

7 February 2013

Dear Councillor

**DEVELOPMENT CONTROL COMMITTEE - TUESDAY, 5TH FEBRUARY 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..

**Addendum (Pages 1 - 14)**

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](mailto:cathryn.filbin@chorley.gov.uk)  
Tel: (01257) 515123  
Fax: (01257) 515150

**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 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 and Policy	Development Control Committee	5 February 2013

  

<b>ADDENDUM</b>
-----------------

**ITEM 4a-12/00872/FULMAJ– Land Adjoining Cuerden Residential Park, Nell Lane, Cuerden**

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

The proposed landscaping condition has been amended as follows to include replacement tree planning for any trees that need to be removed to construct the access to Nell Lane:

No development shall take place until a scheme of landscaping in line with the landscape master plan submitted with the application (to include habitat creation and management) has been submitted to the Local Planning Authority and approved in writing. The scheme shall demonstrate appropriate maintenance and enhancement of hedgerows (with native species appropriate to the local area only) in order to maintain their value to breeding birds, foraging and commuting bats; maintenance and enhancement of habitats for amphibians; and maintenance and enhancement of habitat connectivity. It shall also detail any trees to be removed to construct the access point to Nell Lane and detail replacement tree planting.

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

The condition regarding the opening hours of the community building has been amended as follows to make it clear it refers to that building:

The community building hereby permitted shall be restricted to the hours 08:00 to 23.30 Monday to Thursday, 08.00 to midnight Friday and Saturday and 08:00 to 22:30 on Sundays.

*Reason: To safeguard the amenities of local residents and in accordance with Policy EP20 of the adopted Chorley Local Plan Review and the National Planning Policy Framework.*

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

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

The agent was planning to address the Committee but due to bad weather they are unable to attend.

They ask that councillors consider the following:

1. The provision of social housing is much needed, the councillors have a responsibility to all members of the constituency;
  2. The economics to deliver schemes is becoming increasingly difficult;
  3. The new access to the bungalows will be well lit and provide a safe route;
  4. The access will be wide enough access for wheelchair users;
  5. The access is from pedestrian routes not off a highway where there is conflict with vehicles;
  6. The access is not the main access to the bungalows;
  7. Consultations have been carried out with highways and all other bodies and the application has been recommended for approval;
  8. The garages contain asbestos;
  9. The garages are in a poor state of repair and are underused.
- 

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

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

This application was deferred at the last Committee meeting for a site visit, to consider further the financial viability of the public house and also consider other public houses in the area.

---

**ITEM 4d-12/01096/FUL – 48A Runshaw Lane, Euxton, Chorley**

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

1No. further letter of objection has been received setting out the following issues:

- The application should have been resolved by now;
- Plans were withdrawn originally due to the road being too dangerous to accommodate a new driveway;
- The original plans clearly show the driveway coming onto Cedar Avenue. The applicant should stick to the original plans or permission should not have been granted.

Officer response

The application has surpassed its statutory target date because of a request for it to be heard at the development control planning committee by a local ward councillor.

The previous scheme (12/00473/FUL) was withdrawn amid concerns raised by Lancashire County Council (LCC) Highways. However, the current application is considered to overcome these concerns and consequently, LCC Highways raise no objection to the application. The applicant has chosen to submit the revised access for the reasons set out in the committee report. The Council has a duty to consider the application and cannot revoke the original permission for the reasons set out in the objection letter.

---

**ITEM 4e - 12/00716/FULMAJ - Croston Woodwork, LTD, Station Road, Croston, Leyland, PR26 9RJ**

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

However, an amended site layout plan (Rev S) has been submitted following a request by the case officer and the following changes have been made:

- The accommodation schedule has been corrected;
- The site boundary at plots 20 and 21 has been corrected so that it accurately reflects the red edge on the location plan. The garage has been moved slightly further forward but a parking space is retained to the front of it.

The original topographical survey that was submitted in support of the application was prepared in 2008 by the land owner and contains errors. It is actually annotated 'provisional'. The applicant, Wainhomes, commissioned another survey that demonstrates that the FFLs of the Langdale Avenue properties are in fact slightly higher than indicated on the submitted survey. The more recent survey has now been submitted as a substitution.

