

12 April 2013

Dear Councillor

DEVELOPMENT CONTROL COMMITTEE - TUESDAY, 23RD APRIL 2013

Please find enclosed location and layout plans for the planning applications, where applicable, that are to be considered at the above meeting of the Development Control Committee.

Agenda No Item

4. **Planning applications to be determined**

- a) 13/00168/FUL - Naylor & Walkden, Hatton House, 15 Hatton Street, Adlington, Chorley (Pages 1 - 6)

- b) 13/00138/REMAJ - Land South of Cuerden Farm and Woodcocks Farm and land north of Caton Drive, Wigan Road, Clayton-le-Woods (report and plans to follow)

- c) 13/00062/FULMAJ - Burrows (Grass Machinery) Limited, Wigan Road, Clayton-le-Woods, Leyland, PR25 5SD (Pages 7 - 10)

- d) 13/00202/FUL - Home Farm, Grape Lane, Croston, Leyland PR26 9HB (Pages 11 - 16)

- e) 13/00203/FULMAJ - Unit 7 and 9 Revolution Park, Buckshaw Avenue, Buckshaw Village, Chorley (Pages 17 - 20)

- f) 13/00076/OUTMAJ - Hospital Car Park, Preston Road, Chorley (Pages 21 - 28)

- g) 13/00166/FUL - Hospital Car Park, Preston Road, Chorley (Pages 29 - 32)

- h) 13/00072/FUL - Visitors Centre, Yarrow Valley Country Park, Birkacre Road, Chorley, PR7 3RN (Pages 33 - 40)

Yours sincerely



Gary Hall
Chief Executive

Cathryn Filbin
Democratic and Member Services Officer
E-mail: cathryn.filbin@chorley.gov.uk
Tel: (01257) 515123
Fax: (01257) 515150

Distribution

1. Agenda and reports to all Members of the Development Control Committee.

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આ માહિતીનો અનુવાદ આપની પોતાની ભાષામાં કરી શકાય છે. આ સેવા સરળતાથી મેળવવા માટે કૃપા કરી, આ નંબર પર ફોન કરો: 01257 515822

ان معلومات کا ترجمہ آپ کی اپنی زبان میں بھی کیا جاسکتا ہے۔ یہ خدمت استعمال کرنے کیلئے براہ مہربانی اس نمبر پر ٹیلیفون

01257 515823

کیجئے:

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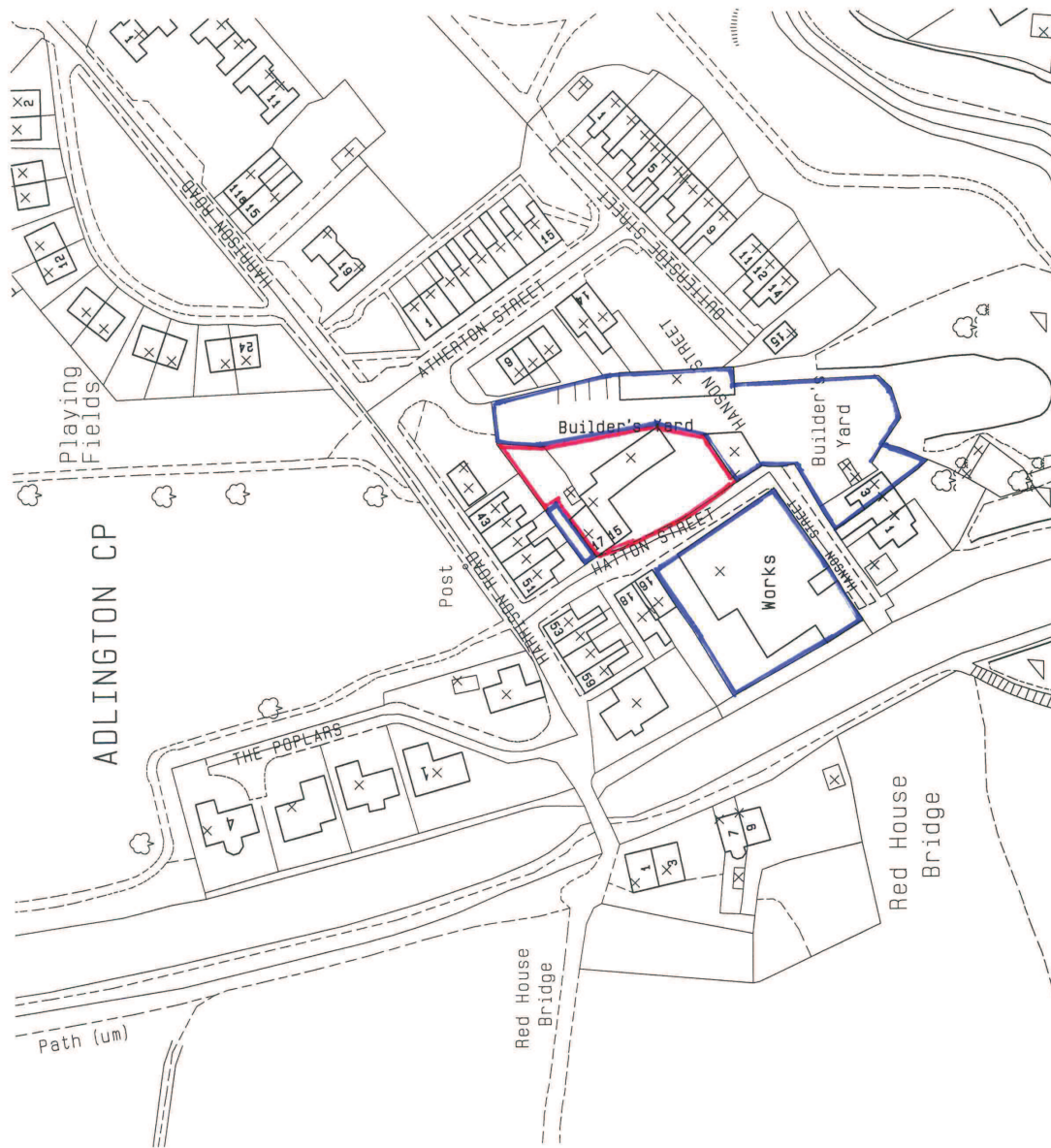
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All component sizes and references to be checked prior to ordering of materials.

Positions and designation (i.e. combined, surface water or foul) of existing drain runs on site are to be checked / confirmed by the building owner. Any additional connections are to be made, are also to be checked as necessary to ensure that they are suitable to accommodate additional capacity and the type of effluent being connected.

All relevant boundary positions to be checked prior to proceeding.



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Rev.	Revision	Inl.	Date
 <p>Good & Tillotson Chartered Architects 2 The Studios, 18 Chorley Old Road, BL1 4JU Tel : 01204 497700 Fax : 01204 497776 E-mail : info@goodandtillotson.co.uk Web : www.goodandtillotson.co.uk</p>			
<p>Client : Shutter Doors Property Services Limited</p>			
<p>Project : HUTTON HOUSE PROPOSED "CHANGE OF USE" FROM OFFICES TO "BED AND BREAKFAST" GUEST HOUSE AND PROPRIETORS ACCOMMODATION</p>			
<p>Drawing : LOCATION PLAN</p>			
<p>Project No. : 1301</p>			
<p>Drawing Number : 03</p>			
<p>Drawing Revision :</p>			

<p>RIBA Chartered Practise</p>	
Date :	14th February 2010
Drawn :	R.T.H.
Scale :	1 : 1250 @ A3
Drawing Revision :	

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 All additional connections are to be made, are also to be checked by the building surveyor prior to proceeding.
 All relevant boundary positions to be checked prior to proceeding.



B HEIGHT OF EXISTING PROPRIETORS R.T.H. FENCE CONFIRMED AS 2 METRES
 A 3 No ADDITIONAL "STAFF CAR PARKING" SPACES INDICATED TO REAR OF BUILDING R.T.H.

g&t
 Good & Tilston Chartered Architects
 2 The Studios,
 50 Chorley Old Road,
 Bolton BL1 4JU
 Tel : 01204 497700
 Fax : 01204 497786
 E-mail : info@goodandtilston.co.uk
 Web : www.goodandtilston.co.uk

Client :	SHUTTER DOORS PROPERTY LTD
Project :	HATTON HOUSE PROPOSED CHANGE OF USE FROM PROPOSED CHANGE OF USE FROM PROPOSED CHANGE OF USE FROM GUEST HOUSE AND PROPRIETOR'S ACCOMMODATION
Chartered Practices :	RIBA Chartered Practices
Date :	15th FEB 2013
Drawn :	R.T.H.
Scale :	1:200@A1
Drawing :	PROPOSED SITE PLAN
Project No. :	1301
Drawing Number :	04
Revision :	B

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ALL LEVELS TO BE CHECKED ON SITE.
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 All component sizes and references to be checked prior to ordering of materials.
 Positions and designation (i.e. combined, surface water or foul) of existing drains on site are to be checked/ confirmed by the building surveyor prior to construction.
 Where additional connections are to be made, are also to be checked/ confirmed by the building surveyor prior to construction.
 All relevant boundary positions to be checked prior to proceeding.

