

Development Control Committee

Agenda and Reports

For consideration on

Tuesday, 22nd May 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: 11 May 2007

Chief Executive: Donna Hall

Chorley
Council

Town Hall
Market Street
Chorley
Lancashire
PR7 1DP

Dear Councillor

DEVELOPMENT CONTROL COMMITTEE - TUESDAY, 22ND MAY 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, 22nd May 2007 at 6.30 pm.

A G E N D A

1. **Apologies for absence**

2. **Minutes (Pages 1 - 10)**

To confirm as a correct record the minutes of the meeting of the Development Control Committee held on 24 April 2007 (enclosed)

3. **Declarations of Any Interests**

Members of the Committee are reminded of their responsibility to declare any personal or prejudicial 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.

4. **Planning Applications Awaiting Decision (Pages 11 - 12)**

Table (enclosed)

5. **A1:06/01341/FULMAJ - Rectory Farm, Town Road, Croston (Pages 13 - 28)**

Report of the Director of Development and Regeneration (enclosed)

6. **A2:07/00248/REMAJ - H8, Euxton, Lancashire (Pages 29 - 44)**

Report of the Director of Development and Regeneration (enclosed)

7. **B1:07/00085/FUL - Heapey and Wheelton Village Hall, West View, Wheelton (Pages 45 - 50)**

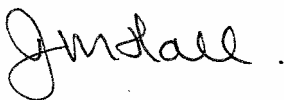
Report of the Director of Development and Regeneration (enclosed)

8. **B2:07/00255/FUL - Land North of Rawlison Lane, Heath Charnock (Pages 51 - 54)**

Continued....

- Report of the Director of Development and Regeneration (enclosed)
9. **B3:07/00383/COU - Withnell House Rest Home, Withnell, Chorley (Pages 55 - 62)**
Report of the Director of Development and Regeneration (enclosed)
10. **Proposed Procedure for Site Inspections by the Development Control Committee**
Report by the Director of Development and Regeneration and the Director of Customer, Democratic and Legal Services (to follow)
11. **Guiding Principles for Development of the Botany/ Great Knowley Site (Pages 63 - 76)**
Report of the Director of Development and Regeneration (enclosed)
12. **Planning Appeals and Decisions - Notification (Pages 77 - 78)**
Report of the Director of Development and Regeneration (enclosed)
13. **Selected Planning Application that have been determined, by the Director of Development and Regeneration following consultation with the Chair and Vice Chair of the Committee (Pages 79 - 80)**
Table (enclosed)
14. **A List of Planning Applications determined by the Chief Officer under Delegated Powers between 12 April and 4 May 2007 (Pages 81 - 104)**
Schedule (enclosed)
15. **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), Rosaleen Brown (Senior Solicitor), Wendy Gudger (Development Control Manager), Dianne Scambler (Trainee Democratic Services Officer) and Neil Higson (Principal Planning Officer) 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

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Development Control Committee

Tuesday, 24 April 2007

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

Officers: Jane Meek (Director of Development and Regeneration), Wendy Gudger (Development Control Manager) and Dianne Scambler (Trainee Democratic Services Officer)

Also in attendance: Councillors Edward Smith (Chisnall)

07.DC.49 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors June Molyneaux, Shaun Smith and Chris Snow.

07.DC.50 MINUTES

RESOLVED – That the minutes of the meeting of the Development Control Committee held on 3 April 2007 be confirmed as a correct record and signed by the Chair.

07.DC.51 DECLARATIONS OF ANY INTERESTS

In accordance with the provisions of the Local Government Act 2000, the Council's Constitution and the Members Code of Conduct, the following Member declared an interest in relation to the Planning Application listed below, which was included on the meetings agenda.

Councillor Dennis Edgerley – Item 8, Planning Application 07/00231/ADV
Councillor Alan Cain – Item 8, Planning Application 07/00231/ADV

07.DC.52 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.

(a) B2:07/00178/COU - Land, 20M North East of 21, Gorse Lane, Mawdesley

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

Application No: 07/00178/COU

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, Gorse Lane, Mawdesley

Decision:

It was proposed by Councillor Francis Culshaw, seconded by Councillor Dennis Edgerley, and subsequently **RESOLVED (11:0) to defer the decision to allow the Site Inspection Sub-Committee to visit the site of the development and make a recommendation to this Committee.**

(b) B3:07/00203/FUL - Millennium Green, Hurst Green, Mawdesley

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

Application No:07/00203/FUL

Proposal: Formation of skateboarding, roller-blading and stunt-bike facility, and widening of path by 1m (part-retrospective)

Location: Millennium Green, Hurst Green, Mawdesley, Ormskirk

Decision:

It was proposed by Councillor Francis Culshaw, seconded by Councillor Alan Cain, and subsequently **RESOLVED (10:0) 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. 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.

(c) B4:07/00247/FUL - Land North of 26, Chorley Lane, Charnock Richard

(The Committee received representations from an objector to the proposal).

Application No:07/00247/FUL

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

Decision:

It was proposed by Councillor Ralph Snape, seconded by Councillor Dennis Edgerley, and subsequently **RESOLVED (11:0) to defer the decision to allow the Site**

Inspection Sub-Committee to visit the site of the development and make a recommendation to this Committee.

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

Application No: 07/00062/FULMAJ

Proposal: The erection of 3 no 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

Decision:

It was proposed by Councillor Adrian Lowe, seconded by Councillor Danny Gee, and subsequently **RESOLVED (8:0) 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. The development hereby permitted shall not commence until samples of all external facing materials to the proposed buildings and details of windows (frames/finish/fixing details) (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 and window details.

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 further method statement (notwithstanding that already submitted) shall be submitted to and approved in writing by the Local Planning Authority detailing how Japanese Knotweed will be eradicated from the site taking into account the comments of LCC (Ecology), a copy of which is enclosed. The Japanese Knotweed on the site shall only be eradicated in accordance with the approved method statement.

Reason: To prevent the spread of and eradicate Japanese Knotweed from the site.

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.

20. Within 6 months of the substantial completion of the new access road through the northern site area for which outline planning permission has been granted (ref no. 05/00394/OUTMAJ), the new section of road linking this road to the upgraded existing road running adjacent to the canal towpath shall be fully completed in accordance with the amended plan dated 12th April 2007 (ref no. VAI 369/024 Rev D) and the redundant section of temporary road shall be removed and the land restored to its former condition.

Reason: To ensure a satisfactory vehicular access to the site and in accordance with Policy No. TR4 of the Adopted Chorley Borough Local Plan Review.

21. Notwithstanding the details shown on the approved plans, the development hereby permitted shall not commence until full details of the tower feature to the southeastern elevation of Unit 5 have been submitted to and approved in writing by the Local Planning Authority. The tower feature to Unit 5 shall only be constructed in accordance with the approved details.

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

22. The approved plans are:

Plan Ref.	Received On:	Title:
FIRM1001	22 nd January 2007	Site Location Plan
VA1369/024 Rev D	12 th April 2007	Site Plan & Car Parking
VA1369/103 Rev C	12 th April 2007	Unit 1 Proposed
Elevations		

VA1369/116 Rev A Landscape Layout	30 th March 2007	Proposed	Soft
VA1369/050 Proposed Plans & Section	22 nd January 2007	Unit	1
VA1369/051 Section	22 nd January 2007	Unit 2 Proposed Plans &	
VA1369/052 Proposed Plans & Section	22 nd January 2007	Unit	5
VA1369/54 Elevations	22 nd January 2007	Unit 2	Proposed
VA1369/55 Elevations	22 nd January 2007	Unit 5	Proposed

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

23. The gates between the canal towpath and the site shall remain locked at all times when the offices are not in use.
Reason: To maintain site security and in accordance with Policy No. GN5 of the Adopted Chorley Borough Local Plan Review.

(e) B1:07/00127/COU - 22, Derwent Road, Chorley

Application No: 07/00127/COU
 Proposal: Change of use from former children's home to residential dwelling.
 Location: 22, Derwent Road, Chorley
 Decision:
 It was proposed by Councillor Ralph Snape, seconded by Councillor Dennis Edgerley, and subsequently **RESOLVED to grant planning permission subject to a Section 106 Agreement and the following condition:**

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.

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

Application No: 07/00177/FUL
 Proposal: Erection of detached dwelling and garage
 Location: Land rear of 209 to 213 Preston Road, Whittle-Le-Woods, Chorley
 Decision:
 It was proposed by Councillor Adrian, seconded by Councillor Eric Bell, and subsequently **RESOLVED (11:0) 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. 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.

07.DC.53 OBJECTION TO TREE PRESERVATION ORDER NO.7 (ADLINGTON) 2006

The Director of Development and Regeneration submitted a report seeking the Committee's instructions as to whether to confirm Tree Preservation Order No. 7 (Adlington) 2006 in light of receiving an objection.

The trees fronted onto Railway Road and formed an attractive frontage that added significantly to the visual amenities of the locality. The trees covered by the Tree Preservation Order 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 and Ride Site under policy TR13.

The trees comprised a variety of different species and stature. The Council's Arboricultural Officer carried out a survey of the site to establish which of the trees were worthy of protection. It was considered that a tract of trees fronting Railway Road should be protected given that they have significant amenity value and would also provide an effective screen to the site if it were developed in the future.

One letter of objection had been received, the contents of which are summarised as follows:

- The area of trees covered by the TPO is considered to be excessive
- The majority of trees 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.

It was proposed by Councillor Danny Gee, seconded by Councillor Adrian Lowe, and subsequently **RESOLVED that the order be confirmed.**

07.DC.54 OBJECTION TO TREE PRESERVATION ORDER NO.8 (CHORLEY) 2006

The Director of Development and Regeneration submitted a report seeking the Committee's instructions as to whether to confirm the Tree Preservation Order no. 8 Chorley 2006 in light of receiving an objection.

The trees 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. In light of the policy allocation, it was expedient to assess the amenity value of the trees on the site so as where necessary they can be retained.

The trees comprise a variety of different types from mature trees, mixture of trees and hedgerows. The Council's Arboricultural Officer carried out a survey on the site and considered that the trees should be made the subject of a Tree Preservation Order and be retained when the site is developed to enhance the site and mitigate some of the impact of the built development.

One letter of objection had been received, which can be summarised as follows:

- Some trees are within hedgerows, which will obstruct development.
- The site had been the subject of pre-application discussions and the Tree Preservation Order will only discourage development of the site.
- Some of the trees are in positions that would prevent the laying of roads and access ways.
- The new bridge from the access road will fall directly in line with trees identified.
- It is incongruous and incomprehensible for the Council to promote the development of land for employment use and then impose a Tree Preservation Order of this extent, which can only frustrate and discourage companies willing to invest in the area.

It was proposed by Councillor Danny Gee, seconded by Councillor Adrian Lowe and subsequently **RESOLVED to confirm the order.**

07.DC.55 PLANNING APPEALS AND DECISIONS - NOTIFICATION

The Committee received a report of the Director of Development and Regeneration giving notification of the lodging of two planning appeals, one appeal that had partly been allowed and one enforcement appeal that had been allowed.

RESOLVED – That the report be noted.

07.DC.56 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.

The Director of Development and Regeneration advised the Committee that in light of receiving some additional information, application no: 0700187/FUL had not yet been decided upon and would be determined in the next few weeks by delegated powers or brought to the next meeting of this Committee for a decision.

RESOLVED – That the report be noted.

07.DC.57 A LIST OF PLANNING APPLICATIONS DETERMINED BY THE CHIEF OFFICER UNDER DELEGATED POWERS BETWEEN 21 MARCH AND 11 APRIL 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 21 March and 11 April 2007.

RESOLVED – That the schedule be noted.

07.DC.58 RETIRED COUNCILLORS

The Chair on behalf of the Committee thanked Councillors Thomas Bedford and Francis Culshaw for their contribution to the Development Control Committee over the years and wished them all the best following their retirement from the Council.

Chair

Report of	Meeting	Date
Director of Development and Regeneration	Development Control Committee	22.05.2007

PLANNING APPLICATIONS AWAITING DECISION

Item	Application	Recommendation	Location
A. 1	06/01341/FULMAJ	Permit (Subject to Legal Agreement)	Rectory Farm Town Road Croston Leyland PR26 9RA
A. 2	07/00248/REMAJ	Approve Reserved Matters	Parcel H8 Euxton Lane Euxton Lancashire
B. 1	07/00085/FUL	Refuse Full Planning Permission	Heapey & Wheelton Village Hall West View Wheelton Lancashire PR6 8HJ
B. 2	07/00255/FUL	Permit Full Planning Permission	Land North Of 125 Rawlinson Lane Heath Charnock
B. 3	07/00383/COU	Permit Full Planning Permission	Withnell House Rest Home Bury Lane Withnell Chorley PR6 8BH

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Item A.1	06/01341/FULMAJ	Permit (Subject to Legal Agreement)
Case Officer	Caron Taylor	
Ward	Lostock	
Proposal	Proposed redevelopment of Rectory Farm creating 6 No. four bedroom dwellings, conversion of existing barn to create 3 No. three bedroom apartments with associated garage space and visitor parking. Also, erection of rear extension to Croston Trinity Methodist Church to create Sunday school/community facilities with associated car parking,	
Location	Rectory Farm Town Road Croston Leyland PR26 9RA	
Applicant	The Diocese Of Blackburn	
Proposal:	The application for the redevelopment of Rectory Farm. It has been amended during the life of the application from 10 no. dwellings and now proposes creating 6 no. four bedroom dwellings, conversion of the existing barn to create 3 no. three bedroom apartments with associated garage spaces and visitor parking (9 no. dwellings in total). The application also includes the erection of a rear extension to Croston Trinity Methodist Church to create a Sunday school/community facilities with associated car parking.	
Background:	<p>Rectory Farm is a former farmstead within the settlement of Croston, owned by the Diocese of Blackburn. It is sited within Croston Conservation Area and a small part of the site that includes the covered stalls is within the Article 4 area. The site bounds Town Road to the east and Westhead Road to the north, although it does not take in the corner at the junction of the two roads, no. 1 Westhead Road, currently in three flats. It should be noted that the original farmhouse on the site is not included in the red edge of this application.</p> <p>To the west, part of the site bounds with Croston Methodist Church (to which a rear/side extension is proposed as part of this application) and Yarrow Close, and to the south with the British Legion Hall on Castle Walks and the curtilage of 20 Town Road.</p>	
Planning History:	<p>95/00253/FUL & 95/00254/CON: Application and Conservation Area Consent to rebuild loose boxes – Permitted 01/01067/FUL: Proposed housing development to create 16 dwellings including the demolition & rebuilding of an existing barn – Withdrawn 06/00640/FULMAJ: Proposed redevelopment of Rectory Farm creating 6 no. four bedroom dwellings, conversion of existing barn to create 3 no. three bedroom apartments and 1 no. two bedroom apartment with associated garage space and visitor parking. Also, erection of rear extension to Croston Trinity Methodist Church to create Sunday school/community facilities with associated car parking - Withdrawn</p>	
Planning Policy:	<p>GN4: Settlement Policy – Other Rural Settlements HT7: New Development in Conservation Areas HS6: Housing Windfall Sites HS8: Local Needs Housing within Rural Settlements Excluded from the Green Belt. Joint Lancashire Structure Plan 2001-2016 HS21: Play Space Requirements EP19: Development and Flood Risk PPG25: Development and Flood Risk PPS1: Delivering Sustainable Development PPS3: Housing</p>	

Consultations:Lancashire County Council Highways:

The proposed access to Westhead Road is acceptable subject to conditions.

Chorley Community Safety Partnership/MAPS:

State that the Highways Authority should be consulted on the new access.

Environmental Services:

The Director of Streetscene, Neighbourhoods & Environment Directorate state that they have no comments.

Lancashire County Council Strategic Planning & Transport:

Comments based on the application as originally submitted consider that the proposal would be contrary to Policies 1, 5 and 12 of the adopted Joint Lancashire Structure Plan (JLSP).

Policy 1 of the JLSP directs the majority of development to Principal Urban Area, Main Towns, Key Service Centres and Strategic Location for Development. Policy 5 requires that any proposed housing development would meet an identified local need. It is considered that, the proposed development is not justified in terms of meeting an identified local need for housing.

Policy 12 of the JLSP requires the provision of 4,710 dwellings in Chorley over the plan period 2001-2016. The existing housing supply would satisfy the annualised rates of provision up to 2006, and is likely the annualised rate of provision for several years thereafter. Consequently the proposed development is contrary to Policy 12 of the JLSP.

The scheme has subsequently been amended as per the description above to nine dwellings. This removes the need for a developer contribution towards transport improvements and observations have been sought on the reduced number of dwellings being sought and the community benefits being offered. Any comments received will be reported on the addendum.

Chorley Planning Policy

The proposal needs to be assessed against policy GN4 in the Local Plan. This limits development in Croston to certain specified types. The application site is land that does not strictly meet the definition of previously developed land in PPS3, which excludes land that has been occupied by agricultural buildings. Therefore, it would not accord with criterion (e) of policy GN4. The site is not an infill site, so its development would not accord with criterion (a) of this policy.

However, conversion of the barn would accord with criterion (b) of Policy GN4, which allows the rehabilitation and re-use of buildings. Criterion (c) of Policy GN4 does allow the provision of affordable housing to meet a recognised local need, and cross-refers to Local Plan Review Policy HS8. Two new-build affordable housing units are proposed, which while technically not constituting a substantial majority as required by Policy HS8, the application is offering some community benefits, which could satisfy criterion (d) of Policy GN4 in lieu of this requirement. However, careful consideration needs to be given as to whether these benefits are sufficient to outweigh the relatively low proportion of affordable housing offered and to justify development of the site for housing. Consideration will also need to be given as to whether the development is of such architectural merit as to make a positive improvement to the Conservation Area, as this is another factor which needs to be weighed in the balance.

Environment Agency:

Note that the application is a resubmission of application 06/00640/FULMAJ and a Flood Risk Assessment that was undertaken

by Hamilton Technical Services following the previous application accompanies it. The mitigation measures proposed in the Flood Risk Assessment remain acceptable to the Agency, and as such they have nothing further to add to their previous comments. The Environment Agency objected to the previous planning application however, following the undertaking of a Flood Risk Assessment and associated mitigation measures proposed the objection has been withdrawn subject to conditions.

United Utilities:

Have no objection to the proposal subject to conditions.

Lancashire County Council Education Department:

Were consulted on the application but no response has been received.

Lancashire County Council Ecologist:

A bat and barn owl survey has been produced to the satisfaction of the County Ecologist subject to a planning condition. As added protection, as this was done in 2006 a condition will be placed on the permission requiring a method statement to be submitted and approved by the Local Planning Authority before development commences.

Applicants Case: A supporting statement accompanies the application considering the proposals in light of the policy context, the impact on the Conservation Area and the design and layout of the proposals.

Representations: 701 representations have been received in response to the application.

Three letters of support has been received. Two of these are from the nearest properties on Yarrow Close and Town Road. Their comments can be summarised as:

- They feel strongly that the site is overdue for development. Not only has it become an eyesore, it also poses a security threat, as it is a large open and overgrown space directly adjacent to their property;
- The current plan will put something back into the local community, by providing car parking for the local Methodist church and additional land for the British Legion Hall;
- They have been concerned with neglect of the farmhouse, barn and surrounding land for many years and it is obvious to all, it is time that something was done;
- Having seen the plans, the size of the development is acceptable;
- The development will be an improvement on the current situation;
- The proposals are a sensible and practical use of an unsightly derelict area.

There have been 698 objections, mainly in the form a standard letter signed by local people, although 3 unique letters have been received. The objections received can be summarised as:

- Croston desperately needs central village services and improved amenities. 'Preference should be given to the re-use of farm buildings for commercial, manufacturing, tourism and community facility use before development is given to housing' (CBC Supplementary Planning Guidance, adopted March 2004);
- The impact of the proposal on the character of the area and whether the use is appropriate. The introduction of the proposed buildings will have a detrimental visual impact on this part of the village. The use of this land for housing will contribute to an inappropriate excess of housing stock contrary to Chorley Borough Council's

Local Plan Review and the Joint Lancashire Structure Plan. Also the proposal does not provide for social or recognised local housing problems;

- Parking within the conservation area, as it is throughout Croston is inadequate for existing demands. This development would further increase an already serious problem. Parking provision for potential residents on this site is grossly inadequate as larger, 4 bedroom properties within Croston require more than 2 spaces per property, as highlighted by recent housing developments within the village;
- School Places – One of the criteria of the village primary school's admission policy has led to children who live nearest the school being given preference for school places. This could mean that children moving into the Rectory Farm Development could be given priority over other children already living in the village;
- Scale, appearance and design of the proposal is not in character with surrounding and adjacent properties within this part of the village i.e. the conservation area;
- There would be more congestion in the village;
- The site should be developed for housing however it should be given over to a Registered Social Landlord to develop housing for rent and shared ownership only, in order to help meet the need for affordable housing in the village;

Croston Parish Council

Object to the application on the following grounds (in addition to the points listed above):

- The support information fails to demonstrate requirements under HS16 of the Local Plan, regarding the marketing of the site, have been complied with. Furthermore the support information also fails to demonstrate policies EM4 and EM9 have been complied with;
- The purported 'affordable' housing provided within the development is totally unsuitable for the requirements of the village. Smaller, starter type homes/social housing are urgently needed in the village if younger residents are to be retained;
- Reference made within the support information to the Regional Spatial Strategy are misleading as the strategy document is currently in draft form only, with no certainty of its adoption, therefore rendering it irrelevant to this application.

In addition a planning consultant on behalf of the residents of Croston has submitted a detailed objection. These can be summarised as (in addition to the points listed above):

- Lack of affordable housing;
- Small and questionable contribution to the local community;
- The proposals do not preserve or enhance the conservation area;
- Flooding;
- Contrary to planning policy;
- Lack of public open space.

Assessment:

Principle of Development

Since the last application the Windfall Housing Supplementary Planning Guidance has ceased to be used by the Council.

Policy GN4 covers development in rural settlements including Croston. The conversion of the barn accords with criterion (b) of this policy that

allows the rehabilitation and reuse of buildings. The Council has adopted Supplementary Planning Guidance which gives a policy preference for conversion of rural buildings to employment uses, consistent with the advice in PPS7. However, this policy only applies to rural buildings outside rural settlements. As Rectory Farm is within the village inset it is not required to be marketed for employment uses. This element of the scheme is therefore considered acceptable in policy terms.