The relationship between plot 7 and 22 – 24 Langdale Avenue, as well as that between plot 5 and 14 – 16 Langdale Avenue, is discussed in the main report because it was considered that whilst the relationships were acceptable, the differences between the existing and proposed FFLs appeared to exceed 0.5m. However, the more recent survey demonstrates that:

- The FFL for plot 7 (8.40) is only 0.49m higher than that of 22 – 24 Langdale Avenue (7.91); and,
- The FFL for plot 5 (8.25) is only 0.42m higher than that of 14 – 16 Langdale Avenue (7.83).

Therefore, the interface distances as proposed are fully compliant with the guidance set out in the Council's Design SPG. The submitted sections reflect this relationship.

In response to concerns expressed by the Parish Council regarding the viability of the scheme, the applicant has had the anticipated sales prices independently reviewed and validated by Countrywide who have confirmed that the sales prices put forward by the applicant are reasonable and are not overly cautious.

The applicant has also provided the Council with recent sales prices for three of the house types now proposed (Wren, Scott and Davy) that have been built on other sites in Chorley. The information demonstrates that:

- The projected prices for the dwellings on the application site are higher than those achieved at the Clayton-le-Woods site and Whittle-le-Woods sites.
- The projected Scott price is near identical to that achieved at the Shaw Hill site.

As per the main report, the Council considers that the anticipated sales values submitted as part of the viability assessment are fair and that any additional contributions towards the provision of affordable housing, public open space or education provision would render the scheme unviable.

Viability is a material consideration in the grant of planning permission. The proposal will deliver 5 affordable dwellings that weighs in favour of the development as well as contributions towards the provision of public open space and education, albeit at reduced levels. In order to demonstrate a show of commitment to taking the site forward and not to 'land bank' it pending improved economic conditions, the applicant has agreed to the time limit for the commencement of the development being reduced from the original 3 years to 18 months.

Condition1 should therefore be substituted with the following:

The proposed development must be begun not later than 18 months from the date of this permission.

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

**1no. further letter of objection has been received** from The Lower River Yarrow Flood Action Group which echoes the objections detailed in the main report regarding the potential risk of flooding. In particular concern is expressed that the current infrastructure is inadequate to safely and hygienically deal with the increases in sewage flow and surface run off surges resulting from past developments and further development would increase flood risks to lower lying areas such as Croston.

Comment is made that where additional new development is deemed absolutely essential then the developer should be compelled to include adequate surge storage capacity to avoid further overloading the normal and surge capacity of runoff and sewage systems downstream of the development. It should also be required that the effectiveness of these measures is clearly demonstrated by measurements on recent developments and after completion of any new development.

**The following consultee responses have been received:**

***Croston Parish Council*** has made the following comments:

The Parish Council has reiterated its original objection to the 2.5/3 storey housing types and contend that the similar properties in the area that are referred to in the main report are built on a significantly lower level to the surrounding properties on Moor Road and Station Road and are likely to be far more intrusive than the existing properties.

The Parish Council have commented that they welcome the inclusion of the parking spaces but are concerned that vehicles using these spaces may constitute a hazard to vehicles emerging from the new development.

The Parish Council's main objection relates to the fact that the financial wellbeing of a private developer is being afforded precedence over the requirements of the village and the borough.

The Parish Council would ask what weight has been afforded to the inescapable fact that land available for development within the village is at an absolute premium and this site represents the only undeveloped site within the village designated for housing within the Chorley Local Plan 2012-2026.

It is noted the applicant is offering a reduced commuted sum towards the provision of public open space and education facilities, together with a reduction in the affordable housing proposed. Given the premium nature of the site, the Parish Council do not consider that this is acceptable.