W.C./ BATH ROOM WINDOWS TO HAVE 'PRIVACY GLASS' FINISH (INDICATED 'P')

W.C./ BATH ROOM WINDOWS TO HAVE 'PRIVACY GLASS' FINISH (INDICATED 'P')

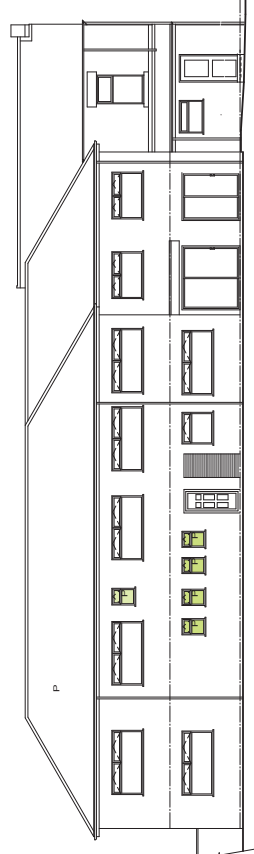
NEW W.C. WINDOW OPENINGS WITH 'PRIVACY GLASS' TO BE CREATED WITHIN EXISTING DOOR OPENING (INDICATED 'P')

NEW WINDOW OPENING TO BE CREATED WITHIN INFILL STONE WORK TO MATCH EXISTING

W.C./ BATH ROOM WINDOWS TO HAVE 'PRIVACY GLASS' FINISH (INDICATED 'P')

W.C./ BATH ROOM WINDOWS TO HAVE 'PRIVACY GLASS' FINISH (INDICATED 'P')

NEW W.C. WINDOW OPENINGS TO BE CREATED WITH BRICK TO MATCH EXISTING

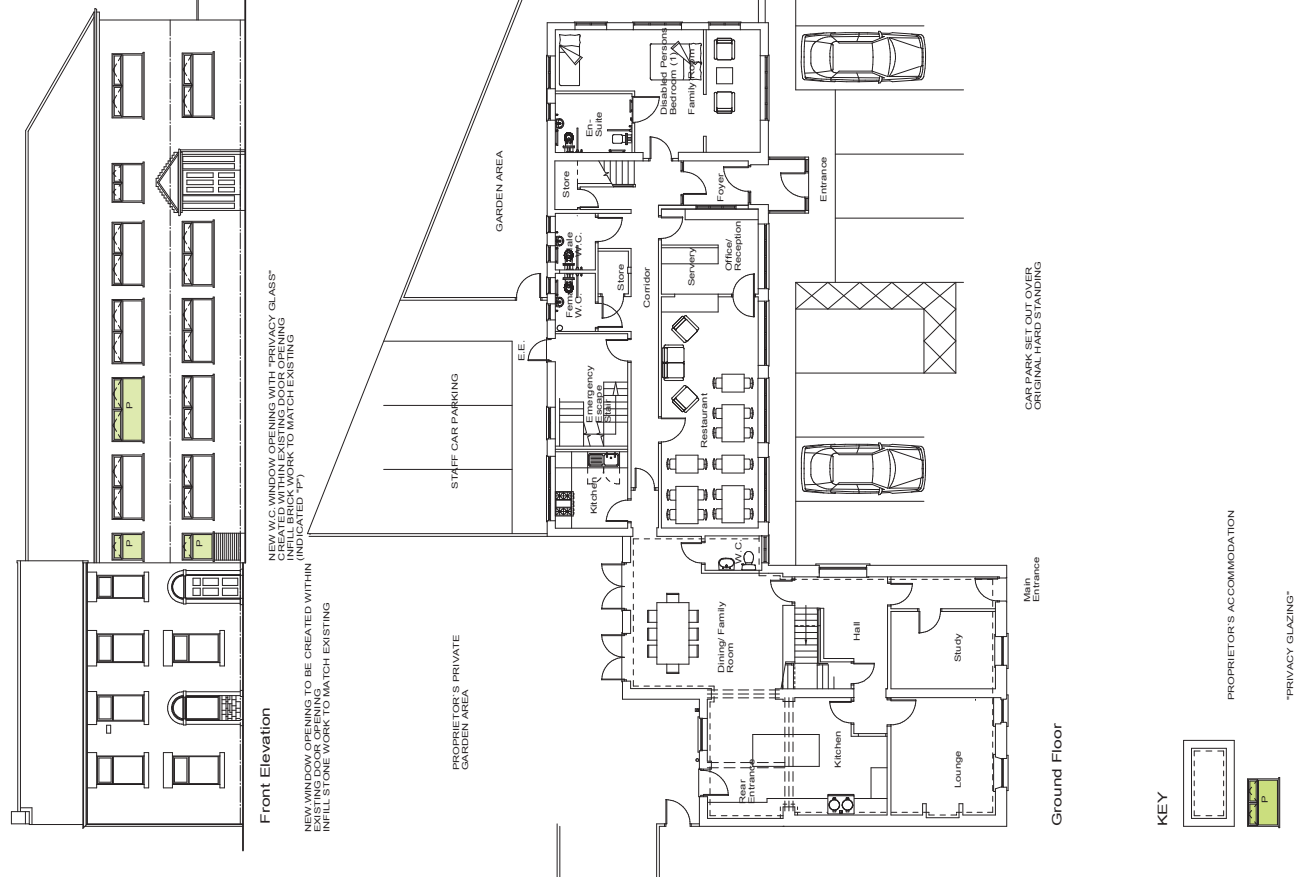


Front Elevation

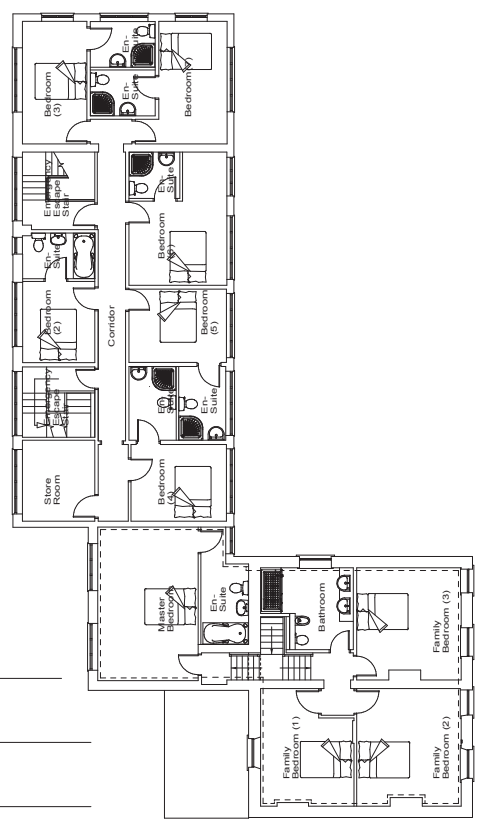
Rear Elevation

Side Elevation

GABLE ELEVATION



Ground Floor



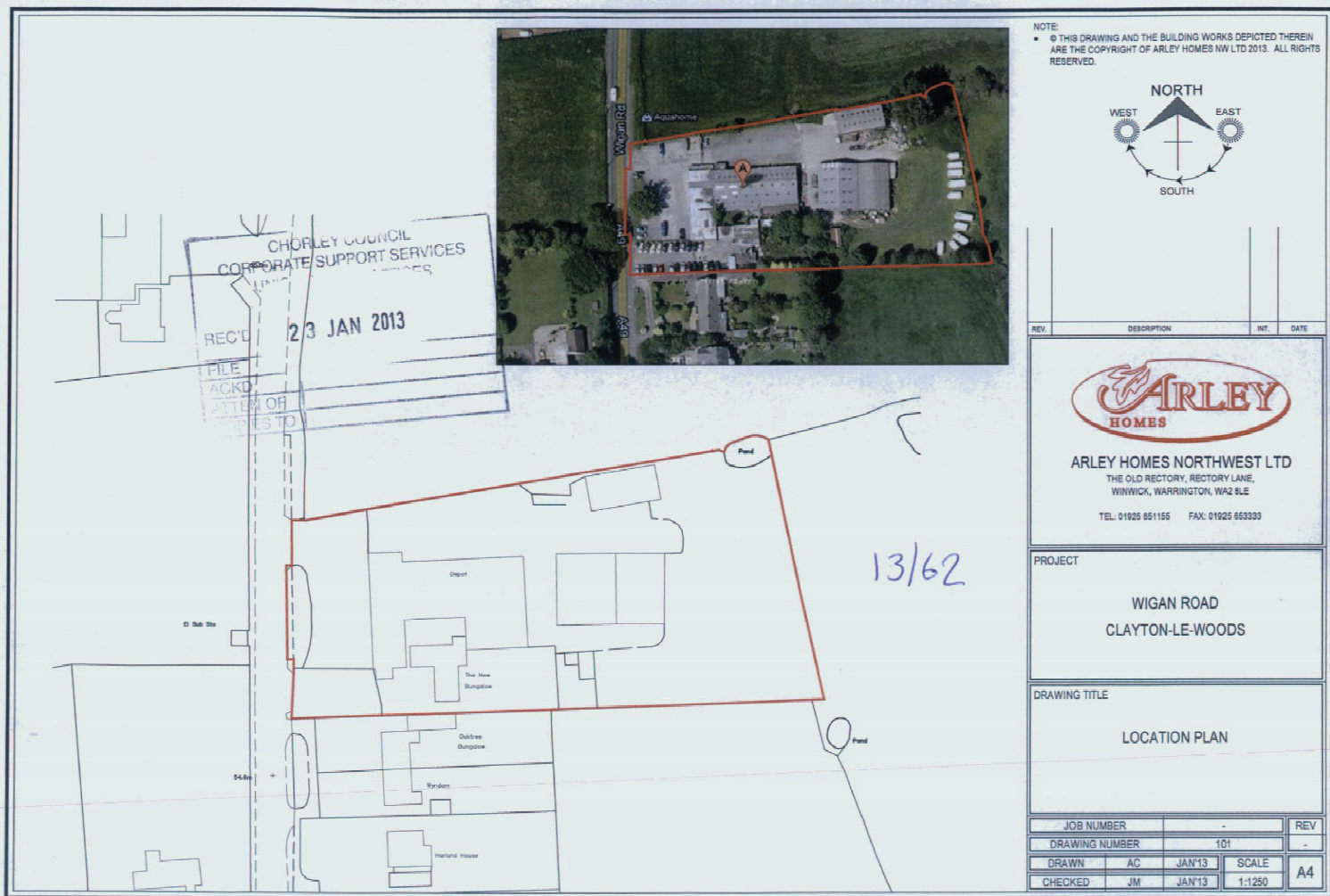
First Floor

Client:	Shutter Doors Property Services Limited
Project:	HATTON HOUSE PROPOSED TO BE USED FROM GUEST HOUSE AND PROPRIETOR'S ACCOMMODATION
Drawings:	Proposed Plans and Elevations
Date:	15th February 2013
Drawn:	R.T.H.
Scale:	1:100 @ A1 / 1:200 @ A3
Project No.:	1301
Drawing Number:	10
Drawing Revision:	A

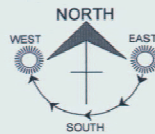
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g&t

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REV	DESCRIPTION	INT.	DATE



ARLEY HOMES NORTHWEST LTD
 THE OLD RECTORY, RECTORY LANE,
 WINWICK, WARRINGTON, WA2 8LE
 TEL: 01925 851155 FAX: 01925 653333

