
Chief Executive's Office

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Date: 16 May 2006

Chief Executive: Donna Hall

Chorley
Borough Council

Town Hall
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PR7 1DP

Dear Councillor

Site Inspection Sub-Committee - Monday, 22nd May 2006

You are invited to attend a meeting of the Site Inspection Sub-Committee to be held on Monday, 22nd May 2006 for which an agenda is set out below.

The Sub-Committee is requested to meet at the first of the three sites to be visited, at The Church of The Blessed Virgin Mary, Towngate, Eccleston at 4.00pm. **Members requiring transport should assemble in the reception office at the Union Street Offices no later than 3.30pm.** Members are also requested to wear suitable footwear.

The Councillor's representing Eccleston and Mawdesley Ward are invited to attend the first site at 4.00pm and the second site at approximately 4.30pm, the Councillors representing Coppull Ward are invited to attend the third site at approximately 5.15pm.

Please be aware that the suggested times tabled for the visits are approximate and may vary. It may not be possible to adhere strictly to the times stated.

AGENDA

1. **Apologies for absence**
2. **Declarations of Any Interests**

Members of the Sub-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.

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

To confirm as a correct record the minutes of the meeting of the Site Inspection Sub-Committee held on 10 January 2006 (Enclosed).

4. **Planning Application 06/00099/FUL (Pages 3 - 16)**

To visit and inspect the site deferred planning application for the demolition of existing outdoor store/toilets and erection of Sunday school/meeting rooms/kitchen and toilet facilities at the Church Of The Blessed Virgin Mary, Towngate, Eccleston and to make recommendation on the determination of the application to the Development Control

Continued....

Committee.

The application was deferred at the last two Development Control Committee meetings on 27 March and 25 April 2006. A copy of the report of the Director of Development and Regeneration including the representations that were included on the addendum of these two committees and other comments that have since been received is attached for information.

The three respective Ward Councillors who are not Members of the Site Inspection Sub-Committee are also invited to attend the Site Inspection and participate in the discussion.

5. **Planning Application 06/00210/COU (Pages 17 - 22)**

To visit and inspect the site of the deferred planning application for the change of use of existing shop (A1) to (A3)(Restaurants, snack bars and cafes) situated at no. 2 Lawrence Lane, Ecclestone, towards its junction with The Green and to make recommendation on the determination of the application to the Development Control Committee.

A copy of the report of the Director of Development and Regeneration on the planning application which, was submitted on 25 April 2006 at Development Control Committee, is attached for information.

The three respective Ward Councillors who are not Members of the Site Inspection Sub-Committee are also invited to attend the site inspection and participate in the discussion.

6. **Planning Application 06/00252/FUL (Pages 23 - 30)**

To visit and inspect the site of deferred planning application for the extension of existing premises and erection of new building at Rema Tip Top UK Ltd, Mill Lane, Coppull and to make a recommendation on the determination of the application to the Development Control Committee.

A copy of the report of the Director of Development and Regeneration on the planning application which, was submitted on 25 April 2006 to the Development Control Committee, is attached for information.

The three respective Ward Councillors who are not Members of the Site Inspection Sub-Committee are also invited to attend the site inspection and participate in the discussion.

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

Yours sincerely



Chief Executive

Distribution

1. Agenda and reports to all Members of the Site Inspection Sub-Committee (Councillor H Heaton (Chair), Councillor D Dickinson (Vice-Chair), Councillors T Bedford, D Gee, Miss J Molyneaux and R Snape) for attendance.
2. Agenda and reports to Jane Meek (Director of Development and Regeneration), Rosaleen Brown (Senior Solicitor), Wendy Gudger (Development Control Manager) and Dianne Scambler (Democratic Services Officer) for attendance.
3. Agenda and reports to Ward representatives, Coppull (Councillors Ball, Birchall and Walsh)) Eccleston and Mawdesley (Councillors Caunce, Culshaw and K Iddon) 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 آپ کی اپنی زبان میں بھی کیا جاسکتا ہے۔ یہ خدمت استعمال کرنے کیلئے براہ مہربانی اس نمبر پر ٹیلیفون

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Site Inspection Sub-Committee**Tuesday, 10 January 2006**

Present: Councillor A Lowe (Chair), Councillor R Parr (Vice-Chair) and Councillors K Ball, T Bedford, F Culshaw, D Dickinson and Miss I Iddon

Also in attendance: Councillor Mrs S Walsh (Ward Representative)

06.SI.12 APOLOGIES FOR ABSENCE

Apologies for absence were received by Councillors Heaton (Committee Member) and Birchall (Ward representative).

06.SI.13 DECLARATIONS OF ANY INTERESTS

No declarations of interests were declared.

06.SI.14 MINUTES

RESOLVED – That the minutes of the Site Inspection Sub-Committee held on 16 November 2005 be confirmed as a correct record and signed by the Chair.

06.SI.15 PLANNING APPLICATION 05/01058/FUL

The Sub-Committee visited and inspected the location of the planning application that had been deferred by the Development Control Committee. The application sought to erect a single storey rear extension to incorporate an extension to the kitchen at the Thyme and Plaice, 37, Wigan Lane, Coppull.

The Development Control Manager pointed out the two main areas of concern. The property was located within the Green Belt and as no special circumstances had been put forward the application was contrary to Policy DC1 and PPG2.

The property was also attached to a row of residential properties and the impact on the occupiers was a consideration. The property had a higher roof height than the attached residential property, number 35, and was set at an elevated position. Therefore the previous rear extension has been and the proposed rear extension would be set at a higher level than the attached properties.

There was the possibility of extending out 1 metre the other way but this would present access problems to the side of the property.

The application was viewed from the rear of the property and the Sub-Committee viewed the existing kitchen area. The Sub-Committee appreciated the need for a larger kitchen facility, but the Chair reminded Members needed to bear in mind appropriate planning policies when making decisions.

Some Members expressed the view that the Authority should be encouraging the development of rural businesses and the views of the Ward Councillors were considered.

It was the consensus view that the proposal would have no detrimental effect on either the Green Belt or the neighbouring residents amenities.

RESOLVED – That the Development Control Committee grant planning permission for planning application 05/01058/FUL, 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. All external facing materials shall match in colour, form and texture on the existing building.

Reason: In the interests of visual amenity of the area in general and the existing building in particular and in accordance with Policy Nos. GN5 of the Adopted Chorley Borough Local Plan Review.