**Lancashire County Council Ecologist** has made the following comments:

The County Ecologist's original consultation response raised several outstanding biodiversity issues relating to the proposed re-development of this site, including potential impacts on bats resulting from demolition of the former public house; inadequate mitigation and compensation for impacts on barn owls; and lack of mitigation and compensation for general losses of biodiversity (for example, bird

nesting and foraging habitat, bat foraging habitat, habitat for other priority species such as hedgehogs).

With regard to European protected species (bats) the potential impacts as a result of demolition have been dealt with through the application that gave the Local Planning Authority prior notification of the intention to demolish the public house. (12/01183/DEMCON). A bat survey did not find any evidence of bats.

The applicant has now submitted further information to address potential impacts on barn owls (ERAP, December 2012. *Croston Woodwork LTD, Station Road, Croston. Barn Owl Mitigation Strategy*). This demonstrates that a purpose-built stand-alone barn owl tower can be created within the site. Indeed, the ecological consultant has indicated that the Hawk and Owl Trust may be interested in assuming responsibility for the barn owl provision.

This is a better proposal than the original pole-mounted barn owl box and does demonstrate that permanent provision for barn owl nesting can be made. The delivery of the proposed mitigation and compensation will need to be secured through the imposition of conditions.

The barn owl mitigation strategy indicates that a house sparrow terrace would be attached to the barn owl tower. However, the development offers other opportunities to maintain nesting opportunities for birds: indeed the ecology report recommends incorporation of bat roosting and bird nesting bricks within buildings and garages. The provision of additional bat roosting and bird nesting opportunities can be secured by the imposition of conditions.

In order to minimise biodiversity losses, and in addition to the provision of bat roosting and bird (including but not limited to barn owl) nesting opportunities, the proposed landscaping can be designed to maintain vegetated habitat and habitat connectivity to support native biodiversity (such as invertebrates, amphibians, small mammals, birds).

**The following additional conditions are recommended:**

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

Title	Drawing Reference	Received date
Location Plan	sa 4355/01	17 July 2012
Planning Layout	072.01.54/P01 Rev S	29 January 2013
Topographical Survey	WH001/T00	29 January 2013
Sections	072.01.54.S01 Rev A	4 December 2012
Plan to illustrate proposed Barn Owl tower (Appendix 1 of Barn Owl Mitigation Tower)	Figure 1	20 December 2012
Baird	CROS/3.217/P/B	30 July 2012
Bell	2.213/P/B/L10/300	30 July 2012
Davy	4.212/P/B/L Rev C	30 July 2012
Davy SA	072.01.35.03	30 July 2012
Jenner	4.209/P/B/L	30 July 2012
Newton	4.201/P/B/L	30 July 2012
Nightingale	4.204/P/B/L	30 July 2012
Oxford	4.309/P/B/L	30 July 2012
Scott	4.207/P/B/L	30 July 2012
Stephenson	4.203/P/B/L	30 July 2012

Trevithick	072.01.54.TV.01	21 November 2012
Whitemoor	4.234/P/B/L	17 November 2012
Wordsworth	4.132/P/B/L	24 October 2012
Wordsworth (SP)	4.132/P/B/L	24 October 2012
Wren	4.216/P/B/L	30 July 2012
Paired Garage	PGL/5.0/3/B	3 December 2012
Single garage (Lancashire)	PGL/2.0/2/B	3 December 2012
Single Garage (Lancashire) Side to Side Ridge	PGL/2.0/1/B Rev A	3 December 2012
Paired/Double Garage Side to Side Ridge	PGL/1.0/1/B	3 December 2012
Screen fence details	05036/05	17 July 2012
Waney Lap Panel Fence	05036/06	17 July 2012

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

2) All dwellings commenced will be required to meet Code Level 4 of the Code for Sustainable Homes and all dwellings commenced after 1st January 2016 will be required to meet Code Level 6 of the Code for Sustainable Homes. Within 6 months of occupation of each dwelling a Final Certificate, certifying that the relevant Code for Sustainable Homes Level for that dwelling has been achieved, shall be submitted to the Local Planning Authority.

