

# Development Control Committee

Agenda and Reports

For consideration on

## Tuesday, 19th June 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.

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## Chief Executive's Office

Please ask for: Dianne Scambler  
Direct Dial: (01257) 515034  
E-mail address: [dianne.scambler@chorley.gov.uk](mailto:dianne.scambler@chorley.gov.uk)  
Date: 8 June 2007

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**Chief Executive:** Donna Hall

**Chorley**  
Council

Town Hall  
Market Street  
Chorley  
Lancashire  
PR7 1DP

Dear Councillor

## DEVELOPMENT CONTROL COMMITTEE - TUESDAY, 19TH JUNE 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, 19th June 2007 at 6.30 pm.

### A G E N D A

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

Members are reminded of their responsibility to declare any personal interest in respect of matters contained in this agenda. If the interest arises **only** as result of your membership of another public body or one to which you have been appointed by the Council then you only need to declare it if you intend to speak.

If the personal interest is a prejudicial interest, you must withdraw from the meeting. Normally you should leave the room before the business starts to be discussed. You do, however, have the same right to speak as a member of the public and may remain in the room to enable you to exercise that right and then leave immediately. In either case you must not seek to improperly influence a decision on the matter.

3. **Minutes (Pages 1 - 6)**

To confirm as a correct record the minutes of the meeting of the Development Control Committee held on 22 May 2007 (enclosed)

4. **Planning Applications Awaiting Decision (Pages 7 - 8)**

Table (enclosed)

Please note that copies of the plans are not included in this agenda. We will be trialling electronic presentation at this Committee. Plans to be considered will be displayed at the meeting or may be viewed in advance by following the links to current planning applications on our website [www.chorley.gov.uk/planning](http://www.chorley.gov.uk/planning)

- (a) **A1:07/00384/FULMAJ - Land Adjacent Railway, Stump Lane, Chorley** (Pages 9 - 12)

Report of the Director of Development and Regeneration (enclosed)

Continued....

- (b) A2:07/00447/REMMAJ - Parcel H3 Buckshaw Village, Euxton Lane, Euxton, Lancashire (Pages 13 - 18)  
Report of the Director of Development and Regeneration (enclosed)
- (c) B1:06/01341/FULMAJ - Rectory Farm, Town Road, Croston, Leyland (Pages 19 - 30)  
Report of the Director of Development and Regeneration (enclosed)
- (d) B2:07/00178/COU - Land 20m North East of 21 Gorsey Lane, Mawdesley (Pages 31 - 36)  
Report of the Director of Development and Regeneration (enclosed)
- (e) B3:07/00247/FUL - Land North of 26 Chorley Lane, Charnock Richard (Pages 37 - 46)  
Report of the Director of Development and Regeneration (enclosed)
- (f) B4:07/00187/FUL - Camelot Theme Park, Park Road, Charnock Richard, Lancashire PR7 5LP (Pages 47 - 54)  
Report of the Development and Regeneration (enclosed)
- (g) B5:07/00232/FUL - Astley Park, Park Road, Chorley, Lancashire (Pages 55 - 58)  
Report of Development and Regeneration (enclosed)
- (h) B6:07/00347/FUL - Land 10m South West off 14, Saville Street, Chorley (Pages 59 - 62)  
Report of the Development and Regeneration (enclosed)
- (i) B7:07/00413/CB4 - 240 -242 Spendmore Lane, Coppull, Chorley PR7 5DE (Pages 63 - 68)  
Report of the Director of Development and Regeneration (enclosed)
- (j) B8:07/00414/CB4 - 240 - 242, Spendmore Lane, Coppull, Chorley PR7 5DE (Pages 69 - 74)  
Report of the Director of Development and Regeneration (enclosed)
- (k) B9:07/00446/COU - Brook House Hotel, 662, Preston Road, Clayton-Le-Woods, Chorley PR6 7EH (Pages 75 - 78)  
Report of the Director of Development and Regeneration (enclosed)
- (l) B10:07/00563/OUT - Land South of 1, Springs Road, Chorley (Pages 79 - 82)

5. **Proposed Changes to Permitted Development Rights for Householder Micro-generation** (Pages 83 - 90)

Report of the Director of Development and Regeneration (enclosed)

6. **Planning Appeals and Decisions - Notification (Pages 91 - 92)**

Report of the Director of Development and Regeneration (enclosed)

7. **Delegated Decisions determined by the Director of Development and Regeneration, the Chair and Vice Chair of the Committee (Pages 93 - 94)**


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 (table enclosed)

8. **A List of Planning Applications determined by the Chief Officer under Delegated Powers between 7 May and 6 June 2007 (Pages 95 - 124)**

Schedule (enclosed)

9. **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 Kenneth Ball, Eric Bell, Alan Cain, Henry Counce, Michael Davies, Michael Devaney, Daniel Gee, Mrs Pat Haughton, Roy Lees, Adrian Lowe, Miss June Molyneaux, Geoffrey Russell, Edward Smith, Shaun Smith and Ralph Snape) for attendance.
2. Agenda and reports to Jane Meek (Director of Development and Regeneration), Wendy Gudger (Development Control Manager), Claire Hallwood (Deputy Director of Legal Services), Mark Moore (Principal Planning Officer) and Dianne Scambler (Trainee Democratic Services 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

01257 515823

کیجئے:

**Development Control Committee****Tuesday, 22 May 2007**

**Present:** Councillor Harold Heaton (Chair), Councillor David Dickinson (Vice-Chair), Councillors Kenneth Ball, Alan Cain, Henry Caunce, Michael Davies, Michael Devaney, Daniel Gee, Mrs Pat Haughton, Roy Lees, Miss June Molyneaux, Geoffrey Russell, Edward Smith, Shaun Smith and Ralph Snape

**Officers:** Jane Meek (Director of Development and Regeneration), Claire Hallwood (Deputy Director of Legal Services), Wendy Gudger (Development Control Manager), Dianne Scambler (Trainee Democratic Services Officer) and Neil Higson (Principal Planning Officer)

**Also in attendance:** Councillors Dennis Edgerley (Chorley North East), Marion Lowe (Chorley North East) and Mrs Iris Smith (Wheulton and Withnell)

**07.DC.59 THANK YOU**

The Chair on behalf of the Committee expressed thanks to Ex-Councillor Chris Snow who was a former Member of the Development Control Committee, but had not been re-elected on 3 May 2007. The Chair thanked him for his valuable contribution to the Committee and wished him well for the future.

**07.DC.60 NEIL HIGSON**

The Chair advised the Committee that Neil Higson (Principal Planning Officer) would be leaving the Authority shortly and was attending his last meeting of the Development Control Committee.

The Chair and the Committee thanked Mr Higson for his work and support to the Committee and extended best wishes for the future.

**07.DC.61 APOLOGIES FOR ABSENCE**

Apologies for absence were received by Councillor Eric Bell and Councillor Adrian Lowe who could not attend as he was on Mayoral duty

**07.DC.62 MINUTES**

**RESOLVED – That the minutes of the meeting of the Development Control Committee held on 24 April 2007 be confirmed as a correct record and signed by the Chair.**

**07.DC.63 DECLARATIONS OF ANY INTERESTS**

No declarations of interest were received.

**07.DC.64 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, be determined in accordance with the Committee's decisions as recorded below.**

**07.DC.65 A1:06/01341/FULMAJ - RECTORY FARM, TOWN ROAD, CROSTON**

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

Application No: 06/01341/FULMAJ  
 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 or rear extension to Croston Trinity Methodist Church to create Sunday School/community facilities with associated parking.  
 Location: Rectory Farm, Town Road, Croston, Leyland  
 Decision:  
 It was proposed by Councillor Ken Ball, seconded by Councillor Ralph Snape, and subsequently **RESOLVED (13:0) to defer the decision to allow the Members of the Committee to visit the site of the application.**

**07.DC.66 B3:07/00383/COU - WITHNELL HOUSE REST HOME, WITHNELL, CHORLEY**

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

Application No: 07/00383/COU  
 Proposal: Change of use of residential dwelling house (C3) to Residential Rehabilitation Centre (C2)  
 Location: Withnell House Rest Home, Bury Lane, Withnell, Chorley  
 Decision:  
 It was proposed by Councillor Ken Ball, seconded by Councillor Ralph Snape, and was subsequently **RESOLVED (14:0) to refuse the planning application for the following reason:**  
**The proposed development would by the nature of the proposed use as a rehabilitation centre lead to an increase in crime and fear of crime which is a material planning consideration and this was considered to be contrary to Section 17 of the Crime and Disorder Act 1998 and policy GN5 of the Adopted Chorley Borough Local Plan Review**

**07.DC.67 GUIDING PRINCIPLES FOR DEVELOPMENT OF THE BOTANY/ GREAT KNOWLEY SITE**

The Director of Development and Regeneration submitted a report advising Members of the responses received following consultation of the Guiding Principles Document for the development of the Botany Bay/Great Knowley Site and to seek approval of the document.

The Botany/Great Knowley site had been allocated under Policy EM!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.

The guidance note had been prepared by Officers to assist the design process that should be undertaken by those considering the development of the site. Initial



consultations had been held with Lancashire County Council, the Highways Agency and British Waterways prior to the preparation of the draft guidance in January 2007.

Following Executive Member approval the document had been put out for wider consultation for a four-week period and all the site landowners had been consulted.

Members raised concerns that the site was still allocated for B1 use under the adopted Chorley Borough Local Plan Review as they felt that there was already an over demand within other areas of the borough and clarification was sought as to how widely the Guiding Principles Document had been consulted on by local residents.

It was proposed by Councillor Alan Cain, seconded by Councillor June Molyneaux, and subsequently **RESOLVED (8:7) with Councillors Alan Cain, Henry Counce, Michael Devaney, David Dickinson, Patricia Haughton, Harold Heaton, June Molyneaux and Geoff Russell voting for the proposal and Councillors Ken Ball, Michael Davies, Danny Gee, Roy Lees, Edward Smith, Shaun Smith and Ralph Snape voting against the proposal, to make a recommendation that the Executive Cabinet be not minded to receive this report until wider consultation has taken place with the local residents.**

#### **07.DC.68 A2:07/00248/REMMAJ - H8, EUXTON, LANCASHIRE**

Application No: 07/00248/REMMAJ  
 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

Decision:

It was proposed by Councillor Danny Gee, seconded by Councillor Ken Ball, and subsequently **RESOLVED to approve the reserved matters application subject to the following conditions:**

**1. The proposed development must be begun not later than three years from the date of this permission.**

***Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.***

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

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

**3. The development hereby permitted shall not commence until 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.*

10. The approved plans are:

Plan Ref:	Stamp Dated:	Title:
BV-H8-11-02-001	10 <sup>th</sup> May 2007	Site Layout
BH-11-02-SB1	10 <sup>th</sup> May 2007	Assembly Block 1 - Floor Plans & Sections
BH-11-02-SB2	10 <sup>th</sup> May 2007	Assembly Block 1 - Floor Plans & Elevations
BH-11-02-SB3	10 <sup>th</sup> May 2007	Assembly Block 2 - Floor Plans & Sections
BH-11-02-SB4	10 <sup>th</sup> May 2007	Assembly Block 2 - Floor Plans & Elevations
	1 <sup>st</sup> March 2007	Binstore Plans & Elevations
	1 <sup>st</sup> March 2007	Boundary Treatment Proposals
	1 <sup>st</sup> March 2007	Boundary Treatment Details

**07.DC.69 B1:07/00085/FUL - HEAPEY AND WHEELTON VILLAGE HALL, WEST VIEW, WHEELTON**

Application No: 07/00085/FUL  
 Proposal: Removal of planning condition no.2 (app 9/83/00453) "The building will not be used between the hours of 1.00pm and 8.00am"  
 Location: Heapey and Wheelton Village Hall, West View, Wheelton  
 Decision:  
 Application withdrawn

**07.DC.70 B2:07/00255/FUL - LAND NORTH OF RAWLISON LANE, HEATH CHARNOCK**

Application No: 07/00255/FUL  
 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 Rawlison Lane, Heath Charnock  
 Decision:  
 It was proposed by Councillor Danny Gee, seconded by Councillor June Molyneaux, and subsequently **RESOLVED to grant full planning permission.**

**07.DC.71 PROPOSED PROCEDURE FOR SITE INSPECTIONS BY THE DEVELOPMENT CONTROL COMMITTEE**

The Director of Development and Regeneration and the Director of Customer, Democratic and Legal Services submitted a joint report on the proposed procedure for site inspections by the Development Control Committee.

It was proposed that the Development Control Committee should continue to decide when it wishes to undertake visits to development sites which are the subject of planning applications to be determined by the Committee and that all Members of the Committee be given the opportunity to attend.

It was proposed by Councillor Danny Gee, seconded by Councillor Ken Ball, and subsequently **RESOLVED to approve the following procedure and arrangements:**

- **The Committee should agree and resolve that a site inspection be undertaken in respect of any particular planning application.**
- **That the Democratic Officer liaise with the Development Control Manager and the Chair of the Development Control Committee on the date/time for the site inspection**
- **That the Democratic Officer email the details of the site inspection arrangements to all Members of the Committee and appropriate ward councillors, together with a further copy of the report on the particular planning application**
- **That Members continue to make their own transport arrangements for visiting the development site**
- **That the site inspection is classed as an informal meeting because no decisions will be made**
- **That no minutes will be produced**
- **That the Development Control Manager (or representative) be present at the site inspection to advise the Committee members of any issues in respect of the planning application**
- **That following the site inspection, the planning application be given further consideration at the next meeting of the Committee**

**07.DC.72 PLANNING APPEALS AND DECISIONS - NOTIFICATION**

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

**RESOLVED – That the report be noted.**

**07.DC.73 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**

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

**RESOLVED – That the information be noted.**

**07.DC.74 A LIST OF PLANNING APPLICATIONS DETERMINED BY THE CHIEF OFFICER UNDER DELEGATED POWERS BETWEEN 12 APRIL AND 4 MAY 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 12 April and 4 May 2007.

**RESOLVED – That the schedule be noted.**

Chair

Report of	Meeting	Date
Director of Development and Regeneration	Development Control Committee	19.06.2007

## PLANNING APPLICATIONS AWAITING DECISION

Item	Application	Recommendation	Location
A. 1	07/00384/FULMAJ	Permit Full Planning Permission	Land Adjacent Railway Stump Lane Chorley
A. 2	07/00447/REMMAJ	Permit Full Planning Permission	Parcel H3 Buckshaw Village Euxton Lane Euxton Lancashire
B. 1	06/01341/FULMAJ	Permit (Subject to Legal Agreement)	Rectory Farm Town Road Croston Leyland PR26 9RA
B. 2	07/00178/COU	Permit Full Planning Permission	Land 20m North East Of 21 Gorsey Lane Mawdesley
B. 3	07/00247/FUL	Permit (Subject to Legal Agreement)	Land North Of 26 Chorley Lane Charnock Richard
B. 4	07/00187/FUL	Permit Full Planning Permission	Camelot Theme Park Park Hall Road Charnock Richard Lancashire PR7 5LP
B. 5	07/00232/FUL	Permit Full Planning Permission	Astley Park Park Road Chorley Lancashire
B. 6	07/00347/FUL	Permit (Subject to Legal Agreement)	Land 10m South West Of 14 Saville Street Chorley
B. 7	07/00413/CB4	Permit Full Planning Permission	240 - 242 Spendmore Lane Coppull Chorley PR7 5DE
B. 8	07/00414/CB4	Permit Full Planning Permission	240 - 242 Spendmore Lane Coppull Chorley PR7 5DE
B. 9	07/00446/COU	Permit retrospective planning permission	Brook House Hotel 662 Preston Road Clayton-Le-Woods Chorley PR6 7EH
B.10	07/00563/OUT	Permit (Subject to Legal Agreement)	Land South Of 1 Springs Road Chorley

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<b>Item A. 1</b>	<b>07/00384/FULMAJ</b>	<b>Permit Full Planning Permission</b>
<b>Case Officer</b>	<b>Mr Andy Wiggett</b>	
<b>Ward</b>	<b>Chorley North East</b>	
<b>Proposal</b>	<b>Construction of 3no industrial units with parking and ancillary facilities.</b>	
<b>Location</b>	<b>Land Adjacent Railway Stump Lane Chorley</b>	
<b>Applicant</b>	<b>Chorley Business Parks Ltd</b>	
<b>Proposal</b>	<p>This application is for the erection of three industrial units on land at Stump Lane Chorley on land that has been allocated for B1 and B2 employment development through Policy EM1.15 in the Adopted Chorley Borough Local Plan Review. The development site also provides 56 car parking spaces distributed throughout the site.</p> <p>The site is within the main Chorley settlement to the northeast of the town centre and is currently unused and overgrown former railway sidings. The site is bounded by the railway line to the east, factory buildings to the west and a further area of unused land and housing to the north.</p>	
<b>Policy</b>	<p>GN1 - Main settlement areas  GN5 - Building Design and landscaping  EM1.15 - Employment land allocations  TR4 - Highway development control criteria  EM2 - Development criteria for industrial/business development</p>	
<b>Planning History</b>	<p>05/01093/FUL – Construction of new access road on to land designated for future industrial use.  05/00247/FUL – Construction of new access road (refused)  04/00117/OUTMAJ – Outline application for residential development with access via Brock Road (refused)  99/00108/ADV – erection of 20 advertisement hoardings (refused and subsequent appeal dismissed)  99/00107/COU – Temporary parking of caravans and trailers with access from Brock Road (refused)</p>	
<b>Consultations</b>	<p><b>Director of Street Scene, Neighbourhoods and Environment</b> – No comments to make.  <b>Environment Agency</b> – Recommends the imposition of standard conditions regarding surface water regulation and control of drainage from parking areas.  <b>Chorley Community Safety Partnership</b> – Concerned about lack of perimeter security, in particular to the northern boundary. Recommends that a condition requiring a 2m high secure boundary fence be attached.  <b>LCC (Highways)</b> – comments awaited.  <b>Network Rail</b> – comments awaited</p>	
<b>Representations</b>	<p>One letter of objection received expressing concern about increased traffic congestion and the likelihood of the area around</p>	

Railway Road, Brock Road and Briercliffe Road being used for visitor or overspill parking.

### Applicant's case

- The layout has been amended to take account of initial comments from the Planning Department and the units moved away from the railway line so as not to present a solid facade against the railway line frontage.
- The units have a modern design with a curved roof, flat horizontal panels on the walls and high level vertical profiled sheeting at high level.
- Car parking is mainly around the perimeter of the site with a turning space for vehicles in the central part of the site.
- The site will provide job opportunities and contribute to the existing economy of the Chorley area with the benefit of being close to the town centre and with its communication links.

### Assessment

The main issues are, impact on the amenity of adjoining residential areas, the visual appearance of the development and traffic considerations. The principle of the use of the land for employment purposes has been agreed through its allocation in the Local Plan.

#### *Residential Amenity*

The nearest houses are those at Railway Road and the units would be 22m away from the closest house. The amenity of these houses would be maintained if unit 1, as shown on the plan, was conditioned to be for B1 uses only and no other use. The units will not affect the outlook of the houses on Railway Road as the banking at the rear of these houses will partially shield them from view. The requirements of the Community Safety Partnership are relevant and a condition should be attached requiring details of security fencing etc. before any development can commence.