Chair

Item	06/00099/FUL	Permit Full Planning Permission
Case Officer	Miss Caron Taylor	
Ward	Eccleston And Mawdesley	
Proposal	Demolition of existing outdoor store/toilets and erection of Sunday school/meeting rooms/kitchen and toilet facilities.	
Location	Church Of The Blessed Virgin Mary Towngate Eccleston Lancashire	
Applicant	Blackburn Diocese Property Board	
Proposal:	<p>This application was deferred at the last two Development Control Committee meetings on 27th March and 25th April. This report now includes the representations that were included on the addendum of these two committees and any other comments that have since been received.</p> <p>The application is for the demolition of existing outdoor store/toilets and the erection of a Sunday school/meeting rooms/kitchen and toilet facilities.</p>	
Background:	<p>The Church of the Blessed Virgin Mary is Grade II*, placing it among the cream of listed buildings nationally. The sizeable graveyard provides a green setting for this mellow red sandstone building and gives views onto the open countryside of the Green Belt. The existing outbuilding stands on the edge of the graveyard, hidden behind a substantial red sandstone wall and, although prominent from the adjoining fields, its impact on the countryside is also muted because the south facing elevation is blind.</p> <p>The existing building housing toilets and a store is of no great merit and no objection is raised to its demolition.</p>	
Planning History:	<p>The only planning history relevant to the application is two previous applications that were withdrawn. These were also for meeting rooms and associated accommodation:</p> <ul style="list-style-type: none"> <input type="checkbox"/> 04/00006/FUL <input type="checkbox"/> 04/01467/FUL 	
Planning Policy:	<p>HT3: The Setting of Listed Buildings GN5: Building Design and Retaining Existing Landscape Features and Natural Habitats PS2: Provision, Improvement and Protection of Community Centres and Village Halls DC1: Development in the Green Belt HT12: Sites of Regional and Archaeological Importance</p>	
Applicants Case:	<p>Information accompanying the application states that the church are desperate to construct the modest facilities they are applying for on the site of their existing outdoor store and toilets. A meeting has been held in the church of all the potential user groups and the church was full of people looking forward to the community benefits that the building will provide.</p>	

A building is required within close proximity to the church, to provide facilities for Sunday school, toilet facilities, meetings, refreshments etc. The Church did have a Church Hall site on Lawrence Lane in Eccleston, but it was remote from the church and therefore unsuitable for use in conjunction with Church services.

Unfortunately, the Church finances are very limited; the only assets they possessed was the church hall site. This site has been declining over many years, due to lack of support and was in a dangerous condition. The Church, in the first instance, sought help from the Council to buy the site at a reasonable price, in order to raise sufficient funds to finance the building of the facilities adjacent to the church. After many meetings, the Council finally offered the Church a nominal amount, based on amenity land values. Such a small offer fell well short of covering the cost of the proposed works and the Church was left with no alternative but to offer the site for sale on the open market.

Because the church hall site was blighted by two planning policies, one relating to open space and the other relating to the church hall site also being designated as the village hall site, this meant that all the site had to be offered for sale in order to raise sufficient funds to progress the community works at church. The site has now been sold and the Church now has sufficient funds to construct the building now being considered for planning approval.

The proposals are supported by the Diocesan Advisory Committee (DAC) and will obtain a faculty approval, should planning permission be granted.

The Church has sought to make sure the proposals are modest and in keeping with its setting in the Green Belt within the grounds of a listed building. The proposals replace an existing outdoor store and toilet building, although the footprint of the new building is slightly larger than the original building. No trees are to be felled or graves disturbed as a result of the proposed development.

Additional Information

Father Templeton has provided the following information on the proposals:

He understands representations have been received concerned about disturbance to the memorial garden or the area of the churchyard reserved for the internment of cremated remains. He assures Committee that the proposed works will not entail any disturbance whatsoever to this area. Extensive repair work to the church itself has taken place recently, which was accomplished without any disturbance to the memorial garden and this will also be the case with the proposed building.

It would be wrong to suggest that persons using the new building may cause disturbances in the area. At present they do have, on occasion, people with alcohol abuse problems using areas within the churchyard for excessive drinking, but a greater footfall within the churchyard area would, he believes, lessen these problems rather than increase them. Should any problems arise with future users of the new building they could be advised that their behaviour is unacceptable. There are many other buildings in

Eccleston already capable of accommodating events such as a 21st birthday party.

Father Templeton has also provided a list of church groups, which would use the new facilities. At present these groups are:

1. Sunday school: a thriving, growing group, presently numbering at 30 children meeting weekly, presently accommodated at St Mary's School, over a mile from the church.
2. St Mary's Choir: presently they have to share accommodation in church with bell ringers, which has been unsatisfactory for many years.
3. St Mary's Mothers' Union: some 40 members who also meet at St Mary's School at present.
4. The Christian Men's Fellowship: presently they meet outside Eccleston.
5. Confirmation classes: presently held in the main church building, which is unsuitable for doing class-work.
6. Visiting classes of schoolchildren from St Mary's School and (occasionally) Eccleston Primary School, who have to eat their lunch outdoors and balance writing-books on their knees, but could have safe, warm and dry facilities in the new building.
7. There are other groups who occasionally visit the church, such as bell-ringing outings, organists' visits, visiting choirs, and concerts run under the aegis of 'Spot on Rural Touring'. All these people would be likely to use the new building for gatherings. At present they are confined to the church itself and have to use the small vestry for changing, refreshments etc.
8. It is hoped to use the new building to provide refreshments for visitors in the summer time. This would enhance the profile of St Mary's and also, he would submit, encourage visitors to Eccleston in general.
9. The churchyard is well maintained by a group of volunteers who spend many hours cutting the grass and performing other tasks. They too would benefit from having better facilities where they could take a break from their hard work.

Father Templeton would also draw Councillors attention to the large number of 'Occasional Offices' held in church - about 30 baptisms, 25 funerals and 8 weddings per year. The total attendance at these is approximately 4000 per annum and it is hoped that some of these parties may use the new facilities. At present even the limited toilet facilities for those who attend are unsatisfactory and not compliant with the Disability Discrimination Act (DDA) and some building work would be necessary in any case to provide facilities needed under the DDA.

In addition to all this 'Church' use, the new building would be available for hire by any groups who wish to do so; one condition of this would obviously be that users would have to respect the surrounding churchyard. He notes that one person has raised the matter of funding of the new building, but funding for it is already in place.