The remainder of the scheme involves the building of six dwellings on the site. PPS1 stresses the need for sustainable development and PPS3 gives preference to previously developed land in ensuring housing is developed in suitable locations. Although technically not previously developed land (PPS3 excludes land that has been occupied by agricultural buildings) its location within the village inset and in close proximity to essential facilities, would add to the suitability of the site for development provided all other relevant criteria are met.

Criterion (c) of policy GN4 allows affordable housing to meet a recognised local need in accordance with policy HS8 of the Local Plan. This requires a substantial majority of the housing to be made available at significantly below current market costs, which of the proposed six houses would mean a minimum of four being affordable. The application only proposes two of the six new houses to be affordable through a Registered Social Landlord.

However, the application does offer some community benefits, which could satisfy criteria (d) of policy GN4. The scheme proposes a gift of land to the Croston Methodist Church to allow the building of a Sunday school extension and land to the British Legion for community use. In addition a car park is proposed to the front of the site behind the boundary wall for the use of the Methodist Church and Almshouses opposite the site. The applicants are prepared to enter into a legal agreement to secure these.

On balance based on the special circumstances put forward it is considered that the above community benefits can be weighted against the low-level of affordable housing proposed.

Design and Appearance

Policy HT7 covers New Development in Conservation Areas. The Council's Conservation Officer has been heavily involved with the scheme since the last application was withdrawn and amended plans have been received during the life of this application. These make small amendments to the design of the proposed houses, along with significant amendments to the barn conversion to preserve its character as much as possible. Most notably this has involved a reduction in the number of proposed units in the barn from four to three. This has significantly reduced the need for new openings.

Rectory Farm is one of a number of farmsteads in the village that make an important contribution to the nature of the place, by forming a more open textured and rural feel to the denser and 'busier' development of, for example, the terraced houses elsewhere. The site incorporates significant undeveloped frontages, a characteristic that recurs throughout the conservation area and creates a complementary balance between buildings and spaces.

The layout of the proposal is acceptable in principle, respecting the primacy of the barn at the Westhead Road end of the site, creating an appropriately loose-knit grouping and closing off the end of the long view down the site. The positioning of the car park at the front of the development behind the boundary wall allows the openness of the site to be retained visually from outside when viewed from Westhead Road. Originally the Council's Conservation Officer was concerned that the plan form of the dwellings was somewhat too elaborate and additional minor projections, such as porches and chimneys emphasised their domestic

nature, undermining their claim to be complementary to the existing barn. The proposed porches have been removed and the chimney's recessed. The chimney on the side of the house facing Town Road (house type C) has been removed and a bullseye window added in the side so it relates better to the barn conversion that it will be seen in the context of. In addition, the window details have been amended to appear more random in design reflecting those in the barn.

The boundary walling along both road frontages is to be maintained in materials as exist. On the previous application the entrance had typical modern highway detailing. This has been amended to draw the surfacing material within the development further towards the junction with Westhead Road with gateposts either side.

The main change resulting from the amended plans is the redesign of the barn conversion. The number of units within in has been reduced from four to three. Although an extension is proposed above an existing lean-to it is modest in scale and on the rear elevation. The re-design allows the existing openings in the barn to determine the space created inside, rather than the internal subdivision driving the alterations externally. The roof space of the barn is no longer being used, significantly reducing the number of rooflights required. In addition, new cart doors will be used on the barn entrance, held open. Overall, the reduction in the number of units has resulted in a much better scheme, using largely existing openings and retaining the barns character.

The garaging in the position of the former covered stalls will have a lean-to roof, as exists at present, to maintain the current view as much as possible from Town Road. The detailing of all the garages on the site has been simplified with the use of dry verges, rather than the fascias and bargeboards as previously proposed.

The proposed extension of the Chapel has been amended since the previous application overcoming issues with the depth and pitch of the roofs and the awkward junction of the roof. Overall, the Chapel proposals are considered acceptable.

In terms of design, the layout is also considered acceptable. Since the last application many amendments have been made to the design, most notably the reduction in the number of units in the barn allowing the number of openings to be reduced and as many breathers as possible to be retained, but also more minor detailing. It is considered very important to achieve the correct detailing as well as a good overall design in a conservation area as it ensures a scheme preserves and enhances the character and appearance of the area, and does justice to the historic barn. Overall it is now considered that the proposals comply with policy HT7 of the Local Plan.

Highways

Lancashire County Council as Highway Authority for the area state that the proposed access is acceptable subject to conditions. In terms of parking the Lancashire Parking Standards the layout has been amended to incorporate the required level of disabled parking spaces on the site and to enlarge the garages allowing them to accommodate two cycles.

Twenty-one parking spaces are proposed for the nine dwellings, which works out at just over two per dwelling and includes eight garages. This complies with the Lancashire Parking Standards (that take into account the location of development), which state the maximum spaces allowed and is therefore considered acceptable.

In addition a car park of 15 spaces is proposed to serve the Methodist Church and Almshouses, which currently have no parking. It is considered that this will alleviate to some extent the parking on Westhead Road, particularly with regards to the Methodist Church.

Again, the applicants are happy to enter into a legal agreement to secure this.

Neighbour Amenity

In terms of the new dwellings (house type A and B) whose rear elevations face towards the properties on Yarrow Close, the distance between the windows in their rear elevations complies with the Council interface guideline in terms of the distance to a boundary with any neighbouring property. House type C also complies with the interface guidelines to the properties to the south. No. 1 Westhead Road is in residential use as three flats and has several windows facing the proposed barn conversion. The Council has adopted guidelines that there should be 21m between facing windows at first floor level. An amended plan has been requested removing a window facing the properties on the corner to avoid any issues of overlooking, which the applicant has agreed to. This will ensure the barn conversion complies with the interface guidelines in terms of the corner properties. Once received this will be detailed on the addendum. Overall therefore it is considered that the proposals will not result in an unacceptable loss of amenity to any neighbouring properties.

Flood Risk

The Environment Agency objected to the previous application on the grounds of flood risk. A flood risk assessment as required by Planning Policy Guidance note 25 (PPG25) has been submitted to the satisfaction of the Environment Agency. It is therefore considered that the proposals comply with PPG25 and policy EP19 of the adopted Chorley Local Plan Review.

Open Space

Although the application proposes to gift land to the British Legion for community use, (which will be secured by legal agreement), it is still considered necessary for the developer to pay a commuted sum towards play space. This is set at a standard amount per dwelling. The applicant is prepared to enter into a legal agreement to secure this.

Other Planning Policies

Many objectors have stated that the proposals are contrary to other Local Plan Policies.

With regard to policy HS16: Removal of Agricultural Occupancy Conditions, the site is not the subject of such a condition.

Policy EM4 relates to the protection of employment sites in rural settlements, and EM9 the redevelopment of existing employment sites for non-employment uses, falling within Use Classes B1, B2, B8 and A2, rather than agriculture.

Conclusion:

The layout and design of the proposals are now considered acceptable in the conservation area subject to conditions e.g. samples of materials. This is a finely balanced application and although only two of the six new dwellings on the site are proposed to be affordable, the provision of some community benefits, secured by legal agreement, must be weighed against this. Overall it is considered that these are sufficient and the design and layout of the scheme makes a positive contribution to the conservation area.

The application is therefore recommended for approval subject to conditions and a s106 legal agreement to secure a commuted sum for play space, two affordable housing units in association with a Registered Social Landlord and land gifts to the Methodist Church for the purposes of an extension and the British Legion for community use.

**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. 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 samples of all external facing materials to the proposed building(s) (notwithstanding any details 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 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 HT7 of the Adopted Chorley Borough Local Plan Review.

4. 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 and HT7 of the Adopted Chorley Borough Local Plan Review.

5. 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 and HT7 of the Adopted Chorley Borough Local Plan Review.

6. 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, notwithstanding any such detail shown on previously submitted plan(s). 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. HT7 of the Adopted Chorley Borough Local Plan Review.

7. 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. HT7 of the Adopted Chorley Borough Local Plan Review.

8. Notwithstanding the details already submitted, this consent relates to the use of 'flush' fitting roof lights, only in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. The details shall include the model/make, exact dimensions and the fixing detail (including a cross section) of the roof light(s) to be used.

Reason: To protect the character and appearance of the building and in accordance with Policy No. HT7 of the Adopted Chorley Borough Local Plan Review.

9. 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 HT7 of the Adopted Chorley Borough Local Plan Review.

10. Before the development hereby permitted is first commenced, samples of materials of all fences and walls to be erected to the site including its boundaries (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 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 HT7 of the Adopted Chorley Borough Local Plan Review.

11. No works shall take place until the applicant, or their agent or successors in title, have secured the implementation of a programme of building recording and analysis, unless otherwise agreed in writing with the Local Planning Authority. This must be carried out by a professionally qualified archaeological/building recording consultant or organisation in accordance with a written scheme of investigation which shall first have been submitted to and agreed in writing by the Local Planning Authority. Upon completion of the programme of building recording and analysis it shall be submitted to the Local Planning Authority.

Reason : To ensure and safeguard the recording and inspection of matters of archaeological/historic importance associated with the building and in accordance with Policy No. HT7 of the Adopted Chorley Borough Local Plan Review.

12. The garage 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. HS4 and HT7 of the Adopted Chorley Borough Local Plan Review.

13. The garage 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: 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.

14. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or any subsequent re-enactment thereof, no extension to the dwelling, outbuilding, or other works permitted by Schedule 2, Part 1, Class A, B, C, D, E and H shall be constructed or erected without express planning permission first being obtained (other than those expressly authorised by this permission).

Reason: To protect the appearance of the locality and in accordance with Policy No. HS7 of the Adopted Chorley Borough Local Plan Review.

15. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (Schedule 2, Part 1, Class A and Schedule 2, Part 2, Class C) or any Order revoking and re-enacting the Order, no external wall of the building to which this permission relates shall be painted, rendered or otherwise surface treated (other than as may expressly be authorised by this permission).

Reason: To protect the character and appearance of the locality and in accordance with Policy No. HT7 of the Adopted Chorley Borough Local Plan Review.

16. No development approved by this permission shall take place until the Local Planning Authority has approved a scheme for the provision and implementation of a surface water regulation system. 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.

17. 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 No. EP17 of the Adopted Chorley Borough Local Plan Review.

18. The development hereby permitted shall be undertaken in strict accordance with the flood risk mitigation recommendations as identified in the Flood Risk Assessment (FRA) prepared by Hamilton Technical Services (dated August 2006) submitted with the application.

Reason: To ensure that the development will not be at an unacceptable risk of flooding.

19. Prior to the first occupation of any of the approved dwellings a 2.0m footway to adoptable standard shall be provided across the full frontage of the site to Westhead Road. The footway shall be constructed to the Lancashire County Council 'Specification for Construction of Estate Roads'.

Reason: To secure adequate vision from the site access and in the interest of pedestrian safety.

20. The new estate road/access between the site and Westhead Road shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level before any development takes place on the site.

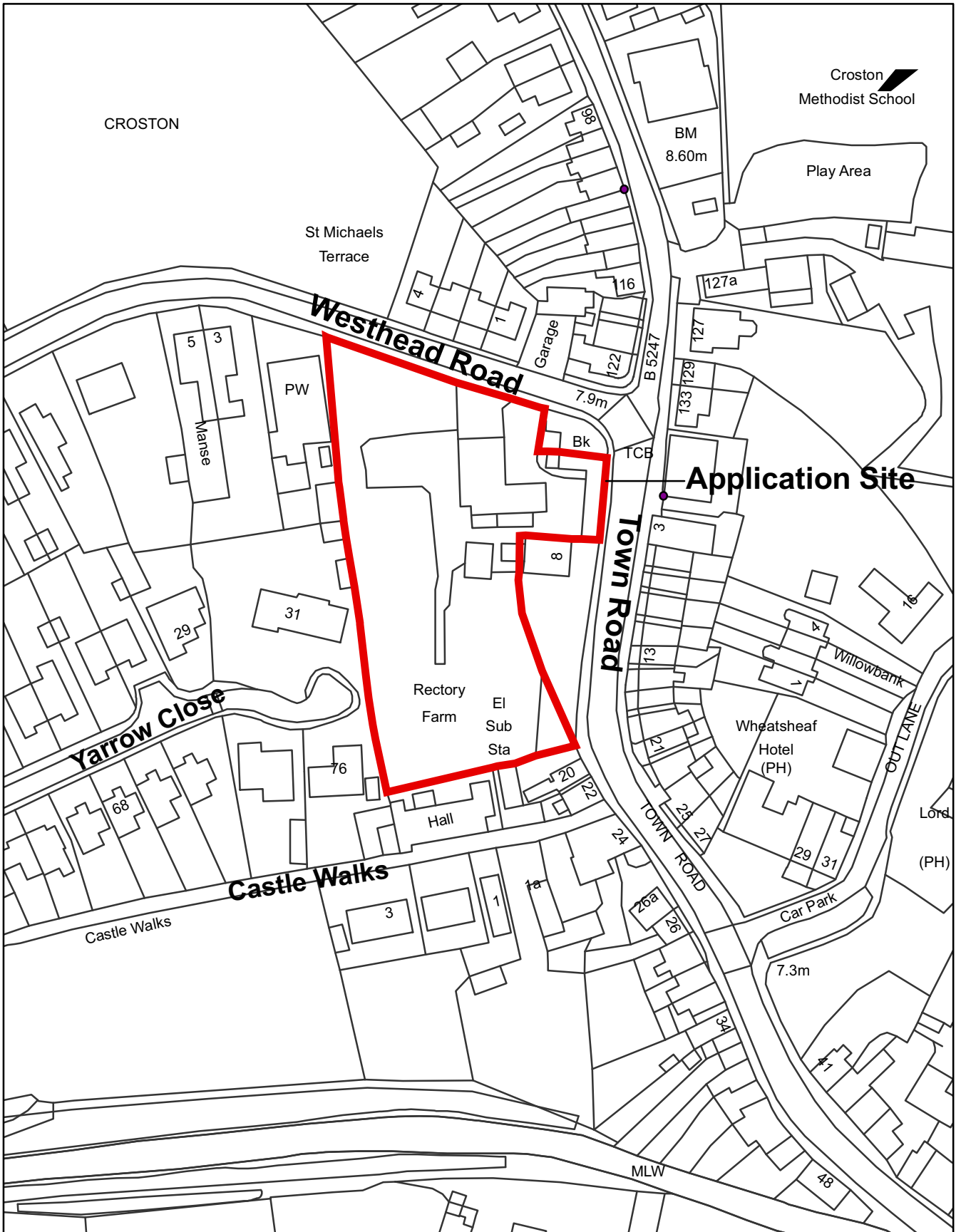
Reason: To ensure that satisfactory access is provided to the site before the development hereby permitted becomes operative.

21. The car parking spaces and manoeuvring areas shall be marked out in accordance with the approved plan, before the use of the dwellings or Methodist Church extension hereby permitted become operative.

Reason: To allow for the effective use of the parking area.

22. Before any development hereby permitted commences the applicant shall submit and have approved in writing by the Local Planning Authority a Method Statement detailing steps to be taken including mitigation measures if bats were to be encountered during construction or conversion works.

Reason: To ensure the protection of bats or barn owls at the site in accordance with Policy No. EP4 of the Adopted Chorley Borough Local Plan Review.



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

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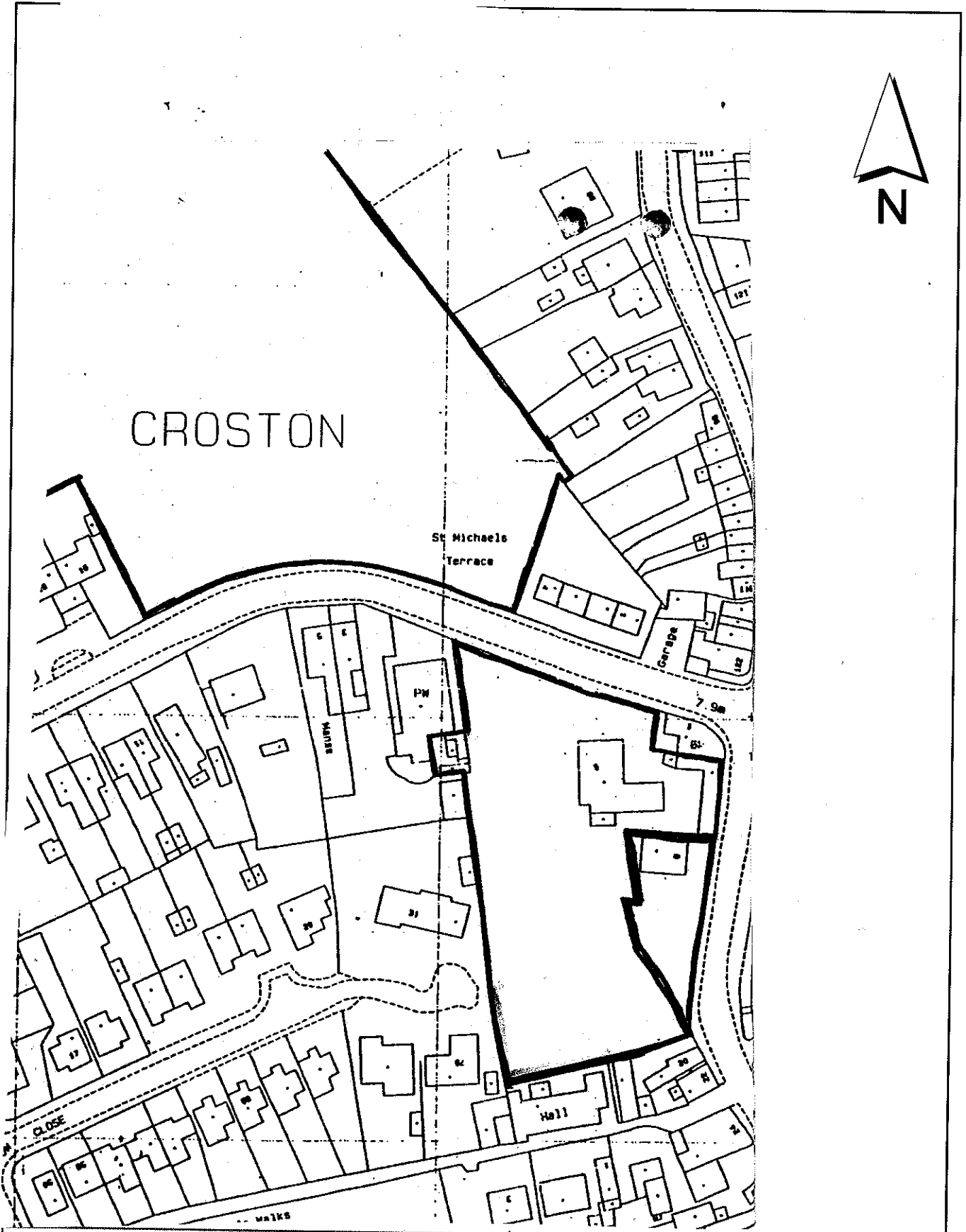
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06/01341/FULMAJ

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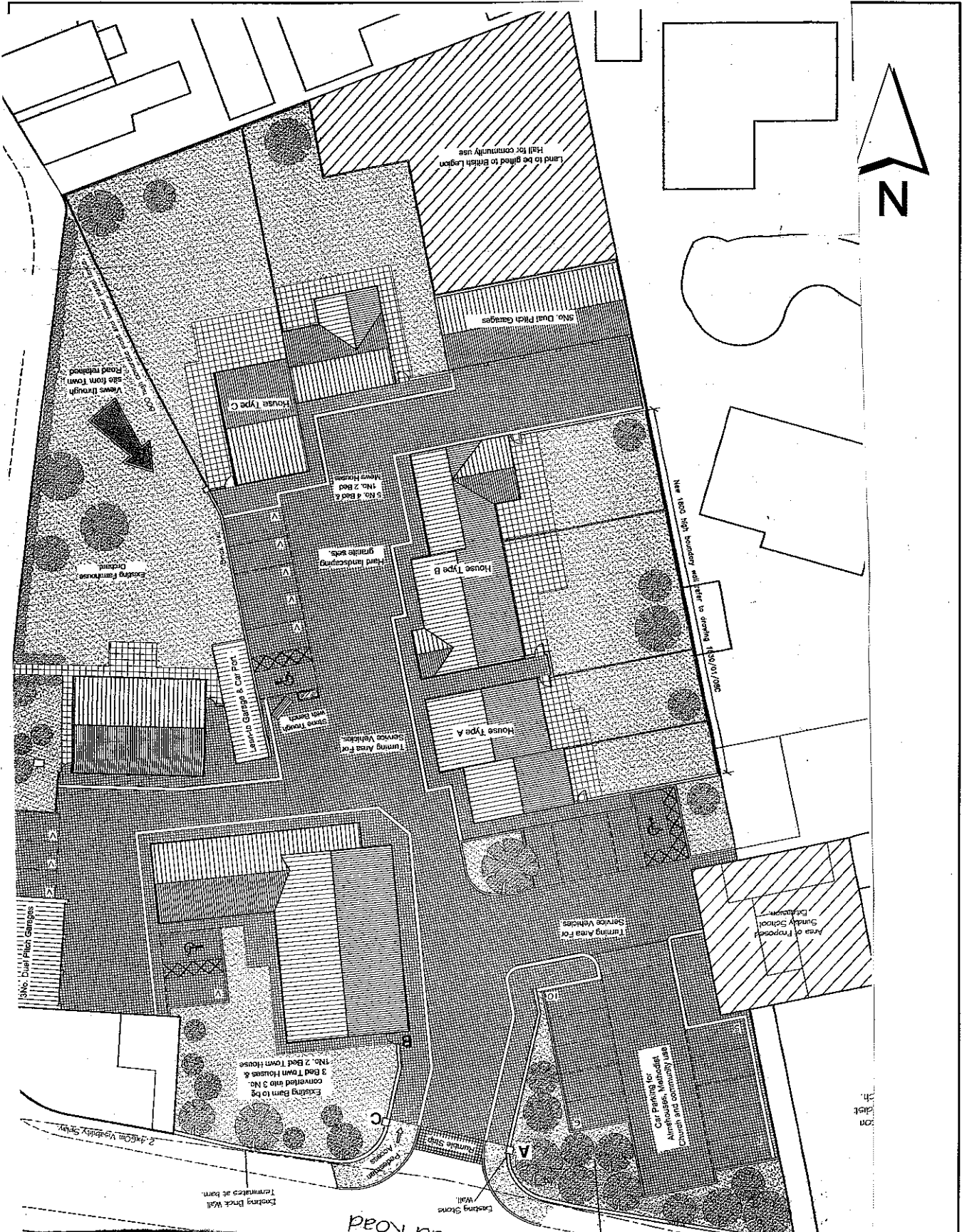
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Jane E Meek BSc(Hons) DipTP MRTPI
 Director of Development and Regeneration
 Chorley Borough Council

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Application Number:
06/01341/FULMAJ

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Agenda Item No.
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Item	07/00248/REMMAJ	Approve Reserved Matters
Case Officer	Caron Taylor	
Ward	Clayton-le-Woods And Whittle-le-Woods	
Proposal	Reserved Matters Application for the erection of 76 dwellings with associated parking, landscaping, bin stores, roads and sewers,	
Location	Parcel H8 Euxton Lane Euxton Lancashire	
Applicant	Johnathon Lowe	
Background	<p>The application is the latest of a number of reserved matter applications at Buckshaw Village. Outline permission was granted at the site in 1997 and amended in 2002. The site as a whole is split between the administrative areas of South Ribble Borough Council and Chorley Borough Council. This application is entirely within the boundary of Chorley Borough Council (known as parcel H8).</p>	
Proposals	<p>The current proposal is to erect 76 dwellings in the form of two apartment blocks with associated parking, landscaping, bin stores, roads and sewers.</p> <p>The parcel fronts onto two sides of the formal green square, the other two sides were approved in 2003 under permission 03/01027/REMMAJ and have been constructed. Parking is in rear courtyard areas. The design philosophy reflects that of the apartment blocks on the other side of the square with vertically proportioned windows. The apartment blocks are 4 storeys lowering to 3 storeys at either end. Traditional materials including brick, render and slate are proposed. The scheme takes the form of 76 one and two bedroom apartments.</p> <p>The parcel is situated towards the centre of the site against a formal green square which contains a neighbourhood play area. The site is within a contemporary housing area with a period formal frontage as set out in the Buckshaw Village Master Plan and Residential Design Code.</p> <p>The two apartment blocks will be accessed separately. The block on the southeast side of the formal green square will be accessed at two points into the parking court from the road at the rear. The other block on the northeast of the square will be also be accessed from two points, one off Cornwall Avenue via an underpass in the apartment building and the other off a tuning head accessed from the east corner of the square. It will not be possible to pass though the parcel due to the layout.</p>	
Planning Policy	<p>GN2: Royal Ordnance Site, Euxton GN5: Building Design HS4: Design and Layout of Residential Developments TR4: Highway Development Control Criteria</p>	
Planning History	<p>97/509/OUT: Outline application for mixed use development (granted in 1999) 02/748/OUT: Modification of conditions on outline permission for mixed use development</p>	
Consultations:	<p><u>Lancashire County Highways:</u> Asked for some minor changes to be made to the road leading to the car parking area to apartment block one. Amended plans have been received to the satisfaction of the County Highways Engineer.</p> <p><u>Director of Streetscene Neighbourhoods & Environment Directorate:</u></p>	

The Waste Section of the Council has no comments to make on the proposals.

