

Development Control Committee

Agenda and Reports

For consideration on

Tuesday, 24th April 2007

In the Council Chamber Town Hall, Chorley

At 6.30 pm



PROCEDURE FOR PUBLIC SPEAKING AT MEETINGS OF THE DEVELOPMENT CONTROL COMMITTEE

- Persons must give notice of their wish to address the Committee, to the Democratic Services Section by no later than midday, two working days before the day of the meeting. (12 Noon on the Friday prior to the meeting)
- One person to be allowed to address the Committee in favour of the officers recommendations on respective planning applications and one person to be allowed to speak against the officer's recommendations.
- In the event of several people wishing to speak either in favour or against the recommendation, the respective group/s will be requested by the Chair of the Committee to select one spokesperson to address the Committee.
- If a person wishes to speak either in favour or against an application without anyone wishing to present an opposing argument that person will be allowed to address the Committee.
- Each person/group addressing the Committee will be allowed a maximum of three minutes to speak.
- The Committees debate and consideration of the planning applications awaiting decision will only commence after all of the public addresses.

ORDER OF SPEAKING AT THE MEETINGS

1. The Director of Development and Regeneration or her representative will describe the proposed development and recommend a decision to the Committee. A presentation on the proposal may also be made.
2. An objector/supporter will be asked to speak, normally for a maximum of three minutes. There will be no second chance to address Committee.
3. The applicant or her/his representative will be invited to respond, again for a maximum of three minutes. As with the objector/supporter, there will be no second chance to address Committee.
4. A local Councillor who is not a member of the Committee may speak on the proposed development.
5. The Development Control Committee, sometimes with further advice from Officers, will then discuss and come to a decision on the application.

There will be no questioning of speakers by Councillors or Officers, and no questioning of Councillors or Offices by speakers.

Chief Executive's Office

Please ask for: Dianne Scambler
Direct Dial: (01257) 515034
E-mail address: dianne.scambler@chorley.gov.uk
Date: 13 April 2007

Chief Executive: Donna Hall

Chorley
Council

Town Hall
Market Street
Chorley
Lancashire
PR7 1DP

Dear Councillor

DEVELOPMENT CONTROL COMMITTEE - TUESDAY, 24TH APRIL 2007

You are invited to attend a meeting of the Development Control Committee is to be held in the Council Chamber, Town Hall, Chorley on Tuesday, 24th April 2007 at 6.30 pm.

A G E N D A

1. **Apologies for absence**

2. **Minutes (Pages 1 - 14)**

To confirm as a correct record the minutes of the meeting of the Development Control Committee held on 3 April 2007 (enclosed)

3. **Declarations of Any Interests**

Members of the Committee are reminded of their responsibility to declare any personal interest in respect of matters contained in this agenda in accordance with the provisions of the Local Government Act 2000, the Council's Constitution and the Members Code of Conduct. If the personal interest is a prejudicial interest, then the individual Member should not participate in a discussion on the matter and must withdraw from the Council Chamber and not seek to influence a decision on the matter.

4. **Planning Applications Awaiting Decision (Pages 15 - 16)**

Table (enclosed)

- (a) A1:07/00062/FULMAJ - Land bounded by the M61, A674 Blackburn Road and Leeds and Liverpool Canal, including Canal Mill, Botany Bay, Chorley (Pages 17 - 32)

Report of the Director of Development and Regeneration (enclosed)

- (b) B1:07/00127/COU - 22, Derwent Road, Chorley (Pages 33 - 36)

Report of the Director of Development and Regeneration (enclosed)

- (c) B2:07/00178/COU - Land, 20M North East of 21, Gorsey Lane, Mawdesley (Pages 37 - 46)

Continued....

Director of Development and Regeneration (enclosed)

- (d) B3:07/00203/FUL - Millennium Green, Hurst Green, Mawdesley (Pages 47 - 54)

Report of the Director of Development and Regeneration (enclosed)

- (e) B4:07/00247/FUL - Land North of 26, Chorley Lane, Charnock Richard (Pages 55 - 66)

Report of the Director of Development and Regeneration (enclosed)

- (f) B5:07/00177/FUL - Land rear of 209 - 213, Preston Road, Whittle-Le-Woods, Chorley (Pages 67 - 76)

Report of the Director of Development and Regeneration (enclosed)

5. **Objection to Tree Preservation Order No.7 (Adlington) 2006** (Pages 77 - 78)

Report of the Director of Development and Regeneration (enclosed)

6. **Objection to Tree Preservation Order No.8 (Chorley) 2006** (Pages 79 - 80)

Report of the Director of Development and Regeneration (enclosed)

7. **Planning Appeals and Decisions - Notification** (Pages 81 - 82)

Report of the Director of Development and Regeneration (enclosed)

8. **Selected Planning Applications that have been determined, by the Director of Development and Regeneration following consultation with the Chair and Vice-Chair of the Committee** (Pages 83 - 84)

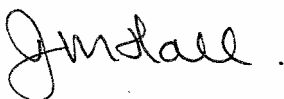
Table (enclosed)

9. **A List of Planning Applications determined by the Chief Officer under Delegated Powers between 21 March and 11 April 2007** (Pages 85 - 100)

Schedule (enclosed)

10. **Any other item(s) that the Chair decides is/are urgent**

Yours sincerely



Chief Executive

Encs

Distribution

1. Agenda and reports to all members of the Development Control Committee, (Councillor Harold Heaton (Chair), Councillor David Dickinson (Vice-Chair) and Councillors Thomas Bedford, Eric Bell, Francis Culshaw, Alan Cain, Henry Counce, Dennis Edgerley, Daniel Gee, Roy Lees, Adrian Lowe, Miss June Molyneaux, Geoffrey Russell, Shaun Smith, Ralph Snape and Christopher Snow) for attendance.
2. Agenda and reports to Jane Meek (Director of Development and Regeneration), Wendy Gudger (Development Control Manager), Dianne Scambler (Trainee Democratic Services Officer) and Andrew Docherty (Director of Customer, Democratic and Legal Services) for attendance.

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

01257 515823

کیجئے:

This page is intentionally left blank

Development Control Committee**Tuesday, 3 April 2007**

Present: Councillor Harold Heaton (Chair), Councillor David Dickinson (Vice-Chair), Councillors Thomas Bedford, Francis Culshaw, Henry Counce, Dennis Edgerley, Daniel Gee, Roy Lees, Adrian Lowe, Geoffrey Russell, Shaun Smith and Ralph Snape

Officers: Jane Meek (Director of Development and Regeneration), Rosaleen Brown (Senior Solicitor), Dianne Scambler (Trainee Democratic Services Officer) and Mark Moore (Principal Planning Officer)

07.DC.33 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Eric Bell, Alan Cain, June Molynaeux and Chris Snow.

07.DC.34 MINUTES

RESOLVED – That the minutes of the meeting of the Development Control Committee held on 13 March 2007 be confirmed as a correct record and signed by the Chair.

07.DC.35 DECLARATIONS OF ANY INTERESTS

No declarations of interest were declared.

07.DC.36 ROSALEEN BROWN

The Chair advised the Committee that Rosaleen Brown (Senior Solicitor) would be leaving the Authority shortly and was attending her last meeting of the Development Control Committee

The Chair and Committee thanked Ms Brown for her work and support to the Committee and extended best wishes for the future.

07.DC.37 PLANNING APPLICATIONS AWAITING DECISION

The Director of Development and Regeneration submitted reports on a number of planning applications to be determined by the Committee.

RESOLVED – That the planning applications, as now submitted, under item 4, be determined in accordance with the Committee's decisions as recorded below.

07.DC.38 B4:07/00156/COU - 2, LAWRENCE LANE, ECCLESTON, CHORLEY

(The Committee received representations from an objector and supporter of the application).

Application No:07/00156/COU

Proposal: Change of use to hot food takeaway (Class A5)

Location: 2 Lawrence Lane, Eccleston, Chorley

Decision:

It was proposed by Councillor Geoff Russell, seconded by Councillor Francis Culshaw, and subsequently **RESOLVED (5:1) to grant full planning permission subject to the following conditions:**

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 91 of the Town and Country Planning Act 1990.

2. Before development commences, a plan showing the marking out of the forecourt car park shall be submitted to and approved in writing by the local planning authority. The car park shall be marked out in accordance with the approved plan before the premises are first used as a hot food takeaway, and the parking spaces shall be kept permanently available for the parking and manoeuvring of vehicles and for no other purpose.

Reason: To ensure adequate on site provision of car parking in accordance with Policy TR4 of the adopted Chorley Borough Local Plan Review.

3. Before development commences full details of the fume extraction and filtration systems shall be submitted to and approved in writing by the local planning authority. Prior to the commencement of the use hereby permitted, the systems shall be installed in accordance with the approved details, and shall be used and maintained thereafter in accordance with the manufacturers' instructions.

Reason: To safeguard the amenities of local residents and in accordance with Policy Nos. EP20 and EP21 of the adopted Chorley Borough Local Plan Review.

4. The use hereby permitted shall be restricted to the hours between 08.00hrs and 22.30hrs Sunday to Thursday inclusive, and between 08.00hrs and 23.00hrs on Friday and Saturdays.

Reason: To safeguard the amenities of local residents and in accordance with Policy Nos. EM2 of the Adopted Chorley Borough Local Plan Review.

07.DC.39 A1:06/01371/FULMAJ - VALE WORKS, STAR LANE, HORWICH, BOLTON

Application No:06/01371/FULMAJ

Proposal: Residential development comprising of 19 houses and 6 flats and associated works (amendment to part of that previously approved on application nos. 03/00214/FUL and 03/00529/FULMAJ)

Location: Vale Works, Star Lane, Horwich Bolton

Decision:

It was proposed by Councillor Adrian Lowe, seconded by Councillor Roy Lees, and subsequently **RESOLVED (5:0) to grant planning permission subject to a Section 106 Agreement and the following conditions:**

1. This consent relates to the following plans:

| Plan Ref. | Received On: | Title: |
|------------------|-------------------------------|---|
| | 25 th January 2007 | Location Plan |
| PL01/311 | 25 th January 2007 | Planning and Landscape Layout |
| 2006/PAL/04 | 4 th January 2007 | 2006 Palmerston Plans and Elevations |
| 2278/DET/02 | 3 rd November 2006 | Brick Piers and 1.8m High Close |

| | | |
|-------------|-------------------------------|---|
| GF2 | 3 rd November 2006 | Boarded Fence Low Feather Edged Fence |
| GF1 | 3 rd November 2006 | Standard Feather Edged Fence |
| RD2 | 3 rd November 2006 | Railing Details |
| 22095/T00 | 3 rd November 2006 | Topographical Survey |
| 2006/BUK/01 | 5 th March 2007 | 2006 Buckingham Plans and Elevations |
| 2006/BUH/01 | 5 th March 2007 | 2006 Buchanan Plans and Elevations |
| 2006/ENN/01 | 5 th March 2007 | 2006 Ennerdale Plans and Elevations |
| 2205/FA3/01 | 5 th March 2007 | 2005 Falkirk Plans and Elevations |

Reason: To define the consent and to ensure all works are carried out in a satisfactory manner.

2. No development shall take place until :a) a methodology for investigation and assessment of ground contamination has been submitted to and approved in writing by the Local Planning Authority. The investigation and assessment shall be carried out in accordance with current best practice including British Standard 10175:2001 "Investigation of potentially contaminated sites - Code of Practice". The objectives of the investigation shall be, but not limited to, identifying the type(s), nature and extent of contamination present to the site, risks to receptors and potential for migration within and beyond the site boundary;b) all testing specified in the approved scheme (submitted under a) and the results of the investigation and risk assessment, together with remediation proposals to render the site capable of development have been submitted to the Local Planning Authority;c) the Local Planning Authority has given written approval to the remediation proposals (submitted under b), which shall include an implementation timetable and monitoring proposals. Upon completion of the remediation works, a validation report containing any validation sampling results have been submitted to and approved in writing by the Local Planning Authority.

Reason: To protect the environment and prevent harm to human health by ensuring that the land is remediated to an appropriate standard for the proposed end use and in accordance with Policy No. EP16 of the Adopted Chorley Borough Local Plan Review.

3. The development hereby permitted shall only be carried out in conformity with the proposed ground and building slab levels shown on the approved plans or as may otherwise be agreed in writing with the Local Planning Authority before any development is first commenced.

Reason: To protect the appearance of the locality and in the interests of the amenities of local residents and in accordance with Policy Nos. GN5 and HS4 of the Adopted Chorley Borough Local Plan Review.

4. 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 and walls 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.

5. Before the development hereby permitted is first commenced, full details of the position, height and appearance of all fences and walls to be erected to the

site boundaries (notwithstanding any such detail shown on previously submitted plans) shall have been submitted to and approved in writing by the Local Planning Authority. No building shall be occupied or land used pursuant to this permission before all walls and fences have been erected in accordance with the approved details. Fences and walls shall thereafter be retained in accordance with the approved details at all times.

Reason: To ensure a visually satisfactory form of development, to protect the amenities of occupiers of nearby property and in accordance with Policy Nos. GN5 and EM2 of the Adopted Chorley Borough Local Plan Review.

6. No development shall take place until:-a) a scheme for monitoring landfill gas migration has been submitted to and approved in writing by the Local Planning Authority;b) all monitoring specified in the approved scheme (submitted under a) above), has been carried out and the results of the monitoring exercise, together with recommendations and specific proposals to render the site capable of development for housing have been submitted to the Local Planning Authority; andc) the Local Planning Authority has given written approval to the development proceeding having regard to the results of the monitoring exercise and the recommendations and proposals submitted under b) above), and the carrying out of any required works in a manner and to a timetable to be agreed in writing with the Local Planning Authority. Upon completion of the works of remediation and treatment, a Validation Report shall be submitted to the Local Planning Authority.

Reason: In the interests of safety and in accordance with Policy No. EP16 of the Adopted Chorley Borough Local Plan Review.

7. Before the development hereby permitted is first commenced, full details of the measures to be incorporated into the development to prevent the ingress of landfill gas shall be submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall only be constructed in accordance with the approved scheme of landfill gas ingress prevention measures.

Reason: To protect occupiers from the ingress of landfill gas and in accordance with Policy No. EP16 of the Adopted Chorley Borough Local Plan Review.

8. 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.

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

Reason: In the interest of the appearance of the locality and in accordance with Policy No GN5 of the Adopted Chorley Borough Local Plan Review.

10. The development hereby permitted shall not commence until full details of the colour, form and texture of all external facing materials to the proposed building(s) (notwithstanding any details shown on the previously submitted plan(s) and specification) 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.

11. The integral/attached garage shall be kept freely available for the parking of cars and shall not be converted to living accommodation, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995.

Reason: To ensure adequate garaging/off street parking provision is made/maintained and thereby avoid hazards caused by on-street parking and in accordance with Policy No.TR8 of the Adopted Chorley Borough Local Plan Review.

12. The windows in the first floor of the western elevation of the dwelling on plot B1, first floor of the southern elevation of the dwelling on plot B6, first floor of the southern elevation of the dwelling on plot 87F and the first floor of the western elevation of the dwelling on plot 86F shall be fitted with obscure glass and obscure glazing shall be retained at all times thereafter.

Reason: In the interests of the privacy of occupiers of neighbouring property.

13. There shall be no direct vehicular or pedestrian access of any kind between the site and the M61 motorway. To this end a close-boarded fence or similar barrier not less than two metres high shall be erected along the frontage of the site with the motorway details of which shall be submitted to and approved by the Local Planning Authority prior to the commencement of any works associated with the development hereby permitted. The approved fence shall be erected, prior to the substantial completion of the development, a minimum of one metre behind the existing motorway boundary fence on the developer's land and independent of the existing fence and retained thereafter.

Reason: The use of a motorway by pedestrians is prohibited by law, a fence of the type specified is considered to be the minimum safety requirement for this type of development adjacent to the motorway

14. There shall be no development on or adjacent to any motorway embankment that shall put any embankment or earthworks at risk.

Reason: To protect the stability of the motorway.

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

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

16. No development shall take place until details of the proposed surface water drainage arrangements have been submitted to and approved by the Local Planning Authority in writing. No part of the development shall be occupied until the approved surface water drainage arrangements have been fully implemented.

Reason: To secure proper drainage and to prevent flooding and in accordance with Policy Nos. EP18 and EP19 of the Adopted Chorley Borough Local Plan Review.

07.DC.40 A2:07/00244/FULMAJ - PARCEL 7, LAND 30M SOUTH OF MAIN STREET, BUCKSHAW VILALGE, EUXTON

Application No:07/00244/FULMAJ

Proposal: Construction of 30 no. Houses and 28 no. Apartments with associated parking.

Location: Parcel 7, Land 30m South of 60 Main Street, Buckshaw Village, Euxton

Decision:

It was proposed by Councillor Adrian Lowe, seconded by Councillor Danny Gee, and subsequently **RESOLVED (9:0) to grant planning permission for the reserved matters application subject to the following conditions:**

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 91 of the Town and Country Planning Act 1990.

2. Before the development hereby permitted is first commenced full details of existing and proposed ground levels and proposed building slab levels (all relative to ground levels adjoining the site) shall have been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail shown on previously submitted plan(s). The development shall only be carried out in conformity with the approved details.

Reason: To protect the appearance of the locality, in the interests of the amenities of local residents and in accordance with Policy Nos. GN5 and HS4 of the Adopted Chorley Borough Local Plan Review.

3. The development hereby permitted shall not commence until full details of the colour, form and texture of all external facing materials to the proposed building(s) (notwithstanding any details shown on the previously submitted plan(s) and specification) 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.

4. Before the development hereby permitted is first commenced, full details of the position, height and appearance of all fences and walls to be erected (notwithstanding any such detail shown on previously submitted plan(s)) 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 and walls 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.

5. 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.

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

Reason: In the interest of the appearance of the locality and in accordance with Policy No GN5 of the Adopted Chorley Borough Local Plan Review.

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 previously submitted plans and specification) 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 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 HS4 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.

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

9. No development shall take place until details of the proposed surface water drainage arrangements have been submitted to and approved by the Local Planning Authority in writing. No part of the development shall be occupied until the approved surface water drainage arrangements have been fully implemented.

Reason: To secure proper drainage and to prevent flooding and in accordance with Policy Nos. EP18 and EP19 of the Adopted Chorley Borough Local Plan Review.

10. The garages hereby permitted shall be kept freely available for the parking of cars, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995.

Reason: In order to safeguard the residential amenity and character of the area and in accordance with Policy HS4 of the Adopted Chorley Borough Local Plan Review.

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

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

12. The development hereby permitted shall be carried out in accordance with the original submitted plans received 28 February, 2007 and the following revised plans received 2 April, 2007:

Drawing Number: 351/PL01 Revision 'E' Planning Layout

Drawing Number: 351/AB01 Revision 'B' Apartment Block Plots 20-37

Reason: To define the permission and ensure a satisfactory form of development.

07.DC.41 B1:06/01297/ADV - ALDI SUPERMARKET, HARPERS LANE, CHORLEY

Application No:06/01297/ADV

Proposal: Erection of 1 internally illuminated double sided freestanding sign (Retrospective)

Location: Aldi Supermarket, Harpers Lane, Chorley

Decision:

It was proposed by Councillor Ralph Snape, seconded by Councillor Dennis Edgerley and subsequently **RESOLVED (6:0) to refuse advertising consent for the following reason:**

The advertisement is contrary to PPG 19 and policy GN7 of the Chorley Borough Local Plan Review by reason of its scale, siting and extent of illumination. The advertisement is sited in a prominent position in relation to the building and is not in keeping with the scale of the building, therefore dominating the building frontage. Furthermore, it would contribute to an unnecessary visual clutter of advertisements on the front of the building, and is out of keeping with other signage being displayed lawfully in the vicinity. As a result, the advertisement is visually obtrusive and detrimental to the appearance of the building and the amenity of the area.

07.DC.42 B2:07/00075/FUL - 41, WRAY CRESCENT, ULNES WALTON, LEYLAND

Application No:07/0075/FUL

Proposal: Retrospective application for perimeter fence

Location: 41 Wray Crescent, Ulnes Walton, Leyland

Decision:

It was proposed by Councillor Thomas Bedford, seconded by Councillor Adrian Lowe, and subsequently **RESOLVED (7:0) to refuse planning permission for the retrospective planning application for the following reasons:**

1. The proposal, by reason of the total height, siting and design of the boundary fence, would be visually obtrusive and detrimental to both the appearance and character of the street and the amenity of the area. This development is inappropriate, as it does not relate well to the immediate surroundings, which reflects a more open character with minimal boundary treatments. The proposal is therefore contrary to policy GN5 of the Adopted Chorley Borough Local Plan Review which seeks to ensure that the design of proposed development are well related to their surroundings.

2. The proposal is located within an area designated as Green Belt as such the visual amenities of the Green Belt should not be injured by proposals for development, which although would not prejudice the purposes of including land in Green Belts, might be visually detrimental by reason of their siting, materials or design. It is considered that the fence by reason of its height, siting and design would harm the visual amenity of the Green Belt and is therefore contrary to Policy DC1 of the Adopted Chorley Borough Local Plan Review.

07.DC.43 B3:07/00108/OUT - LAND 30M NORTH WEST OF THE GABLES, 88, STATION ROAD, CROSTON

Application No:07/00108/OUT

Proposal: Outline application for the erection of one detached two-storey dwelling with a detached garage and a detached garage for The Gables

Location: Land 30m North West Of The Gables, 88, Station Road, Croston

Decision:

It was proposed by Councillor Adrian Lowe, seconded by Councillor Roy Lees, and subsequently **RESOLVED (7:0) to grant planning permission subject to a Section 106 Agreement and the following conditions:**

1. Application for approval of the reserved matters must be made to the Council before the expiration of three years from the date of this permission and the development hereby permitted must be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990.

2. Before the development hereby permitted is first commenced, full details of the following reserved matters (namely scale, appearance and landscaping shall be submitted to and approved in writing by the Local Planning Authority.

Reason: The permission is in outline only.

3. This consent relates to the following plans:

| Plan Ref. | Received On: | Title: |
|-----------|-----------------------------|--|
| 03 | 19 th March 2007 | Proposed site layout for a detached dwelling |
| 02 | 19 th March 2007 | Topographic Survey; |
| 01 | 19 th March 2007 | Site Location Plan |

Reason: To define the consent and to ensure all works are carried out in a satisfactory manner.

4. The application for approval of reserved matters shall be accompanied by full details of existing and proposed ground levels and proposed building slab levels (all relative to ground levels adjoining the site), notwithstanding any such detail shown on previously submitted plan(s). The development shall only be carried out in conformity with the approved details.

Reason: To protect the appearance of the locality, in the interests of the amenities of local residents and in accordance with Policy Nos. GN5 and HS4 of the Adopted Chorley Borough Local Plan Review.

