

3 June 2013

Dear Councillor

DEVELOPMENT CONTROL COMMITTEE - TUESDAY, 11TH JUNE 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

- a) 12/00643/FUL - Land West of Oak View Leyland Lane Ulnes Walton (Pages 1 - 6)
- b) 12/01150/FUL - Play Area South of 44 Canal Walk (Pages 7 - 14)
- c) 13/00218/FUL - Rectory Farm, Town Road Croston Leyland PR26 9RA (Pages 15 - 18)
- d) 13/00178/FULMAJ - Duxbury Park Phase 2, between Myles Standish Way and Duxbury Gardens, Myles Standish Way, Chorley (Pages 19 - 22)
- e) 13/00397/FUL - Land 40M South West of 17 Buttermere Avenue, Chorley (Pages 23 - 28)
- f) 12/00622/OUT - Rear of 241 Southport Road Ulnes Walton (Pages 29 - 30)
- g) 13/00364/FUL - Land 40M South of Euxton Youth Club, Laurel Avenue, Euxton (Pages 31 - 34)
- h) 13/00348/FULMAJ - Formerly Multipart Distribution Limited, Pilling Lane, Chorley (Pages 35 - 40)
- i) 13/00418/FUL - Stanworth Farm Barn, Bolton Road, Withnell (Pages 41 - 44)
- j) 13/00419/LBC - Stanworth Farm Barn, Bolton Road, Withnell (Pages 45 - 48)

Yours sincerely



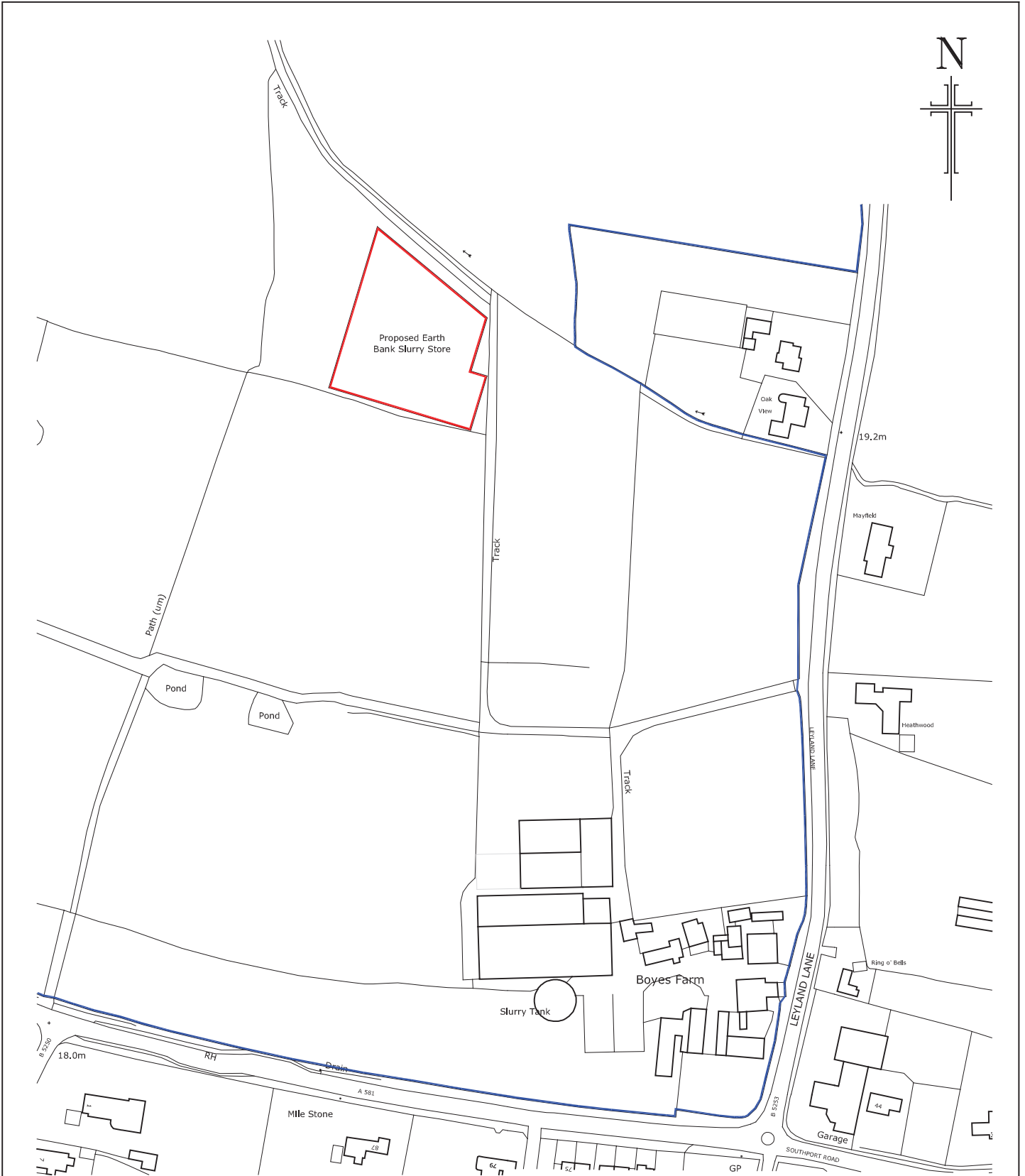
Gary Hall
Chief Executive

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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LeaHough

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Blakewater House
Phoenix Business Park
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Blackburn
Lancashire
BB1 5RW
Tel: 01254 260196
Email: info@leahough.co.uk
Web: www.leahough.co.uk

8 Eaton Avenue
Matrix Office Park
Buckshaw Village
Preston
Lancashire
PR7 7NA
Tel: 01772 458866

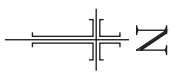


DRAWING NUMBER: BS.11-037/01	REV A	DRAWN BY GM	SCALE: 1:2500	PAPER SIZE: A4	DATE: April 2012
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PLAN REFERRED TO:
Boyes Farm, Leyland Lane, Ulnes Walton, Leyland PR26 8LB.

Based on the Ordnance Survey with the sanction
of the Controller of HM Stationery Office
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NOTES

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REV	DESCRIPTION	REVISIONS	DATE	APPROVED
A	Reduced size of proposed slurry store		01-05-12	GM

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CHARTERED SURVEYORS
 Survey Valuation Design Planning Sales

Blakewater House
 Phoenix Business Park
 Blakewater Road
 Blackburn
 Lancashire
 B81 5RW
 Tel: 01 254 260196
 Email: info@leahough.co.uk
 Web: www.leahough.co.uk

8 Eaton Avenue
 Matrix Office Park
 Buckshaw Village
 Preston
 Lancashire
 PR7 7NA
 Tel: 01 772 458866
 Email: info@leahough.co.uk
 Web: www.leahough.co.uk



CLIENT: Mr. A. Deacon,
 Boyes' Farm,
 Leyland Lane,
 Ullses Walton,
 Leyland,
 PR26 8LB

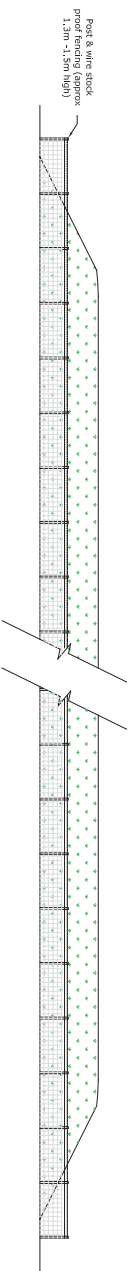
PROJECT ADDRESS:
 Boyes' Farm,
 Leyland Lane,
 Ullses Walton,
 Leyland,
 PR26 8LB

PROJECT TITLE:
 Proposed New Earth Banked Slurry Store

DRAWING TITLE:
 Proposed Site Plan

PAPER SIZE: A3
 DRAWING NUMBER: BS_11-03702
 SCALE: 1:1250
 DATE: April 2012
 REV: A
 DRAWN BY: GM

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REV	DESCRIPTION	REVISIONS	DATE	APPROVED
A	Reduced size of proposed slurry store		01-05-12	GM

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Survey Valuation Design Planning Sales

Blakeney House
Phoenix Business Park
Blakeney Road
Blackburn
Lancashire
BB1 5NW
Tel: 01254 260196
Email: info@leahough.co.uk
Web: www.leahough.co.uk

8 Eaton Avenue
Marix Office Park
Buckshaw Village
Preston
Lancashire
PR7 7NA
Tel: 01772 458866
Email: info@leahough.co.uk
Web: www.leahough.co.uk



CLIENT:
Mr. A. Daeon,
Boyes Farm,
Leyland Lane,
Leyland,
PR28 8LB

PROJECT ADDRESS:
Boyes Farm,
Leyland Lane,
Leyland,
PR28 8LB

PROJECT TITLE:
Proposed Earth Bank Slurry Store

DRAWING TITLE:
Proposed Plan, Section & Elevation

PROJECT SIZE	DRAWING NUMBER	REV
A2	BS-11-037/03	A
Various	April 2012	GM

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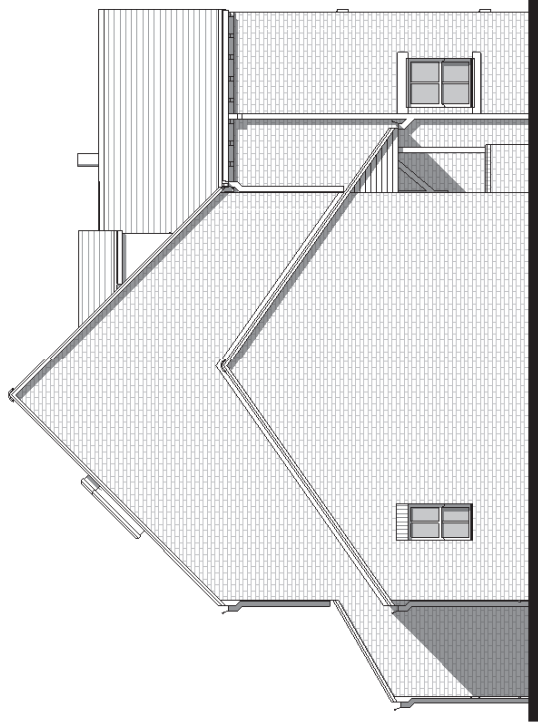
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House Type Elevations

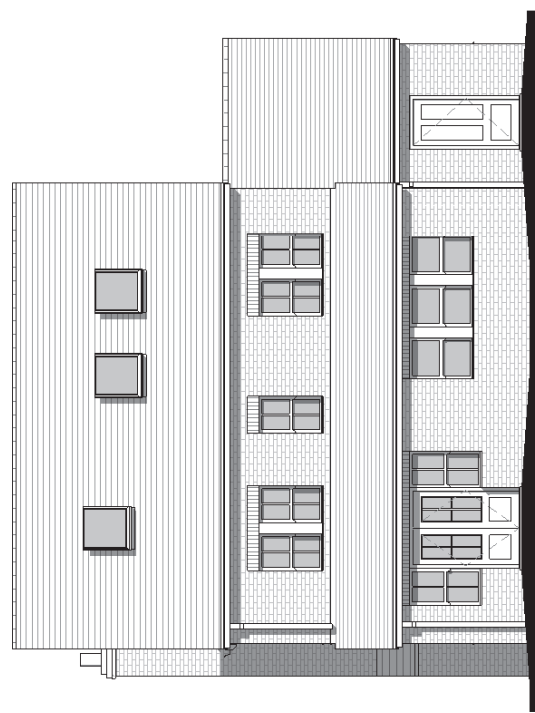
10/09/12



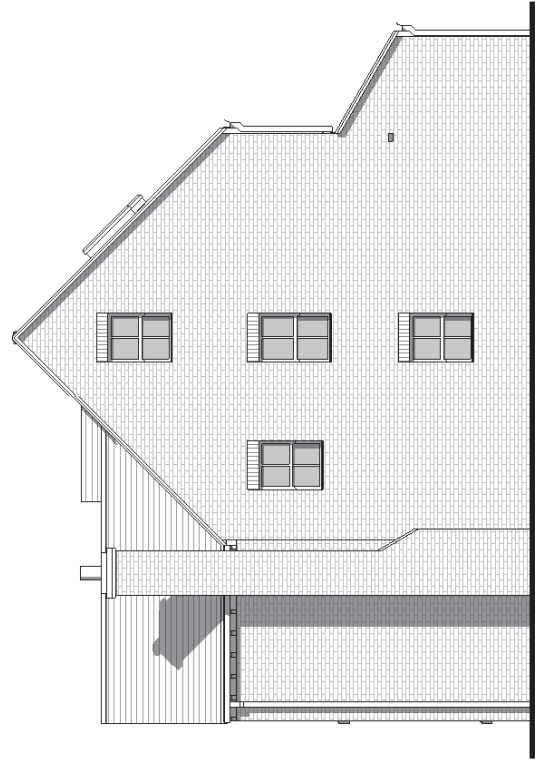
Front Elevation
1 : 100



Side Elevation.
1 : 100



Rear Elevation
1 : 100



Side Elevation
1 : 100

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House Type Elevations - Plot 2