He sums up that the new building will serve well the growing needs of St Mary's Church, both with regard to the regular congregation and to those who visit the church to mark 'life-

events' or for educational purposes. It will also be one more meeting place available to the wider community and its creation will enhance the churchyard, not detract from it, as it will replace a rather unsightly building.

The agent has provided an additional plan showing the proposed building in relation to the position of the nearest marked graves.

Consultations:

Society for the Protection on Ancient Buildings

The Society for the Protection on Ancient Buildings (SPAB) state that they believe the design of the proposals is very poor indeed. The new facility site within the curtilage of a Grade II* listed church and should aspire to enhance the setting of the church and echo the quality of the existing building. The current design is of little architectural merit and they are disappointed that the architects have not taken the opportunity to create a new building of a much higher standard.

Whilst they note the inclusion of a small window in order to provide a token amount of natural light into the lobby they still suggest that the design does nothing to lift the spirit and foster any sense of place. It seems that the long narrow corridor marked 'entrance' on the plan has been retained in the current design. They therefore have to state their view that surely one would rather enter directly into a lobby space rather than having to negotiate three doors to reach one of the meeting rooms. Doing away with the entrance corridor would also allow more daylight into the lobby space.

In conclusion they believe that the application is a lost opportunity. The potential to create an interesting and exciting building on this site has not been taken up. They would therefore recommend that the applicant reconsider the design of this new facility and perhaps think about a simpler, more modern structure which might better reflect the contemporary needs of the church community.

Comments of Chorley Conservation Officer

The existing building housing toilets and a store is of no great merit and no objection is raised to its demolition. The proposed building would feature more prominently in the setting of the listed building because it would be sited nearer to the church (the front wall some 13-15m away, compared with the front wall of the present building at 17m+ away), the existing screen wall would be demolished and a significant number of trees have recently been felled. The proposed building would be almost three times larger than the existing building in terms of footprint. Having said this, the position and general scale of the proposed building might, in principle, be bearable subject to the quality of the design.

Following much discussion, the principle issues of contention have now been addressed by:

- Introduction of a more steeply pitched roof (note: people should be made aware that this does make the overall building quite tall because it is on a larger footprint);
- Deletion of quoins and use of natural stone to match the church throughout
- Dry, pointed verges
- Simply designed and recessed windows and doors

It has to be said that:

- The siting of a clear glazed kitchen window in the north elevation facing the church is still somewhat unfortunate and;
- The Conservation Officer still has reservations about the impact of the line of windows in the south elevation on the character of the adjoining countryside, given the proximity of this wall to the site boundary, though provision of a new hedgerow could soften the impact in time. If the elevational treatment is thought acceptable, it is suggested that the provision of hedging and other landscaping should be conditioned.

Subject to conditions they raise no further objection to the proposals.

Lancashire County Council Archaeology

Lancashire County Council archaeologist states that the church has been in existence since the 14th century, suggesting that the surrounding churchyard is likely to have had a similar date of origin and a long history of usage as a burial place. The possibility exists therefore that the area as the proposed extension to the existing building may contain burials, which could be disturbed or damaged by the construction of the extension.

As the area has area has suffered some disturbance as a result of the construction of the existing store building, is relatively small scale and is towards the edge of the churchyard, they do not propose to recommend a pre-determination evaluation, but they would recommend that the excavations for the foundations and any new services required for the larger building should be carried out under an archaeological watching brief, with provision made for any excavation deemed necessary if significant deposits (such as burials) are located during the excavations.

The county archaeologist therefore recommends a condition that will be placed on any permission.

Eccleston Parish Council

The Parish Council state that whilst they have no objection to the application in principle, they are extremely concerned at the effect on the memorial garden situated in close proximity to the existing buildings. They request that a planning condition be applied to protect the memorial garden.

Representations: Four third party representations have been received:

One representation from a member of Eccleston Village Hall Trust states that The Lancashire Evening Post's article reported that the relationship between the Parochial Church Council and the community of Eccleston was amenable and that they were happy with the Church's proposed development. However, this is not the case and the information in the planning application is not, in their opinion, entirely true. The meeting referred to in their planning application did not happen as they indicated. A hand full of people from the church were invited to a meeting with the architects to discuss the proposals, however this did not include the community at large and the potential user groups that they describe are in fact

only themselves, the Church. The objector is of the opinion that the Local Planning Authority is being misled to believe that the development is for the community of Ecclestone when it is in fact only for Church use.

In the interest of the village and the fact that the Church is a Grade II* listed building on consecrated ground in green belt land they are of the opinion that the application should be deferred until greater clarity is sought about not only the impact on the community at large, but the impact on the Church building and Church grounds, including the landscape, graves, foliage, trees and the proposed access that would be used by any machinery, as vehicular access is very limited and also ensure that any materials that the development proposes will be used are sympathetic to the original Church construction and won't detract from the beautiful building.

A second representation has been received from a parishioner of Ecclestone who is also the chair of Ecclestone Village Hall Trust. They make the following comments:

They also express their concern over the article in the Lancashire Evening Post and believe it to be misleading as the meeting that was held at the church was not for potential user's of the facility but for church groups only. No one else from Ecclestone who could be a potential user was invited including Ecclestone Village Hall Trust. The church was not full as reported in the paper but 20 or so members of Church groups were present, to discuss minor aspects with the architect.

They have also been told that the hall is for Church users only. They state the proposals are much larger than the first plans that was sent in and they are concerned they will encroach on people's resting places (graves). In addition if the facilities are used for other functions and people have too much to drink they will end up in the churchyard. The site is in the Green Belt so is inappropriate development and totally unsuitable for a village room.

They are also concerned about the cost of the proposals, as if the money being used is from the sale of the old hall, which totalled £275,000, it would not be enough to build the new facility and this money should belong to the village as a whole not just the Church. If this development goes ahead the village will not be united but be divided further specifically because of how it will be run.

A third person has no objection to a room for Sunday school but strongly objects to meeting rooms as they had a site in the heart of the village that they let fall into disrepair. They are concerned this will happen to the proposed facilities.

A further letter of objection has been received from a member of St Marys Parish Parochial Church Council. They object on the grounds that it is not forward looking and divides the Parish of St Mary's. They would like the money raised from the sale of the Church Hall to enhance the Youth and Community Centre in Drapers Avenue providing it had a room put aside for the practice of Religion.

The agent acting for the Church has responded to these comments as follows:

The recent meeting held at church was an opportunity for potential user groups to have an input into the internal design of the building, particularly with regard to storage space, fixtures and fitting etc. The meeting had been advertised in the church bulletin and was well attended.