5. Before the development hereby permitted is first commenced, full details of the position, height and appearance of all fences and walls to be erected (notwithstanding any such detail shown on previously submitted plan(s)) 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 and walls 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.

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

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

7. No development shall take place until details of the proposed surface water drainage arrangements have been submitted to and approved by the Local Planning Authority in writing. No part of the development shall be occupied until the approved surface water drainage arrangements have been fully implemented.

Reason: To secure proper drainage and to prevent flooding and in accordance with Policy Nos. EP18 and EP19 of the Adopted Chorley Borough Local Plan Review.

8. Before the development hereby permitted is first commenced full details of the means of foul water drainage/disposal shall have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until the works for foul water drainage/disposal have been completed in accordance with the approved details.

Reason: To ensure proper drainage of the development and in accordance with Policy No. EP17 of the Adopted Chorley Borough Local Plan Review.

9. The layout of the development shall include provisions to enable vehicles to enter and leave the highway in forward gear. This vehicular turning space shall be laid out and be available for use before the development is first occupied.

Reason: Vehicles reversing to and from the highway are a hazard to other road users and in accordance with Policy No TR4 of the Adopted Chorley Borough Local Plan Review.

10. The development hereby permitted shall not commence until full details of the colour, form and texture of all external facing materials to the proposed building(s) (notwithstanding any details shown on the previously submitted plan(s) and specification) 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, HS4, of the Adopted Chorley Borough Local Plan Review.

11. The garages hereby permitted shall only be used for purposes incidental to the enjoyment of the dwellinghouse, including the parking of cars. The garage shall not be used for any trade or business purposes.

Reason: In order to safeguard the residential amenity and character of the area and in accordance with Policy Nos. DC8A, DC8B, HS4 and HS9 of the Adopted Chorley Borough Local Plan Review.

12. 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 previously submitted plans and specification) 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 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, HS4 of the Adopted Chorley Borough Local Plan Review.

13. Notwithstanding the Provisions of the Town and Country Planning (General Permitted Development) Order 1995, (Schedule 2, Part1, Classes A to E), 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 and in accordance with Policy No. HS4 of the Adopted Chorley Borough Local Plan Review.

14. The reserved matters for the dwelling hereby permitted in outline shall not include any windows in the north and south facing elevations of the dwelling at first floor level.

Reason: In the interests of the privacy of occupiers of neighbouring property.

15. 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.

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

Reason: In the interest of the appearance of the locality and in accordance with Policy No. GN5 of the Adopted Chorley Borough Local Plan Review.

07.DC.44 ENFORCEMENT REPORT - ALDI SUPERMARKET, HARPERS LANE, CHORLEY

The Committee considered a report of the Director of Development and Regeneration on the expediency of taking enforcement action in respect of the removal of 1 internally illuminated double sided freestanding sign at Aldi Supermarket, Harpers Lane, Chorley.

RESOLVED – That it is expedient to take enforcement action in respect of the following breach of control – the sign is being displayed unlawfully.

Remedy of the Breach

That if the sign is not removed. The Authority will commence legal proceedings in respect of the display of the unauthorised signage.

Reason

The advertisement is contrary to PPG 19 and policy GN7 of the Chorley Borough Local Plan Review by reason of its scale, siting and extent of illumination. The advertisement is sited in a prominent position in relation to the building and is not within keeping with the scale of the building, therefore dominating the building frontage. Furthermore, it would contribute to an unnecessary visual clutter of advertisements on the front of the building, and is out of keeping with other signage being displayed lawfully in the vicinity. As a

result, the advertisement is visually obtrusive and detrimental to the appearance of the building and the amenity of the area.

07.DC.45 ENFORCEMENT REPORT - 41 WRAY CRESCENT, ULNES WALTON, LEYLAND

The Committee considered a report of the Director of Development and Regeneration on the expediency of taking enforcement action to reduce the height of a timber post and panel fencing and to remove a garden shed at 41 Wray Crescent, Ulnes Walton, Leyland.

1. **RESOLVED – That it is expedient to issue an Enforcement Notice under Section 172 of the Town and Country Planning Act 1990 in respect of the following breach of planning control – without planning permission the erection of a timber post and panel fence adjacent to a highway used by vehicular traffic that is over 1 metre in height.**
 - (a) **Remedy for Breach**

Reduce the heights of the posts and fence panels between points A and B, as shown on the attached plan, to a height of 1 metre when measured from ground level, thereby benefiting as permitted development granted by virtue of, schedule 2, Part 2, Class A, The Town and Country Planning (General Permitted Development) Order 1995.
 2. **RESOLVED – That it is expedient to issue an Enforcement Notice under Section 172 of the Town and Country Planning Act 1990 in respect of the following breach of planning control – without planning permission the erection of a shed.**
 - (a) **Remedy for Breach**

Remove the shed from the land.
 - (b) **Periods for Compliance**

The periods for compliance for recommendations 1 & 2 are three months.
 - (c) **Reason**
 - (i) The fence and shed are by virtue of their heights, design and position on a corner plot will be out of character with the surrounding area which is predominantly open in nature and will have a detrimental impact on the street scene, and is therefore contrary to policy GN5, which seeks to ensure that the design of the proposed development are well related to their surroundings.
 - (ii) It is considered that the fence and shed by reason of their heights, siting and design would harm the visual amenity of the Green Belt and is therefore contrary to Policy DC1 of the adopted Chorley Borough Local Plan Review.

07.DC.46 PLANNING APPEALS AND DECISIONS - NOTIFICATION

The Committee received a report of the Director of Development and Regeneration giving notification of the lodging of one planning appeal that had been withdrawn and two planning applications that had been approved by the planning inspectorate.

RESOLVED – That the report be noted.

07.DC.47 SELECTED PLANNING APPLICATIONS THAT HAVE BEEN DETERMINED, BY THE DIRECTOR OF DEVELOPMENT AND REGENERATION FOLLOWING CONSULTATION WITH THE CHAIR AND VICE CHAIR OF THE COMMITTEE

The Committee received for information a table showing the decisions made on the category 'B' development proposals, which had, or were intended to be, determined by the Chief Officer under the adopted scheme of delegations, following consultation with the Chair and Vice-Chair of the Committee.

RESOLVED – That the table be noted.

07.DC.48 A LIST OF PLANNING APPLICATIONS DETERMINED BY THE CHIEF OFFICER UNDER DELEGATED POWERS BETWEEN 26 FEBRUARY AND 20 MARCH 2007

The Director of Development and Regeneration presented for Members information, a schedule listing the remainder of the applications that had been determined by the Chief Officer under delegated powers between 26 February and 20 March 2007.

RESOLVED – That the schedule be noted.

Chair

This page is intentionally left blank

| Report of | Meeting | Date |
|--|-------------------------------|------------|
| Director of Development and Regeneration | Development Control Committee | 24.04.2007 |

PLANNING APPLICATIONS AWAITING DECISION

| Item | Application | Recommendation | Location |
|------|-----------------|-------------------------------------|--|
| A. 1 | 07/00062/FULMAJ | Permit Full Planning Permission | Land Bounded By The M61 A674 Blackburn Road Leeds-Liverpool Canal And Including Canal Mill Botany Bay Chorley Lancashire |
| B. 1 | 07/00127/COU | Permit (Subject to Legal Agreement) | 22 Derwent Road Chorley PR7 2JR |
| B. 2 | 07/00178/COU | Permit Full Planning Permission | Land 20m North East Of 21 Gorsey Lane Mawdesley |
| B. 3 | 07/00203/FUL | Permit Full Planning Permission | Millennium Green Hurst Green Mawdesley Ormskirk |
| B. 4 | 07/00247/FUL | Permit (Subject to Legal Agreement) | Land North Of 26 Chorley Lane Charnock Richard |
| B. 5 | 07/00177/FUL | Permit Full Planning Permission | Land Rear Of 209 To 213 Preston Road Whittle-Le-Woods Chorley |

This page is intentionally left blank

Item A.1 07/00062/FULMAJ Permit Full Planning Permission

Case Officer Mr David Stirzaker

Ward Chorley North East

Proposal The erection of 3No office blocks with non infrastructure roadway, car parking and landscaping

Location Land Bounded By The M61 A674 Blackburn Road Leeds-Liverpool Canal And Including Canal Mill Botany Bay Chorley Lancashire

Applicant First Investments

Proposal This application proposes the erection of 3 office blocks with a total floor area of approximately 5000 square metres. The office blocks are proposed on land south of Canal Mill (Botany Bay), which presently comprises of overspill car parking. The site is triangular in shape and is bounded by the M61 to the southwest, the Leeds-Liverpool Canal to the east and Botany Bay to the north. The office blocks are 3 storey in height.

Background The application site is not specifically allocated in the Chorley Borough Local Plan Review although it does have the benefit of an extant permission (ref no. 00/00238/FUL) for the erection of 2 modern office blocks with a total floor area of approx. 5000 square metres. The conditions attached to this permission have been discharged and a technical start made on the development within 5 years of the permission being granted.

Planning Policy GN1: Main Settlement Areas
 GN5: Building Design & Landscaping
 EP4: Species Protection
 EP16: Contaminated Land
 EP 18: Surface Water Run Off
 EP23: Energy from Renewable Sources
 TR4: Highway Development Control Criteria
 Policy 7: Parking Standards (JLSP)

Planning History In 2000 planning permission (ref no. 00/00238/FUL) was granted for the erection of 2 office blocks with a floor area totalling 5000 square metres. These office blocks were 3 storey in height and of modern design and materials. The conditions attached to this permission were discharged and a technical start made on the development hence the permission remains extant.

In 2006 a planning application for the erection of 3 office blocks was submitted (ref no. 06/00861/FULMAJ). However, the application lacked ecological surveys and the design of the office blocks was deemed unacceptable hence the application was withdrawn pending submission of this revised application.

Members will recall outline planning permission (ref no. 05/00394/OUTMAJ subject to S106 agreement) has recently been granted for the site to the north of Botany Bay. The road detailed on the outline planning permission will link up with the road

detailed on the current application, which is the subject of this report. Two detailed applications also subject to the same S106 agreement for offices (ref no. 05/00392/FULMAJ) and industrial units (ref no. 05/00393/FULMAJ) were also granted in 2006 on parcels included within the outline permission area.

Representations

No representations have been received following a public consultation exercise (letters to adjacent residents, site notices and press notice) on the application.

Consultations

The Ramblers raise no objections subject to the adjacent public footpath being kept clear.

The Director of Streetscene, Neighbourhoods and Environment recommends the imposition of a condition requiring the ground contamination to be investigated.

The Council's Economic Regeneration and Conservation Manager raises no objection in principle to the development subject to the resolution of various design matters.

The Environment Agency raise no objections subject to the imposition of various conditions and informatives. One of the conditions mirrors that suggested by the Director of Streetscene, Neighbourhoods and Environment regarding the investigation of and remediation of ground contamination where necessary.

The Highways Agency raises no objections subject to the imposition of conditions that relate to development alongside the Motorway (M61).

LCC (Strategic Planning & Transport) raise no strategic objections to the application although it is recommended that a developer contribution be sought towards transport improvements.

LCC (Ecology) requested that various surveys for protected species should be carried out prior to the application being determined.

British Waterways raise no objection in principle subject to requiring a landscape management plan and upgrade works to the canal towpath.

Chorley Community Safety Partnership raise concerns regarding the boundary treatment of the site adjacent to the Canal and the existing pedestrian access to the southern end of the site.

No comments have been received from LCC (Highways). If any are received they will be reported in the addendum.

United Utilities raise no objection in principle to the proposals.

Assessment

The main issues for consideration pertinent to this application are as follows: -

As the site already benefits from an extant permission for 5000 square metres of office space, the principle of the current application, which proposes the same amount of floorspace, albeit, spread over 3 office blocks as opposed to 2, is considered to be acceptable. Regarding the comments of LCC (Strategic Planning &

Transport) requesting a developer contribution towards transport improvements, it must be borne in mind that the site has the benefit of an extant permission for the erection of 5000 square metres of office space and this permission was not the subject of a S106 agreement. The applicant in this case is not willing to enter into a S106 agreement and given the site has the benefit of an extant permission, it would be unreasonable to withhold planning permission on this basis.

In design terms, Policy GN5 requires proposed developments to be well related to their surroundings in terms of appearance, layout, landscaping and spacing of new buildings. With regards to this Policy, the form of the office blocks now proposed follows extensive negotiations between the Council and the applicant. The resultant buildings have been designed to be sympathetic to the adjacent Mill (Botany Bay) in terms of external appearance, materials and scale. The facades include a strong vertical emphasis with detailed elements reflective of the adjacent Canal Mill (Botany Bay). Amendments to the northwest facing elevation of Unit 1 have been requested so as the fenestration matches that of the other buildings. This is considered important as this will be the first element of the development that comes into view when approaching the site from the north. Details of the amended plans will be reported in the addendum.

The scale of the office blocks being 3 storey means they are lower in height and therefore subservient to the main Canal Mill building which will retain its dominance of the site. The largest of the 3 units which is sited at the southern end of the site side on to the Canal and M61. This office block incorporates a parapet roof design thus resulting in the heights of the buildings gradually stepping up to the main Canal Mill building further north. This office block also incorporates a tower feature, the final design of which is reserved for approval pursuant to a condition although it is anticipated that the tower design will be reflective of those found on Canal Mill.

Whilst the buildings will be highly visible from the M61 when approaching Chorley and also from the Canal towpath, the development will enhance the character and appearance of the Botany Bay site and provide an attractive built form of development. It is noted that two of the units are in close proximity to the Canal Towpath. However, the elevations facing onto the Canal have been modified wherein the previous utilitarian stairwell towers now incorporate interesting visual elements and it is often the case that buildings were constructed in very close proximity to Canals hence this relationship is considered acceptable. The upgrade works to the Canal towpath and landscaping will also provide an improved and more attractive Canal side environment.

Vehicular access to the offices will be via the existing access at the northern end of the Botany Bay site from the A674 (i.e. the same as per the extant permission for the 2 office blocks) although it is proposed to improve the existing internal road, which runs between the Canal and Botany Bay before linking up with the new road permitted (subject to S106 agreement) as part of the outline permission for the northern end of the site (ref no. 05/00394/FULMAJ). The level of car parking provision is considered to be acceptable and no comments on the application have been received from LCC (Highways). The proposals therefore

accord with Policy TR4 of the Chorley Borough Local Plan Review and Policy 7 of the Joint Lancashire Structure Plan.

The applicant has also included the Canal towpath within the red edge on the location site plan and served the requisite notice on British Waterways. In doing so the applicant has agreed to undertake improvement works to the Canal towpath and this can be required via a suitably worded condition given the land in question has been included in the red edge. Lockable gates are also proposed between the site and Canal Towpath along with vehicular access control between the site and Botany Bay as requested by Chorley Community Safety Partnership.

The development proposed is of sufficient distance from the nearest residential properties so as not to have a detrimental impact on the amenities currently enjoyed by the occupiers of these properties.

With regards to ecological issues, Policy EP4 states that planning conditions will be used to safeguard protected species affected by the development. The applicant has at the request of LCC (Ecology) carried out surveys for Bats and Water Voles. The Bat survey concludes that the development will not have an impact on roosting bats and that the impact on the feeding resources of bats should be fairly insignificant, especially if a new hedge is planted. With regards to the Water Vole survey, this identified the presence of Water Voles and recommends that a 5m buffer strip should be maintained between the development and the bank of the Canal by amending the design of the development. LCC (Ecology) are in receipt of the survey and recommend that if the design of the development is not amended then a mitigation scheme should be submitted prior to any works commencing. This can be made the subject of a suitably worded condition. LCC (Ecology) also recommend works that could potentially impact on breeding birds should be avoided during the bird breeding season (March to July inclusive). Japanese Knotweed is also present within the application area and it is recommended that the applicant adopt working methods that prevent the spread of this species as a result of the development. It is recommended that prior to works commencing, the applicant should submit a method statement covering this for written approval. This can be made the subject of a suitably worded condition. It is therefore considered that the development meets with the objectives of Policy EP4.

Conclusion

On the basis of the above, it is considered that the development accords with the requisite Planning Policies and when compared to the office blocks for which an extant permission exists, the development represents a significant improvement in design terms hence it is recommended that planning permission be granted subject to the following conditions.

Recommendation: Permit Full Planning Permission Conditions

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 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall not commence until samples of all external facing materials to the proposed buildings (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 of the Adopted Chorley Borough Local Plan Review.

3. Before the development hereby permitted is first commenced full details of existing and proposed ground levels and proposed building slab levels (all relative to ground levels adjoining the site) shall have been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail shown on the approved plans. The development shall only be carried out in conformity with the approved details.

Reason: To protect the appearance of the locality, in the interests of the amenities of local residents and in accordance with Policy No. GN5 of the Adopted Chorley Borough Local Plan Review.

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

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

5. 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 details.

Reason: To ensure a satisfactory form of development in the interest of the visual amenity of the area and in accordance with Policy No. GN5 of the Adopted Chorley Borough Local Plan Review.

6. 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 shown on the approved plans. The scheme shall cover the whole of the site including the upgrading of the Canal Towpath and 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.

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

Reason: In the interest of the appearance of the locality and in accordance with Policy No GN5 of the Adopted Chorley Borough Local Plan Review.

8. Before the development hereby permitted is first occupied, facilities for cycle parking, in accordance with details to be first submitted to and agreed in writing with the Local Planning Authority, shall have been provided and retained at all times thereafter.

Reason: To ensure adequate on site provision for cycle parking and in accordance with Policy No. TR18 of the Adopted Chorley Borough Local Plan Review.

9. Before the development hereby permitted is first commenced, full details of a scheme to prevent all vehicular access/egress from/to the south (via Botany Bay/Botany Brow/Blackburn Brow), except for public transport vehicles, emergency vehicles and cyclists, shall have been submitted to and approved in writing by the Local Planning Authority. Prior to the first occupation of the development, the approved scheme shall have been implemented in full and thereafter shall be

kept in operation at all times except in so far as any variation of the scheme is agreed in writing with the Local Planning Authority.

Reason: In the interests of highway safety and in accordance with Policy No. TR4 of the Chorley Borough Local Plan Review and Policy No. 7 of the Joint Lancashire Structure Plan.

10. Prior to the commencement of development, a method statement shall be submitted to and approved in writing by the Local Planning Authority detailing how Japanese Knotweed will be eradicated from the site. The Japanese Knotweed on the site shall only be eradicated in accordance with the approved method statement.

Reason: To prevent the spread of Japanese Knotweed and in accordance with Policy No.

11. The development hereby permitted shall not commence until a landscape management plan has been submitted to and approved in writing by the Local Planning Authority. The landscape management plan shall include details of how the landscaping will be managed and by whom all management of the landscaping shall be carried out in full accordance with the approved plan.

Reason: In the interests of the long term management of the site and in accordance with Policy No. GN5 of the Chorley Borough Local Plan Review.

12. Before the development hereby permitted is first commenced, a scheme detailing mitigation measures to protect water voles and their habitats shall have been submitted to and approved in writing by the Local Planning Authority. The works shall only be carried out in accordance with the recommendations of the approved water vole mitigation scheme.

Reason: To ensure the protection of Water Voles and in accordance with Policy No. EP4 of the Chorley Borough Local Plan Review.

13. No development hereby permitted shall commence until a scheme detailing the enhancement of the area alongside the drain at the northern end of the site for water voles has been submitted to and approved in writing by the Local Planning Authority (see The Water Vole Conservation Handbook, Second Edition (Strachan & Moorhouse, 2006) for further details). If water voles, or signs of water voles are found along the drain at the northern end of the site at any time during construction, a method statement shall be submitted to and approved in writing detailing how impacts on water voles and their habitats will be avoided. The works must only thereafter continue in accordance with the recommendations of the method statement.

Reason: To mitigate against harm to protected species and in accordance with Policy No. EP4 of the Adopted Chorley Borough Local Plan Review.

14. Before the development hereby permitted is first commenced, full details of the position, height and appearance of all fences and walls to be erected to the site boundaries (notwithstanding any such detail shown on the approved plans) shall have been submitted to and approved in writing by the Local Planning Authority. No building shall be occupied before all walls and fences have been erected in accordance with the approved details. Fences and walls shall thereafter be retained in accordance with the approved details at all times.

Reason: To ensure a visually satisfactory form of development, to protect the amenities of occupiers of nearby property and in accordance with Policy No. GN5 of the Adopted Chorley Borough Local Plan Review.

15. No development shall take place until details of the proposed surface water drainage arrangements have been submitted to and approved by the Local Planning Authority in writing. No part of the development shall be occupied until the approved surface water drainage arrangements have been fully implemented.

Reason: To secure proper drainage and to prevent flooding and in accordance with Policy Nos. EP18 and EP19 of the Adopted Chorley Borough Local Plan Review.

16. No development approved by this 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 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 out 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.

Reasons:

A) To identify all previous site uses, 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.

17. No development approved by this permission shall be commenced until a scheme for the provision and implementation of a surface water regulation system has been submitted to and approved in writing by the Local Planning Authority. The scheme shall only be completed in accordance with the approved plans prior to first occupation of the office blocks.

Reason: To reduce the increased risk of flooding and in accordance with Policy No. EP19 of the Chorley Borough Local Plan Review.