#### *Visual Appearance*

The units will be functional buildings but the standard of design will make them have a better appearance than many speculative units elsewhere. By using two types of cladding this will break up the mass of the buildings and the curved roofs will contribute to making the estate slightly distinctive. Conditions need to be attached regarding the submission of samples to indicate style and colour of the cladding. The plans indicate notional trees along the boundaries and a condition should be attached requiring that a formal landscaping scheme be submitted.

#### *Traffic Considerations*

The access into the site from Stump Lane has been approved under planning permission no.05/01093/FUL and all considerations with regard to traffic assessment implications have already been dealt with. Parking meets the County Standards. Any additional comments from the Highway Authority will be reported at Committee.

### Conclusion

The proposal represents a satisfactory scheme for the development of the site as a small industrial estate. It will implement a proposal in the Local Plan and contribute to meeting



the Joint Structure Plan requirement for business and industrial land in the Borough. Construction of the units will allow for additional job opportunities on a highly accessible site. The units are well designed and the amenity of adjoining houses can be protected by condition. Traffic issues were dealt with through the separate permission on the access.

**Recommendation: Permit Full Planning Permission Conditions**

1. The proposed development must be begun not later than three years from the date of this permission.

*Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.*

2. The development hereby permitted shall not commence until full details of the colour, form and texture of all external facing materials to the proposed buildings 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 and EM2 of the Adopted Chorley Borough Local Plan Review.*

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

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

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. 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 approved by the Local Planning Authority. The scheme shall be completed in accordance with the approved plans.

*Reason: Surface water run off from the site should be restricted to existing rates in order that the proposed development does not contribute to an increased risk of flooding.*

7. Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas shall be passed through gullies with an overall capacity compatible with the site being drained.

*Reason: To prevent pollution of the water environment.*

8. Unit 1 as shown on the submitted plan, shall only be used for B1 purposes as defined by the Town and Country Planning (Use Classes) Order 2006 and for no other purposes unless agreed in writing by the Local Planning Authority.

*Reason: In the interests of the amenity of the area and in accordance with Policy EM2 of the Adopted Chorley Borough Local Plan Review.*

9. 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.*

10. The development hereby permitted shall not commence until full details of the colour, form and texture of all hard ground- surfacing materials (notwithstanding any such detail shown on previously submitted plans and specification) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in conformity with the approved details.

*Reason: To ensure a satisfactory form of development in the interest of the visual amenity of the area and in accordance with Policy Nos. GN5, DC8A, DC8B, HT2, HT3, HT7, HS4, HS9, EM3, EM4A and EM5 of the Adopted Chorley Borough Local Plan Review.*

11. 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. TR8 of the Adopted Chorley Borough Local Plan Review.*

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<b>Item A. 2</b>	<b>07/00447/REMAJ</b>	<b>Permit Full Planning Permission</b>
<b>Case Officer</b>	<b>Caron Taylor</b>	
<b>Ward</b>	<b>Clayton-le-Woods And Whittle-le-Woods</b>	
<b>Proposal</b>	<b>Erection of 11 dwellings with associated parking, landscaping, roads and sewers,</b>	
<b>Location</b>	<b>Parcel H3 Buckshaw Village Euxton Lane Euxton Lancashire</b>	
<b>Applicant</b>	<b>Redrow Homes (Lancs) Ltd</b>	
<b>Background</b>	<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 H3).</p>	
<b>Proposals</b>	<p>The current proposal is to erect 11 dwellings, 7 detached and 2 pairs of semi-detached dwellings with associated parking, landscaping, roads and sewers.</p> <p>The application site is a small parcel, the northeast side of which abuts the east-west link road. The other sides of the site border with previously approved parcels, H1 &amp; H2 to the north and west approved by permission number 05/00488/REMAJ and parcel H4 approved by permission number 06/001056/FULMAJ to the south.</p> <p>The proposed dwellings front onto the link road and Lancashire Drive with parking provided in a rear courtyard area accessed off Lancashire Drive.</p> <p>The design philosophy reflects that of dwellings on the adjacent parcels. Traditional materials including brick, render and slate are proposed. 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>	
<b>Planning Policy</b>	<p>GN2: Royal Ordnance Site, Euxton  GN5: Building Design  HS4: Design and Layout of Residential Developments  TR4: Highway Development Control Criteria</p>	
<b>Planning History</b>	<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>	
<b>Consultations:</b>	<p><u>Lancashire County Highways:</u>  No comments have been received at the time of writing the report. Any received before Committee will be placed on the addendum.</p>	

Director of Streetscene Neighbourhoods & EnvironmentDirectorate:

The Waste Section of the Council originally commented that presenting waste and recycling in the rear courtyard might cause problems by bins blocking access to garages. Amended plans have been received and a collection area has now been provided for bins to avoid this problem.

Multi Agency Problem Solving (MAPS):

State that parking could be provided within the curtilage of the properties if they were re-orientated to face into the parcel, which would be better than cars being in a parking courts behind 1.8m high fences. This results in most natural surveillance being lost and goes against crime prevention measures.

United Utilities:

Have no objection subject to informatives.

Whittle-Woods Parish Council:

Have no comments to make.

**Third Party Representations**

One letter has been received from a resident of Regiment Drive. The proposed properties will sit next to their property on the adjacent parcel H1 & H2.

They state that they support the overall application believing it to be an appropriate use of the land, in keeping with the existing housing areas surrounding it. However, they object to the fact that their property will be immediately adjacent to the proposed house on plot 285 and at present they have open views from their two kitchen diner windows on the east side of the house and enjoy a good level of light into the room. The proposed house on plot 285 is positioned directly in front of their kitchen windows and would significantly reduce light into the room and obscure any view. They suggest moving the proposed house forward nearer the road to avoid these problems.

Amended plans have been received moving this property forward as suggested and the resident have been re-consulted on them. No further comments have been received from them at the time of writing the report, any received will be placed on the addendum.

**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 contemporary housing area in the Master plan approved under the outline permission and the Buckshaw Village Design Code. The Design Code states that contemporary housing areas will be characterised by modern estate development with roads, cul-de-sacs and country lane form of development to appear as more recent village expansion behind traditional streets. It will use standard house types with curtilage parking. Although the parking proposed is not provided in the curtilages of the properties the broad layout of the parcel is in keeping with the surrounding previously approved adjacent parcel. It is therefore considered that the proposals as amended accord with Policy GN2.

Policy GN5 covers building design and states that developments

should be well related to their surroundings with landscaping integrated into the scheme. The appearance, layout and spacing of new buildings should respect the distinctiveness of the area. As stated previously the proposals are considered to be in line with the Buckshaw Village Design Code. A condition requiring a detailed landscaping scheme to be submitted will be applied to any permission to ensure it is integrated into the scheme, especially where the parcel bounds the link road, in accordance with Policy GN5.

Policy HS4 lays down the criteria that residential developments should satisfy in terms of design and layout. The development on both sides of the parcel the subject of this application is contemporary housing, where housing of similar characteristics to that now proposed has been permitted.

Persimmon Homes have permission to build 77 dwellings on the parcel to the south (H4). It is considered that the proposals and their layout as proposed are in keeping with this parcel. The angled properties proposed at the junction of the east-west link road (Old Worden Avenue) with Lancashire Drive reflect the detached house on the opposite corner on parcel H4, creating an attractive turn into the development from the link road. The dwellings against the link road are set back with landscaping in front. The semi-detached properties with small front dormers proposed facing onto Lancashire Drive will face similar properties already given permission opposite on Parcel H4.

To the north the proposed properties will sit adjacent to parcel H1 & H2. The comments of the nearest neighbour on this parcel, as detailed above, have been taken into account. The property has been moved further forward on the plot to avoid impacting unduly on their kitchen windows. Although bringing the house on plot 285 forward will make it more visible in the streetscene, it is not considered this will be unacceptable as the dwelling next to it on parcel H1 & H2 is a large detached dwelling with an attached double garage extending from the front elevation. In addition the layout of parcel H1 & H2 results in this garage being a visual end to an access drive for several properties. The property now proposed to sit next to it will be viewed over the garage and will visually appear as a separate area of the development.

The dwellings against the link road are two-storey in line with properties on adjacent parcels. This also ensures the height of properties tapers out towards the east of Buckshaw Village as a whole towards Dawson Lane and the Green Belt, in which this parcel sits.

Amended plans have been received in response to concerns regarding the rear parking area. Turning the properties around by 180 degrees as suggested by MAPS is not considered an acceptable solution as this would result in the back of properties and their rear gardens facing the link road, unlike the adjacent parcels. The use of a rear parking court is unavoidable on this parcel due to the restrictions created by the already approved adjacent parcels. However, it has been altered to avoid the use of alleyways in the main from the rear gardens of properties into the parking area. Where this has been unavoidable, the alleyways have been gated so they are only accessible by the occupants of the houses they serve. In addition, a covered bin store has been

provided for residents on bin collection day, to avoid conflict between bins and parking.

Buckshaw Village is characterised by its dense development and the Council's interface distances between properties have been met, mainly as the properties back onto the parking court at the rear rather than onto other properties, the proposals therefore comply with Policy HS4.

### **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 are in keeping with the already approved parcels on either side and result in a consistent design and layout for the area. It is therefore recommended that permission be granted, subject to the conditions.

### **Recommendation: Permit Full Planning Permission Conditions**

1. The proposed development must be begun not later than three years from the date of this permission.

*Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.*

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. Before the development hereby permitted is first commenced, full details of the position, height and appearance of all fences and walls to be erected (notwithstanding any such detail shown on previously submitted plan(s)) shall have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until all fences and walls shown in the approved details to bound its plot have been erected in conformity with the approved details. Other fences and walls shown in the approved details shall have been erected in conformity with the approved details prior to substantial completion of the development.

*Reason: To ensure a visually satisfactory form of development, to provide reasonable standards of privacy to residents and in accordance with Policy No. HS4 of the Adopted Chorley Borough Local Plan Review.*

4. 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 HS4 of the Adopted Chorley Borough Local Plan Review.*

5. No development shall take place until a scheme of landscaping has been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail

which may have previously been submitted. The scheme shall indicate all existing trees and hedgerows on the land; detail any to be retained, together with measures for their protection in the course of development; indicate the types and numbers of trees and shrubs to be planted, their distribution on site, those areas to be seeded, paved or hard landscaped; and detail any changes of ground level or landform.

*Reason: In the interests of the amenity of the area and in accordance with Policy No. GN5 of the Adopted Chorley Borough Local Plan Review.*

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

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

7. The development hereby permitted shall not commence until full details of the colour, form and texture of all hard ground- surfacing materials (notwithstanding any such detail shown on previously submitted plans and specification) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in conformity with the approved details.

*Reason: To ensure a satisfactory form of development in the interest of the visual amenity of the area and in accordance with Policy Nos. GN5 and HS4 of the Adopted Chorley Borough Local Plan Review.*

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

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

9. 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.*

10. 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.*

11. The garages hereby permitted shall be kept freely available for the parking of cars, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995. The garages 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 No. HS4 of the Adopted Chorley Borough Local Plan Review.*

12. Notwithstanding the provision of the Town and Country Planning (General Permitted Development) Order 1995 (Schedule 2, Part 1, Class F and Schedule 2, Part 2, Class B) or any Order revoking or re-enacting the Order, no hard surfacing shall be provided within any curtilage that is adjacent to a highway of any dwelling hereby permitted, nor shall any means of access to a highway be formed, laid out or constructed to any dwelling hereby permitted (other than those expressly authorised by this permission).

*Reason: To protect the appearance of the locality, in particular to avoid the proliferation of frontage parking and in accordance with Policy No. HS4 of the adopted Chorley Borough Local Plan Review.*

13. The approved plans are:

Plan Ref.	Received On:	Title:
BV-H3-11-02-001	21 May 2007	Site Layout
Design & Access Statement Page 12	5 April 2007	Building Plans
Design & Access Statement Page 13	5 April 2007	Building Plans
Design & Access Statement Page 14	5 April 2007	Building Plans
Design & Access Statement Page 15	5 April 2007	Building Plans
Design & Access Statement Page 16	5 April 2007	Building Plans
Design & Access Statement Page 17	5 April 2007	Garage Proposals
Design & Access Statement Page 18	5 April 2007	Garage Proposals

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

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**Item B. 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:**                              This application was deferred for a site visit at the last Committee. Any comments on the agenda for the Committee in May have now been incorporated into this report.

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:**                              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.

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.

**Planning History:**                              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

**Planning Policy:** 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

**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. In response to the amended plans Lancashire County Council Strategic Planning in response to renotification on the amended plans state that the proposed reduction in the number of units in the barn from 4 to 3 units does not, in itself, affect the overall conclusion reached in the letter dated 25th January 2007. Paragraph 6.3.13 of the JLSP Explanatory Memorandum it states 'Where there is a significant oversupply of housing permissions, planning applications for further residential development may not be approved unless they make an essential contribution to the supply of affordable or special needs housing....' Your Council will need to come to a view as to whether the 2 affordable housing units would make an essential contribution towards meeting an identified local need for affordable

housing. If you conclude that this is the case, the proposed development would be acceptable in strategic planning policy terms'.

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.

In response to the amended plans a further letter of support has been received from an occupier of Town Road, Croston, one of the nearest properties to the site, whose original letter of support is detailed above. They state that they will be happy if the application is approved, as they are tired of living next door to such a mess. Many people who have objected do not live anywhere near the site. Their previous comments of support therefore still stand.

There have been 699 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 response to notification on amended plans the Parish Council state that they note the reduction in the total number of dwellings. The number of dwelling was never an issue and presumably the reduction is simply to remove the windfall category thus avoiding LCC consultation. Whilst the no that 1 no. 2 bedroom dwelling is to be provided for 'affordable/social' housing this, in no way addresses the existing declared requirements for more affordable housing (in the Parish Plan). A far greater number of smaller, starter type homes/social housing is urgently needed in the village if younger residents are to be retained. They reiterate their original objection.

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 received removing a window from one of the bedrooms facing the building on the corner of Westhead Road. This will ensure the barn conversion complies with the interface guidelines in terms of the corner properties. 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 HT7of 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.*

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

the continuity of any use from 2002 until the date of submission of the application.

### Consultations

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

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

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

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

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

**Parish Council** – The application is an inappropriate use of a semi-detached house in a primarily residential area.

### Representations

6 letters have been received objecting to the proposal:

- Large HGV type vehicles are currently kept at the site. If all the vehicles are to be of the same type problems are envisaged in terms of highway safety;
- There have been periods when vehicles have been parked for long periods of time on the lane causing problems with traffic flow;
- Visual impact due to the size of the vehicles;
- Noise created by vehicles coming and going;
- Object to the building being given class B1 or B2 use;
- Operation 7 days a week gives great concern;
- Impact of the horseboxes on the character of the area.
- Concern that the proposal would have a detrimental impact on the amenity of local residents mainly due to noise and disturbance. The large wagons (referred to as horseboxes) are more like HGV'S. The wagons are noisy and intrusive and have a detrimental impact on the character of the area;
- Concern about highway safety and parking. The occupiers of the property have on several occasions parked the vehicles on the highway making it difficult for other vehicles to get past and for other residents to manoeuvre in and out of their driveways;
- Unsure about the use class that the application falls under but strongly object to the property being given permission

to be used for uses within B1 & B2 or any other industrial, storage or business uses;

- The use of the premises for a business that operates HGV type vehicles is therefore not appropriate;
- The noise of the vehicles starting up is particularly intrusive. Even if times for the use of the vehicles were stipulated there is no way of enforcing this;
- Given that there is no grazing land suitable for keeping horses at the premises to use part of the building for stables seems inappropriate and is likely to give rise to an increase in journeys to and from the premises by HGV type vehicles to take the horses somewhere to exercise;
- Potential health implications such as vermin. Concern that the horses will attract rats and mice to an area in close proximity to front and rear gardens where children play;
- The Council have previously rejected applications for the premises to be used for B1/B2 use. If it is not intended to give permission for a B1/B2 use and permission for personal use is granted what is to stop the owner applying for a certificate of lawfulness at a later date?
- Suggest that before a decision is made relevant members of the committee visit the premises in order to get a feel for the residential nature of the premises and how inappropriate the intended use for 21 Gorsey Lane is;
- Suggest that the Council consider the previous planning history;
- Enforcement notices have been placed on the property in the past;
- If permission is granted would like confirmation of what is allowed and within what hours;
- Would maintenance be allowed on the site, there seems to be no mention of this. There has been a large compressor on the site that is likely to be noisy and an indication that work on the vehicles is intended;
- It would appear that the number of trips undertaken by the horse boxes so far this year is close to what has been suggested for the year;
- The property is semi detached with a garden and sheds situated in a residential area with young children living close by. The application is inappropriate for such an area;
- Concern regarding the size of the business for the site and expansion of the site in the future;
- Vehicles will impact on surrounding properties when they enter and leave the small driveway.

### **Assessment**

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

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

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

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

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

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

#### *Neighbour Amenity*

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

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

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

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

The applicant does not intend to construct a permanent midden and instead intends to locate a trailer on the site. In the winter months the horses will be kept in the stables and waste will be transported from the site on a weekly basis. In summer the horses are kept in a field for grazing and will produce 1 load of waste per month (depending on the weather). The applicant has provided a plan showing the area where the trailer is to be kept which will be approximately 35 metres from the rear elevation of No. 23 Gorse Lane.



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

#### *Highway Safety*

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

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

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

#### **Conclusion**

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

#### **Recommendation: Permit Full Planning Permission Conditions**

1. The proposed development must be begun not later than three years from the date of this permission.

*Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990*

2. This consent relates to the following plans:

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

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

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

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

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

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

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

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

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

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

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

*Reason: To safeguard the amenities of local residents.*

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

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

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

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

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<b>Item B. 3</b>	<b>07/00247/FUL</b>	<b>Permit (Subject to Legal Agreement)</b>
<b>Case Officer</b>	<b>Miss Helen Green</b>	
<b>Ward</b>	<b>Chisnall</b>	
<b>Proposal</b>	<b>Erection of 2 no. detached dwellings, one with integral garage and one with detached single garage.</b>	
<b>Location</b>	<b>Land North Of 26 Chorley Lane Charnock Richard</b>	
<b>Applicant</b>	<b>Delph Homes Ltd</b>	
<b>Proposal</b>	<p>This application was deferred for a site visit at the Development Control meeting in April.</p> <p>The application is for the erection of 2 no. detached dwellings, one with an integral garage and one with a detached single garage at land north of 26 Chorley Lane, Charnock Richard.</p> <p>The application site is located within the rural settlement of Charnock Richard. The 2 proposed detached dwellings will be located on land to the north of No.26 Chorley Lane, permission for a replacement dwelling for No.26 was granted on this site in 2003 (03/00628/FUL).</p> <p>The current application is a resubmission of a previous application for 2 detached dwellings on land north of No.26 Chorley Lane. The previous application was withdrawn on 26<sup>th</sup> January 2007.</p>	
<b>Planning Policy</b>	<p><b>GN4-</b> Settlement Policy – Other Rural Settlements  <b>GN5-</b> Building Design and Retaining existing landscape Features and Natural Habitats  <b>HS4-</b> Design and layout of residential developments  <b>HS6-</b> Housing Windfall Sites  Supplementary Planning Guidance – Design Guidance</p>	
<b>Planning History</b>	<p><b>06/01374/FUL</b> – Erection of two detached two storey dwellings, one with attached and one with integral garage – Withdrawn, 26<sup>th</sup> January 2007</p>	
<b>Consultations</b>	<p><b>Lancashire County Council Highways</b> – No objection</p> <p><b>Director of Streetscene, Neighbourhood and the Environment</b> – In accordance with the recommendation in PPS23 (2004), The applicant should undertake a desktop study to identify any potential sources of land contamination associated with the development of the site. A copy of this report should be forwarded to the Councils Planning Unit for approval. If the potential for contamination is confirmed, further studies by the developer to assess the risks and identify and appraise the options for remediation will be required.</p>	

In relation to noise, The site is suitable for residential development subject to the implementation of the following noise control measures:

1. No dwelling shall be built within 16 metres of the railway
2. Acoustic double-glazed windows to be provided in all habitable room windows with an unobstructed view towards the railway. Specifications of the windows are to be approved by the Local Planning Authority.