There is of course no distinction between church groups and community groups as church people are members of the community and vice versa. Many of the people who attended the meeting ran groups that served both church and community. It is cause for concern when a distinction is made between church groups and the wider community.

As previously stated the money raised from the sale of the Church Hall will fully fund this new facility. The building plan is not much larger than the original drawings, some minor modifications have been made to assist disabled access.

During the four year consultation process with the Planning Authorities, great care has been taken to ensure no graves will be disturbed and respect for its setting is maintained. They are obviously aware that the proposed building is in the Green Belt next to a listed building, that is why the consultation period has taken so long, because of all the various groups that have to be consulted. St Mary's is the only church in Ecclestone not to have its own church/community facilities, surely it is not unreasonable to ask for permission to build such modest facilities close to the church where they will be used.

A letter of support has been received from a parishioner. They state the church forms an integral part of the village community and the current toilet facilities are sub-standard. There is nowhere within approximately $\frac{3}{4}$ mile for the Sunday school or other organisations connected with the church to meet. Coffee after services has to be served in the church where there are no proper facilities and which is firstly a consecrated building. The proposed building will provide much needed facilities for not only parishioners but also shelter and toilet facilities for example, for mourners attending funerals. The works will be carried out under the supervision of a qualified architect by a main contractor approved by the Diocese, both of whom have considerable experience in work of this nature on sensitive sites. No graves will be disturbed. The hall will be constructed of stone to match the church and the entrance door will not be visible from the church itself, whilst providing much needed access for the disabled. There are no flagstones adjacent to the current building so they will not be disturbed. They believe the proposals will be a splendid development and an invaluable resource for the church.

The Ramblers Association states that footpath number 7 is near the proposed development although the plans do not indicate the line of the footpath.

Assessment:

Design

The materials of the proposed building will be natural red sandstone to all external walls to match the existing listed church with natural blue/grey roof tiles. The windows will be aluminium, black powder coated to ensure the glazing bars are thin and all

external doors will be oak framed, vertically timber boarded. All windows and doors will be deep recessed.

It is noted that SPAB object to the design of the proposals and suggest a more modern, contemporary building.

However, the Church of the Blessed Virgin Mary is a traditional churchyard. Although the comments of SPAB have been noted it is not considered that a very modern design would be appropriate to either the Church or the village of Ecclestone. The design that is proposed draws upon the design and materials of the church in a simplified form without upstaging the Church.

The proposals include the planting of a new hawthorn hedge on the southern edge of the churchyard on its boundary with open countryside. This will soften the impact of the building when viewed from outside the site. A new yew hedge is proposed to provide screening between the memorial garden and the building. There are two windows in the east elevation of the building, however as they serve toilets they will be obscure glazed. The only other opening in the elevation facing the memorial garden is an emergency exit.

Amenities

The nearest property is Hilton House, however it is not considered that the proposals will have an unacceptable impact on this property due to its distance from the proposals.

Highways

The church has a car park on the opposite side of Towngate. The route of the public footpath will be unaffected.

Green Belt

The site lies within the Green Belt where there is a presumption against inappropriate development. The proposal does not fall within one of the appropriate uses identified in the Local Plan or PPG2. It is therefore inappropriate development in the Green Belt and there must be very special circumstances that outweigh the policy presumptions against it, if it is to be permitted. The application has been advertised as a departure from the development plan in line with the requirements.

Although generally a building in this location is contrary to Green Belt policy, the issues surrounding this application are not straightforward. There is already a building on the site where the new one is proposed providing storage and toilet facilities. Although the building now proposed is larger, the existing building is surrounded by a stone wall approximately 2m in height (although this varies in height due to the surrounding land). This wall screens the entrance to the toilets but does increase the impact of the building beyond just its footprint area.

The applicant has laid out the arguments why the Church sold the former church hall site on Lawrence Lane and the new building is therefore needed. The old site was remote from the church and the facilities now proposed would be used in conjunction with church services, for example for the serving of refreshments, so needs to be in the location proposed. Therefore, whilst it must be stressed that the arguments for and against the application are finely balanced, it is considered that special circumstances exist to

justify permitting it.

Memorial Garden

The positions of the windows of the proposed building have been altered from a previously withdrawn application. The only openings in the west elevation of the proposed building are two obscure glazed windows serving toilets and an emergency exit. These will be screened from the memorial garden by the planting of a new yew hedge.

The agent states that the works will not involve any physical disturbance to the memorial garden. The existing septic tank will be replaced with a more environmentally friendly biodisc in the same location. There is no requirement for it to use a land drainage system as with the existing septic tank. It can therefore discharge directly into the adjacent watercourse, which will actually minimise its impact on the graveyard, compared with the present system. The size, location and colour of the biodisc tank will be conditioned for approval, as part of it does sit at ground level.

Whilst it is appreciated that there may be some disturbance in terms of noise to the memorial garden during the construction works, the issue of privacy to the memorial garden is an issue for the Church, it is not something that the Local Authority can control through the planning process. However, a note will be placed on any permission stating that the works are close to the memorial garden and it is recommended that a privacy screen be erected during construction, although ultimately this is up to the Church.

A Tree Preservation Order has been placed on trees around the churchyard as part of the application process.

Provision of Community Centres and Village Halls

Policy PS2 covers the provision, improvement and protection of community centres, village halls and similar such facilities such as church halls. These provide useful facilities for a range of activities.

It is considered that the proposals comply with this policy as the building will be used in conjunction with Church services and although outside the settlement of Ecclestone is next to the existing church and will utilise its car park.

Conclusion:

As has been stated this is a very finely balanced application. The site is within the Green Belt and is generally considered inappropriate development. However, the proposals are to provide a new, more beneficial community facility in a location close to the church, which wouldn't have been achievable on the original site. The previous hall was divorced from the church and on balance it is considered that there are special circumstances to justify the granting of planning permission in this instance. The facility will be contained within the existing grounds of the church and although larger, on the site of a toilet and store. New native planting is proposed breaking up views of it from the open countryside and the memorial garden.

The application is recommended for approval as per the previous recommendation.

**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 full details of the colour, form and texture of all external materials to the proposed building, including mortar mix and the type, coursing and jointing of the natural stone to be used in the construction of the external faces of the building (notwithstanding any detail shown on 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 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 HT3 of the Adopted Chorley Borough Local Plan Review.