*Reason: In the interests of minimising the environmental impact of the development and to accord with the requirements of Policy 27 of the Adopted Central Lancashire Core Strategy.*

3) Prior to the commencement of the development a 'Design Stage' assessment and related certification shall be submitted to and approved in writing by the Local Planning Authority. The assessment and certification shall demonstrate that the dwellings will meet the relevant Code Level.

*Reason: In the interests of minimising the environmental impact of the development and to accord with the requirements of Policy 27 of the Adopted Central Lancashire Core Strategy.*

4) No dwelling shall be occupied until a letter of assurance; detailing how that plot has met the necessary Code Level has been issued by a Code for Sustainable Homes Assessor and approved in writing by the Local Planning Authority

*Reason: In the interests of minimising the environmental impact of the development and to accord with the requirements of Policy 27 of the Adopted Central Lancashire Core Strategy.*

5) Prior to the commencement of the development a Carbon Reduction Statement shall be submitted to and approved in writing by the Local Planning Authority. The Statement shall demonstrate that either appropriate decentralised, renewable or low carbon energy sources will be installed and implemented to reduce the carbon dioxide emissions of the development by at least 15% or additional building fabric insulation measures are installed beyond what is required to achieve the relevant [Code Level/BREEAM] rating.



*Reason: In the interests of minimising the environmental impact of the development and to accord with the requirements of Policy 27 of the Adopted Central Lancashire Core Strategy.*

6) The development hereby approved shall be carried out in full accordance with the Barn Owl Mitigation Strategy prepared by ERAP Ltd (dated December 2012) ref: 2012\_098.

*Reason: In the interests of species protection and in accordance with Policy EP4 of the adopted Chorley Borough Local Plan Review and the NPPF.*

7) Tree felling, vegetation clearance works, demolition work or other works that may affect nesting birds will be avoided between March and August inclusive, unless the absence of nesting birds has been confirmed by further surveys or inspections. If the presence of nesting is suspected at any time, works that would disturb nesting must be delayed until such time as nesting is complete (the young have fledged and left the nest and surrounding area, and the nest has been abandoned).

*Reason: In the interests of species protection and in accordance with Policy EP4 of the adopted Chorley Borough Local Plan Review and the NPPF.*

8) Measures for the avoidance of impacts on hedgehogs (and any other Species of Principal Importance as may be present) will be implemented during site clearance in accordance with the recommendations of section 6.1.4 of the Habitat Survey Report (URS Scott Wilson), unless the absence of nesting hedgehogs has been confirmed by further surveys or inspections.

9) The site lighting scheme shall demonstrate avoidance of artificial illumination (light pollution) of wildlife habitat (including the vegetated railway corridor).

*Reason: In the interests of species protection and in accordance with Policy EP4 of the adopted Chorley Borough Local Plan Review and the NPPF.*

10) The landscaping scheme for the site shall incorporate the recommendations of section 6.2 of the URS Scott Wilson 2011 report, and shall demonstrate that bat foraging habitat, bird nesting and foraging habitat, hedgehog habitat, and habitat connectivity, will be incorporated into the design of the development to at least maintain existing biodiversity value and maintain and enhance habitat connectivity.

*Reason: In the interests of species protection and in accordance with Policy EP4 of the adopted Chorley Borough Local Plan Review and the NPPF.*

11) The landing window at first floor in the southern elevation of the dwellinghouse on plot 1 (Trevithick house type) hereby permitted shall be fitted with obscure glass and obscure glazing shall be retained at all times thereafter. The obscure glazing shall be to at least Level 3 on the Pilkington Levels of Privacy, or such equivalent as may be agreed in writing by the local planning authority.

*Reason: To protect the amenities and privacy of the adjoining property and in accordance with Policy HS4 of the adopted Chorley Borough Local Plan Review.*

12) 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 or dormer windows other than those

expressly authorised by this permission shall be inserted or constructed at any time at first floor level or above in the southern elevation of the dwellinghouse on plot 1(Trevithick house type) hereby permitted.