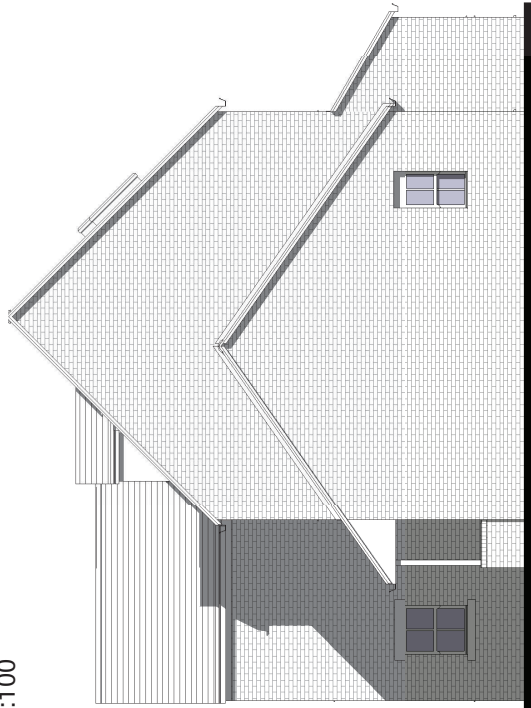
12/04/12



Front Elevation
1:100



Rear Elevation
1:100



Side Elevation
1:100

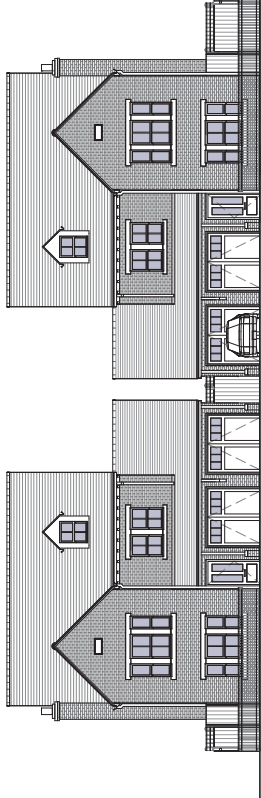
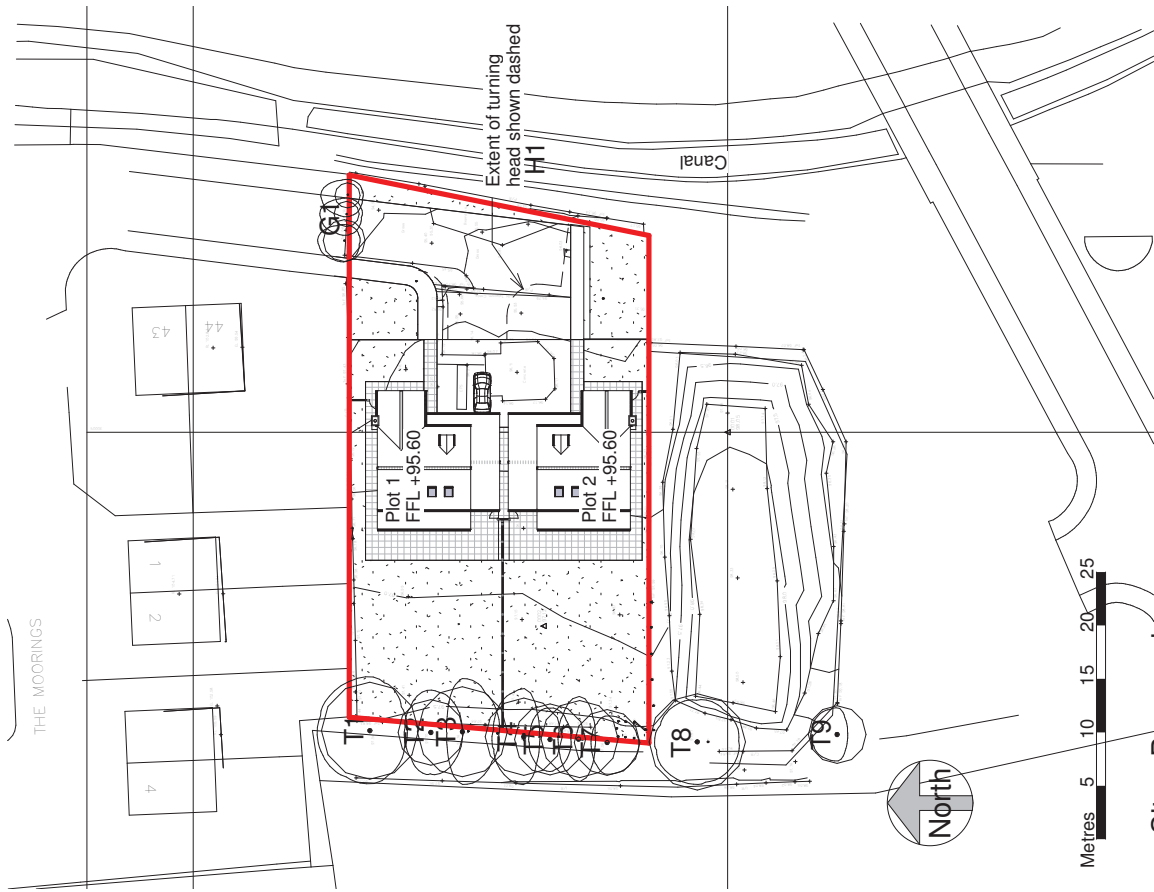


Side Elevation
1:100

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Site Plan & Elevations

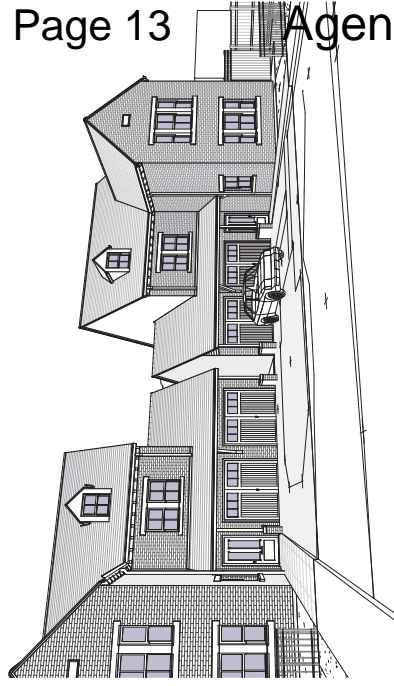
25/03/13



Front Elevation
1 : 200



3D View 1

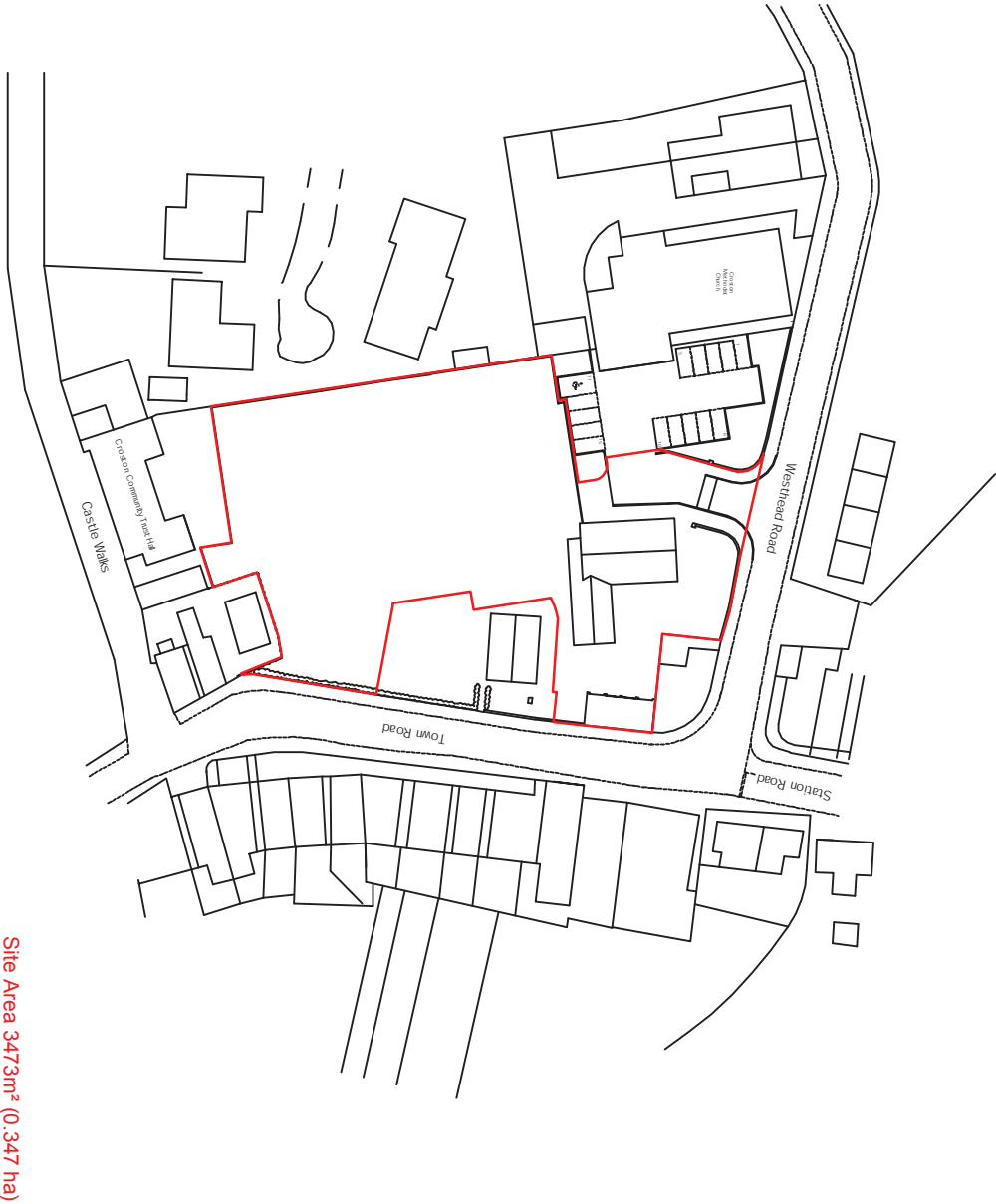


3D View 2

Rev.	Description	By	Date
A	Tree survey added with the temporary trees removed.	LJ	07/01/13
B	F.F.L of houses reduced by 1.0 metre.	GM	25/03/13

Scale As indicated @ A3

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The contractor shall comply with the current Building Regulations whether or not specifically stated on these drawings. The contractor shall check and verify all building and site dimensions, levels and sewer invert levels at connection points before work starts. Do not scale measurements. If in doubt- ask. This drawing is copyright and may not be copied or given to a third party without written authority from Cowan and Co.

Client
 R.P. TYSON CONSTRUCTION LTD, BLACKPOOL

Project
 RE-DEVELOPMENT OF LAND AT RECTORY FARM, CROSTON.