Acoustically treated ventilation units (e.g. Silavent acoustic air bricks) to be provided for all habitable rooms, with windows, that have an unobstructed view of the railway. Specifications of the units are to be approved by the Local Planning Authority.

**Director of Streetscene, Neighbourhood and the Environment (Arboricultural Officer)** – The application should have a negligible impact on the trees in the area. There are only two trees along the railway embankment (Sycamore and Oak), which would require pruning of overhanging branches, and there is no objection from an arboricultural standpoint.

**Parish Council** – The Council's objections remain unchanged. The development would constitute an over intensification of the site resulting in a severe loss of amenity to all the neighbours. The proposed dwellings are too close to existing dwellings in Church Fold. This constitutes back garden development, none of which exists in Charnock Richard and would therefore not be in keeping with the existing streetscene. The proposed access would compromise highway safety, as this is a single width access road serving two properties, with no passing places. On exiting the proposed access sightlines could be obscured by the narrowness of the splay and the addition of parked cars from dwellings on Chorley Lane. The residents of Church Fold would also have a loss of visual amenity by the erection of the 1.8 metre high fence around the gardens of the proposed houses.

**Network Rail** – no objection in principle to the development but set out a number of requirements, which should be met:

- The developer should be aware that any development for residential use adjacent to an operational railway may result in neighbour issues arising from train movements and associated operations. It is normal for an application in this proximity to a railway to be accompanied by an acoustic assessment. It does not appear that such an assessment has been prepared. Advice should be obtained from the Councils Environmental Health Officers in order to ascertain the appropriateness of the development in this respect;
- Because of the nature of the proposed developments, and the increase in activity that is likely to arise, particularly with bin stores and rear access paths, it is considered that there will be an increased risk of trespass onto the railway. The developer should therefore provide a suitable trespass proof fence at the rear of the site adjacent to Network Rails boundary (approx 1.8m high) and make provision for its

future maintenance and renewal. This should be subject of a condition on any permission;

- All surface water and foul water arising from the proposed works must be collected and diverted away from Network Rail property. In the absence of detailed plans all soakaways must be located so as to discharge away from the railway infrastructure.

**Conservation Manager** – No comments received

## Representations

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

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

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

Objections have been raised on the following grounds:

- The proposed buildings would be inappropriately large for the plot and would have a detrimental effect on the character of the area;
- Character of the existing cul-de-sac Church Fold will be seriously altered, 1.8 metre fence will close the open westerly aspect;
- The properties do not fall in line with existing front elevations of properties 1 to 5 in Church Fold;
- The spacing between the two houses is far less than the rest of the close;
- If all detached houses and bungalows with large gardens were back filled in this manner the whole character of the village will be changed;
- A minimum of 4 cars but as many as 10 would use the narrow driveway which would cause noise and disturbance;
- The proposed houses will have to share a narrow driveway, only have single garages and hardly any turning space this will lead to parking on Chorley Lane which is narrow and potentially dangerous at this point;
- Potential for cars to reverse out onto Chorley Lane;
- Substandard and potentially unsafe access arrangements;
- First floor windows will directly overlook the garden, living room, conservatory and three bedrooms of 26 Chorley Lane;
- Windows are barely 21 metres away but as the site rises by at least 0.5 metres the house should be a further 2 metres away;
- Bedroom windows in Plot 1 will also take away privacy and are less than 10 metres away;

- Back land or tandem development creates an amenity impact on no's 5, 24A and 26 by introducing a road directly alongside their rear gardens;
- Reduction in light and shadows to surrounding properties as a result of development;
- Risk of surface water drainage onto neighbouring gardens;
- Loss of light to the front rooms of 5 Church Fold;
- Loss of privacy through overlooking and vehicular access to the side of the property;
- The laurel hedge proposed could grow to 12-15 metres in height which would ruin the open aspect of Church Fold;
- The raising of the site levels is not mentioned in the tree report so the arboriculturalist has not provided a realistic assessment of the survival of the trees;

## Assessment

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

Taking the comments of The Director of Streetscene, neighbourhoods and Environment into account there is a distance of 20 metres between the railway line and the western facing boundary of the proposed development site. It is therefore considered that an acoustic assessment would not be required in this case.

Taking the comments of Network Rail into account the following informatives are recommended:

- The proposed 1.8 metre high fence located on the western facing boundary of the site adjacent to Network Rails boundary shall be trespass proof and the developer should make suitable provisions for its future maintenance and renewal.
- All surface and foul water arising from the proposed works must be collected and diverted away from Network Rail property. Soakaways must be located so as to discharge away from the railway infrastructure.

### *Neighbour Amenity:*

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

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

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

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

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

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

There is a 1.8 metre high fence proposed along the eastern facing boundary of the site adjacent with the garden areas of No.5 Church Fold and 24A Chorley Lane. It is also proposed to plant a laurel hedge behind the screen fence, which will serve to provide an amount of screening and will act as a buffer between the proposed development and existing neighbouring property. There are no windows positioned in the side elevation of No.5 Church Fold adjacent to the side elevation of Plot No.2.

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

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

#### *Scale and Layout*

Policy HS4 in relation to proposals for residential development states that proposals will be permitted providing that they respect

the surrounding area in terms of scale, design, layout, building style and facing materials.

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

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

#### *Highway Safety*

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

#### *Landscape*

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

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



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

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

1. The proposed development must be begun not later than three years from the date of this permission.

*Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.*

2. This consent relates to the following plans:

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

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

3. Before the development hereby permitted is first commenced, full details of the position, height and appearance of all fences to be erected (notwithstanding any such detail shown on previously submitted plan(s)) shall have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until all fences shown in the approved details to bound its plot have been erected in conformity with the approved details. Other fences shown in the approved details shall have been erected in conformity with the approved details prior to substantial completion of the development.

*Reason: To ensure a visually satisfactory form of development, to provide reasonable standards of privacy to residents and in accordance with Policy No. HS4 of the Adopted Chorley Borough Local Plan Review.*

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

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

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

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

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

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

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

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

8. The development hereby permitted shall not commence until full details of the colour, form and texture of all external facing materials to the proposed building(s) (notwithstanding any details shown on the previously submitted plan(s) and specification) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out using the approved external facing materials.

*Reason: To ensure that the materials used are visually appropriate to the locality and in accordance with Policy Nos. GN5, HS4, of the Adopted Chorley Borough Local Plan Review.*

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

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

10. The development hereby permitted shall not commence until full details of the colour, form and texture of all hard ground-surfacing materials (notwithstanding any such detail shown on previously submitted plans and specification) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in conformity with the approved details.

*Reason: To ensure a satisfactory form of development in the interest of the visual amenity of the area and in accordance with Policy Nos. GN5, HS4 of the Adopted Chorley Borough Local Plan Review.*

11. Notwithstanding the Provisions of the Town and Country Planning (General Permitted Development) Order 1995, (Schedule 2, Part1, Classes A to E), or any order amending or revoking and re-enacting that Order, no alterations or extensions shall be undertaken to the dwelling(s) hereby permitted, or any garage, shed or other outbuilding erected (other than those expressly authorised by this permission).

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

12. No development shall take place until a scheme of landscaping has been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail which may have previously been submitted. The scheme shall indicate all existing trees and hedgerows on the land; detail any to be retained, together with measures for their protection in the course of development; indicate the types and numbers of trees and shrubs to be planted, their distribution on site, those areas to be seeded, paved or hard landscaped; and detail any changes of ground level or landform.

*Reason: In the interests of the amenity of the area and in accordance with Policy No. GN5 of the Adopted Chorley Borough Local Plan Review.*

13. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of any buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next

planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

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

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

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

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

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

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

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

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

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

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

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

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

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

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<b>Item B. 4</b>	<b>07/00187/FUL</b>	<b>Permit Full Planning Permission</b>
<b>Case Officer</b>	<b>Mark Moore</b>	
<b>Ward</b>	<b>Chisnall</b>	
<b>Proposal</b>	<b>Erection of replacement roller coaster.</b>	
<b>Location</b>	<b>Camelot Theme Park Park Hall Road Charnock Richard Lancashire PR7 5LP</b>	
<b>Applicant</b>	<b>Prime Resorts Ltd</b>	
<b>Proposal:</b>	<p>The proposal is to erect a replacement roller coaster on the site of the Camelot Theme Park at Charnock Richard. The new ride is constructed however was not completed or operational during a site visit undertaken on 10<sup>th</sup> April, 2007. The replacement roller coaster 'Knightmare' is sited in the same location as the ride that it has now replaced: the 'Gauntlet' looping roller coaster. This is towards the western end of the developed part of the park and approximately 130m from the nearest site boundary to the south.</p> <p>The roller coaster comprises a single looped track raised on pillars that would reach 26.1m at its highest point. The track would cover a footprint roughly 82m x 55m and the bulk of the structure would be less than 20m in height. In addition to the track it is proposed to erect an ancillary building measuring 17m x 9m with a roof canopy 4.5m in height.</p>	
<b>Planning Policy</b>	DC1 DC6 EP2 EP20  PPG2 PPG17	Development in the Green Belt Major Developed Sites in the Green Belt County Heritage Local Nature Reserve Site Noise  Green Belts Planning for Open Space and Recreation
<b>Planning History:</b>	<p><b>Ref:</b> 00/00677/FUL      <b>Decision:</b> Refuse <b>Decision Date:</b> 28 November 2000 <b>Description:</b> Erection of 40m high roller coaster ride,</p> <p><b>Ref:</b> 01/00052/FUL      <b>Decision:</b> Permit <b>Decision Date:</b> 6 March 2001 <b>Description:</b> Erection of fixed ferris wheel (temporary permission sought until 30 November 2001)</p> <p><b>Ref:</b> 01/00542/MAS      <b>Decision:</b> Prior approval not reqd <b>Decision Date:</b> 31 July 2001 <b>Description:</b> Prior notification of siting of telecommunications equipment consisting of 15m pole with antenna and cabinet,</p> <p><b>Ref:</b> 01/00916/TPO      <b>Decision:</b> Permit <b>Decision Date:</b> 20 December 2001 <b>Description:</b> Felling of one tree and pruning of two trees covered by TPO2 (Park Hall Charnock Richard) 1974,</p>	

- Ref:** 01/01073/FUL      **Decision:** Permit  
**Decision Date:** 12 February 2002  
**Description:** Erection of fixed ferris wheel (temporary permission required until 30th November 2002),
- Ref:** 02/00640/FULMAJ      **Decision:** Permit  
**Decision Date:** 29 October 2002  
**Description:** Erection of an indoor theme park,
- Ref:** 94/00702/FUL      **Decision:** Permit  
**Decision Date:** 11 November 1994  
**Description:** Change of use of land and erection of buildings to form Rare Breeds and Falconry Visitor Centre, in association with existing Theme Park.
- Ref:** 96/00838/TPO      **Decision:** Permit  
**Decision Date:** 20 January 1997  
**Description:** Felling of two beech trees covered by TPO No 2 (Charnock Richard), 1974,
- Ref:** 98/00039/TEL      **Decision:** Prior approval reqd  
**Decision Date:** 13 February 1998  
**Description:** Prior notification of erection of three dual polar antennas, two dish antennas, one radio equipment housing and ancillary development on existing radio tower,
- Ref:** 98/00593/FUL      **Decision:** Permit  
**Decision Date:** 13 October 1998  
**Description:** Erection of steel frame building to accommodate indoor leisure attractions,
- Ref:** 98/00597/TPO      **Decision:** Permit  
**Decision Date:** 11 November 1998  
**Description:** Pruning and felling of trees covered by TPO No 2 (Charnock Richard)1974,
- Ref:** 99/00002/FUL      **Decision:** Permit  
**Decision Date:** 4 March 1999  
**Description:** Alterations to entrance and feature walling,
- Ref:** 99/00133/ADV      **Decision:** Permit  
**Decision Date:** 8 April 1999  
**Description:** Display of externally illuminated entrance sign,
- Ref:** 99/00298/ADV      **Decision:** Permit  
**Decision Date:** 7 June 1999  
**Description:** Display of illuminated advert on proposed bus shelter within Theme Park car park,
- Ref:** 99/00299/FUL      **Decision:**Permit  
**Decision Date:** 7 June 1999  
**Description:** Siting of bus shelter within Theme Park Car park,
- Ref:** 99/00313/TEL      **Decision:** Prior approval reqd  
**Decision Date:** 1 June 1999  
**Description:** Installation of 3 x dual polar antenna and 1 x 0.6m dish on existing 26m tower and 1 equipment cabin,
- Ref:** 99/00899/COU      **Decision:** Permit  
**Decision Date:** 18 January 1999  
**Description:** Change of use to Go Kart track of section of Car Park immediately in front of Camelot Theme Park entrance,
- Ref:** 03/01032/FUL      **Decision:** Permit  
**Decision Date:** 19 November 2003  
**Description:** Single storey extension to hotel lounge area,

**Ref:** 03/01033/FUL      **Decision:** Permit  
**Decision Date:** 19 November 2003  
**Description:** Extension to restaurant to provide conservatory and toilets,

**Ref:** 05/00726/TPO      **Decision:** Permit  
**Decision Date:** 7 September 2005  
**Description:** Felling of 3 trees and canopy reduction of 2 trees covered by TPO (Park Hall, Charnock Richard) 1974,

**Ref:** 06/00421/COU      **Decision:** Permit  
**Decision Date:** 23 August 2006  
**Description:** Change of use of existing storage area to hot tub, swimming pool, steam room and sauna showroom (retrospective),

**Applicant's Case:** The applicants have made the following comments in support of their proposal:

- The theme park is currently struggling to compete with other tourist attractions in the region and the business has seen a decline in visitor numbers of 390,000 in 1999 to 230,000 in 2006.
- The new ride would bring added appeal to the park and attract more visitors which should help to slow the current reduction in visitor numbers as well as serving to boost the wider local economy.

**Consultations:** **Highways Agency:** The application constitutes a replacement roller coaster to be sited in the same location as the existing ride. The roller coaster shall be approx. 26.1m above the ground with a lower ancillary building. Initially HA concerned about proximity to M6 motorway and distraction to traffic. However, with proposal being at the north west of the park and a distance considered to be safe with regards to the operation of the motorway, the HA have no objections to the proposal.

**Lancashire C.C:** The site has only limited public transport provision and no local bus serves the site. Only service 7 Croston – Chorley services the site which operates every hour Mon – Sat but there are no shelters at the stops and the northbound stop has no hardstanding.

Recommends that if the Council minded to approve the developer fund improvements comprising:

- Diversion of services to Camelot/Park Hall
- Upgrading of bus stop on Park Hall Road to mobility standard with shelters.

**Director of Streetscene, Neighbourhoods and Environment:** There is potential for noise disturbance to be caused to nearby residential properties. However no information was provided to assess whether disturbance would be sufficient to cause a statutory nuisance.

Requests that applicant undertakes and submits an acoustic report which details the impact of noise upon nearby residential dwellings.

Following submission of noise report the following comments were made;

Accepted and appropriate noise assessment standards, methods and modelling techniques have been used throughout the report including a BS 4142 assessment, which gives an indication of whether noise complaints are likely to be received. Overall the report is comprehensive, having covered all of the elements which were requested by the Council at the planning stage of the noise assessment.

I accept all of the conclusions and recommendations made in the report which indicates that complaints are not likely to be received, based on the results of the BS4142 assessment and that noise levels at the nearest residential properties are predicted to be acceptable and within the levels set by appropriate guidance based on the noise modelling exercise which has been carried out.

No objections to the application.

**Charnock Richard Parish Council:** Object to the proposals on the grounds of loss of visual amenity to local residents caused by the excessive height of the ride. The possible distraction to motorists using the motorway must also be considered. The height and the name of the ride 'Nightmare' will lead to a change in the customer base as an attraction to older people and an increase in visitor numbers leading to an increase in vehicular traffic entering and exiting the site. The thrill of the ride will also lead to an increase in noise from those using the ride thereby increasing the noise nuisance from the site. Objections have also been made to the fact that this is a retrospective planning application for something which has been under construction for some months.

**LCC Ecological Advisor:** Ecological concerns including impacts on nesting birds and fragmentation/isolation of habitats need to be assessed. Recommends that developer be required to provide details of how compensatory habitat would be provided to replace losses arising from development.

**Natural England:** Satisfied that the proposals will not have any significant impact and therefore have no comments to make.

**Representations:** Five letters have been received objecting to the proposals on the following grounds:

- Roller coaster already under construction and clearly visible from nearby houses
- Concerned that no point complaining as work already started
- Excess noise will be generated
- Ride is old and rusty as it has been lying around for months unprotected from the weather
- Ride sited less than 200 yards from nearby house
- Theme park has created excess of traffic on Park Hall Road at 4pm when near to closing time which is problem to locals who cannot use the road.
- Visitors eject litter from their cars when stuck in traffic queues
- Jobs that will be created are only seasonal and low paid and are only offered between Easter and September
- Roller coaster will result in loss of privacy



- Only justification for replacement roller coaster is profit
- Owners of neighbouring properties will be unable to use their gardens or open doors and windows due to noise which will be constant throughout the day when ride is in operation

Two responses in support of the proposal have also been received.

**Assessment:**

The site is located within the Green Belt where there is a strong presumption against new development unless it is for very specific purposes that are outlined in Policy DC1 of the Local Plan. Included within Policy DC1 is development comprising essential facilities for outdoor recreation or other uses of land which preserve the openness of the Green Belt and do not conflict with its purposes. It is considered the proposal accords with Policy DC1 and national guidance in relation to development within the Green Belt.

The site is also a major developed site under policy DC6. Re-use, infilling or redevelopment of major developed sites is acceptable under Policies DC1 and DC6 provided that; the proposals do not have a materially greater impact than the existing use on the openness of the Green Belt and the purposes of including land in it and; the development is in scale and keeping with the main features of the landscape.

Camelot is a well established and major leisure attraction within the Green Belt and as such has permitted development rights under the GDPO which would allow them to erect rides up to 25m in height without the need for planning permission. In this case the ride exceeds that height limit by a marginal amount (1.1m), hence the need for planning permission.

The main issues in consideration of this proposal are:

- Visual Impact
- Neighbour Amenity
- Ecological Issues

Visual Impact:

The proposed roller coaster is taller than the ride it is replacing and also other rides present at the park however is set well within the site and is relatively well screened from its periphery with only the topmost part visible above the tree line. No objections are raised from the Highways Agency regarding the ride in relation to the nearby M6 motorway and the structure is for the most part screened off by the existing landscaping which surrounds the site. To the north and west the site is bounded by open land and wooded areas that are within the ownership of Park Hall and do not readily afford views of the theme park from the public domain. The nearest residential properties to the roller coaster are situated at Highgrove Park to the south west and are situated with their rear garden boundaries located approximately 190m from the ride.