*Reason: To protect the amenities and privacy of the adjoining property and in accordance with Policy HS4 of the adopted Chorley Borough Local Plan Review.*

13) Prior to the commencement of development full details of the chimneys to be constructed on the dwellinghouses on plots 1 1, 2, 21, 22, 23, 24, 25, and 26 hereby permitted shall have been submitted to and approved in writing by the Local Planning Authority. All works shall be undertaken strictly in accordance with the details as approved.

*Reason: To protect the amenities and privacy of the adjoining property and in accordance with Policy HS4 of the adopted Chorley Borough Local Plan Review.*

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

Paragraph 110 should read: A Sustainability Statement has been submitted with this application which responds to Policy 27 of the Core Strategy. This requires dwellings to achieve Code Level 4 from 1<sup>st</sup> January 2013 and Code Level 6 from 1<sup>st</sup> January 2016. The application shows that the proposed dwellings will be built to achieve Code for Sustainable Homes Level 4.

**ITEM 4j-12/01169/FULMAJ – Flat Iron Car Park Market Walk Union Street Chorley**

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

**The following conditions have been amended:**

2)

Title	Drawing Reference	Received date
Site Location Plan	AL(04)0100 Rev P02	3 December 2012
Existing Site Plan	AL(04)0110 Rev P02	3 December 2012
Site Plan Proposed	AL(04)0111 Rev P04	28 January 2013
Proposed Ground Floor Plan	AL(04)0200 Rev P05	28 January 2013
Proposed First Floor Plan	AL(04)0201 Rev P06	28 January 2013
Roof Plan	AL(04)0202 Rev P05	28 January 2013
Proposed and existing elevations	AL(05)1605 Rev P03	3 December 2012
Existing Elevations	AL(05)1606 Rev P02	3 December 2012
Proposed Sections	AL(06)1701 Rev P03	3 December 2012

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

---

The plans have been amended to accommodate the parent and child spaces adjacent to the footpath.

7. The building hereby permitted shall be constructed to achieve a minimum Building Research Establishment (BREEAM) standard of 'very good'. Within 6 months of occupation a 'Post Construction Stage' assessment and a Final Certificate shall be submitted to the Local Planning Authority certifying that a BREEAM standard of 'very good' has been achieved.

*Reason: In the interests of minimising the environmental impact of the development and to accord with the requirements of Policy 27 of the Adopted Central Lancashire Core Strategy.*

8. Prior to the commencement of the development a 'Design Stage' assessment and related certification shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out entirely in accordance with the approved assessment and certification.

*Reason: In the interests of minimising the environmental impact of the development and to accord with the requirements of Policy 27 of the Adopted Central Lancashire Core Strategy.*

9. Prior to the occupation of the retail unit hereby permitted a letter of assurance; detailing how the buildings has achieved BREEAM has been issued by a licensed BREEAM Assessor/Auditor and approved in writing by the Local Planning Authority

*Reason: In the interests of minimising the environmental impact of the development and to accord with the requirements of Policy 27 of the Adopted Central Lancashire Core Strategy.*

10. Prior to the commencement of the development a Carbon Reduction Statement shall be submitted to and approved in writing by the Local Planning Authority. The Statement shall demonstrate that either appropriate decentralised, renewable or low carbon energy sources will be installed and implemented to reduce the carbon dioxide emissions of the development by at least 15% or additional building fabric insulation measures are installed beyond what is required to achieve the relevant BREEAM rating.

*Reason: In the interests of minimising the environmental impact of the development and to accord with the requirements of Policy 27 of the Adopted Central Lancashire Core Strategy.*

These amendments are to ensure that the wording of the condition is in accordance with Policy 27 of the Core Strategy.

**Condition 14 as follows:**

The use of the retail unit, hereby approved, shall be for the sale of comparison goods only. (Convenience goods are defined as food, non-alcoholic drinks, tobacco, alcohol, newspapers and periodicals; and 90% of non-durable household goods. Comparison goods are defined as all other retail goods. Both definitions are in accordance with the Experian Retail Planner Briefing Note 9 (September 2011)).

*Reason: In the interests of the vitality and viability of the Town Centre Shopping Centre and in accordance with the National Planning Policy Framework.*

Has been removed from the recommendation as there is no Policy justification for requiring such a condition and as such the condition as drafted would not meet the condition tests set out within Circular 11/95.