PROJECT

WIGAN ROAD
 CLAYTON-LE-WOODS

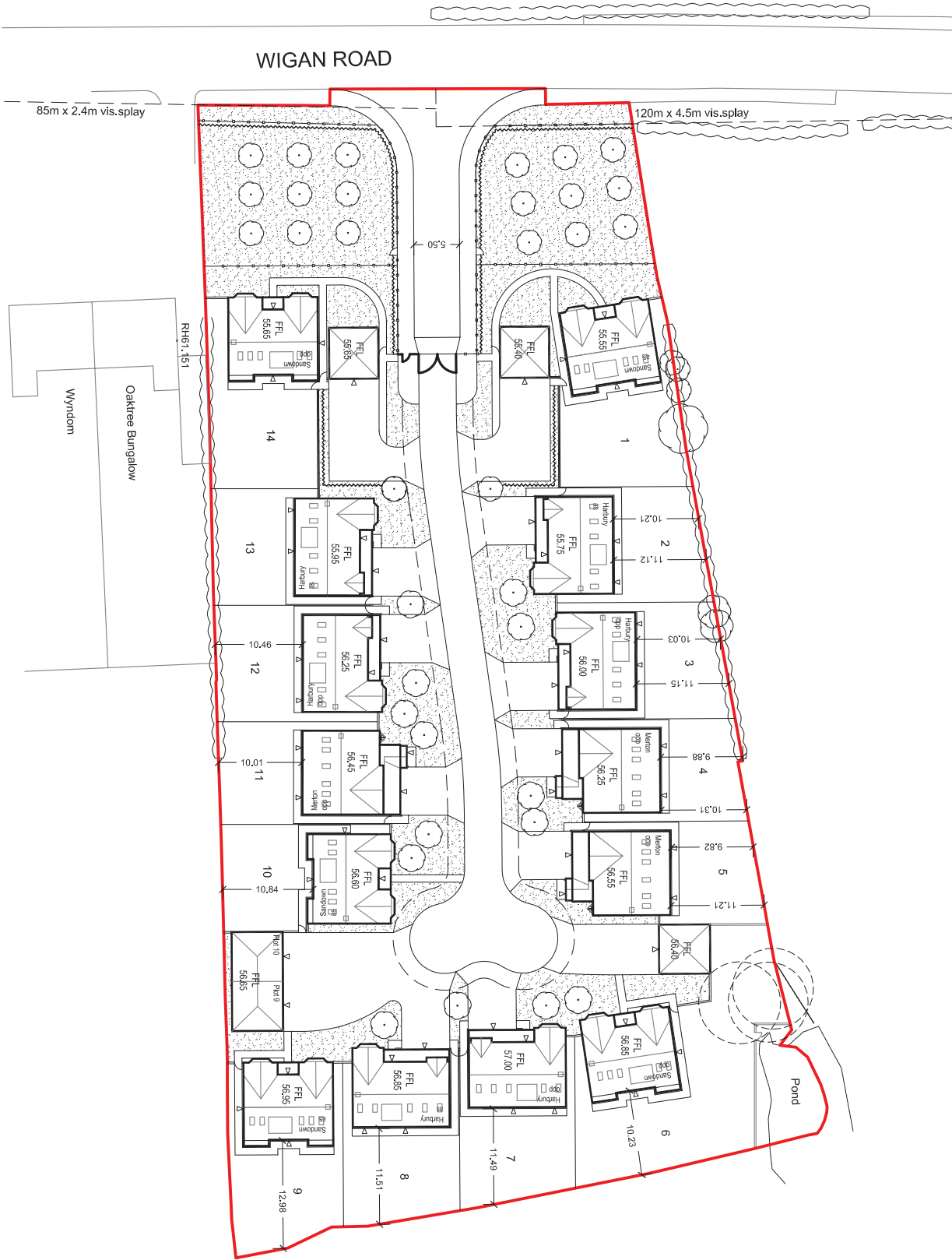
DRAWING TITLE

LOCATION PLAN

JOB NUMBER	-	REV	-
DRAWING NUMBER	101		
DRAWN	AC	JAN'13	SCALE
CHECKED	JM	JAN'13	1:1250
			A4

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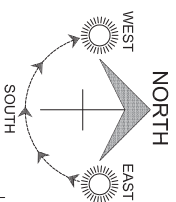
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SCHEDULE OF ACCOMMODATION

UNIT	5 BED DETACHED	248sqm	5	1240sqm
SANDWOWN	5 BED DETACHED	217sqm	6	1304sqm
HARBURY	5 BED DETACHED	227sqm	3	683sqm
MERTON				
TOTAL			14	3227sqm

SITE AREA: 1.97 Acre
 SITE DENSITY: 7.11 (inhab/ha)
 TOTAL FOOTAGE: 3279 (SqM)
 SITE FOOTAGE: 1838 (SqM)



REV.	DESCRIPTION	INT.	DATE
C	LAYOUT UPDATED TO LA COMMENTS.	JSM	22.03.13
B	LAYOUT UPDATED TO LA COMMENTS.	JSM	25.02.13
A	LAYOUT UPDATED TO LA COMMENTS.	JSM	13.02.13



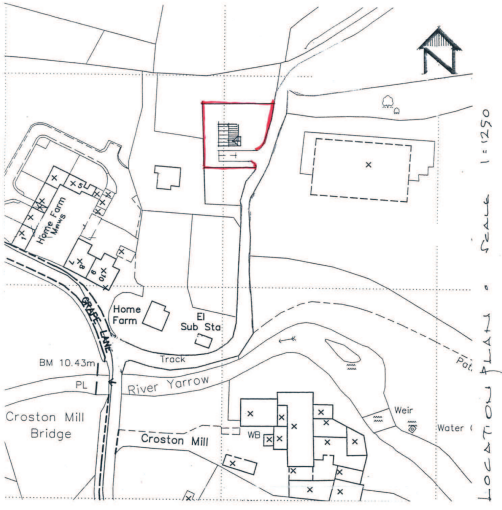
ARLEY HOMES NORTHWEST LTD
 THE OLD RECTORY, RECTORY LANE,
 WINWICK, WARRINGTON WA2 8LE
 TEL: 01925 657155 FAX: 01925 653333

PROJECT
 WIGAN ROAD
 CLAYTON LE WOODS

DRAWING TITLE
 PLANNING LAYOUT

JOB NUMBER	DRAWING NUMBER	DRAWN	CHECKED	REV
516	102	JSM		C
	16.01.13			A3
				1590

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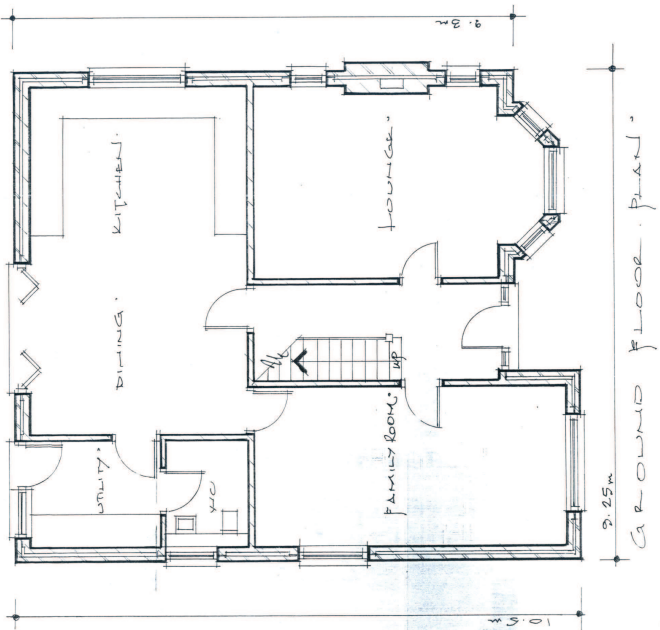
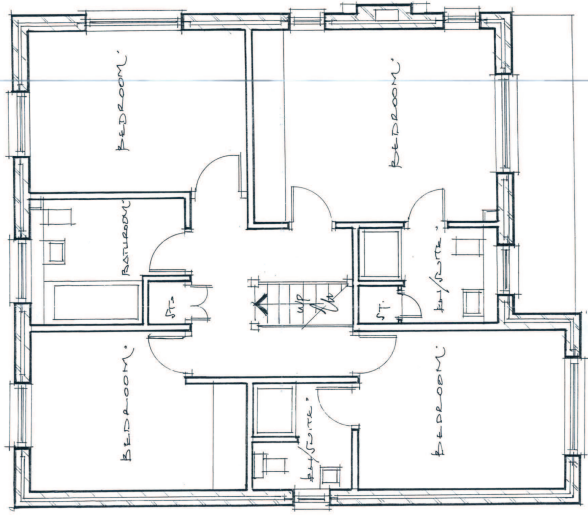
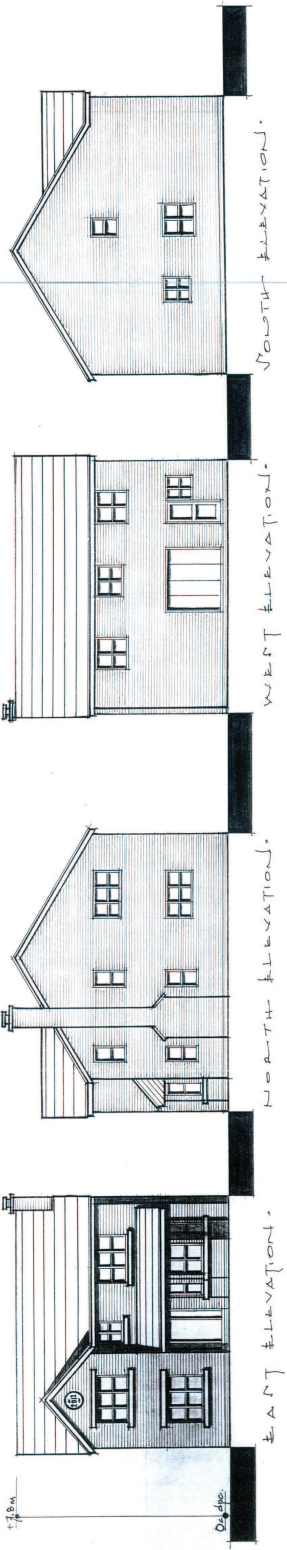


12/0025/FUL. DCPLN Location Plan, P00 REV.