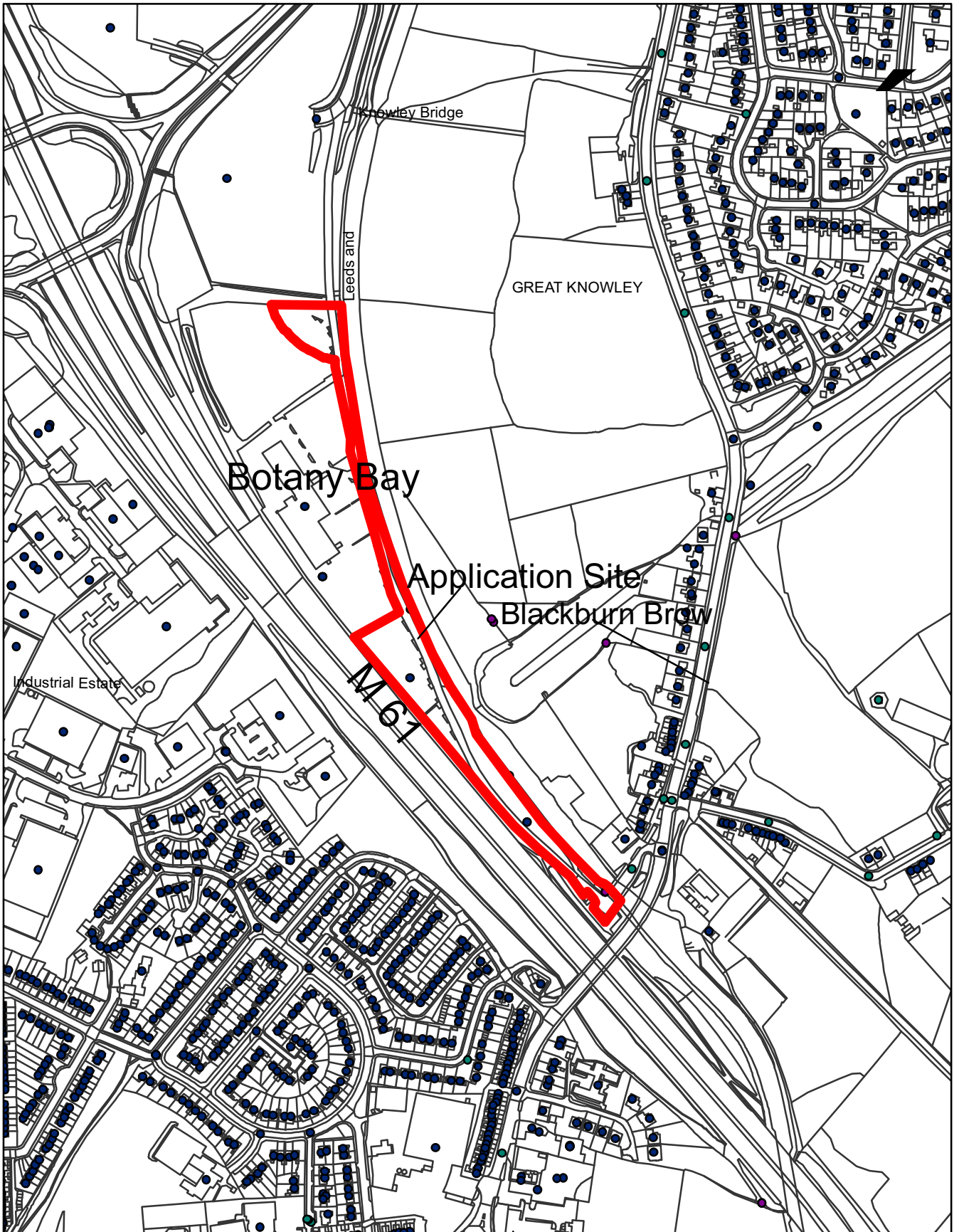
18. Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from the car parking areas shall be passed through an oil interceptor designed and constructed to have a capacity and details compatible with the site being drained. Roof water shall not pass through the interceptor.

Reason: To prevent pollution of the River Chor and in accordance with Policy No. EP18 of the Chorley Borough Local Plan Review.

19. Notwithstanding the details shown on the approved plans, all fascias, soffits and gutters shall be colour finished black unless an alternative is otherwise first agreed in writing with the Local Planning Authority.

Reason: To ensure a satisfactory form of development and in accordance with Policy No. GN5 of the Chorley Borough Local Plan Review.

This page is intentionally left blank



Jane E Meek BSc(Hons) DipTP MRTPI
 Director of Development and Regeneration
 Chorley Borough Council

Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Chorley B.C. 100018509 (2006)

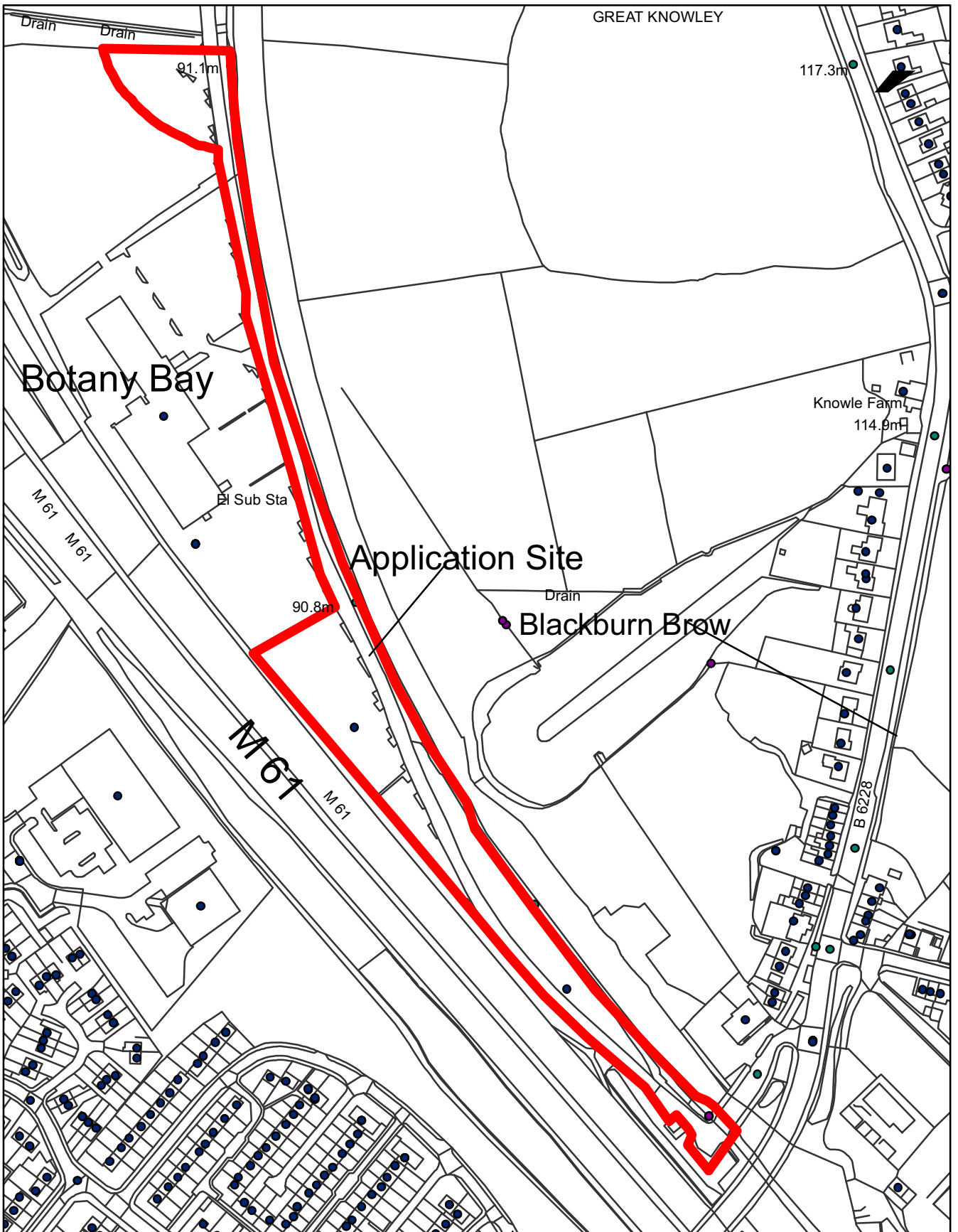
Application Number:
07/00062/FULMAJ

Grid Ref:
E: 359256
N: 418914

Scale:
1:5,000

Agenda Item No.
A. 1

This page is intentionally left blank



Jane E Meek BSc(Hons) DipTP MRTPI
Director of Development and Regeneration
Chorley Borough Council

Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Chorley B.C. 100018509 (2006)

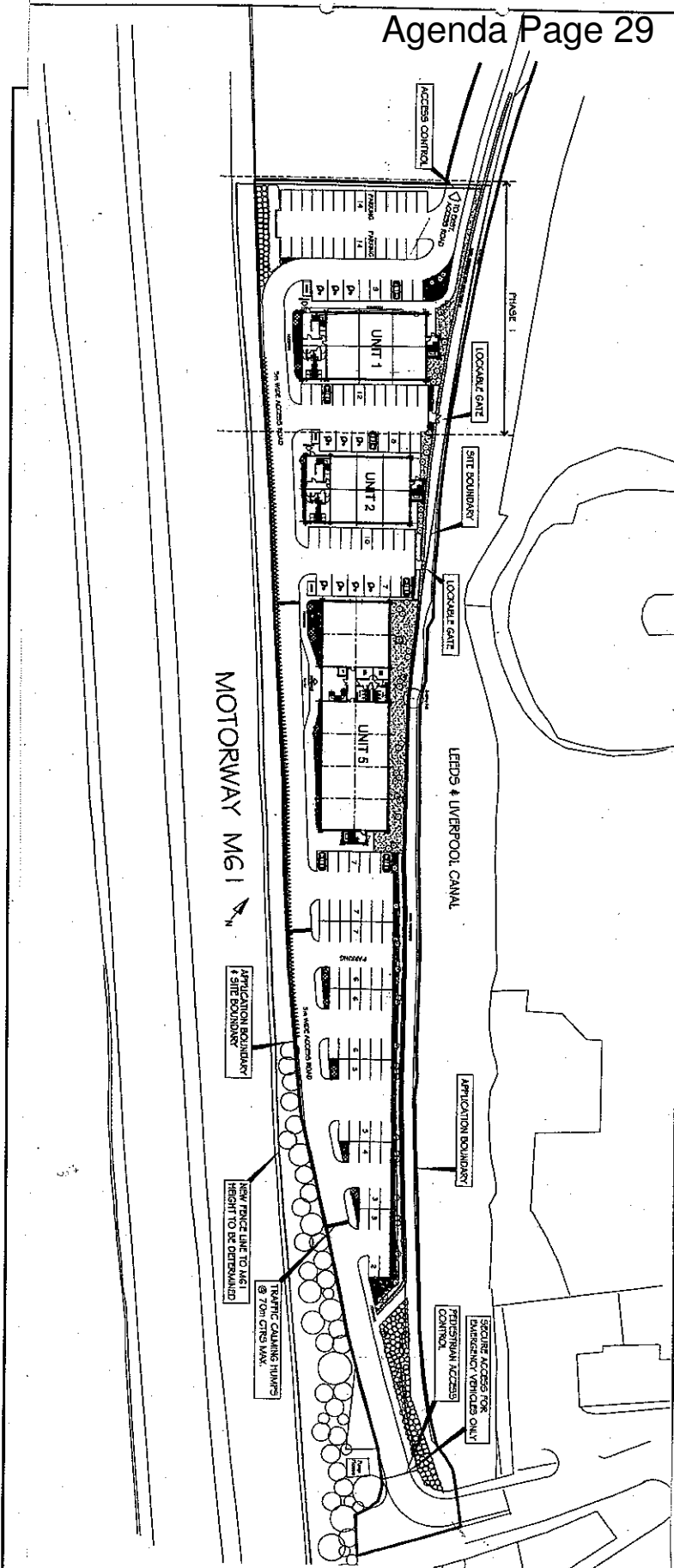
Application Number:
07/00062/FULMAJ

Grid Ref:
E: 359256
N: 418914

Scale:
1:2,750

Agenda Item No.
A. 1

This page is intentionally left blank



Jane E Meek BSc(Hons) DipTP MRTPI
 Director of Development and Regeneration
 Chorley Borough Council

Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Chorley B.C. 100018509 (2006)

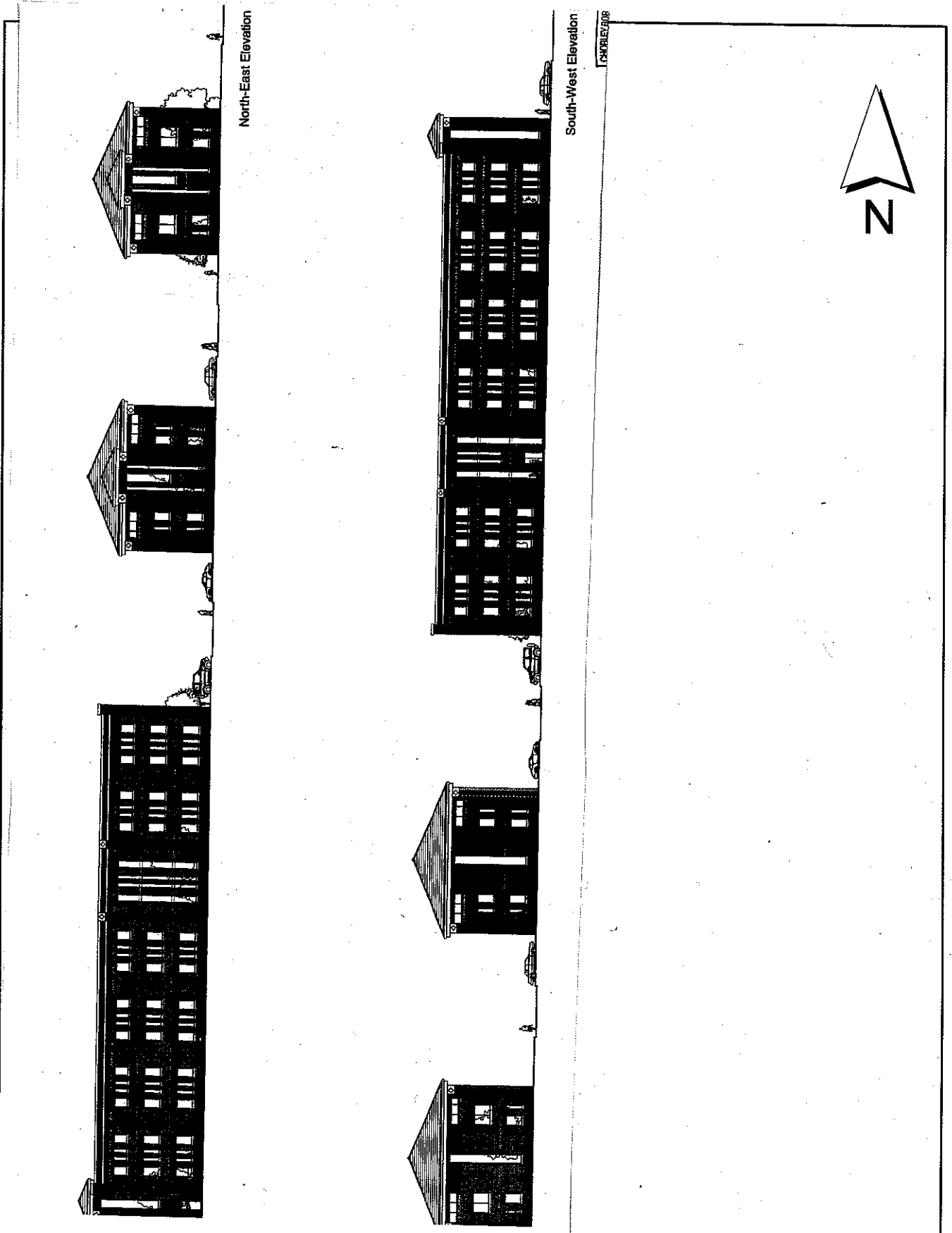
Application Number:
07/00062/FULMAJ

Grid Ref:
E: 359256
N: 418914

Scale:
1:1

Agenda Item No.
A. 1

This page is intentionally left blank



Jane E Meek BSc(Hons) DipTP MRTPI
 Director of Development and Regeneration
 Chorley Borough Council

Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Chorley B.C. 100018509 (2006)

Application Number:
 07/00062/FULMAJ

Grid Ref:
 E: 359256
 N: 418914

Scale:
 1:1

Agenda Item No.
 A. 1

This page is intentionally left blank

| | | |
|--------------------------|---|--|
| Item B. 1 | 07/00127/COU | Permit (Subject to Legal Agreement) |
| Case Officer | Caron Taylor | |
| Ward | Chorley South West | |
| Proposal | Change of use from former childrens home to residential dwelling, | |
| Location | 22 Derwent Road Chorley PR7 2JR | |
| Applicant | Lancashire County Council | |
| Proposal: | The application is for a change of use from a former children's home to a residential dwelling. | |
| Background: | 22 Derwent Road is an empty detached building surrounded by residential properties. It is currently boarded up. No alterations are proposed to exterior or interior of the building and the existing access and car parking area will remain. | |
| Planning History: | 96/00150/LCC: Permitted (by Lancashire County Council), 23 April 1996 Provision of external fire escape for community home. | |
| Planning Policy: | GN1: Main Settlement Policy HS6: Housing Windfall Sites | |
| Consultations: | None received | |
| Representations: | None received | |
| Applicant's Case: | The building was previously a children's home but declared surplus to requirements 3 years ago and has been vacant since. Recently there have been problems with vandalism and anti-social behaviour around the site. | |
| Assessment: | <p><u>Change of Use</u> Lancashire County Council currently owns the property. It is proposed to return it to a single dwelling, which they intend to sell on the open market.</p> <p>There is no objection to the principle of a change of use to a dwelling; it is in a residential area, close to local amenities and facilities.</p> <p><u>Neighbour Amenity</u> In terms of neighbour amenity, the use of the property as a dwelling is considered acceptable. Derwent Road is a residential street and the proposed use is considered entirely in keeping with the surrounding uses.</p> <p><u>Design and Appearance</u> The application does not propose any alterations to the interior or exterior of the property.</p> <p><u>Highways</u></p> | |

The proposals will use the existing access and parking so the change of use will not have a detrimental impact on highway safety.

Commuted Sum

As this is a new dwelling there is a requirement for a financial contribution towards equipped play space of £2321. This can only be secured through a Section 106 agreement.

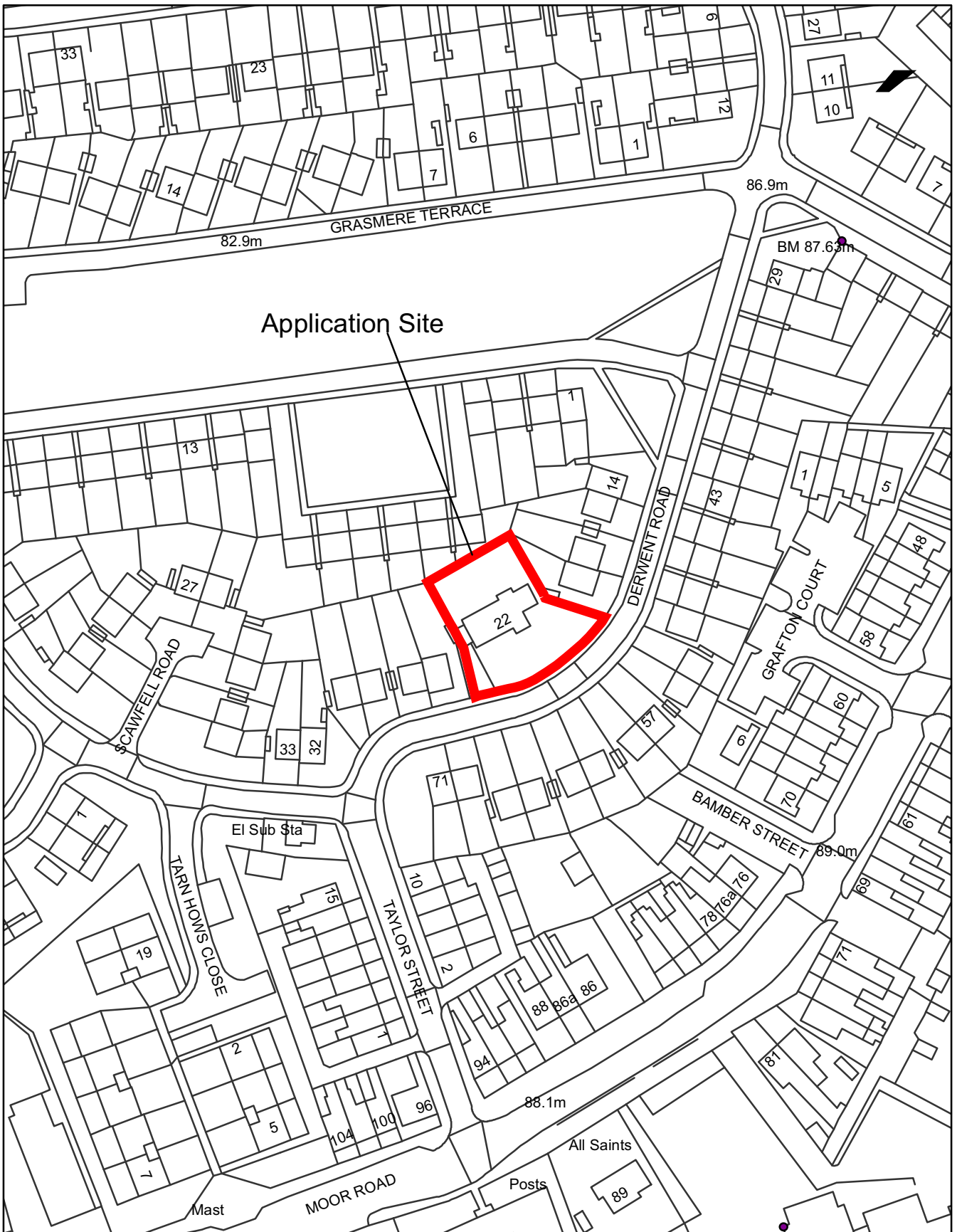
Conclusion:

The proposal for a change of use to a dwelling is considered acceptable and brings an empty building back into use. The use is in keeping with surrounding properties, which are also residential. The property is in a sustainable location close to local amenities. The application is therefore recommended for approval subject to the signing of a Section 106 agreement for a financial contribution towards equipped play space.

**Recommendation: Permit (Subject to Legal Agreement)
Conditions**

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 91 of the Town and Country Planning Act 1990.



Jane E Meek BSc(Hons) DipTP MRTPI
 Director of Development and Regeneration
 Chorley Borough Council

Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Chorley B.C. 100018509 (2006)

Application Number:
07/00127/COU

Grid Ref:
E: 357764
N: 416392

Scale:
1:1,250

Agenda Item No.
B. 1

This page is intentionally left blank

| | | |
|-------------------------|--|--|
| Item B. 2 | 07/00178/COU | Permit Full Planning Permission |
| Case Officer | Miss Helen Green | |
| Ward | Eccleston And Mawdesley | |
| Proposal | Change of use of an existing building to stables (Retrospective), offices and the storage of horseboxes and carriages. | |
| Location | Land 20m North East Of 21 Gorsey Lane Mawdesley | |
| Applicant | Miss J Hughes | |
| Proposal | <p>This application is for the change of use of an existing building to stables (retrospective), offices and the storage of horseboxes and carriages.</p> <p>The application site is located within the rural settlement of Mawdesley on land to the rear of 21 Gorsey Lane. The applicant currently uses part of the building at the rear as stables accommodating 2 horses. The applicant intends to use part of the building for the storage of carriages associated with a carriage hire business for weddings. In addition to the carriage hire business the applicant also hires out horseboxes when they are not in use.</p> <p>In addition to the above uses it is also intended that the applicant will use part of the building as an office in connection with a marketing consultancy, which they operate.</p> | |
| Planning Policy | <p>GN4- Settlement Policy – Other Rural Settlements GN5- Building Design and Retaining existing landscape Features and Natural Habitats TR4 – Highway Development Control Criteria EP21 – Air Pollution EP8 – Development Involving Horses Supplementary Planning Guidance – Development Involving Horses</p> | |
| Planning History | <p>04/01133/CLEUD – Application for Certificate of Lawfulness for the use within Class B1 (Business Use) – Refused – 2 December 2004</p> <p>07/00053/COU – Retrospective application for the change of use of an existing building to storage of horseboxes and carriages, including stables and offices - Withdrawn – 26th February 2007</p> <p>The building currently subject of this application was subject of a Certificate of Lawfulness Application in 2004. The use of the building for purposes of undertaking of a use within Class B1 was refused on 2 December 2004 for the reason that insufficient evidence had been provided by the applicant in order to support the continuity of any use from 2002 until the date of submission of the application.</p> | |

Consultations

Lancashire County Council Highways – On the basis of the layout plan and letter stating that only 3 horseboxes and 3 carriages are to be stored on site, there is no objection subject to the appropriate conditions to restrict these numbers and the following conditions:

That part of the access extending from the highway boundary for a minimum distance of 15 metres into the site shall be appropriately paved in tarmacadam, concrete, block pavements, or other approved materials.