3. No development shall take place until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.

Reason: The site is of archaeological importance because of its location in the churchyard of a medieval church and in accordance with Policy No. HT12 of the Adopted Chorley Borough Local Plan Review.

4. Notwithstanding any details shown on previously submitted plan(s) and specification, no fascias or bargeboards are to be used on the approved building.

Reason: In the interests of the character and appearance of the building and in accordance with Policy Nos. GN5 and HT3 of the Adopted Chorley Borough Local Plan Review.

5. Notwithstanding the provision of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order, with or without modification), no windows other than those expressly authorised by this permission, or as subsequently agreed in writing by the Local Planning Authority, shall be inserted or constructed at any time in the west elevation of the building hereby permitted.

Reason: To ensure privacy to the memorial garden situated to the west of the building and in accordance with policy No. GN5 of the Adopted Chorley Borough Local Plan Review.

6. All windows in the buildings west elevation shall be fitted with obscure glass and obscure glazing shall be retained at all times thereafter.

Reason: IN the interests of the privacy of the memorial garden to the west of the building and in accordance with Policy No. GN5 of the Adopted Chorley Borough Local Plan Review.

7. No development shall take place until a scheme of landscaping for the proposed hedging has been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail which may have been previously submitted. The scheme shall indicate the size, species, stature, distribution and location of the proposed hedges shown on plan no. 1630-13-SLP1. All planting comprised in the approved details of landscaping shall be carried out in the first planting season following the occupation or completion of the building, whichever is sooner and the hedgerows thereafter retained, unless otherwise agreed in writing with the Local Planning Authority.

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.

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. The building shall not be occupied until the works for foul water drainage/disposal have been completed in accordance with the approved details.

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

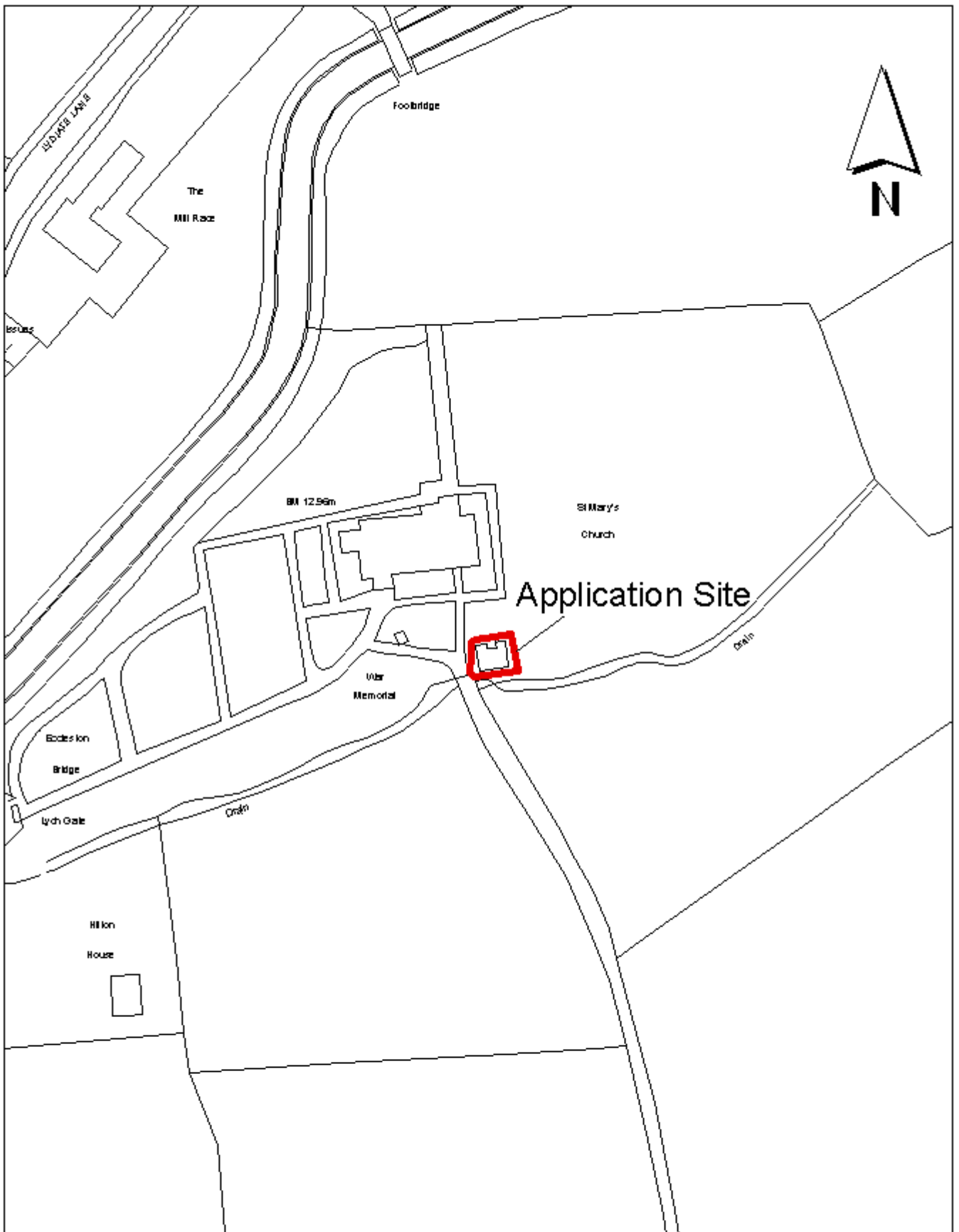
9. Before the development commences, full details of the treatment of all the proposed windows and doors shall have been submitted to and been approved in writing by the Local Planning Authority. The submitted details shall include the proposed method of construction, the materials to be used, fixing details (including cross sections) and their external finish including any surrounds, cills or lintels.

Reason : In the interests of the character and appearance of the building and in accordance with Policy No. HT3 of the Adopted Chorley Borough Local Plan Review.

10. Before the development commences, full details of the proposed rainwater goods, including the eaves detail, to be used on the building shall have been submitted to and been approved in writing by the Local Planning Authority.

Reason : In the interests of the character and appearance of the building and in accordance with Policy No. HT3 of the Adopted Chorley Borough Local Plan Review.

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Application Number:
06/00099/FUL

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N: 417845

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Agenda Item No.