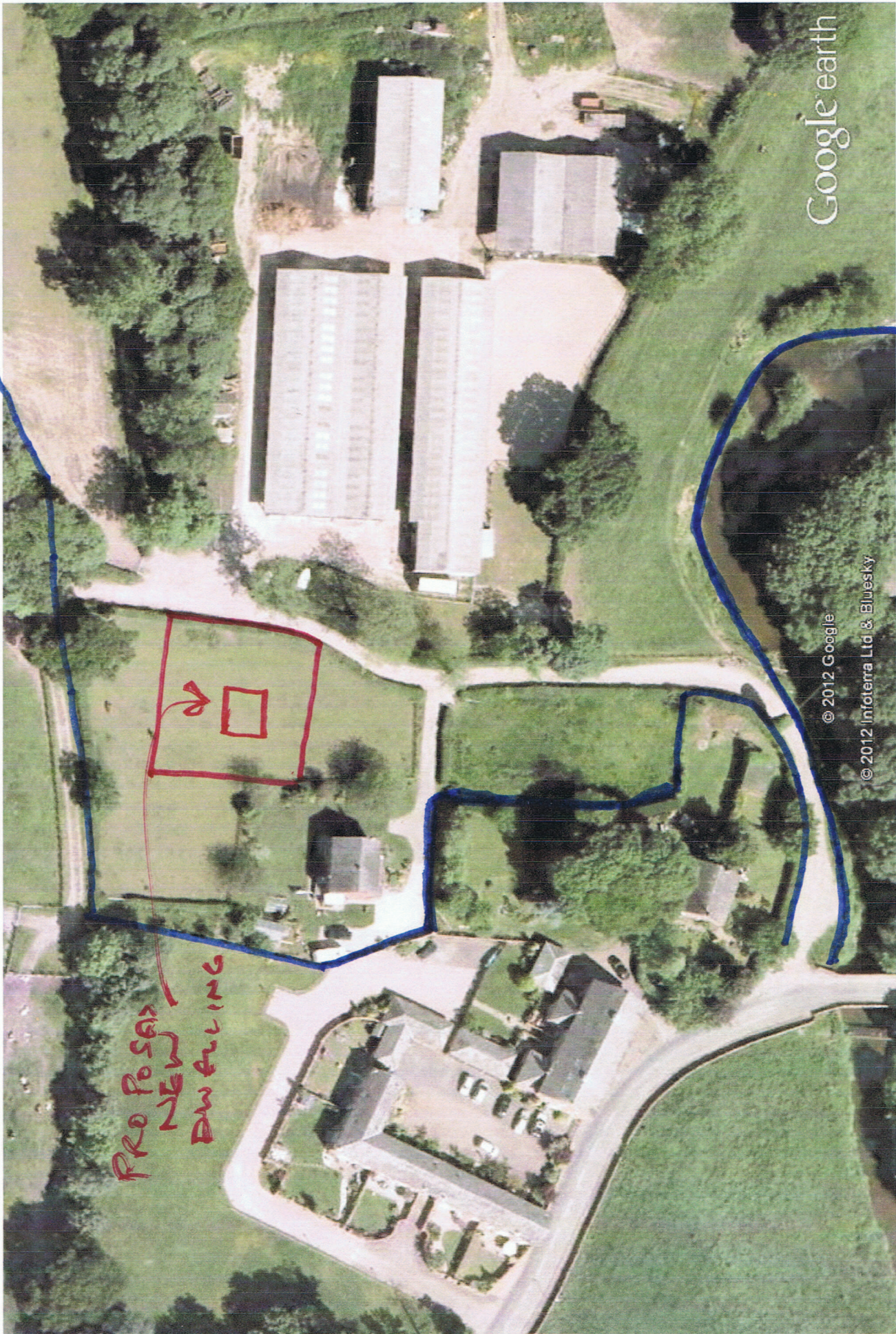
SITE	HOME FARM, GRAPE LANE CROSTON, LEYLAND PR26 9HB		
PROJECT	NEW AGRICULTURAL DWELLINGHOUSE		
TITLE	PLANS AND ELEVATIONS		
SCALE	DATE	DRAWN	DRAWING NO.
1:50	FEB 2012	RCR	HF/PL/2012/001
1:100			

RT DESIGN
Architectural & Surveying Consultants
304 Valley Mill
Cottonfields
Egley, Bolton.
BL7 9DY
Tel : 01204 591411

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PROPOSAL
NEW
DWELLING

Google earth

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500

100

feet
meters

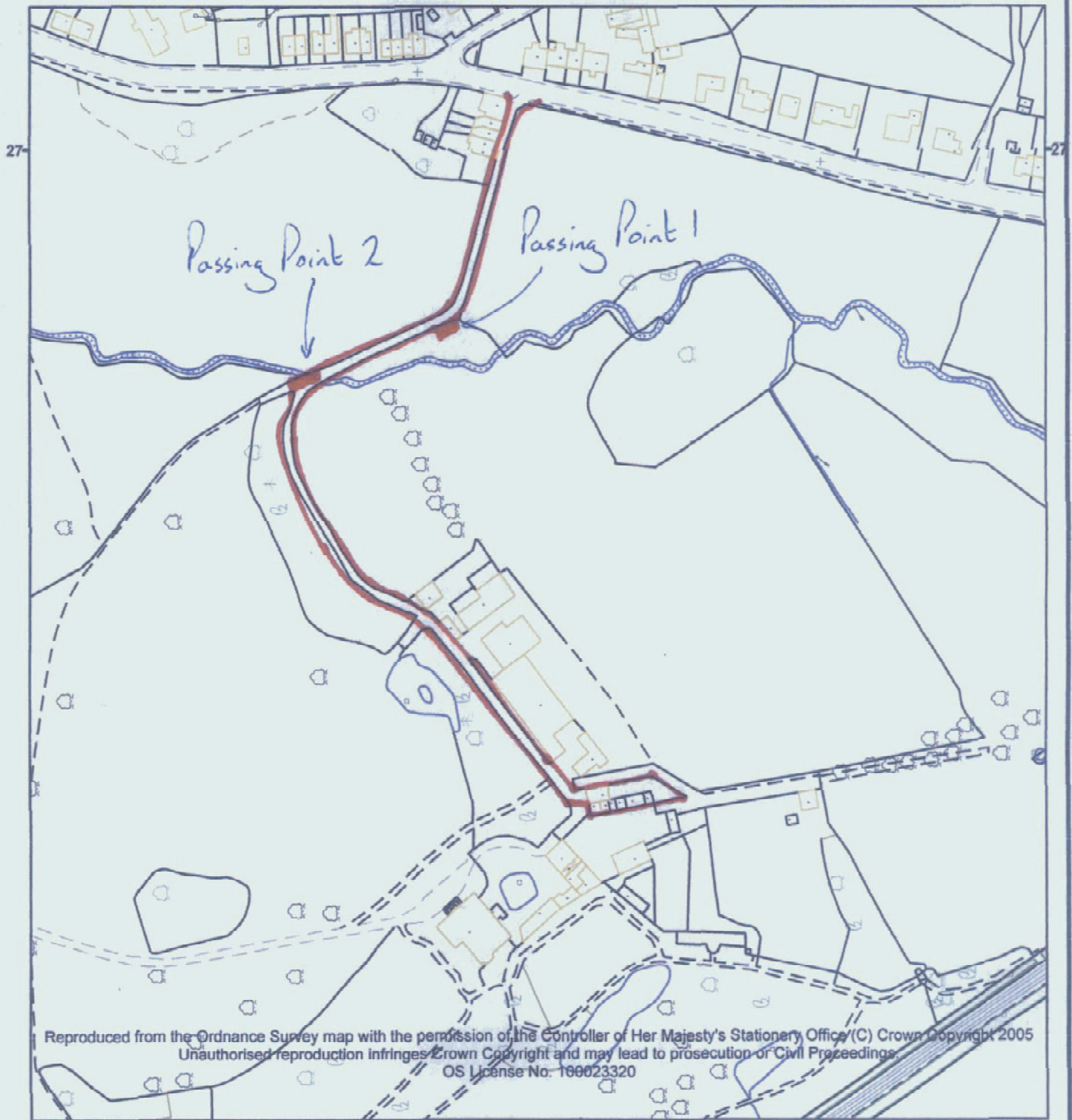
Google earth

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M

SD
LOCATION MAP

13/202



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CHORLEY COUNCIL
 CORPORATE SUPPORT SERVICES
 UNION STREET OFFICES

DATE - 8 MAR 2013

FILE _____
 CHECKED _____
 ATTENTION OF _____
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Home Farm Access Plan

Scale: 1:2,500

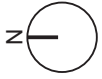


Map produced by:

