is permitted without the need for a contribution towards open space or the achievement of Code Level 4.

ITEM 4f-12/01015/FULMAJ – Former Initial Services Bounded by Botany Brow and Willow Road**The recommendation remains as per the original report**

The following consultee responses have been received:

Liberata – have reviewed the information submitted in relation to the viability of the site and the request by the applicant to pay no s106 contribution or to provide any affordable housing on the site. Liberata have commented that the information submitted in relation to viability is brief in nature and that whilst the build costs per dwelling appear reasonable, the value per unit may be a little underestimated. There may be an opportunity for some contribution/affordable housing but that there is insufficient information presented to confirm this.

Officers Response:

The applicant has brought forward this application to develop a smaller part of the overall site to allow a quick delivery and in order to screen the remainder of the site which offers little in terms of amenity value to the surrounding area. The scheme will also provide low cost rented accommodation which is identified as being required in the local area and is a material consideration in determining the application.

To ensure that this proposal is brought forward quickly and brings forward the associated benefits a one year permission could be granted in order that the development would be required to commence within 12 months of the issue of the decision notice.

Conclusion

That the recommendation remains as per the original report and that the application is granted subject to conditions.

Conditions

No conditions were submitted with the original report, these are outlined below:

1. **The proposed development must be begun not later than one year from the date of this permission.**
Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. **Notwithstanding any indication on the approved plans, no development shall be commenced unless and until a drainage strategy for the disposal of surface and foul water has been submitted to and approved in writing by the Local Planning Authority. The development shall be completed, maintained and managed in accordance with the approved details.**
Reason: To secure proper drainage and to reduce the risk of flooding
3. **Before the development hereby permitted is first commenced, full details of the position, height and appearance of all fences, walls and railings to be erected (notwithstanding any such detail shown on the approved plans) shall have been submitted to and approved in writing by the Local Planning Authority. 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. Other fences, walls and railings shown in the approved details shall have been erected in conformity with the approved details prior to substantial completion of the development.**
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. **No development shall take place until a scheme of landscaping has been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail which may have previously been submitted. The scheme shall indicate all existing trees and hedgerows on the land; detail any to be retained, together with measures for their protection in the course of development; indicate the types and numbers of trees and shrubs to be planted, their distribution on site, those areas to be seeded, paved or hard landscaped; and detail any changes of ground level or landform.**
Reason: In the interests of the amenity of the area and in accordance with Policy No. GN5 of the Adopted Chorley Borough Local Plan Review.
5. **All planting, replacement tree 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.

6. The development hereby permitted shall not commence until full details of the colour, form and texture of all external facing materials to the proposed dwellings (notwithstanding any details shown on the approved plans) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out using the approved external facing materials.

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.

7. The development hereby permitted shall not commence until full details of the colour, form and texture of all hard ground-surfacing materials (notwithstanding any such detail shown on the approved plans) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in conformity with the approved hard ground-surfacing details.

Reason: To ensure a satisfactory form of development in the interest of the visual amenity of the area and in accordance with Policy Nos. GN5 and HS9 of the Adopted Chorley Borough Local Plan Review.

8. Surface water must drain separate from the foul and no surface water will be permitted to discharge to the foul sewerage system. If surface water is to discharge to the public surface water sewerage system, details of attenuation measures shall first be submitted to and approved in writing by the Local Planning Authority (in liaison with United Utilities) as United Utilities may require the flow rate to be attenuated to a maximum discharge rate. The attenuation measures (if required by United Utilities) shall be implemented in full accordance with the approved details and retained and maintained as such at all times thereafter.

Reason: To secure proper drainage and in accordance with Policy Nos. EP17 and EM2 of the Adopted Chorley Borough Local Plan Review.

9. Prior to the first occupation of the dwellings on plots 2, 11, 12, 13 and 14, the car park and vehicle manoeuvring areas shall associated with these dwellings shall be surfaced or paved, drained and marked out all in accordance with the approved plans. 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.

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (Schedule 2, Part 1, Classes A to E) (as amended) or any Order amending or revoking and re-enacting that Order, no alterations or extensions shall be undertaken to the dwelling(s) 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, the amenities of adjacent residents, the amenities of the occupiers of the new dwellings

and in accordance with Policy No. HS4 of the Adopted Chorley Borough Local Plan Review.

11. Before the commencement of any particular dwelling, full details of the onsite measures to be installed and implemented for that property to reduce carbon emissions of predicted energy use by the figure set out in Policy 27 of the Core Strategy shall have been submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall include full details of the predicted energy use of the development expressed in terms of carbon emissions and how energy efficiency is addressed. The approved details shall be implemented in full and retained thereafter.