Drawing Title
 SITE LOCATION PLAN

COWAN & CO
 CHARTERED ARCHITECTS
 CHARTERED BUILDING SURVEYORS



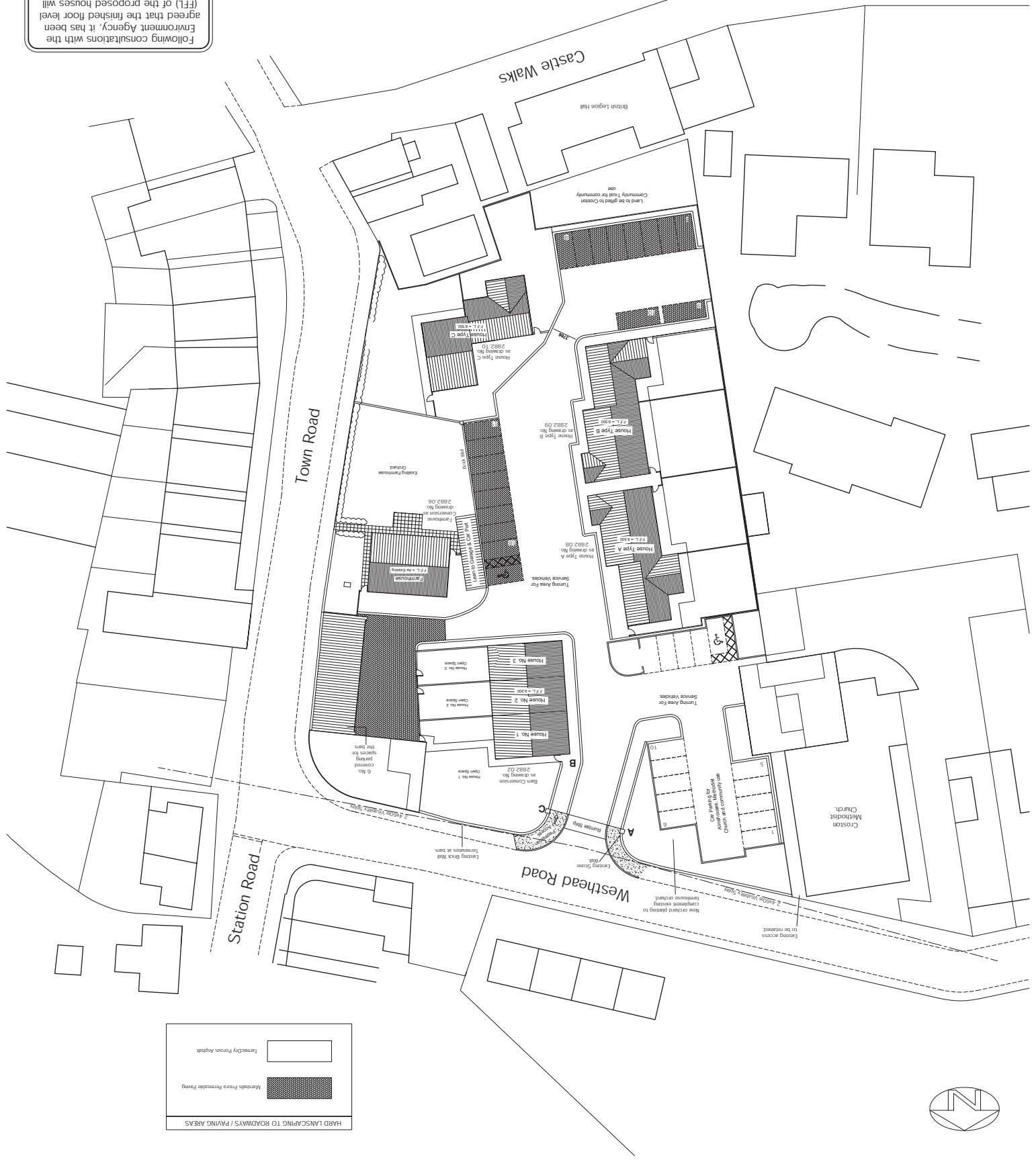
18 Eaton Avenue,
 Matrix Park,
 Euxton, Preston, PR7 7NA.
 Telephone: 01772 425360
 Fax: 01772 425369
 E-mail: admin@cowanandco.com

Scale 1 : 1.250	Drawn by SE
Date APR 12	Checked

Dwg. No. 2882/LP1	Rev.
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Following consultations with the Environment Agency, it has been agreed that the finished floor level (F.F.L.) of the proposed houses will be no lower than 8.4 metres above Ordnance datum (AOD)



NOTES

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CDM Regulations - Managing Hazards
 Contractors do not need to monitor every hazard or assumption, as the contractor is responsible for identifying and managing the risks. The contractor shall ensure that the design team is kept up to date with any changes to the design and that the design team is kept up to date with any changes to the design.
 All drawings shall be issued to a competent contractor or other designer.
 (A) The drawings shall be issued to a competent contractor or other designer.
 (B) The drawings shall be issued to a competent contractor or other designer.
 (C) The drawings shall be issued to a competent contractor or other designer.

Date	Revisions	Rev
19.04.12	Proposed floor of slabs to be removed / pavements amended.	C
08.10.12	Proposed finished floor levels added, notes revised & layout amended to suit site survey.	B
06.03.12	Layout amended to suit client requirements.	A

Client
 R.P. Tyson Construction Ltd,
 1 Micham Road,
 Blackpool, FY4 4QN.

Project
 RE-DEVELOPMENT OF LAND AT
 RECTORY FARM, CROSTON.

Drawing Title
 PROPOSED SITE LAYOUT

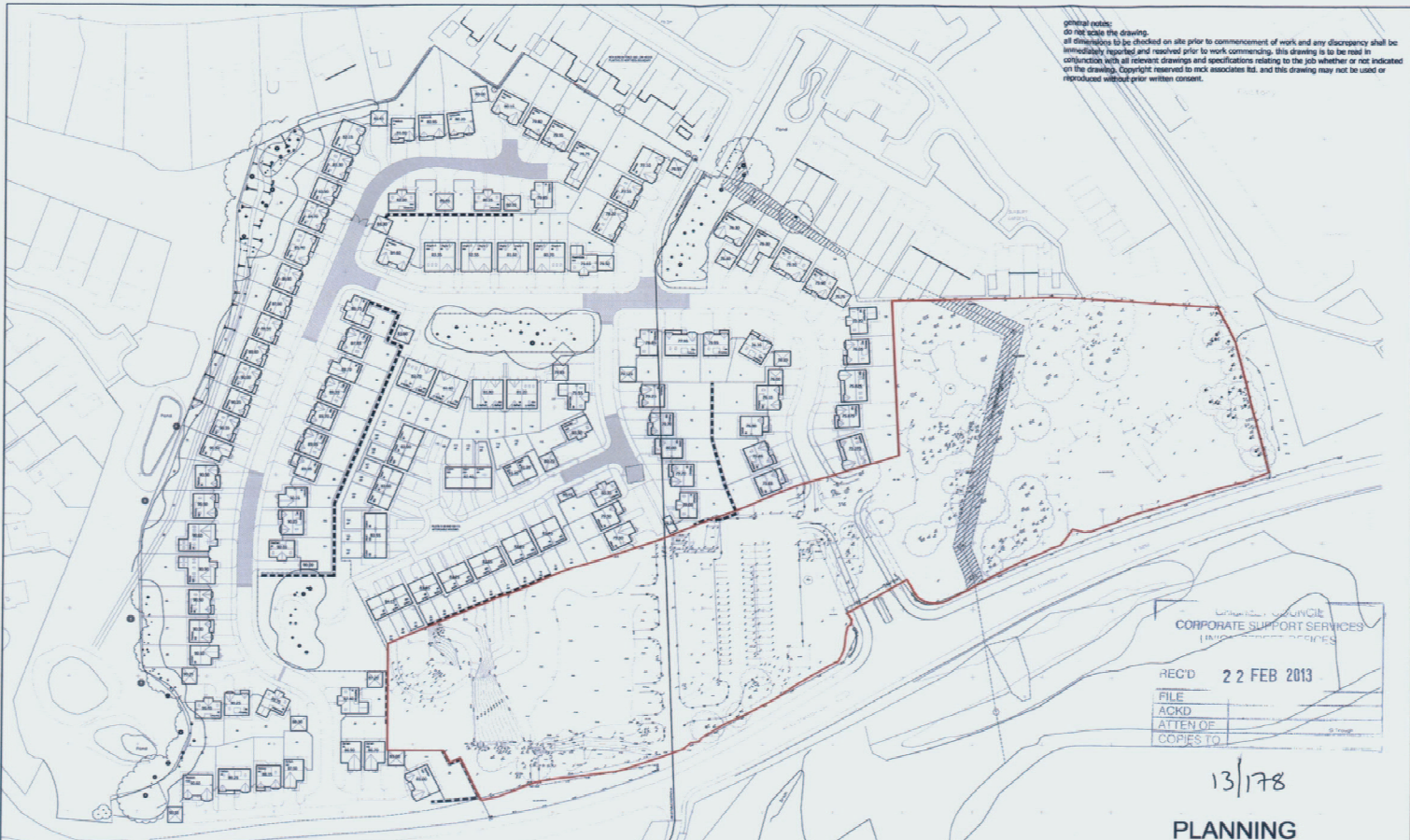
COWAN & CO
 CHARTERED ARCHITECTS
 CHARTERED BUILDING SERVICES

18 Easton Avenue,
 Market Park,
 Easton, Preston, PR77NA
 Telephone: 07778 425300
 E-mail: admin@cowan.co.uk

Scale	1:250	Drawn by	PP
Date	APR 12	Checked	

Dwg No.	2882.01	Rev.	C
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WARRINGTON COUNCIL
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 (PROPERTY SERVICES)
 REC'D 22 FEB 2013
 FILE _____
 ACKD _____
 ATTN OF _____
 COPIES TO _____

13/178

PLANNING

Client
UNITED UTILITIES

Project
MYLES STANDISH WAY
CHORLEY

Drawing Title
LOCATION PLAN

Job No
12-096

Drawing No

Rev

Drawn
MCK

Checked

Scale
1:1250

Date
FEB 13



associates limited

architecture | building surveying | urban design

burnaby villa ■ 48 walling street road ■ fulwood ■ preston ■ pr2 8bp
tel: 01772 774510 fax: 01772 774511 email mck@mckassociates.co.uk

http://www.mckassociates.co.uk/

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SCHEDULE OF ACCOMMODATION
Myles Stanish Way, Chorley

House Types	Beds	Sq.ft.	No.
House Type A	2	731	13
House Type B	3	885	8
House Type C	3	852	6
House Type D	4	858	1
House Type E	4	1016	12
House Type F	4	1116	4
House Type G	4	1288	5
House Type H	3	1257	3
House Type I	4	1230	3
House Type K	4	1413	1
TOTAL			70



United Utilities

mck associates limited
architecture & building surveying / urban design

barney mck ■ 4d working / 3d rendering / 3d animation ■ 3d printing ■ 3d scanning ■ 3d modelling
mck associates limited ■ 12-13, The Quadrant, Chorley, Lancashire, PR7 2JG
Tel: 01257 351111 ■ Fax: 01257 351112 ■ Email: info@mckassociates.co.uk

Myles Stanish Way
Duxbury
Chorley
Lancashire

PLANNING A1

Drawn: [Name] 14/06/2013
Checked: [Name] 14/06/2013
Scale: SH01
Date: 12/09/13
File: F (1045-2013)

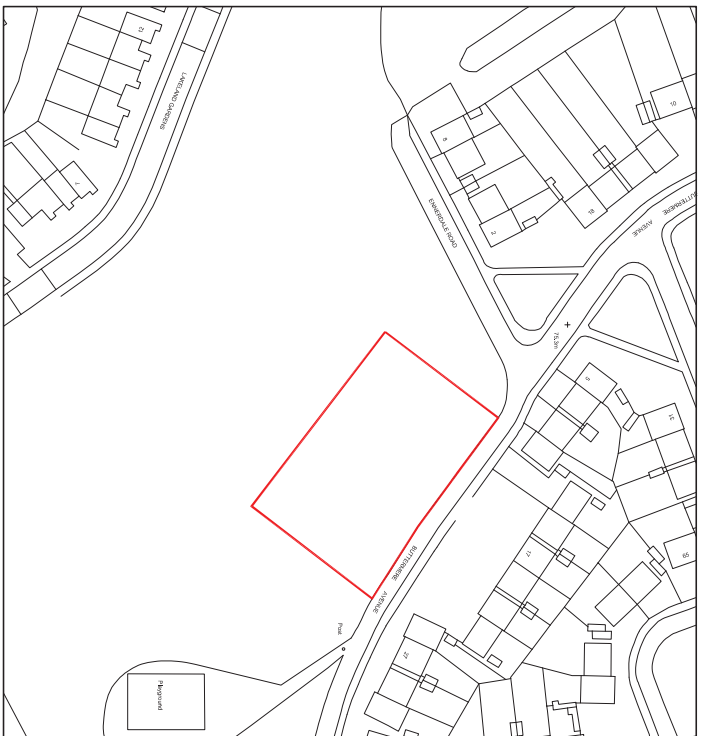
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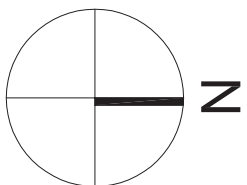
Block Plan 1:500