The structure is only 1.1m above the height of 25m that could be erected without planning permission under Part 28 of the General Development Order. Whilst this is only a means of determining the need for planning permission and not a factor in assessing

whether the proposal is acceptable or not it is nevertheless necessary to consider that a marginally smaller ride would be deemed to be outside the scope of planning control. Notwithstanding, the ride does not impact visually upon the surrounding landscape to any significant degree and is not overly prominent from outside the site. It is not therefore considered that there would be sufficient basis to justify a refusal of planning permission on the grounds of visual amenity.

Neighbour Amenity:

The main issue for consideration in relation to amenity is that of noise. The detailed noise assessment submitted by the applicants has been considered by the Councils' Environmental Health section who have confirmed that the noise levels at the nearest residential properties will be within levels set by national guidance and are therefore acceptable. The theme park is also only open throughout the summer months and is closed during weekdays with the exception of the Easter holiday, which would limit the potential noise problem to weekends only and for a limited period over the course of the year. It is therefore considered that the proposal is acceptable in terms of impact from noise.

Objections have been raised from local residents over existing problems of congestion and littering on the road network surrounding the site and there is concern that these problems will be exacerbated from the proposed opening of the new ride. However, there is no evidence to suggest that the ride, which is a replacement roller coaster, would result in a significant increase in visitors to the site sufficient to justify grounds for refusal of planning permission. The ride will supplement existing attractions and is unlikely to lead to substantial problems over and above those currently being created from the operation of the theme park which are limited to the weekend and Easter opening times.

On the basis of the above it is not considered that the proposal can be refused on the basis of loss of amenity.

Ecological Issues:

The roller coaster intrudes marginally upon a pond area that is sited within very close proximity to the existing theme park area given over to rides and amusements. No objections have been raised from Natural England or LCC's Ecological Advisor to the siting of the new ride. It is proposed to attach a condition to require submission of a habitat creation and management plan showing where a compensatory habitat will be provided in line with the recommendations of LCC.

**Conclusion:**

It is considered that the proposal will have no significant visual impact or impact upon neighbourhood amenity and will not raise any ecological issues. Accordingly it is recommended that planning permission should be approved.

**Recommendation: Permit Full Planning Permission Conditions**

1. The operation of the replacement roller coaster hereby permitted shall not commence until full details of the colour, form and texture of all external facing materials to the roller coaster and its associated building (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 DC1 of the Adopted Chorley Borough Local Plan Review.*

2. Prior to the operation of the roller coaster hereby approved a habitat creation and management plan detailing where a compensatory habitat shall be provided and a schedule of proposed works, shall be submitted to and approved in writing by the Local Planning Authority.

*Reason: In order to protect habitat for nesting birds, their nests and eggs as in accordance with Policy EP3 of the Chorley Borough Local Plan Review.*

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<b>Item B. 5</b>	<b>07/00232/FUL</b>	<b>Permit Full Planning Permission</b>
<b>Case Officer</b>	<b>Mark Moore</b>	
<b>Ward</b>	<b>Chorley North West</b>	
<b>Proposal</b>	<b>Proposed lighting of the main route through Astley Park (5 m high lighting columns at 28m intervals)</b>	
<b>Location</b>	<b>Astley Park Park Road Chorley Lancashire</b>	
<b>Applicant</b>	<b>Chorley Borough Council</b>	

**Proposal:** This application has been submitted by agents acting on behalf of Chorley Borough Council. Whilst the applicant in this case is the Council, the proposals put forward have been submitted on behalf of the Astley Park Project and were decided upon by members of a restoration group made up of various interested parties.

The proposal is for lighting of the main footpath route through Astley Park comprising the erection of 37 no. 4.79m high lighting columns set at 28m intervals. The works are being undertaken as part of an ongoing restoration of the park funded by the Heritage Lottery Fund. Astley Park is classed as an historic park under Policy LT7 of the Chorley Borough Local Plan Review.

The proposed lighting columns would comprise a flat, circular dome inclined at a 20 degree angle set on a 4m high straight sided column. The columns would be painted in a colour scheme of medium grey oxide paint. The lighting has been designed in such a way as to provide a diffused light coverage to avoid unnecessary light spillage. The lights would be controlled via a timer to switch off at 12am each night and would be set at 28m intervals in order to ensure an even spread of light along the footpath route.

**Planning Policy:**

EP2	County Heritage Sites and Local Nature Reserves
HT13	Historic Parks and Gardens
LT7	Historic Parks and Gardens
LT14	Public, Private, Educational and Institutional Playing Fields, Parks and Other Recreational Open Space

**Planning History:** There is no planning history relevant to this application.

**Consultations:** **The Ramblers Association:** The main route through the park is not a public right of way therefore the Ramblers are unable to comment.

**LCC Ecological Advisor:** Concern over possible impact on bats. Recommends that developer submit an ecological assessment to determine any potential impacts and provide basis for mitigation/compensation if impacts are likely.

**English Heritage:** The application should be determined in accordance with national and local policy guidance and on the basis of (LPA) specialist conservation advice.

**Community Safety Partnership:** No observations.

**Representations:** Twelve letters have been received objecting to the proposals on the following grounds:

- Proposed lighting will be visually unattractive during daylight hours
- Lighting will contribute to light pollution
- Path is not currently lit and has not been for many years
- No. of people requiring access to park during hours of darkness is minimal and does not justify the cost
- Posts will be site for graffiti
- Park is one of few remaining areas that is truly dark at night and should remain so
- Lighting will encourage congregation of undesirable elements and vandalism
- Lighting columns close to Astley Hall, which is listed, would be ludicrous and unacceptable
- Existing trees and wildlife would suffer
- What evidence is there that Chorley residents have requested such a thoroughfare with lighting?
- Additional lighting costs would be better spent on litter removal
- Proposal will not minimise light pollution as stated in application
- Application is incompatible with the ambience and character of Astley Park
- No women would use the park at night, lighting or no lighting
- The park should be completely closed off in the evenings
- Lighting would impact negatively upon local residents

**Assessment:** The main issues for consideration in respect of this application are; impact upon the historic environment; impact upon wildlife, and; impact upon the amenity of local residents.

#### Impact Upon Historic Environment

Policy HT13 of the Chorley Borough Local Plan Review would not allow development which would cause harm to the historic character or setting of any part of an historic park. In this case the proposed design of the lighting is contemporary and forms part of wider proposals which reflect an overall design approach for Astley Park 'furniture' to meet the following criteria; robust design; unity of style; function; aesthetic appeal; appropriate materials; innovation or historic in style and; innovative.

The modernistic 'non-pastiche' approach which has been adopted by the Council for Astley Parks lighting represents a desire to reflect key aspects of the existing environment, which does not feature ornate metalwork to any significant extent, and to utilise the aesthetic virtues, materials and pragmatic design of modern solutions over more historic forms of hard landscaping. In doing so however it has been recognised that the new items should not detract from the historic setting of the park in terms of their overall location, colour, number and size.

The proposed lighting columns are modern but very simplistic in design and have been selected on the basis that they are perceived to be both elegant and contemporary. On this basis it is considered that, whilst not to everyone's taste, the lighting columns will provide a more up to date approach to the development of the park without compromising its heritage value.

#### Impact Upon Wildlife

The only concern raised by the LCC Ecological advisor relates to the potential impact of the proposed lighting upon bat roosts that may be present in the trees. Following advice from a specialist advisor the scheme has been revised in the following ways;

- Omission of one column over the dam to ensure the lake remains as dark as possible
- Safeguarding an oak tree with a potential bat roost in it
- Omission of all floodlights for trees

The latter of the above proposals would not have required planning permission.

It is considered that the proposed lighting would not have any adverse ecological issues. It should also be noted that the lighting would be operated on a timer that would switch the lighting off at 12am thereby ensuring the park would not be illuminated throughout the night.

#### Impact Upon Amenity

Concerns have been raised by local residents regarding the principle of providing lighting within the park and in particular over the potential increase in anti-social behaviour that may arise. The advice of the Community Safety Partnership would suggest that this would not necessarily be the case as appropriate lighting can provide natural surveillance of the park by promoting increased use and making it more difficult for anti-social activity to be undertaken without being observed. The lighting proposals are seen by the Astley Park Group as a fundamental requirement to meet their stated aim of making 'accessible as much of the park as possible within the limitations of conservation, safety and operational requirements'. It remains a finely balanced argument as to whether the lighting would give rise to an increase in anti-social behaviour and conflicting views on this issue can probably be given equal weight. For this reason it would be difficult to justify a refusal of planning permission on amenity grounds, particularly as no specific objections have been raised to the proposed lighting by the Community Safety Partnership.

Other objections relate to concerns over light pollution. In this case the lighting would be diffused in order to overcome excessive light spillage and it is not considered that this would be a significant problem. Additionally, the timer control would ensure that there could be no issue of light pollution for the main part of the hours of darkness.

#### **Conclusion:**

It is considered that the proposal will have no significant visual impact or impact upon neighbourhood amenity and will not raise any ecological issues. Accordingly it is recommended that planning permission should be approved.

**Recommendation: Permit  
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 lighting hereby granted permission shall only be illuminated between the hours of dusk to midnight (12am).

*Reason: To safeguard the amenities of local residents.*

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**Item B. 6**                      **07/00347/FUL**                      **Permit (Subject to Legal Agreement)**

**Case Officer**                      **Mr Andy Wiggett**

**Ward**                                      **Chorley South East**

**Proposal**                              **Three terraced dwellings**

**Location**                              **Land 10m South West Of 14 Saville Street Chorley**

**Applicant**                              **Mr D Miller**

**Proposal**                              This application relates to the erection of three terraced dwellings.

**Policy**                                      In reaching this decision the policies in the Development Plan for the area, which currently comprises the Regional Spatial Strategy for the North West, the Joint Lancashire Structure Plan (2005) and the Chorley Borough Local Plan Review 2003, were taken into account. This includes specifically the following policies: in the Local Plan Policies GN1- Settlement Policy, GN5 - Building Design and HS6 - Housing Windfall Sites.

**Planning History**                      None

**Consultations**                              **Lancashire County Council Highways** - Comments that the parking arrangements off Saville Street are not acceptable and needs to be 6m in depth, the footway will need to be rebuilt, questions access off Weldbank Street and bin emptying arrangements.

**Representations**                      Ms L Seddon 18 Saville Street, Chorley - Concerned about the positioning of the houses, they should be built in line with our houses. Will block light for us and not look right in the street.  
Mr And Mrs S Hudson 75 Weldbank Lane, Chorley - the loss of the land on Weldbank Street used for parking for the Mitre pub will increase parking problems in the area.

Mr M Gregory 14 Saville Street, Chorley - Concerned that the houses would block light from my home and garden. The houses should line up with our houses. Do not want an alley way between the new houses and my house.

**Assessment**                              The site is a vacant plot of land between a sub station and terraces of new houses. Opposite is a housing development currently under construction. The rear part of the site is a tarmaced car parking area and turning head for Weldbank Street.

The main issues with regard to determining this application concern the houses' design and the relationship with adjoining property and any likely loss of amenity and the effect on the street scene.

The principle of the development of the site for residential purposes is accepted as the area is becoming predominantly residential and the remaining none residential use, a repair garage across the street, is part of an allocated housing site in the Local Plan.

Objections from neighbours have highlighted their concerns about the fact that the new houses would be set back from the highway by 6m to allow for off road parking spaces. As a result the houses will extend beyond the rear elevation of the adjoining dwellings by 3m. However, this just satisfies the 45 degree guideline in the Council's SPD and as a result is considered acceptable in terms of the amenity of neighbouring property in that the loss of sunlight will be confined to the afternoons as the new houses would be on the western side of the existing houses.

In terms of affect on the street scene, this part of Saville Street does have a building line established by the new houses, however, the substation next to the housing site compromises this and across the street are the access road into a new housing scheme, the repair garage and different house styles beyond that. It is not considered that the set back from the highway of the proposed houses will so adversely affect the street scene as to be unacceptable.

The applicant has submitted amended plans to overcome the objections of the Highway Authority in terms of parking. The question of spaces accessed off Weldbank Street and using land where cars are currently parked is a matter of land ownership. The application indicates that the land is all within the ownership of the applicant. The Mitre pub does have a small car park to the rear of the building and so long as the proposed new houses demonstrate adequate off road parking provision the loss of this piece of land cannot, therefore, be a material factor in determining the application.

It will be necessary for the applicant to enter into a s106 agreement concerning a financial contribution towards equipped play space in line with Council policy.

## **Conclusion**

Developing this vacant piece of land for housing is acceptable in principle and the layout now proposed meets the objections of the Highway Authority. The residents concerns about the relationship of their houses with the new dwellings are understandable but the amenity of their houses will not be affected to an unacceptable degree.

## **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. The development hereby permitted shall be carried out in accordance with the amended plan(s), received on the 9<sup>th</sup> May 2007.

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

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 to the site boundaries 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 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. 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.*

7. 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, DC8A, DC8B, HT2, HT3, HT7, HS4, HS9, EM3, EM4A and EM5 of the Adopted Chorley Borough Local Plan Review.*

8. The development hereby permitted shall not commence until full details of the colour, form and texture of all 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, DC8A, DC8B, HT2, HT3, HT7, HS4, HS9, EM3, EM4A and EM5 of the Adopted Chorley Borough Local Plan Review.*

9. Before development commences full details of the proposed boundary details shall be submitted to and approved by the Local Planning Authority. Such details as approved shall be implemented in full before first occupation of any dwelling and retained thereafter.

*Reason: In the interests of visual amenity and in accordance with policy GN5 of the Adopted Chorley Borough Local Plan Review.*

10. 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 in accordance with Policy No. HS4 of the Adopted Chorley Borough Local Plan Review.*

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<b>Item B. 7</b>	<b>07/00413/CB4</b>	<b>Permit Full Planning Permission</b>
<b>Case Officer</b>	<b>Miss Lyndsey Cookson</b>	
<b>Ward</b>	<b>Coppull</b>	
<b>Proposal</b>	<b>Erection of ground floor retail unit with first floor one bedroom flat above,</b>	
<b>Location</b>	<b>240 - 242 Spendmore Lane Coppull Chorley PR7 5DE</b>	
<b>Applicant</b>	<b>Chorley Borough Council</b>	
<b>Proposal:</b>	This application proposes the erection of a two-storey building to accommodate a ground floor retail unit with first floor one bedroom flat above. The application site is located within a mixed residential and commercial area, and currently comprises of vacant land. The application has been submitted by Chorley Borough Council.	
<b>Background:</b>	The site was previously occupied by two dwellings, which were classed as structurally unfit in 1993, acquired by the Council in 1994, and demolished. The site has been vacant since.	
<b>Policy:</b>	GN1: Settlement Policy – Main Settlements GN5: Building Design HS6: Housing Windfall Sites SP6: District, Neighbourhood and Local Shopping Centres SP10: Shopfronts Supplementary Planning Guidance – Design Guidance	
<b>Planning History:</b>	There have been no previous planning applications at the site.	
<b>Consultations:</b>	<p><b>LCC Highways</b> – No objection.</p> <p><b>CBC Environmental Services</b> – No objection in principle. Recommends details are provided of noise insulation works to be completed.</p> <p><b>CBC Planning Policy</b> – No objections. The proposal meets the criteria within Policy SP6 regarding retail uses outside District, Neighbourhood and Local Shopping Centres.</p> <p><b>CBC Legal Services</b> – The title deeds for the owner of no.244 give a right of access to this property across numbers 240 and 242. Unfortunately this right of access wasn't shown by reference to a plan. The owner of this property has produced his own plan, which indicates that the right of access cuts across the rear yards of numbers 240 and 242. This may or may not be the case. However, this access will not hinder the proposed development. Not aware of any other 'legal' issues which would impact on implementation of the development should planning permission be granted.</p>	
<b>Representations:</b>	<p>One letter of objection has been received. The comments raised can be summarised as follows:</p> <ul style="list-style-type: none"> <li>• The land is the only form of access to the rear of the adjacent dry cleaning business, and if planning permission is granted, there will be no guaranteed</li> </ul>	

access for equipment and removal of waste chemicals etc.

- Any building work will have a detrimental effect on the adjacent business.

**Assessment:**

The application site lies within the main settlement of Coppull, in which there is a presumption in favour of appropriate development.

Issues to consider are impact on housing provision, design, impact on street scene, impact on neighbour amenity, impact on highway safety and impact on the adjacent local shopping centre. I will address each in turn.

Housing Provision

Policy HS6: Windfall Housing Sites in the Chorley Borough Council Local Plan Review is a relevant consideration when assessing the provision of additional residential units. CBC Planning Policy do not consider that the overall housing requirement of the Structure Plan for Chorley Borough would be materially exceeded as a result of the grant of planning permission.

Design

The building design must be well related to the surroundings, as stated in policy GN5.

The proposed building will be two-storey, and measure 8.4 metres in length by 7.1 metres in depth. It will have an eave height of 4.9 metres and a ridge height of 7.6 metres. The building will tie in to the gable end of the adjoining commercial premises, mirroring the eave and ridge height. It will be constructed from bricks and have a tiled roof.

The front elevation will comprise a shop front window with access to the retail unit and a separate access to the flat above at ground level and two windows at first floor level. The rear elevation will comprise three windows and rear access to the retail unit at ground floor and three windows at first floor level. The gable elevation will be blank. It is likely that some form of advertising will be required and this will be subject of a separate application.

The scale of the building is considered to be in keeping with the scale and proportions of adjacent commercial and residential buildings. The building can be comfortably accommodated within the size of the plot, leaving a distance of 1.6 metres from the gable end to the adjacent residential property, and a garden length of at least 8.5 metres to the rear.

Impact on street scene

The front of the building will be set back from the highway by 0.7 metres, in line with the front of the adjacent commercial buildings. The building has been designed to mirror the bulk, scale and materials used on the adjacent units, so it will not appear prominent against existing buildings or out of keeping with the existing street frontage, which does comprise of a number of retail units.

A visual gap will be retained between the building and the row of residential properties, to prevent a continuous frontage.

The design of the shopfront is considered to be appropriate for this locality, which comprises of a number of modern shop frontages.

#### Impact on neighbour amenity

To the east of the application site there is a short row of residential properties, and there is a pair of semi-detached houses opposite the site. It is not considered that the scale of activity generated by the development will be detrimental to these adjacent properties in terms of noise and disturbance. Should permission be granted for the development, then details of noise insulation works to be completed would be required under the Building Control Regulations.

The proposal will be stepped forward from the closest adjacent property, no. 238, which does not have any windows in the side elevation facing the proposed building. There would not be any adverse overbearing impact, loss of light or outlook for the occupiers of this property. There would be some resultant overlooking into the rear garden area of this property from the first floor windows in the rear elevation, however given the high-density, urban character of the area, and that this neighbouring property is a terraced so its garden is visible from adjoining properties, this is not considered to be detrimental.

The proposal would be sited approximately 12 metres from the windows in the facing semi-detached properties. Whilst this would not accord with the Council's interface guidelines, given that the building will be sited within a high density urban setting, and a road separates the facing properties from the site, there is not considered to be any resultant adverse overlooking.

There are no residential properties immediately to the north (rear) of the site; this area includes an access road and school beyond.

#### Impact on Highway Safety

There is no proposed off-street parking on site for either the residential or retail units. However, given the relatively central location of the proposal, off-street parking is not considered to be necessary. The site is accessible by public transport.

It is not considered that the proposal would have an adverse impact on highway safety, which is re-affirmed by Lancashire County Council Highways Department who have no objections to the proposal.

#### Impact on Local Shopping Centre

The proposal falls outside of the designated shopping centre for Coppull. However, the retail activity generated would be small-scale, and would not adversely impact on the vitality and viability of the nearby centre.