Multi Agency Problem Solving (MAPS):

Have no observations to make.

United Utilities:

Have no objection subject to informatives.

Whittle-Woods Parish Council:

Have no objection to the proposals.

**Third Party
Representations**

None received.

Assessment

Policy GN2 of the Adopted Chorley Borough Local Plan Review applies to the Royal Ordnance Site. This states that high quality and phased development will be permitted for purposes appropriate to the concept of an Urban Village. The site is allocated as a Period Formal character area in the Master plan approved under the outline permission and the Buckshaw Village Design Code. The Design Code states that such areas will be characterised by embracing Georgian/Victorian/Edwardian architectural styles 2-3 storey, occasionally 4 storeys laid out in a formal arrangement, possible a square, crescent or a circle, at a density of 30-50 dwellings per hectare.

Policy GN5 covers building design and states that developments should be well related to their surroundings with landscaping integrated into the scheme and the appearance, layout and spacing of new buildings should respect the distinctiveness of the area. Policy HS4 lays down the criteria that residential developments should satisfy in terms of design and layout. Criteria b) of this policy states that proposed development should respect the surrounding area in terms of scale, design, layout, building style and facing materials, without innovative and original design initiatives being stifled. It is considered that the design of the proposals complies with these policies, as the application will complete the buildings facing onto the formal green square. The other two sides of the square are made up of apartment blocks of a similar style (although not exactly the same as they have been built by a different developer). These are also 4 storeys in the centre, dropping to 3 storeys at either end, like those currently proposed. It is considered important to reflect the design of the existing apartments in the square to give a consistent overall feel.

The proposed scheme results in a density of 50 dwelling per hectare, this is in line with the density detailed in the Residential Design Guide for parcels of this type.

In terms of amenity to neighbouring parcels the apartments are located in an area where many of adjacent parcels have yet to gain planning permission. The nearest adjacent parcels with permission are those next to apartment block one, which is located next to parcel H (permitted by 06/01307/REMAJ) and Parcel H1 and H2 (permitted by 05/00488/REMAJ). Although the proposed scheme is high density, the rear parking courtyard that separates the apartment blocks from the properties to the rear results in the interface guidelines between properties and adjacent proposals largely being met. Amended plans have been received changing the position of some windows to prevent overlooking into rear gardens where the apartment blocks sits close to the properties on the adjacent parcel. The scheme is now considered acceptable in terms of neighbour amenity.

Conclusion

It is considered that the proposal accords with Policies GN2, GN5 and HS4 of the Adopted Chorley Borough Local Plan Review and the Buckshaw Village Residential Design Code. The proposals clearly reflect the apartments built on the other two sides of the formal green square

and therefore result in a consistent design around the square. It is therefore recommended that permission be granted, subject to the conditions stated.

**Recommendation: Approve Reserved Matters
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 samples of all external facing materials to the proposed building(s) (notwithstanding any details 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 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. 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.

5. 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.

6. 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 of the Adopted Chorley Borough Local Plan Review.

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

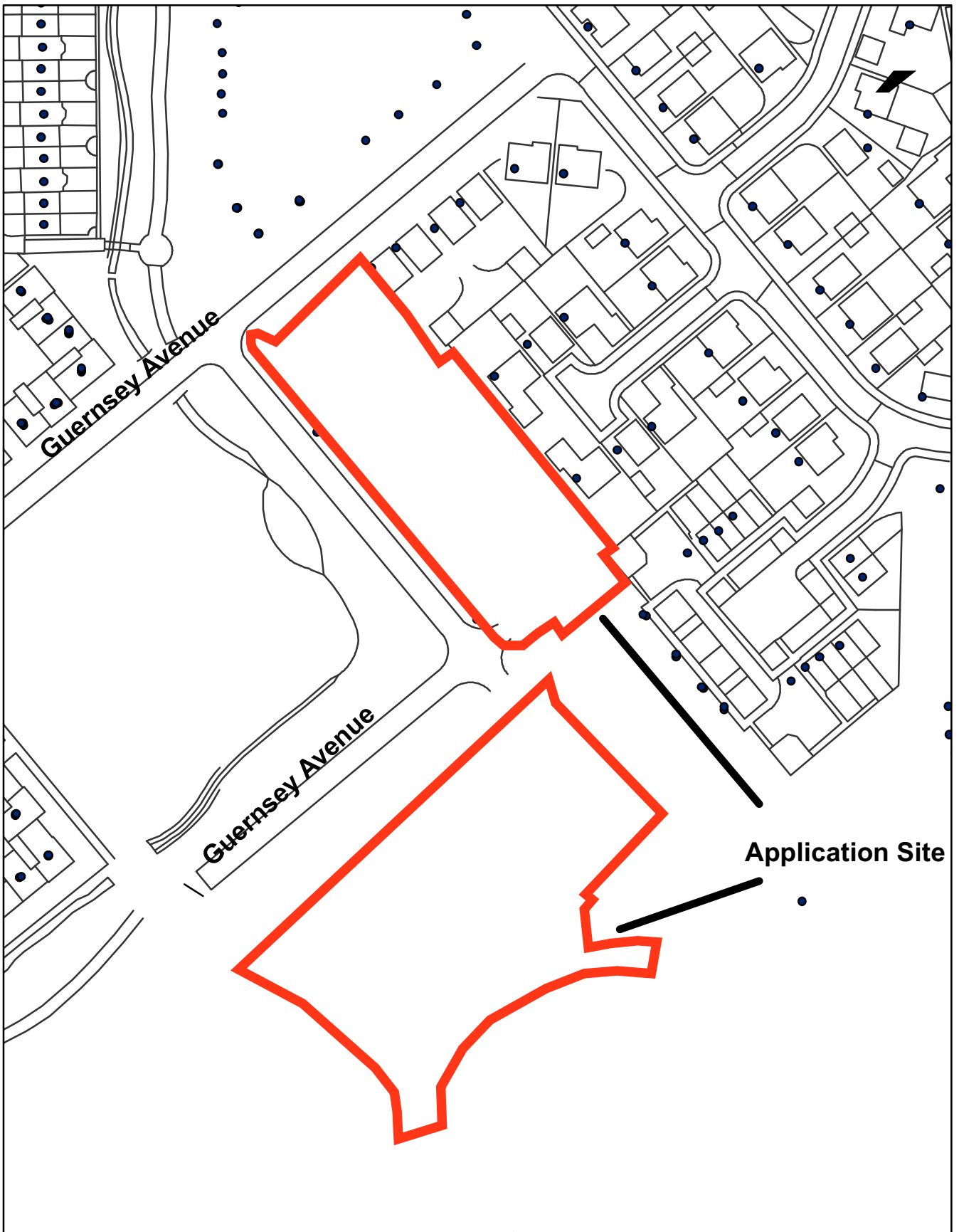
Reason: To secure proper drainage and in accordance with Policy Nos. EP17 and EM2 of the Adopted Chorley Borough Local Plan Review.

8. 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.

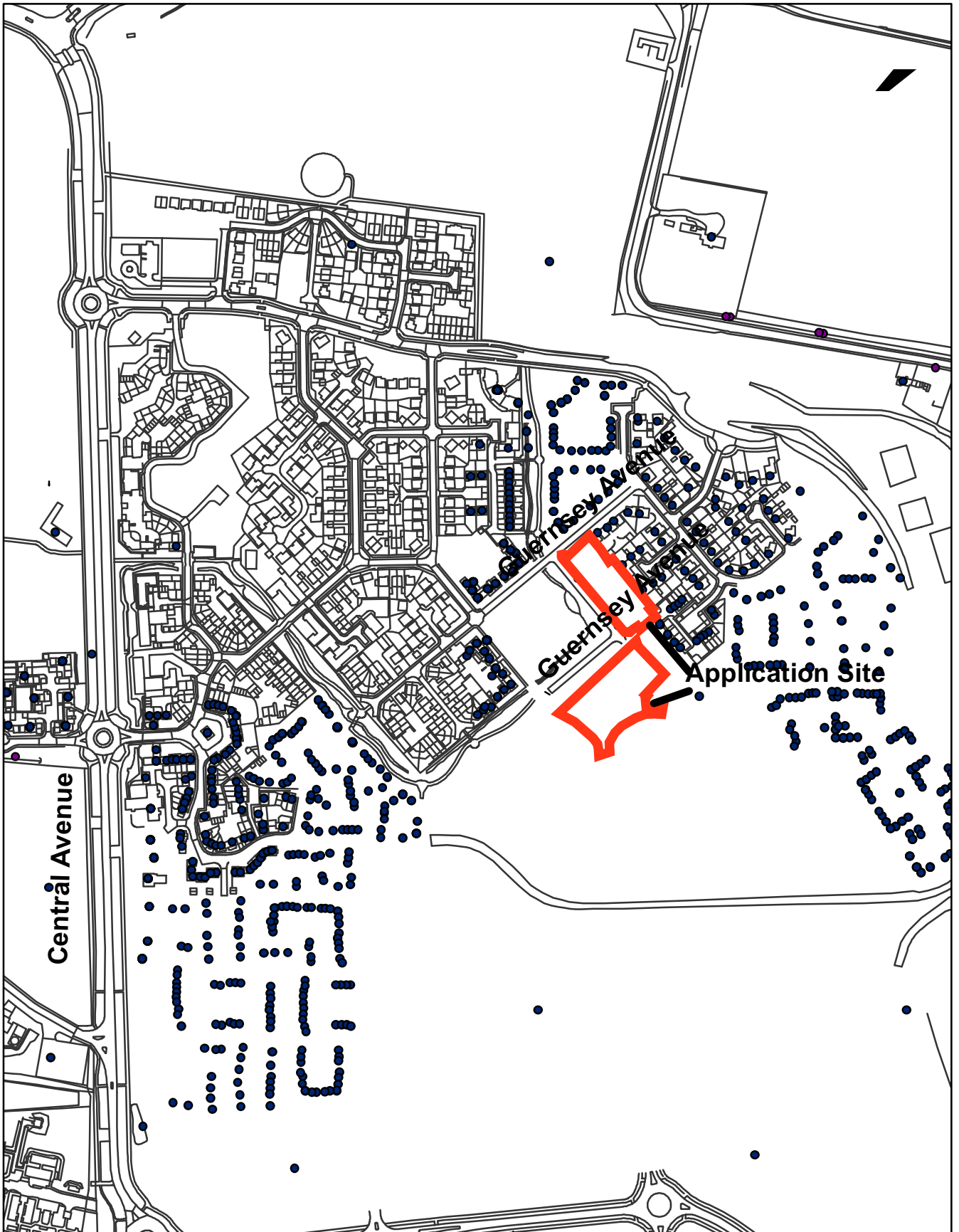
9. Before the development hereby permitted is first occupied, the car park and vehicle manoeuvring areas shall be surfaced or paved, drained and marked out all in accordance with the approved plans. The car park and vehicle manoeuvring areas shall not thereafter be used for any purpose other than the 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. TR8 of the Adopted Chorley Borough Local Plan Review.



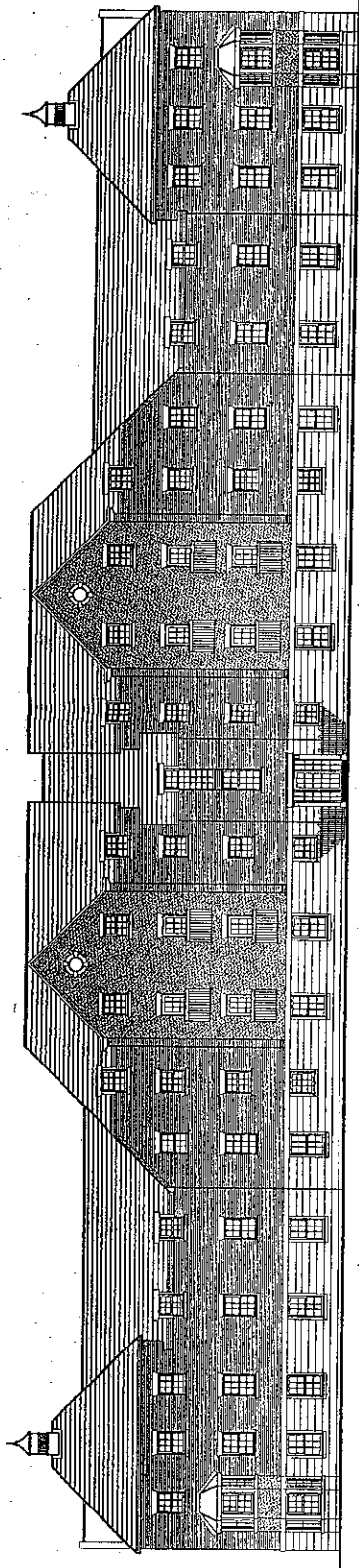
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<p>Application Number: 07/00248/REMAJ</p>	<p>Grid Ref: E: 356718 N: 420814</p>	<p>Scale: 1:1,250</p>	<p>Agenda Item No. A. 2</p>

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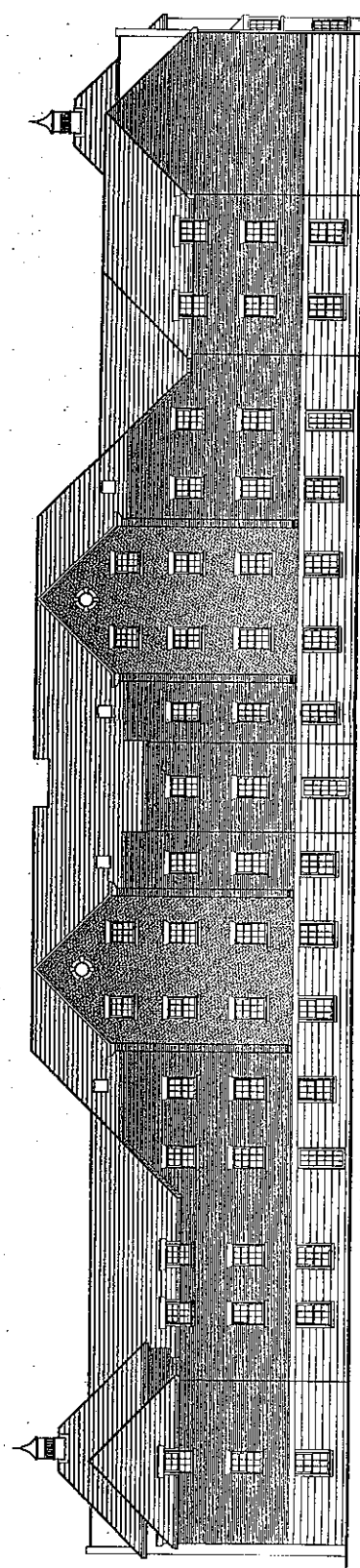
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ASSEMBLY BLOCK 1



View 4 Scale 1:200



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

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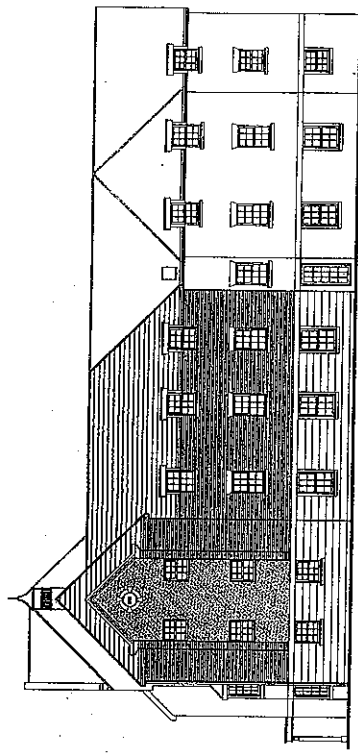
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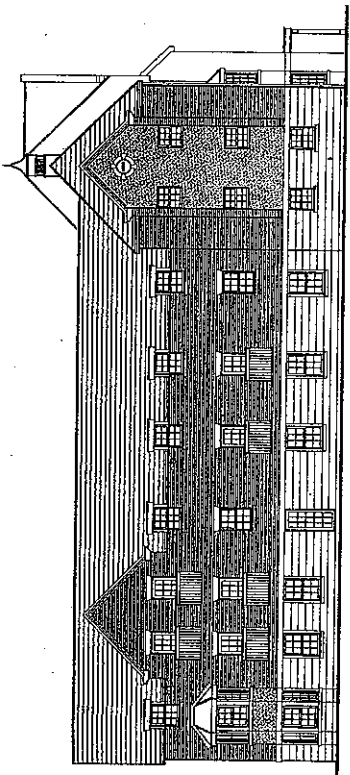
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Agenda Item No.
 A. 2

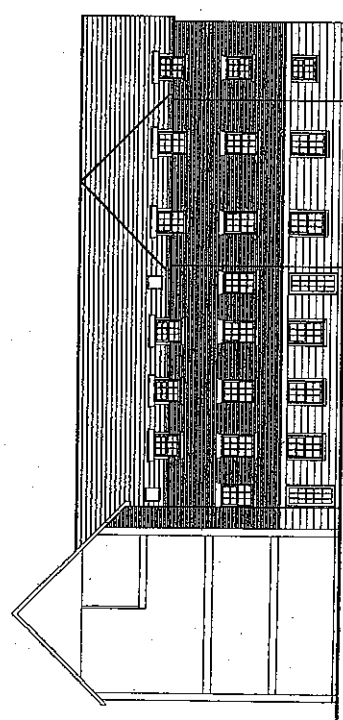
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View 3 Scale 1:200



View 2 Scale 1:200



View 5 Scale 1:200

ASSEMBLY BLOCK 1



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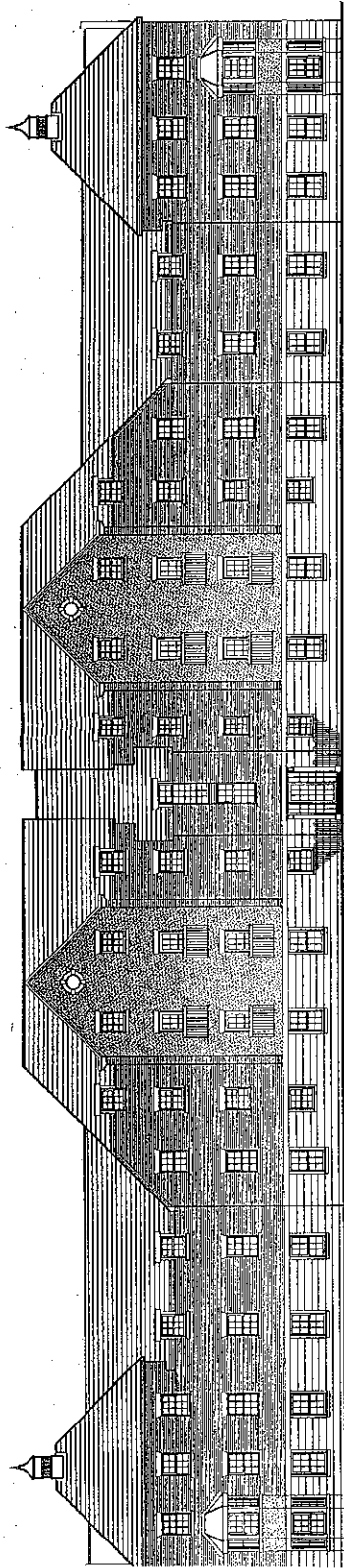
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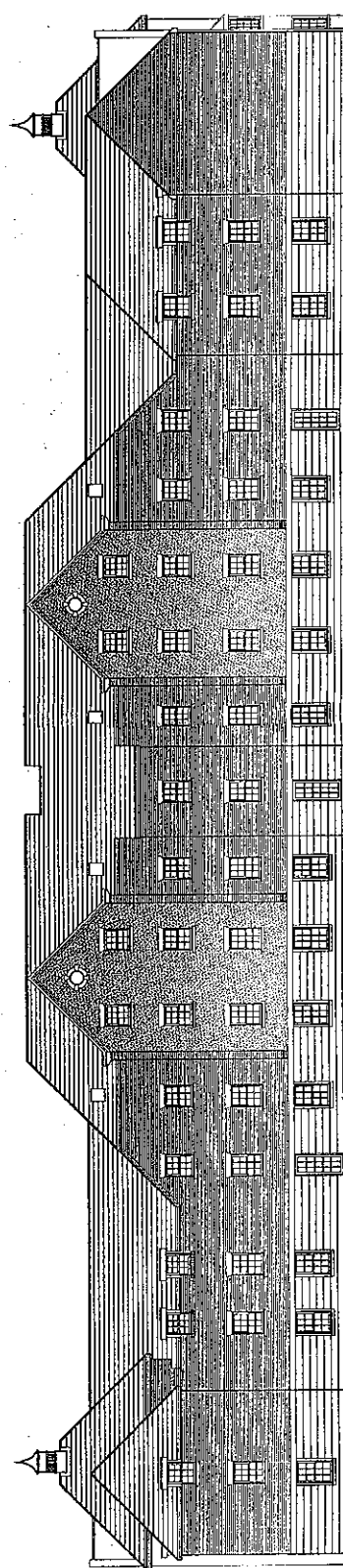
Agenda Item No.
 A. 2