The car park shall be surfaced or paved in accordance with a scheme to be approved by the Local Planning Authority and the car parking spaces and manoeuvring areas marked out in accordance with the approved plan (drawing GA1422-lp-1) before the use of the premises hereby permitted becomes operative.

Director of Streetscene, Neighbourhood and the Environment – No objections to the application.

If a midden is to be provided it should be constructed with a concrete floor and bund walls on three sides and should be sited no less than 30 metres away from residential properties to reduce the likelihood of problems with smells or flies.

Parish Council – No comments received

Representations

3 letters of objection have been received from the following neighbours:

19 Gorsey Lane;
20 Gorsey Lane;
25 Gorsey Lane;

Objections have been raised on the following grounds:

- Large HGV type vehicles are currently kept at the site. If all the vehicles are to be of the same type problems are envisaged in terms of highway safety;
- There have been periods when vehicles have been parked for long periods of time on the lane causing problems with traffic flow;
- Visual impact due to the size of the vehicles;
- Noise created by vehicles coming and going;
- Object to the building being given class B1 or B2 use;
- Operation 7 days a week gives great concern;
- Impact of the horseboxes on the character of the area.

Assessment

In assessing this application the main issues to take into account are neighbour amenity and highway safety.

This application relates to an existing building which is located to the north of 21 Gorsey Lane. The existing building is constructed from timber and corrugated metal sheeting. There are no external changes proposed to the building as part of this application.

Part of the building is currently being used as stables accommodating 2 horses; this part of the application is made in retrospect.

The applicant currently operates three small businesses all of which are to be operated from the premises subject of this application should permission be granted. One of the businesses is operated, as 'Prestige Carriage Bookings' the principle activity of this business is to offer carriage rides for weddings. It is estimated based on previous activity from the current business premises that there will be a total of 25 vehicle movements per year associated with this part of the business.

A second part of the business is to hire out horseboxes when they are not in use by the other part of the business. The applicants agent has estimated that there will be a total of 14 vehicle movements per year as a result of this part of the business. These figures are based on previous operating activity from the current business premises.

The third part of the business is operated as 'Marketing Direct'. The applicants agent has confirmed that the marketing business is purely telephone based and does not involve visitors coming to the site. The applicant wishes to utilise part of the building as an ancillary office in association with the marketing business and the carriage/horsebox hire part of the business.

Neighbour Amenity

The part of the building used as stables is located within the northern most part of the building. At the time of the site visit there were 2 horses accommodated within the stables. The stable doors are located in the northeast corner of the building and are shielded from the immediate neighbour at No.23 by a garage and the eastern corner of the main building itself.

Policy EP8 of the Adopted Chorley Borough Local Plan Review states that proposals involving horses should be appropriate to the character of the site and the ability of the local environment, including the amenity of local residents to absorb the development.

In terms of design and size the stables form part of the main building and measure a total of 4.9 metres by 2.85 metres, which is within the Councils guidance. The part of the building used as a stable is constructed from timber with a corrugated sheet roof.

The Councils Environmental Health Officers have been consulted as part of this application in relation to impact on neighbour amenity in terms of noise and smells. The Environmental Health Officer has commented that there is no objection to the application providing that the midden would be sited no less than 30 metres from the closest residential property.

The applicant does not intend to construct a permanent midden and instead intends to locate a trailer on the site. In the winter months the horses will be kept in the stables and waste will be transported from the site on a weekly basis. In summer the horses are kept in a field for grazing and will produce 1 load of waste per month (depending on the weather). The applicant has provided a plan showing the area where the trailer is to be kept which will be

approximately 35 metres from the rear elevation of No. 23 Gorsey Lane.

Although the stables are located close to residential property, it is considered that due to the small scale nature of the stables and the fact that there will not be a permanent midden located on site and the disposal of waste material can be controlled by condition that the stables would not be so detrimental to neighbouring property to warrant a refusal of the application.

Highway Safety

The applicant originally stated that there would be parking for 4/5 horseboxes (2 of which are currently for sale) and facilities to store 3 carriages. The applicant currently owns 5 carriages (2 of which are for sale). After discussion with the applicant it has been confirmed that there will be 3 horseboxes and 3 carriages stored within the site/building.

The highways engineer has been consulted as part of the application in relation to highway safety and parking. The highways engineer has expressed some concern regarding the operational requirements for the storage of horseboxes within the site. In relation to this additional information was requested from the applicant in the form of a plan illustrating how the vehicles will be accommodated within the site/building.

On the basis of the additional information received from the applicant on plan No.GA1422-LP-1 the highways engineer raises no objection on the basis that only 3 horse boxes and 3 carriages are to be stored on site and that appropriate conditions are attached in order to restrict these numbers. It is also requested that conditions are attached to any permission relating to the access and suitable paving.

Conclusion

Taking the above points into account, and subject to the imposition of appropriate Conditions, it is considered that the proposed development would not have such a detrimental impact on neighbouring property or highway safety to warrant a refusal of the application. It is therefore recommended that the application should be approved.

Recommendation: Permit Full Planning Permission Conditions

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 91 of the Town and Country Planning Act 1990

2. This consent relates to the following plans:

| | |
|-------------|------------------|
| Plan Ref. | Received On: |
| GA1422-1 | 27 February 2007 |
| GA1422-LP-1 | 4 April 2007 |

Reason: To define the consent and to ensure all works are carried out in a satisfactory manner.

3. That part of the access extending from the highway boundary for a minimum distance of 15m into the site shall be appropriately paved in tarmacadam, concrete, black paviments, or other approved materials.

Reason: To prevent loose surface material from being carried onto the public highway thus causing a potential source of danger to other road users and in accordance with Policy TR4 of the Adopted Chorley Borough Local Plan Review.

4. The car park shall be surfaced or paved in accordance with a scheme to be approved by the Local Planning Authority and the car parking spaces and manoeuvring areas marked out in accordance with the approved plan (drawing No. GA1422-lp-1) before the use of the premises hereby permitted becomes operative.

Reason: to allow for the effective use of the parking areas and in accordance with Policy TR4 of the Adopted Chorley Borough Local Plan Review.

5. The proposed trailer for the storage of waste materials shall be stored within the site in the position indicated on drawing No. GA1422-LP-1. The trailer shall be emptied off site a minimum of once per week.

Reason: In the interests of neighbour amenity and in accordance with Policy EP8 of the Adopted Chorley Borough Local Plan Review.

6. The development hereby permitted allows for the storage of a maximum of 3 horseboxes and 3 carriages to be stored within the site in accordance with drawing No. GA1422-LP-1.

Reason: In the interests of neighbour amenity and in accordance with Policy TR4 and EP8 of the Adopted Chorley Borough Local Plan Review.

7. The use hereby permitted shall be restricted to the hours between 08.30 to 17.00 Monday to Saturday.

Reason: To safeguard the amenities of local residents.

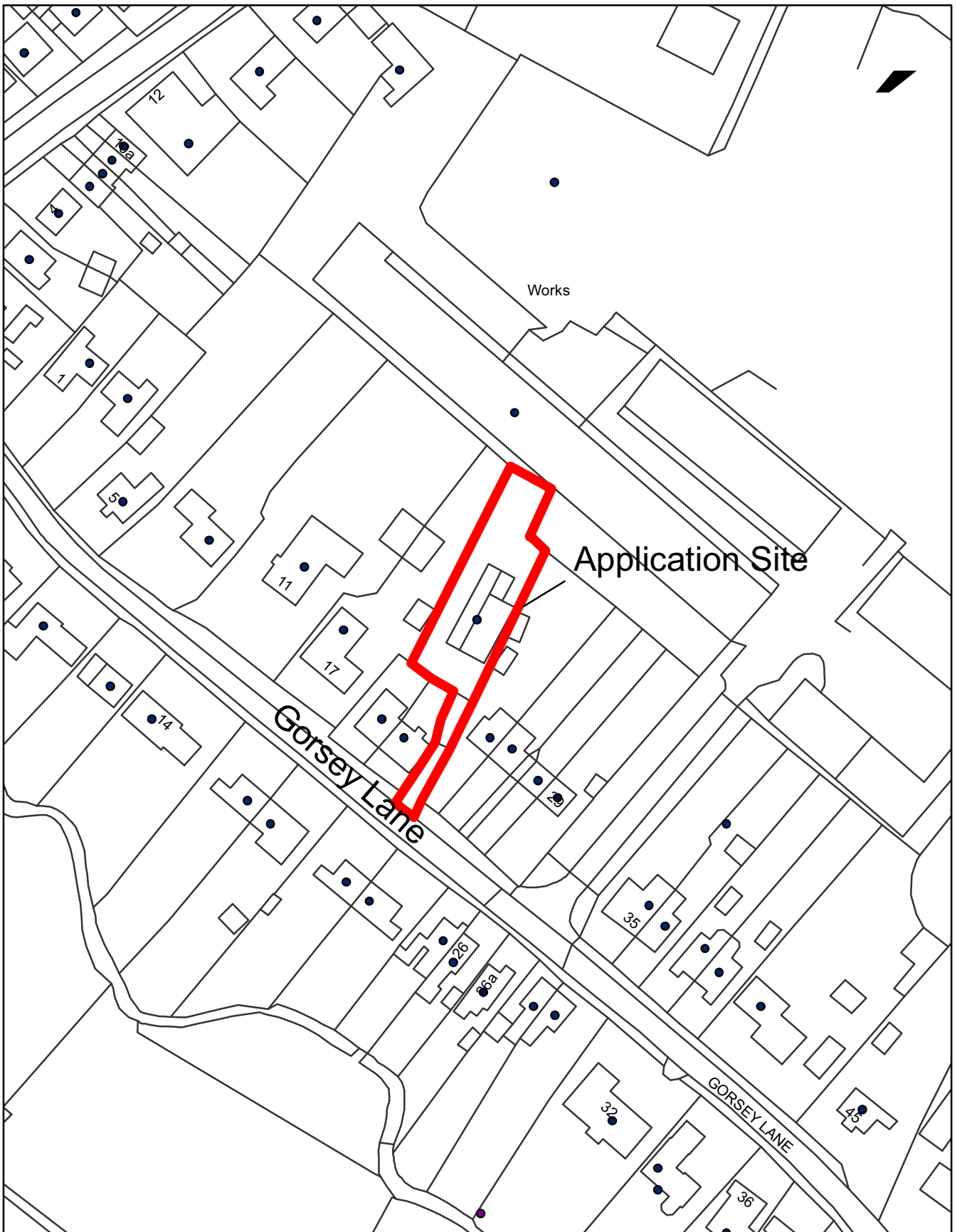
8. The permission shall enure for the benefit of Joanna Hughes only for the change of use of an existing building to stables (retrospective), ancillary offices and the storage of horseboxes and carriages only and shall not enure for the benefit of the land or any other person.

Reason: Because in granting this permission the Council has regard to the special circumstances of the applicant and wishes to have the opportunity of exercising control over any subsequent development.

9. The stables hereby permitted shall be used for the stabling of a maximum of 2 horses and storage of associated equipment and feed only.

Reason: To define the permission and in accordance with Policy EP8 of the Adopted Chorley Borough Local Plan Review.

This page is intentionally left blank



Jane E Meek BSc(Hons) DipTP MRTPI
 Director of Development and Regeneration
 Chorley Borough Council

Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Chorley B.C. 100018509 (2006)

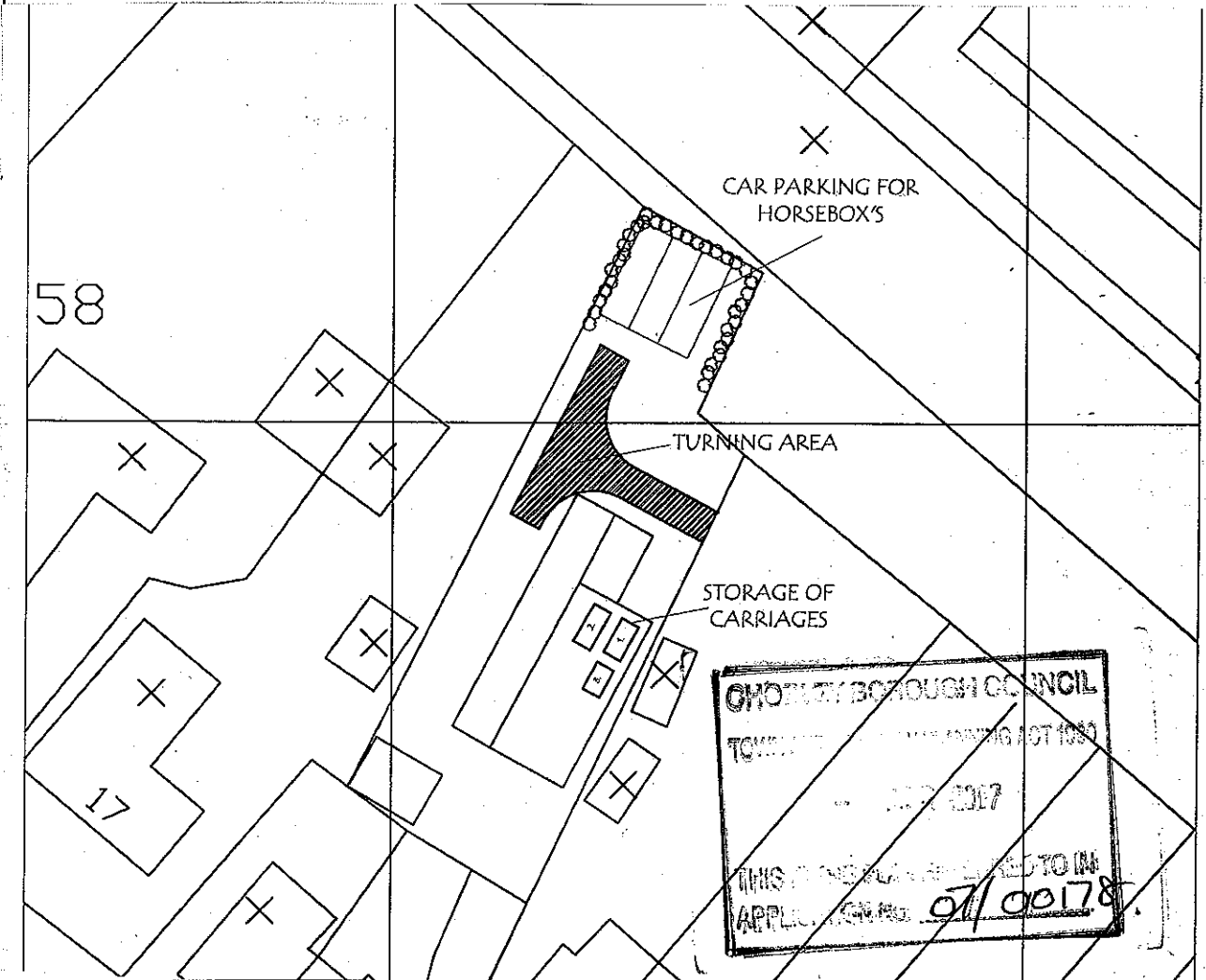
Application Number:
07/00178/COU

Grid Ref:
E: 349262
N: 414581

Scale:
1:1,250

Agenda Item No.
B. 2

This page is intentionally left blank



Jane E Meek BSc(Hons) DipTP MRTPI
 Director of Development and Regeneration
 Chorley Borough Council

Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Chorley B.C. 100018509 (2006)

Application Number:
07/00178/COU

Grid Ref:
E: 349262
N: 414581

Scale:
1:1

Agenda Item No.
B. 2

This page is intentionally left blank

| | | |
|-------------------------|---|--|
| Item B. 3 | 07/00203/FUL | Permit Full Planning Permission |
| Case Officer | Miss Lyndsey Cookson | |
| Ward | Eccleston And Mawdesley | |
| Proposal | Formation of skateboarding, roller-blading and stunt-bike facility, and widening of path by 1m (part-retrospective) | |
| Location | Millenium Green Hurst Green Mawdesley Ormskirk | |
| Applicant | Rod Collins | |
| Proposal | <p>This application relates to the Millenium Green site, located off Hurst Green, Mawdesley. The proposal is for the formation of a skateboarding, roller-blading and stunt-bike facility, and widening an existing 2 metre path by 1 metre. It is proposed to locate the skateboarding, roller-blading and stunt-bike facility adjacent to the north-easterly boundary, approximately 100 metres from the main site entrance which is off Hurst Green. The section of pathway to be widened is approximately 110 metres in length, between the main site entrance and the proposed skateboard facility. This part of the proposal is retrospective.</p> <p>The skateboarding, roller-blading and stunt-bike facility would be sited in an area which currently comprises of hardstanding and a small number of benches. The area would measures 25 metres in length by 10.5 metres in width, and is adjacent to a children's play area. The surface will be comprised of a smooth concrete finish, painted green. The equipment proposed in connection with this facility consists of two no. ramps (2.5 metres in width x 4.5 metres in length x 2 metres in height), two no. benches (0.7m in width x 2 metres in length x 0.5 metres in height), two no. rails (0.1m in width x 2.5m in length x 0.5m in height) and one no. 'jump combo' (2.6m in width x 6m in length x 0.65m in height). In addition, the two jumps will incorporate 1 metre high safety fencing on the platforms.</p> <p>The section of pathway to be widened will involve some excavation works and compression of stones. The topsoil removed as a result of these works will be re-used to create a grassed banking area, which will measure 20 metres in length by 3 metres in width by 1 metre in height. This banking will be sited adjacent to the skateboarding equipment, in between the proposed site and the children's play area.</p> | |
| Policy | PPG2 - Green Belts' PPG17 - Planning for Open Space, Sport and Recreation' DC1 – Development in the Green Belt LT14 - Protection of Existing Play and other Open Space | |
| Planning History | 99/00355/COU – Use of land as Millennium Green incorporating footpaths, play equipment, seating areas and landscaping. Permitted on the 7 July 1999. | |
| Consultations | I am awaiting comments from the parish council, the Council's Greenspace Co-ordinator and Environmental Services. | |

The Council's Arboricultural Officer has raised no objection to this application. The ash tree and a few small saplings to be removed are of minimal impact. The ash tree can be easily replaced with a comparable size from stock.

Representations

Forth-three letters in support of the proposal have been received. The issues raised can be summarised as:

- It will help to integrate youngsters into village life – there are currently limited opportunities for them;
- It will create a safe environment that will keep children occupied and physically fit;
- A positive move for future generations;
- Great benefit to the youngsters in Mawdesley.

Twenty-nine letters have been received objecting to the proposal. The issues raised can be summarised as:

- Increased noise, disturbance and loss of privacy;
- Loss of outlook for residents;
- Concerns with safety and vandalism;
- Adverse impact on the character of Millennium Green;
- Loss of an existing pleasant facility, which to some members of the community represents a garden of remembrance;
- Loss of trees and wildlife disturbance;
- Inappropriate siting - there could be a more suitable location away from the children's play area and main entrance, nearer to existing facilities for young people at the far end of the Green.

Argument put forward by the applicant

- The chosen site has been carefully selected. It is largely an area of hard standing, which was originally designated as a sitting area, but has never been well-used as there are over 12 other benches and seats located in more open aspects around the Green;
- It will be located near the children's play area so that parents can watch over their children from one location;
- This location is preferred by the Council's Greenspace Co-ordinator, on child security grounds;
- The facility will be clearly observable by any visitors to the Green, yet it will not be obvious from the main entrance and should be far enough away from the nearest residents and neighbours not to be a nuisance;
- This facility takes up less than 2% of the Green;
- Due to the design and materials, the equipment will be extremely durable, with reduced noise levels;
- A grassed banking along one of the sides will provide a soft green edge to the facility and reduce noise levels, and can be used by spectators watching the action.

Assessment

The main issues to consider are: impact on the Green Belt; impact on the existing play and open space facilities and neighbour amenity. Each is dealt with in turn:

Impact on the Green Belt

The construction of small-scale structures for outdoor sport or

recreation purposes is not necessarily inappropriate in the Green Belt. PPG2 makes reference to essential facilities which should be genuinely required for uses of land which preserve the openness of the Green Belt. PPG17 states that planning permission should be granted in Green Belts for proposals to establish or to modernise essential facilities for outdoor sport and recreation where the openness of the Green Belt is maintained. The proposal is for a skateboarding, rollerblading and stunt-bike facility, and for path widening, which are both ancillary to the recreational activities on the site. It is therefore considered that the size and scale of the proposed development is not inappropriate.

The skateboarding, rollerblading and stunt-bike facility would be relatively well screened, and sited adjacent to existing recreational uses. It is not considered the proposal would appear incongruous in relation to its surroundings. The proposed equipment is considered to be modest in scale and would not detract from the visual amenity of the Green Belt.

The path widening proposal would result in additional levels of hard standing, which is not generally encouraged in Green Belt locations, although it is not considered that the resultant appearance of the path would have an adverse impact on the area's open character.

Impact on Existing Play and Open Space Facilities

PPG17 states that planning authorities may wish to allow small-scale structures where these would support the existing recreational uses, or would provide facilities for new recreational uses. In rural areas, small-scale facilities will be acceptable where they are located in, or adjacent to villages to meet the needs of the local community.

Millennium Green is allocated within the Local Plan as a designated playspace. In accordance with policy LT14, land currently used as such will be retained for its recreation and amenity value. Ancillary development will only be permitted where all the following criteria are met:

- a) it is in connection with and will enhance the recreational and/or amenity value of the open space;
- b) it is of a size and scale which does not detract from the character of the open space;
- c) it will not have a detrimental effect on any site of nature conservation value;
- d) the development will not affect land capable of forming, or forming part of, a playing pitch, bowling green or tennis court including any safety margin and does not result in the loss of, or inability to make use of any playing pitch, bowling green or tennis court or the loss of any other sporting/ancillary facility on the site.