#### Private Access Arrangements

A right of access to no. 244 across numbers 240 and 242 has been referred to in the application submission, which is to be integrated into the scheme if necessary. This issue is also referred to in comments received from the owner of no. 244. Retention of a private access is not a planning consideration, and therefore does not affect the recommendation. However, as the Council is the

applicant, Legal Services were consulted on the legal issues in connection with this access (see response above). It is not considered that this issue would hinder implementing the proposed development should planning permission be granted.

**Conclusion:** The proposal is acceptable in terms of housing provision, design and appearance, impact on street scene, neighbour amenities, highway safety and the local shopping centre

I accordingly recommend the application for approval subject to a number of conditions. A section 106 legal agreement is not required in connection with the first floor residential unit, as this is a one bedroom flat.

**Recommendation: Permit Full Planning Permission Conditions**

1. The proposed development must be begun not later than three years from the date of this permission.

*Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.*

2. The development hereby permitted shall not commence until samples of all external facing materials to the proposed buildings (notwithstanding any details shown on 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.*

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 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.*

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, DC8A, DC8B, HT2, HT3, HT7, HS4, HS9, EM3, EM4A and EM5 of the Adopted Chorley Borough Local Plan Review.*

7. No materials or equipment shall be stored on the site other than inside the building.

*Reason: In the interests of the amenity of the area and in accordance with Policy No. EM2 of the Adopted Chorley Borough Local Plan Review.*

8. Before development commences full details of the type and location of bin storage facilities will be submitted to and approved by the Local Planning Authority. Such details as approved shall be implemented in full prior to the first occupation of any part of the development and retained thereafter.

*Reason: In the interests of residential amenity and in accordance with policy GN5 of the Adopted Chorley Borough Local Plan Review.*

9. Before development commences full details of the proposed boundary treatments shall be submitted to and approved by the Local Planning Authority. Such details as approved shall be implemented in full prior to the first occupation of any part of the development and retained thereafter.

*Reason: In the interests of visual amenity and in accordance with policy GN5 of the Adopted Chorley Borough Local Plan Review.*

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**Item B. 8**                      **07/00414/CB4**                      **Permit Full Planning Permission**

**Case Officer**                      **Miss Lyndsey Cookson**

**Ward**                                      **Coppull**

**Proposal**                              **Erection of two no. one bedroom flats,**

**Location**                              **240 - 242 Spendmore Lane Coppull Chorley PR7 5DE**

**Applicant**                              **Chorley Borough Council**

**Proposal:**                              This application proposes the erection of a two-storey building to accommodate two no. one bedroom flats. The application site is located within a mixed residential and commercial area, and currently comprises of vacant land. The application has been submitted by Chorley Borough Council.

**Background:**                              The site was previously occupied by two dwellings, which were classed as structurally unfit in 1993, acquired by the Council in 1994, and demolished. The site has been vacant since.

**Policy:**                                      GN1: Settlement Policy – Main Settlements  
GN5: Building Design  
HS6: Housing Windfall Sites  
Supplementary Planning Guidance – Design Guidance

**Planning History:**                              There have been no previous planning applications at the site.

**Consultations:**                              **LCC Highways** – No objection.  
**CBC Planning Policy** – No objections. The proposal meets the criteria within Policy HS6 regarding housing windfall sites  
**LCC Strategic Planning** – The proposal is contrary to Policies 1, 5 and 12 of the Joint Lancashire Structure Plan, as the site is not a principle urban area, main town, key service centre and strategic location for development, the proposed development would not meet an identified local housing need, and may exacerbate the potential amount of oversupply of housing. Consideration should be given as to whether there are any other material considerations of sufficient importance to override the policy position.  
**CBC Legal Services** – The title deeds for the owner of no.244 give a right of access to this property across numbers 240 and 242. Unfortunately this right of access wasn't shown by reference to a plan. The owner of this property has produced his own plan, which indicates that the right of access cuts across the rear yards of numbers 240 and 242. This may or may not be the case. However, this access will not hinder the proposed development. Not aware of any other 'legal' issues which would impact on implementation of the development should planning permission be granted.

**Representations:**                              One letter of objection has been received. The comments raised can be summarised as follows:

- The land is the only form of access to the rear of the adjacent dry cleaning business, and if planning permission is granted, there will be no guaranteed

access for equipment and removal of waste chemicals etc.

- Any building work will have a detrimental effect on the adjacent business.

**Assessment:**

The application site lies within the main settlement of Coppull, in which there is a presumption in favour of appropriate development.

Issues to consider are impact on housing provision, design, impact on street scene, impact on neighbour amenity, and impact on highway safety. I will address each in turn.

Housing Provision

Policy HS6: Windfall Housing Sites in the Chorley Borough Council Local Plan Review is a relevant consideration when assessing the provision of additional residential units. CBC Planning Policy do not consider that the overall housing requirement of the Structure Plan for Chorley Borough would be materially exceeded as a result of the grant of planning permission. Furthermore, the one bedroom flats would provide low cost housing. These are considered to be material considerations to override the objections received from LCC Strategic Planning.

Design

The building design must be well related to the surroundings, as stated in policy GN5.

The proposed building will be two-storey, and measure 8.4 metres in length by 7.1 metres in depth. It will have an eave height of 4.9 metres and a ridge height of 7.6 metres. The building will be detached, constructed from bricks and have a tiled roof.

The front elevation will incorporate three windows and a door at ground floor level, and two windows at first floor level. The door will provide access to both flats, with the first floor flat being accessed by an internal staircase. The rear elevation will incorporate three windows at ground floor level and three at first floor level. Both gable elevations will be blank.

The scale of the building is considered to be in keeping with the scale and proportions of adjacent commercial and residential buildings. The building can be comfortably accommodated within the size of the plot, leaving a distance of 0.7 metres from both gable ends of the building to the adjacent residential property and commercial unit, and a garden length of at least 4.5 metres to the rear.

Impact on street scene

The front of the building will be set back from the highway by 4.5 metres, in line with the front of the adjacent residential properties. The building has been designed to mirror the bulk, scale and materials used on the adjacent properties, so it will not appear prominent against existing buildings or out of keeping with the existing street frontage.

A visual gap will be retained between the building and both the row of residential properties and the row of commercial units, to prevent a continuous frontage.

Impact on neighbour amenity

To the east of the application site there is a short row of residential properties, and there is a pair of semi-detached houses opposite the site. It is not considered that the scale of activity generated by the development will be detrimental to these adjacent properties in terms of noise and disturbance.

The proposal will be in line with the closest adjacent property, no. 238, which does not have any windows in the side elevation facing the proposed building. There would not be any adverse overbearing impact, loss of light or outlook for the occupiers of this property. There would be some resultant overlooking into the rear garden area of this property from the first floor windows in the rear elevation, however given the high-density, urban character of the area, and that this neighbouring property is a terraced so its garden is visible from adjoining properties, this is not considered to be detrimental.

The proposal would be sited approximately 15 metres from the windows in the facing semi-detached properties. Whilst this would not accord with the Council's interface guidelines, given that the building will be sited within a high density urban setting, and a road separates the facing properties from the site, there is not considered to be any resultant adverse overlooking.

There are no residential properties immediately to the north (rear) of the site; this area includes an access road and school beyond.

Impact on Highway Safety

There is no proposed off-street parking on site for the residential units. However, given the relatively central location of the proposal, off-street parking is not considered to be necessary. The site is accessible by public transport.

It is not considered that the proposal would have an adverse impact on highway safety, which is re-affirmed by Lancashire County Council Highways Department who have no objections to the proposal.

Private Access Arrangements

A right of access to no. 244 across numbers 240 and 242 has been referred to in the application submission, which is to be integrated into the scheme if necessary. This issue is also referred to in comments received from the owner of no. 244. Retention of a private access is not a planning consideration, and therefore does not affect the recommendation. However, as the Council is the applicant, Legal Services were consulted on the legal issues in connection with this access (see response above). It is not considered that this issue would hinder implementing the proposed development should planning permission be granted.

**Conclusion:**

The proposal is acceptable in terms of housing provision, design and appearance, impact on street scene, neighbour amenities and highway safety.

I accordingly recommend the application for approval subject to a number of conditions. A section 106 legal agreement is not required in connection with the two residential units, as they are both one bedroom flats.

**Recommendation: Permit Full Planning Permission Conditions**

1. The proposed development must be begun not later than three years from the date of this permission.

*Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.*

2. The development hereby permitted shall not commence until samples of all external facing materials to the proposed buildings (notwithstanding any details shown on 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.*

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 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.*

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 external facing materials detailed on the approved plan(s) shall be used and no others substituted without the prior written approval of the Local Planning Authority.

*Reason: To ensure that the materials used are visually appropriate to the locality and in accordance with Policy Nos. GN5, DC8A, DC8B, HT2, HT3, HT7, HS4, HS9, EM3, EM4A and EM5 of the Adopted Chorley Borough Local Plan Review.*

7. Before the development commences full details of the type and location of bin storage shall be submitted to and approved by the Local Planning Authority. Such details as approved shall be implemented in full prior to the first occupation of any of the dwellings and retained thereafter.

*Reason: In the interests of amenity and in accordance with policy GN5 of the Adopted Chorley Borough Local Plan Review.*

8. Before development commences full details of the proposed boundary treatments shall be submitted to and approved by the Local Planning Authority. Such details as approved shall be implemented in full prior to first occupation of any of the dwellings and retained thereafter.

*Reason: In the interests of visual amenity and in accordance with policy GN5 of the Adopted Chorley Borough Local Plan Review.*

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<b>Item B. 9</b>	<b>07/00446/COU</b>	<b>Permit retrospective planning permission</b>
<b>Case Officer</b>	<b>Mr Andy Wiggett</b>	
<b>Ward</b>	<b>Clayton-le-Woods North</b>	
<b>Proposal</b>	<b>Retrospective application to extend existing car park area into landscaped area</b>	
<b>Location</b>	<b>Brook House Hotel 662 Preston Road Clayton-Le-Woods Chorley PR6 7EH</b>	
<b>Applicant</b>	<b>Mr S Brelsfold</b>	
<b>Proposal</b>	<p>This application is a retrospective one to retain a newly laid out car parking area on land within the curtilage of a hotel and brasserie. The land was previously used as a landscaped area with grass and trees on it. The hotel is situated on the main Preston Road and the car park is partly screened from the main road by a substantial hedge. Along the boundary with property on Well Orchard there is a 2m high fence and a line of mature shrubs forming a landscaped barrier. Part of the area of the original landscaped buffer, about 8.5m wide, has been retained where it adjoins no. 654 Preston Road.</p>	
<b>Background:</b>	<p>New owners of the hotel carried out works to increase the car parking area by removing the landscaped area. Complaints were received and the hotel was requested to submit a planning application to regularise the engineering operations carried out.</p>	
<b>Policy</b>	<p>LT3 – Small – Scale Tourism and Visitor Facilities.</p>	
<b>Planning History</b>	<p>In 1990 permission was granted for an extension to the hotel and part of the application involved the use of part of an orchard to the south of the existing car park and behind the properties in Well Orchard as a car park for 12 additional spaces. In determining the application the Council were concerned to protect the nearest houses from additional noise and disturbance caused by vehicle movements. The applicant was requested to retain that half of the orchard nearest to the houses and no. 654 Preston Road and provide a landscaped screen along the southern boundary of the site. A standard landscaping condition was attached to the permission.</p> <p>In 2006, planning permission was granted for a conservatory to be used as a brasserie at the hotel. Advice was sought on various options to enlarge the hotel further, including increasing the number of car parking spaces. The case officer advised that “I would suggest a wider landscape buffer is allowed for in the car parking arrangements next to the boundary with the properties on Well Orchard and no. 654 Preston Road, to ensure neighbour amenity is not compromised”.</p>	
<b>Consultations</b>	<p><b>Parish Council</b> - commented that objections have been received from adjacent residents and would ask that these are taken into account. Additionally, it is hoped that the car park is adequate as</p>	

on-road parking close to a roundabout would be a dangerous option.

**Lancashire County Council Highways** - commented that they had no objections to the increased car parking as it would reduce any need to park on the main A6. However needed a plan to show the car parking spaces marked out.

**Director of Streetscene, Neighbourhoods & Environment:** The views of the Environmental Health Section have been sought about the noise increase in moving the car parking closer to the residential properties and they have responded by saying that the results of noise reading would not support a refusal on those grounds.

### **Representations**

Two letters of objection have been received together with a petition signed by 12 people. Letters from the local MP have also been received about the matter. The points raised include:

- The planning history of the site explains why the former orchard was retained to protect their amenity;
- Extending the car park and removing the landscaped buffer has affected the privacy of the dwellings;
- The properties are now overlooked with coaches being parked on the newly created parking area;
- The properties are now subject to noise and disturbance at all times of the day and night;
- Request that a noise barrier be erected between the car park and existing fence;
- Concerned that a proposed take away service will increase vehicle movements at the site.

### **Applicant's Case**

- The hotel has recently been extended with a conservatory coupled with an improved lounge/bar area.
- Further improvements are planned and it is anticipated to continue and improve the business on both the hotel side and corporate functions.
- Additional car parking is required as a consequence.
- The applicant was not aware that permission was needed

### **Assessment**

When the area of the new car park is viewed on site there is now an effective visual screen to the gardens and properties on Well Orchard as the planting put in following the 1990 approval has matured. Planning permission is only needed for the engineering operation of creating the car park not the use of land for that purpose as it is within the curtilage of the hotel. No conditions were attached to the 1990 planning permission requiring the landscaped area to be a permanent feature or that the land could not be used for car parking.

However, it is clear that the Council intended to maintain a landscaped buffer of a suitable width to protect the amenity of property next to the hotel considered to be at risk of disturbance from the effects of vehicle movements. Circumstances have changed since that decision with the level of activities at the hotel increasing with changes in business aspirations. This has

inevitably led to the nearby residents requesting that the status quo is returned in terms of the landscaped buffer.

Given the planning history, I consider it reasonable to seek a compromise where the applicant would get increased car parking capacity but at the same time protecting the amenity of nearby residents. I consider that this could be achieved by widening the existing landscaped strip. This would still leave space for additional car parking. The applicant's agent was requested to pursue this with his client. However, the applicant is not prepared to amend the layout and wishes the application to be determined on the basis of how it has now been laid out.

I would advise that if the matter went to appeal, given the quality of the remaining landscaping on the boundary of the properties on Well Orchard, it could well be that an Inspector would feel that this was adequate for the purpose as the existing parking area will be the subject of vehicle movements in the evening. An Inspector would also be conscious of the need to avoid the likelihood of parking on the A6 due to lack of off-street parking at the hotel.

**Conclusion:**

The proposal has given rise to a considerable level of objection which, given the planning history of the site was inevitable. However, the situation has changed since 1990, the landscaped screen has matured, the level of business has increased with the subsequent need for more car parking. As the Council did not in 1990, condition that the landscaped area should remain as that in perpetuity and that the area could not be used for any other purpose, any attempts to take enforcement action to restore the position would not be likely to be successful. This is because the owner could landscape the area with reinforced grass and still park cars there.

**Recommendation: Permit retrospective planning permission**

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<b>Item B.10</b>	<b>07/00563/OUT</b>	<b>Permit (Subject to Legal Agreement)</b>
<b>Case Officer</b>	<b>Mrs Nicola Hopkins</b>	
<b>Ward</b>	<b>Chorley North East</b>	
<b>Proposal</b>	<b>Outline application for the erection of 1No detached house max height to ridge 9m</b>	
<b>Location</b>	<b>Land South Of 1 Springs Road Chorley</b>	
<b>Applicant</b>	<b>Thistle Homes Ltd</b>	
<b>Proposal</b>	<p>The application relates to the erection of 1 detached dwellinghouse on land adjacent to 1 Springs Road Chorley. This application relates to outline planning permission and proposes the siting of the dwelling and access to the site. An indication of the scale has also been provided and indicates that the property will be two storey with a maximum ridge height of 9 metres.</p> <p>Details of the landscaping, design and full details of the scale will be submitted at the reserved matters stage if outline planning permission is granted.</p>	
<b>Planning Policy</b>	<p><b>GN1-</b> Main Settlements  <b>GN5-</b> Building Design and Retaining Existing Landscape Features and Natural Habitats  <b>HS4-</b> Design and Layout of Residential Developments.  <b>TR4-</b> Highway Development Control Criteria</p> <p>Policy 7- Joint Lancashire Structure Plan</p> <p>Planning Policy Statement 3: Housing</p>	
<b>Planning History</b>	<b>07/00128/OUT-</b> Outline application for the erection of a pair of 2 storey houses. Withdrawn March 2007	
<b>Representations</b>	<p>1 letter of objection has been received raising the following points:</p> <ul style="list-style-type: none"> <li>▪ Further exacerbate the parking problems- the area is very congested</li> <li>▪ Works of the nearby industrial estate park in Springs Road congesting the area</li> <li>▪ The owners of a detached house are likely to have more than one car adding further to the congestion.</li> </ul>	
<b>Consultations</b>	<b>Lancashire County Council's Highways Engineer</b> has raised concerns in respect of the length of the proposed car parking spaces.	
<b>Assessment</b>	The proposal incorporates the erection of 1 detached dwellinghouse with two off street parking spaces. The application is an outline application and relates to the siting and access to the site. An indicative scale has also been included and proposes a two storey detached dwelling with a maximum ridge height of 9 metres.	

The main issues of consideration are the appropriateness of the development and the impact on the surrounding area. The immediate area comprises of a predominantly residential area. It is considered that the erection of a dwellinghouse within the location will be in keeping with the character of this residential area.

The proposal will be located within the side garden area of 1 Springs Road. There are significant level differences across the site and as such a plan detailing the proposed levels has been submitted with the application. The proposal incorporates raising the land level slightly to incorporate a finished floor level of 9.52. This is very similar to the level of the road and slightly lower than the adjacent residential property. The rear garden area will retain a significant slope although there will also be available garden space located to the side of the property.

The only immediate neighbour to the property is 1 Springs Road which is a two storey end terraced property. The proposed dwelling will be located approximately 1.75 metres away from the side elevation of number 1. There are no windows in the side elevation of number 1 and it is not considered that the erection of a detached dwelling in this location will adversely impact on the neighbours amenities.

The proposed dwellinghouse will occupy land which the residents of 1 Springs Road currently use as garden area. The proposed development will result in the loss of this available amenity space however number 1 Springs Road still retains private amenity space to the rear of the property. As such it is not considered that the proposal will detrimentally impact on the neighbours amenities.

Concerns have been raised from neighbours in respect of the parking problems in the area. The proposed scheme however includes two off street parking spaces. There is existing dropped kerb access to the proposed parking spaces and it is considered that two off road parking spaces will be sufficient for one detached property. Lancashire County Council Highways Section have no objection in principle to the development however the length of the parking spaces is not sufficient and will result in cars overhanging the highway. The agent for the application has been made aware of this via e-mail and amended plans will be submitted.

It is considered that the proposal respects the character of the surrounding residential area and affords sufficient amenity space for the future residents. The proposal also takes into account the amenity of the existing residents. As such the proposal is considered to be acceptable in terms of Policy HS4.

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

1. Before the development hereby permitted is first commenced, full details of all reserved matters (namely the design, external appearance of the building and the

landscaping of the site) shall be submitted to and approved in writing by the Local Planning Authority.