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ASSEMBLY BLOCK 2



View 4 Scale 1:200



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 Director of Development and Regeneration
 Chorley Borough Council

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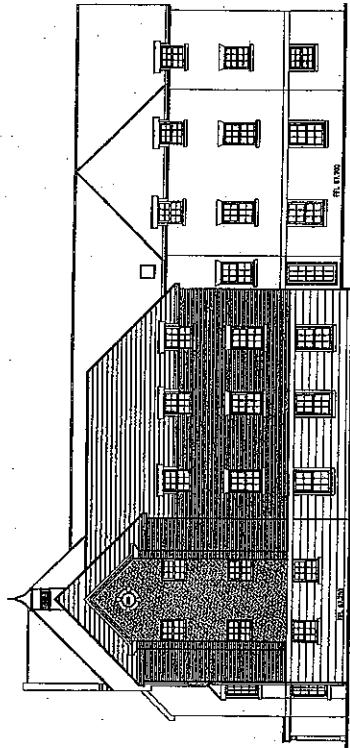
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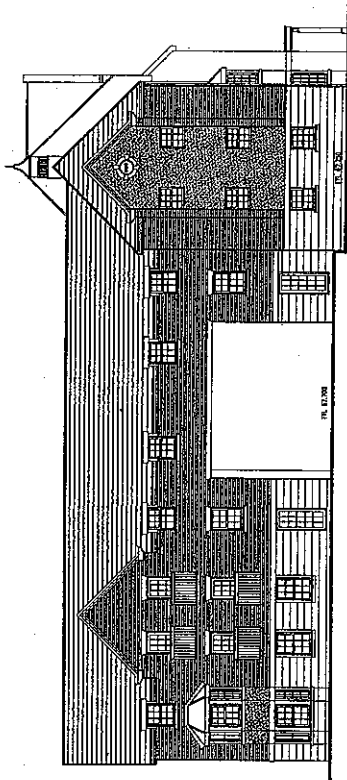
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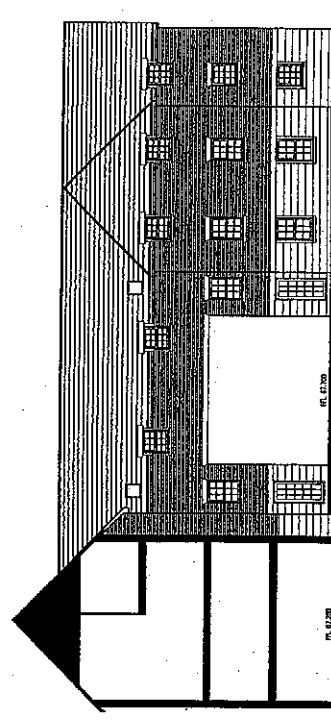
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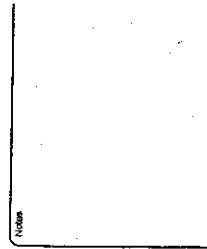


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ASSEMBLY BLOCK 2



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 Director of Development and Regeneration
 Chorley Borough Council

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Application Number:
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Grid Ref:
 E: 356718
 N: 420814

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Agenda Item No.
 A. 2

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Item	07/00085/FUL	Refuse Full Planning Permission
Case Officer	Mrs Nicola Hopkins	
Ward	Wheelton And Withnell	
Proposal	Removal of planning condition No 2 (app 9/83/00453) "The building will not be used between the hours of 11.00pm and 8.00am"	
Location	Heapey & Wheelton Village Hall West View Wheelton Lancashire PR6 8HJ	
Applicant	Heapey And Wheelton Village Hall Committee	
<u>Further Information:</u>	<p>As members will recall the application to remove Condition 2 attached to planning application reference 9/83/00453 was deferred at Development Control Committee on 13th March in order for further consultation with the neighbours to ascertain whether a compromise could be made.</p> <p>A letter, dated 10th April, was sent to all of the neighbours which were originally consulted and the neighbours which originally objected to the application. The letter was to gauge the neighbours opinion in respect of a compromise. The compromise related to whether as an alternative to removing the hours condition altogether an application to vary the opening hours would be more agreeable. The suggested hours variation consisted of 7.30am to 10pm Sunday to Wednesday, 7.30am to 11pm Thursdays and 7.30am to 12am Friday and Saturday.</p> <p>8 letters and e-mails have been received and one resident has telephoned the planning department in respect of the letter of 10th April. All of the correspondence still objects to the proposed variation of condition and would not be agreeable to a variation of condition.</p> <p>As such it does not appear that a compromise can be reached in respect of the proposal and as such the recommendation remains unaltered.</p>	
Proposal	<p>The application relates to the removal of planning condition number 2 which was attached to planning application reference 9/83/00453. Planning permission was granted in 1984 to change the use of Heapey and Wheelton Village Hall from a Day Tutorial Centre to a Village Hall. When planning permission was granted for the change of use a condition was attached restricting the opening hours of the hall and stated that the hall must not open between the hours of 11pm and 8am.</p> <p>The village hall is located within a predominantly residential area of Wheelton. The attached property is a two storey terraced residential dwelling house and access to the site is via Meadow Street. To the front of the building there is limited off street parking.</p>	
Planning Policy	<p>GN4- Settlement Policy- Other Rural Settlements EP20- Noise PS2- Provision and Improvement of Community Centres and Village Halls</p>	
Planning History	<p>83/00453- Change of use of former Wheelton Day Tutorial Centre to a Village Hall. Approved 1984</p> <p>03/00500/FUL- Erection of ground floor extension to provide disabled access. Approved March 2004.</p>	
Applicant's Case	<p>The applicant has submitted the following comments in support of the application:</p>	

* On several occasions during the year the Committee organises special community events including a Children's Christmas Party. The hall is also used for private functions.

* The Heapey and Wheelton Parish Plan identified the need to develop and improve facilities at the Village Hall and plans are currently being drawn up for a remodelled hall in order to serve the community better.

* The current hours restriction seriously hampers the commercial viability of the hall especially its use for fee earning private functions.

Representations

Councillor Iris Smith has requested that the application is referred to Development Control Committee

7 letters of objection have been received raising the following points:

* Increased noise and disturbance

* Increase in traffic and congestion

* Potential for vandalism

* Lack of parking and Meadow Street is a very narrow street

* Close proximity to residential dwellings

* Increased litter

* Since planning permission was granted for the village hall several things have happened which, include new users of the hall playing loud music, increase car ownership and additional residential properties have been constructed in the area. No sound insulation has been installed at the hall.

* The adverse and stressful circumstances created by noise and traffic congestion within the area can at least be curtailed to within a reasonable time frame by the retention of the planning condition.

Consultations

Director of Streetscene, Neighbourhoods and the Environment (Environmental Health) has no comments to make.

Assessment

Planning permission was granted in March 1984 to change the use of Wheelton Day Tutorial Centre to a Village Hall. Condition 2 of the planning permission stated that the village hall shall not open between the hours of 11pm and 8am.

This application relates to the removal of condition 2 of the original permission to allow the hall to open outside the current permitted hours. In the past the hall has breached this condition and opened outside the permitted hours however this was only occasionally and has not occurred on a continuous basis. Therefore as the hall has not been continuously in breach of the condition for in excess of 10 years this condition still applies. The Village Hall Committee wishes to remove this condition to enable the hall to be hired out for private functions as the current hours restrictions hampers the commercial viability of the hall.

A Public Entertainment Licence was granted in November 2003 to allow the hall to hold events up to 12 midnight Thursday to Sunday although a condition was attached stating that only 12 public entertainment events can be held in a 12-month period. This is clearly contrary to the hours permitted as part of the planning approval. Although the hall has a Public Entertainment Licence the planning condition still applies.

The main issues to consider are the impact of opening the hall outside of the currently allowed time on the surrounding area and the nearby residents. The Village Hall is located in a predominantly residential area with the only access to the hall being via a narrow residential street, Meadow Street. The adjoining property to the Hall is a residential property, 4 West View.

There is limited parking associated with the Hall with a small area located to the front of the building. The properties along Meadow Street and West View do not have off street parking and therefore park on the highway.

It is considered that as the immediate surrounding area is residential the

removal of the planning condition will detrimentally impact on the neighbours in terms of noise and disturbance. If the hall were to open after 11pm this would attract vehicles and members of the public late in the evening to the detriment of the surrounding neighbouring residents. It is considered that the activity created which will include people talking, car engines revving and general noise as people exit the premises will adversely impact on the neighbours amenities. In addition to this the lack of parking in the vicinity ensures that customers/ visitors to the premises will park close to the residential properties which will lead to noise and disturbance to the detriment of the neighbours amenities.

Conclusion

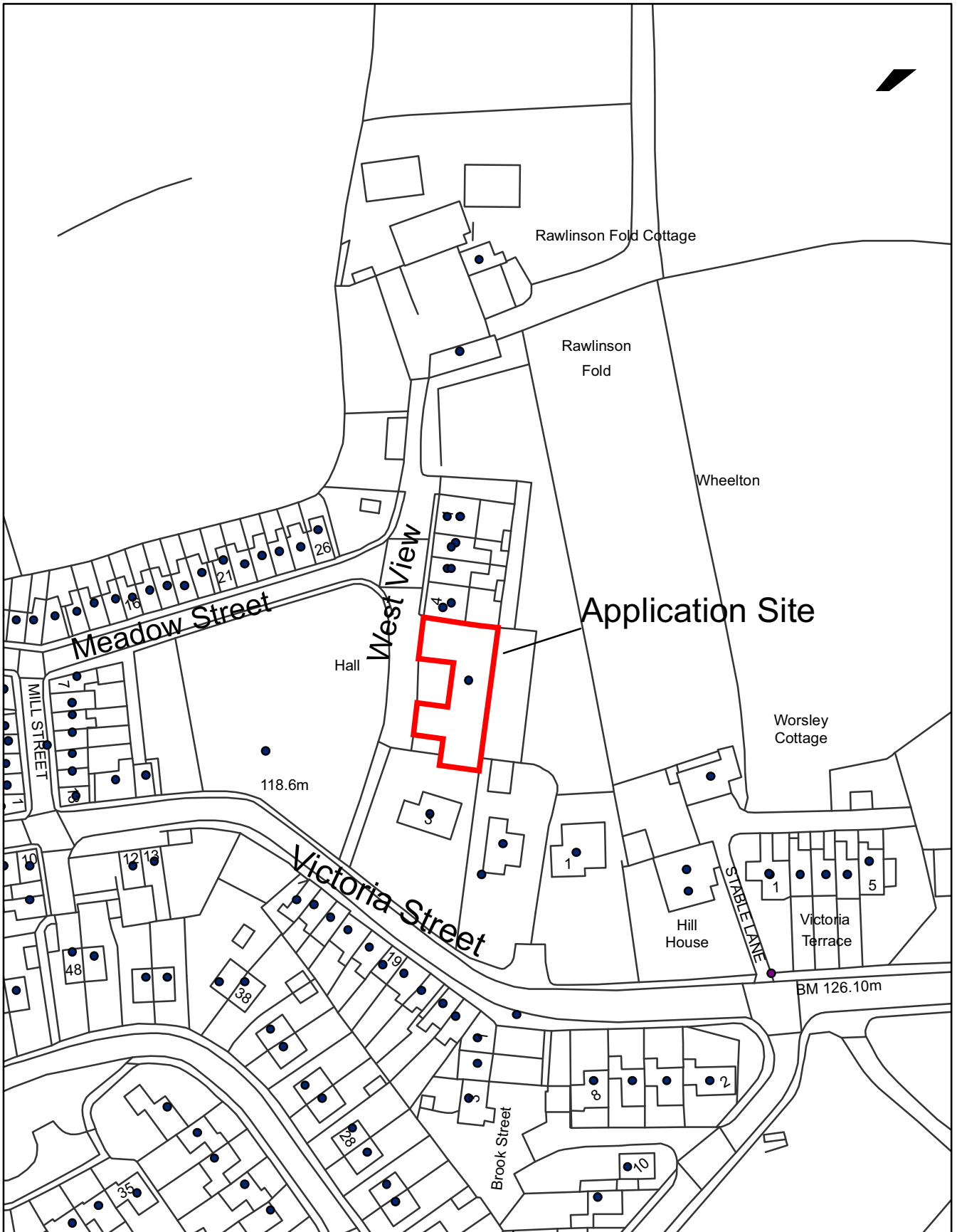
It is considered that current opening hours seek to protect the neighbours amenities by ensuring that the premises does not lead to noise and disturbance late in the evening/ in the early hours of the morning. The removal of this condition will attract people and vehicles to the hall at unsociable hours. It is therefore considered that the removal of the condition will lead to an unacceptable degree of noise and disturbance to the detriment of the neighbours amenities.

Recommendation: Refuse Full Planning Permission

Reasons

1. The removal of planning condition 2 of planning permission reference 9/83/00453 will result in an increase in activity on and around the site, particularly late at night to the undue detriment of the amenity and quietude of nearby residential occupants. As such the proposal is considered to be contrary to Policies EP20 and PS2 of the Adopted Chorley Borough Local Plan Review.

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

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Application Number:
07/00085/FUL

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Agenda Item No.
B.1

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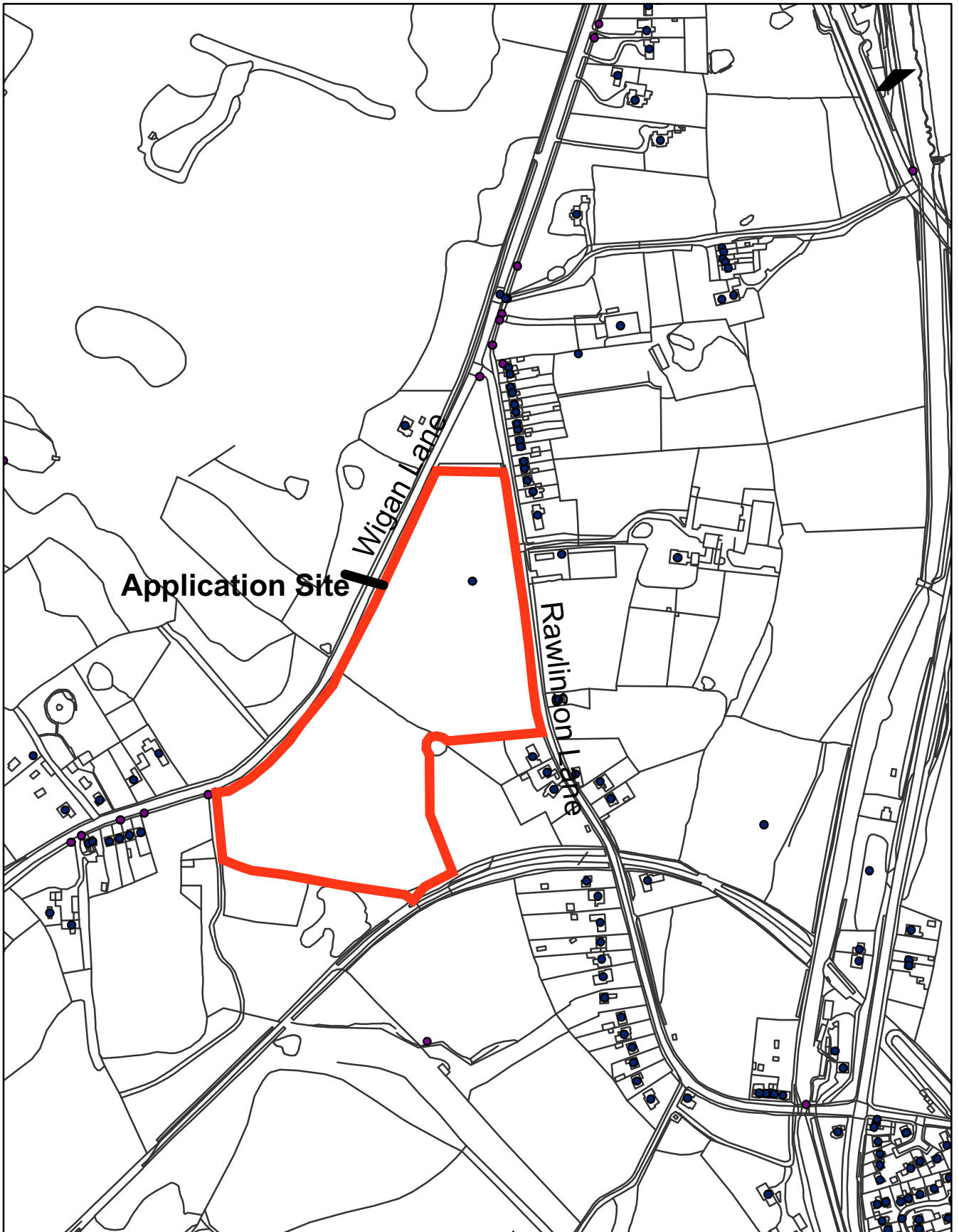
Item	07/00255/FUL	Permit Full Planning Permission
Case Officer	Mr Andy Wiggett	
Ward	Heath Charnock And Rivington	
Proposal	Revision to Planning Permission 04/969/FUL by modification of condition 11 - no machinery or vehicles (including horseboxes and trailers) shall be stored or kept within the site overnight.	
Location	Land North Of 125 Rawlinson Lane Heath Charnock	
Applicant	LJ And GL Calderbank	
Proposal	<p>This application relates to a revision to planning permission 04/969/FUL by modification of condition no. 11 – No machinery or vehicles (including horseboxes and trailers) shall be stored or kept within the site overnight. The application concerns a piece of agricultural land located between Rawlinson Lane and Wigan Road, Heath Charnock. The site now contains 5 stables, tack room and a sand paddock following the grant of permission in 2004.</p>	
Planning Policy	<p>The site lies within the Green Belt as defined by Policy DC1 of the Adopted Chorley Borough Local Plan Review. It is also appropriate to consider the proposals against Policy EP8 – Development Involving Horses and the SPG – Development Involving Horses.</p>	
Planning History	<p>Planning permission was granted in September 2004 for the erection of five stables, tack room and a separate midden together with a sand paddock.</p>	
Consultations	<p>Parish Council – commented that they understood that the situation had now changed since the grant of planning permission insofar as the applicants now live near to the site. The Parish Council has no objection to the applicants keeping their own vehicles on the site overnight.</p>	
Representations	<p>170 Rawlinson Lane – no objection to the parking of a horse box and tractor/trailer but does removing the condition allow any number of vehicles to be parked. 180 Rawlinson Lane – objects to the lifting of the condition as it would result in an adverse visual impact on the Green Belt given the scale and nature of the vehicles.</p>	
Assessment	<p>Green Belt policy is concerned, amongst other things, to retain attractive landscapes and enhance landscapes near to where people live. The site is now largely well screened from the houses in Rawlinson Lane and those on Wigan Lane are some distance away. As a result it is not considered that the keeping of vehicles on the land will conflict with Green Belt policy in that there will be no unacceptable loss of visual amenity. The Parish Council are now content given the applicants change of circumstances. However, one local resident is still concerned about this issue.</p> <p>Given the constraints placed upon the site when the original permission was granted, it is reasonable to allow the applicants to keep their own vehicles connected with the use of the site in the land. There will be little loss of visual amenity due to the landscaping in place around the boundaries of the site.</p> <p>The other conditions attached to the 2004 permission, however, may not be sufficient to prevent any commercial activity being established on the site. It is considered necessary to grant planning permission to allow the</p>	

keeping of the applicants own vehicles in connection with the stabling of their horses on the land but no other vehicles and machinery.

Conclusion

Removing the condition will not result in any loss of openness in the Green Belt given the small scale nature of the stables and that the use is not inappropriate. It is inevitable that stables will bring with it need for horse boxes and as the site is screened by the existing hedge and additional landscaping, the affect in visual amenity of the vehicles will be minimal.

Recommendation: Permit Full Planning Permission



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 Director of Development and Regeneration
 Chorley Borough Council

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Application Number:
07/00255/FUL

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Agenda Item No.
B. 2

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Item	07/00383/COU	Permit Full Planning Permission
Case Officer	Mrs Nicola Hopkins	
Ward	Brindle And Hoghton	
Proposal	Change of use of residential dwelling house (C3) to Residential rehabilitation centre (C2)	
Location	Withnell House Rest Home Bury Lane Withnell ChorleyPR6 8BH	
Applicant	Inward House Projects	

Proposal The application relates to the change of use of a single dwelling house (Use Class C3) into a residential rehabilitation centre (Use Class C2). Until August 2005 the premises fell within Use Class C3 as the premises was a nursing home. Planning permission was granted in 2005 to convert the premises into a single residential dwelling house and this permission has been implemented. Therefore planning permission is required to change the use back into the C3 use class.

There are a few alterations proposed as part of the application which include erecting new fences and replacing a number of upvc doors and windows to the existing annex.

The centre will accommodate up to 30 clients most of whom will be resident at the property for anything between 6 and 9 months. There will be approximately 13 members of staff based at the site working on a shift rota. The proposal incorporates the erection of new fences located close to the annex to provide a secure play area for the children of the residents. The remainder of the site will remain unaltered, garden areas, woodland and pasture.

Part of the building will be for women and women with children while the main building will accommodate clients described as Treatment Naïve (Treatment Naïve describes individuals who have not yet become embroiled in the treatment system e.g. substitute prescribing, maintenance prescribing often for considerable periods of time, before being offered the option of Residential Rehabilitation).