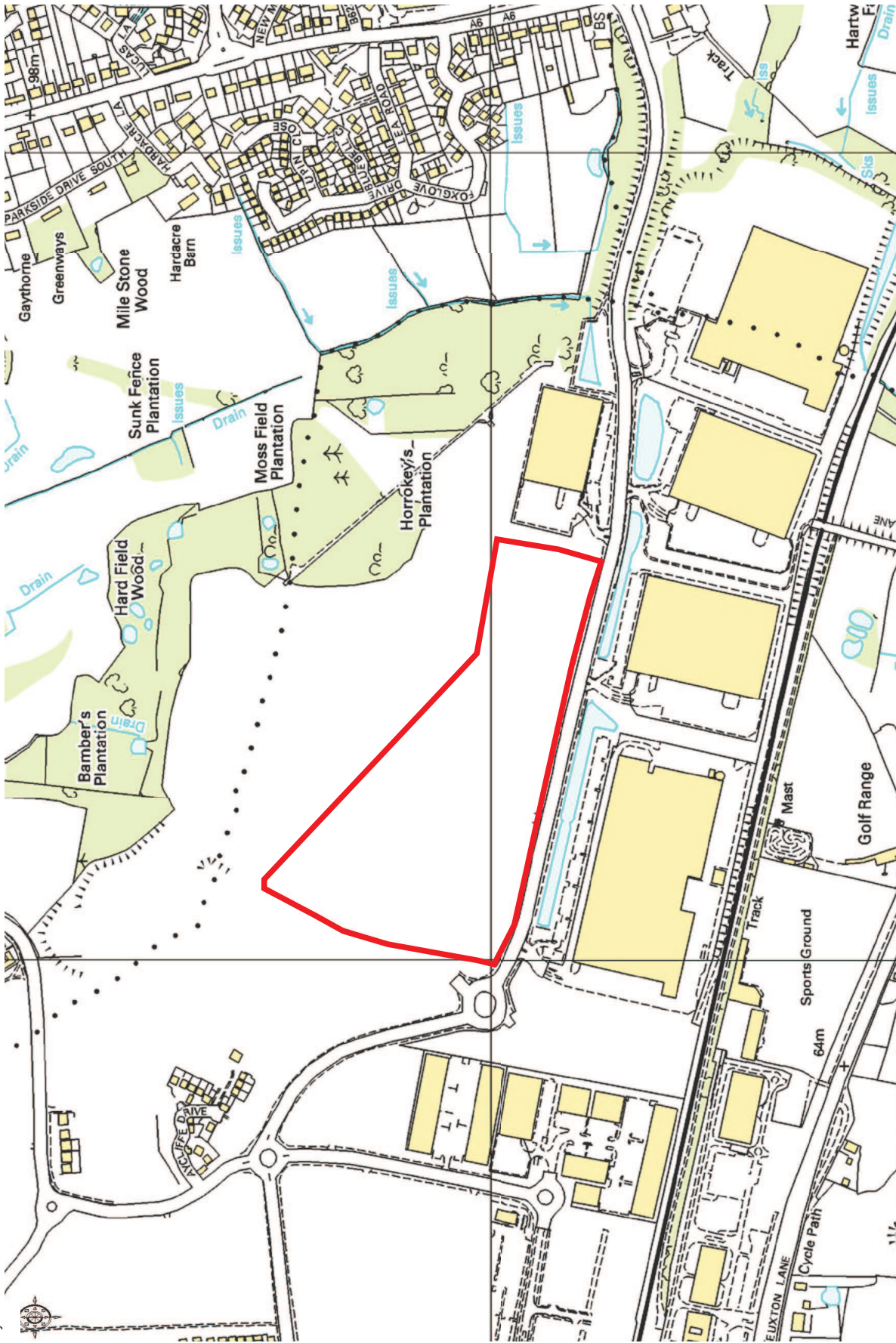
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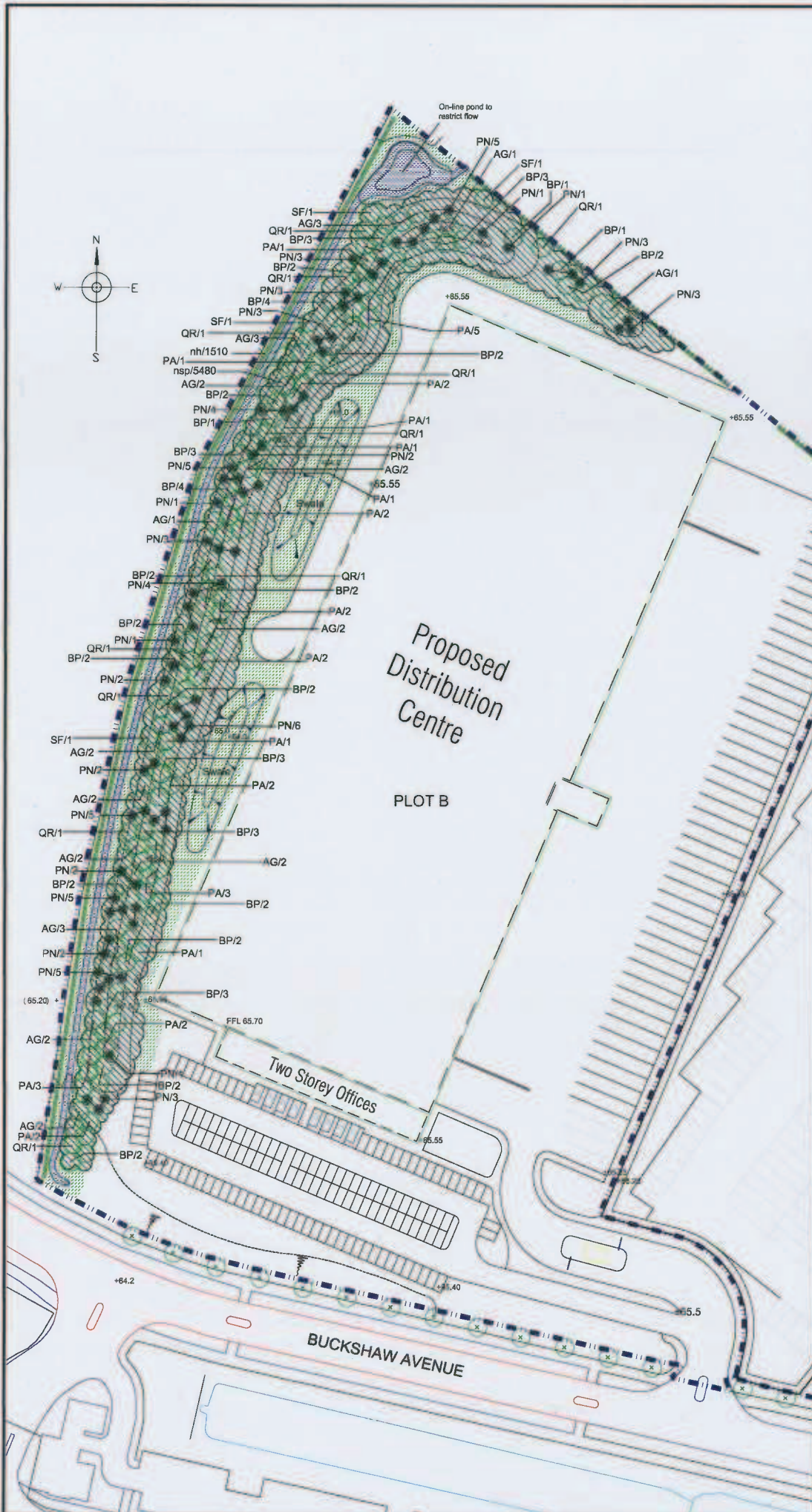
Key
— Site boundary



Client: Evander Properties Ltd
Project: Proposed Distribution Centre Development, Plots 5, 7 and 9 Revolution Park, Buckshaw Village
Title: Site Location Plan
Reference: EVAM2000
Date: 12 September 2011
Scale: 1:5000

TURLEYASSOCIATES
1 New York Street
Manchester
M1 4HD

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KEY

- Existing heavy standard trees (interpolated position)
- Proposed trees & conifers
- Proposed native woodland plants
- Proposed native hedge
- Meadow areas of species compliant with the Joint Lancs Structure Plan Appendix 12
- Utility valves/swales
- +70.5 Indicative levels
- Ground-modelling by others (contours @ 1.0m intervals approx.)
- Ditches - (retained or diverted)
- Plot B Site boundary

PLANT SCHEDULE

TREES & CONIFERS	Size	Nos.
BP Betula pubescens	6-10cm girth Feather CG	57
AG Alnus glutinosa	15-18cm girth EHS RB	30
PN Pinus nigra	14-15cm high RB	74
PA Prunus avellana	10-20cm girth EHS RB	32
QR Quercus robur	6-10cm girth Feather CG	11
SF Salix fragilis	13-14cm girth EHS RB	4
		208

All trees to receive rabbit guards & have ring-fished planting stations, and shall be secured according to the Landscape Specification.

NATIVE HEDGE PLANTING (m)	Size	Nos.
Acer campestre	10% 70-90 BR	151
Corylus avellana	10% 70-90 BR	151
Crataegus monogyna	85% 70-90 BR	758
Ilex aquifolium	15% 3L 50-60	220
Prunus spinosa	15% 70-90 BR	220
		1510

To be planted in a double staggered row of 5 plants per linear metre. Plants to be inserted into ground in random groups of 5-7 by species along length of proposed hedge. All plants to have clear plastic spiral rabbit guards, secured into ground with bamboo canes.

NATIVE STRUCTURE PLANTING (esp)

To be planted at 1.0m centres in random groups of 5-10, by species, except for Oak which shall be planted as individual specimens. Planting shall consist of the following percentages:

Species	Percentage	Size (cm)	Nos.
Alnus glutinosa	10%	1+2 80-100 BR	546
Betula pubescens	10%	1+2 100-120 BR	546
Corylus avellana	5%	1+2 100-120 BR	274
Crataegus monogyna	20%	1+2 80-100 BR	1096
Ilex aquifolium	20%	3L 50-60 pots	1096
Salix caprea	5%	1+2 80-100 BR	274
Salix fragilis	5%	1+2 80-100 BR	274
Prunus spinosa	5%	1+2 80-100 BR	274
Quercus robur	10%	1+3 80-100 BR	546
Prunus avellana	5%	1+2 80-100 BR	274
Viburnum opulus	5%	1+2 80-100 BR	274
			5460

All white and translucent supplied to site shall be of British provenance. A certificate proving such shall be provided to the Landscape Architect prior to delivery to site.

All plants except Holly & Pines to have spiral rabbit guards, secured into ground with bamboo canes. Holly & Pines to have Nelson guards.

Roots of all bare-root stock shall be treated with Mycorrhizae Whip Dip to manufacturer instruction. Supplier: Dunroa Nursery on 01435 802882.

All native planting areas to be underseeded with Trifolium Escovard. Manufactured by DLF Trifolium, spread by their recommended rates.

GRASS SEEDING (MEADOW)

Meadow seed mix areas shall be as described in the Landscape Specification.

NOTES

All works shall be in accordance with the JBLA Landscape Specification and comply with current Health & Safety and CDM Regulations.

No trees shall be planted within 5m of drains or services without the installation of a root barrier. The Landscape Contractor shall be responsible for acquiring 'as-built' drain and service plans before commencing work on site.

Where existing grass is disturbed it shall be reinstated to match surrounding levels and made good.

Where plants, trees or areas are shown on a schedule, these are for assistance only and do not override actual notes or areas on the drawing.

DRAWING BASE

This landscape drawing is based upon AJA Architects drawing 5257-Dev Plot site layout Plan model 14, with reference to plot plateau levels given by RPS Planning.

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FOR TENDER AND CONSTRUCTION

REV B: Plant sizes amended for a season's growth JFB 01-03-13
 A: Ash trees & whips substituted JFB 28-01-13



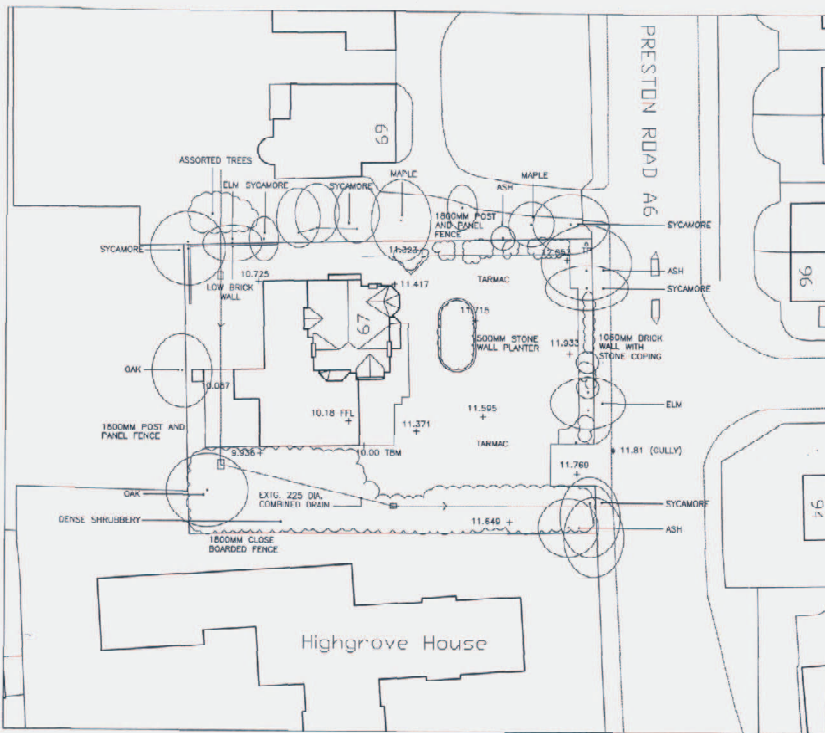
JB Landscape Associates
 Wharf Centre Studio, Watwick, CV34 5LB 0780 134 9965