*Reason: The permission is in outline only and in accordance with Policy Nos. GN5 and HS4 of the Adopted Chorley Borough Local Plan Review.*

2. This consent relates to the following plans:

Plan Ref.	Received On:	Title:
2007/07/01	14 <sup>th</sup> May 2007	Site Plan and Section
2007/07/07	14 <sup>th</sup> May 2007	Site Plan

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

3. The application for approval of reserved matters shall be accompanied by full details of existing and proposed ground levels and proposed building slab levels (all relative to ground levels adjoining the site), notwithstanding any such detail shown on previously submitted 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 Nos. GN5 and HS4 of the Adopted Chorley Borough Local Plan Review.*

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

*Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.*

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 dwellings hereby permitted, or any garage, shed or other outbuilding erected (other than those expressly authorised by this permission).

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

6. 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. No dwelling shall be occupied until all fences and walls shown in the approved details to bound its plot have been erected in conformity with the approved details. Other fences and walls shown in the approved details shall have been erected in conformity with the approved details prior to substantial completion of the development.

*Reason: To ensure a visually satisfactory form of development, to provide reasonable standards of privacy to residents and in accordance with Policy No. HS4 of the Adopted Chorley Borough Local Plan Review.*

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

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

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. 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.*

10. 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.*

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Report of	Meeting	Date
Director of Development and Regeneration	Development Control Committee	19 <sup>th</sup> June 2007

## **PROPOSED CHANGES TO PERMITTED DEVELOPMENT RIGHTS FOR HOUSEHOLDER MICRO-GENERATION**

### **PURPOSE OF REPORT**

1. The purpose of this report is to outline to Members the consultation paper on changes to permitted development rights for householder microgeneration and seek endorsement for the proposed responses to the paper.

### **CORPORATE PRIORITIES**

2. Developments relating to microgeneration will have implications for the Borough that relate to the Council's Strategic Objective of 'developing the character and feel of Chorley as a good place to live.'

### **RISK ISSUES**

3. The issues and recommendations made in this report involve no risk considerations.

### **BACKGROUND**

4. The consultation paper primarily sets out the Government's proposals to the planning system in relation to the installation of microgeneration equipment for domestic properties. The paper outlines the changes recommended in order to clarify and expand the scope of permitted development. The revised system would remove the need for planning applications on domestic properties but will also clearly outline what is permitted development and what will require planning applications to be made. These changes will be delivered through changes made to the Town and Country Planning (General Permitted Development) Order 1995 (GPDO).
5. The draft Planning Policy Statement (PPS) *Planning and Climate Change*, which was published for consultation in December 2006, sets out a clear and challenging role for regional and local spatial strategies on energy. These are expected to help shape the framework for energy supply in their area including, at local level, by expanding the scope for new development to gain a significant proportion of its energy on-site. The PPS states that planning authorities should include policies in their development plans that require a percentage of the energy in new developments to come from on-site renewables, where it is viable.
6. The Householder Development Consents Review (HDCR) was launched in January 2005 as part of the then Office of the Deputy Prime Minister's (ODPM) 5 year plan: *Sustainable Communities: Home for All*. The Review looked at ways of reducing bureaucracy for

householders seeking to improve their homes, while protecting the interests of neighbours, the wider community and the environment.

7. The HDCR Steering Group's Report made eleven recommendations. As a first stage the ODPM decided to examine how to reform Parts 1 and 2 of the GPDO, which cover what householders can already do to their homes without the need for planning permission.
8. Les Sparks and Emrys Jones undertook a study for the Review. They found that several categories of development require a planning application even though they have little or no impact beyond the host property and recommended the system be reformed using an impact approach based upon the height of a proposal and its proximity to the plot boundary.
9. While the Government wants to encourage the widest possible take-up of microgeneration by removing unnecessary regulatory barriers, it is concerned to ensure that the right levels of control are retained to protect the reasonable interests of neighbours, the environment and the wider community. Therefore, the recommendations also sought to address the impacts on amenity of domestic microgeneration technologies, including those of visual appearance, and the implications of any potential nuisances such as noise and vibration.

## **PROPOSED CHANGES**

### **Solar**

10. Solar microgeneration technology is by far the most common form of microgeneration equipment currently in use in England. There are two different types of solar system. The first is a water heating system, which uses solar energy to heat water and the second, is a photovoltaic system, which converts the sun's energy into electricity.
11. The installation of solar equipment is one of the existing grey areas with regard to permitted development. Solar water heating and photovoltaic systems are identified as sharing many characteristics that could have a potential planning impact. The approach proposed therefore does not differentiate between the two systems.
12. Solar equipment will generally be mounted on a building although it is possible for it to be mounted as a stand-alone unit. In relation to stand-alone equipment, the distance to neighbouring properties and overshadowing also needs to be considered in terms of the visual impact. There is little evidence of likely demonstrable visual harm being caused by solar equipment, other than on principal building elevations in protected areas. The proposals are therefore suggested that there should be a presumption in favour of the domestic installation of solar microgeneration equipment, subject to a limited degree of control to ensure that what impacts there are are acceptable.
13. The main restriction would relate to both solar panels on buildings and solar stand-alone installations and would also reflect the potential visual impact that may occur in a Conservation Area. The Government proposes that the installation of solar technology should not be permitted where it would face onto and be visible from a highway in such an Area. For listed buildings, irrespective of where they are located, it is likely that Listed Building consent would be required for solar, and indeed, most other forms of renewable energy capture and installations.
14. In relation to solar panels on buildings, it is proposed that such equipment should be considered permitted development subject to them projecting no more than 150mm from the existing roof plane or standing off no more than 150mm from a wall. In addition, in order to ensure that the visual impact is minimised, no part of the installation should be higher than the highest part of the roof. In relation to restrictions for the coverage of surface, it was suggested this should be limited so as not to exceed 60% of the roof or

wall. However, the Government decided that it is arguable as to whether there is a correlation between the extent of the coverage of panels and their visual impact and therefore it is proposed there should be no such limit.

15. In relation to solar stand-alone installations, the key additional issue is the dimensions of the unit and the positioning in relation to property boundaries. In terms of height, the existing limits of 4m in the GPDO for structures of this kind are proposed to be used. It is also proposed that due to the nature of the equipment and the potential of over shadowing on neighbouring properties, that development of this type should be no nearer than 3-4m from a property boundary. In the case where a stand-alone unit is in the front curtilage of a dwelling, the structure will be required to be set back 10m from a highway.

### Heat Pumps

16. Heat pumps extract heat from outside a building and release that heat usually at a higher temperature inside the building. The three main types are ground source heat pumps (GSHPs), water source heat pumps (WSHPs) and air source heat pumps (ASHPs), which, as the name suggest; extract heat from the ground, bodies of water and the air respectively.
17. A GSHP is used to extract heat from the ground for use in space and water heating and can also use the same process to supply cooling. These units take advantage of the Earth's constant temperature. The ground loop could comprise a trench system in which a pipe is buried, or a vertical system in which a borehole is drilled to a greater depth. Trenches can be laid into the ground at a depth between 1 and 2 metres.
18. A WSHP can either be a closed loop or an open loop. The closed loop comprises a pipe containing an anti-freeze mixture and similar to that used for a GSHP. A WSHP can be either submerged in a river or lake or be installed in the form of a vertical bore into a groundwater body. In the UK, the relatively stable temperature of groundwater of between 4-10°C means these pumps may well be quite efficient. An open loop is a bore that draws the water directly from an aquifer before the water is discharged into a separate well or returned as surface water.
19. A ASHP draws heat from the ambient air. If placed outside a building, their cheaper costs of installation might be offset somewhat by the variability in air temperature.
20. In relation to GSHPs and WSHPs the Government believes that the existing permitted development requirements are adequate for GSHPs and WSHPs and do not need to be addressed through any changes to the GPDO.
21. However, in relation to ASHPs, the visual impact needs to be considered. ASHPs are most commonly mounted at ground level or on a wall of the building in question, though, they may also be positioned on a balcony of an apartment or alternatively on a flat roof. The mounting is generally sited in an as discrete location as possible, considering also noise implications and airflow to the pump. Ducting may also be required to ensure the unit has a reasonable airflow, given that ducting is not attractive, it is proposed that guidance is also given as to the careful location of these units, which, should be acceptable on visual grounds. Taking this into account, the Government that the planning proposes restrictions on the installation of heat pumps should be limited to controlling such development in Conservation Areas where it would only be permitted if it does not face onto and not visible from a highway otherwise a planning application would be necessary it is proposed.

### Wind Turbines

22. Wind turbines are the third biggest form of domestic microgeneration in terms of potential. They are far less common than solar microgeneration and can be made at any size. If turbine technology advances, their contribution is likely to expand significantly especially as they are promoted more commercially and become more of a mainstream product. The power produced by wind turbines depends solely on the 'swept area' of the rotor. This means that a 'horizontal axis' turbine with a rotor diameter of 2m would produce roughly four times the power of a turbine with a 1m diameter rotor.
23. All types of wind turbines place a rotor into the wind flow. Faster winds contain more energy than slower winds. Winds also vary between heights above the ground, the higher above the ground, the faster the winds. This means that, traditionally, wind turbines are usually placed on tall towers. However, more recent turbines are designed to be sited on buildings.
24. Four main issues have been highlighted as areas for consideration with wind turbines: size and scale; safety; nuisance and the impact on bats.
25. A further consideration that needs more thought is the potential impact of domestic wind turbines on radar. The issue will be taken forward in parallel with this consultation and involve further work with the microgeneration industry, Defence Estates, the National Air Traffic Services and the Civil Aviation Authority.
26. The consultation document suggests the visual impact of wind turbines on the local landscape could be considered small if they were relatively small in size. In relation to stand-alone turbines, the height of the pole on which the turbine is mounted is a key consideration. Many local planning authorities consider the visual impact to be the key issue in relation to planning applications and turbines mounted on poles of up to 10m high are usually granted permission. It is therefore proposed that permitted development rights are set at that maximum level.
27. In relation to turbines mounted on buildings, the consultation document equates those that are up to 3m above the ridgeline of a property as being comparable to a stand-alone height of 10m. A protection of 3m is adequate in many circumstances, but would enable the turbine to be 'read' as part of the property thus reducing visual impact. In terms of diameter, 2m would be a suitable compromise between energy production and potential impact suggests the consultation document.
28. It is also proposed that the cumulative visual impact be considered such that only one turbine should be placed on a 'typical' dwelling. However larger blocks of flats (not house conversions) could accommodate four turbines without causing an undue impact. Buildings below 15m in height should only accommodate one turbine it is proposed, whilst buildings above 15m could accommodate four without needing to apply for planning permission.
29. Visual impact is not only determined by the size and number of the turbines but also by the proximity of the turbines. It is therefore proposed that stand-alone turbines should be located no nearer than 5m to a highway and 2m to a property boundary. However, given that topple has to be considered and that the maximum height of a turbine could be 11m, the Government is proposing this distance be set at 12m from a highway and 12m from a property boundary.
30. In relation to the issue of noise and vibration annoyance, the Government is proposing that limitations on noise are put in place to ensure that the potential impacts are controlled both internally and externally for neighbouring dwellings. The Government proposes a level deemed acceptable for vibration at the threshold of perception.

31. The issue of bats and turbines was highlighted earlier in this report and has been acknowledged that evidence does not exist to assist in determining the possible level of risk. All bats and their roosts are already afforded legal protection under the Conservation (Natural Habitats, &c.) Regulations 1994 and the Wildlife and Countryside Act 1981 (as amended), which has been enhanced through the Countryside and Rights of Way Act 2000. The Government believes this affords sufficient protection.

### **Biomass**

32. Biomass refers to all plant and animal material, although in domestic applications it more commonly refers to wood. The most frequent application is direct heating. Fuel sources are now readily available including wood from forests, urban tree pruning, farmed coppices, or farm and factory waste, and fuel can now be commercially sourced in the form of wood chips or pellets. Traditionally, logs can also be used.
33. Biomass has the advantage that it can be grown, stored and transported and although it emits carbon dioxide when burnt, it is considered close to carbon-neutral because the amount of carbon emitted when it is burnt is the same as that which is absorbed during growth. It is effectively recycling the carbon and avoiding consumption of carbon stored in fossil fuels.
34. Biomass heating is installed in the form of a single room heater or for multiple rooms as a boiler, which feeds into a central heating system. Biomass stoves are one of the most traditional methods of domestic heating to a living area. These can almost always be accommodated within a property and so do not need further permitted development rights.

### **Combined Heat and Power**

35. A combined heat and power (CHP) device simultaneously generates both heat and power and, when the device is an internal combustion engine, it is a mature technology widely used in industry. Recovering the heat from a power generating process leads to high overall efficiencies and, in a domestic situation, using micro-CHP means no electrical losses over transmission lines. A micro-CHP unit will be operated on the heating demand rather than the electricity demand of a household. It can provide space and water heating in residential or commercial buildings, similar to a conventional boiler. Biomass CHP units are available but are more difficult to scale down from industrial size. It is recognised in the consultation document that there are few planning considerations in relation to CHP.

### **Hydro**

36. Hydroelectricity generation operates by converting the potential energy stored in water to turn a turbine that then produces electricity. These schemes are very rare in a domestic context and very few would be sited within the curtilage of a dwellinghouse. Taking this into consideration, there is little scope to provide additional permitted development rights.

### **CONCLUSION**

37. It is considered that the changes proposed to the GPDO to take account of microgeneration should be supported so allowing householders to provide such improvements to their properties without the need to gain planning permission.

### **COMMENTS OF THE DIRECTOR OF FINANCE**

38. There are no financial implications associated with this report.

**COMMENTS OF THE DIRECTOR OF HUMAN RESOURCES**

39. There are no HR implications to this report.

**RECOMMENDATION**

40. That the comments are noted and the proposed responses to the consultation paper questions (in appendix 1) be endorsed.

JANE E MEEK  
DIRECTOR OF DEVELOPMENT AND REGENERATION

<b>Background Papers</b>			
<b>Document</b>	<b>Date</b>	<b>File</b>	<b>Place of Inspection</b>
Changes to Permitted Development consultation paper 1: Permitted Development Rights for Householder Microgeneration	April 2007	-	Union Street Offices
Department for Local Communities and Local Government: Householder Development Consents Review Steering Group Report	July 2006	-	Union Street Offices

<b>Report Author</b>	<b>Ext</b>	<b>Date</b>	<b>Doc ID</b>
Rachael Hulme	5283	18 <sup>th</sup> May 2007	

**Appendix 1 – Summary of questions**

<b>QUESTION</b>	<b>COMMENTS</b>
<b><i>Question 1 – Do you agree with the principle of an impact approach for permitted development?</i></b>	Yes, it is important to have an impact approach for permitted development as microgeneration which is considered not to have a detrimental impact in terms of visual and noise annoyance currently needs planning permission in many cases, in these cases planning permission is almost always granted and would therefore take out the lengthy process where no detriment is caused.
<b><i>Question 2 - Do you agree with a restriction on development facing onto and visible from a highway in conservation areas and in World</i></b>	Yes, these areas are very important and the addition of a microgeneration system fronting onto and visible from a highway in these specific areas could easily cause detriment to the character of

<b>Heritage Sites?</b>	the area and therefore more control is needed to reduce any negative impact.
<b>Question 3 - Should the restriction apply in the same way to the other types of designated area?</b>	Yes, the restrictions should apply to all designated areas as these areas are designated to allow extra protection and control.
<b>Question 4 - Do you agree that the impact of noise should be dealt with by specific noise restrictions based on decibel levels at/in neighbouring dwellings in the way proposed in Annex 2?</b>	Yes.
<b>Question 5 - If not, what alternative approach would best address this issue?</b>	N/A
<b>Question 6 - Do you support a general restriction (on permitted development) so as to require that visual impact is minimised in exercising the rights?</b>	Yes
<b>Question 7 - Do you agree that local planning authorities should be able to restrict permitted development rights for microgeneration where the benefit from the technology is outweighed by its impact?</b>	Yes, it is important to minimise impact so local authorities should be able to restrict permitted development where the benefit from the technology is outweighed by its impact.
<b>Question 8 - Do you agree that the existing protection is adequate?</b>	No
<b>Question 9 - Is guidance sufficient to address the potential impact on archaeologically sensitive areas?</b>	Yes, there are separate controls to cover these.
<b>Question 10 - In addition to providing advice as to the scope of the changes to the GPDO, what could guidance also usefully cover?</b>	An explanation of what determines the efficiency of the different technologies so as to give an appreciation of necessary size and positioning of installations.
<b>Question 11 - Do you agree with the recommendations for solar microgeneration?</b>	Yes, these recommendations are appropriate.
<b>Question 12 - Do you agree that there should be no restriction in terms of the coverage of roofs and walls by solar panels? If not, what would be an acceptable percentage?</b>	Yes

<b>Question 13 - Generally, should the same level of permissiveness apply to solar panels on a wall as on a roof?</b>	Yes
<b>Question 14 - Do you agree with a minimum separation distance of 5m to the boundary of a highway or neighbouring property for a stand-alone solar unit?</b>	Yes
<b>Question 15 - Do you agree with the recommendations for heat pumps?</b>	Yes
<b>Question 16 - Do you agree that the likely impact of noise from ASHPs should be dealt with by specific noise restrictions in the same way as proposed for domestic wind turbines?</b>	Yes
<b>Question 17 - Do you agree with the recommendations for wind turbines?</b>	Yes
<b>Question 18 - Do you agree that the likely impact of noise from turbines should be dealt with by specific noise restrictions in the way proposed?</b>	Yes
<b>Question 19 - Do you agree with the recommendations for biomass?</b>	Yes
<b>Question 20 - Do you agree with the recommendations for CHP?</b>	Yes
<b>Question 21 - Do you agree there should be no additional permitted development rights for hydro?</b>	Yes





Report of	Meeting	Date
Director of Development and Regeneration	Development Control Committee	19.06.2007

## PLANNING APPEALS AND DECISIONS - NOTIFICATION

### PURPOSE OF REPORT

- 1 To advise Committee of notification received from the Planning Inspectorate, between 10 May and 4 June 2007 of planning and enforcement appeals that may have been lodged or determined. Also of notification of decisions received from Lancashire County Council and other bodies.

### CORPORATE PRIORITIES

- 2 This report does not affect the corporate priorities

### RISK ISSUES

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

### PLANNING APPEALS LODGED

- 4 Appeal by Mr T Livesey against the delegated refusal of planning permission for proposed boundary wall to the front at 77 Preston Road, Chorley (Application No. 06/01109/FUL).
- 5 Appeal by Wainhomes Development Ltd against the delegated refusal of planning permission for the demolition of existing dwelling and the erection of 7 detached houses at 54 Lancaster Lane, Clayton-le-Woods (Application No. 07/00124/FUL).

### PLANNING APPEALS DISMISSED

- 6 Appeal by Miss Maria Doyle & Mr Paul Tibbs against the delegated refusal of planning permission to increase the hours of opening to 7am to 11pm Sunday to Thursday and 7am to 12pm Friday and Saturday at 61 Union Street, Chorley (Application No. 06/01113/FUL).

### PLANNING APPEALS ALLOWED

- 7 Appeal by Mr and Mrs I Austin against the delegated refusal of permission for amendment to dwelling previously approved to incorporate a conservatory at Salt Pit Farm, Salt Pit Lane, Mawdesley (Application No. 06/00468/FUL). Costs have been awarded to the appellant.
- 8 Appeal by Mr and Mrs I Austin against the delegated refusal of permission for amendment to dwelling previously approved to incorporate a porch to the rear door at Salt Pit Farm, Salt Pit



Lane, Mawdesley (Application No. 06/00470/FUL). Costs have been awarded to the appellant.