Each client will have an in-depth assessment prior to entering the programme. The assessment includes a full risk assessment to ensure their stability for the programme. Clients must be drug and alcohol free before commencement. Clients will have undergone a detoxification as an inpatient or by a community detoxification in the weeks prior to entering the project.

The staff at the premises will work on a rota basis. The first shift will work from 8.45am till 4.45pm the second shift from 4.30pm till 10pm. One member of staff on a waking night duty. The supporting documents stated that 5-10 visitors will attend the premises between Monday and Friday. These will be staff from local colleges coming to deliver lessons, Social Workers visiting their clients and visitors from other agencies. At weekends clients are allowed visits from close family members. The majority of the visits will be on a Saturday between 2pm and 5pm. No more than 5 clients may have a visit on any one day.

Planning Policy

Planning Policy Guidance Note 2: Green Belts
Planning Policy Statement 7: Sustainable Development within Rural Areas

Policy 6- Joint Lancashire Structure Plan

Adopted Chorley Borough Local Plan Review:

GN5- Building Design and Retaining Existing Landscape Features and Natural Habitats

GN9- Transport Accessibility

TR4- Highway Development Control Criteria

DC1- Development in the Green Belt

DC7A- Conversion of Rural Buildings in the Green Belt
 Conversion of Rural Buildings SPG.

Planning History

5/4/542- Conversion to Residential Hotel & Restaurant. Approved October 1968

5/4/740- Extension to provide additional lounge and bedrooms at Withnell House. Approved January 1973

9/80/253- Extension (conference room/ lavatories/ cloaks). Approved April 1980

9/89/218- Extension to form additional bedrooms. Approved May 1989

9/89/901- Bedrooms and sitting room extension. Approved November 1989

9/90/933- Erection of a conservatory to the rear. Approved November 1990

9/92/190- Outline application for the erection of 1 dwelling. Refused April 1992.

05/00695/COU- Change of use from Class C2 to domestic dwelling. Approved August 2005.

Applicant's Case

The agent for the application has submitted a Transport Assessment and a Planning, Design and Access Statement in support of the application. The documents are very detailed and set out how the rehabilitation centre will operate. The following conclusions have been forwarded by the agent:

- The proposal represents an entirely appropriate re-use of an existing dwelling and annex which had, until only recently, been used for many years as a nursing home for the elderly.
- The proposed development will involve only minor alterations which would have no adverse impact and would hence preserve the openness of the Green Belt. Due to its low key nature, the scheme will have no material impact on the amenities of nearby residents
- The use will involve relatively low levels of trip generation, not dissimilar to those that would be expected of a large dwelling house.
- The applicants intended use will not only secure the long term future of the property in a manner which is consistent with its rural, Green Belt location, it will also provide a new residential centre for Inward House Projects to further their valuable work in assisting those people who are seeking to reintegrate into society as part of their recovery from the problems associated with substance abuse.
- It is considered that the proposals represent appropriate development which accords with development plan policy and therefore for which planning permission should therefore

be granted.

Representations

Councilor Iris Smith has raised concerns in respect of the security implications of the proposal and the potential impact on the nearby residents.

70 letters of objection have been received from neighbouring residents raising the following concerns:

- Will detract from and be incompatible with the nature, character and demographics of the area
- Proposed facility is near a local primary school and children's home.
- There is no analysis of the risk and social costs regarding potential failures of the rehabilitation exercise
- No details regarding the prevention and management of anti-social behaviour
- Government statistics highlight the link between drug and alcohol abuse and increased crime which would have a significant impact on the community
- Concerns about the ongoing drug use and the impact on the local GP budget
- Fear of increased crime and public safety. Impact on the policing resources which are currently poor within the area.
- Occupants will be convicted criminals sent to the centre as an alternative to prison. Attendance is mandatory and residents will not want to be there. The centre will not be secure and the convicted criminals will be able to walk out whenever they feel.
- Residents often relapse and the centre will result in an rise in drug suppliers visiting the area to do business
- Assume the Council will investigate the impact of such rehabilitation centres on the locality and the impact on children within the area.
- Where will the staff come from?
- Increases the residents sense of insecurity and impact on the elderly residents
- Introduce significant amounts of undesirable people to this quiet and peaceful residential area.
- Extra traffic and parking problems, public transport is non existent to this site.
- These facilities would be more suited to urban areas
- Impact on surrounding property prices
- Impact on the Green Belt
- Residents will be free to roam about and not restricted to the premises- security issues
- The comparison with the Lancaster project is flawed as the two developments are of different scales and the demographics are different.

In addition to this a petition has been submitted objecting to the proposal which contains 60 signatures.

1 letter of objection has been received from Cunningham Planning who state they are working on behalf of over 100 residents. The letter lists the following objections:

- Sustainability of the proposed use in respect of the volume of traffic generated as the site is only accessible by private vehicle.
- Impact on the Green Belt- centre will accommodate a large number of people who will use the surrounding grounds clearly this will have a greater impact on the Green Belt than the present use.
- Impact on residential amenity- a number of residents have concerns about the way in which the site will be occupied.

- Fear of crime adds to the residents concerns which is a material planning consideration
- Intensification of the site.
- Is this type of facility needed? and will the clients be able to enter and leave the premises as they wish?
- Ever present risk that the occupants will return to their former lifestyles.
- Proposal is contrary to National and Local Policies and Guidance
- If the authority are minded to grant planning permission then a condition should be imposed limiting the number of occupants to a number significantly below that proposed and the permission should be temporary to assess the viability of the proposal.

Consultations

Lancashire County Council (Highways)- Given the level of traffic proposed it would be difficult to object to the principle of the development. The Engineers only concern is vision to the right on exiting the access and would seek to reduce the level of the hedge/ vegetation to a maximum of 1 metre in height for at least 100 metres to the south of the access.

Chorley Community Safety Partnership- No observations

Director of Streetscene, Neighbourhoods and Environment (Environmental Services)- No comments

Assessment

The proposal relates to the change of use of the premises to accommodate a residential rehabilitation centre for people with substance misuse problems. The premises are currently used as a single residential dwelling house.

The property is located within the Green Belt where there is a presumption against inappropriate development and where development will only be permitted if the development is considered appropriate or if very special circumstances can be demonstrated which outweigh the harm the development will have on the Green Belt.

The main issues to consider in respect of the proposal is the impact of the change of use on the Green Belt. In particular the impact of the development on traffic generation within the area.

Impact on the Green Belt

Reuse of an existing building within the Green Belt can be considered to be an appropriate form of development with preference given to the reuse of buildings for commercial or business uses. The property is a substantial building and capable of conversion without major alterations or extensions. There is an existing access drive to the premises which is accessed off Bury Lane and the proposal which relates mainly to a change of use will not result in loss or damage to wildlife habitats.

As such it is considered that the proposed change of use accords with the requirements of Policy DC7A of the Adopted Chorley Borough Local Plan Review and will not impact on the openness or character of the Green Belt.

Traffic and Highway Implications

The premises is currently a single residential dwelling house and the change of use of the premises to accommodate a residential rehabilitation centre has the potential to generate a significant amount of additional traffic. This additional traffic has the potential to adversely impact on the Green Belt.

The agent for the application has submitted a Transport Assessment in respect of the proposed new use. The premises is partly accessible by public transport as there are bus routes close to the site however there is not a bus stop within the immediate vicinity of the site. The traffic statement states that as the staff work on a rota basis and the external staff/ social workers will have a travelling role then the majority of these people will access the premises by car.

The site therefore results in a low non-car accessibility scoring however the agent for the application has stated that a high accessibility is not necessary for the proposed use of the site. It is estimated that the maximum daily vehicular trip demand will be 17 movements in and 17 out of the site.

The Highways Engineer at Lancashire County Council has assessed the submitted Transport Statement and given the traffic level proposed does not consider that the proposed change of use will have an adverse impact on highway safety or traffic generation within the area. As such it is not considered that the traffic generated from the premises will have an adverse impact on the surrounding Green Belt area.

The Highways Engineer has raised concerns in respect of the visibility when exiting the site and has suggested that the vegetation along to the highway boundary of the site (to the south of the access junction) is reduced in height to 1 metre for 100 metres from the access junction. This will be attached to the recommendation as a condition.

Additionally the sustainability of the proposal is a consideration. Clearly the application site is located within a rural location which although there are nearby bus routes will be mainly accessed via private vehicle. The key aspects of the Government's sustainability principles relate to reducing the need to travel and where travel is necessary increasing the use of public transport and modes other than the private car.

The agents for the application have admitted that due to the location of the site the centre will be mainly accessed by private vehicle although when the residents leave the centre for outside treatment etc they will be transported via a minibus.

It is considered that although the centre will be mainly accessed via car which does not accord with sustainability principles the volume of traffic which will be generated by the centre will not be to a degree which impacts on either highway safety or the surrounding Green Belt. In addition to this the traffic generated from the premises will be mainly from visitors to the premises and not the residents themselves it is not considered that the volume of traffic generated will be significant enough to warrant refusal in respect of sustainability.

Community Safety Issues

A number of letters of concern have been received from neighbouring residents objecting to the proposed change of use. One of the main sources of concern is the fear of crime and security issues raised in respect of the clients who will be attending the premises.

Chorley Community Safety Partnership were consulted in respect of the proposal and the Architectural Liaison Officer has no objection to the scheme. Therefore the proposed change of use is considered to be acceptable in respect of Section 17 of the Crime and Disorder Act 1998.

Conclusion

The proposed change of use is considered to be appropriate development within the Green Belt and it is not considered that the level of vehicular movements generated by the premises will have an adverse impact on the character of the Green Belt. As such the proposal accords

with Government advice contained in PPG2: Green Belts, Policy 6 of the Joint Lancashire Structure Plan and Policies DC1 and DC7A of the Adopted Chorley Borough Local Plan Review.

There is a significant number of objections raised in respect of the proposed change of use which mainly relate to the crime and safety implications of the proposal. The scheme however can only be assessed in respect of the relevant Planning Policies which are set out above. The Architectural Liaison Officer has no objections to the scheme and it is not considered that the proposed use will impact on crime within the area or the amenities of the neighbouring residents.

Recommendation: Permit Full Planning Permission Conditions

1. This consent relates to the following plans:

Plan Ref.	Received On:	Title:
3739-101S1	26 th April 2007	Site Location Plan
3739-04S1	26 th April 2007	Existing Site Layout
3739-05S1	26 th April 2007	Proposed Site Layout
3739-03	28 th March 2007	Existing and Proposed Elevations
3739-01	28 th March 2007	Existing Floor Plans
3739-02	28 th March 2007	Proposed Floor Plans

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

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 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 plans) shall have been submitted to and approved in writing by the Local Planning Authority. The building shall not 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.

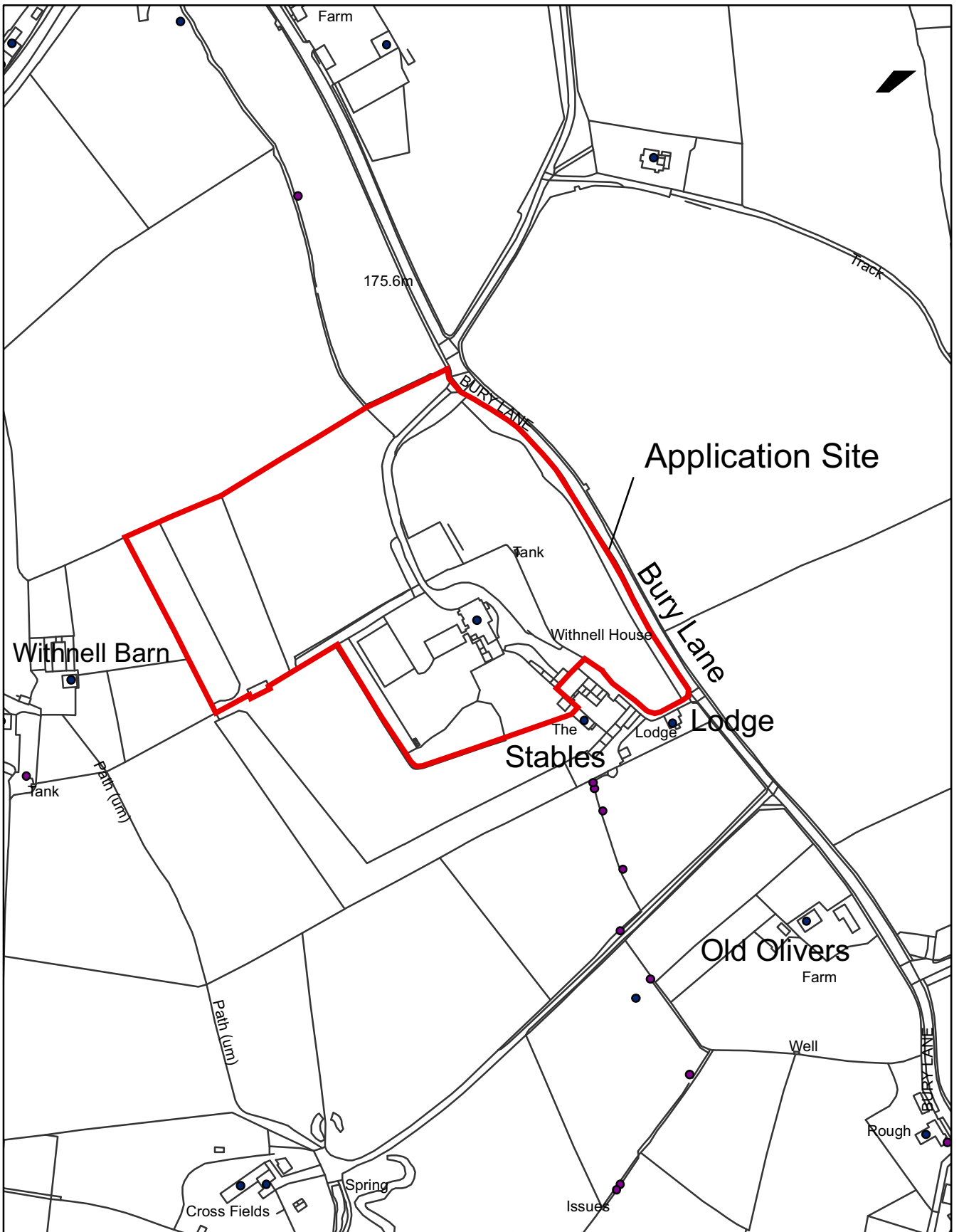
Reason: To ensure a visually satisfactory form of development and in accordance with Policy No. GN5 of the Adopted Chorley Borough Local Plan Review.

4. The development hereby permitted shall not commence until the hedgerow/ vegetation 100 metres to the south of the access junction, along the boundary of the site with Bury Lane, has been reduced to 1 metre in height. The hedgerow/ vegetation shall be retained at a maximum height of 1 metre at all times thereafter.

Reason: In the interests of highway safety, to ensure adequate visibility can be achieved when exiting the site and in accordance with Policy TR4 of the Adopted Chorley Borough Council Local Plan Review.

5. The premises shall be used for residential rehabilitation centre and for no other purpose (including any other purpose in Class C2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order).

Reason: To protect the character of local area and in accordance with Policy No. DC1 of the Adopted Chorley Borough Local Plan Review.



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

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Application Number:
07/00383/COU

Grid Ref:
E: 362618
N: 423146

Scale:
1:3,500

Agenda Item No.
B.3

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Report of	Meeting	Date
Director of Development and Regeneration	Development Control Committee	22 May 2007
(Introduced by the Executive Member for Economic Development and Regeneration)	Executive Cabinet	24 May 2007

GUIDING PRINCIPLES FOR DEVELOPMENT OF THE BOTANY/ GREAT KNOWLEY SITE

PURPOSE OF REPORT

1. To advise Members of responses received following consultation of the Guiding Principles Document for the development of the Botany /Great Knowley Site and to approve the document as attached.

CORPORATE PRIORITIES

2. The Guiding Principles Document is connected to the Strategic Objective: to put Chorley at the heart of Regional Economic Development in the Central Lancashire Sub-Region.

RISK ISSUES

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

BACKGROUND

4. The Botany/Great Knowley site was allocated under Policy EM1.4 of the adopted Chorley Borough Local Plan Review (August 2003) for B1 (Business (Offices/Light Industry) and B2 (General Industry) uses. The site is in a number of different ownerships.
5. The guidance note has been prepared by Officers to assist the design process that should be undertaken by those considering the development of the Botany/Great Knowley site. Initial consultations were held with Lancashire County Council, the Highways Agency, and British Waterways prior to the preparation of the draft guidance in January 2007.
6. Following Executive Member approval the document was put out for wider consultation for a four-week period ending on 5 March 2007. All the site landowners have been consulted.
7. Officers had a meeting in April 2007 with planning consultants Erinaceous Planning who represent Patrick Properties who have purchased 8 acres of the site. However, it is apparent from discussions that a considerable amount of work is still required to be completed by these consultants before any planning application can be submitted. Officers have also seen a draft copy of a leaflet prepared by the consultants to inform local residents. It is unclear whether this leaflet has been made public but officers gave feedback that any leaflet should provide additional information and more detail on the access arrangements.

COMMENTS RECEIVED AND PROPOSED CHANGES

- 8 Four responses have been received following the consultation period:
- Peter E Gilkes Company. Considers the statement that the Council will not grant planning permission until the adjacent site EM1.9 at Botany Bay (between the M61 motorway and the canal) is under construction will frustrate and severely hinder the development of the site. (Note – this phasing is particularly important in terms of ensuring appropriate access is provided).
 - Lancashire County Council, Environment Directorate – Natural and Historic Environment Service, supports the document but requires more recognition of the requirements identified in Planning Policy Statement 9: Biodiversity and Geological Conservation (PPS9) in the document and that the site's location within an "intermediate" Natural Heritage Zone should be a consideration.
 - Lancashire County Council, Environment Directorate – Strategic Planning and Transport Group welcome the document and state the Borough Council will need to be satisfied that development of this site will not result in an over provision of employment land in Chorley.
 - The Highways Agency has indicated the allocation would generate significant levels of traffic in the morning and afternoon peak flows which could potentially have a material impact on the strategic highways. The Agency need to understand how traffic generated by the site will be distributed onto the local and trunk road network and requests additional matters should be raised within the site masterplan. The likely use of Section 106 financial contributions for public transport purposes should allay some concerns.
- 9 No change is proposed in respect of the phasing of the development, as it is imperative that the road layout through the adjacent site EM1.9 Botany Bay is under construction and the bridge details are finalised prior to site EM1.4 being started.
- 10 Changes are proposed to the document, (shown underlined and in bold) to reflect the requirements in PPS9, recognition of the "intermediate" Natural Heritage Zone (Joint Lancashire Structure Plan (Policy 21) and Landscape and Heritage Supplementary Planning Guidance) and consideration of emerging draft Regional Spatial Strategy policies EM1 (Heritage) and Policy EM3 (Green Infrastructure). Also the ecological survey element is expanded to include the need for additional surveys such as an assessment of habitat linkage/de-fragmentation in the wider landscape.
- 11 Changes are also made to the document to reflect additional requirements specified by the Highways Agency.

COMMENTS OF THE DIRECTOR OF HUMAN RESOURCES

12. There are no apparent HR implications to this report.

COMMENTS OF THE DIRECTOR OF FINANCE

13. There are no apparent financial implications to this report.

CONCLUSION

- 14 Planning Policy Statement 1: Delivering Sustainable Development underlines that good design is indivisible from good planning. The Guiding Principles document includes a range of general and specific requirements identified by your Officers and other stakeholders who have been consulted and which are essential to assist the design process that should be undertaken by those considering the development of the prestigious and visually prominent Botany/Great Knowley Site. The document also

provides a checklist of application requirements that need to accompany any planning application.

RECOMMENDATION(S)

- 15 That the Executive Cabinet approves the Guiding Principles document for the development of the Botany /Great Knowley site.

**REASONS FOR RECOMMENDATION(S)
(If the recommendations are accepted)**

- 16. The guidance note has been prepared to assist with the design process that should be undertaken by those considering the development of the Botany/Great Knowley site

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

- 17 None

JANE E MEEK
DIRECTOR OF DEVELOPMENT AND REGENERATION

There are no background papers to this report

Report Author	Ext	Date	Doc ID
Alison Marland	5281	9 May 2007	ADMINREP/REPORT

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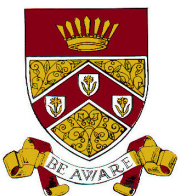
Chorley Council

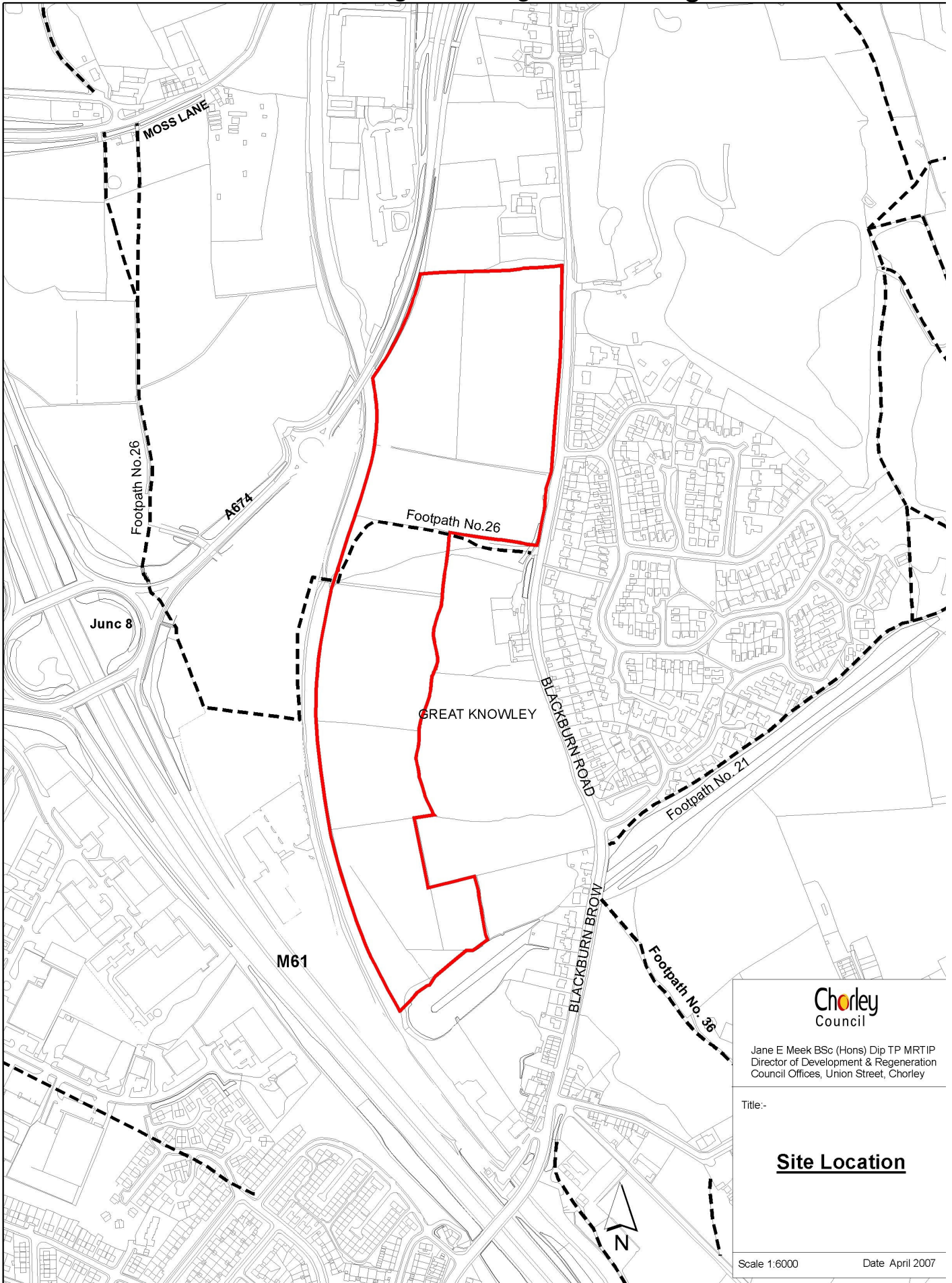
Draft For Consultation

GUIDING PRINCIPLES FOR DEVELOPMENT OF THE BOTANY/ GREAT KNOWLEY SITE

~~January 2007~~

May 2007





INTRODUCTION

- 1 Planning Policy Statement 1 (PPS1) underlines that good design is indivisible from good planning. This guidance note is intended to assist the design process that should be undertaken by those considering the development of the Botany/Great Knowley site.