Location Plan 1:1250



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 Company Reg No. 7241272

Project:
Gillibrands Community Centre
 Chorley, Lancashire

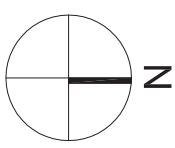
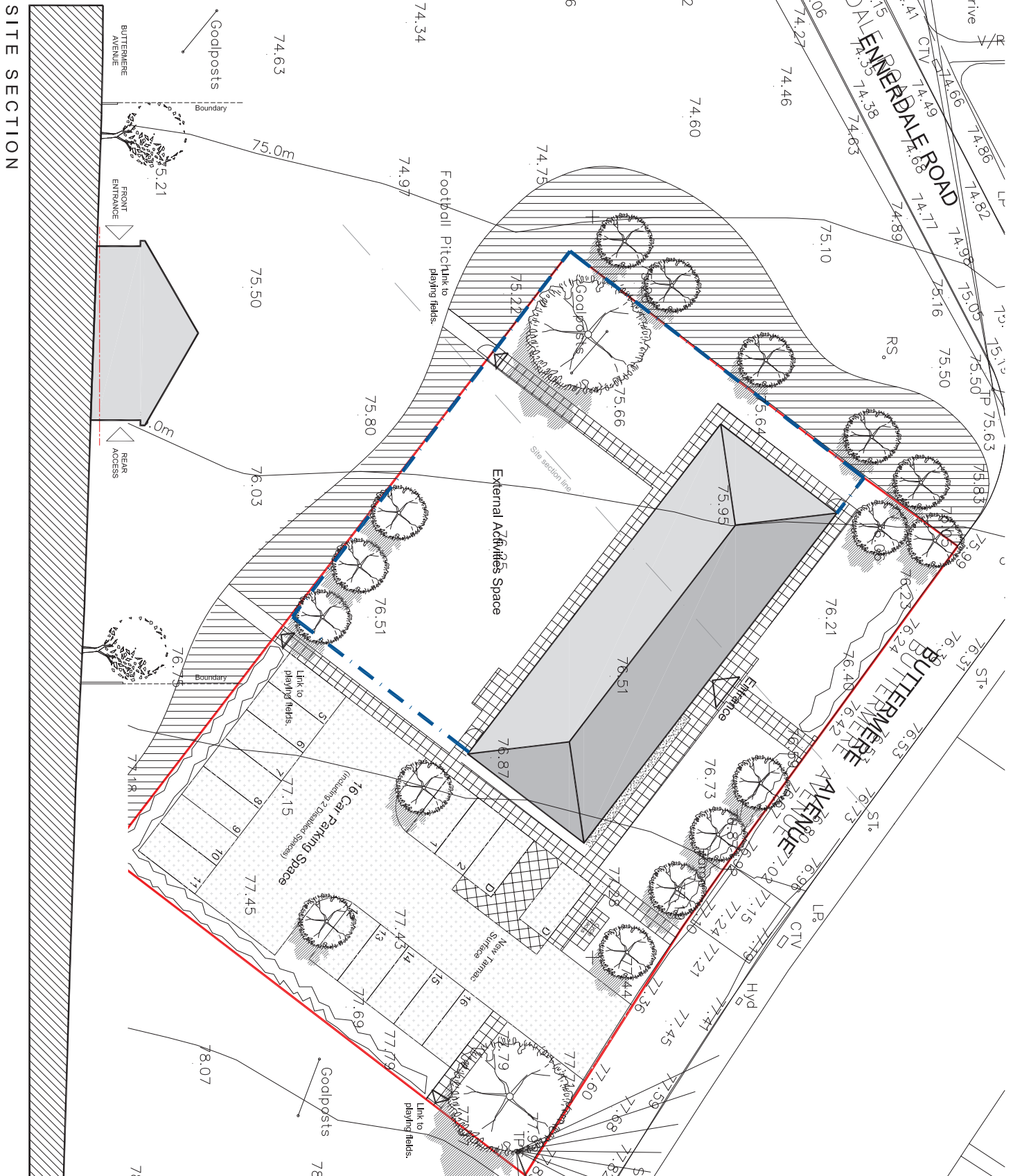
Client:
Redrow Homes
Taylor Wimpey

Drawing Title:
Location Plan





Project No.	Drawing No.	Scale	Revision	Date
M162	L-01	VAR	-	APR 13

3 Green Street, Little Gurney, Bradford, BD1 5HG
 T: 0333 123 5115

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Key to Areas

-  Tarmac Access Road To Car Park
-  Paving to LA Approval
-  Buffer Zone - Landscaping to anti-climb fence
-  Proposed New fencing to be 2.4m high anti-climb fences

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Project:
Gillbrands Community Centre
 Chorley, Lancashire

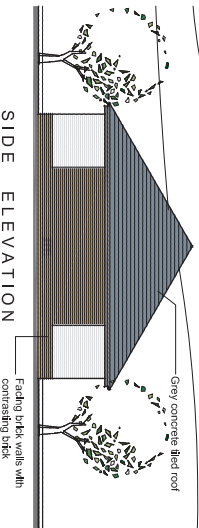
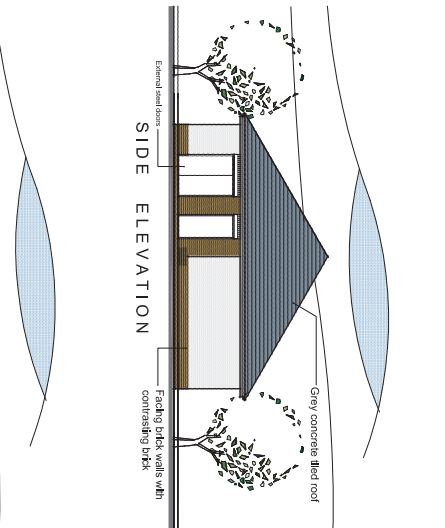
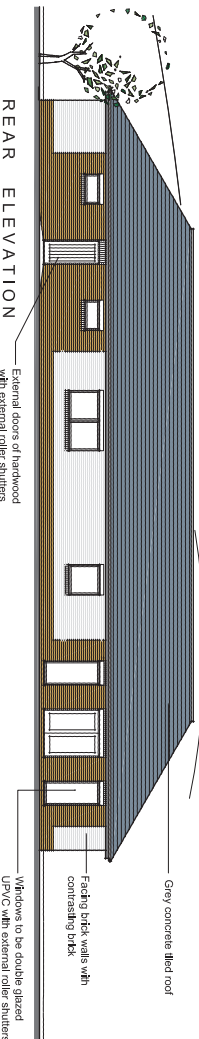
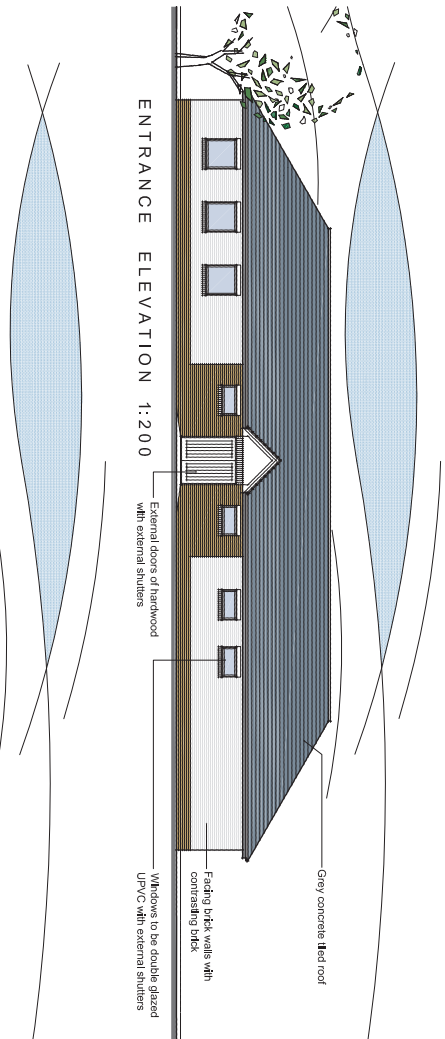
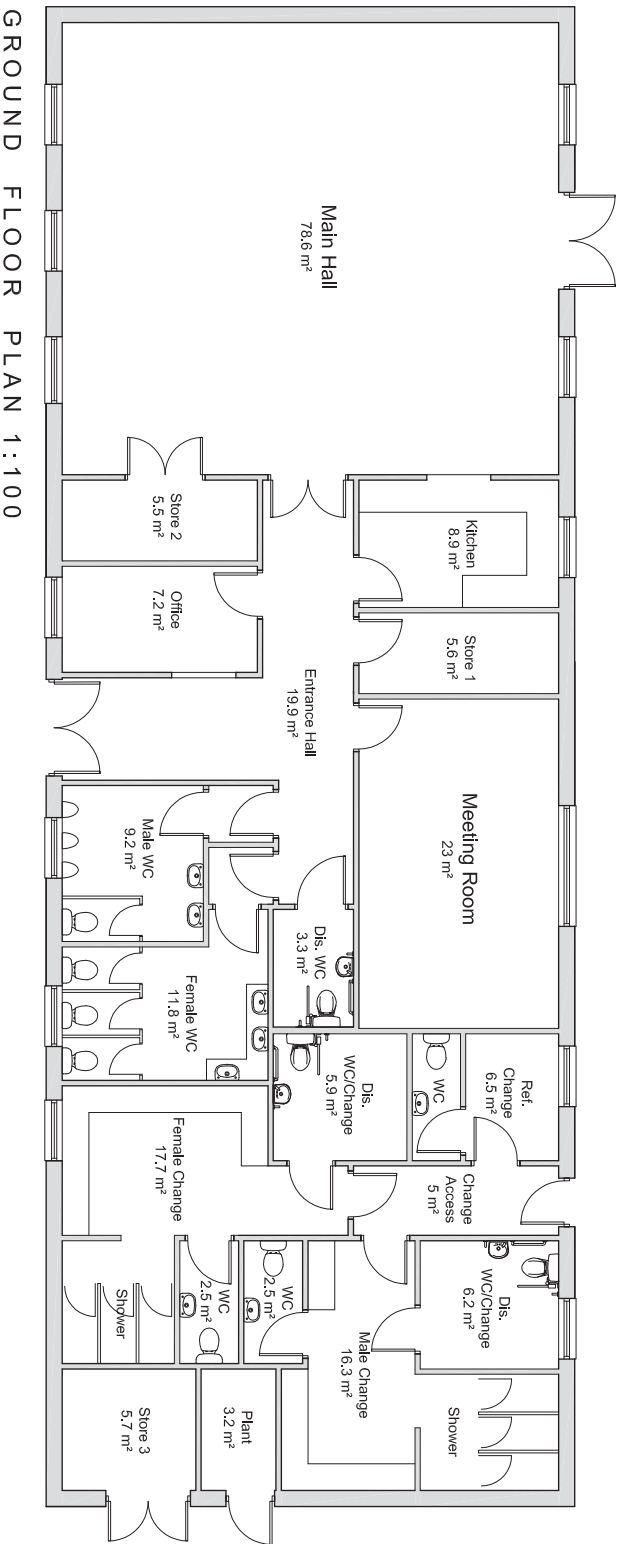
Client:
Redrow Homes
 Taylor Wimpey

Drawing Title:
Proposed Site Plan

Project No.	Drawing No.	Scale	Revision	Date
M162	SP-01	1:250	-	APR 13

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 T: 0333 123 5115

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 Company Reg No. 7241272

Project
Gillibrands Community Centre
 Chorley, Lancashire

Client
Redrow Homes
 Taylor Wimpey

Drawing Title
Proposed Plans & Elevations

Project No.	Drawing No.	Scale	Revision	Date
M162	P-01	1:100/200	-	APR 13

3 Green Street, Little Germany, Bradford, BD1 5HG
 T: 0333 123 5115

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Cross

(remains of)