The skateboarding, rollerblading and stunt-bike facility is proposed in connection with the existing recreational use of the site, and as an additional recreational facility, will enhance the recreational value of the area.

The proposed scale is considered to be reasonable, and the facility includes all equipment one would expect to find in connection with this activity. The overall extent of the proposal is

confined in an area which is relatively well screened, although enjoys open aspects into the Green for surveillance and access purposes. For these reasons, It will not appear intrusive or detract from the area's existing character.

The proposal would result in the loss of one young tree and a few small saplings, although their loss would not detract from the positive contribution which the trees make to the visual amenity of the area. Information submitted with the application on behalf of Merseyside Bat Group, states that none of these trees appear suitable for bat roosts.

Impact on *neighbour amenity*

The nearest residential properties to the skateboarding, rollerblading and stunt-bike facility are located on Hurst Green, which are approximately 100 metres away.

Whilst the facility would be visible from these properties, due to the scale of the proposal and the distance from the properties, there would be no adverse loss of outlook or visual amenity for these residents. In terms of noise and disturbance, although I am awaiting comments from Environmental Services, I am not expecting them to raise concerns with the proposal in terms of noise levels adversely affecting neighbouring residents. This is because the area is currently used for recreational activities which have some impact on these properties in terms of noise and disturbance, and the resultant impact is not considered to be sufficiently adverse to justify a refusal. In addition, the facility is sited a considerable distance from neighbouring properties.

Conclusion

The proposal is accordingly recommended for approval. Both the skateboarding, rollerblading and stunt-bike facility and the path-widening scheme amount to appropriate development in the Green Belt, support the existing recreational value of the site, and would not result in an unacceptable impact on neighbour amenity.

Recommendation: Permit Full Planning Permission Conditions

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 91 of the Town and Country Planning Act 1990.

2. The development hereby approved for the skateboarding, roller-blading and stunt-bike facility shall be carried out in accordance with the plan and dimensional details received on the 3rd April 2007.

Reason: To define the consent and to ensure all works are carried out in a satisfactory manner.

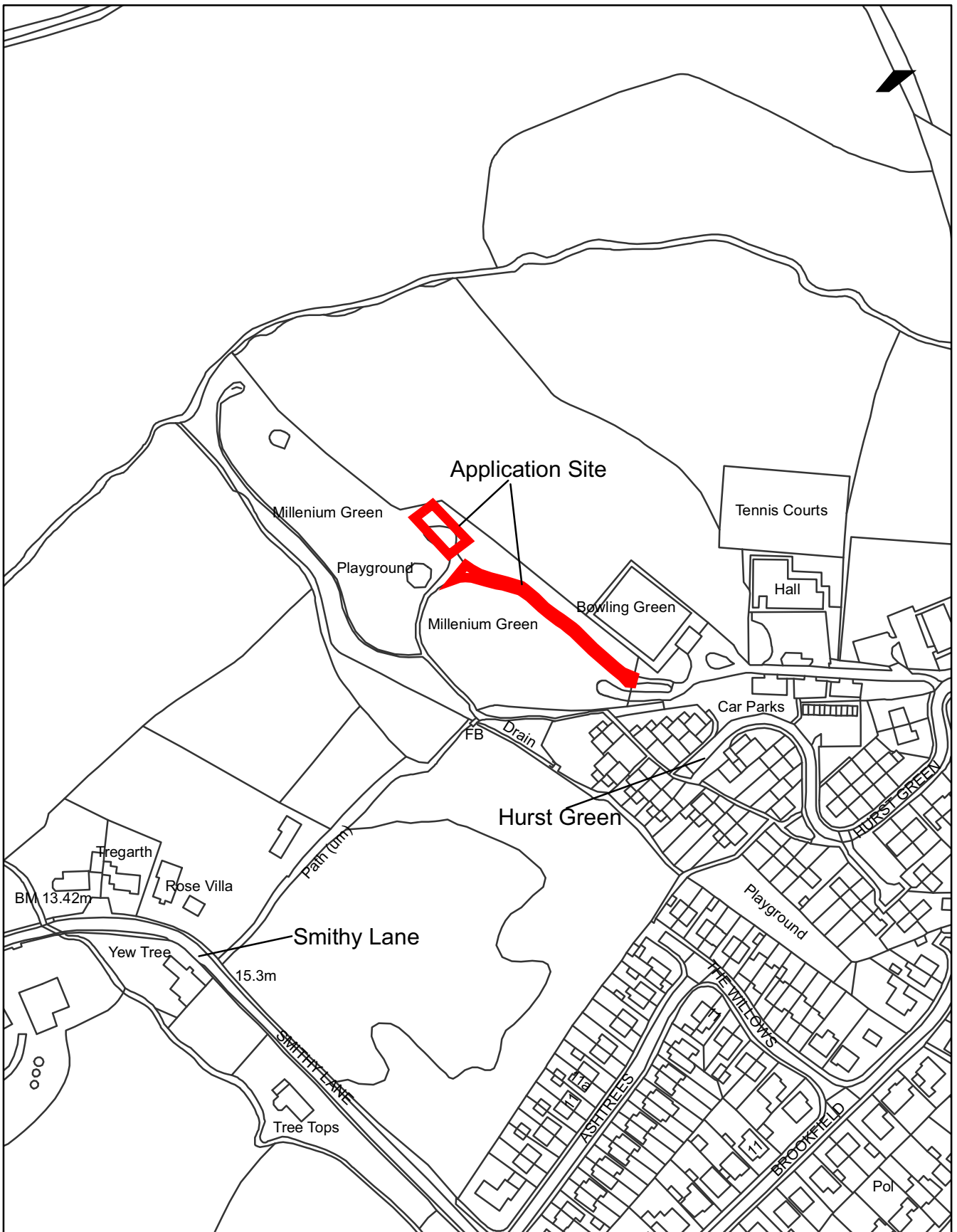
3. Before the development commences, full details of the colour and finish of the concrete surface and the skateboarding, roller-blading and stunt-bike equipment shall have been submitted to and been approved in writing by the Local Planning Authority. The development shall hereafter be retained in accordance with these approved details, unless otherwise agreed in writing by the Local Planning Authority.

Reason : In the interests of the character and appearance of the area and in accordance with Policy No. DC1 and LT14 of the Adopted Chorley Borough Local Plan Review.

4. Before the ash tree is felled full details (including species, stature and location) of a replacement tree to be planted shall have been submitted to and approved in writing by the Local Planning Authority. The replacement tree planting shall be carried out in accordance with the approved details within nine months of the tree felling.

Reason: To safeguard the visual amenity of the area and in accordance with Policy Nos. DC1 and EP9 of the Adopted Chorley Borough Local Plan Review.

This page is intentionally left blank



Jane E Meek BSc(Hons) DipTP MRTPI
 Director of Development and Regeneration
 Chorley Borough Council

Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Chorley B.C. 100018509 (2006)

Application Number:
07/00203/FUL

Grid Ref:
E: 349023
N: 415044

Scale:
1:2,500

Agenda Item No.
B. 3

This page is intentionally left blank

| | | |
|-------------------------|--|--|
| Item B. 4 | 07/00247/FUL | Permit (Subject to Legal Agreement) |
| Case Officer | Miss Helen Green | |
| Ward | Chisnall | |
| Proposal | Erection of 2 no. detached dwellings, one with integral garage and one with detached single garage. | |
| Location | Land North Of 26 Chorley Lane Charnock Richard | |
| Applicant | Delph Homes Ltd | |
| Proposal | <p>This application is for the erection of 2 no. detached dwellings, one with an integral garage and one with a detached single garage at land north of 26 Chorley Lane, Charnock Richard.</p> <p>The application site is located within the rural settlement of Charnock Richard. The 2 proposed detached dwellings will be located on land to the north of No.26 Chorley Lane, permission for a replacement dwelling for No.26 was granted on this site in 2003 (03/00628/FUL).</p> <p>The current application is a resubmission of a previous application for 2 detached dwellings on land north of No.26 Chorley Lane. The previous application was withdrawn on 26th January 2007.</p> | |
| Planning Policy | <p>GN4- Settlement Policy – Other Rural Settlements GN5- Building Design and Retaining existing landscape Features and Natural Habitats HS4- Design and layout of residential developments HS6- Housing Windfall Sites Supplementary Planning Guidance – Design Guidance</p> | |
| Planning History | <p>06/01374/FUL – Erection of two detached two storey dwellings, one with attached and one with integral garage – Withdrawn, 26th January 2007</p> | |
| Consultations | <p>Lancashire County Council Highways – No objection</p> <p>Director of Streetscene, Neighbourhood and the Environment – In accordance with the recommendation in PPS23 (2004), The applicant should undertake a desktop study to identify any potential sources of land contamination associated with the development of the site. A copy of this report should be forwarded to the Councils Planning Unit for approval. If the potential for contamination is confirmed, further studies by the developer to assess the risks and identify and appraise the options for remediation will be required.</p> <p>Director of Streetscene, Neighbourhood and the Environment (Arboricultural Officer) – No comments received</p> <p>Parish Council – No comments received</p> | |

Network Rail – No comments received

Conservation Manager – No comments received

Representations

Eight letters of objection have been received from the following neighbours:

26 Chorley Lane, Charnock Richard
24A Chorley Lane, Charnock Richard
3 Church Fold, Charnock Richard
4 Church Fold, Charnock Richard
5 Church Fold, Charnock Richard
6 Church Fold, Charnock Richard
7 Church Fold, Charnock Richard

Letter from Janet Dixon Town Planners Ltd on behalf of No's 5 and 6 Church Fold and No's 24A and 26 Chorley Lane.

Objections have been raised on the following grounds:

- The proposed buildings would be inappropriately large for the plot and would have a detrimental effect on the character of the area;
- Character of the existing cul-de-sac Church Fold will be seriously altered, 1.8 metre fence will close the open westerly aspect;
- The properties do not fall in line with existing front elevations of properties 1 to 5 in Church Fold;
- The spacing between the two houses is far less than the rest of the close;
- If all detached houses and bungalows with large gardens were back filled in this manner the whole character of the village will be changed;
- A minimum of 4 cars but as many as 10 would use the narrow driveway which would cause noise and disturbance;
- The proposed houses will have to share a narrow driveway, only have single garages and hardly any turning space this will lead to parking on Chorley Lane which is narrow and potentially dangerous at this point;
- Potential for cars to reverse out onto Chorley Lane;
- Substandard and potentially unsafe access arrangements;
- First floor windows will directly overlook the garden, living room, conservatory and three bedrooms of 26 Chorley Lane;
- Windows are barely 21 metres away but as the site rises by at least 0.5 metres the house should be a further 2 metres away;
- Bedroom windows in Plot 1 will also take away privacy and are less than 10 metres away;
- Back land or tandem development creates an amenity impact on no's 5, 24A and 26 by introducing a road directly alongside their rear gardens;
- Reduction in light and shadows to surrounding properties as a result of development;
- Risk of surface water drainage onto neighbouring gardens;
- Loss of light to the front rooms of 5 Church Fold;
- Loss of privacy through overlooking and vehicular access to the side of the property;

- The laurel hedge proposed could grow to 12-15 metres in height which would ruin the open aspect of Church Fold;
- The raising of the site levels is not mentioned in the tree report so the arboriculturalist has not provided a realistic assessment of the survival of the trees;

Assessment

In assessing this application the main issues to take into account are neighbour amenity, highway safety, accessibility, scale and layout and landscape features.

Neighbour Amenity:

The 2 dwellings proposed as part of this application will be located on land to the north of 26 Chorley Lane. Both properties will incorporate four bedrooms at first floor level, Plot 1 will incorporate a single detached garage and Plot 2 will incorporate an integral garage.

The Councils interface guidelines state that windows to habitable rooms at first floor level, which overlook neighbouring garden areas, should be a minimum of 10 metres from the boundaries, which they face. Where the proposed slab levels are 0.5 metres or more above that of neighbouring existing housing the spacing guidelines should be increased by 1 metre for every 0.25 metre difference in the slab level. In addition to the above guidelines windows to habitable rooms at first floor level should be a minimum of 21 metres from any such facing windows in neighbouring houses.

Plot 1 will be a distance of 10 metres from the boundary with neighbouring property No.26 Chorley Lane. There are a number of first floor facing windows located in the rear elevation of No.26 Chorley Lane and the front facing elevation of Plot 1, there will be a distance of 23 metres between the front elevation of Plot 1 and the rear facing elevation of No.26 Chorley Lane.

Although there will be a difference in levels between that of the proposed dwellings and neighbouring property the difference in finished floor level will be less than 0.5 metres and therefore the need for increased interface distances will not apply in this case.

In addition to the above points the proposed garage for Plot 1 will be located adjacent to the rear facing boundary of the proposed dwelling at Plot 1. A laurel hedge and 2 silver birch trees are proposed on the boundary with neighbouring property No.26 which will also provide an amount of screening and will act as a buffer between the proposed dwellings and neighbouring property.

The proposed dwelling at Plot 2 will not directly face any first floor facing windows located in the front elevation of No.26. The proposed dwelling at Plot 2 will be set back approximately 0.9 metres beyond the rear elevation of neighbouring property No. 5 Church Fold. The side elevation of the house type located at Plot 2 will be hipped away from the side elevation of No.5 Church Fold.

There is a 1.8 metre high fence proposed along the eastern facing boundary of the site adjacent with the garden areas of No.5 Church Fold and 24A Chorley Lane. It is also proposed to plant a laurel hedge behind the screen fence, which will serve to provide an amount of screening and will act as a buffer between the

proposed development and existing neighbouring property. There are no windows positioned in the side elevation of No.5 Church Fold adjacent to the side elevation of Plot No.2.

Other issues have been raised by 3rd parties in relation to loss of light, noise and disturbance and risk of surface water run off onto neighbouring gardens. Due to the orientation of the properties in relation to neighbouring properties it is considered that the proposed development would not have such a significant impact in terms of loss of light or overshadowing to warrant a refusal on this basis. In terms of noise and disturbance the development will be located within a predominantly residential area and therefore the development is considered to be compatible with surrounding uses. In relation to surface water run off a relevant condition can be attached to any permission in order to ensure that the development does not adversely affect neighbouring property in this way.

Taking the above points into account it is considered that the development will comply with Policy HS4 and HS6 in that the development would not adversely impact on neighbouring property to such an extent to warrant a refusal of the application on this basis.

Scale and Layout

Policy HS4 in relation to proposals for residential development states that proposals will be permitted providing that they respect the surrounding area in terms of scale, design, layout, building style and facing materials.

Since the withdrawal of the previous application (06/01374/FUL) the size and scale of the proposed dwellings have been reduced. The overall size of Plot 1 has been reduced by 23% and the size of Plot 2 has been reduced by 29% since the previous application. This reduction in size has resulted in a more acceptable form of development in that the proposed dwellings will now sit more comfortably within the site with a sufficient amount of amenity space provided for each of the plots. Although it is accepted that the proposed development will be visible from the head of the cul-de-sac on Church Fold, the dwellings will not significantly project beyond the building line of Church Fold and the proposed planting along the eastern facing boundary will provide a screen between the proposed development and Church Fold.

The proposed development will be located within a predominantly residential area. The immediate vicinity is characterised by detached properties many of which are different in design. It is considered that the proposed development will fit in with the site surroundings and other development within the area.

Highway Safety

Access to the proposed development will be via an existing access located adjacent to the eastern elevation of No.26 Chorley Lane. Both of the proposed dwellings will have either a single detached or single integral garage. Lancashire County Council Highways have been consulted as part of this application and have no objection to the proposed development on the grounds of highway safety. Therefore a refusal of the application could not be sustained on this basis.

Landscape

The current application was submitted with a Tree Survey. The application site is not located within a Conservation Area. There are no trees located within the site which are subject of a Tree Preservation Order. It is not proposed to remove any of the trees surrounding the site. As the footprint for Plot 1 has been moved away from the western boundary of the site adjacent with the railway line it is not anticipated that the development will have any undue impact on the trees positioned on the embankment side. Notwithstanding this the trees are located on land associated with the railway and permission would have to be sought from the relevant body in order to carry out works to these trees. A hedge and additional tree planting is proposed within the site, which will provide additional screening and soften the impact of the development from Church Fold.

In June 2003 the Council resolved to amend its policy on the planning and provision of equipped play areas associated with new housing developments. This is an interim change pending the production of Supplementary Planning Guidance which is intended to form a more substantial review. Therefore a financial contribution towards equipped play space is required in respect of the scheme and the proposal is subject to a Section 106 Agreement.

Conclusion

It is considered that the proposed development complies with the relevant policies of the Adopted Chorley Borough Local Plan Review. It is therefore recommended that outline permission be granted subject to a Section 106 Agreement.

Recommendation: Permit (Subject to Legal Agreement) Conditions

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 91 of the Town and Country Planning Act 1990.

2. This consent relates to the following plans:

| Plan Ref. | Received On: | Title: |
|------------------|--------------|--|
| 06/161/P10 Rev A | 7 March 2007 | Site Sections |
| 06/161/P01 Rev E | 4 April 2007 | Proposed Site Plan |
| 06/161/P09 | 7 March 2007 | 800mm high boundary fence, northern and party boundaries |
| 06/161/P08 | 7 March 2007 | 1800mm high boundary fence, eastern and western boundaries |
| 06/161/P07 | 7 March 2007 | Detached Garage |
| 06/161/P05 | 7 March 2007 | Plot 1 House Type 4H 1135 Plans & Elevations |
| 06/161/P06 Rev B | 4 April 2007 | Plot 2 House Type 4H 1126 Plans & Elevations |
| 06/161/P04 | 7 March 2007 | Location and Site Plan |

Reason: To define the consent and to ensure all works are carried out in a satisfactory manner.

3. Before the development hereby permitted is first commenced, full details of the position, height and appearance of all fences to be erected (notwithstanding any such detail shown on previously submitted plan(s)) shall have been submitted to and

approved in writing by the Local Planning Authority. No dwelling shall be occupied until all fences shown in the approved details to bound its plot have been erected in conformity with the approved details. Other fences 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. Surface water must drain separate from the foul and no surface water will be permitted to discharge to the foul sewerage system.

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

5. No development shall take place until details of the proposed surface water drainage arrangements have been submitted to and approved by the Local Planning Authority in writing. No part of the development shall be occupied until the approved surface water drainage arrangements have been fully implemented.

Reason: To secure proper drainage and to prevent flooding and in accordance with Policy Nos. EP18 and EP19 of the Adopted Chorley Borough Local Plan Review.

6. Before the development hereby permitted is first commenced full details of the means of foul water drainage/disposal shall have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until the works for foul water drainage/disposal have been completed in accordance with the approved details.

Reason: To ensure proper drainage of the development and in accordance with Policy No. EP17 of the Adopted Chorley Borough Local Plan Review.

7. The layout of the development shall include provisions to enable vehicles to enter and leave the highway in forward gear. This vehicular turning space shall be laid out and be available for use before the development is first occupied.

Reason: Vehicles reversing to and from the highway are a hazard to other road users and in accordance with Policy No TR4 of the Adopted Chorley Borough Local Plan Review.

8. The development hereby permitted shall not commence until full details of the colour, form and texture of all external facing materials to the proposed building(s) (notwithstanding any details shown on the previously submitted plan(s) and specification) 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, HS4, of the Adopted Chorley Borough Local Plan Review.

9. The garages hereby permitted shall only be used for purposes incidental to the enjoyment of the dwellinghouse, including the parking of cars. The garage shall not be used for any trade or business purposes.

Reason: In order to safeguard the residential amenity and character of the area and in accordance with Policy Nos. DC8A, DC8B, HS4 and HS9 of the Adopted Chorley Borough Local Plan Review.

10. 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 previously submitted plans and specification) 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 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, HS4 of the Adopted Chorley Borough Local Plan Review.

11. Notwithstanding the Provisions of the Town and Country Planning (General Permitted Development) Order 1995, (Schedule 2, Part1, Classes A to E), 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 and in accordance with Policy No. HS4 of the Adopted Chorley Borough Local Plan Review.

12. 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.

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

Reason: In the interest of the appearance of the locality and in accordance with Policy No GN5 of the Adopted Chorley Borough Local Plan Review.

14. No development shall take place until a desktop study in order to identify any potential sources of land contamination associated with the development has been carried out and approved in writing by the Local Planning Authority. If the potential for contamination is confirmed further studies by the developer to assess the risks and identify and appraise the options for remediation will be required.

Reason: To protect the environment and to prevent harm to human health by ensuring that the land is remediated to an appropriate standard in accordance with Policy No. EP16 of the Adopted Chorley Borough Local Plan Review.

15. All windows in the first floor eastern facing elevation of Plot 1 shall be fitted with obscure glass and obscure glazing shall be retained at all times thereafter.

Reason: In the interests of the privacy of occupiers of neighbouring property and in accordance with Policy Nos. GN5, HS4 and HS6 of the Adopted Chorley Borough Local Plan Review.

16. All windows in the first floor western facing elevation of Plot 2 shall be fitted with obscure glass and obscure glazing shall be retained at all times thereafter.

Reason: In the interests of the privacy of occupiers of neighbouring property and in accordance with Policy Nos. GN5, HS4 and HS6 of the Adopted Chorley Borough Local Plan Review.

17. Acoustic double glazed windows shall be provided in all habitable rooms with an unobstructed view towards the railway. Acoustically treated ventilation units (e.g Silavent acoustic air bricks) shall be provided for all habitable rooms, with windows which have an unobstructed view of the railway. Full details of the windows and ventilation units shall be submitted to and approved in writing by the Local Planning Authority.