LOCATION AND SITE DESCRIPTION

(See site location plan)

- 2 The essentials of the site are:
 - Large, prestigious and visually prominent sloping greenfield site of 14.1 hectares
 - Situated off the A674, 2.5km to the north east of Chorley Town, in close proximity to junction 8 of the M61 motorway.
 - The western boundary comprises the Leeds – Liverpool canal.
 - The northern boundary is bounded by the A674 and Green Belt.
 - Blackburn Road forms part of the eastern boundary, together with an area of land allocated in the adopted Local Plan Review as an Area of Safeguarded Land. This same land and a former railway embankment mark the southern end of the site.
 - The site is currently used as grazing land.
 - A public footpath (number 26) runs through the site between Blackburn Road and a crossing over the Leeds and Liverpool canal at Knowley Bridge (Bridge 79)
 - The site contains a large number of trees, which are protected by a Tree Preservation Order (TPO) – see plan at the back of the document.

REQUIREMENTS

General

- 3 A comprehensive Master Plan for the whole site will be required as part of any outline planning application.
- 4 Piecemeal development will only be permitted in conformity with the approved Master Plan. Detailed applications for the separate parcels should only be submitted in line with the Master Plan **otherwise such applications are likely to be refused planning permission.**
- 5 The site is allocated under Policy EM1.4 of the adopted Chorley Borough Local Plan Review (August 2003) for B1 (Business (Offices/Light Industry) and B2 (General Industry) uses. Policy EM2 covers development criteria for industrial/business development.
- 6 The site should accommodate **B2 and up to no more than 50% B1 uses with the remainder comprising B2 uses to form a prestigious business park.**
- 7 In terms of office development applicants should apply a sequential test (as set out in Planning Policy Statement 6: Planning for Town Centres) ~~to~~ **and so** conform to the requirements of the Joint Lancashire Structure Plan Policy 17. **Applicants will need to** ~~and~~ prepare a statement to show that there are no more suitable sites in Chorley Town Centre.
- 8 This **The above** requirement stems from the fact that certain policies including Policy EM1 (Employment Land Allocations) of the adopted Chorley Borough Local Plan, August 2003 are not in general conformity with the Replacement Joint

Lancashire Structure Plan 2001-2016 (adopted March 2005). The Joint Lancashire Structure Plan Policy 17 states where office development should be located and that a local authority will need to assess the proportion of the overall land allocation, set out in JLSP Policy 14, which should be allocated to office development (Use Class B1a). Policy EM1 as adopted does not take on board the requirements of JLSP Policy 17 or quantify the amount of land allocated specifically for office development.

Design

- 9 Any scheme should make a positive contribution to the local environment. To this end, it should respond to the physical features of the site, its topography, boundary treatment, landscape features (including protected trees) and ecology; views into and out of the site; access into/out of and around the site for vehicles and pedestrians; existing services; and neighbouring uses (including the canal). A contextually appropriate and high quality place will be required in terms of the amount of development, its layout, scale (height and massing of buildings), appearance, landscape setting, accessibility, and coherent and clear image. Early discussion with the Council is strongly advised.
- 10 Careful note should be taken of the following:
 - The scheme should ensure that the developed site has its own identity. To this end, careful layout, good looking, innovative building design will be required. Over-elaborate detailing should be avoided and, given local topography, special attention should be paid to roofscapes.
 - Careful attention should also be paid to the creation of high quality public space. An appropriate balance between buildings (footprint and massing) and the spaces around and between them will be of critical importance.
 - The Leeds Liverpool canal is an important heritage and leisure asset and many canal-related structures within the Borough are listed as buildings of historic or architectural importance. The design of buildings fronting the canal and of any new structure crossing the canal should therefore respect the significance of the waterway in these terms. More particularly, any new bridge across the canal will be expected to safeguard and make a positive contribution to the distinctive character of local canal architecture.
- 11 **Scheme D** design should take account of permissions granted for development on the opposite side of the Canal (Site EM1.9), so as to ensure compatibility between the two developments, and, in particular, to maintain the landscape dominated character of this section of the canal. At any one point, only one side of the Leeds and Liverpool Canal should have buildings fronting directly onto the canal and the other side should be heavily landscaped to avoid creating a corridor of development.
- 12 Footpath Number 26 is to be maintained and upgraded in terms of surfacing.
- 13 Design **considerations** ~~should take account of solar orientation to promote energy efficiency and to enable the capture of renewable energy~~ include the integration of renewable energy into the scheme to result in the equivalent of saving 10% of carbon emissions.
- 14 **Scheme D** design should take account of the need to promote safety and security of people, place and buildings.

- 15 Careful attention should be paid to the need to create a high quality landscaped setting for the built development, including boundary treatment. It should be noted that, in order to establish the landscape framework for development, peripheral and structural planting (native species) will be required in the first season after planning permission is granted / development commences and ornamental and/or native planting to soften hard landscaping on completion of the building works.

Ecology and Biodiversity

- 16 Careful recognition should be paid to the requirements of Planning Policy Statement 9: Biodiversity and Geological Conservation. The Key Principles of PPS9 ensure that the potential impacts of planning decisions on biodiversity and geological conservation are fully considered. These include that development plan policies and planning decisions:
- i) should be based upon up-to-date information;
 - ii) should aim to maintain, and enhance, restore or add to biodiversity and geological conservation interests;
 - iii) plan policies on the form and location of development should take a strategic approach to the conservation, enhancement and restoration of biodiversity and geology, and recognise the contribution that sites, areas and features, both individually and in combination, make to conserving these resources;
 - iv) planning policies should promote opportunities for the incorporation of beneficial biodiversity and geological features within design of developments.
- 17 Planning Policy Statement 9 deals with Networks of Natural Habitats which provide a valuable resource, can link sites of biodiversity importance and provide routes or stepping stones for the migration, dispersal and genetic exchange of species in the wider environment. Local authorities should aim to maintain networks by avoiding or repairing the fragmentation and isolation of natural habitats “this may be done as part of a wider strategy for the protection and extension of open spaces and access routes such as canals and rivers, including within urban areas”.
- 18 Planning Policy Statement 9 also states “that development proposals provide many opportunities for building-in beneficial biodiversity or geological features as part of good design. When considering proposals, local planning authorities should maximise such opportunities in and around development, using planning obligations where appropriate”.
- 19 A site survey and ecological survey is required to inform design. The site’s location within an “intermediate” Natural Heritage Zone is a consideration (Policy 21 of the Joint Lancashire Structure Plan Landscape and Heritage Supplementary Planning Guidance). In addition the emerging Regional Spatial Strategy, Policy EM1 dealing with Heritage and Policy EM3 dealing with Green Infrastructure need to be considered.

Contact Details: John Jones (01772) 534171
john.jones@env.lancscc.gov.uk

Access

- 20 Three potential Development Access points are shown on the Proposals Map of the Local Plan Review. However, now that the A674 roundabout giving access to Botany Bay village is available, an additional access, from either of the other two points shown, is unlikely to be supported by Lancashire County Council as the highway authority.

Highway Contact Details:

David Allen (01772) 533855 david.allen@env.lancscc.gov.uk
 Paul Dunne (01772) 530175 paul.dunne@env.lancscc.gov.uk
 Simon Bromley (01772) 530173 simon.bromley@env.lancscc.gov.uk

- 21 If development of the site is to be accessed via the existing roundabout on the A674 there needs to be cooperation between the relevant landowners on both sides of the canal to make sure the road proposals can accommodate the necessary link over the canal to access this site. The Borough Council will not grant planning permission for this site until the adjacent site, known as EM1.9 (Botany Bay), is under construction. The Council need to see a commitment that Site EM1.9 will be developed and the access arrangements are in place before this site comes forward for development.

- 22 Any existing or proposed retaining structures supporting the highway or properties, including highway bridges, culverts and footbridges encountered/proposed on or access to the site must be notified and discussed initially with the relevant officer of the Lancashire County Council, Highways and Environment Management, Bridges Division.

Contact Alex Fogg, (01772) 53 4624 alex.fogg@env.lancscc.gov.uk

- 23 If access into the site is proposed via a new canal bridge over the Leeds and Liverpool Canal, early discussion is advised with British Waterways and owners of the adjacent site EM1.9 (Botany Bay). Any new bridge will need to revert to private ownership and ideally should be constructed between October 2007 and March 2008 to fit in with existing programmed canal stoppages.

Contact Details: Leah Coburn (01942) 405774
 leah.coburn@britishwaterways.co.uk

- 24 The Highways Agency should also be consulted at the onset because of the proximity of the site to the M61, junction 8 and how development would affect this part of the network; the design stage and the green travel plan.

Contact Details: David Wild (0161) 9305768
 david.wild@highways.gsi.gov.uk

- 25 **The Highway Agency have indicated they require a Transport Assessment to be submitted because as the site is undeveloped at present all trips generated by the site will be new to the network and could generate significant levels of traffic in the AM and PM peaks which could potentially have a material impact on the strategic highway. It is important for the Highway Agency to understand how traffic generated by the site will be distributed onto the local and trunk road network. It is also important to take into account the permissions for development located on the opposite side of the canal at Site EM1.9.**

- 26 **The Highway Agency may wish to see the following matters raised within a site masterplan:**

- **Consideration of the whole plan within the Agency's Influencing Travel Behaviour (ITB) initiative;**

- **Setting maximum parking standards (by use class) for the whole of the site, using the parameters identified within the Joint Lancashire Structure Plan 2001- 2016;**
- **An accessibility mapping exercise for the whole site to determine strategic accessibility (by journey time) by car and public transport beyond its immediate environs;**
- **A full site Travel Plan providing, in outline form, s set of principles that would limit use of the private car, and promote viable, sustainable alternatives to all users. It would form the basis for all subsequent development proposals.**

27 Parking should be in line with the Joint Lancashire Structure Plan 2001 – 2016 (JLSP) Parking Standards, the level being informed by a completed accessibility questionnaire (see Table C of JLSP Parking Standards).

28 A developer contribution will be required (secured through a Section 106 agreement) to address transport and accessibility issues (**including public transport**) pertinent to the development. Lancashire County Council will advise the Borough Council on this aspect. The County Council will calculate contribution figures from those set out in the “Planning Obligations in Lancashire” - Policy Paper (July 2006) and subsequent approvals. The final sum could extend to several hundred thousand pounds.

Contact Details:

Neil Whittingham (01772) 533857 Planning Contribution Officer
neil.whittingham@property.lancscc.gov.uk

APPLICATION REQUIREMENTS

29 When a planning application is submitted, the Borough Council will expect it to be accompanied by the following: -

- A Transport Assessment;
- A Green Travel Plan;
- A Sequential Test Statement (for office development);
- An Ecological Survey (Great Crested Newts/Water Voles/Bats etc). **This should also include a Phase 2 survey incorporating mapped NVC Communities, a survey for CRow Act 2000 Section 74 Habitats and Species, an assessment of habitat linkage/de-fragmentation in the wider landscape and the opportunities to deliver biodiversity enhancement. The Ecological Survey should also give an indication of necessary mitigation measures;**

Contact Details: ~~John Jones (01772) 534171 will be able to supply a select list of ecological consultants. john.jones@env.lancscc.gov.uk~~

- A Design and Access Statement;
- A Site Level Survey showing contours and breaks of slope;
- Section Drawings, showing the relative heights of proposed and surrounding buildings;
- Drawings showing accurate views into and out of the site before and after development;
- A Statement showing the location and sizes of any highway structures;
- A Landscape Impact Assessment, including existing trees and their spread in relation to buildings and the purpose and extent of any proposed screening;
- A Record of Community Involvement; (See adopted Chorley Council Statement of Community Involvement (July 2006) Sections 7 & 8);
- A completed accessibility questionnaire (see Table C of JLSP Parking Standards), which should inform the level of parking provision.

Note

30 Lancashire County Archaeology Services has checked their records and there are no significant archaeological implications to the proposed development. Lancashire County will therefore not be recommending that any archaeological investigation of the site is necessary.

PLANNING POLICY INFORMATION

The site is allocated under Policy EM1.4 of the adopted Chorley Borough Local Plan Review (August 2003) for B1 (Business (Offices/Light Industry) and B2 (General Industry) uses. Policy EM2 of the Local Plan covers development criteria for industrial/business development. The following other local plan policies are particularly relevant.

Policy EP4 covers species protection, Policy EP9 - Trees and Woodland and Policy EP10 - Landscape Assessment.

Policy TR22 covers Development Access Points. Three development access points are shown on the Proposals Map. Policy TR4 covers highway related development control criteria and the requirement on a site of 5.0 hectares or more to support proposals with a Transport Impact Assessment.

Policy TR8 covers the adopted parking standards – although it should be noted that this policy has been superseded by an equivalent policy in the Structure Plan.

Policy TR18 covers provision for pedestrians and cyclists in new developments. Policy RR19 covers the provision of footways, cycleways and bridleways in existing networks and new development.

Policy DC1 covers the Green Belt and Policy DC3 covers the Areas of Safeguarded Land.

The Statement of Community Involvement (July 2006) sets out the Council's proposals for the involvement of the local community in the preparation of the new Local Development Framework and in the determination of Planning Applications. Section 7 covers what are the best ways of informing the Community about planning proposals and Section 8 - the record of Community Involvement.

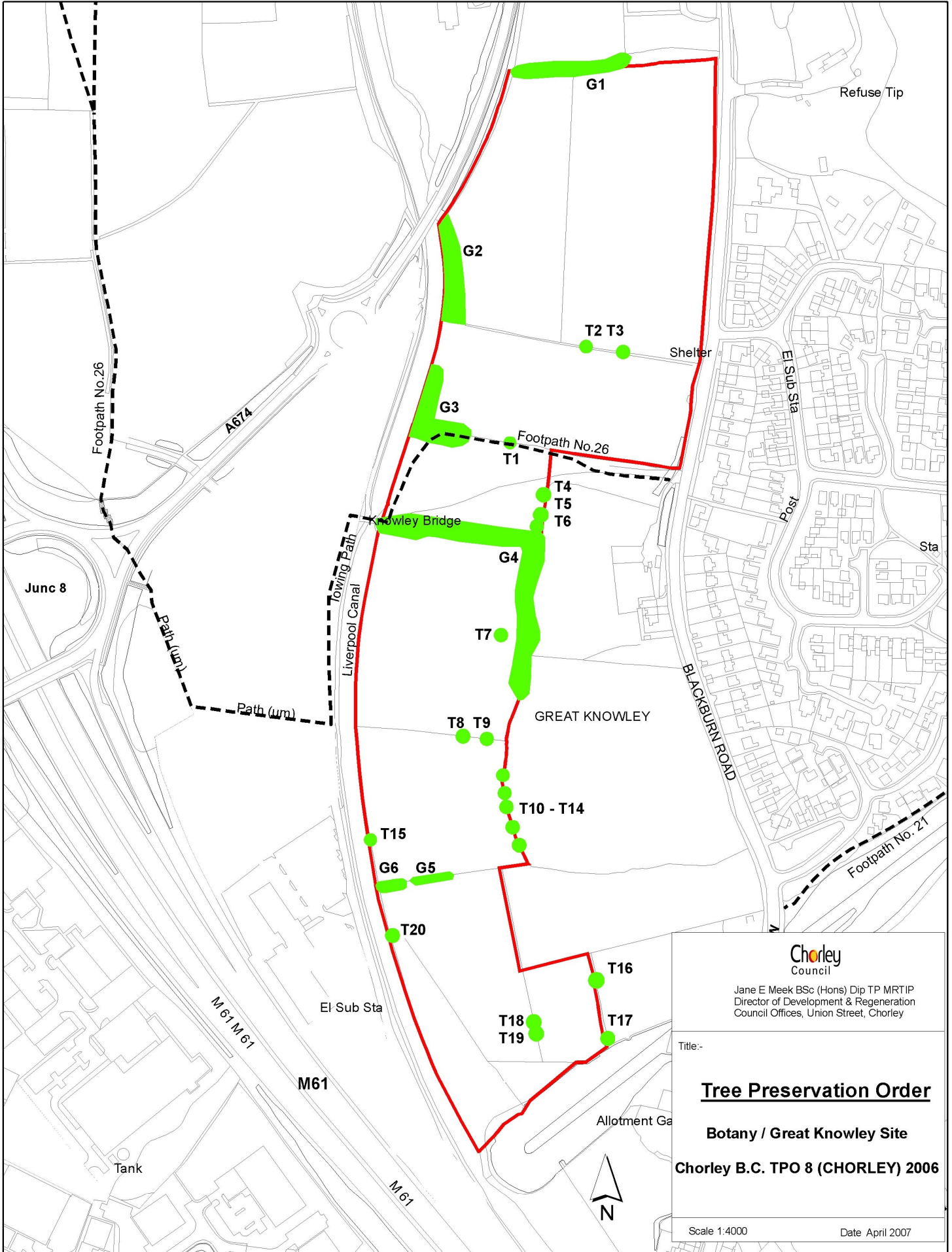
~~Chorley into 2016: Chorley Town Centre Action Area and Retail and Leisure Policies Preferred Options Development Plan Document. Addendum, June 2006.~~

Town Centre Strategy adopted October 2006

Economic Regeneration Strategy adopted March 2006

COUNCIL CONTACTS

David Stirzaker	Planning Officer Development Control (East Team)	(01257) 515223	david.stirzaker@chorley.gov.uk
Alison Marland/ Louise Nurser	Principal Planning Officers: Planning Policy	(01257) 515281	alison.marland@chorley.gov.uk louise.nurser@chorley.gov.uk
Mary Clemence	Economic Regeneration & Conservation Manager	(01257) 515286	mary.clemence@chorley.gov.uk
Cath Burns	Economic Development Manager	(01257) 515305	cath.burns@chorley.gov.uk
Irene Riding	Economic Development Assistant	(01257) 515300	irene.riding@chorley.gov.uk
Lindsey Ralston	Landscape Assistant	01257 515218	lindsey.ralston@chorley.gov.uk



Chorley Council
 Jane E Meek BSc (Hons) Dip TP MRTIP
 Director of Development & Regeneration
 Council Offices, Union Street, Chorley

Title:-

Tree Preservation Order
Botany / Great Knowley Site
Chorley B.C. TPO 8 (CHORLEY) 2006

Scale 1:4000 Date April 2007



Report of	Meeting	Date
Director of Development and Regeneration	Development Control Committee	22.05.2007

PLANNING APPEALS AND DECISIONS - NOTIFICATION

PURPOSE OF REPORT

- 1 To advise Committee of notification received from the Planning Inspectorate, between 11 April and 9 May 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 Executors Of Alice Wrennall Deceased against the delegated refusal of planning permission for the removal of agricultural occupancy restriction placed on planning permission 5/5/8755 (Condition 1) at Homestead, Holker Lane, Ulmes Walton (Application No. 06/01278/FUL).
- 5 Appeal by Mr S E Chorlton against the Development Control Committee's decision to refuse retrospective planning permission for a perimeter fence at 41 Wray Crescent, Ulmes Walton (Application No. 07/00075/FUL) as per officer recommendation.

PLANNING APPEALS DISMISSED

- 6 None

PLANNING APPEALS ALLOWED

- 7 Appeal by Arturo Mansione & Linda Haydock against the Development Control Committee's refusal of planning permission for the change of use from takeaway to mixed use with restaurant and takeaway, also retrospective application for the erection of a single storey rear extension and internal disabled toilet at 77 Water Street, Chorley against officer recommendation. (Application No. 06/00547/COU)



PLANNING APPEALS WITHDRAWN

- 8 Appeal by Mr A Munro against the refusal of a Certificate of Lawfulness for the proposed erection of a detached building to accommodate a swimming pool at Douglas Villa, Meadow Lane, Mawdesley (Application 06/00709/CLPUD).
- 9 Appeal by Miss Carley Sutton & Mr Ian Dowd against the refusal of planning permission to 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).