17.7m

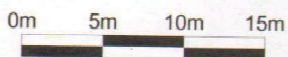
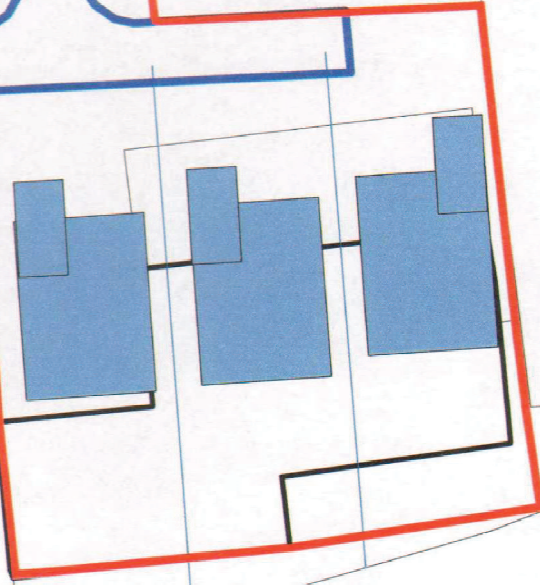
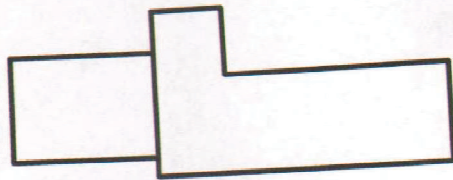
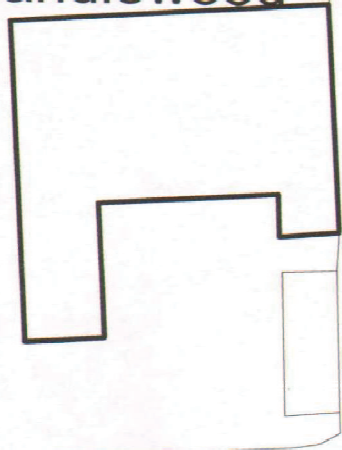
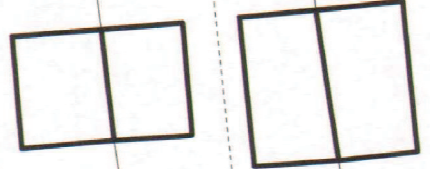
SOUTHPORT ROAD

site line area to be kept below 900 mm

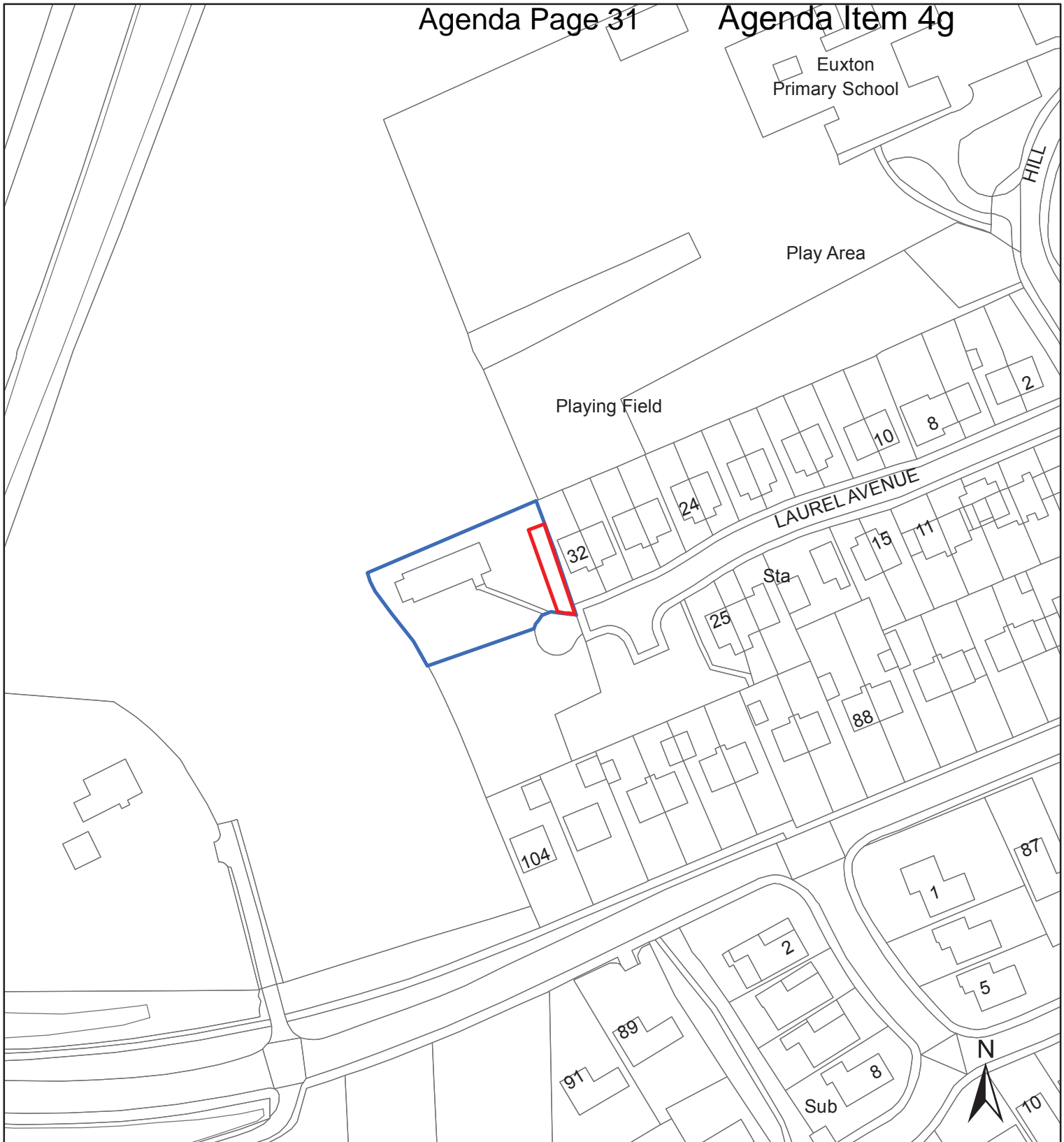
joint access land with reciprocal rights of way

Sandlewood

241



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<p>Description</p> <p>Land at Laurel Avenue Euxton PR7 6AY</p> <p>Carparking for Playgroup</p>		<p>LIBERATA</p> <p>Property Services 17-23 Gillibrand Street, Chorley, Lancashire PR7 2EJ</p> <p>WORKING IN PARTNERSHIP WITH...</p> <p>Chorley Council</p>
<p>Scale 1:1,250</p>	<p>Drawing Number</p>	
<p>Drawn By HP</p>	<p>Date May 2013</p>	<p>Tel. 01257 515273 Fax. 01257 515279 www.liberata.com</p>

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Description

Land at Laurel Avenue

Scale 1:200

Drawing Number

Drawn By
HP

Date
April 2013

CAD Reference

LIBERATA

Property Services
17-23 Gillibrand Street,
Chorley,
Lancashire
PR7 2EJ

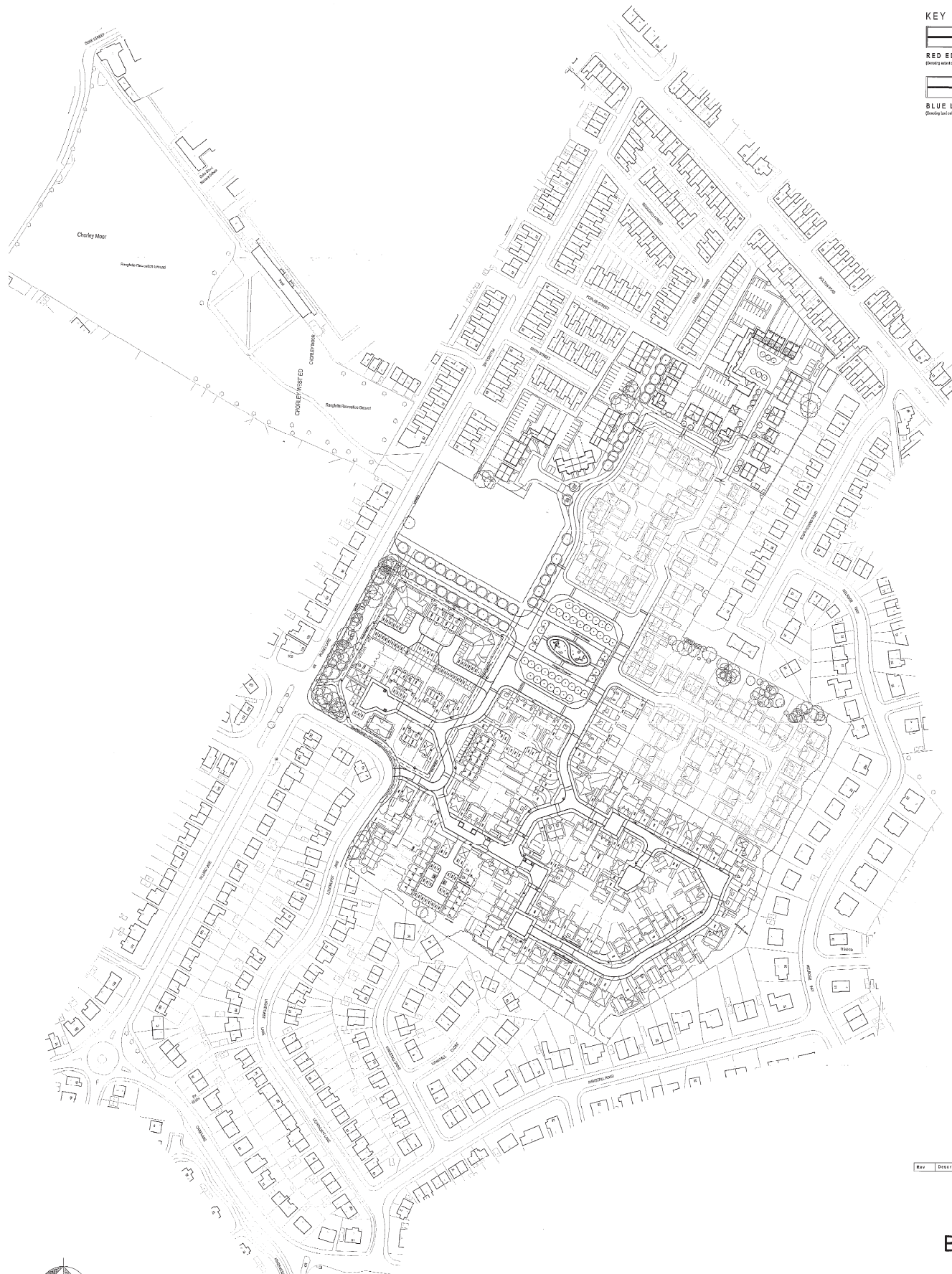
Tel. 01257 515273
Fax. 01257 515279
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WORKING IN
PARTNERSHIP WITH...