**PLANNING APPEALS WITHDRAWN**

9 None

**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	25.05.2007	06/01109/FUL	Union Street Offices
5	"	31.05.2007	07/00124/FUL	"
6	"	04.06.2007	06/01113/FUL	"
7	"	15.05.2007	06/00468/FUL	"
8	"	15.05.2007	06/00470/FUL	"

Report Author	Ext	Date	Doc ID
Louise Taylor	5346	07.06.2007	ADMINREP/REPORT

Report of	Meeting	Date
Director of Development and Regeneration	Development Control Committee	19.06.2007

## PLANNING APPLICATIONS DECIDED UNDER DELEGATED POWERS

Application No.	Recommendation	Location	Proposal
07/00174/FUL	Permit Full Planning Permission	Droyt Products Ltd Progress Street Mill Progress Street Chorley PR6 0RY	Demolition of existing northlit shed and construct a range of 5No industrial units whilst retaining the present Droyt Soap Product factory building
07/00208/TPO	Consent for Tree Works	Land 8m North West Of 5 Catley Close Whittle-Le-Woods	Pruning of Oak tree covered by TPO 12 (Whittle Le Woods) 1992,
07/00212/FUL	Permit Full Planning Permission	St Chads Roman Catholic School Town Lane Whittle-Le-Woods Chorley PR6 7DJ	Proposed single storey pitched roof classroom extension and flat roof link extension to the existing school building to create a new reception class base and associated ancillary accommodation and the creation of external playspace
07/00259/FUL	Permit Full Planning Permission	Clayton-Le-Woods Manor Road Primary School Manor Road Clayton-Le-Woods Chorley PR6 7JR	Proposed erection of 2.4m high powder coated galvanised steel fence to school and adjacent boundary to front and side of school, erection of timber post and rail fence 1.2m high and formation of 2 metre wide tarmac footpath and access gates
07/00409/TPO	Consent for Tree Works	7 Stonyhurst Chorley PR7 3NR	Removal of of Horse Chestnut covered by TPO3 (Chorley) 1987
07/00494/FUL	Permit Full Planning Permission	Gillibrand Arms Collingwood Road Chorley PR7 2PT	Formation of external covered areas to front and side of public house,
07/00495/FUL	Permit Full Planning Permission	Golden Lion Hotel 369 Blackburn Road Higher Wheelton Wheelton Chorley	Formation of external covered drinking area at rear of public house,
07/00508/TEL	Prior App not reqd - Telecom	Land 20m South Of Robinson & Douglas Baker Street Coppull	Prior notification for the erection of a 15m monopole, 6 no. antennae and 3 no. equipment cabinets,
07/00554/FUL	Permit Full Planning Permission	The Dog Inn Chorley Old Road Clayton-Le-Woods Chorley PR6 7QZ	Formation of external covered drinking area with timber screen and gate to existing opening,

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Report of	Meeting	Date
Director of Development and Regeneration	Development Control Committee	19/06/07

### LIST OF APPLICATIONS DETERMINED UNDER DELEGATED POWERS

Between 7 May and 6 June 2007

**Plan Ref** 06/00652/FUL      **Date Received** 30.05.2006      **Decision** Permit Full Planning Permission

**Ward:** Chisnall      **Date Decided** 18.05.2007

**Proposal :** Porch extension to the rear, alterations to 2 No windows and internal alterations and a detached garage  
**Location :** Chisnall House Farm Croston Lane Charnock Richard Chorley PR7 5HJ  
**Applicant:** A Walsh Chisnall House Farm Croston Lane Charnock Richard Chorley PR7 5HJ

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**Plan Ref** 06/00653/LBC      **Date Received** 08.06.2006      **Decision** Grant Listed Building Consent

**Ward:** Chisnall      **Date Decided** 18.05.2007

**Proposal :** Porch Extension to the rear, re-instating 2No windows to the side and front elevation, internal alterations and a detached garage,  
**Location :** Chisnall House Farm Croston Lane Charnock Richard Chorley PR7 5HJ  
**Applicant:** Mr A Walsh Chisnall House Farm Croston Lane Charnock Richard Chorley

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**Plan Ref** 06/00978/FUL      **Date Received** 18.08.2006      **Decision** Permit Full Planning Permission

**Ward:** Coppull      **Date Decided** 17.05.2007

**Proposal :** Retrospective application for replacement dairy building.  
**Location :** Bridge Farm Coppull Moor Lane Coppull Chorley PR7 4LL  
**Applicant:** Mr A Woodcock Bridge Farm Coppull Moor Lane Coppull Chorley PR7 4LL

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**Plan Ref** 06/01217/FUL      **Date Received** 01.11.2006      **Decision** Permit Full Planning Permission

**Ward:** Euxton North      **Date Decided** 24.05.2007

**Proposal :** Proposed pitched roof on garage to provide first floor games room.  
**Location :** Knowe House Euxton Lane Euxton Lancashire PR7 6DR

Continued....

**Applicant:** Mr K Nicholls Knowe House Euxton Lane Euxton Lancashire PR7 6DR

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**Plan Ref** 06/01253/FUL      **Date Received** 09.11.2006      **Decision** Permit Full Planning Permission

**Ward:** Chorley South East      **Date Decided** 22.05.2007

**Proposal :** Erection of two storey extension to side and rear and single storey extension to rear,

**Location :** 3 Lavender Grove Chorley PR7 3JD

**Applicant:** Mr & Mrs Darlington 3 Lavender Grove Chorley PR7 3JD

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**Plan Ref** 06/01290/FUL      **Date Received** 28.11.2006      **Decision** Permit Full Planning Permission

**Ward:** Adlington & Anderton      **Date Decided** 10.05.2007

**Proposal :** 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.

**Location :** Grove Farm Railway Road Adlington Chorley Lancashire

**Applicant:** Vodafone Ltd C/o Agent

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**Plan Ref** 06/01324/LBC      **Date Received** 04.12.2006      **Decision** Grant Listed Building Consent

**Ward:** Heath Charnock And Rivington      **Date Decided** 24.05.2007

**Proposal :** Listed Building Consent for toilet refurbishment

**Location :** Rivington Hall Rivington Lane Rivington Bolton Lancashire

**Applicant:** Salmon's (Caterers) Ltd Rivington Hall Rivington Lane Rivington Bolton Lancashire

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**Plan Ref** 06/01348/COU      **Date Received** 07.12.2006      **Decision** Permit Full Planning Permission

**Ward:** Brindle And Hoghton      **Date Decided** 22.05.2007

**Proposal :** Retrospective permission for the retention of works to roof and walls of building and proposed change of use to holiday lettings

**Location :** Lower Close Farm Bolton Road Withnell Chorley PR6 8BY

**Applicant:** Mr C Downes Moss Side Farm Bury Lane Withnell Chorley PR6 8SW

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**Plan Ref** 06/01381/FUL      **Date Received** 19.12.2006      **Decision** Permit Full Planning Permission

**Ward:** Wheelton And Withnell      **Date Decided** 17.05.2007

**Proposal :** Enveloping of existing workshop with single storey lean-to side extension

**Location :** Motor Vehicle Workshop Bolton Road Abbey Village Chorley PR6 8DE  
**Applicant:** Graham Robb(Withnell) 20 Thirlmere Drive Withnell Chorley PR6 8AY

**Plan Ref** 06/01392/FUL      **Date Received** 20.12.2006      **Decision** Permit Full  
 Planning  
 Permission

**Ward:** Clayton-le-Woods      **Date Decided** 16.05.2007  
 And Whittle-le-  
 Woods

**Proposal :** Conversion of garage to form bedroom for disabled adaption, erection of single  
 storey front extension and formation of ramp to front,

**Location :** 30 Ashdown Drive Clayton-Le-Woods Chorley PR6 7SQ

**Applicant:** Mrs M Moores 30 Ashdown Drive Clayton-Le-Woods Chorley PR6 7SQ

**Plan Ref** 07/00049/FUL      **Date Received** 15.01.2007      **Decision** Permit Full  
 Planning  
 Permission

**Ward:** Chorley North      **Date Decided** 17.05.2007  
 West

**Proposal :** Erection of polytunnel,

**Location :** Astley Park School Harrington Road Chorley PR7 1JZ

**Applicant:** Astley Park School Harrington Road Chorley PR7 1JZ

**Plan Ref** 07/00092/FUL      **Date Received** 31.01.2007      **Decision** Refuse Full  
 Planning  
 Permission

**Ward:** Clayton-le-Woods      **Date Decided** 22.05.2007  
 North

**Proposal :** Variation of condition 11 of planning permission 97/00154/FUL to allow extended  
 delivery hours at the store Monday to Saturday between 05:30 and 04:00 (deliveries  
 between 05:30 and 22:00 will be via the service yard and deliveries between 22:00  
 and 04:00 will be via the front entrance),

**Location :** Asda Superstore Clayton Green Centre Centre Drive Clayton Green Clayton-Le-  
 Woods

**Applicant:** Asda Stores Ltd C/o Agent

**Plan Ref** 07/00130/FUL      **Date Received** 08.02.2007      **Decision** Permit Full  
 Planning  
 Permission

**Ward:** Pennine      **Date Decided** 17.05.2007

**Proposal :** One extra stable and storage room attached to original stable block.

**Location :** Land 230m North East Of Morris Farm Hollin Lane Heapey

**Applicant:** Mr S Sharples 3 Brookside Cottage White Coppice PR6 9DB

**Plan Ref** 07/00135/TPO      **Date Received** 09.02.2007      **Decision** Refuse for Tree Works

**Ward:** Pennine      **Date Decided** 24.05.2007

**Proposal :** Felling of cherry tree within tree preservation No 1 (White Coppice) 2006.

**Location :** Northwood Coppice Lane Anglezarke Chorley PR6 9DF

**Applicant:** Mrs J Eccles Northwood Coppice Lane Anglezarke Chorley PR6 9DF

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**Plan Ref** 07/00144/FUL      **Date Received** 12.02.2007      **Decision** Permit Full Planning Permission

**Ward:** Eccleston And Mawdesley      **Date Decided** 17.05.2007

**Proposal :** 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,

**Location :** Cedar Farm Gallery Back Lane Mawdesley Ormskirk L40 3SY

**Applicant:** P M & J D Baillie Cedar Farm Gallery Back Lane Mawdesley Ormskirk L40 3SY

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**Plan Ref** 07/00158/FUL      **Date Received** 15.02.2007      **Decision** Permit Full Planning Permission

**Ward:** Chorley North West      **Date Decided** 14.05.2007

**Proposal :** Erection of rear porch,

**Location :** 154 Collingwood Road Chorley PR7 2QF

**Applicant:** Mr & Mrs Catterall 154 Collingwood Road Chorley PR7 2QF

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**Plan Ref** 07/00160/CTY      **Date Received** 19.02.2007      **Decision** No objection to LCC Reg 3/4 Application

**Ward:** Adlington & Anderton      **Date Decided** 22.05.2007

**Proposal :** Installation of an integrated environmental management compound for the control and management of leachate and landfill gas

**Location :** Rigby Quarry And Houghton House Landfill Site The Common Adlington Chorley

**Applicant:** Infinis Ltd 1st Floor, 500 Pavillion Drive, North Hampton Business Park, Northampton, NN4 7YG

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**Plan Ref** 07/00175/FUL      **Date Received** 19.02.2007      **Decision** Permit Full Planning Permission

**Ward:** Chorley North East      **Date Decided** 08.05.2007

**Proposal :** Proposed ridge roof on garage.

**Location :** 11 Dunsar Drive Chorley PR6 0EF



**Applicant:** Mr B Alcroft 11 Dunscair Drive Chorley PR6 0EF

**Plan Ref** 07/00181/FUL      **Date Received** 21.02.2007      **Decision** Permit Full Planning Permission

**Ward:** Adlington & Anderton      **Date Decided** 30.05.2007

**Proposal :** Demolition of existing detached garage and erection of two storey side extension and new detached garage,

**Location :** Joycelyn Bolton Road Anderton Chorley PR6 9HS

**Applicant:** Mr D Whittle 11 Nelson Rise 541 Chorley New Road Bolton

**Plan Ref** 07/00189/FUL      **Date Received** 22.02.2007      **Decision** Refuse Full Planning Permission

**Ward:** Clayton-le-Woods North      **Date Decided** 08.05.2007

**Proposal :** Erection of single storey rear extension and conversion of existing garage to living accommodation,

**Location :** 59 Cam Wood Fold Clayton-Le-Woods Chorley PR6 7SD

**Applicant:** Mr & Mrs Hopkins 59 Cam Wood Fold Clayton-Le-Woods Chorley PR6 7SD

**Plan Ref** 07/00195/TCON      **Date Received** 22.02.2007      **Decision** No objection to Tree Works

**Ward:** Chorley North East      **Date Decided** 21.05.2007

**Proposal :** Felling of 4 trees within St Laurence's Conservation Area,

**Location :** Chorcliffe School 4 Park Street Chorley PR7 1ER

**Applicant:** Mr & Mrs Gibbs 238 Crown Lane Horwich Bolton Lancashire BL6 7QR

**Plan Ref** 07/00205/FUL      **Date Received** 05.03.2007      **Decision** Permit Full Planning Permission

**Ward:** Brindle And Hoghton      **Date Decided** 09.05.2007

**Proposal :** Proposed front extension to include glazed shelter and extended patio area

**Location :** The Boatyard Inn Bolton Road Withnell Chorley PR6 8BP

**Applicant:** Daniel Thwaites PLC Star Brewery, Po Box 50, Blackburn, BB1 5BU

**Plan Ref** 07/00206/FUL      **Date Received** 23.02.2007      **Decision** Permit Full Planning Permission

**Ward:** Chorley South East      **Date Decided** 11.05.2007

**Proposal :** Proposed conversion of existing attached garage to include the provision of a pitched roof

**Location :** 25 Silvester Road Chorley PR7 3LY

**Applicant:** Mr J Beck 25 Silvester Road Chorley PR7 3LY

**Plan Ref** 07/00210/FUL      **Date Received** 05.03.2007      **Decision** Permit Full Planning Permission

**Ward:** Lostock      **Date Decided** 21.05.2007

**Proposal :** Proposed first floor rear extension

**Location :** 92 Station Road Croston Leyland PR26 9RP

**Applicant:** Mr G Wilson 53 Drinkhouse Road Croston Leyland PR26 9JE

**Plan Ref** 07/00211/FUL      **Date Received** 02.03.2007      **Decision** Refuse Full Planning Permission

**Ward:** Chisnall      **Date Decided** 23.05.2007

**Proposal :** Erection of agricultural building,

**Location :** Cowling Farm 183 Chorley Lane Charnock Richard Chorley PR7 5HE

**Applicant:** Mr J H Roden Cowling Farm 183 Chorley Lane Charnock Richard Chorley

**Plan Ref** 07/00217/CLEUD      **Date Received** 26.02.2007      **Decision** Refuse Certificate of Lawfulness Est Use

**Ward:** Eccleston And Mawdesley      **Date Decided** 22.05.2007

**Proposal :** Certificate of Lawfulness in respect of the use of land for siting of caravan

**Location :** Caravan At Restharrow Tannersmith Lane Mawdesley

**Applicant:** Mr & Mrs Scarisbrick Restharrow Tannersmith Lane Mawdesley

**Plan Ref** 07/00226/FUL      **Date Received** 26.02.2007      **Decision** Permit retrospective planning permission

**Ward:** Brindle And Hoghton      **Date Decided** 21.05.2007

**Proposal :** Retrospective application for the retention of an extension to the car park approved under permission 06/00205/FUL associated with a golf course, fishing lakes and clubhouse

**Location :** Moss Side Farm Bury Lane Withnell Chorley PR6 8SW

**Applicant:** Mr C Downes Moss Side Farm Bury Lane Withnell Chorley PR6 8SW

**Plan Ref** 07/00227/FUL      **Date Received** 28.02.2007      **Decision** Permit Full Planning Permission

**Ward:** Chorley South East      **Date Decided** 05.06.2007

**Proposal :** Proposed erection of 7No compart flood lights to existing front fascia and 2No floodlights on 5.0m columns on the front forecourt

**Location :** Kwik Fit Motorist Centre Lyons Lane Chorley PR7 3BA

**Applicant:** Kwik Fit Properties Ltd 216 East Main Street, Broxburn, West Lothian,

**Plan Ref** 07/00238/FUL      **Date Received** 05.03.2007      **Decision** Permit Full Planning Permission

**Ward:** Clayton-le-Woods North      **Date Decided** 21.05.2007

**Proposal :** Increase in roof height to create front/side dormers and rear balcony.  
**Location :** 21 Pear Tree Road Clayton-Le-Woods Chorley Lancashire PR6 7JP  
**Applicant:** Mr And Mrs Goldsmith 21 Pear Tree Road Clayton-Le-Woods Chorley Lancashire

**Plan Ref** 07/00240/FUL      **Date Received** 06.03.2007      **Decision** Permit Full Planning Permission

**Ward:** Chisnall      **Date Decided** 18.05.2007

**Proposal :** Detached rear garage and dog run.  
**Location :** 255 Coppull Moor Lane Coppull Chorley PR7 5JA  
**Applicant:** Mr P Peers 255 Coppull Moor Lane Coppull Chorley PR7 5JA

**Plan Ref** 07/00241/FUL      **Date Received** 06.03.2007      **Decision** Permit Full Planning Permission

**Ward:** Adlington & Anderton      **Date Decided** 14.05.2007

**Proposal :** Two storey side extension including garage.  
**Location :** 14 The Avenue Adlington Chorley PR6 9RX  
**Applicant:** Mr D Tranter 31 Capesthorpe Drive Chorley PR7 3QQ

**Plan Ref** 07/00246/FUL      **Date Received** 27.02.2007      **Decision** Permit Full Planning Permission

**Ward:** Chisnall      **Date Decided** 18.05.2007

**Proposal :** Proposed two storey side and rear extension and pitched roof to rear extension,  
**Location :** 318 Spendmore Lane Coppull Chorley PR7 5DH  
**Applicant:** Mr & Mrs Fowler 318 Spendmore Lane Coppull Chorley PR7 5DH

**Plan Ref** 07/00248/REMM AJ      **Date Received** 01.03.2007      **Decision** Approve Reserved Matters

**Ward:** Clayton-le-Woods And Whittle-le-Woods      **Date Decided** 23.05.2007

**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 14 Eaton Avenue Buckshaw Village Chorley Lancashire PR7 7NA

**Plan Ref** 07/00250/FUL      **Date Received** 07.03.2007      **Decision** Permit Full Planning Permission

**Ward:** Lostock      **Date Decided** 24.05.2007

**Proposal :** Proposed loft conversion with pitched roof and dormer to front elevation.  
**Location :** Heathwood Leyland Lane Ulnes Walton Leyland PR26 8LB  
**Applicant:** Mr And Mrs Ruttle Heathwood Leyland Lane Ulnes Walton Leyland PR26 8LB

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**Plan Ref** 07/00251/FUL      **Date Received** 07.03.2007      **Decision** Permit Full Planning Permission

**Ward:** Chisnall      **Date Decided** 08.05.2007

**Proposal :** Replacement of existing stables and outbuildings with 3 no. blocks of kennels,  
**Location :** Lower House Farm Delph Lane Charnock Richard Chorley PR7 5LD  
**Applicant:** Mrs D Stuart Lower House Farm Delph Lane Charnock Richard Chorley PR7 5LD