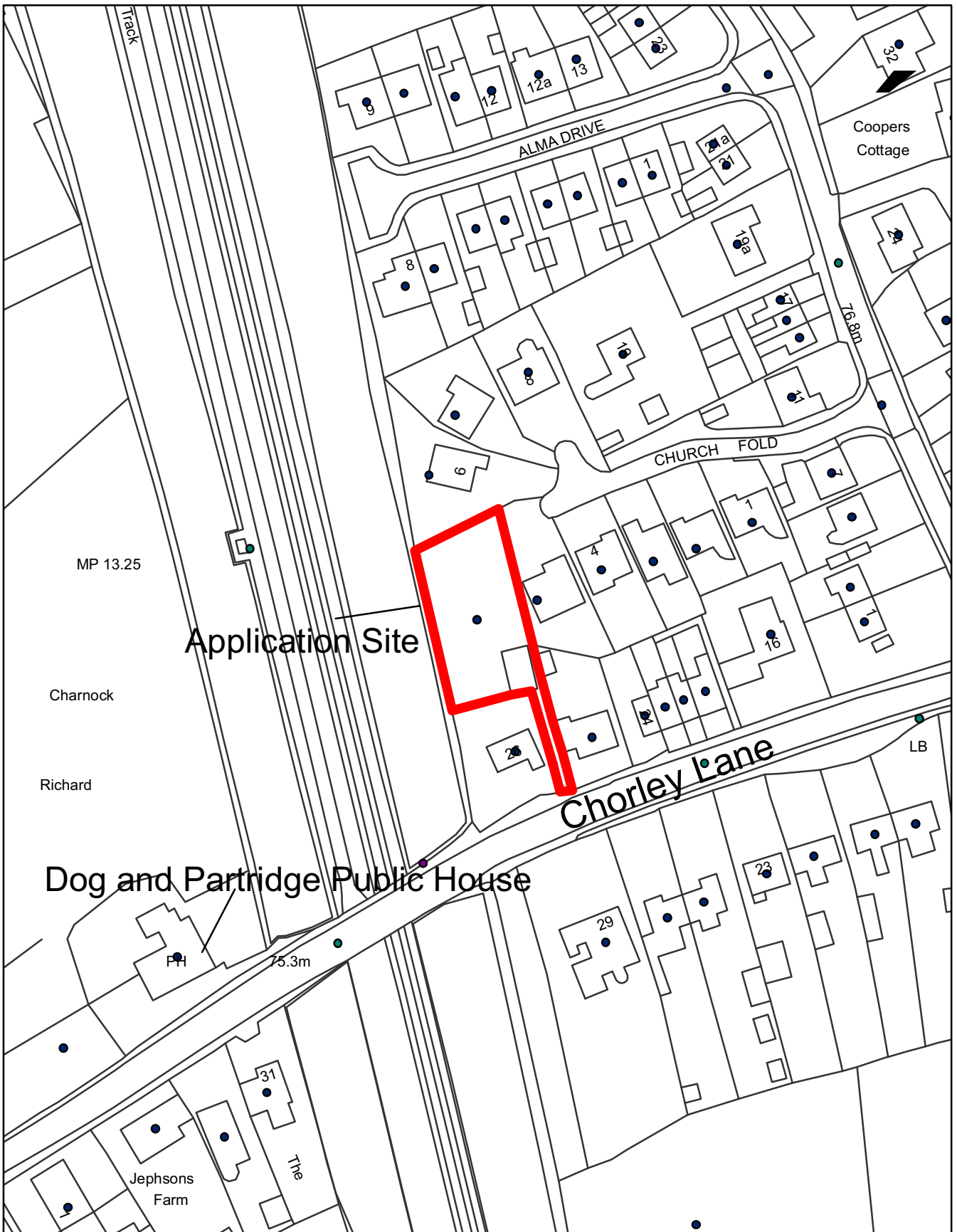
Reason: In the interests of the occupiers of the proposed dwellings and in accordance with Policy EP20 of the Adopted Chorley Borough Local Plan Review.

18. The proposed Laurel Hedge and Rowan Trees adjacent to the eastern facing boundary of the site shall be planted prior to first occupation of Plot 2.

Reason: In the interests of the privacy of occupiers of neighbouring property and in accordance with Policy GN5, HS4 and HS6 of the Adopted Chorley Borough Local Plan Review.

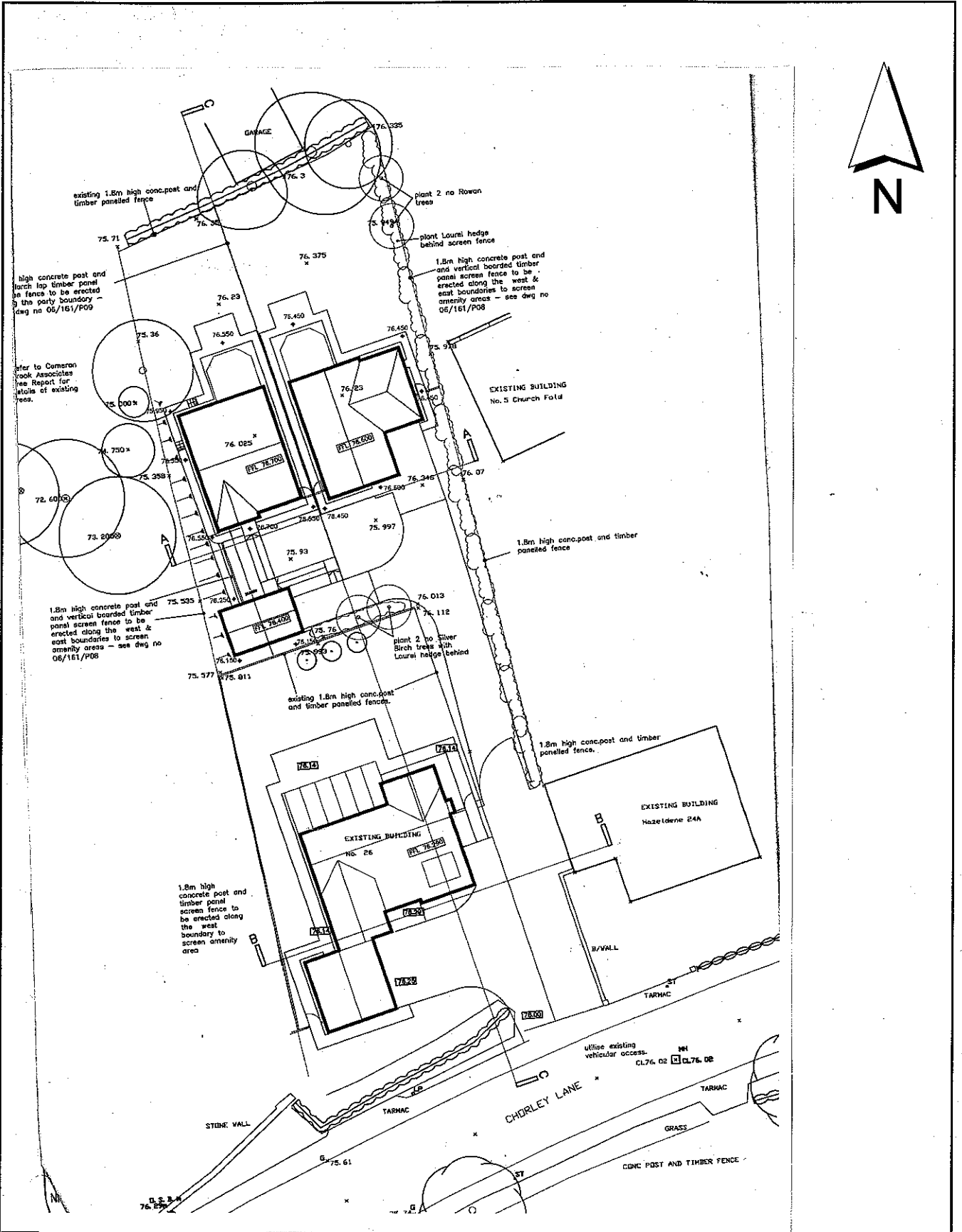
19. The development shall be implemented in strict accordance with the details of levels submitted on drawing No's 06/161/PO1 Rev E and 06/161/PO1 Rev A, including the finished floor levels of all buildings as indicated on the approved plans.

Reason: In the interests of the privacy of occupiers of neighbouring property and in accordance with Policy GN5, HS4 and HS6 of the Adopted Chorley Borough Local Plan Review.



| | | | |
|---|--|---|---|
| <p>Jane E Meek BSc(Hons) DipTP MRTPI Director of Development and Regeneration Chorley Borough Council</p> | | <p>Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Chorley B.C. 100018509 (2006)</p> | |
| <p>Application Number: 07/00247/FUL</p> | <p>Grid Ref: E: 356217 N: 415649</p> | <p>Scale: 1:1,250</p> | <p>Agenda Item No. B. 4</p> |

This page is intentionally left blank



| | | | |
|--|--|---|---|
| <p>Jane E Meek BSc(Hons) DipTP MRTPI Director of Development and Regeneration Chorley Borough Council</p> | | <p>Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationary Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Chorley B.C. 100018509 (2006)</p> | |
| <p>Application Number: 07/00247/FUL</p> | <p>Grid Ref: E: 356217 N: 415649</p> | <p>Scale: 1:1</p> | <p>Agenda Item No. B. 4</p> |

This page is intentionally left blank

| | | |
|--------------------------|---|--|
| Item B. 5 | 07/00177/FUL | Permit Full Planning Permission |
| Case Officer | Caron Taylor | |
| Ward | Clayton-le-Woods And Whittle-le-Woods | |
| Proposal | Erection of detached dwelling and garage | |
| Location | Land Rear Of 209 To 213 Preston Road Whittle-Le-Woods Chorley | |
| Applicant | Lawson Margerison Partnership | |
| Proposal: | The application is for the erection of a detached dwelling and attached garage. | |
| Background: | The site is situated at the end of St. John's Close, Whittle-le-Woods but accessed via a track from Preston Road. The site is elevated compared to the adjacent properties on St. John's Close but is significantly lower than the properties on Preston Road that back onto the site. To the north of the site are the grounds and churchyard of St. John the Evangelist Church a grade II listed building. | |
| Planning History: | <p>There have been a number of planning applications for a dwelling on this site:</p> <p>05/00443/REM Reserved matters permitted 17 June 2005 Reserved Matters Application for a detached house and garage</p> <p>05/00237/OUT Outline permission refused 14 April 2005 Outline application for the erection of 1 detached dwelling and garage (renewal of outline planning permission 9/02/099/OUT),</p> <p>02/00099/OUT Outline permission granted 30 April 2002 Outline application for the erection of 1 detached dwelling and garage (renewal of outline planning permission 9/99/091/OUT),</p> <p>99/00091/OUT Outline permission granted 30 March 1999 Outline application for the erection of one detached dwelling and garage,</p> <p>There have been two outline permissions granted for a single dwelling on the site in 1999 and 2002. In April 2005 (ref: 05/0237/OUT) a renewal of this outline consent was refused on the grounds that it would not be appropriate to allow a further extension of 3 years to the permission as it would have conflicted with the policies in place at that time preventing a housing oversupply in the Borough.</p> <p>The applicant therefore reverted to the extant outline permission granted in April 2002 (ref: 02/00091/OUT) and submitted a reserved matters application before it expired. Reserved matters were permitted in June 2005. This permission is still extant.</p> | |
| Planning Policy: | GN1: Main Settlement Policy GN5: Building Design | |

HS6: Housing Windfall Sites

Consultations: Whittle-le-Woods Parish Council have concerns that the development of this land will cause parking problems on the A6, as the land is currently being used as a car park by the owners business. They would like to know if alternative parking arrangements have been made, and if they have what they are.

Representations: None received.

Assessment: Principle of a Dwelling

There is planning permission on this site for a single dwelling with a detached garage, which could still be implemented. This is a material consideration in determining this application.

The Council did have restrictions on new dwellings in place to prevent a housing oversupply in the Borough in the form of Interim Supplementary Planning Guidance. However, this has ceased to be in use since November 2006 and the proposal would not therefore lead to a housing oversupply. The principle of a dwelling on this site is therefore acceptable.

Neighbour Amenity

The main issue is that of neighbour amenity as there is a land level difference between the application site and the adjacent dwellings. The site is elevated compared to the neighbouring properties nos. 4, 5 and 6 St. John's Close.

The reserved matters application approved in 2005 (ref. 05/00443/REM) dealt with design and external appearance and carefully considered the amenities of these neighbouring properties. The applicants were asked to reduce the overall height of the dwelling and reduce its roof mass. They were also asked to address issues of potential first floor window overlooking of adjacent garden areas. The roof form was therefore changed from a gable and the eaves level was lowered. A projecting bay window was also given a deep cill recess to avoid anyone standing in the window looking into neighbouring gardens.

The plans submitted for this application are largely the same as those approved by reserved matters application 05/00443/REM detailed above, except the dwelling itself is 1m deeper at the rear, there is an extra ground floor window in the rear elevation serving the lounge and an extra window in the east elevation serving a WC. Overall, it is considered that the design of the dwelling would not have an unacceptable impact on the neighbouring properties, particularly no. 6 St. John's Close. Although the proposed dwelling will project an extra 1m at the rear, the windows serving habitable rooms in no. 6 face the front and rear of the property.

There will be no impact on the properties to the east on Preston Road that back onto the site, as they are at a significantly higher level than the application site.

Design and Appearance

The design of the proposed dwelling is similar to the properties in St. John's Close. Although these dwellings have gabled roofs and the dwelling now proposed has a hipped roof, this reduces the impact on the neighbouring property, which is considered important due to the difference in land levels between the

application site and surroundings.

The rear of the dwelling will look onto St. John's Close, however the dwelling will appear at a lower level due to the land that will form the rear garden being higher than that where the dwelling will be situated.

Highways

The Parish Council have raised concerns about the proposal causing parking problems on the A6 as the office on Preston Road uses the land as a car park. However, as there is already planning permission for a dwelling on the site that could still be implemented, it is considered that this, along with issues of highway safety can only be given limited weight as the principle of a dwelling on the site has already been established.

Commuted Sum

As this is a new dwelling there is a requirement for a financial contribution towards equipped play space of £2321. This can only be secured through a Section 106 agreement.

Conclusion:

The fact that there is an extant permission for a dwelling on this site must be given substantial weight in determining this application. Although the Parish Council have raised issues regarding parking in the site, the principle of a dwelling has already been established in that the permission granted in 2005 could still be implemented. The design of the dwelling is considered acceptable to protect the amenities of adjoining residents. The application is therefore recommended for approval subject to the signing of a Section 106 agreement for a financial contribution towards equipped play space and details of fencing and materials. Due to the difference in land levels between the site and the neighbouring property it is considered necessary to remove the permitted development rights of the property to ensure any future extensions will not have a detrimental impact on neighbouring properties or the streetscene as the rear of the property backs onto St. John's Close.

Recommendation: Permit (subject to s106 agreement)

Conditions

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 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall not commence until full details of the colour, form and texture of all external facing materials to the proposed building(s) (notwithstanding any details shown on the previously submitted plan(s) and specification) 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.

3. All planting, seeding or turfing comprised in the approved details of landscaping (as shown on drawing no 07/002/P01) 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.

4. The submitted fencing and access gate details under the scope of the approved plans identified shall be implemented prior to the first occupation of the approved dwelling; the fencing shall be stained or painted in accordance with a scheme to be agreed with the Local Planning Authority upon its erection.

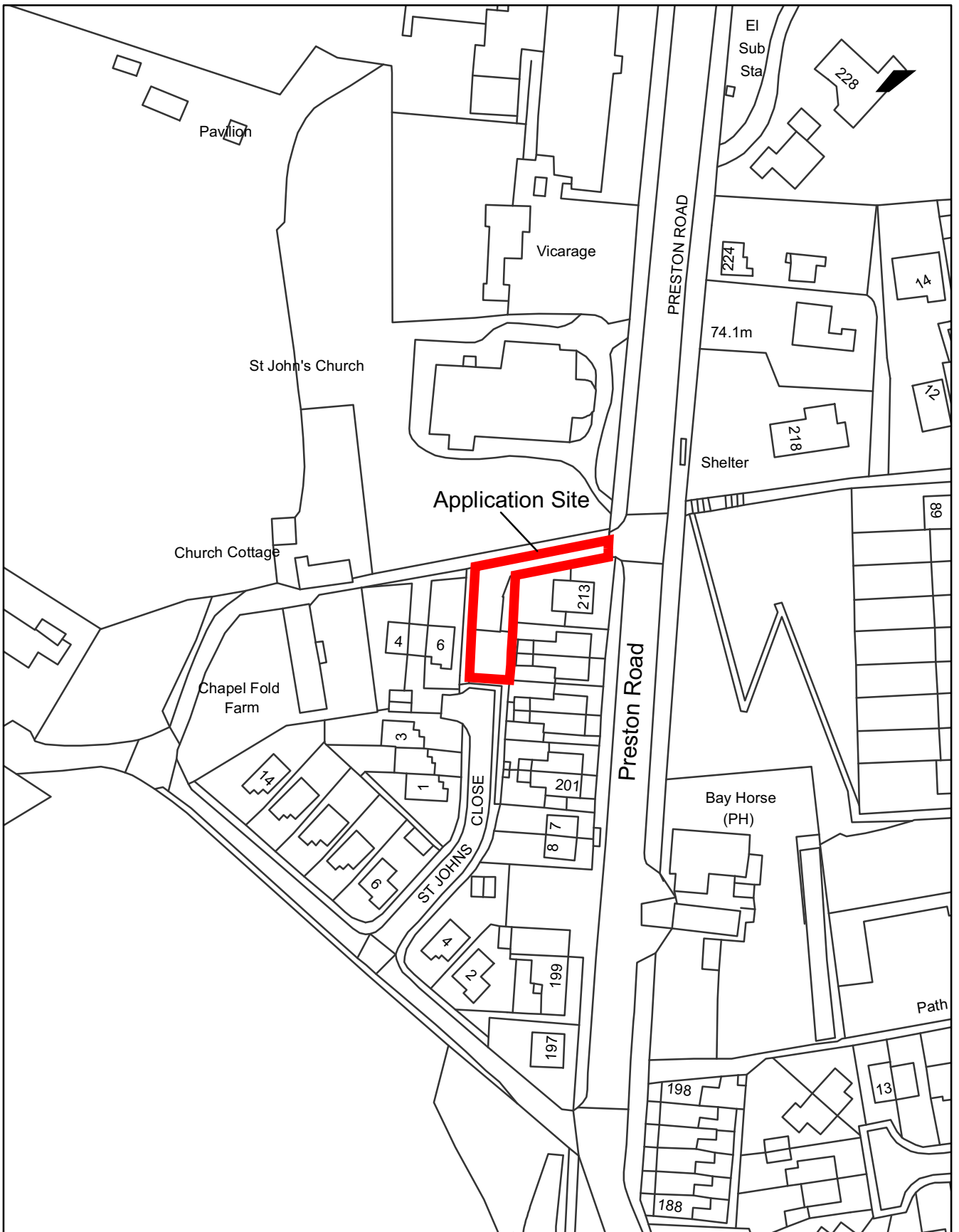
Reason: In the interests of visual and residential amenity in the locality and to accord with the provision of policies GN5 of the Adopted Chorley Borough Local Plan Review.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (Schedule 2, Part 1, Classes A to E), or any Order amending or revoking and re-enacting that Order, no alterations or extensions shall be undertaken to the 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 and the amenities of adjoining neighbours and in accordance with Policy No. HS4 of the Adopted Chorley Borough Local Plan Review.

6. The development hereby permitted shall only be carried out in conformity with the proposed ground and building slab levels shown on the approved plan(s) or as may otherwise be agreed in writing with the Local Planning Authority before any development is first commenced.

Reason: To protect the appearance of the locality and in the interests of the amenities of local residents and in accordance with Policy Nos. GN5 and HS4 of the Adopted Chorley Borough Local Plan Review.



Jane E Meek BSc(Hons) DipTP MRTPI
 Director of Development and Regeneration
 Chorley Borough Council

Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Chorley B.C. 100018509 (2006)