PROJECT
**REVOLUTION PARK
 CHORLEY**

DRAWING
**PLANTING DETAILS
 WESTERN BOUNDARY
 PLOT B**

DRAWN JH	CHECKED JD	APPROVED JS
TRACED	SCALE 1:500 (A1)	DATE 09-09-12
DRAWING No	2028-DL005	
REV	B	

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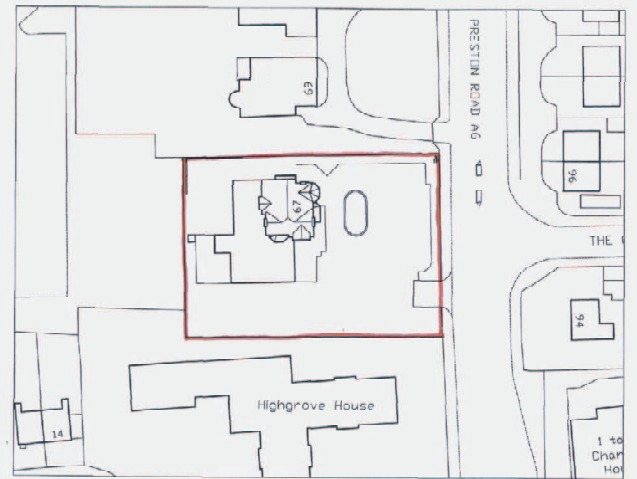
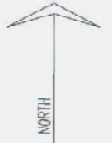


Site Layout 1:500


CHORLEY BOROUGH COUNCIL
TOWN AND COUNTRY PLANNING ACT 1990
19 JAN 2009 AB
THIS IS THE PLAN REFERRED TO IN
APPLICATION No. 09/1331

0m 10m 20m
Scale Bar 1:500

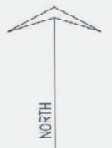
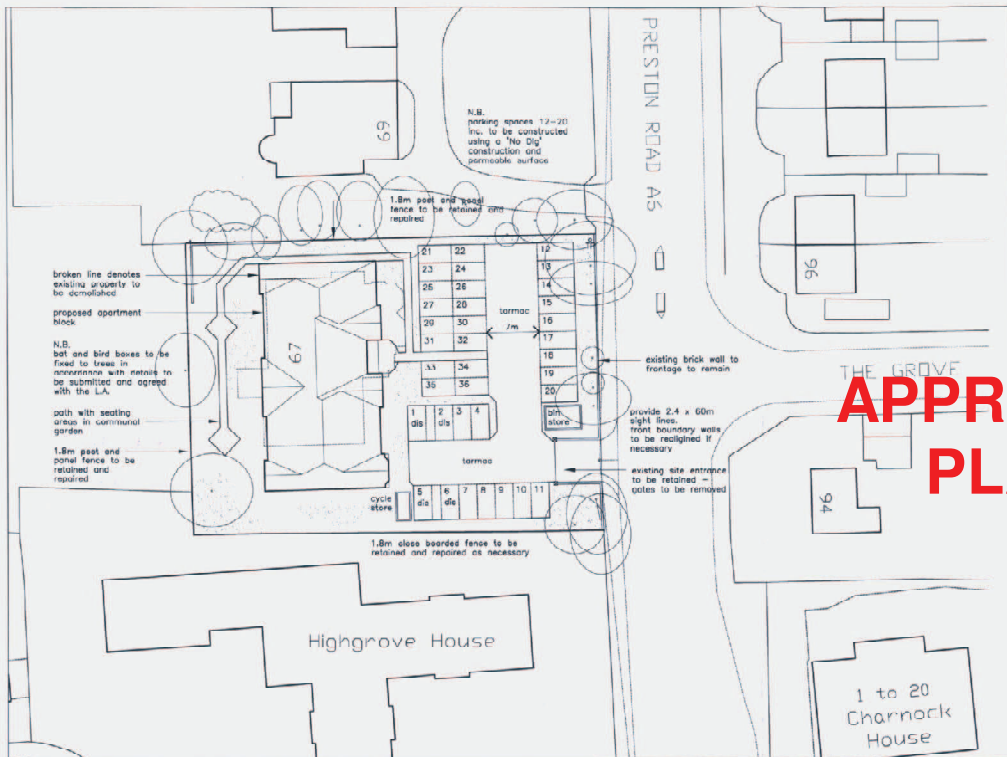
0m 25m 50m
Scale Bar 1:1250



Location Plan 1:1250

CLIENT W Marsden & Sons					 <p>213 PRESTON ROAD WHITTLE LE WOODS CHORLEY LANCASHIRE PR0 7PS TEL: 01257 261555 FAX: 01257 267224 www.lmparchitects.co.uk</p> <p>© Copyright Lawson Morganson Practice Ltd.</p>
PROJECT Proposed Residential Development at 67 Preston Road, Chorley					
DRAWING TITLE Existing Site Layout and Location Plan					
DATE 16/01/09	SCALE 1:500/1250	DRAWN JAL	DRWG No. 08/147/E01	REV	

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APPROVED PLAN

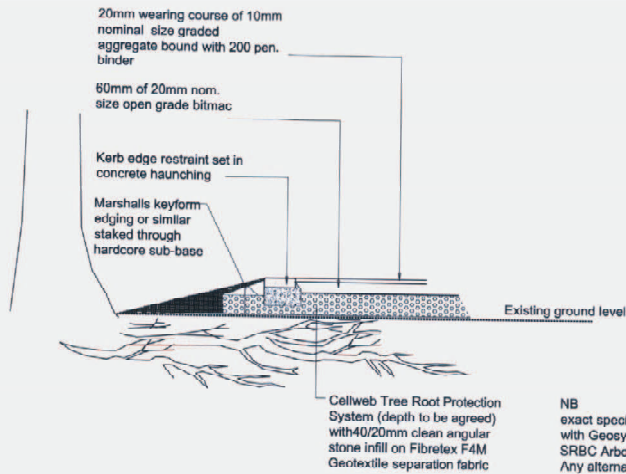
CHORLEY COUNCIL
PLANNING ACT 1990
10 FEB 2009
PLANNING REFERRED TO IN
APPLICATION No. 09/00023

AMENDED PLAN

Revisions
A : manoeuvring space between car parking spaces 12-36 increased to 7m and 2.4 x 60m sight lines indicated
asl 09/02/09

CLIENT W Marsden & Sons		 213 PRESTON ROAD WHITTI F.I.F. WOODS CHORLEY LANCASHIRE PR05 7FS TEL: 01257 261555 FAX: 01257 261224 www.lmparchitects.co.uk	
PROJECT Proposed Residential Development at 67 Preston Road, Chorley			
DRAWING TITLE Proposed Site Layout			
DATE 16/01/09	SCALE 1:500 @ A3	DRAWN asl	DRWG No. 08/147/P01 REV A

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**APPROVED
PLAN**

NB exact specification to be agreed with Geosynthetics Ltd and SRBC Arboriculturist. Any alternative system to be agreed with SRBC Arboriculturist.

CHORLEY BOROUGH COUNCIL
TOWN AND COUNTRY PLANNING ACT 1990
 19 JAN 2009
 THE PLAN REFERRED TO IN
 APPLICATION No. 09/133

Revisions

CLIENT W. Marsden & Sons				
PROJECT Proposed apartments at 67 Preston Road, Chorley, PR7 1PL				
DRAWING TITLE Proposed macadam no dig construction				
DATE 16/01/09	SCALE NTS	DRAWN asl	DRWG No. 09/147/P04	REV
 213 PRESTON ROAD WHITTLE-LE-WOODS CHORLEY LANCASHIRE PR6 7PS TEL: 01257 261555 FAX: 01257 267224 EMAIL: group@lmp213.com © Copyright Lawson Manzerboon Practice Ltd.				

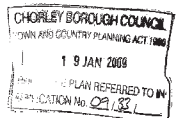
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HIGHGROVE HOUSE
EXISTING SITE SECTION

HIGHGROVE HOUSE
PROPOSED SITE SECTION

**APPROVED
PLAN**



0m 2m 4m 6m 8m 10m
Scale Bar 1:200

CLIENT W Marsden & Sons					<p>215 PRESTON ROAD BRETTELE WOODS CHORLEY LANSHIRE PR6 7PS TEL: 01257 205555 FAX: 01257 207224 www.lmparchitects.co.uk</p>
PROJECT Proposed Residential Development at 67 Preston Road, Chorley					
DRAWING TITLE Existing and Proposed Site Section					
DATE 14/01/09	SCALE 1:200 @ A2	DRAWN JAL	DRWG No. 08/147/PO3	REV -	© Copyright Lawson Knepton Preston Ltd.

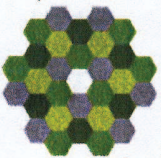
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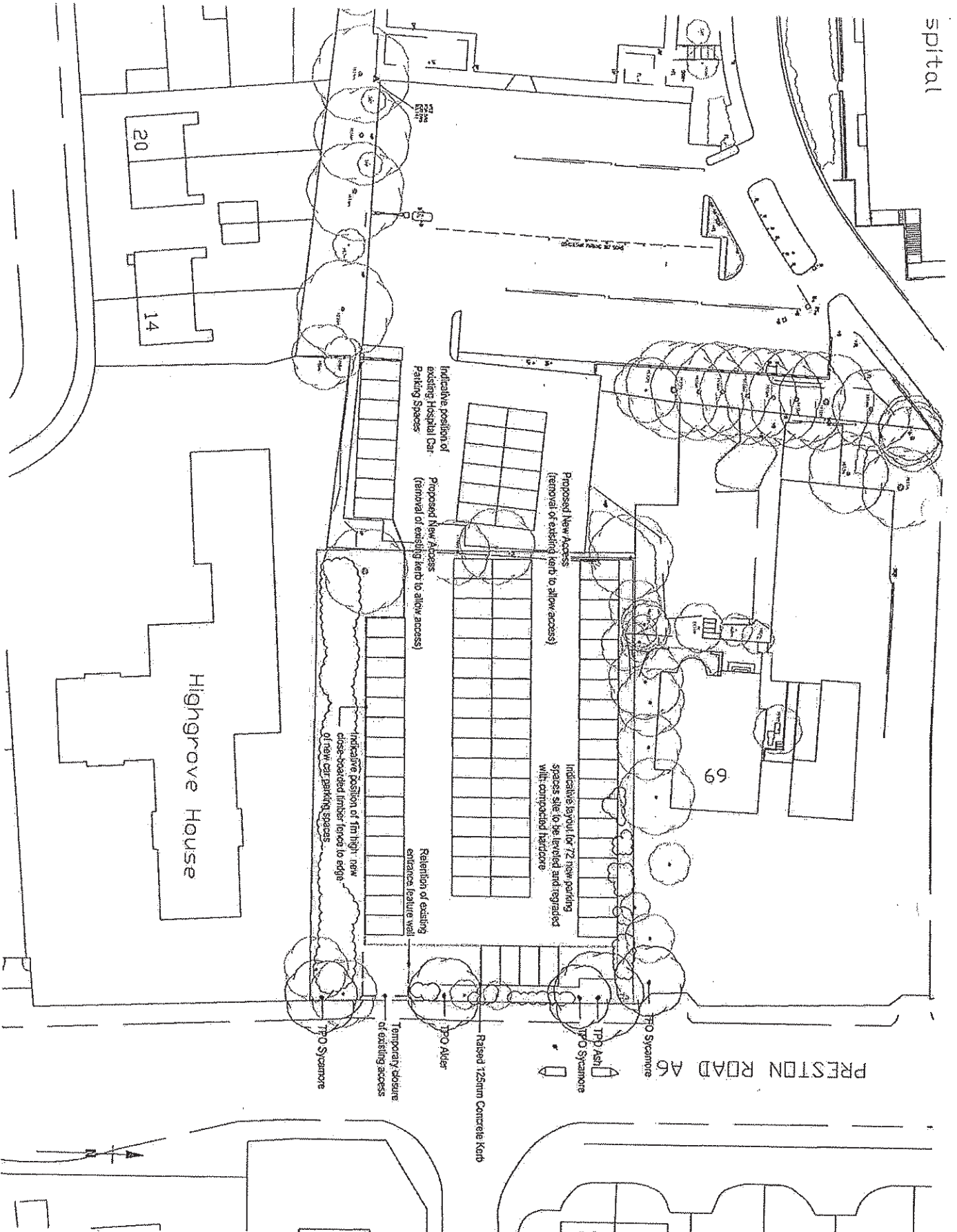
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Official copy of
Land Registry
title plan