Chorley
Council

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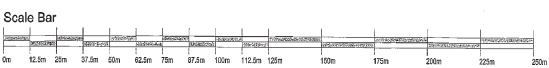
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KEY

RED EDGE:
(Showing scale of existing boundaries)

BLUE LINE:
(Showing location of existing boundaries)



Existing Ordnance Survey Plan | 1:1250

Rev	Description	Date	Drawn	Chk'd



BARRATT HOMES MANCHESTER

Barratt Homes Manchester
(A division of DDW Trading Ltd)
4 Brindley Road
City Park
Manchester
M16 9HQ
Tel: 0161 872 0161
Fax: 0161 856 2828

CHORLEY BOROUGH COUNCIL
TOWN AND COUNTRY PLANNING ACT 1990

16 APR 2013

THIS IS THE PLAN REFERRED TO IN
APPLICATION NO

13/00243/14/001

Job			
Pilling Lane - Chorley			
Title			
Existing Ordnance Survey Plan			
Design By	Date	Drawing Number	Rev
Drawn By	Scale @ A1	4000/P/OSD1	
	1:1250		

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WARNING TO HOUSE PURCHASERS
Property Misdescriptions Act 1991

SCHEDULE OF ALLOCATION

Sub-Index	Type	Area	Sub-Index	Type	Area
1	MS	1 and 2nd floor	1	MS	1 and 2nd floor
2	MS	3rd floor	2	MS	3rd floor
3	MS	4th floor	3	MS	4th floor
4	MS	5th floor	4	MS	5th floor
5	MS	6th floor	5	MS	6th floor
6	MS	7th floor	6	MS	7th floor
7	MS	8th floor	7	MS	8th floor
8	MS	9th floor	8	MS	9th floor
9	MS	10th floor	9	MS	10th floor
10	MS	11th floor	10	MS	11th floor
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12	MS	13th floor	12	MS	13th floor
13	MS	14th floor	13	MS	14th floor
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23	MS	24th floor	23	MS	24th floor
24	MS	25th floor	24	MS	25th floor
25	MS	26th floor	25	MS	26th floor
26	MS	27th floor	26	MS	27th floor
27	MS	28th floor	27	MS	28th floor
28	MS	29th floor	28	MS	29th floor
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30	MS	31st floor	30	MS	31st floor
31	MS	32nd floor	31	MS	32nd floor
32	MS	33rd floor	32	MS	33rd floor
33	MS	34th floor	33	MS	34th floor
34	MS	35th floor	34	MS	35th floor
35	MS	36th floor	35	MS	36th floor
36	MS	37th floor	36	MS	37th floor
37	MS	38th floor	37	MS	38th floor
38	MS	39th floor	38	MS	39th floor
39	MS	40th floor	39	MS	40th floor
40	MS	41st floor	40	MS	41st floor
41	MS	42nd floor	41	MS	42nd floor
42	MS	43rd floor	42	MS	43rd floor
43	MS	44th floor	43	MS	44th floor
44	MS	45th floor	44	MS	45th floor
45	MS	46th floor	45	MS	46th floor
46	MS	47th floor	46	MS	47th floor
47	MS	48th floor	47	MS	48th floor
48	MS	49th floor	48	MS	49th floor
49	MS	50th floor	49	MS	50th floor

- M.S. 1 and 2nd floor
- M.S. 3rd floor
- M.S. 4th floor
- M.S. 5th floor
- M.S. 6th floor
- M.S. 7th floor
- M.S. 8th floor
- M.S. 9th floor
- M.S. 10th floor
- M.S. 11th floor
- M.S. 12th floor
- M.S. 13th floor
- M.S. 14th floor
- M.S. 15th floor
- M.S. 16th floor
- M.S. 17th floor
- M.S. 18th floor
- M.S. 19th floor
- M.S. 20th floor
- M.S. 21st floor
- M.S. 22nd floor
- M.S. 23rd floor
- M.S. 24th floor
- M.S. 25th floor
- M.S. 26th floor
- M.S. 27th floor
- M.S. 28th floor
- M.S. 29th floor
- M.S. 30th floor
- M.S. 31st floor
- M.S. 32nd floor
- M.S. 33rd floor
- M.S. 34th floor
- M.S. 35th floor
- M.S. 36th floor
- M.S. 37th floor
- M.S. 38th floor
- M.S. 39th floor
- M.S. 40th floor
- M.S. 41st floor
- M.S. 42nd floor
- M.S. 43rd floor
- M.S. 44th floor
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- M.S. 49th floor
- M.S. 50th floor

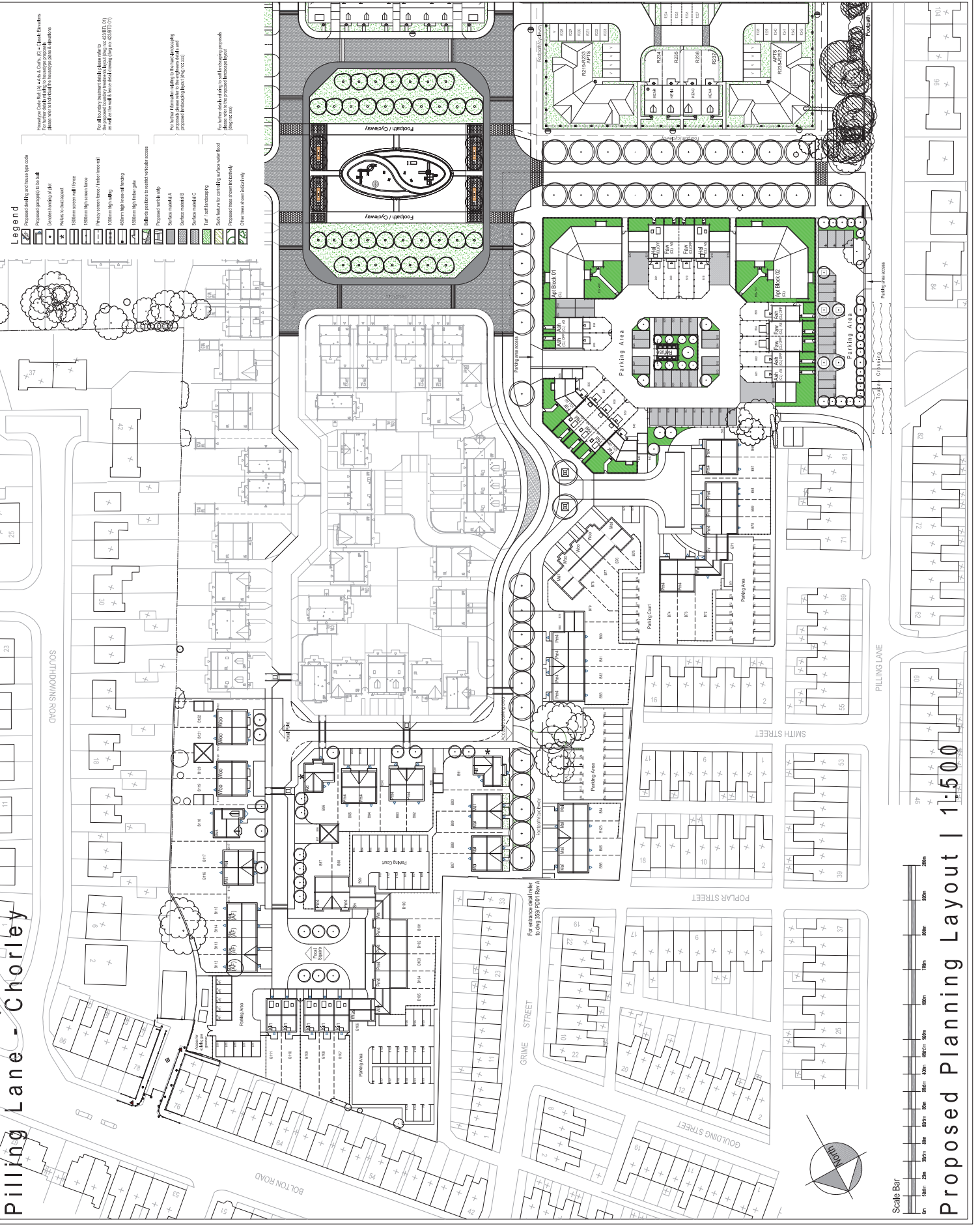
BARRATT HOMES MANCHESTER

BRITAIN'S MOST AFFORDABLE
(A Division of BDM Trading Ltd)

4 Bingley Road
Manchester
M16 9HQ 1444
Tel: 0161 855 8558
Fax: 0161 855 8558

Proposed Planning Layout

Scale	1:500
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Project No.	600/P/PL01
Client	B.D.M.
Site	600/P/PL01
Sheet	R

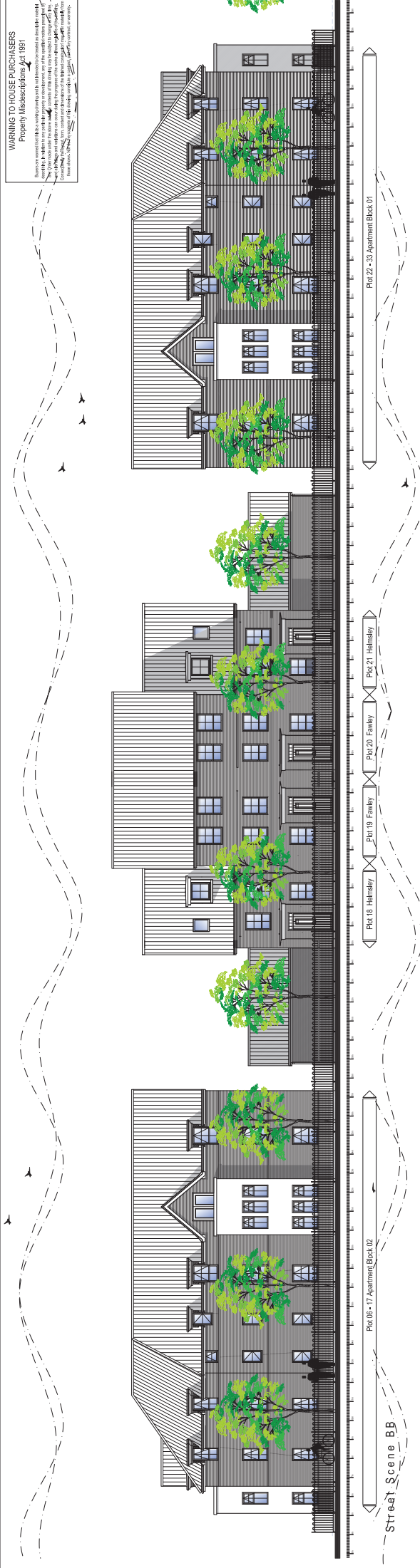


Pilling Lane - Chorley

Proposed Planning Layout | 1:500

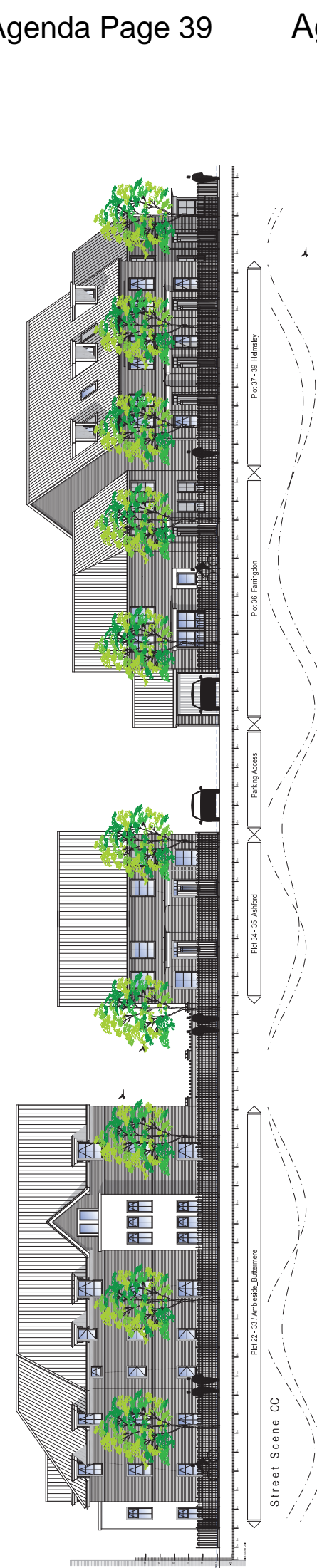
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WARNING TO HOUSE PURCHASERS
 Property Measurements Act 1891
 The measurements shown on this plan are for information only. They do not constitute a guarantee of accuracy. The purchaser should verify the measurements of the property before purchase. The measurements shown on this plan are for information only. They do not constitute a guarantee of accuracy. The purchaser should verify the measurements of the property before purchase.