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

Paragraph 27 is deleted & Paragraph 60 is amended to remove reference to the Council's Sustainable Resources DPD and para 60 should read:

In accordance with Policy 27 of the Central Lancashire Core Strategy the minimum energy efficiency standards for the proposed building is required to achieve a rating of 'Very Good' of the Building Research Establishment's Environmental Assessment Method (BREEAM). Additionally the scheme is required to demonstrate how carbon dioxide emissions will be reduced in respect of the predicted energy use. The supporting statement confirms that the scheme will achieve BREEAM very good. The requirements of these policies can be secured via condition.

---

**ITEM 4I-12/01221/FUL – Land between Boro Corn Mill and Salisbury Street, Chorley****The recommendation remains as per the original report**

A statement has been received from **Ward Councillors Alistair Bradley** and **Beverley Murray** who would like Development Control Committee members to consider deferring the application for a site visit to take place.

A copy of this letter can be found at the end of the addendum.

1No. letter of objection has been received setting out the following issues:

- The residents of Cunliffe Street and the adjoining streets are seeking to secure the area of land to provide recreation for the children and residents;
- These areas are, and have been designed for use by residents and children for many years;
- The applicant had no right to take the area, depriving residents of its use;
- Since the site was visited by a planning enforcement officer, the company is seeking permission for a retrospective application in an attempt to claim the area and buy it;
- The area is still fenced and is continuing to be used for parking whilst residents and their children are deprived of its use;
- People in the locality very much value these areas for recreation and also the sheer pleasure of having green areas within the town centre.

Officer response

The application site includes an area of amenity open space. However, the area to be lost serves little visual or recreational value and does not make a significant contribution to the character of the area. The most prominent area of the amenity open space, which provides the most valuable visual amenity, is to be retained and immediately fronts Cunliffe Street. As such, it is considered the use of the site as a car park can be justified in this case and does not conflict with the provisions of Policy LT15 of the Adopted Chorley Borough Local Plan Review.

The application site is owned by Chorley Council and discussions have taken place between the applicant, the Council's Enforcement Team and Liberata (a company who manage the Council's property and assets). In terms of land ownership the applicant has correctly filled in the application form and served notice on the Council.

As such, other than procedural requirements (which have been completed correctly), the issue of land ownership is not for consideration with this application.

A petition has been submitted, signed by 59 No. residents objecting to the application. The petition sets out the following issues:

- The residents of Cunliffe Street and adjoining streets are seeking to secure the areas of land in and around the locality to provide recreation for the children and residents;
- These areas are and have been designed for use by residents and children over many years.

Officer response

As outlined above, the issue of land ownership is not for consideration with this application. It is the officer's view that the area of amenity open space to be lost serves little visual or recreational value and does not make a significant contribution to the character of the area. As such, it is considered the use of the site as a car park can be justified in this case.

---

**ADDENDUM****DEVELOPMENT CONTROL COMMITTEE – 5 February 2013****Application Ref 12/01221/FUL described as land between  
Boro Corn Mill and Salisbury St, Chorley**

Ward Councillors Alistair Bradley and Beverley Murray would like Development Control Committee members to consider deferring the application for a site visit to take place.

As this is Council owned land, the proposed change of use to a private car park would be taking place in an area where there are existing problems particularly with local residents and business parking. There is also a well-documented lack of play/open space in this area, and this needs to be fully considered before any change of use is granted.

---

<b>C O M M I T T E E   R E P O R T</b>		
<b>REPORT OF</b>	<b>MEETING</b>	<b>DATE</b>
Director of Partnerships, Planning and Policy	Development Control Committee	5 February 2013

  

<b>SUPPLEMENTARY ADDENDUM</b>

**ITEM 4e - 12/00716/FULMAJ - Croston Woodwork, LTD, Station Road, Croston, Leyland, PR26 9RJ**

Paragraph 42 of the main report should read:

The issue of financial viability is a material consideration in the grant of planning permission.

This page is intentionally left blank