Title number LA570021
Ordnance Survey map reference SD5818NW
Scale 1:1250
Administrative area LANCASHIRE: CHORLEY



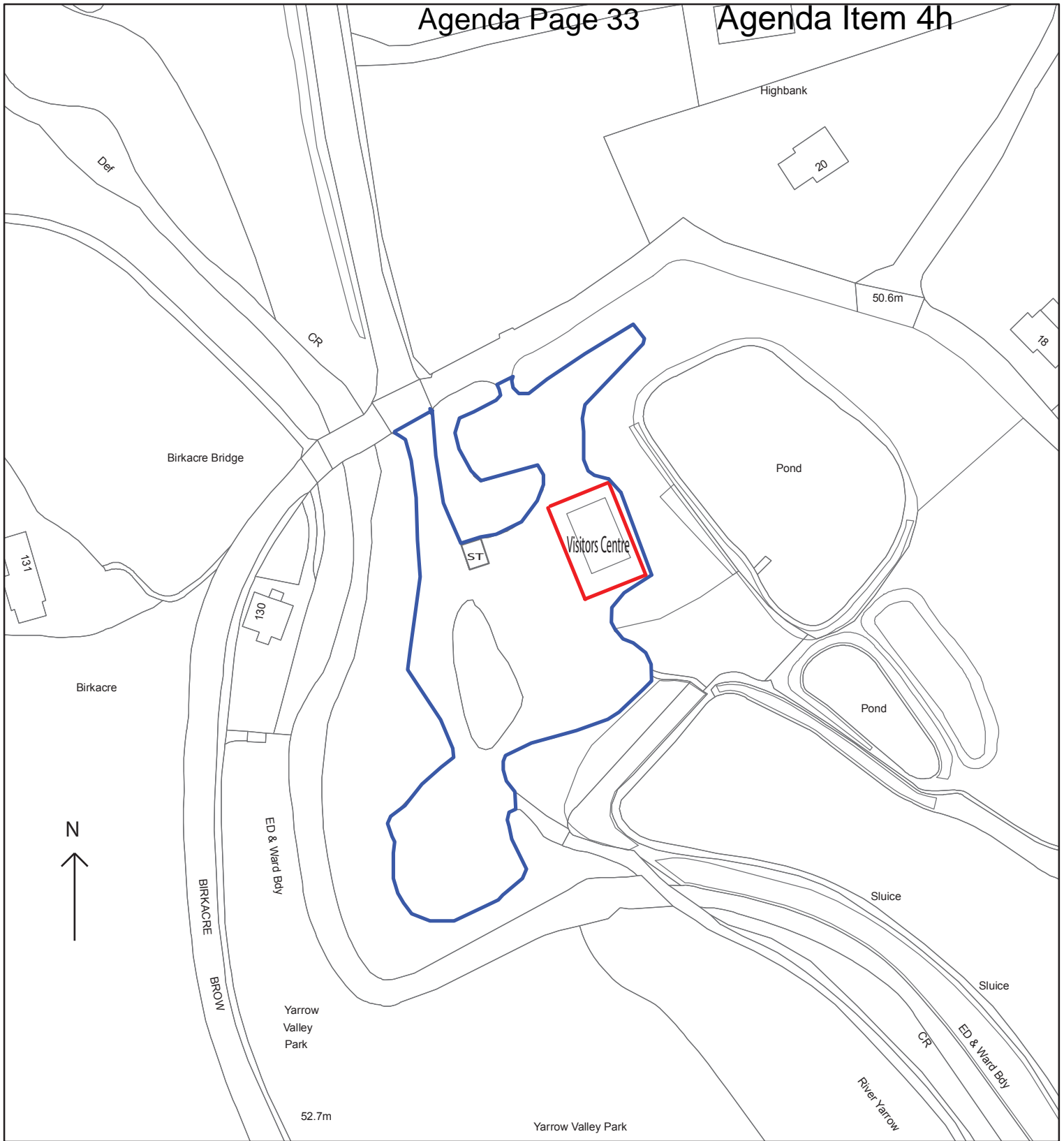
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NOTES
 1. The site plan is a preliminary drawing and is not intended to be used for construction purposes.
 2. The site plan is subject to the approval of the Planning Department.
 3. The site plan is subject to the approval of the Highways Department.
 4. The site plan is subject to the approval of the Environment Agency.
 5. The site plan is subject to the approval of the Local Planning Authority.
 6. The site plan is subject to the approval of the Local Planning Authority.
 7. The site plan is subject to the approval of the Local Planning Authority.
 8. The site plan is subject to the approval of the Local Planning Authority.
 9. The site plan is subject to the approval of the Local Planning Authority.
 10. The site plan is subject to the approval of the Local Planning Authority.

PLANNING	
OCHILTY HOSPITAL CAMPUS	
INDICATIVE CAR PARK ARRANGEMENT	
Client Name	Ochilty Hospital
Project No.	4588
Location	GA(90) 01
Scale	P1
Author	Taylor Young Ltd
Check	Deborah House
Drawn	Deborah House
Date	18/10/2011
Project Manager	Deborah House
Project Engineer	Deborah House
Project Architect	Deborah House
Project Designer	Deborah House
Project Engineer	Deborah House
Project Architect	Deborah House
Project Designer	Deborah House

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Scale 1:1250

YARROW VALLEY VISITORS CENTRE LOCATION PLAN

CHORLEY BOROUGH COUNCIL
OWNERSHIP BOUNDARY OUTLINED IN BLUE
PROPOSED PLANNING CHANGE OUTLINED IN RED

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General Notes

New Canopy to front entrance. Free Standing, Four column Clovis Uxbridge in powder coated steel (RAL8002) with clear acrylic roof and open sides.

New paving to West and South elevation in Bradstone Buff Tumble.

New Bi-fold door to west elevation Henderson Secure Fold ultra with glass manifested with etching and hardwood frames.

Note: Drainage to utilise existing single pipe, grease trap inserted to kitchen area.

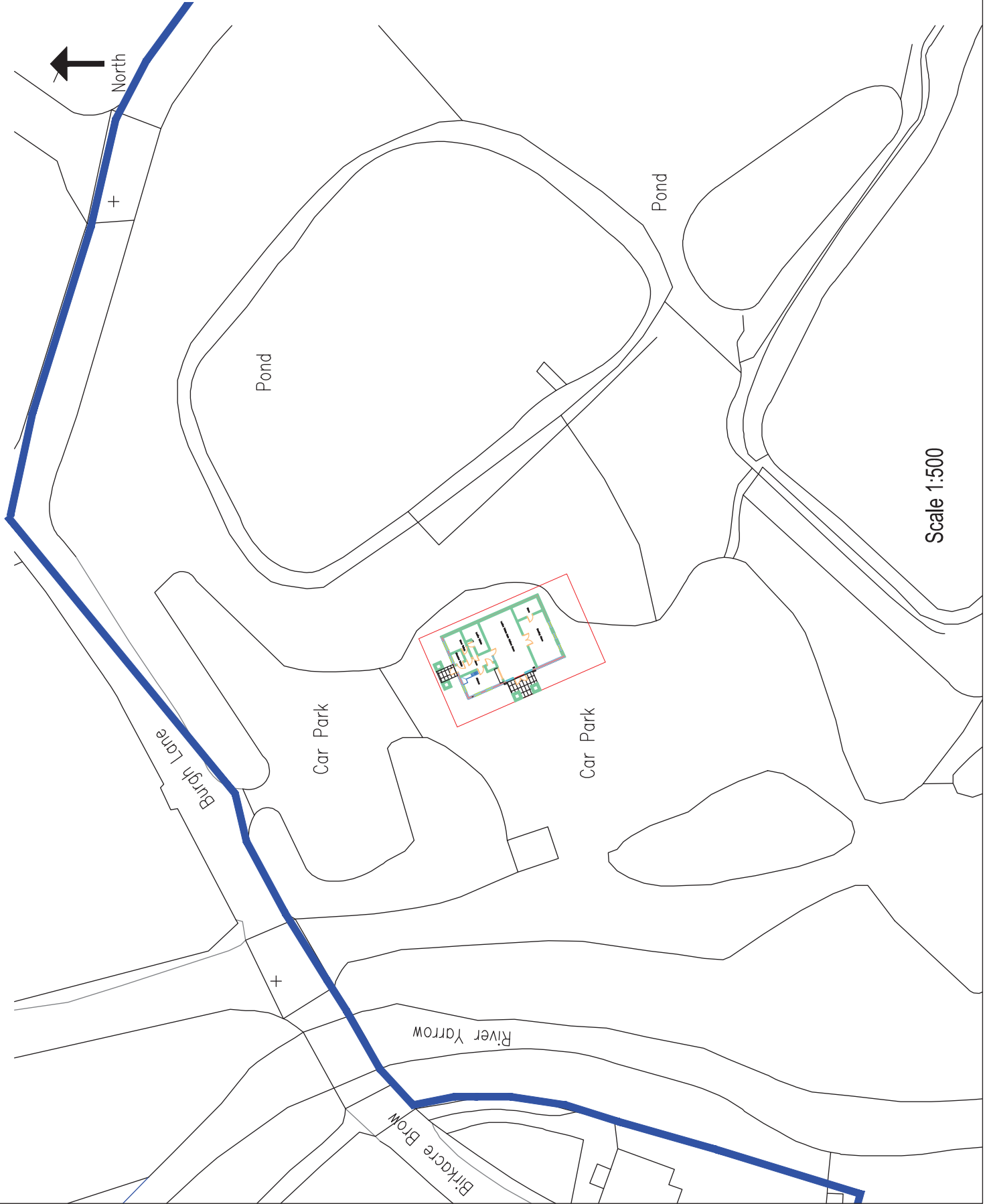
No.	101/022/13	RU
Site Plan		

Firm Name and Address
 Applied Building Solutions
 4 Ashfields
 Leyland
 PR26 7UW
 David Hunter

Project Name and Address
 Yarrow Valley
 Visitor Centre
 Proposed Change of Use
 Site Plan

Project	Yarrow Valley	Sheet	003
Date	06/12/2012	Scale	1:500

www.appliedbuilding.co.uk



Scale 1:500

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General Notes

All materials and finish to match existing.
All measurements in mm's.