Reason: To ensure the development is in accordance with Government advice contained in the NPPF and Policy 27 of the Core Strategy

12. No development approved by this planning permission shall be commenced until:

- a) A desktop study has been undertaken to identify all previous site uses, potential contaminants that might reasonably be expected given those uses and other relevant information. Using this information a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors has been produced.
- b) A site investigation has been designed for the site using the information obtained from (a) above. This should be submitted to, and approved in writing by the local planning authority prior to that investigation being carried out on the site.
- c) The site investigation and associated risk assessment have been undertaken in accordance with details approved in writing by the local planning authority.
- d) A Method Statement and remediation strategy, based on the information obtained from c) above has been submitted to and approved in writing by the Local Planning Authority.

The development shall then proceed in strict accordance with the measures approved. Work shall be carried and completed in accordance with the approved method statement and remediation strategy referred to in (d) above, and to a timescale agreed in writing by the local planning authority: unless otherwise agreed in writing by the local planning authority.

If during development, contamination not previously identified, is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted, and obtained written approval from the local planning authority for, an addendum to the Method Statement. This addendum to the Method Statement must detail how this unsuspected contamination shall be dealt with.

Upon completion of the remediation detailed in the Method Statement a report shall be submitted to the local planning authority that provides verification that the required works regarding contamination have been carried out in accordance with the approved Method Statement(s). Post remediation sampling and monitoring results shall be included in the report to demonstrate that the required remediation has been fully met. Future monitoring proposals and reporting shall also be detailed in the report.

Reasons: To identify all previous site uses (a), potential contaminants that might reasonably be expected given those uses and the source of contamination, pathways and receptors; b) To enable a risk assessment to be undertaken, refinement of the conceptual model, and the development of a Method Statement and Remediation Strategy; c) & d) to ensure that the proposed site investigation and remediation strategy will not cause pollution of ground and surface waters both on and off site and in accordance with Policy No. EP16 of the Adopted Chorley Borough Local Plan review.

13. The approved plans are:

Plan Ref.	Title:
1216 002 Rev D	Proposed Site Plan and House Types A & B
1216 003	Site Location Plan

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

14. The new estate road/access between the site and Willow Road shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level. This road shall be constructed prior to the commencement of development of any of the residential properties, hereby approved.

Reason: To ensure that satisfactory access is provided to the site before the development hereby permitted becomes operative in accordance with Policy TR4 of the Adopted Chorley Local Plan Review.

15. Prior to the commencement of development, operation facilities shall be provided within the site by which means the wheels of vehicles may be cleaned before leaving the site. These facilities shall be provided for the duration of the construction phase of the development.

Reason: To avoid the possibility of the public highway being affected by the deposit of mud and/or loose materials thus, creating a potential hazard to road users.

16. The proposed access from the site to Willow Road shall be constructed to a (minimum) width of 5.5m and this width shall be maintained for a minimum distance of 10m measured back from the nearside edge of the carriageway.

Reason: To enable vehicles to enter and leave the premises in a safe manner without causing a hazard to other road users.

17. No part of the development hereby approved shall commence until a scheme for the construction of the site access and the off-site works of highway improvement has been submitted to, and approved by, the Local Planning Authority in consultation with the Highway Authority.

Reason: In order to satisfy the Local Planning Authority and Highway Authority that the final details of the highway scheme/works are acceptable before work commences on site.

18. Notwithstanding the details shown on the approved plans, the proposed driveways to the dwellings hereby permitted shall be constructed using permeable materials laid on a permeable sub-base, the details of which shall first have been submitted to and approved by the Local Planning Authority prior to the commencement of the development and the development shall be thereafter be carried out using the approved

materials and shall be retained and maintained as such at all times thereafter.

Reason: To ensure a satisfactory form of development and to prevent an undue increase in surface water run off. In accordance with Policy No.GN5 and EP18 of the adopted Chorley Borough Local Plan Review.

ITEM 4g-12/01001/REMMAJ – Reserved matters application for the erection of 22 dwellings at the Southern Commercial Area, Buckshaw Village (pursuant to outline permissions 97/00509/OUT and 02/00748/OUTMAJ).

The recommendation remains as per the original report.

The following condition has been added:

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (Schedule 2, Part 1, Class A to D) or any Order revoking or re-enacting the Order, no extensions shall be undertaken to the dwelling on Plot D-05 (as marked on the approved site plan drawing number 8430-002 P005 Rev A) hereby permitted.

Reason: Plot D-05 is set further south than the dwelling on Plot D-04 and extensions may therefore have an unacceptable impact on this property and in accordance with Policy No. HS4 of the Adopted Chorley Borough Local Plan Review.

This is because extension on the property on Plot D-05 could have an unacceptable impact on the amenity of Plot D-04 as it is set further south. This condition will therefore allow the Council to control future extensions to the house on plot D-05.