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Item	06/00210/COU	Permit Full Planning Permission
Case Officer	Miss Caron Taylor	
Ward	Eccleston And Mawdesley	
Proposal	Change of use of existing shop (A1) to A3 (Restaurants, snack bars or cafes)	
Location	Nevins Ltd 2 Lawrence Lane Eccleston LancashirePR7 5SJ	
Applicant	United Estates Services Ltd	

Proposal: This application was deferred for a site visit at the April Development Control Committee. The application is for a change of use from Class A1 (shops) to Class (A3), which since April 2005 covers restaurants, snack bars and cafes. The applicants have not specified which of these uses they propose to use the building for.

Background: The application property is situated at no. 2 Lawrence Lane, Eccleston, towards its junction with The Green. The premises are currently standing empty but were last used as a Co-op Late Shop (Use Class A1). The site is opposite the old Church Hall (now empty) and has a garage to the rear. To the northeast is a furniture shop and to the southwest are the rear gardens of the properties on The Green.

Planning History: There have been a number of planning applications at the site:
 01/00564/FUL Installation of cash machine to front (Co-Op). Permitted
 01/00565/ADV Erection of internally illuminated projecting sign to front (Co-Op). Permitted.
 02/00194/FUL Erection of 1.0m diameter satellite antenna on wall mount (retrospective), (Co-Op). Permitted.
 95/00521/FUL Erection of 1.2 metre satellite dish to side (Co-Op). Permitted.
 87/695/FUL Alterations to shop front (Nevins Supermarket). Permitted
 78/1120/FUL Erection of illuminated sign (Nevins supermarket). Permitted
 4951 (1965) Change of use from cinema to car showroom (including extensions). Permitted.

Planning Policy: GN3: Development in Eccleston
 EP20: Noise
 EP21: Air Pollution
 SP8: Small Scale Retail Developments
 TR4: Highway Development Control Criteria

Consultations: **Lancashire County Council Highways:** State that with the extant permission for the premises and previous use as a local convenience store (open until late at night), it would be difficult to substantiate any highway objection at appeal. In these circumstances they have no objection to the proposed development.

Head of Environmental Services: Having consideration to the proposed use of the premises and its location, I feel that it is likely that cooking odours and noise from extraction equipment and the general activities of the business could be noticeable to residents nearby, as the premises in question are situated in a residential area.

Representations: Five letter of representation have been received as a result of neighbour consultation. Their concerns can be summarise as:

- Although it would improve the surroundings for at least one derelict building there are concerns regarding parking
- Customers may block the access to the rear of the terraced properties, which is almost opposite the application property
- It will increase congestion in the area
- The number of parking spaces is insufficient and will result in vehicles parking in front of residential properties. The previous shop utilised the village hall car park
- It will result in odours to surrounding properties, litter and vermin
- It will result in noise and disturbance to residents during the evening and night
- Further traffic could increase the likelihood of accidents at the junction of Lawrence Lane and The Green
- There are already adequate eating establishments in the village
- A snack bar will be a meeting place for the unruly

Assessment:

The property was last used as a convenience store. Small retail developments outside designated shopping areas (which this site is), are covered by Policy SP8 of the Adopted Chorley Borough Local Plan Review. However, this policy does not seek to protect or prevent existing shops from changes of use so the proposals are not contrary to this policy.

Policy GN3 states a number of criteria that development in Eccleston will be restricted to. This includes the reuse of existing buildings and therefore the proposals comply with this policy.

Highways

The existing lawful use of the property is as a shop, and this is therefore a material consideration in deciding the application. The use of the premises for A1 goes back to the 1970s and therefore there are no opening hours restrictions on the premises. Prior to this the property had been used as a cinema and had permission to be used as a car showroom. The A1 use could be resumed without planning permission being required with unlimited opening hours.

In terms of parking, I agree with many comments made by the local residents. In terms of the Lancashire Parking Standards (which are set out as the maximum allowed, rather than the mimimum), an A1 use at the site would allow a maximum of 26 spaces, whereas an A3 would allow a maximum 46 spaces. The current property has an area of forecourt parking, which provides for approximately 6 cars. However, in terms of the likely amount of

traffic to be generated by the proposal, it is not considered that an A3 would result in a significant increase beyond that which could be expected to result from a resumption of the existing lawful A1 use at the site. Although residents state that the Co-Op late shop utilised the village hall parking area, which is now unavailable, the lawful use could still be resumed without it as there was no condition on the previous permission that this be provided. It was an informal arrangement between the two owners. In light of the existing use the Highways Authority have no objection to the proposal so it would be difficult to substantiate a refusal in terms of policy TR4.

Neighbour Amenity

The same issues surrounding the properties lawful use also arise in terms of neighbour amenity as the property currently has no hours restriction on it. Again, it is not considered that an A3 use would result in a significant increase beyond that which could be expected to result from a resumption of the existing lawful A1 use at the site. This is particularly the case bearing in mind its use as a convenience store that was open in the evenings. Therefore, the impact of the proposals would not be so significantly different in terms of policy EP20: Noise and EP21: Air Pollution to its lawful use.

Circular 11/95: The Use of Conditions in Planning Permission, states that conditions can enable many development proposals to proceed where it would otherwise have been necessary to refuse planning permission. In this case applying a condition requiring details of an extraction system to be provided and approved in writing before development is commenced would ensure that a satisfactory system was put in place to protect neighbours from unacceptable levels of noise and odours and ensure it is erected on an elevation of the building away from residential properties.

Conclusion:

While I accept the concerns of residents, the lawful use of the property must be given significant weight in deciding the application. As stated above, it is not considered that an A3 use would result in a significant increase in parking or neighbour amenity issues beyond that which could be expected to result from a resumption of the existing lawful A1 use at the site, to warrant refusal of the application. On that basis any refusal would be very difficult to substantiate at appeal on these grounds. Bearing that in mind the application is recommended for approval subject to the following conditions.