ENFORCEMENT APPEALS LODGED

- 10 None

ENFORCEMENT APPEALS DISMISSED

- 11 None

ENFORCEMENT APPEALS ALLOWED

- 12 None

LANCASHIRE COUNTY COUNCIL DECISIONS

- 13 None

RECOMMENDATION

- 14 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	19.04.2007	06/01278/FUL	Union Street Offices
5	“	09.05.2007	07/00075/FUL	“
7	“	04.05.2007	06/00547/COU	“
8	“	01.05.2007	06/00709/CLPUD	“
9	“	10.05.2007	06/01199/FUL	“

Report Author	Ext	Date	Doc ID
Louise Taylor	5346	10/05/2007	ADMINREP/REPORT

Report of	Meeting	Date
Director of Development and Regeneration	Development Control Committee	22.05.2007

PLANNING APPLICATIONS DECIDED UNDER DELEGATED POWERS

Application No.	Recommendation	Location	Proposal
06/00978/FUL	Permit Full Planning Permission	Bridge Farm Coppull Moor Lane Coppull Chorley PR7 4LL	Retrospective application for replacement dairy building.
06/01290/FUL	Permit Full Planning Permission	Grove Farm Railway Road Adlington Chorley Lancashire	Proposed extension of existing mast by 1.5m, removal of 6 no. antennas and replaced by 6 no. antennas, 3 no. dishes together with ground based equipment cabinets.
06/01381/FUL	Permit Full Planning Permission	Motor Vehicle Workshop Bolton Road Abbey Village Chorley PR6 8DE	Enveloping of existing workshop with single storey lean-to side extension
07/00049/FUL	Permit Full Planning Permission	Astley Park School Harrington Road Chorley PR7 1JZ	Erection of polytunnel,
07/00130/FUL	Permit Full Planning Permission	Land 230m North East Of Morris Farm Hollin Lane Heapey	One extra stable and storage room attached to original stable block.
07/00144/FUL	Permit Full Planning Permission	Cedar Farm Gallery Back Lane Mawdesley Ormskirk L40 3SY	Alterations to existing pig building to create five light industrial / office / workshop spaces, and demolition of two existing buildings to incorporate a defined service area and staff parking,
07/00274/FUL	Refuse Full Planning Permission	Swann With Two Knecks 1 - 3 Hollinshead Street Chorley PR7 1EP	Proposed siting of 5 no. gazebos to the area to the front of the public house.
07/00273/FUL	Permit (Subject to Legal Agreement)	15 Southport Road Chorley PR7 1LB	Conversion of existing dwelling into 6 flats, incorporating 2 storey side/rear extension and re-building/extension of existing garage to rear,

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Report of	Meeting	Date
Director of Development and Regeneration	Development Control Committee	22/5/2007

LIST OF APPLICATIONS DETERMINED UNDER DELEGATED POWERS

Between 12 April and 4 May 2007

Plan Ref 06/01175/FUL **Date Received** 19.10.2006 **Decision** Permit Full Planning Permission

Ward: Euxton South **Date Decided** 12.04.2007

Proposal : Erection of single storey rear extension and formation of pitched roof over existing front porch,
Location : 3 Countess Way Euxton Chorley PR7 6PT
Applicant: Mr & Mrs Fairless 3 Countess Way Euxton Chorley PR7 6PT

Plan Ref 06/01259/FUL **Date Received** 13.11.2006 **Decision** Permit Full Planning Permission

Ward: Chisnall **Date Decided** 03.05.2007

Proposal : Two storey side extension and alterations to garage to form games room
Location : 367 Spendmore Lane Coppull Chorley PR7 5DD
Applicant: M Davies 367 Spendmore Lane Coppull Chorley PR7 5DD

Plan Ref 06/01323/TPO **Date Received** 04.12.2006 **Decision** Refuse for Tree Works

Ward: Clayton-le-Woods West And Cuerden **Date Decided** 18.04.2007

Proposal : Pruning of 3 Beech trees covered by TPO 6 (Clayton Le Woods) 1999,
Location : Hill Crest Wigan Road Clayton-Le-Woods Leyland PR25 5UD
Applicant: J Winder 4 Chiltern Meadow Clayton-Le-Woods Leyland PR25 5UZ

Plan Ref 07/00009/FUL **Date Received** 02.01.2007 **Decision** Permit Full Planning Permission

Ward: Chorley North East **Date Decided** 24.04.2007

Proposal : External (ATM) to side elevation
Location : 305 Eaves Lane Chorley PR6 0DR
Applicant: Lawrence Hunt And Co Ltd 40B Liverpool Road, Penwortham, Preston, PR1 0DQ

Plan Ref 07/00041/FUL **Date Received** 15.01.2007 **Decision** Refuse Full Planning Permission

Ward: Adlington & Anderton **Date Decided** 03.05.2007

Proposal : Part single storey rear extension beside kitchen and first storey rear extension over kitchen
Location : 49 Harrison Road Adlington Chorley PR7 4HN
Applicant: C Massey C/o Agent

Plan Ref 07/00045/TPO **Date Received** 15.01.2007 **Decision** Consent for Tree Works

Ward: Clayton-le-Woods And Whittle-le-Woods **Date Decided** 20.04.2007

Proposal : Felling of tree (Tree Preservation Order No 1 Low Mill Whittle-le-Woods 1975)
Location : Tru Metals Foundry Ltd Low Mill Town Lane Whittle-Le-Woods Chorley
Applicant: J Ainsworth Tru Metals Foundry Ltd Low Mill Town Lane Whittle-Le-Woods Chorley

Plan Ref 07/00062/FULMAJ **Date Received** 22.01.2007 **Decision** Permit Full Planning Permission

Ward: Chorley North East **Date Decided** 26.04.2007

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 Canal Mill Botany Bay Chorley Lancashire PR6 9AF

Plan Ref 07/00069/FUL **Date Received** 23.01.2007 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods
And Whittle-le-Woods **Date Decided** 23.04.2007

Proposal : Erection of single storey rear extension and front extension to existing garage,
Location : 8 Fusiliers Close Buckshaw Village Whittle-Le-Woods Chorley Lancashire
Applicant: Mr G Richmond 8 Fusiliers Close Buckshaw Village Whittle-Le-Woods Chorley

Plan Ref 07/00077/FUL **Date Received** 29.01.2007 **Decision** Permit Full Planning Permission

Ward: **Date Decided** 25.04.2007

Proposal : Rebuild of three existing connected buildings under a single roof
Location : Auto Volk Garage Hollinshead Street Chorley
Applicant: Mr Fred Murphy Auto-Volk Garage Hollinshead Street Chorley Lancs PR7 1EP

Plan Ref 07/00104/TPO **Date Received** 30.01.2007 **Decision** Consent for Tree Works

Ward: Euxton South **Date Decided** 20.04.2007

Proposal : Cut back over hanging branches of Oak tree T4 and small bearded growth and cut back branch to 1st form on limb of Oak tree T5 covered by TPO11 (Euxton) 1987
Location : Land 10m South Of 21 Dunrobin Drive Euxton
Applicant: Mr Gary Bergin 21 Dunrobin Drive Euxton Chorley PR7 6NE

Plan Ref 07/00111/FUL **Date Received** 01.02.2007 **Decision** Permit Full Planning Permission

Ward: Chorley South East **Date Decided** 20.04.2007

Proposal : Proposed two storey side extension
Location : 94 Carr Lane Chorley Lancashire PR7 3JG
Applicant: Mr & Mrs D Howarth 94 Carr Lane Chorley Lancashire PR7 3JG

Plan Ref 07/00120/FUL **Date Received** 09.02.2007 **Decision** Permit Full Planning Permission

Ward: Coppull **Date Decided** 17.04.2007

Proposal : Demolish existing conservatory and erect a two storey side extension and a single storey rear extension
Location : 42 Hurst Brook Coppull Chorley PR7 4QU
Applicant: Mr And Mrs C Moss 42 Hurst Brook Coppull Chorley PR7 4QU

Plan Ref 07/00121/ADV **Date Received** 08.02.2007 **Decision** Application Withdrawn
Ward: Astley And Buckshaw **Date Decided** 25.04.2007
Proposal : Hoardings, Banners and Flagpoles
Location : Group 10 Central Avenue Buckshaw Village Euxton Lancashire
Applicant: Hicalife Retirement Villages LLP Anchor Court, Francis Street, Kingston Upon Hull, HU2 8DT

Plan Ref 07/00124/FUL **Date Received** 09.02.2007 **Decision** Refuse Full Planning Permission
Ward: Clayton-le-Woods West And Cuerden **Date Decided** 13.04.2007
Proposal : Demolition of existing dwelling and the erection of 7 detached houses
Location : 54 Lancaster Lane Clayton-Le-Woods Leyland PR25 5SP
Applicant: Wainhomes Development Ltd Chorley Business And Technology Centre Euxton Lane Euxton Chorley Lancashire PR7 6TE

Plan Ref 07/00126/FUL **Date Received** 07.02.2007 **Decision** Permit Full Planning Permission
Ward: Chisnall **Date Decided** 12.04.2007
Proposal : Demolition of existing conservatory and erection of two storey rear extension,
Location : 12 Meadowlands Charnock Richard Chorley PR7 5RX
Applicant: Mr & Mrs Morris 12 Meadowlands Charnock Richard Chorley PR7 5RX

Plan Ref 07/00133/FUL **Date Received** 15.02.2007 **Decision** Permit Full Planning Permission
Ward: Pennine **Date Decided** 16.04.2007
Proposal : Proposed enclosure of courtyard to form a conservatory
Location : Station House Coppice Lane Heapey Lancashire PR6 9DA
Applicant: Mr & Mrs Newell Station House Coppice Lane Heapey Lancashire PR6 9DA

Plan Ref 07/00138/FUL **Date Received** 12.02.2007 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods And Whittle-le-Woods **Date Decided** 01.05.2007

Proposal : Two storey rear extension and detached garage.
Location : Hillside Cottage 1 Naylors Fold Chorley Old Road Whittle-Le-Woods Lancashire
Applicant: Mr And Mrs Taffs Hillside Cottage 1 Naylors Fold Chorley Old Road Whittle-Le-Woods Lancashire PR6 7LB

Plan Ref 07/00139/FUL **Date Received** 12.02.2007 **Decision** Permit Full Planning Permission

Ward: Adlington & Anderton **Date Decided** 19.04.2007

Proposal : Single storey rear/side extension
Location : 33 Beech Avenue Anderton Chorley PR6 9PQ
Applicant: Miss Heather Fogarty 33 Beech Avenue Anderton Chorley PR6 9PQ

Plan Ref 07/00141/FUL **Date Received** 14.02.2007 **Decision** Permit Full Planning Permission

Ward: Chorley South West **Date Decided** 01.05.2007

Proposal : Single storey side extension
Location : 35 Capesthorpe Drive Chorley PR7 3QQ
Applicant: Mr And Mrs Bowers 35 Capesthorpe Drive Chorley PR7 3QQ

Plan Ref 07/00145/FUL **Date Received** 14.02.2007 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods And Whittle-le-Woods **Date Decided** 17.04.2007

Proposal : Erection of first floor side extension (part-retrospective)
Location : 10 Elder Close Clayton-Le-Woods Chorley PR6 7TQ
Applicant: Mr K Coates 10 Elder Close Clayton-Le-Woods Chorley PR6 7TQ

Plan Ref 07/00146/TPO **Date Received** 12.02.2007 **Decision** Consent for Tree Works

Ward: Adlington & Anderton **Date Decided** 17.04.2007

Proposal : Proposed removal of sycamore tree covered by TPO4 (Adlington) 2002 and replaced with a more healthy specimen
Location : 5 High Lea Adlington Chorley Lancashire PR6 9QW
Applicant: Mr JJ King Esq 5 High Lea Adlington Chorley Lancashire PR6 9QW

Plan Ref 07/00152/FUL **Date Received** 16.02.2007 **Decision** Permit Full Planning Permission

Ward: Coppull **Date Decided** 12.04.2007

Proposal : Rear conservatory
Location : 39 Poplar Drive Coppull Chorley PR7 4LS
Applicant: Mr Swarbrick And Miss Akrigg 39 Poplar Drive Coppull Nr Chorley PR7 4LS

Plan Ref 07/00153/FUL **Date Received** 15.02.2007 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods And Whittle-le-Woods **Date Decided** 19.04.2007

Proposal : Demolition of existing garage and erection of double garage and store,
Location : The Paddock Dawson Lane Whittle-Le-Woods Chorley PR6 7DS
Applicant: Mr & Mrs Smith The Paddock Dawson Lane Whittle-Le-Woods Chorley PR6 7DS

Plan Ref 07/00154/FUL **Date Received** 16.02.2007 **Decision** Refuse Full Planning Permission

Ward: Heath Charnock And Rivington **Date Decided** 13.04.2007

Proposal : Two storey side extension and single storey rear extension.
Location : 186 Rawlinson Lane Heath Charnock Chorley PR7 4DJ
Applicant: Miss E Fearnley And Mrs N Holt 186 Rawlinson Lane Heath Charnock Chorley PR7 4DJ

Plan Ref 07/00157/FUL **Date Received** 16.02.2007 **Decision** Permit Full Planning Permission

Ward: Chorley North East **Date Decided** 30.04.2007

Proposal : Demolition of existing portakabin and replace with a single storey pitched roof extension (original permission 9/03/00721/FUL)

Location : Maryland Bakery 116A Park Road Chorley Lancashire PR7 1QY

Applicant: Brothers Of Charity Services Lisieux Hall Hospital Dawson Lane Whittle-Le-Woods Chorley PR6 7DX

Plan Ref 07/00159/FUL **Date Received** 15.02.2007 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods And Whittle-le-Woods **Date Decided** 20.04.2007

Proposal : Erection of first floor side extension and single storey rear extension,

Location : 15 Whittle Park Clayton-Le-Woods Chorley PR6 7RQ

Applicant: Mr & Mrs Henry 15 Whittle Park Clayton-Le-Woods Chorley PR6 7RQ

Plan Ref 07/00161/FUL **Date Received** 16.02.2007 **Decision** Permit Full Planning Permission

Ward: Astley And Buckshaw **Date Decided** 12.04.2007

Proposal : Demolition of existing conservatory and erection of two storey side and single storey rear extension,

Location : 87 Studfold Astley Village Chorley Lancashire PR7 1UA

Applicant: Mr Conway & Miss Jolly 87 Studfold Astley Village Chorley Lancashire PR7 1UA

Plan Ref 07/00162/TPO **Date Received** 19.02.2007 **Decision** Consent for Tree Works

Ward: Chorley South East **Date Decided** 16.04.2007

Proposal : Removal of two large branches overhanging property and a 15% crown thin to two trees covered by TPO NO. 9 (Chorley) 1995,

Location : 37 The Bowers Chorley PR7 3LA

Applicant: Mr Richard B Grzelczyll 37 The Bowers Chorley PR7 3LA

Plan Ref 07/00163/ADV **Date Received** 21.02.2007 **Decision** Advertising Consent
Ward: Chorley South East **Date Decided** 19.04.2007

Proposal : Proposed 6.4m internally illuminated pylon sign
Location : Kwik Fit Motorist Centre Lyons Lane Chorley PR7 3BA
Applicant: Kwik Fit Properties Ltd 216 East Main Street, Broxburn, West Lothian,

Plan Ref 07/00164/FUL **Date Received** 19.02.2007 **Decision** Permit Full Planning Permission
Ward: Chorley South East **Date Decided** 12.04.2007

Proposal : Proposed extension to existing motorist Centre to provide four fitting bays and four staff car parking spaces
Location : Kwik Fit Motorist Centre Lyons Lane Chorley PR7 3BA
Applicant: Kwik Fit Properties Ltd 216 East Main Street, Broxburn, East Lothian,

Plan Ref 07/00166/FUL **Date Received** 16.02.2007 **Decision** Permit Full Planning Permission
Ward: Chorley East **Date Decided** 20.04.2007

Proposal : Formation of dormer to rear,
Location : 36 Athol Grove Chorley PR6 0LL
Applicant: J Parkinson 36 Athol Grove Chorley PR6 0LL

Plan Ref 07/00167/TPO **Date Received** 13.02.2007 **Decision** Consent for Tree Works
Ward: Lostock **Date Decided** 24.04.2007

Proposal : Pruning of 1no. tree and pruning of 1no. tree within Tree Preservation Order No 8 (Croston) 1990.
Location : The Coach House Grape Lane Croston Leyland PR26 9HB
Applicant: N Pearce The Coach House Grape Lane Croston Leyland PR26 9HB

Plan Ref 07/00168/FUL **Date Received** 19.02.2007 **Decision** Permit Full Planning Permission
Ward: Adlington & Anderton **Date Decided** 12.04.2007

Proposal : Demolition of existing garage and erection of single storey side extension incorporating garage and kitchen extension,
Location : 4 Lees Road Anderton Chorley PR6 9PP
Applicant: Mr M Birchall 4 Lees Road Anderton Chorley PR6 9PP

Plan Ref 07/00170/FUL **Date Received** 20.02.2007 **Decision** Refuse Full
Planning
Permission

Ward: Clayton-le-Woods **Date Decided** 03.05.2007
And Whittle-le-
Woods

Proposal : Proposed first floor rear extension over lounge
Location : 27 Birch Field Clayton-Le-Woods Chorley PR6 7RE
Applicant: Mr & Mrs Corbridge 27 Birch Field Clayton-Le-Woods Chorley PR6 7RE

Plan Ref 07/00171/FUL **Date Received** 23.02.2007 **Decision** Permit Full
Planning
Permission

Ward: Adlington & **Date Decided** 23.04.2007
Anderton

Proposal : Raising the roof height to provide accommodation in existing loft space, first floor
and ground floor side extensions
Location : 9 Old School Lane Adlington Chorley PR7 4DX
Applicant: Mr & Mrs Hatch 9 Old School Lane Adlington Chorley PR7 4DX

Plan Ref 07/00172/FUL **Date Received** 22.02.2007 **Decision** Permit Full
Planning
Permission

Ward: Brindle And **Date Decided** 26.04.2007
Hoghton

Proposal : Demolish existing garage and replace with garage/workshop and erect a single
storey front extension to the house
Location : Bury Farm Sandy Lane Brindle Chorley PR6 8LZ
Applicant: Mr & Mrs B Pawson Bury Farm Sandy Lane Brindle Chorley PR6 8LZ

Plan Ref 07/00173/COU **Date Received** 22.02.2007 **Decision** Permit Full
Planning
Permission

Ward: Chorley South **Date Decided** 16.04.2007
East

Proposal : Change of use of dwelling to a bed and breakfast
Location : 8 Hollinshead Street Chorley PR7 1EP
Applicant: Mr T Ahmed 77 Eaves Lane Chorley PR6 0PU

Plan Ref 07/00179/FUL **Date Received** 20.02.2007 **Decision** Permit Full Planning Permission

Ward: Chorley North **Date Decided** 24.04.2007
West

Proposal : Erection of one liquid nitrogen tank in rear yard with 1.5m barrier round,
Location : H & A Wines & Spirits Group Ltd Common Bank Industrial Estate Ackhurst Road
Chorley PR7 1NH
Applicant: H & A Wines & Spirits Group Ltd Common Bank Industrial Estate Ackhurst Road
Chorley PR7 1NH

Plan Ref 07/00180/TPO **Date Received** 20.02.2007 **Decision** Consent for Tree Works

Ward: Chisnall **Date Decided** 24.04.2007

Proposal : Pruning of two trees within Tree Preservation Order No 4 (Charnock Richard) 1994.
Location : Appley House 31 Church Lane Charnock Richard Chorley PR7 3RB
Applicant: Mr D Newton Appley House 31 Church Lane Charnock Richard Chorley PR7 3RB

Plan Ref 07/00183/FUL **Date Received** 22.02.2007 **Decision** Permit Full Planning Permission

Ward: Chorley South **Date Decided** 26.04.2007
West

Proposal : Erection of rear conservatory,
Location : 17 Walleys Road Chorley PR7 2HU
Applicant: Mr & Mrs Fox 17 Walleys Road Chorley PR7 2HU

Plan Ref 07/00185/FUL **Date Received** 22.02.2007 **Decision** Application Withdrawn

Ward: Clayton-le-Woods **Date Decided** 23.04.2007
And Whittle-le-Woods

Proposal : Formation of external covered drinking area with timber screen and gate to existing opening,
Location : The Dog Inn Chorley Old Road Clayton-Le-Woods Chorley PR6 7QZ
Applicant: Daniel Thwaites Brewery Plc PO Box 50 Star Brewery Syke Street Blackburn BB1 5BU

Plan Ref 07/00188/FUL **Date Received** 22.02.2007 **Decision** Permit Full
Planning
Permission

Ward: Brindle And Hoghton **Date Decided** 17.04.2007

Proposal : Extension to existing canopy on front elevation,
Location : Royal Oak Riley Green Switch Road Hoghton Lancashire PR5 0SL
Applicant: Daniel Thwaites Brewery Plc PO Box 50 Star Brewery Syke Street BB1 5BU

Plan Ref 07/00190/FUL **Date Received** 22.02.2007 **Decision** Permit Full
Planning
Permission

Ward: Euxton South **Date Decided** 12.04.2007

Proposal : Erection of single storey rear link extension between main bungalow and detached storage building, pitched roof over storage building, and erection of conservatory to rear,
Location : The Bungalow Balshaw Avenue Euxton Chorley PR7 6HY
Applicant: Ms L Darlington The Bungalow Balshaw Avenue Euxton Chorley PR7 6HY

Plan Ref 07/00193/FUL **Date Received** 23.02.2007 **Decision** Permit Full
Planning
Permission

Ward: Clayton-le-Woods And Whittle-le-Woods **Date Decided** 20.04.2007

Proposal : Erection of rear conservatory,
Location : 3 Regiment Drive Buckshaw Village Whittle-Le-Woods Chorley Lancashire
Applicant: Mr & Mrs Wood 3 Regiment Drive Buckshaw Village Whittle-Le-Woods Chorley Lancashire PR7 7BL

Plan Ref 07/00194/FUL **Date Received** 22.02.2007 **Decision** Permit Full
Planning
Permission

Ward: Chorley North East **Date Decided** 16.04.2007

Proposal : Change of use and conversion of schoolhouse to dwelling with associated internal alterations and repairs to building,
Location : Chorcliffe School 4 Park Street Chorley PR7 1ER
Applicant: Mr & Mrs Gibbs 238 Crown Lane Horwich Bolton Lancashire BL6 7AR

Plan Ref 07/00196/FUL **Date Received** 22.02.2007 **Decision** Refuse Full Planning Permission

Ward: Lostock **Date Decided** 13.04.2007

Proposal : External covered area.
Location : Crown Hotel Station Road Croston Leyland PR26 9RN
Applicant: Daniel Thwaites Brewery PLC PO BOX 50 Star Brewery Syke Street Blackburn BB1 5BU

Plan Ref 07/00197/FUL **Date Received** 22.02.2007 **Decision** Permit Full Planning Permission