New Canopy to front, manufactured by Clovis, Model - Uxbridge free standing, 4 column steel entrance in powder coated (Brown Ral 8002) with clear acrylic roof and open sides.

New paving to front and side elevation in Bradstone Buff Tumble paving blocks, 1:25 gradient to door openings, with low rise thresholds.

New 4 section bifold door in hardwood with glazing to ADN, to west elevation.

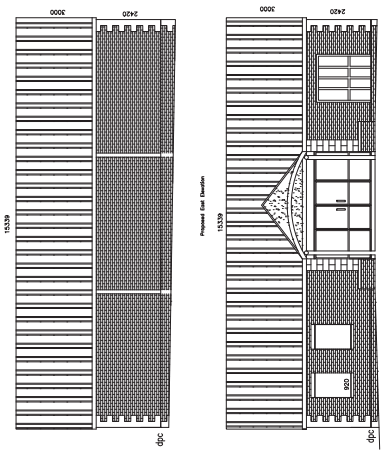
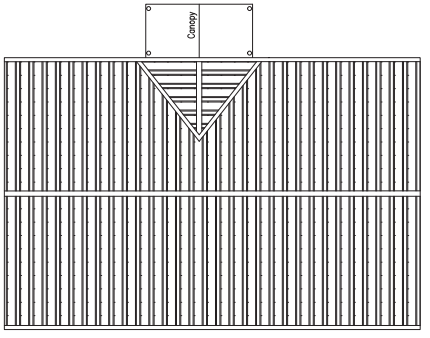
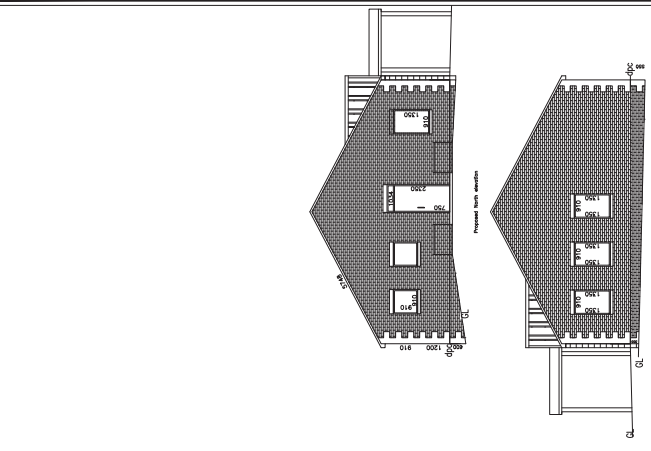
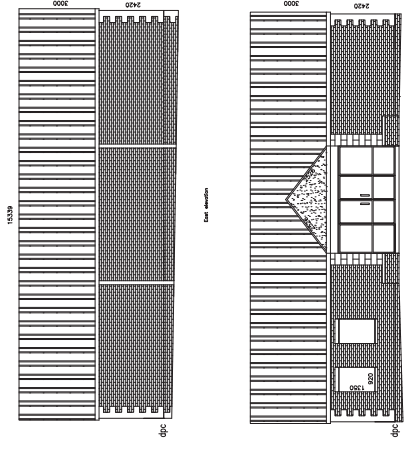
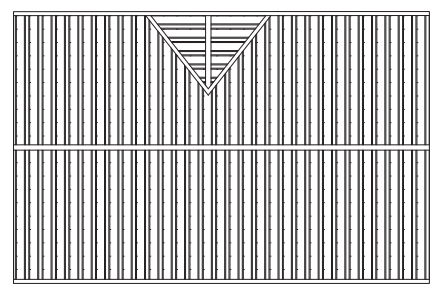
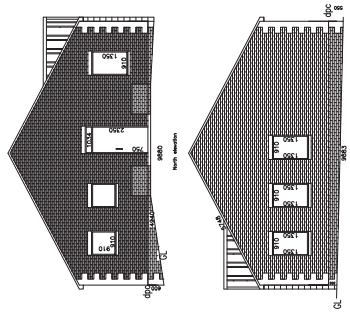
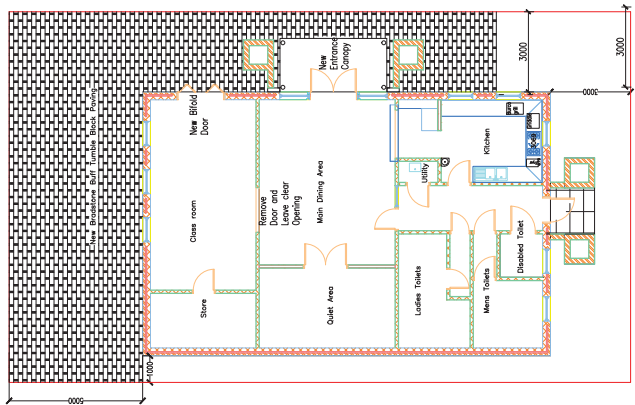
New Grease trap to be connected to existing drainage to septic tank.

Plan Approval	
No.	Y018/12/2012
01	

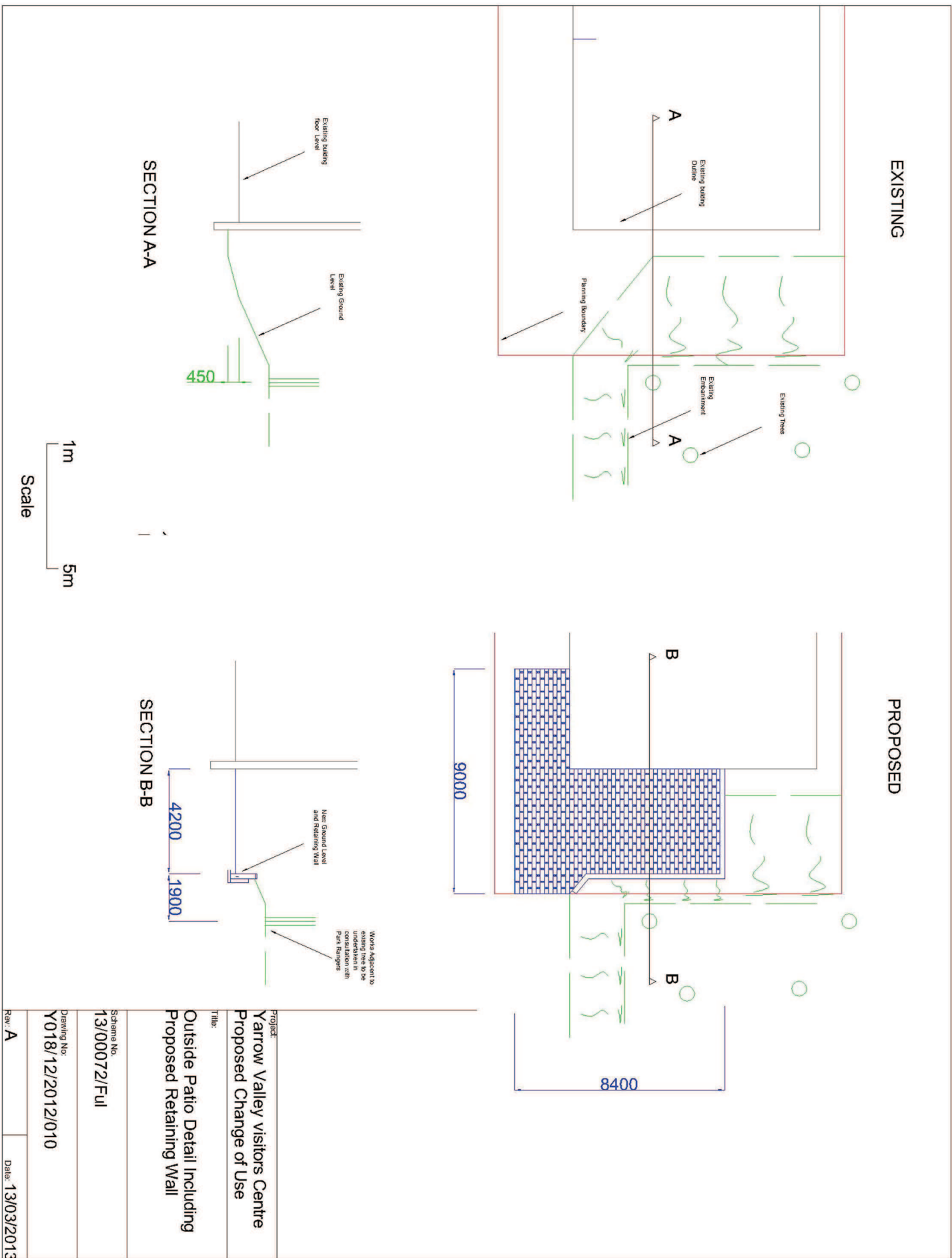
City Name and Address
Applied Building Solutions
4 Ashfields
Leyland
PR26 7UW
David Hunter

Project Name and Address
Yarrow Valley Visitor Centre
Proposed Change of Use
Planning Application

Sheet	003
Date	18/12/2012
Scale	1:100 @ A1



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PROJECT:	Yarrow Valley visitors Centre Proposed Change of Use
TITLE:	Outside Patio Detail Including Proposed Retaining Wall
Scheme No.	13/00072/Ful
Drawing No:	Y018/12/2012/010
Rev. A	Date: 13/03/2013

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