In response to references in the main report vehicle tracking plans have been provided by the applicant showing the parking layout is suitable for larger vehicles. They do still have some concerns regarding the junction layout (cross road) within the Plot B boundary but only to the point that the swept path is showing that the wagon will require to utilise both sides of the road to manoeuvre through the junction. They advise this could be quite easily resolved by incorporating a slightly softer and larger radius at the left corner of the entrance into the one-way street, and that way wagons would not need to swing out as far. The following condition has been added applied requiring a plan showing this to be submitted and approved:

The development hereby permitted shall not commence until a plan has been received showing a slightly softer and larger radius at the left corner of the entrance into the one-way street at the cross-road junction (to avoid large vehicles having to swing out as far onto the other side of the road). The scheme shall then be built in accordance with the approved plan.

Reason: In the interests of highway safety and to avoid large vehicles having to swing out onto the other side of the road as much in accordance with Policy No.TR4 of the Adopted Chorley Borough Local Plan Review.

Subject to this the scheme is considered acceptable in relation to large vehicles. This aspect is therefore considered acceptable.

ITEM 4h - 12/01005/FULMAJ – Erection of 23 no. two, three and four bedroom dwellings, together with associated landscaping, pocket park and car parking

at the southern commercial area, Buckshaw village (including 6 no. affordable units).

The recommendation remains as per the original report.

Amended plans have been received repositioning this window on the east elevation of the property on plot A-01 as requested. This property will now overlook the parking court rather than the garden of the adjacent plot and is considered acceptable.

In response to references in the main report. Vehicle tracking plans have been provided by the applicant showing the layout is suitable for larger vehicles. This aspect is therefore considered acceptable.

The following conditions have been added:

- 1) **Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order, with or without modification), no windows/dormer windows/rooflights other than those expressly authorised by this permission shall be inserted or constructed at any time in the north elevation of the dwelling on Plot A-01 (as marked on approved 8430-002 P002 Rev C) hereby permitted.**

Reason: The property does not meet the Council's normal interface distance to the boundary with Plot A-02, therefore to protect the amenities and privacy of this adjoining property and in accordance with policy HS9 of the Adopted Chorley Borough Local Plan Review.

The property does not meet the Council's normal interface distance to the boundary with Plot A-02, therefore to protect the amenities and privacy of this adjoining property this conditions prevents windows being inserted (other than those approved) without planning permission so the Council has control over them.

- 2) **Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (Schedule 2, Part 1, Class A to D) or any Order revoking or re-enacting the Order, no extensions shall be undertaken to the dwellings on Plots A-01 or A-02 (as marked on approved 8430-002 P002 Rev C) hereby permitted.**

Reason: The property on Plot A-01 is set at right angles to the property on Plot A-02 and therefore extensions to these properties may have an unacceptable impact on each other and in accordance with Policy No. HS4 of the Adopted Chorley Borough Local Plan Review.

The property on Plot A-01 is set at right angles to the property on Plot A-02 and therefore extensions to these properties may have an unacceptable impact on each other. The above condition will allow the Council to control future extensions on these properties.

The following condition has been amended:

The development hereby permitted shall be carried out in accordance with the following approved plans:

Plan Ref.	Title:	Received:
8430-002 P002 Rev C	Site Plan Plot A	4 January 2012
8430-002 P010 Rev B	House Type A	17 October 2012
8430-002 P011 Rev B	House Type B	17 October 2012

8430-002 P012 Rev B	House Type C	17 October 2012
8430-02 P016 Rev A	House Type H	17 October 2012
8430-02 P017	House Type Plot B1	4 January 2012
8430-002 P008 Rev A	Site Sections – Street Elevations (A)	17 October 2012
8430-002 P001 Rev C	Site Plan – Overall Sites A	17 October 2012

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

This condition has been amended to reflect the amended plans received.

ITEM 4i-12/01078/FULMAJ – Group 4 North Redrow Old Worden Avenue Buckshaw Village

The recommendation remains as per the original report

ITEM 4j – 12/01118/FUL – Golden Acres Ltd, Plocks Farm, Bretherton, Leyland

The recommendation remains as per the original report

Conditions

No conditions were forwarded with the original report, these are outlined below:

1. 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.

2. The premises shall be used for the extrusion of agricultural produce for the purposes of animal and pet food produce for the purposes of animal and pet food production only and for no other purposes (including any other purpose in Class B2 of the schedule of the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) save for ancillary use.
Reason: The site is in a green belt where development is strictly controlled.

3. Surface water must drain 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 and EM2 of the Adopted Chorley Local Plan Review.

4. The approved plans are:

Plan Ref	Received on	Title
005	19 November 2012	Line C Intake
004	19 November 2012	Line C intake
001	19 November 2012	Location Plan (Energy Centre and Fan House only)

007	19 November 2012	Extraction Corridor and Wet Scrubbers
006	19 November 2012	Extraction Corridor Wet Scrubbers and Acoustic Enclosure
010 Rev P01	19 November 2012	Energy Centre – Approved Planning and As Built