Ward: Eccleston And Mawdesley **Date Decided** 13.04.2007

Proposal : Outside covered area to rear elevation.
Location : Brown Cow Inn 330 The Green Eccleston Lancashire PR7 5TP
Applicant: Daniel Thwaites Brewery PLC PO BOX 50 Star Brewery Syke Street Blackburn BB1 5BU

Plan Ref 07/00198/FUL **Date Received** 22.02.2007 **Decision** Permit Full Planning Permission

Ward: Chorley East **Date Decided** 16.04.2007

Proposal : Two storey rear extension and single storey rear extension.
Location : 69 Brooke Street Chorley PR6 0NQ
Applicant: Chorley Muslim Welfare Society 69 Brooke Street Chorley PR6 0NQ

Plan Ref 07/00200/FUL **Date Received** 08.02.2007 **Decision** Permit Full Planning Permission

Ward: Chisnall **Date Decided** 24.04.2007

Proposal : Demolition of stables and erection of double garage
Location : The Old Vicarage Barmskin Lane Heskin Chorley PR7 5PZ
Applicant: Mr M P Georgeson The Old Vicarage Barmskin Lane Heskin Chorley PR7 5PZ

Plan Ref 07/00201/FUL **Date Received** 26.02.2007 **Decision** Permit Full Planning Permission

Ward: Chorley South West **Date Decided** 01.05.2007

Proposal : Raising of roof height to create first floor, including dormers to front and rear, and erection of single storey front extension and front porch,
Location : 1 Grosvenor Road Chorley PR7 2PJ
Applicant: Mr Hope 1 Grosvenor Road Chorley PR7 2PJ

Plan Ref 07/00202/OUT **Date Received** 23.02.2007 **Decision** Refusal of
Outline
Planning
Permission

Ward: Wheelton And
Withnell **Date Decided** 19.04.2007

Proposal : Outline application for residential development (terrace of 4No houses)
Location : Land 30m North West Of 79 Railway Road Brinscall Lancashire
Applicant: Mr & Mrs Twiname C/o Agent

Plan Ref 07/00203/FUL **Date Received** 26.02.2007 **Decision** Permit Full
Planning
Permission

Ward: Eccleston And
Mawdesley **Date Decided** 26.04.2007

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 Chair Of Mawdesley Millenium Green Trust Little Bluestone Cottage
Bluestone Lane Mawdesley Ormskirk L40 2RH

Plan Ref 07/00207/ADV **Date Received** 05.03.2007 **Decision** Advertising
Consent

Ward: Astley And
Buckshaw **Date Decided** 25.04.2007

Proposal : Erection of 7 no. non-illuminated steel free-standing signs for a temporary period of
2 years,
Location : Sites 2, 3 & 4 Buckshaw Avenue Buckshaw Village Euxton Lancashire
Applicant: Helioslough Ltd 2 Berkeley Square London W1J 6EB

Plan Ref 07/00215/TPO **Date Received** 23.02.2007 **Decision** Consent
for Tree
Works

Ward: Euxton South **Date Decided** 20.04.2007

Proposal : Pruning of tree within Tree Preservation Order No 2 (Euxton) 1976.
Location : 38 Princess Way Euxton Chorley PR7 6PJ
Applicant: Mr And Mrs F Shuttleworth 38 Princess Way Euxton Chorley PR7 6PJ

Plan Ref 07/00216/FUL **Date Received** 23.02.2007 **Decision** Permit Full Planning Permission

Ward: Eccleston And Mawdesley **Date Decided** 20.04.2007

Proposal : Single storey front and side extensions, single storey rear extension to replace existing conservatory.
Location : The Hawthorns 53 Doctors Lane Eccleston Chorley PR7 5QZ
Applicant: Mr And Mrs Cowburn The Hawthorns 53 Doctors Lane Eccleston Chorley PR7 5QZ

Plan Ref 07/00218/FUL **Date Received** 26.02.2007 **Decision** Permit retrospective planning permission

Ward: Astley And Buckshaw **Date Decided** 23.04.2007

Proposal : Retrospective application for outdoor heating/air conditioning unit.
Location : 25 Main Square Buckshaw Village Whittle-Le-Woods Chorley Lancashire
Applicant: M D Rimmer Rimmers Pharmacy 25 Main Square Buckshaw Village Whittle-Le-Woods Chorley Lancashire PR7 7AR

Plan Ref 07/00219/FUL **Date Received** 26.02.2007 **Decision** Permit Full Planning Permission

Ward: Euxton South **Date Decided** 23.04.2007

Proposal : Single storey side extension and front porch.
Location : 23 Mallom Avenue Euxton Chorley PR7 6PU
Applicant: Mr And Mrs Houghton 23 Mallom Avenue Euxton Chorley PR7 6PU

Plan Ref 07/00220/FUL **Date Received** 27.02.2007 **Decision** Permit Full Planning Permission

Ward: Coppull **Date Decided** 23.04.2007

Proposal : Erection of two storey side and single storey rear extension,
Location : 23 Clancutt Lane Coppull PR7 4NR
Applicant: Mrs Doran 23 Clancutt Lane Coppull PR7 4NR

Plan Ref 07/00221/FUL **Date Received** 05.03.2007 **Decision** Permit Full Planning Permission

Ward: Wheelton And Withnell **Date Decided** 04.05.2007

Proposal : Proposed erection of 3 timber stables, conversion of existing stable to create tack room and feed store and construction of 20m x 40m fenced sand paddock.
Location : Close Gate Farm Buckholes Lane Higher Wheelton Chorley Lancashire
Applicant: Mr & Mrs Chris Halton Closegate Farm Buckholes Lane Higher Wheelton Chorley

Plan Ref 07/00222/FUL **Date Received** 27.02.2007 **Decision** Permit Full Planning Permission

Ward: Eccleston And Mawdesley **Date Decided** 23.04.2007

Proposal : Erection of single storey rear extension,
Location : 37 New Street Eccleston Chorley PR7 5TW
Applicant: Mr A Whitter 37 New Street Eccleston Chorley PR7 5TW

Plan Ref 07/00223/FUL **Date Received** 27.02.2007 **Decision** Permit Full Planning Permission

Ward: Coppull **Date Decided** 19.04.2007

Proposal : Installation of external ATM cash machine to front of Post Office.
Location : Coppull Post Office 165 Spendmore Lane Coppull Chorley PR7 5BY
Applicant: Bank Of Ireland European Operations Centre The Pavillion Sunrise Parkway Milton Keynes MK14 6LS

Plan Ref 07/00224/FUL **Date Received** 27.02.2007 **Decision** Permit Full Planning Permission

Ward: Chorley South West **Date Decided** 01.05.2007

Proposal : First floor side extension.
Location : 43 The Oaks Chorley PR7 3QU
Applicant: Mr And Mrs J Holmes 43 The Oaks Eaves Green Chorley

Plan Ref 07/00225/FUL **Date Received** 23.02.2007 **Decision** Refuse Full Planning Permission

Ward: Wheelton And Withnell **Date Decided** 04.05.2007

Proposal : Proposed first floor conservatory to the rear
Location : Lower Hill Farm Chorley Road Withnell Chorley PR6 8JD
Applicant: Mr & Mrs German Lower Hill Farm Chorley Road Withnell Chorley PR6 8JD

Plan Ref 07/00228/FUL **Date Received** 26.02.2007 **Decision** Refuse Full Planning Permission

Ward: Euxton South **Date Decided** 23.04.2007

Proposal : Raising of roof height to form first floor accommodation including dormers to front and rear, erection of two storey side extension and single storey side extension, and demolition of rear porch and garage extension

Location : 6 Washington Lane Euxton Chorley PR7 6DE

Applicant: Mr C Nightingale 8 Washington Lane Euxton Chorley PR7 6DE

Plan Ref 07/00229/FUL **Date Received** 27.02.2007 **Decision** Permit Full Planning Permission

Ward: Lostock **Date Decided** 24.04.2007

Proposal : Construction of new disabled access ramps to the front of 3 existing bungalows,

Location : 1-4 St Michaels Terrace Westhead Road Croston Leyland PR26 9RR

Applicant: Croston United Charities 12 Elmwood Avenue Leyland PR25 1RL

Plan Ref 07/00230/FUL **Date Received** 01.03.2007 **Decision** Permit Full Planning Permission

Ward: Chorley North
West **Date Decided** 23.04.2007

Proposal : Extension to existing ATM room to accommodate an additional ATM with associated works,

Location : Tesco Stores Ltd Ackhurst Park Industrial Estate Foxhole Road Chorley PR7 1NW

Applicant: Tesco Stores Delamere Road Cheshunt Herts EN8 9S4

Plan Ref 07/00231/ADV **Date Received** 02.03.2007 **Decision** Refuse advertising consent

Ward: Chorley North
West **Date Decided** 13.04.2007

Proposal : Erection of various non-illuminated signs,

Location : Former Council Offices 24 - 26 Gillibrand Street Chorley PR7 2EL

Applicant: Mrs S Ellis Chorley Borough Council Housing Services Union Street Chorley PR7 1AL

Plan Ref 07/00234/FUL **Date Received** 06.03.2007 **Decision** Permit Full Planning Permission

Ward: Lostock **Date Decided** 30.04.2007

Proposal : Erection of first floor rear extension,
Location : 1 Mill Brow Cottages Liverpool Road Bretherton Leyland PR26 9AX
Applicant: A Bennett 1 Mill Brow Cottages Liverpool Road Bretherton Leyland PR26 9AX

Plan Ref 07/00235/FUL **Date Received** 06.03.2007 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods North **Date Decided** 30.04.2007

Proposal : Two storey side extension
Location : 54 School Field Bamber Bridge Preston PR5 8BH
Applicant: Mr And Mrs Beckett 54 School Field Bamber Bridge Preston PR5 8BH

Plan Ref 07/00237/FUL **Date Received** 05.03.2007 **Decision** Refuse Full Planning Permission

Ward: Heath Charnock And Rivington **Date Decided** 26.04.2007

Proposal : Erection of single storey rear extension,
Location : Heath Fold Farm Back Lane Heath Charnock Lancashire PR6 9DW
Applicant: Mr & Mrs Henderson Heath Fold Farm Back Lane Heath Charnock Lancashire PR6 9DW

Plan Ref 07/00239/FUL **Date Received** 06.03.2007 **Decision** Permit Full Planning Permission

Ward: Chorley North West **Date Decided** 30.04.2007

Proposal : Erection of rear conservatory,
Location : 30 Astley Road Chorley PR7 1RR
Applicant: Mr & Mrs Spencer 30 Astley Road Chorley PR7 1RR

Plan Ref 07/00249/FUL **Date Received** 27.02.2007 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods And Whittle-le-Woods **Date Decided** 23.04.2007

Proposal : Proposed single storey rear extension
Location : 21 Watkin Road Clayton-Le-Woods Chorley PR6 7PU
Applicant: Mrs Todd 21 Watkin Road Clayton-Le-Woods Chorley PR6 7PU

Plan Ref 07/00252/FUL **Date Received** 06.03.2007 **Decision** Application Withdrawn
Ward: Coppull **Date Decided** 04.05.2007

Proposal : Proposed erection of 2No detached dwellings
Location : Land 36m South Of 14 St Oswalds Court Coppull Lancashire
Applicant: Loughlin Homes Chestnut House 46 Halliwell Street Chorley PR7 2AL

Plan Ref 07/00256/FUL **Date Received** 28.02.2007 **Decision** Refuse Full Planning Permission
Ward: Lostock **Date Decided** 24.04.2007

Proposal : Revision to Planning Permission 03/00687/FUL by modification to condition 3.
Location : Drinkhouse Farm Drinkhouse Road Croston Leyland PR26 9JH
Applicant: Quantil Farms Ltd New Park Gates Cranes Lane Lathom Ormskirk Lancashire L40 5UJ

Plan Ref 07/00257/FUL **Date Received** 01.03.2007 **Decision** Permit Full Planning Permission
Ward: Lostock **Date Decided** 24.04.2007

Proposal : Single storey rear extension
Location : Willow Barn Finney Lane Croston Leyland PR26 9JQ
Applicant: Mr And Mrs D McAllister Willow Barn Finney Lane Croston Leyland PR26 9JQ

Plan Ref 07/00258/FUL **Date Received** 01.03.2007 **Decision** Permit Full Planning Permission
Ward: Chisnall **Date Decided** 01.05.2007

Proposal : Single storey side and rear extension.
Location : 40 Neargates Charnock Richard Chorley PR7 5EY
Applicant: Mr And Mrs Barlow 40 Neargates Charnock Richard Chorley PR7 5EY

Plan Ref 07/00263/COU **Date Received** 27.02.2007 **Decision** Permit Full Planning Permission
Ward: Brindle And Hoghton **Date Decided** 04.05.2007

Proposal : Proposed change of use of former agricultural building to a "Country Store" selling equine related goods, countryside clothing and bulky animal feeds and a saddlery
Location : Former Poultry Building At Stanworth House Farm Bolton Road Withnell
Applicant: Mr P Reed Stanworth Farm Bolton Road Withnell Chorley PR6 8BU

Plan Ref	07/00264/CLPUD	Date Received	02.03.2007	Decision	Grant Certificate of Lawfulness
Ward:	Eccleston And Mawdesley	Date Decided	01.05.2007		
Proposal :	Application for a Certificate of Lawfulness for proposed alterations and extensions to existing garage to accommodate swimming pool, gymnasium and associated equipment, with retention of part of garage,				
Location :	Three Acres Black Moor Road Mawdesley Ormskirk L40 2QD				
Applicant:	Mr & Mrs Hindley 16 The Cherries Euxton PR7 6NG				
Plan Ref	07/00267/FUL	Date Received	02.03.2007	Decision	Permit Full Planning Permission
Ward:	Clayton-le-Woods North	Date Decided	27.04.2007		
Proposal :	Rear conservatory				
Location :	21 Carr Field Bamber Bridge Preston PR5 8BS				
Applicant:	Mr F Melling 21 Carr Field Bamber Bridge Preston PR5 8BS				
Plan Ref	07/00275/CLPUD	Date Received	13.03.2007	Decision	Grant Certificate of Lawfulness
Ward:	Brindle And Hoghton	Date Decided	04.05.2007		
Proposal :	Certificate of lawful use comprising of a detached garage to be used incidental to the dwelling house				
Location :	Eagles Nest Mill House Lane Brindle Chorley Lancashire				
Applicant:	Mr And Mrs Blackledge Eagles Nest Mill House Lane Brindle Chorley Lancashire PR6 8NS				
Plan Ref	07/00278/FUL	Date Received	12.03.2007	Decision	Permit Full Planning Permission
Ward:	Chorley North West	Date Decided	04.05.2007		
Proposal :	Proposed two storey side extension, extending existing rear conservatory and the widening of a single detached garage				
Location :	2 Queensgate Chorley PR7 2PX				
Applicant:	Mr D Sefton 2 Queensgate Chorley PR7 2PX				

Plan Ref 07/00284/FUL **Date Received** 09.03.2007 **Decision** Permit Full Planning Permission

Ward: Euxton North **Date Decided** 03.05.2007

Proposal : Demolition of existing conservatory and erection of single storey rear extension,
Location : 14 Orchard Close Euxton Chorley PR7 6LU
Applicant: Mr & Mrs Edwards 14 Orchard Close Euxton Chorley PR7 6LU

Plan Ref 07/00285/FUL **Date Received** 03.03.2007 **Decision** Permit Full Planning Permission

Ward: Heath Charnock And Rivington **Date Decided** 23.04.2007

Proposal : Proposed single storey side/rear extension with accommodation within the roof space.
Location : 170 Rawlinson Lane Heath Charnock Chorley PR7 4DJ
Applicant: Mr & Mrs Fogg 170 Rawlinson Lane Heath Charnock Chorley PR7 4DJ

Plan Ref 07/00289/FUL **Date Received** 08.03.2007 **Decision** Permit Full Planning Permission

Ward: Euxton North **Date Decided** 03.05.2007

Proposal : Erection of two storey side extension and rear extension,
Location : 18 Shawbrook Close Euxton Chorley PR7 6JY
Applicant: Mrs P Duxbury 18 Shawbrook Close Euxton Chorley PR7 6JY

Plan Ref 07/00293/FUL **Date Received** 12.03.2007 **Decision** Permit Full Planning Permission

Ward: Euxton South **Date Decided** 04.05.2007

Proposal : Proposed ground and first floor extension including extension of garage to rear of property
Location : The Whitmore 53 Balshaw Lane Euxton Chorley PR7 6HU
Applicant: Mr G Gardiner The Whitmore 53 Balshaw Lane Euxton Chorley PR7 6HU

Plan Ref 07/00295/FUL **Date Received** 12.03.2007 **Decision** Refuse Full Planning Permission

Ward: Chorley North West **Date Decided** 04.05.2007

Proposal : Erection of two and single storey side extension, rear conservatory and first floor rear extension,
Location : 15 Haigh Crescent Chorley PR7 2QS
Applicant: Mr & Mrs Morris 15 Haigh Crescent Chorley PR7 2QS

Plan Ref 07/00296/FUL **Date Received** 08.03.2007 **Decision** Permit Full Planning Permission

Ward: Chorley North West **Date Decided** 03.05.2007

Proposal : Proposed construction of a external timber Decked terrace
Location : Hartwood Hall Hotel Preston Road Chorley Lancashire PR6 7AX
Applicant: The Spirit Group 107 Station Road, Burton And Trent, Staffs, DE14 1BZ

Plan Ref 07/00297/FUL **Date Received** 09.03.2007 **Decision** Refuse Full Planning Permission

Ward: Euxton North **Date Decided** 04.05.2007

Proposal : Proposed erection of a single two bedroomed bungalow on the land in front of 165a Wigan Road
Location : Land South Of 165 Wigan Road Euxton Chorley
Applicant: Lawson Margerison Partnership Old Savings Bank 213 Preston Road Whittle-Le-Woods Chorley PR6 7PS

Plan Ref 07/00298/FUL **Date Received** 09.03.2007 **Decision** Permit Full Planning Permission

Ward: Eccleston And Mawdesley **Date Decided** 03.05.2007

Proposal : Single storey extension to east elevation
Location : 11 Reeveswood Eccleston Chorley PR7 5RS
Applicant: Mr A Higham 11 Reeveswood Eccleston Chorley PR7 5RS

Plan Ref 07/00299/TCON **Date Received** 14.03.2007 **Decision** No objection to Tree Works

Ward: Wheelton And Withnell **Date Decided** 20.04.2007

Proposal : Felling of one Cherry tree and four Conifers within Withnell Fold Conservation Area,
Location : Oakbank Withnell Fold Withnell Chorley PR6 8BA
Applicant: S Cox Oakbank Withnell Fold Withnell Chorley PR6 8BA

Plan Ref 07/00301/FUL **Date Received** 13.03.2007 **Decision** Permit Full Planning Permission

Ward: Euxton South **Date Decided** 01.05.2007

Proposal : Raising of ridge height to create first floor rear extension,
Location : 1 Park Avenue Euxton Chorley PR7 6JQ
Applicant: Mr M Payne 1 Park Avenue Euxton Chorley PR7 6JQ

Plan Ref 07/00304/FUL **Date Received** 16.03.2007 **Decision** Permit Full Planning Permission

Ward: Eccleston And Mawdesley **Date Decided** 01.05.2007

Proposal : Demolition of existing outbuildings and erection of detached garage and garden store,
Location : Woodcock House Nook Lane Mawdesley Ormskirk L40 2SB
Applicant: Mr & Mrs Bradley Woodcock House Nook Lane Mawdesley Ormskirk L40 2SB

Plan Ref 07/00307/FUL **Date Received** 12.03.2007 **Decision** Permit Full Planning Permission

Ward: Chorley South East **Date Decided** 04.05.2007

Proposal : Conversion of garage to study and garden store
Location : 16 The Bowers Chorley PR7 3LA
Applicant: Mr & Mrs Johnson 16 The Bowers Chorley PR7 3LA

Plan Ref 07/00308/FUL **Date Received** 13.03.2007 **Decision** Permit Full Planning Permission

Ward: Chisnall **Date Decided** 01.05.2007

Proposal : Detached garage.
Location : 62 Lichen Close Charnock Richard Chorley PR7 5RY
Applicant: Mr And Mrs Riding 62 Lichen Close Charnock Richard Chorley PR7 5RY

Plan Ref 07/00311/FUL **Date Received** 12.03.2007 **Decision** Permit Full Planning Permission

Ward: Eccleston And Mawdesley **Date Decided** 04.05.2007

Proposal : Proposed relocation of access and associated works
Location : 31 Southport Road Eccleston Chorley Lancashire PR7 6ET
Applicant: Mr A Marsden 31 Southport Road Eccleston Chorley Lancashire PR7 6ET 07740-617751

Plan Ref 07/00312/FUL **Date Received** 12.03.2007 **Decision** Permit Full Planning Permission

Ward: Chorley South East **Date Decided** 04.05.2007

Proposal : Proposed single storey side extension and a two storey side and rear extension
Location : 19 Tennyson Avenue Chorley PR7 3HX
Applicant: Mark Alty 19 Tennyson Avenue Chorley PR7 3HX

Plan Ref 07/00317/FUL **Date Received** 13.03.2007 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods
And Whittle-le-Woods **Date Decided** 04.05.2007

Proposal : Single storey side extension.
Location : 3 Chartwell Close Clayton-Le-Woods Chorley PR6 7SW
Applicant: Mr And Mrs Williams 3 Chartwell Close Clayton-Le-Woods Chorley PR6 7SW

Plan Ref 07/00326/TCON **Date Received** 19.03.2007 **Decision** Object to Tree Works

Ward: Wheelton And Withnell **Date Decided** 30.04.2007

Proposal : Pruning of three oak trees within conservation area.
Location : Acorn House 9 Millwood Close Withnell Chorley Lancashire
Applicant: Mr K A Page Acorn House 9 Millwood Close Withnell Chorley Lancashire PR6 8AR

Plan Ref 07/00389/FUL **Date Received** 30.03.2007 **Decision** Application Withdrawn

Ward: Astley And Buckshaw **Date Decided** 24.04.2007

Proposal : Installation of windsave wind turbine
Location : Mahogany 38 Merefield Astley Village Chorley Lancashire
Applicant: Mr P Hayward Bailcast Ltd Unit 8 Chorley North Ind Park Chorley PR6 7BX

Plan Ref 07/00473/COU **Date Received** 23.04.2007 **Decision** Application Withdrawn

Ward: Chorley South East **Date Decided** 04.05.2007

Proposal : Change of use of premises to class A2 (Financial and professional services)
Location : 33A Cunliffe Street Chorley PR7 2BA
Applicant: Mr And Mrs Beverley 1A Harrington Road Chorley PR7 1JZ

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