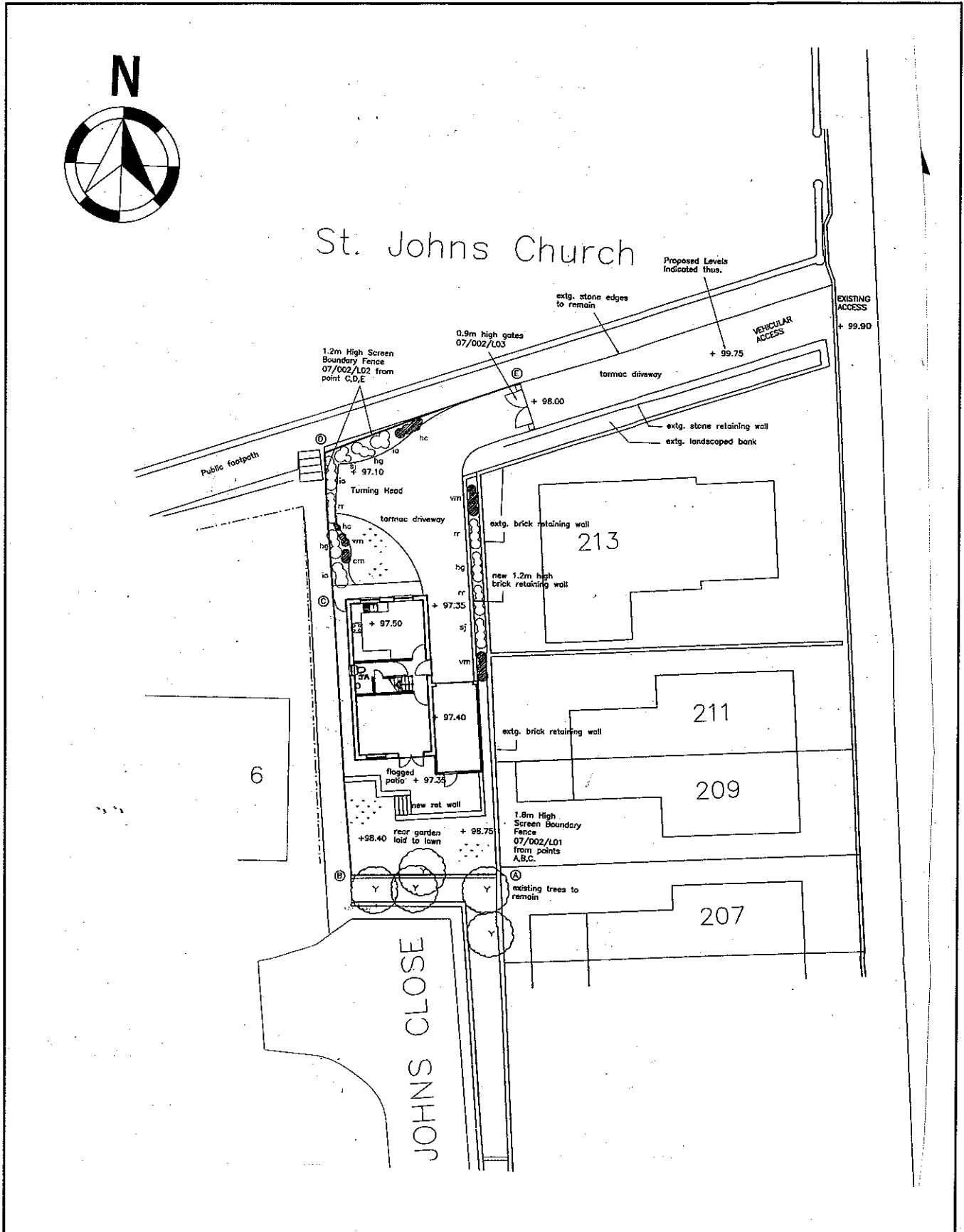
Application Number:
07/00177/FUL

Grid Ref:
E: 357838
N: 421470

Scale:
1:1,250

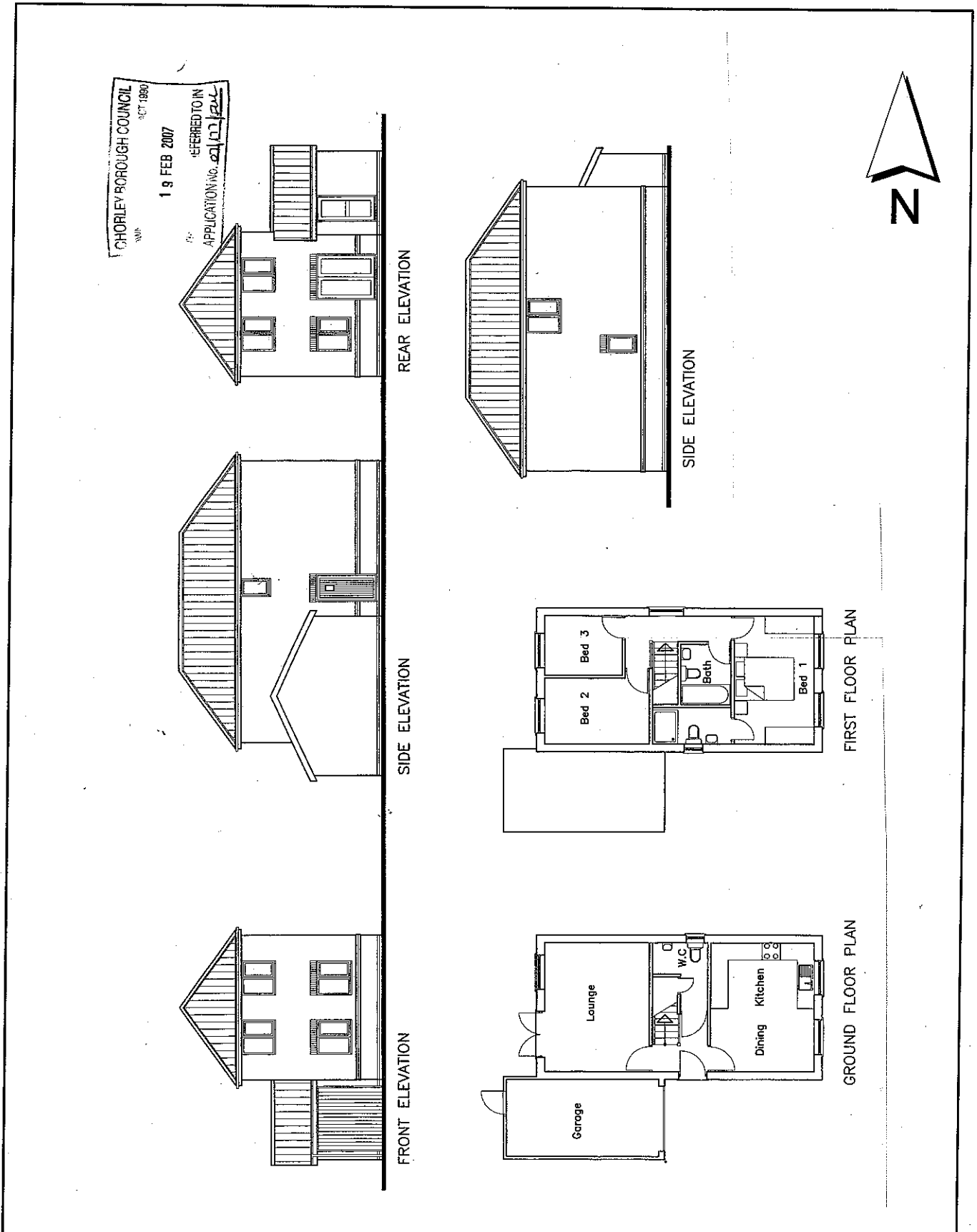
Agenda Item No.
B. 5

This page is intentionally left blank



| | | | |
|---|--|---|--|
| <p>Jane E Meek BSc(Hons) DipTP MRTPI Director of Development and Regeneration Chorley Borough Council</p> | | <p>Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Chorley B.C. 100018509 (2006)</p> | |
| <p>Application Number: 07/00177/FUL</p> | <p>Grid Ref: E: 357838 N: 421470</p> | <p>Scale:</p> | <p>Agenda Item No. B. 5</p> |

This page is intentionally left blank



CHORLEY BOROUGH COUNCIL
 19 FEB 2007
 REFERRED TO IN APPLICATION No. 07/00177/FUL

| | | | |
|---|--|---|--|
| <p>Jane E Meek BSc(Hons) DipTP MRTPI Director of Development and Regeneration Chorley Borough Council</p> | | <p>Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Chorley B.C. 100018509 (2006)</p> | |
| <p>Application Number: 07/00177/FUL</p> | <p>Grid Ref: E: 357838 N: 421470</p> | <p>Scale:</p> | <p>Agenda Item No. B. 5</p> |

This page is intentionally left blank

Report

| Report of | Meeting | Date | Item No |
|--|-------------------------------|------------|---------|
| Director of Development and Regeneration | Development Control Committee | 11/04/2007 | |

OBJECTION TO TREE PRESERVATION ORDER NO. 7 (ADLINGTON) 2006

PURPOSE OF REPORT

1. The purpose of this report is to decide whether to confirm the above Tree Preservation Order (TPO) in light of the objection received.

CORPORATE PRIORITIES

2. This action will contribute towards a greener Chorley.

RISK ISSUES

3. The report contains no risk issues for consideration by Members.

BACKGROUND

5. The trees in question front onto Railway Road and form an attractive frontage adding significantly to the visual amenities of the locality. The trees covered by the TPO are on land allocated in the Local Plan Review for employment development under policy EM1.2 and as a site for a Railway Station/Park & Ride site under Policy TR13. These allocations extend well into the site hence if it was developed for employment purposes or a new Railway Station/Park & Ride was proposed, the trees would form an effective screen to the development from Railway Road, notwithstanding their amenity value as existing. In light of the Policy allocation and following a request from Adlington Town Council and the Adlington Tree Warden it was considered expedient to assess the amenity value of the trees on the site so as where necessary they could be retained.
6. The trees comprise of a variety different species and stature. The Council's Arboricultural Officer carried out a survey of the site to establish which of the trees are worthy of protection. It was considered that a tract of trees fronting Railway Road should be protected given they have a significant amenity value and would also provide an effective screen to the site if it was developed in the future.
7. The trees were subsequently made the subject of this TPO.

GROUNDINGS OF OBJECTION

8. One letter of objection has been received, the contents of which can be summarised as follows: -
 - The area of trees covered by the TPO is considered to be excessive

Continued....



- The majority of the trees covered by the TPO are self seeded saplings of no particular value apart from forming a screen between Railway Road and the land to the south east
- Only a 5m strip of trees should be retained as most of the mature trees are contained within this tract

RESPONSE TO THE GROUNDS OF OBJECTION

9. The trees do not preclude the future development of the site. However, they will have to be taken into account if/when the site is planned and developed in the future and they will also serve to enhance the site if/when developed. Aside from this, the trees form an attractive frontage to Railway Road and add to the visual amenities of the locality.
10. The TPO does not preclude the loss of some of the trees on the site if it can be proven absolutely necessary for the sites development and suitable replacement planting/landscaping is proposed to mitigate the loss of removed trees.

COMMENTS OF THE DIRECTOR OF FINANCE

11. There are no financial implications to this report.

COMMENTS OF THE HEAD OF HUMAN RESOURCES

12. There are no human resource implications to this report.

CONCLUSION

13. It is considered the trees have an amenity value to the benefit of the public and contribute to the character and appearance of the locality. The trees will also provide an effective screen to the site if/when developed and they do not preclude its development. The protection of a TPO is therefore considered to be fully warranted.

RECOMMENDATION

14. That the order be confirmed.

JANE MEEK
DIRECTOR OF DEVELOPMENT AND REGENERATION

| Report Author | Ext | Date | Doc ID |
|-----------------|------|---------------|--------|
| David Stirzaker | 5223 | 24 April 2007 | |

| Background Papers | | | |
|--|-------------------------------|---------------------------|-----------------------------|
| Document | Date | File | Place of Inspection |
| Chorley Borough Council Tree Preservation Order NO. 7 (Adlington) 2006 | 6 th November 2006 | TPO No.7 (Adlington) 2006 | Civic Offices, Union Street |

Report

| Report of | Meeting | Date | Item No |
|--|-------------------------------|------------|---------|
| Director of Development and Regeneration | Development Control Committee | 24/04/2007 | |

OBJECTION TO TREE PRESERVATION ORDER NO. 8 (CHORLEY) 2006

PURPOSE OF REPORT

1. The purpose of this report is to decide whether to confirm the above Tree Preservation Order (TPO) in light of the objection received.

CORPORATE PRIORITIES

2. This action will contribute towards a greener Chorley.

RISK ISSUES

3. The report contains no risk issues for consideration by Members.

BACKGROUND

5. The trees in question extend to a large area of land, the western boundary of which abuts the Canal. The land is allocated in the Local Plan Review for employment development under policy EM1.9. In light of the Policy allocation, it was considered expedient to assess the amenity value of the trees on the site so as where necessary they can be retained.
6. The trees comprise of a variety different types. Some are mature trees and some are a mixture of trees and hedgerows. The Council's Arboricultural Officer carried out a survey of the site to establish which of the trees are worthy of protection
7. The trees were subsequently made the subject of this TPO. It is considered that they should be retained when the site is developed and they will also serve to enhance the site and mitigate some of the impact of the built development.

GROUNDINGS OF OBJECTION

8. One letter of objection has been received, the contents of which can be summarised as follows: -
 - Some trees are within hedgerows which will obstruct development
 - The site has been the subject of pre-application discussions and the TPO will only discourage the development of the site

Continued....



- Some of the trees are in positions that will prevent the laying of roads and access ways
- The new bridge from the existing access road will fall directly in line with trees identified in one of the groups and the trees in group 4 will prevent access between two halves of the site
- It is incongruous and incomprehensible for the Council to promote the development of land for employment use and then impose a TPO of this extent which can only frustrate and discourage companies willing to invest into the Borough

RESPONSE TO THE GROUNDS OF OBJECTION

9. The trees do not preclude the development of the site. However, they will have to be taken into account when the site is planned and they will also serve to enhance the site if/when developed. It should also be borne in mind that this site is adjacent to an area of Safeguarded Land and is rural in character hence retaining trees will help to provide a more attractive site whilst mitigating some of the impact of the development.
10. The TPO does not preclude the loss of some of the trees on the site if it can be proven absolutely necessary for the sites development and suitable replacement planting/landscaping is proposed to mitigate the loss of removed trees.

COMMENTS OF THE DIRECTOR OF FINANCE

11. There are no financial implications to this report.

COMMENTS OF THE HEAD OF HUMAN RESOURCES

12. There are no human resource implications to this report.

CONCLUSION

13. It is considered the trees have an amenity value to the benefit of the public and contribute to the character and appearance of the locality. The trees will also serve to enhance the site if/when developed and they do not preclude its development. The protection of a TPO is therefore considered to be fully warranted.

RECOMMENDATION

14. That the order be confirmed.

JANE MEEK
DIRECTOR OF DEVELOPMENT AND REGENERATION

| Report Author | Ext | Date | Doc ID |
|-----------------|------|---------------|--------|
| David Stirzaker | 5223 | 11 April 2007 | |

| Background Papers | | | |
|--|-------------------------------|-------------------------|-----------------------------|
| Document | Date | File | Place of Inspection |
| Chorley Borough Council Tree Preservation Order NO. 8 (Chorley) 2006 | 8 th November 2006 | TPO No.8 (Chorley) 2006 | Civic Offices, Union Street |



| Report of | Meeting | Date |
|--|-------------------------------|------------|
| Director of Development and Regeneration | Development Control Committee | 24.04.2007 |

PLANNING APPEALS AND DECISIONS - NOTIFICATION

PURPOSE OF REPORT

- 1 To advise Committee of notification received from the Planning Inspectorate, between 19 March and 10 April 2007, of planning and enforcement appeals that may have been lodged or determined. Also of notification of decisions received from Lancashire County Council and other bodies.

CORPORATE PRIORITIES

- 2 This report does not affect the corporate priorities

RISK ISSUES

- 3 The report contains no risk issues for consideration by Members.

PLANNING APPEALS LODGED

- 4 Appeal by Mr & Mrs Quick against the delegated refusal of planning permission for a two storey side extension at 1 Crosse Hall Fold, Chorley (Application No. 06/00881/FUL).
- 5 Appeal by Miss Carley Sutton & Mr Ian Dowd against the delegated refusal of planning permission for Demolish existing rear utility room and erect two storey side extension and single storey rear extension at 1 School Lane, Mawdesley (Application No. 06/01199/FUL).

PLANNING APPEALS DISMISSED

- 6 None

PLANNING APPEALS ALLOWED

- 7 Appeal by Carpetright Plc against the Development Control Committee's decision to refuse advertisement consent for the erection of 2 No. internally illuminated fascia signs to front and side elevation and 1 No. non-illuminated fascia sign to front elevation at Unit B, Alliance Retail Park, Water Street, Chorley (Application No. 06/00972/ADV).

N.B. This appeal was only part-allowed. The internally illuminated fascia signs to the front and side elevations were dismissed.



PLANNING APPEALS WITHDRAWN

8 None

ENFORCEMENT APPEALS LODGED

9 None

ENFORCEMENT APPEALS DISMISSED

10 None

ENFORCEMENT APPEALS ALLOWED

11 Appeal by Mr C J E Livesey against enforcement notice no. EN 587 (erection of agricultural building and stables without planning permission) at Whalley House Farm, 104 Towngate, Ecclestone.

LANCASHIRE COUNTY COUNCIL DECISIONS

12 None

RECOMMENDATION

13 That the report be noted.

J E MEEK
DIRECTOR OF DEVELOPMENT AND REGENERATION

| Background Papers | | | | |
|--------------------------|-----------------------------------|-------------|--------------|----------------------------|
| Document | | Date | File | Place of Inspection |
| 4 | Letter from Planning Inspectorate | 30/3/07 | 06/00881/FUL | Union Street Offices |
| 5 | " | 30/3/07 | 06/01199/FUL | " |
| 7 | " | 27/3/07 | 06/00972/ADV | " |
| 11 | " | 22/3/07 | EN 587 | " |

| Report Author | Ext | Date | Doc ID |
|----------------------|------------|-------------|-----------------|
| Louise Taylor | 5346 | 12/4/2007 | ADMINREP/REPORT |

| Report of | Meeting | Date |
|--|-------------------------------|-------------|
| Director of Development and Regeneration | Development Control Committee | 24.04.2007 |

PLANNING APPLICATIONS DECIDED UNDER DELEGATED POWERS

| Application No. | Recommendation | Location | Proposal |
|------------------------|---------------------------------|---|---|
| 07/00146/TPO | Consent for Tree Works | 5 High Lea Adlington Chorley Lancashire PR6 9QW | Proposed removal of sycamore tree covered by TPO4 (Adlington) 2002 and replaced with a more healthy specimen |
| 07/00162/TPO | Consent for Tree Works | 37 The Bowers Chorley PR7 3LA | Removal of two large branches overhanging property and a 15% crown thin to two trees covered by TPO NO. 9 (Chorley) 1995, |
| 07/00187/FUL | Permit Full Planning Permission | Camelot Theme Park Park Hall Road Charnock Richard Lancashire PR7 5LP | Erection of replacement roller coaster. |
| 07/00231/ADV | Split Decision | Former Council Offices 24 - 26 Gillibrand Street Chorley PR7 2EL | Erection of various non-illuminated signs, |

This page is intentionally left blank

| Report of | Meeting | Date |
|--|-------------------------------|------------|
| Director of Development and Regeneration | Development Control Committee | 24/04/2007 |

LIST OF APPLICATIONS DETERMINED UNDER DELEGATED POWERS

Between 21 March and 11 April 2007

Plan Ref 05/00486/REMMAJ **Date Received** 09.05.2005 **Decision** Application Withdrawn

Ward: Astley And Buckshaw **Date Decided** 22.03.2007

Proposal : Reserved Matters Application for the siting of 103 apartments and 15 mews houses with associated roads and parking

Location : Parcel H & H3 Buckshaw Village Off Dawson Lane Euxton Lane Euxton Lancashire

Applicant: Redrow Homes (Lancs) Ltd Redrow House 14 Eaton Avenue Buckshaw Village Chorley Lancs PR7 7NA

Plan Ref 05/00487/REMMAJ **Date Received** 09.05.2005 **Decision** Application Withdrawn

Ward: Astley And Buckshaw **Date Decided** 22.03.2007

Proposal : Reserved Matters Application for the siting of 103 apartments and 15 mews houses with associated roads and parking (Duplicate),

Location : Parcel H & H3 Buckshaw Village Off Dawson Lane Euxton Lane Euxton Lancashire

Applicant: Redrow Homes (Lancs) Ltd Redrow House 14 Eaton Avenue Buckshaw Village Chorley Lancs PR7 7NA

Plan Ref 06/00238/TPO **Date Received** 27.02.2006 **Decision** Application Withdrawn

Ward: Wheelton And Withnell **Date Decided** 29.03.2007

Proposal : The removal of several sapling from off the banks of the two lodges

Location : Top And Bottom Lodges Oakmere Avenue Withnell Chorley PR7 8AX

Applicant: Prince Albert Angling Society PO Box 151, Macclesfield, Cheshire, SK10 2HR

Plan Ref 06/00413/LBC **Date Received** 31.03.2006 **Decision** Refuse Listed Building Consent

Ward: Euxton North **Date Decided** 26.03.2007

Proposal : Retrospective application for listed building consent for stone cleaning existing converted barn in relation to works carried out under approvals 00/00650/FUL and 00/00651/LBC

Location : Pack Saddle Barn Wigan Road Euxton

Applicant: Mr And Mrs Fairhurst C/O Agent

Plan Ref 06/01122/FUL **Date Received** 02.10.2006 **Decision** Permit Full Planning Permission

Ward: Eccleston And Mawdesley **Date Decided** 26.03.2007

Proposal : First floor side extension.

Location : Hilton House 6 Towngate Eccleston Chorley PR7 5QL

Applicant: Mr A M Dougill Hilton House 6 Towngate Eccleston Chorley PR7 5QL

Plan Ref 06/01297/ADV **Date Received** 23.11.2006 **Decision** Refuse advertising consent

Ward: Chorley North East **Date Decided** 10.04.2007

Proposal : Erection of 1 internally illuminated double sided freestanding sign (Retrospective)

Location : Aldi Supermarket Harpers Lane Chorley PR6 7AB

Applicant: Aldi Stores Ltd Stakehill Industrial Park Stakehill Middleton Manchester M24 2RP

Plan Ref 06/01329/FUL **Date Received** 06.12.2006 **Decision** Refuse Full Planning Permission

Ward: Brindle And Hoghton **Date Decided** 05.04.2007

Proposal : Erection of a single storey all weather garden

Location : Hoghton Arms Chorley Road Withnell Chorley PR6 8BL

Applicant: Pathfinder Pubs Albany House, Albany Road, Wolverhampton

Plan Ref 06/01332/FUL **Date Received** 11.12.2006 **Decision** Permit Full Planning Permission

Ward: Coppull **Date Decided** 03.04.2007

Proposal : First storey side extension over garage and front bay window

Location : 43 Netherley Road Coppull Chorley PR7 5FA

Applicant: Mr & Mrs Eastham 43 Netherley Road Coppull Chorley PR7 5FA

Plan Ref 06/01379/COU **Date Received** 12.12.2006 **Decision** Permit retrospective planning permission

Ward: Chorley South East **Date Decided** 21.03.2007

Proposal : Retrospective application for change of use of 1st floor to be used as a dance school
Location : 27 Victoria Street Chorley Lancashire PR7 2TX
Applicant: Julia Henry 37 Carrington Road Adlington PR7 4RN

Plan Ref 07/00028/FUL **Date Received** 12.01.2007 **Decision** Permit Full Planning Permission

Ward: Eccleston And Mawdesley **Date Decided** 23.03.2007

Proposal : Erection of detached garage, stables and 2.2m access gates
Location : Nook Farm Barn Nook Lane Mawdesley Ormskirk L40 2RL
Applicant: Mr & Mrs Hughes Nook Farm Barn Nook Lane Mawdesley Ormskirk L40 2RL

Plan Ref 07/00031/FUL **Date Received** 12.01.2007 **Decision** Permit Full Planning Permission

Ward: Euxton South **Date Decided** 26.03.2007

Proposal : Erection of first floor side extension,
Location : Coplands Barn Dawbers Lane Euxton Chorley PR7 6EF
Applicant: P Harrington Coplands Barn Dawbers Lane Euxton Chorley PR7 6EF

Plan Ref 07/00032/LBC **Date Received** 12.01.2007 **Decision** Grant Listed Building Consent

Ward: Euxton South **Date Decided** 26.03.2007

Proposal : Listed Building Consent for erection of first floor side extension,
Location : Coplands Barn Dawbers Lane Euxton Chorley PR7 6EF
Applicant: P Harrington Coplands Barn Dawbers Lane Euxton Chorley PR7 6EF

Plan Ref 07/00038/COU **Date Received** 05.01.2007 **Decision** Permit Full Planning Permission

Ward: Chorley East **Date Decided** 28.03.2007

Proposal : Proposed conversion of existing shop into residential accommodation, comprising of 2 No. two bedroomed apartments
Location : 18 Seymour Street Chorley PR6 0RN
Applicant: Mr Matthew Pilkington Pilkington Fuels Edward Street Chorley PR6 0RE

Plan Ref 07/00067/COU **Date Received** 22.01.2007 **Decision** Permit Full Planning Permission

Ward: Eccleston And Mawdesley **Date Decided** 04.04.2007

Proposal : Proposed change of use of scout room to mixed use incorporating private day care nursery.