Street Scene BB

Agenda Page 39



Street Scene CC

Agenda Item 4h

A. Upload here for planning board changes. 2025.03

DATE: 2025.03

STATUS: CHANGED

BARRAT HOMES MANCHESTER

Barrat Homes Manchester
 (A Division of Barrat Living Ltd)
 City Park
 8 Braham Road
 Manchester
 M16 9HQ
 Tel: 0161 872 0161
 Fax: 0161 855 2828

Job: Pilling Lane, Chorley

199

Proposed Street Scenes AA, BB, & CC

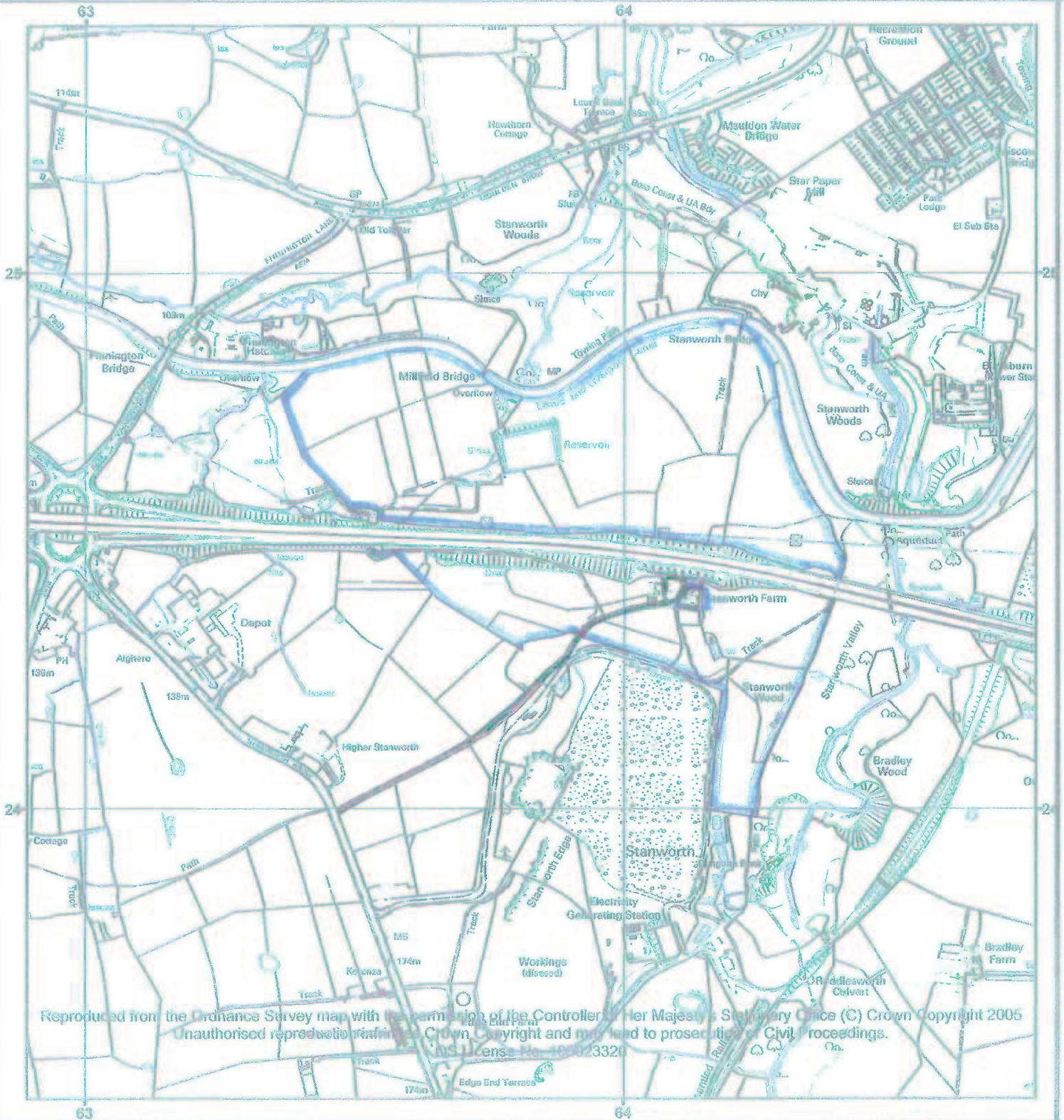
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CH	10/05	1:100	400 P/SS01	A



Street Scene AA

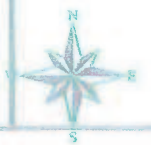
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LOCATION PLAN



Stanworth Barn Ownership Plan

Scale: 1:10,000

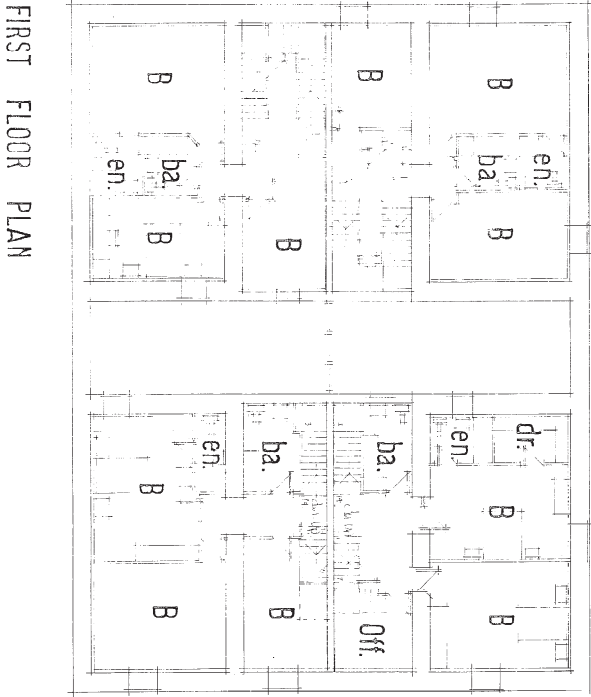
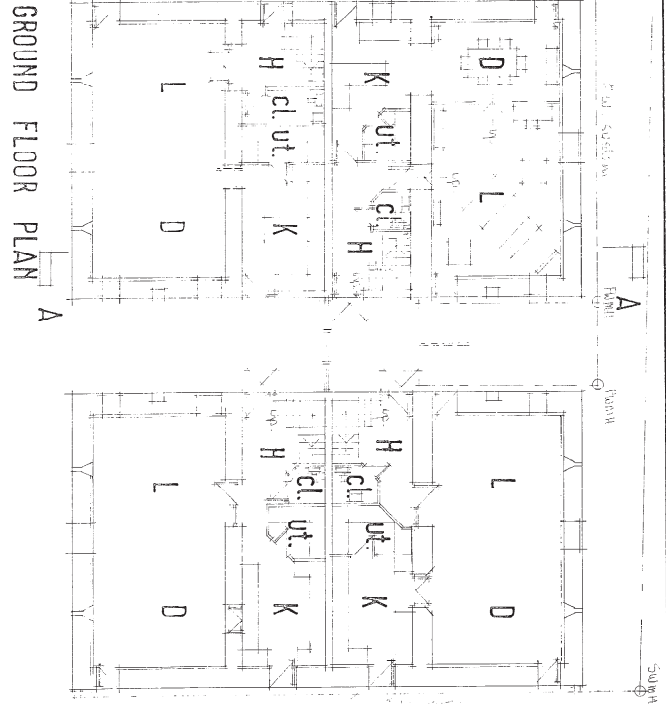


Map produced by:

Data Map produced:

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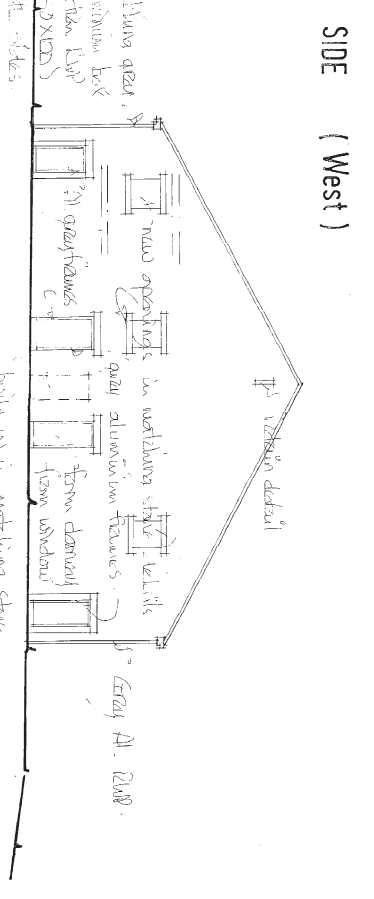
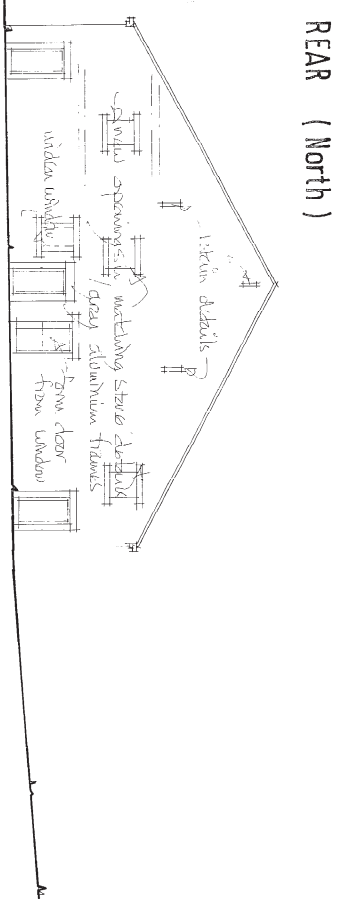
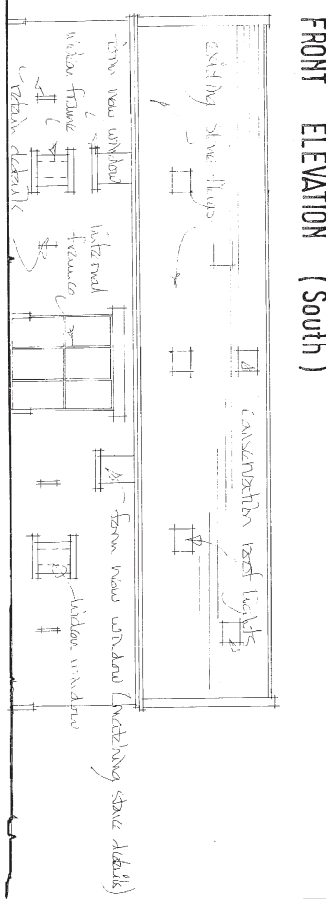
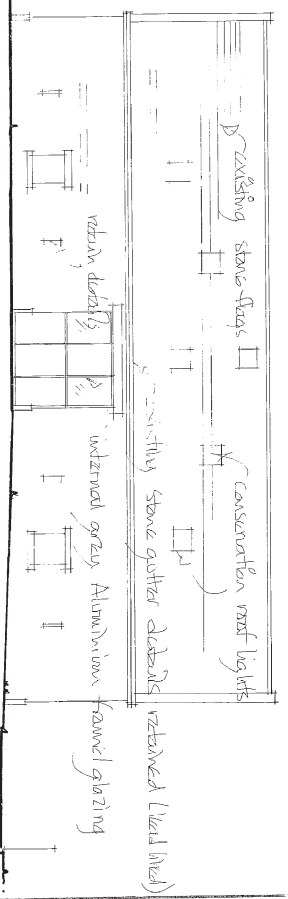
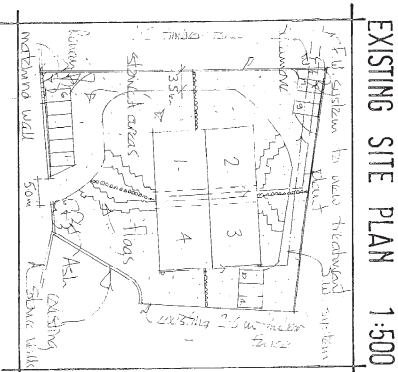
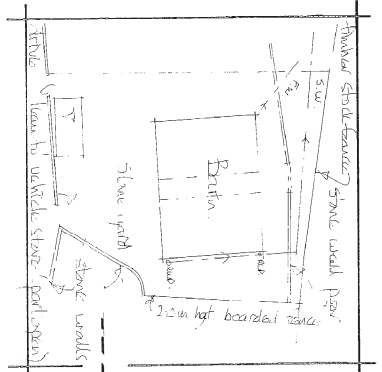
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PROPOSED BARN CONVERSION AT STANWORTH FARM, BOLTON ROAD, WITHNELL, CHORLEY.