Recommendation: Permit Full Planning Permission Conditions

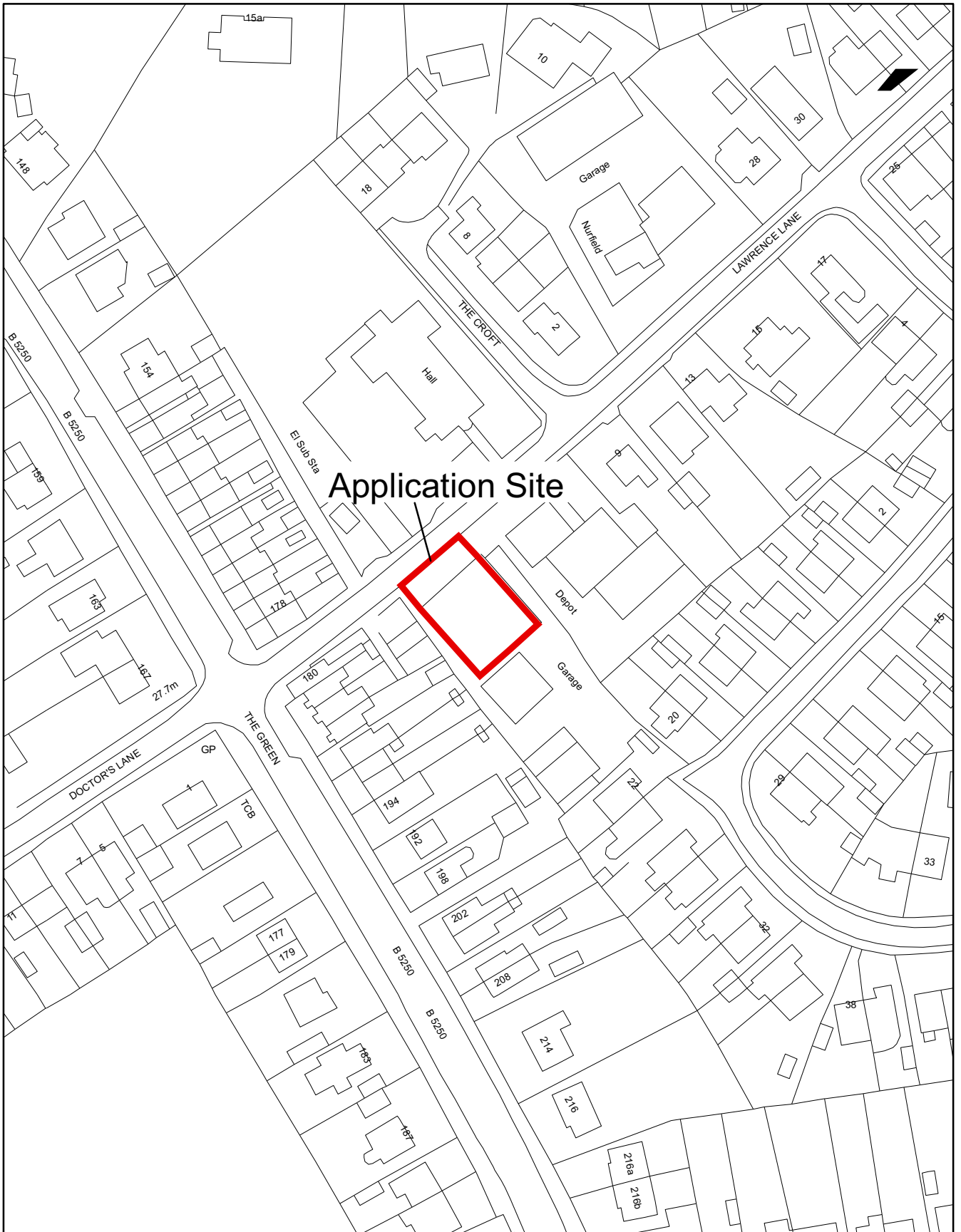
1. The use hereby permitted shall be restricted to the hours between 08.00 and 23.30.
Reason: To safeguard the amenities of local residents and in accordance with Policy No. EP20 and EP21 of the Adopted Chorley Borough Local Plan Review.
2. The proposed development must be begun not later than three years from the date of this permission.
Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.
3. Before any works to implement this permission are commenced full details of the fume extraction and filtration system to be installed at the premises (notwithstanding any such details previously

submitted) shall have been submitted to and approved in writing by the Local Planning Authority. The system shall be installed in accordance with the approved details prior to the commencement of the use of the premises hereby permitted and retained in operation at all times thereafter.

Reason: To safeguard the character and appearance of the area and amenities of local residents, in accordance with Policy GN1 of the Adopted Chorley Borough Local Plan Review.

4. Before any development hereby permitted is first commenced, full details of the marking out of the forecourt car park area shall have been submitted to and approved in writing by the Local Planning Authority. The car park and area shall be provided in accordance with the approved details prior to first occupation of the premises as hereby permitted. The car park area 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.



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Application Number:
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Agenda Item No.

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Item B. 6 06/00252/FUL Permit Full Planning Permission

Case Officer Mr David Stirzaker

Ward Coppull

Proposal Extension of existing premises and the erection of a new building

Location Rema Tip Top UK Ltd Mill Lane Coppull Chorley Lancashire

Applicant S Norris

Proposal This application relates to a site located to the north of the grade II listed Coppull Ring Mill, which is accessed from Mill Lane. The site is located within the settlement of Coppull and is home to Rema Top Top Uk Ltd, a company which provide specialist rubber lining services for industrial tanks and flow meters. The company is a specialist UK subsidiary of its parent company whose headquarters are in Germany.

The proposal comprises of an extension to an existing building and the provision of a new building both constructed from steel frames externally clad with plastisol coated metal sheeting. The extension is to be sited on the north end of the existing building and measures 17m wide by 18.9m deep by 4m to eaves and 5.4m to the ridge. The freestanding building measures 20m wide by 15m deep by 7.7m high.

Applicants Case The applicant has provided the following information in support of the application: -

- The company has been successful in securing an ongoing contract for the rubber lining of flowmeters from Siemens Flow Instruments based in Stonehouse, Gloucestershire.
- In the last four months the number of units being produced has filled the production area to capacity and as a consequence all of the goods cannot be housed undercover, which is actually a client requirement.
- The projected number of units that will need to be processed at the Coppull site will increase from 7000 to 10,000 per annum, which will account for 65-70% of turnover which has prompted company headquarters in Germany to sanction £200,000 for buildings to develop the Coppull site as the company's UK centre of excellence for corrosion protection.

With this expansion the company wants to achieve the following: -

- Provide sufficient covered area to house all components and equipment on the site.
- Improve the general appearance of the site and buildings with landscaping to reflect the international standing of the company.

- Comply with client requirements so that a long term contract can be secured and provide job security for up to 30 employees.
- Relocate the UK industrial sales team from Leeds to Coppull to make this centre of Industrial Operations.
- In achieving these aims there will be a benefit to the local community and businesses from the employment generated and the sourcing of goods and services locally where a competitive provider can be found.
- Impact on traffic will be negligible as current transport can cope with the unit increase and the sales team spend 90% of their time 'on the road' and the extra staff are already chosen and live close to the site.