Location : Scout Room Drapers Avenue Eccleston Chorley

Applicant: Clare Leach 259 The Green Eccleston Chorley PR7 5TF

Plan Ref 07/00068/FUL **Date Received** 23.01.2007 **Decision** Permit Full Planning Permission

Ward: Lostock **Date Decided** 02.04.2007

Proposal : Demolition of existing workshop and replace with new,

Location : 60 South Road Bretherton Leyland PR26 9AB

Applicant: Mr & Mrs Bullen 60 South Road Bretherton Leyland PR26 9AB

Plan Ref 07/00071/FUL **Date Received** 26.01.2007 **Decision** Permit Full Planning Permission

Ward: Wheelton And Withnell **Date Decided** 23.03.2007

Proposal : Single storey side extension

Location : 10 Gladstone Terrace Dole Lane Abbey Village Lancashire PR6 8EA

Applicant: Mr And Mrs Fowler 10 Gladstone Terrace Dole Lane Abbey Village Lancashire

Plan Ref 07/00072/TPO **Date Received** 26.01.2007 **Decision** Permit Full Planning Permission

Ward: Euxton South **Date Decided** 23.03.2007

Proposal : Felling of one Sycamore tree and removal of deadwood and crown thinning of two Sycamore trees covered by TPO 3 (Euxton) 1981,

Location : 1 Euxton Hall Gardens Euxton Chorley PR7 6PB

Applicant: Mr Jackson 1 Euxton Hall Gardens Euxton Chorley PR7 6PB

Plan Ref 07/00073/FUL **Date Received** 26.01.2007 **Decision** Permit Full Planning Permission

Ward: Eccleston And Mawdesley **Date Decided** 21.03.2007

Proposal : Single storey rear extension

Location : 35 Drapers Avenue Eccleston Chorley PR7 5SY

Applicant: Mr And Mrs Marsden 35 Drapers Avenue Eccleston Chorley PR7 5SY

Plan Ref 07/00074/FUL **Date Received** 23.01.2007 **Decision** Permit Full Planning Permission

Ward: Euxton South **Date Decided** 30.03.2007

Proposal : Erection of pre-fabricated classroom building for use as out of school care club (temporary for 5 years),
Location : Balshaw Lane Community School Balshaw Lane Euxton Chorley
Applicant: Mr C Brooks 93 Regents Way Euxton Chorley PR7 6PG

Plan Ref 07/00075/FUL **Date Received** 14.02.2007 **Decision** Refuse Full Planning Permission

Ward: Lostock **Date Decided** 10.04.2007

Proposal : Retrospective application for perimeter fence.
Location : 41 Wray Crescent Ulnes Walton Leyland PR26 8NH
Applicant: S E Chorlton 41 Wray Crescent Ulnes Walton Leyland PR26 8NH

Plan Ref 07/00076/FUL **Date Received** 25.01.2007 **Decision** Permit Full Planning Permission

Ward: Chorley South West **Date Decided** 21.03.2007

Proposal : Single storey rear extension and first floor side extension.
Location : 23 Burgh Wood Way Chorley PR7 2FF
Applicant: Mr And Mrs S Price 23 Burgh Wood Way Chorley PR7 2FF

Plan Ref 07/00078/FUL **Date Received** 25.01.2007 **Decision** Refuse Full Planning Permission

Ward: Eccleston And Mawdesley **Date Decided** 04.04.2007

Proposal : Replacement dwelling
Location : 24 Parr Lane Eccleston Chorley PR7 5SL
Applicant: Mr J Southworth 33 Park Avenue Euxton Chorley

Plan Ref 07/00079/FUL **Date Received** 26.01.2007 **Decision** Permit Full Planning Permission

Ward: Euxton South **Date Decided** 04.04.2007

Proposal : Single storey rear extension and pitched roof over existing flat roof.
Location : Knowleswood 43 Balshaw Lane Euxton Chorley PR7 6HU
Applicant: Mr And Mrs Bibby 49 Talbot Drive Euxton Chorley

Plan Ref 07/00080/FUL **Date Received** 23.01.2007 **Decision** Permit Full Planning Permission

Ward: Euxton South **Date Decided** 26.03.2007

Proposal : Demolition of existing house and erection of replacement dwelling with garage,
Location : Rosehill House 6 Dane Hall Lane Euxton Chorley Lancashire
Applicant: Mr C Sheridan & Miss J Fairclough 2 Apple Tree Close Euxton Chorley PR7 6LN

Plan Ref 07/00082/FUL **Date Received** 26.01.2007 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods And Whittle-le-Woods **Date Decided** 23.03.2007

Proposal : Erection of rear conservatory,
Location : 87 Preston Road Whittle-Le-Woods Chorley PR6 7PG
Applicant: Mr & Mrs Priest 87 Preston Road Whittle-Le-Woods Chorley PR6 7PG

Plan Ref 07/00083/CTY **Date Received** 31.01.2007 **Decision** Object to LCC Reg 3/4 application

Ward: Coppull **Date Decided** 29.03.2007

Proposal : Retrospective application for the composting of shredded green waste and construction of a concrete pad.
Location : Highfield Farm Jolly Tar Lane Coppull Chorley PR7 4BJ
Applicant:

Plan Ref 07/00084/FUL **Date Received** 26.01.2007 **Decision** Permit Full Planning Permission

Ward: Eccleston And Mawdesley **Date Decided** 03.04.2007

Proposal : Conversion of two dwellings into one to include demolition of existing lean-to, out building and garage, and erection of single storey side extension, detached garage and replacement porch,
Location : 1A - 2A View Street Eccleston Chorley PR7 5SP
Applicant: Mr & Mrs Lawson 1A - 2A View Street Eccleston Chorley PR7 5SP

Plan Ref 07/00087/FUL **Date Received** 30.01.2007 **Decision** Permit Full Planning Permission

Ward: Adlington & Anderton **Date Decided** 26.03.2007

Proposal : Rear conservatory
Location : 5 The Common Adlington Chorley PR7 4DN
Applicant: Mr And Mrs Widdows 5 The Common Adlington Chorley PR7 4DN

Plan Ref 07/00091/FUL **Date Received** 29.01.2007 **Decision** Permit Full Planning Permission

Ward: Coppull **Date Decided** 21.03.2007

Proposal : Proposed single storey rear extension, flat roofed dormer to rear of property, construction of a chimney to side elevation, pitched dormer to front elevation and garage door to be replaced with UPVc window

Location : 2 Chancery Close Coppull Chorley PR7 4QZ

Applicant: Mr A Dowding 2 Chancery Close Coppull Chorley PR7 4QZ

Plan Ref 07/00094/TPO **Date Received** 31.01.2007 **Decision** Consent for Tree Works

Ward: Adlington & Anderton **Date Decided** 04.04.2007

Proposal : Removal of water shoots and descending branches to trees covered by TPO9 (Anderton) 2001 and TPO4 (Anderton) 2005

Location : Briarfield Bolton Road Anderton Chorley PR6 9HW

Applicant: A J Cox 17 Alderbank, Horwich, Bolton, BL6 7RF

Plan Ref 07/00095/FUL **Date Received** 30.01.2007 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods West And Cuerden **Date Decided** 04.04.2007

Proposal : Erection of single storey rear extension following partial demolition of existing extension,

Location : 72 Lancaster Lane Clayton-Le-Woods Leyland PR25 5SP

Applicant: Mr & Mrs Thompson 72 Lancaster Lane Clayton-Le-Woods Leyland PR25 5SP

Plan Ref 07/00096/FUL **Date Received** 08.02.2007 **Decision** Permit Full Planning Permission

Ward: Adlington & Anderton **Date Decided** 03.04.2007

Proposal : Demolition of existing rear conservatory and the erection of a new rear conservatory

Location : 15 Balmoral Adlington Chorley PR7 4EL

Applicant: Mr And Mrs Bagshaw 15 Balmoral Adlington Chorley PR7 4EL

Plan Ref 07/00100/FUL **Date Received** 01.02.2007 **Decision** Permit Full Planning Permission

Ward: Euxton North **Date Decided** 26.03.2007

Proposal : Erection of two storey rear extension,

Location : 34 The Cherries Euxton Chorley Lancashire PR7 6NG

Applicant: Mr N Rigby 34 The Cherries Euxton Chorley Lancashire PR7 6NG

Plan Ref 07/00101/FUL **Date Received** 01.02.2007 **Decision** Refuse Full Planning Permission

Ward: Chorley East **Date Decided** 29.03.2007

Proposal : Alterations to shop and shop front, living accommodation to include loft conversion with roof space dormers and a rear first floor balcony

Location : 207 Eaves Lane Chorley PR6 0TR

Applicant: P J McGreal 207 Eaves Lane Chorley PR6 0TR

Plan Ref 07/00102/FUL **Date Received** 01.02.2007 **Decision** Permit Full Planning Permission

Ward: Chorley North East **Date Decided** 23.03.2007

Proposal : Single storey rear extension to existing garage

Location : 46 Carleton Road Chorley PR6 8TQ

Applicant: Mr And Mrs Heaton 46 Carleton Road Chorley PR6 8TQ

Plan Ref 07/00103/FUL **Date Received** 05.02.2007 **Decision** Refuse Full Planning Permission

Ward: Pennine **Date Decided** 02.04.2007

Proposal : Demolition of existing side porch and rear extension, and erection of two storey side extension inclusive of dormer,

Location : 24 Spring Crescent Whittle-Le-Woods Chorley PR6 8AD

Applicant: Mr & Mrs A Bird 24 Spring Crescent Whittle-Le-Woods Chorley PR6 8AD

Plan Ref 07/00106/FUL **Date Received** 30.01.2007 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods And Whittle-le-Woods **Date Decided** 27.03.2007

Proposal : Rear conservatory

Location : 5 Cliffe Drive Whittle-Le-Woods Chorley PR6 7HT

Applicant: Mr & Mrs Weedon 5 Cliffe Drive Whittle-Le-Woods Chorley PR6 7HT

Plan Ref 07/00107/FUL **Date Received** 02.02.2007 **Decision** Permit Full Planning Permission

Ward: Adlington & Anderton **Date Decided** 27.03.2007

Proposal : Proposed pitched roof over existing garage

Location : 38 Windermere Drive Adlington Chorley PR6 9PD

Applicant: Mr & Mrs Baxendale 38 Windermere Drive Adlington Chorley PR6 9PD

Plan Ref 07/00109/FUL **Date Received** 05.02.2007 **Decision** Permit Full Planning Permission

Ward: Chorley East **Date Decided** 28.03.2007

Proposal : Proposed rear dormer
Location : 38 Athol Grove Chorley PR6 0LL
Applicant: Mr & Mrs Turner 38 Athol Grove Chorley PR6 0LL

Plan Ref 07/00110/FUL **Date Received** 05.02.2007 **Decision** Permit Full Planning Permission

Ward: Chorley North West **Date Decided** 26.03.2007

Proposal : Erection of single storey rear extension,
Location : 55 Preston Road Chorley Lancashire PR7 1PL
Applicant: Mr & Mrs Parkinson 55 Preston Road Chorley Lancashire PR7 1PL

Plan Ref 07/00112/FUL **Date Received** 05.02.2007 **Decision** Permit Full Planning Permission

Ward: Eccleston And Mawdesley **Date Decided** 28.03.2007

Proposal : Proposed single storey rear extension
Location : 14 Beechfields Eccleston Chorley PR7 5RE
Applicant: Mr And Mrs Grundy 14 Beechfields Eccleston Chorley PR7 5RE

Plan Ref 07/00113/FUL **Date Received** 05.02.2007 **Decision** Permit Full Planning Permission

Ward: Wheelton And Withnell **Date Decided** 30.03.2007

Proposal : Erection of single storey extension to dutch barn,
Location : Bancroft Cottage Higher Simpson Fold Wheelton Chorley Lancashire
Applicant: Mr & Mrs James Bancroft Cottage Higher Simpson Fold Wheelton Chorley Lancashire PR6 8HW

Plan Ref 07/00114/FUL **Date Received** 05.02.2007 **Decision** Refuse Full Planning Permission

Ward: Lostock **Date Decided** 02.04.2007

Proposal : Erection of two storey side and rear extension incorporating annexed accommodation,
Location : Home Farm Grape Lane Croston Leyland PR26 9HB
Applicant: J R Smith & Sons Home Farm Grape Lane Croston Leyland PR26 9HB

Plan Ref 07/00115/FUL **Date Received** 05.02.2007 **Decision** Permit Full Planning Permission

Ward: Chorley East **Date Decided** 02.04.2007

Proposal : Single storey side and rear extension.
Location : 49 Froom Street Chorley PR6 0AN
Applicant: Mr And Mrs Lahera 49 Froom Street Chorley

Plan Ref 07/00116/ECC **Date Received** 07.02.2007 **Decision** No objection to Ecclesiastical Exemption

Ward: Heath Charnock And Rivington **Date Decided** 03.04.2007

Proposal : To lower inscribed kerbstones to ground level.
Location : Rivington Parish Church Horrobin Lane Rivington Bolton Lancashire
Applicant: Mr R Porter 59 Sutton Lane Adlington Chorley PR6 9PA

Plan Ref 07/00117/FUL **Date Received** 07.02.2007 **Decision** Permit Full Planning Permission

Ward: Coppull **Date Decided** 03.04.2007

Proposal : Single storey side extension
Location : 19 Springfield Road Coppull Lancashire PR7 5EJ
Applicant: Mr Matthew Crook 19 Springfield Road Coppull Lancashire PR7 5EJ

Plan Ref 07/00118/FUL **Date Received** 07.02.2007 **Decision** Refuse Full Planning Permission

Ward: Euxton North **Date Decided** 04.04.2007

Proposal : Two storey side extension.
Location : 18 Rose Hill Euxton Chorley PR7 6JX
Applicant: Mr And Mrs Dunn 18 Rose Hill Euxton Chorley PR7 6JX

Plan Ref 07/00119/FUL **Date Received** 08.02.2007 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods And Whittle-le-Woods **Date Decided** 04.04.2007

Proposal : Demolition of existing garage and proposed two storey side extension to include new garage.
Location : 74 Clover Field Clayton-Le-Woods Chorley PR6 7RX
Applicant: Mr And Mrs S Needham 74 Clover Field Clayton-Le-Woods Chorley PR6 7RX

Plan Ref 07/00122/FUL **Date Received** 06.02.2007 **Decision** Refuse Full Planning Permission

Ward: Chisnall **Date Decided** 04.04.2007

Proposal : Erection of stable block and sand paddock,
Location : Stables East Of 4 Stocks Court Heskin Lancashire
Applicant: Thos. Mawdsley Towngate Works Dark Lane Mawdesley L40 2QU

Plan Ref 07/00123/ADV **Date Received** 07.02.2007 **Decision** Advertising Consent

Ward: Eccleston And Mawdesley **Date Decided** 27.03.2007

Proposal : One internally illuminated sign and two non illuminated signs.
Location : J & A Rigbye & Sons 98 Towngate Eccleston Chorley PR7 5QS
Applicant: Citroen UK PLC 221 Bath Road Slough Surrey SL1 4BA

Plan Ref 07/00125/CLPUD **Date Received** 06.02.2007 **Decision** Grant Certificate of Lawfulness

Ward: Euxton North **Date Decided** 03.04.2007

Proposal : Application for a Certificate of Lawfulness for the proposed erection of a detached dwelling,
Location : 41 Wigan Road Euxton Chorley PR7 6JU
Applicant: W Marsden & Sons The Workshop 19 Grange Drive Euxton Chorley PR7 6JE

Plan Ref 07/00129/FUL **Date Received** 08.02.2007 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods And Whittle-le-Woods **Date Decided** 03.04.2007

Proposal : Erection of single storey rear extension and detached double garage, and conversion of existing garage to study and utility room,
Location : 40 Rowan Croft Clayton-Le-Woods Chorley PR6 7UX
Applicant: Mr & Mrs White 40 Rowan Croft Clayton-Le-Woods Chorley PR6 7UX

Plan Ref 07/00134/FUL **Date Received** 12.02.2007 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods And Whittle-le-Woods **Date Decided** 05.04.2007

Proposal : Demolition of existing conservatory and erection of single storey rear extension,
Location : 7 Bingley Close Clayton-Le-Woods Chorley PR6 7ST
Applicant: Mr & Mrs Longworth 7 Bingley Close Clayton-Le-Woods Chorley PR6 7ST

Plan Ref 07/00137/LBC **Date Received** 09.02.2007 **Decision** Grant Listed Building Consent

Ward: Eccleston And Mawdesley **Date Decided** 05.04.2007

Proposal : Removal and replacement of patio doors.
Location : Red House Farm Red House Lane Eccleston Chorley PR7 5RH
Applicant: D R G Johnston Red House Farm Red House Lane Eccleston Chorley PR7 5RH

Plan Ref 07/00140/FUL **Date Received** 13.02.2007 **Decision** Permit Full Planning Permission

Ward: Lostock **Date Decided** 04.04.2007

Proposal : Rear conservatory
Location : 9 Shevington Causeway Croston Leyland PR26 9JN
Applicant: Mr Alan Kay 9 Shevington Causeway Croston Leyland PR26 9JN

Plan Ref 07/00142/FUL **Date Received** 14.02.2007 **Decision** Permit Full Planning Permission

Ward: Pennine **Date Decided** 05.04.2007

Proposal : Rear extension to conservatory
Location : 8 Buckton Close Whittle-Le-Woods Chorley PR6 7GY
Applicant: Mr And Mrs Woods 8 Buckton Close Whittle-Le-Woods Chorley PR6 7GY

Plan Ref 07/00143/FUL **Date Received** 14.02.2007 **Decision** Permit Full Planning Permission

Ward: Chorley North West **Date Decided** 05.04.2007

Proposal : Proposed rear dormer.
Location : 7 Chelmsford Place Chorley PR7 2PE
Applicant: Mr And Mrs Brown 7 Chelmsford Place Chorley PR7 2PE

Plan Ref 07/00147/FUL **Date Received** 14.02.2007 **Decision** Refuse Full Planning Permission

Ward: Eccleston And Mawdesley **Date Decided** 11.04.2007

Proposal : Rebuilding of existing lean-to, erection of single storey side/rear extension and front porch and raising of roof height,
Location : 75 Towngate Eccleston Chorley PR7 5QR
Applicant: K M Baker Apartment 7 No. 5 Winckley Square Preston PR1 3JU

Plan Ref 07/00148/OUT **Date Received** 13.02.2007 **Decision** Refuse Full Planning Permission

Ward: Chorley North West **Date Decided** 05.04.2007

Proposal : Proposed detached dwelling
Location : Land East Of 7 Glamis Drive Chorley
Applicant: Mr D Tranter 31 Capesthorpe Drive Chorley PR7 3QQ

Plan Ref 07/00150/FUL **Date Received** 16.02.2007 **Decision** Permit Full Planning Permission

Ward: Euxton South **Date Decided** 10.04.2007

Proposal : Two storey rear extension and single storey rear extension.
Location : 207 Wigan Road Euxton Chorley PR7 6JG
Applicant: Mr J Duxbury 207 Wigan Road Euxton Chorley PR7 6JG

Plan Ref 07/00151/FUL **Date Received** 14.02.2007 **Decision** Permit Full Planning Permission

Ward: Chorley South West **Date Decided** 05.04.2007

Proposal : Demolish existing rear conservatory and erect a two storey rear extension
Location : 25 Yewtree Close Chorley PR7 3TA
Applicant: Mr D Beirne 25 Yewtree Close Chorley PR7 3TA

Plan Ref 07/00155/FUL **Date Received** 13.02.2007 **Decision** Permit Full Planning Permission

Ward: Wheelton And Withnell **Date Decided** 10.04.2007

Proposal : Single storey front extension and a dormer to the front
Location : Ashmere The Close Withnell Chorley Lancashire
Applicant: Mr & Mrs Cross Ashmere The Close Withnell Chorley Lancashire PR6 8AZ

Plan Ref 07/00156/COU **Date Received** 12.02.2007 **Decision** Permit Full Planning Permission

Ward: Eccleston And Mawdesley **Date Decided** 10.04.2007

Proposal : Change of use to hot food takeaway (Class A5),
Location : 2 Lawrence Lane Eccleston Chorley PR7 5SJ
Applicant: Mr A Rashid 47 Osborne Street Oldham OL9 6QE

Plan Ref 07/00165/TEL **Date Received** 19.02.2007 **Decision** Prior Notification for Telecom - Refusal

Ward: Euxton South **Date Decided** 30.03.2007

Proposal : Prior notification of siting of 15 metre high telecommunications mast accommodating 3no. antennas, 1no dish and radio equipment cabin.

Location : Land 100m South Of BWFC Training Ground Building Euxton Lane Euxton Lancashire

Applicant: Hutchinson 3G (UK) Ltd C/o Agent

Plan Ref 07/00169/FUL **Date Received** 15.02.2007 **Decision** Permit Full Planning Permission

Ward: Astley And Buckshaw **Date Decided** 10.04.2007

Proposal : First floor side extension

Location : 17 Edgefield Astley Village Chorley PR7 1XH

Applicant: Mr And Mrs Whittaker 17 Edgefield Astley Village Chorley PR7 1XH

Plan Ref 07/00182/FUL **Date Received** 21.02.2007 **Decision** Permit Full Planning Permission

Ward: Euxton South **Date Decided** 30.03.2007

Proposal : Two storey side extension.

Location : 57 Church Walk Euxton Chorley PR7 6HL

Applicant: Mr And Mrs McCann 57 Church Walk Euxton Chorley PR7 6HL

Plan Ref 07/00184/FUL **Date Received** 22.02.2007 **Decision** Application Withdrawn

Ward: Chorley North West **Date Decided** 10.04.2007

Proposal : Formation of external covered drinking area with surrounding fence,

Location : Gillibrand Arms Collingwood Road Chorley PR7 2PT

Applicant: Daniel Thwaites Brewery Plc PO Box 50 Star Brewery Syke Street Blackburn

Plan Ref 07/00192/FUL **Date Received** 23.02.2007 **Decision** Application Withdrawn

Ward: Wheelton And Withnell **Date Decided** 10.04.2007

Proposal : Formation of external covered drinking area at front,

Location : Golden Lion Hotel 369 Blackburn Road Higher Wheelton Wheelton Chorley

Applicant: Daniel Thwaites Brewery Plc PO Box 50 Star Brewery Syke Street Blackburn

Plan Ref 07/00204/FULMAJ **Date Received** 22.02.2007 **Decision** Application
Withdrawn
Ward: Chorley North **Date Decided** 30.03.2007
West

Proposal : Proposed retail and office block, car park for offices, landscape area, new access road and pedestrian route.
Location : 98 - 102 Market Street Chorley PR7 2SL
Applicant: Mike Ball Avaleen Ltd 2nd Floor King Street Buildings 1-3 Ridgefield Manchester M2 6EG

Plan Ref 07/00244/FULMAJ **Date Received** 28.02.2007 **Decision** Permit Full
Planning
Permission
Ward: Astley And **Date Decided** 10.04.2007
Buckshaw

Proposal : Construction of 30 no. houses and 28 no. apartments with associated parking.
Location : Parcel 7 Land 30m South Of 60 Main Street Buckshaw Village Euxton
Applicant: Barratt Manchester Worrall House 683 Chester Road Manchester M16 0QS

This page is intentionally left blank