SFBC 02/07/12

1:500 + 1:100

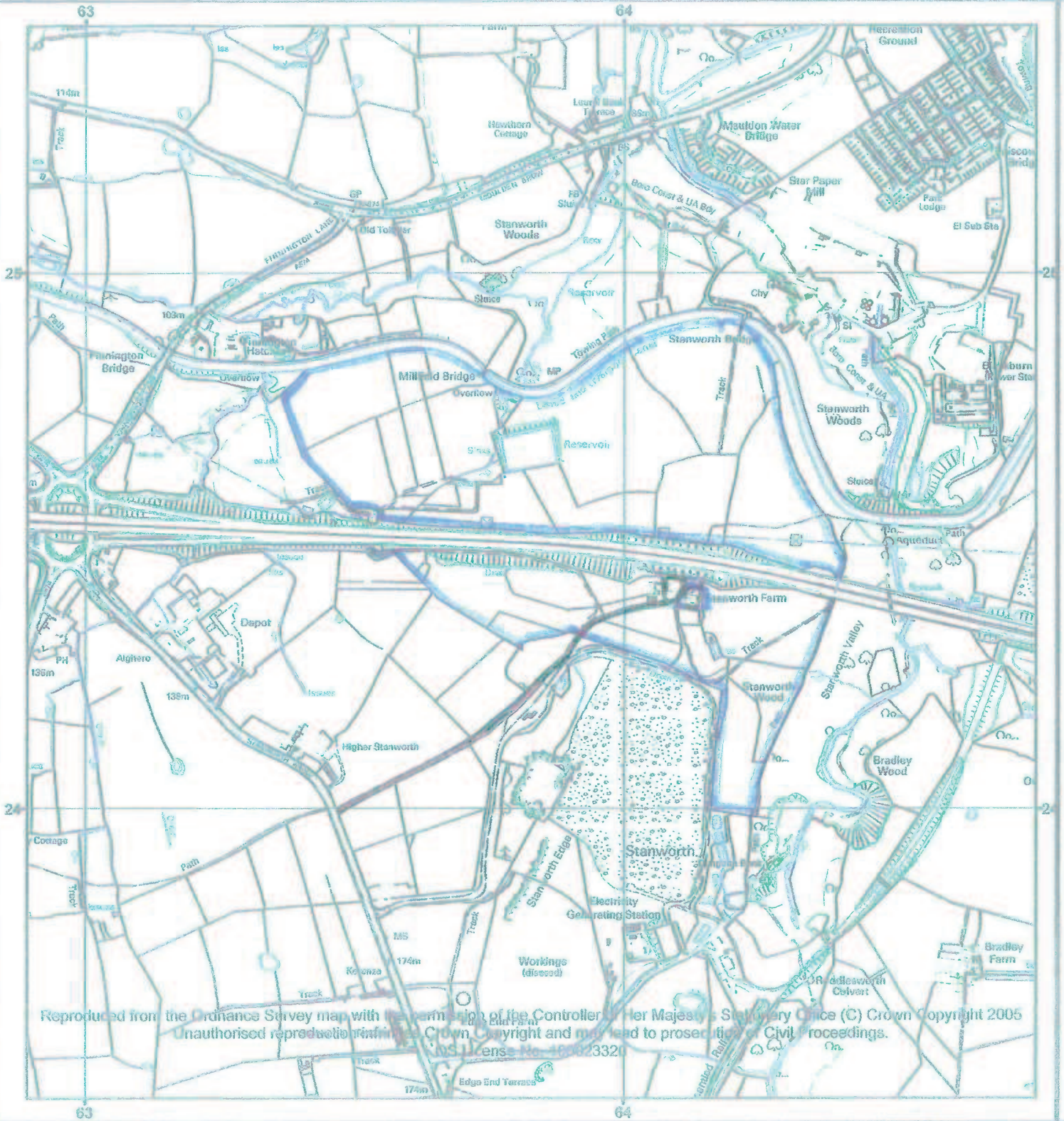


18/03/2012/for
18/03/2012/for
18/03/2012/for

Approved V4-A P. Williams' alterations to the plan

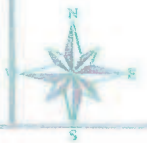
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LOCATION PLAN



Stanworth Barn Ownership Plan

Scale: 1:10,000

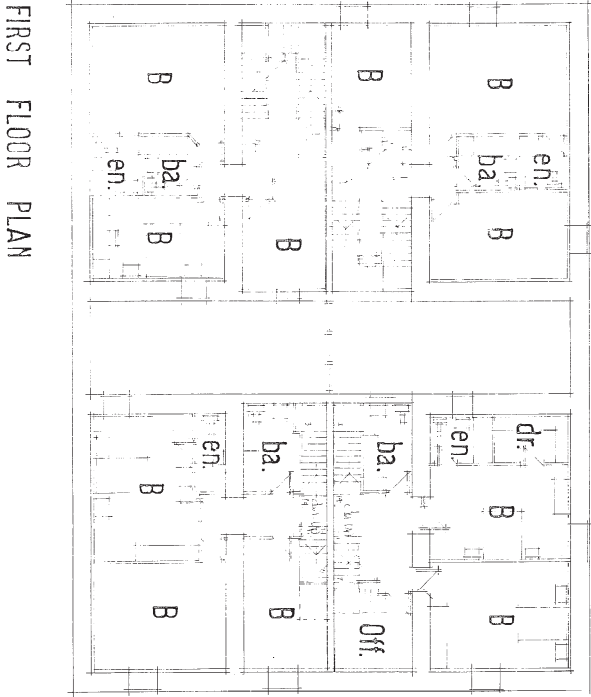
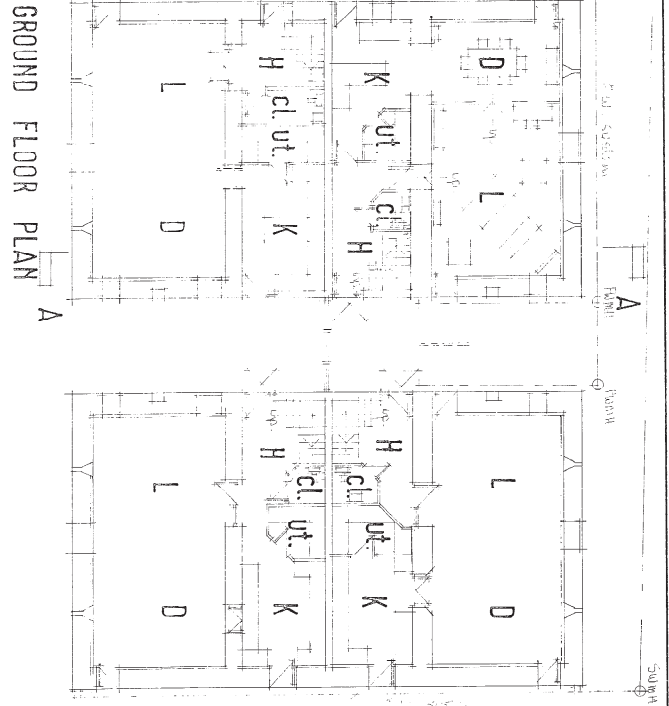


Map produced by:

Data Map produced:

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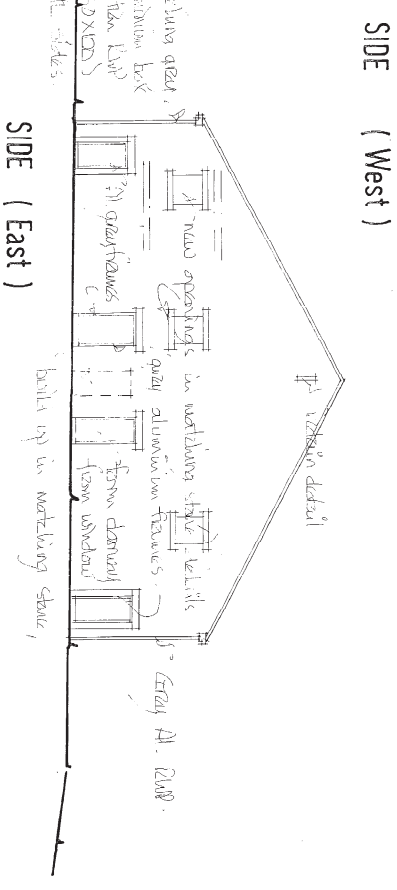
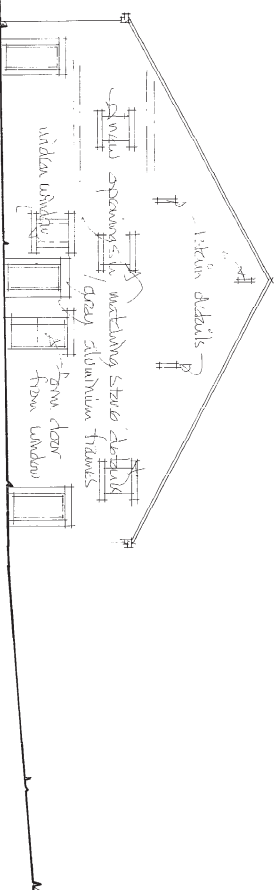
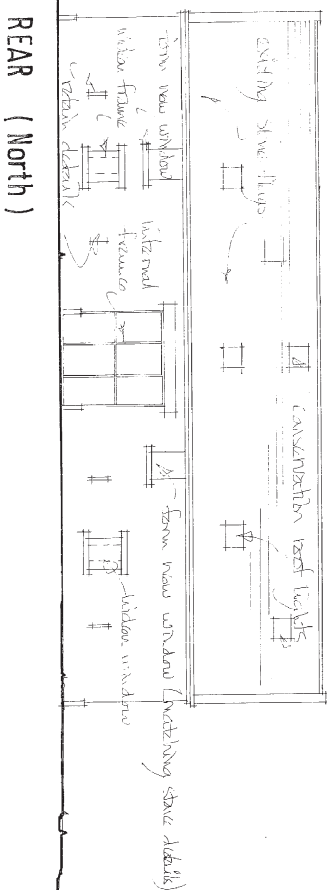
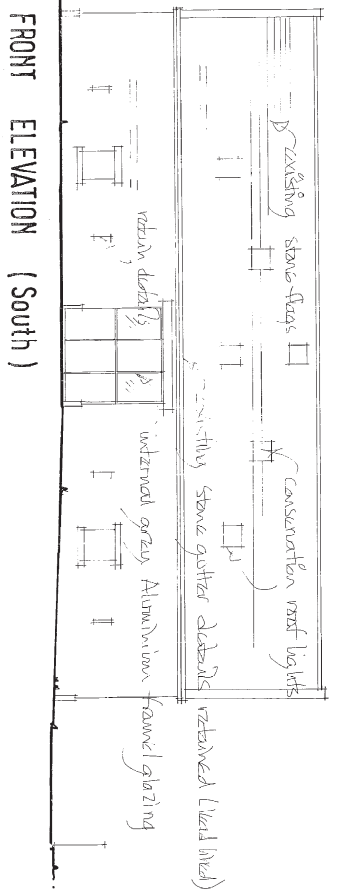
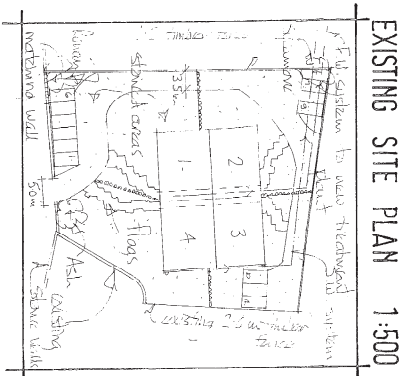
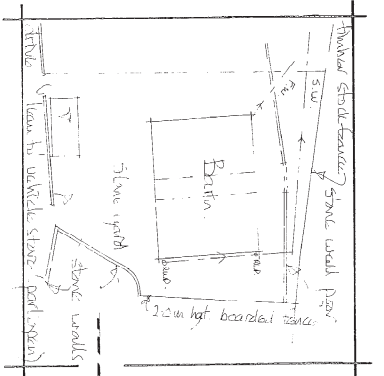
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PROPOSED BARN CONVERSION AT STANWORTH FARM, BOLTON ROAD, WITHNELL, CHORLEY.

SFBC 02/07/12

1:500 + 1:100



18/03/2012/for
18/03/2012/for
18/03/2012/for

10 MAY 2012

Approved V4-A P. Williams | elevations.dwg

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