The applicant is to submit amended plans as the freestanding building has been drawn incorrectly in that the height to eaves of the elevation facing the listed Mill should be 3.9m, not the 4.9m shown on the plans. The building is also to be moved a further metre from the boundary to enable landscaping.

Planning Policy	GN1 -	Main Settlements
	GN5 -	Building Design & Landscaping
	HT3 -	Setting of Listed Buildings
	EM2 -	Development Criteria for Industrial/Business Development
	TR4 -	Highway Development Control Criteria
	EP20 -	Noise

Planning History	03/00370/FUL - Extension to General Industrial Building (B2) and addition of three autoclaves, siting of portacabin and relocation of polytunnel, for storage purposes (permitted).
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Representations	Three letters objecting to the application have been received, the contents of which are summarised as follows: -
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- The site generates noise disturbance throughout the day as well as fumes.
- Large vehicles including cranes for unloading the tanks have to pass along Mill Street which is a very narrow residential street therefore resulting in danger to the public.
- Litter is a problem on the site and some litter including sacks is blown onto the railway line then into the housing estate.
- The extension will lead to light being blocked from the back of 30 Longfield Avenue.
- This type of industrial work is not suited to being in close proximity to a residential estate.

Consultations	The Head of Environmental Services has raised no objection to the principle of the application but recommended that a condition be imposed requiring all works to be undertaken inside the buildings with doors remaining closed at all times.
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The Ramblers Association has no objections to the proposal.

CBC (Highways) make no comment on the application.

Coppull Parish Council raise no objections but have expressed

concerns that local residents were concerned about additional traffic and noise, hence this should be taken into account.

LCC (Highways) consultation response has not yet been received and will accordingly be reported in the addendum.

The Councils Urban Designer & Conservation Officer has commented that whilst the freestanding building will impact upon the setting of the listed Mill, bringing the existing industrial use under cover will improve the amenity of the site and its impact on the listed Mill assuming a robust condition can be imposed which can be enforced if necessary. The reduction in the eaves height of the freestanding building to the elevation nearest the listed Mill combined with a landscaping scheme should minimise the impact.

Assessment

The proposed extension is to be sited on the north end of a building which itself is a recent extension approved in 2003 (ref no. 03/00370/FUL). The extension being proposed is of a lower overall height and it is expected materials will match the building to which it will adjoin. In terms of outward impact, the extension runs the same parallel distance from the site boundary as the existing building and views of it from the east will be limited by the existing tree coverage on either side of the railway line which runs along the eastern side of the site. The applicant has also agreed to landscape the boundaries of the site to mitigate to limit further outward impact to the north and west of the site.

The design of the freestanding building and the extension are typically utilitarian which is to be expected given the context of an industrial use. It is not therefore considered that the extension and freestanding building will result in harm to visual amenity and the character and appearance of the locality. It should also be noted that the nearest residential property to the extension is approx. 25m to the east on the other side of the railway line to the east whereby views are limited/broken up by the said trees lining the railway line.

An objection has also been raised citing a potential loss of light to 30 Longfield Avenue. However, the extension will be approx. 25m from the rear of this property and the intervening distance comprises of the tree lined railway line. Notwithstanding this, the overall height of the building at 6m is similar to that of a typical house hence it is not considered that the extension will lead to a detrimental loss of light for the occupiers of this property or those adjacent to it.

With reference to the objections citing noise and disturbance, the comments of the Head of Environmental Services have been put to the applicant who advises that to require the doors to be closed at all times is not practical due to the need to load and unload products mainly by forklift truck. However, as a compromise, the applicant has agreed to a condition requiring all works to be undertaken within the buildings. The objections regarding noise have been duly noted and hopefully the new building and extension will mean activities no longer takes place externally although if noise is found to be an ongoing problem, the matter is open to investigation and appropriate action if necessary by the Council's Environmental Health Officers under the requisite legislation.

The adjacent Coppull Mill is a Grade II listed building. The

Council's Urban Design & Conservation Officer has commented that whilst the freestanding building will impact upon the setting of the Mill, the benefit of bringing the industrial use under cover will improve the overall amenity and setting of the Mill. It is therefore considered the proposal accords with the objectives of Policy HT3.

Access to the site is from Mill Lane then via a road on the eastern side of Coppull Mill whilst parking is shared with the said Mill whereby sufficient provision is currently available. In terms of the impact of the proposals on traffic and highway safety and the objections citing this, the comments of LCC (Highways) have not yet been received hence they will be reported in the addendum.

Conclusion On the basis of the above, it is considered that this application meets with the objective of the requisite Local Plan Policies, particularly EM2, GN5 and HT3 hence it is recommended that planning permission be granted subject to the recommended conditions.

Recommendation: Permit Full Planning Permission Conditions

1. No development shall take place until a scheme of landscaping for the site boundaries has been submitted to and approved in writing by the Local Planning Authority. The scheme shall indicate all existing trees and hedgerows along the boundaries; 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 and their distribution along the site boundaries, those areas to be hard surfaced; and detail any changes of ground level or landform associated with the provision of the boundary landscaping.

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.

2. All planting comprised in the approved details of boundary landscaping shall be carried out in the first planting season 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 10 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 Nos. GN5 and HT3 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 No. GN5 of the Adopted Chorley Borough Local Plan Review.

4. The tank and polytunnel frame structure currently sited adjacent to the western boundary shall be permanently removed from the site within one year of the date of the permission hereby granted.

Reason: In the interests of the visual amenities of the site and in accordance with Policy Nos. GN5, HT3 and EM3 of the Adopted Chorley Borough Local Plan Review.

5. There shall be no outside storage of products, raw materials, waste materials and associated equipment on any part of the site. All storage of such products and materials shall only take place inside the existing buildings and those approved by the permission hereby granted.

Reasons: In the interests of the visual amenities of the site and locality and in accordance with Policy Nos. GN5, HT3 and EM2 of the Adopted Chorley Borough Local Plan Review.

6. All working activities shall at all times be carried out only within the existing buildings and those approved by the permission hereby granted. There shall be no working activities undertaken outside of these buildings on any part of the site apart.

Reason: To safeguard residential amenity and in accordance with Policy No. EP20 of the Adopted Chorley Borough Local Plan Review.

7. 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.

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Application Number:
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