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**Plan Ref** 07/00254/FUL      **Date Received** 07.03.2007      **Decision** Permit Full Planning Permission

**Ward:** Eccleston And Mawdesley      **Date Decided** 24.05.2007

**Proposal :** Demolish existing rear utility room and workshop. Erect two storey side extension and single storey rear extension.  
**Location :** 1 School Lane Mawdesley Ormskirk L40 3TG  
**Applicant:** Miss C Sutton And Mr I Dowd 7 Parr Lane Eccleston Chorley PR7 5SL

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**Plan Ref** 07/00262/CTY      **Date Received** 02.03.2007      **Decision** No objection to LCC Reg 3/4 Application

**Ward:** Adlington & Anderton      **Date Decided** 22.05.2007

**Proposal :** Amendments to existing surface water management scheme, comprising of re-location of existing surface water treatment area and temporary use of areas as surface water pumping sumps,  
**Location :** Rigby Quarry And Houghton House Landfill Site The Common Adlington Chorley  
**Applicant:** 3C Waste Ltd C/o Agent

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**Plan Ref** 07/00269/ADV      **Date Received** 12.03.2007      **Decision** Advertising Consent  
**Ward:** Chorley North East      **Date Decided** 08.05.2007

**Proposal :** Proposed ATM fascia panel  
**Location :** 301 Eaves Lane Chorley PR6 0DR  
**Applicant:** Allience & Leicester PLC Carlton Parw, Narborough, Leicester, LE19 0AL

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**Plan Ref** 07/00270/FUL      **Date Received** 02.03.2007      **Decision** Permit Full Planning Permission  
**Ward:** Eccleston And Mawdesley      **Date Decided** 16.05.2007

**Proposal :** Proposed replacement of existing dairy parlour and pens and new covered collecting yard  
**Location :** Tootles Farm Bentley Lane Mawdesley Ormskirk Lancashire  
**Applicant:** Mr V Rowland Tootles Farm Bentley Lane Mawdesley Ormskirk Lancashire

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**Plan Ref** 07/00274/FUL      **Date Received** 07.03.2007      **Decision** Application Withdrawn  
**Ward:** Chorley North East      **Date Decided** 25.05.2007

**Proposal :** Proposed siting of 5 no. gazebos to the area to the front of the public house.  
**Location :** Swann With Two Knecks 1 - 3 Hollinshead Street Chorley PR7 1EP  
**Applicant:** Mrs D Hogan Swann With Two Knecks 1 - 3 Hollinshead Street Chorley PR7 1EP

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**Plan Ref** 07/00276/TPO      **Date Received** 12.03.2007      **Decision** Consent for Tree Works  
**Ward:** Clayton-le-Woods And Whittle-le-Woods      **Date Decided** 29.05.2007

**Proposal :** Felling of Beech tree covered by TPO 2 (Whittle Le Woods) 1991,  
**Location :** The Spinney Shaw Hill Whittle-Le-Woods Chorley PR6 7PP  
**Applicant:** Mr Clarke The Spinney Shaw Hill Whittle-Le-Woods Chorley PR6 7PP

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**Plan Ref** 07/00277/FUL      **Date Received** 12.03.2007      **Decision** Permit Full Planning Permission  
**Ward:** Pennine      **Date Decided** 15.05.2007

**Proposal :** Extension of church yard / burial ground.  
**Location :** St Barnabas Church Chapel Lane Heapey Chorley Lancashire  
**Applicant:** St Barnabas Church Chapel Lane Heapey

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**Plan Ref** 07/00280/FUL      **Date Received** 13.03.2007      **Decision** Permit Full Planning Permission

**Ward:** Lostock      **Date Decided** 15.05.2007

**Proposal :** Two storey side extension and replacement rear porch  
**Location :** Martinside Farm 165 South Road Bretherton Leyland PR26 9AJ  
**Applicant:** Mr And Mrs R Coupe Martinside Farm 165 South Road Bretherton Leyland

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**Plan Ref** 07/00281/LBC      **Date Received** 13.03.2007      **Decision** Grant Listed Building Consent

**Ward:** Lostock      **Date Decided** 15.05.2007

**Proposal :** Listed building consent for erection of two storey side extension and replacement rear porch.  
**Location :** Martinside Farm 165 South Road Bretherton Leyland PR26 9AJ  
**Applicant:** Mr And Mrs Coupe Martinside Farm 165 South Road Bretherton Leyland PR26 9AJ

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**Plan Ref** 07/00283/TPO      **Date Received** 08.03.2007      **Decision** Consent for Tree Works

**Ward:** Pennine      **Date Decided** 22.05.2007

**Proposal :** Removal of lower branches on Ash tree covered by TPO 8 (Whittle Le Woods) 1993,  
**Location :** 3 Dark Lane Whittle-Le-Woods Chorley Lancashire PR6 8AE  
**Applicant:** Mr & Mrs Hewerdine Whittle Wharf 3 Dark Lane Whittle-Le-Woods Chorley

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**Plan Ref** 07/00287/COU      **Date Received** 14.03.2007      **Decision** Permit Full Planning Permission

**Ward:** Chorley South East      **Date Decided** 14.05.2007

**Proposal :** Change of use from dwelling house to ground floor shop and self contained flat above  
**Location :** 33 Clifford Street Chorley PR7 1SE  
**Applicant:** Mrs Y Ogden 45 Russell Square Chorley PR6 0AS

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**Plan Ref** 07/00291/FUL      **Date Received** 08.03.2007      **Decision** Permit Full Planning Permission

**Ward:** Pennine      **Date Decided** 22.05.2007

**Proposal :** Amendments to details of garage which was originally detached approved under 04/00560/LBC and is now proposed to be linked to an existing outbuilding,  
**Location :** 175 Blackburn Road Heapey Chorley Lancashire PR6 8EJ  
**Applicant:** J Blackridge 175 Blackburn Road Heapey Chorley Lancashire PR6 8EJ

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**Plan Ref** 07/00292/LBC      **Date Received** 08.03.2007      **Decision** Grant Listed Building Consent

**Ward:** Pennine      **Date Decided** 22.05.2007

**Proposal :** Amendments to details of garage which was originally detached approved under 04/00560/LBC and is now proposed to be linked to an existing outbuilding,  
**Location :** 175 Blackburn Road Heapey Chorley Lancashire PR6 8EJ  
**Applicant:** Mr J Blackridge 175 Blackburn Road Heapey Chorley Lancashire PR6 8EJ

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**Plan Ref** 07/00300/FUL      **Date Received** 19.03.2007      **Decision** Permit Full Planning Permission

**Ward:** Euxton South      **Date Decided** 14.05.2007

**Proposal :** Demolition of an existing conservatory and rebuilding of a garden room with landscape improvements.  
**Location :** 11 Dunrobin Drive Euxton Chorley PR7 6NE  
**Applicant:** Holbrey And Griffin C/O Agent

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**Plan Ref** 07/00302/FUL      **Date Received** 14.03.2007      **Decision** Permit Full Planning Permission

**Ward:** Astley And Buckshaw      **Date Decided** 09.05.2007

**Proposal :** Formation of pitched roof over existing flat roof on double garage,  
**Location :** 1 Woodfall Astley Village Chorley PR7 1XD  
**Applicant:** J Cardwell 1 Woodfall Astley Village Chorley PR7 1XD

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**Plan Ref** 07/00303/FUL      **Date Received** 15.03.2007      **Decision** Permit Full Planning Permission

**Ward:** Eccleston And Mawdesley      **Date Decided** 16.05.2007

**Proposal :** Formation of rear dormer,  
**Location :** Ashfield Woodhart Lane Eccleston Chorley PR7 5TB  
**Applicant:** Mr & Mrs Hailwood Ashfield Woodhart Lane Eccleston Chorley PR7 5TB

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**Plan Ref** 07/00306/TPO      **Date Received** 19.03.2007      **Decision** Consent for Tree Works

**Ward:** Chorley South West      **Date Decided** 24.05.2007

**Proposal :** Pruning of various trees covered by TPO 4 (Chorley) 1989,  
**Location :** Gillibrand Hall Nursing Home Grosvenor Road Chorley PR7 2PL  
**Applicant:** Redrow Homes (Lancashire) Ltd 14 Eaton Avenue Buckshaw Village Chorley

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**Plan Ref** 07/00313/FUL      **Date Received** 13.03.2007      **Decision** Refuse Full Planning Permission

**Ward:** Eccleston And Mawdesley      **Date Decided** 08.05.2007

**Proposal :** Proposed front porch, an increase in the roof height to incorporate two bedrooms and internal alterations

**Location :** Tannersmith Cottage Tannersmith Lane Mawdesley Ormskirk L40 2RA

**Applicant:** Mr And Mrs Malcolm Tannersmith Cottage Tannersmith Lane Mawdesley Ormskirk L40 2RA

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**Plan Ref** 07/00315/FUL      **Date Received** 21.03.2007      **Decision** Permit Full Planning Permission

**Ward:** Chorley East      **Date Decided** 16.05.2007

**Proposal :** Demolition of existing redundant works building & erection of 5 no light industrial units

**Location :** Rex Campbell (Engineers) Ltd Phoenix Works Steeley Lane Chorley Lancashire

**Applicant:** Mr Peter Campbell Rex Campbell (Engineers) Ltd Phoenix Works Steeley Lane Chorley Preston Lancs PR6 0RJ

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**Plan Ref** 07/00316/FUL      **Date Received** 19.03.2007      **Decision** Permit Full Planning Permission

**Ward:** Brindle And Hoghton      **Date Decided** 29.05.2007

**Proposal :** Erection of wooden workshop and formation of sand paddock,

**Location :** Land 75m South West Of Mintholme Barn Private Road Brindle Lancashire

**Applicant:** D Strange Mintholme Barn Private Road Brindle PR5 0DE

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**Plan Ref** 07/00318/FUL      **Date Received** 12.03.2007      **Decision** Refuse Full Planning Permission

**Ward:** Coppull      **Date Decided** 24.05.2007

**Proposal :** First floor extension over garage.

**Location :** 68 Hurst Brook Coppull Chorley PR7 4QX

**Applicant:** Mr And Mrs Woods 68 Hurst Brook Coppull Chorley PR7 4QX

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**Plan Ref** 07/00319/FUL      **Date Received** 16.03.2007      **Decision** Permit Full Planning Permission

**Ward:** Heath Charnock And Rivington      **Date Decided** 11.05.2007

**Proposal :** Single storey extension to form science and technology stores and secondary entrance.

**Location :** Rivington And Blackrod High School Rivington Lane Rivington Bolton Lancashire

**Applicant:** Rivington And Blackrod High School Rivington And Blackrod High School Rivington Lane Rivington Bolton Lancashire BL6 7RU

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**Plan Ref** 07/00320/FUL      **Date Received** 16.03.2007      **Decision** Permit Full Planning Permission

**Ward:** Clayton-le-Woods North      **Date Decided** 10.05.2007

**Proposal :** Conversion of existing garage to living accommodation and erection of attached garage

**Location :** 33 Pear Tree Road Clayton-Le-Woods Chorley Lancashire PR6 7JP

**Applicant:** Mr P M Owen 33 Pear Tree Road Clayton-Le-Woods Chorley Lancashire PR6 7JP

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**Plan Ref** 07/00321/FUL      **Date Received** 20.03.2007      **Decision** Permit Full Planning Permission

**Ward:** Euxton North      **Date Decided** 18.05.2007

**Proposal :** Extension to front dormer to form shower room,

**Location :** 50 Cedar Avenue Euxton Chorley PR7 6BD

**Applicant:** Ms Blanchard & Mr Coles 50 Cedar Avenue Euxton Chorley PR7 6BD

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**Plan Ref** 07/00322/FUL      **Date Received** 20.03.2007      **Decision** Permit Full Planning Permission

**Ward:** Eccleston And Mawdesley      **Date Decided** 18.05.2007

**Proposal :** Demolition of existing single storey rear extension and erection of single storey rear extension,

**Location :** 111 Towngate Eccleston Chorley PR7 5QS

**Applicant:** Mr & Ms Eccles 111 Towngate Eccleston Chorley PR7 5QS

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**Plan Ref** 07/00323/FUL      **Date Received** 14.03.2007      **Decision** Application Withdrawn

**Ward:** Astley And Buckshaw      **Date Decided** 31.05.2007

**Proposal :** Proposed formation of a detention basin off Central Avenue, Buckshaw Village, Chorley

**Location :** Land 130m South Of Buckshaw Hall Central Avenue Buckshaw Village Euxton Lancashire

**Applicant:** Redrow Homes Lancashire PLC/ Barratts North West Heaton Avenue, Buckshaw Village, Chorley, PR7 7NA

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**Plan Ref** 07/00324/FUL      **Date Received** 15.03.2007      **Decision** Permit retrospective planning permission

**Ward:** Heath Charnock And Rivington      **Date Decided** 10.05.2007

**Proposal :** Retrospective application for the erection of retaining garden walls  
**Location :** Appenzell Babylon Lane Heath Charnock Lancashire PR6 9EU  
**Applicant:** Mr J Clawson Appenzell Babylon Lane Heath Charnock Lancashire PR6 9EU

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**Plan Ref** 07/00325/FUL      **Date Received** 19.03.2007      **Decision** Permit Full Planning Permission

**Ward:** Adlington & Anderton      **Date Decided** 14.05.2007

**Proposal :** Proposed front and rear dormers.  
**Location :** 34 Anglezarke Road Adlington Chorley PR6 9PZ  
**Applicant:** Mr J Crosby 34 Anglezarke Road Adlington Chorley PR6 9PZ

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**Plan Ref** 07/00328/FUL      **Date Received** 15.03.2007      **Decision** Permit Full Planning Permission

**Ward:** Eccleston And Mawdesley      **Date Decided** 17.05.2007

**Proposal :** Single storey side extension to form garage and conversion to the detached rear garage/store as ancillary accommodation to the new garage  
**Location :** 189 The Green Eccleston Lancashire PR7 5SX  
**Applicant:** Mr D S Jackson 189 The Green Eccleston Lancashire PR7 5SX

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**Plan Ref** 07/00329/FUL      **Date Received** 20.03.2007      **Decision** Permit Full Planning Permission

**Ward:** Wheelton And Withnell      **Date Decided** 14.05.2007

**Proposal :** Erection of single storey side extension,  
**Location :** 25 Parke Road Brinscall Chorley PR6 8QB  
**Applicant:** Mr & Mrs J Savage 25 Parke Road Brinscall Chorley PR6 8QB

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**Plan Ref** 07/00331/FUL      **Date Received** 21.03.2007      **Decision** Permit Full Planning Permission

**Ward:** Clayton-le-Woods West And Cuerden      **Date Decided** 25.05.2007

**Proposal :** Erection of extension to existing garage,  
**Location :** 9 Berkeley Drive Cuerden Bamber Bridge Preston PR5 6BY  
**Applicant:** Mr & Mrs Brindley 9 Berkeley Drive Cuerden Bamber Bridge Preston PR5 6BY

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**Plan Ref** 07/00332/FUL      **Date Received** 20.03.2007      **Decision** Permit Full Planning Permission

**Ward:** Adlington & Anderton      **Date Decided** 14.05.2007

**Proposal :** Retrospective application for detached garage with workspace above.  
**Location :** 2 Melling Close Adlington Chorley Lancashire PR6 9NG  
**Applicant:** Mr And Mrs Taylor 2 Melling Close Adlington Chorley Lancashire PR6 9NG

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**Plan Ref** 07/00333/FUL      **Date Received** 22.03.2007      **Decision** Permit Full Planning Permission

**Ward:** Eccleston And Mawdesley      **Date Decided** 21.05.2007

**Proposal :** Erection of detached garage following demolition of existing out building,  
**Location :** Willow Barn Back House Farm Hall Lane Mawdesley Ormskirk  
**Applicant:** Mr & Mrs Stables Carr Heys House 147 Moss Lane Hesketh Bank Preston

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**Plan Ref** 07/00334/FUL      **Date Received** 20.03.2007      **Decision** Permit Full Planning Permission

**Ward:** Clayton-le-Woods And Whittle-le-Woods      **Date Decided** 14.05.2007

**Proposal :** Increase in roof height to amend first floor accommodation to include new front dormers. Pitched roof over existing rear extension.  
**Location :** 15A Back Lane Clayton-Le-Woods Chorley PR6 7QE  
**Applicant:** Mr And Mrs Whittle 15A Back Lane Clayton-Le-Woods Chorley PR6 7QE

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**Plan Ref** 07/00335/FUL      **Date Received** 21.03.2007      **Decision** Permit Full Planning Permission

**Ward:** Heath Charnock And Rivington      **Date Decided** 21.05.2007

**Proposal :** Front extension  
**Location :** 3 Flag Lane Heath Charnock Chorley PR6 9ED  
**Applicant:** Mr And Mrs Rawcliffe 3 Flag Lane Heath Charnock Chorley PR6 9ED

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**Plan Ref** 07/00336/FUL      **Date Received** 15.03.2007      **Decision** Permit Full Planning Permission

**Ward:** Lostock      **Date Decided** 17.05.2007

**Proposal :** Demolition of existing house and erection of new dwelling and associated works  
**Location :** 16 Cock Robin Cottages Highfield Road Croston Leyland Lancashire  
**Applicant:** Mr & Mrs J Whittle Briarfield Lawrence Lane Eccleston Chorley PR7 5SJ

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**Plan Ref** 07/00337/FUL      **Date Received** 16.03.2007      **Decision** Refuse Full Planning Permission

**Ward:** Eccleston And Mawdesley      **Date Decided** 17.05.2007

**Proposal :** Proposed 1st floor rear extension  
**Location :** 2 Smithy Lane Mawdesley Ormskirk L40 2QQ  
**Applicant:** Mr & Mrs English 2 Smithy Lane Mawdesley Ormskirk L40 2QQ

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**Plan Ref** 07/00338/FUL      **Date Received** 23.03.2007      **Decision** Permit Full Planning Permission

**Ward:** Lostock      **Date Decided** 18.05.2007

**Proposal :** Erection of single storey rear extension and loft conversion,  
**Location :** Beech House Highfield Road Croston Lancashire PR26 9HH  
**Applicant:** Mr & Mrs Dillon Beech House Highfield Road Croston Lancashire PR26 9HH

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**Plan Ref** 07/00339/FUL      **Date Received** 20.03.2007      **Decision** Permit Full Planning Permission

**Ward:** Euxton South      **Date Decided** 01.06.2007

**Proposal :** Two Storey Side and Single Storey Rear Extensions.  
**Location :** 76 Park Avenue Euxton Chorley PR7 6JQ  
**Applicant:** Mr And Mrs Jackson 76 Park Avenue Euxton Chorley PR7 6JQ

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**Plan Ref** 07/00340/ADV      **Date Received** 16.03.2007      **Decision** Advertising Consent

**Ward:** Astley And Buckshaw      **Date Decided** 11.05.2007

**Proposal :** Proposed erection of 8No free standing tenant signs and 1No Estate sign  
**Location :** Land South Of Buckshaw Avenue Buckshaw Avenue Buckshaw Village Euxton Lancashire  
**Applicant:** HELIOSSIOUGH Ltd 2 Berkely Square, London, W1J 6EB

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**Plan Ref** 07/00341/FUL      **Date Received** 21.03.2007      **Decision** Permit Full Planning Permission

**Ward:** Chorley South West      **Date Decided** 14.05.2007

**Proposal :** First Floor Side Extension.  
**Location :** 41 The Oaks Chorley PR7 3QU  
**Applicant:** Nigel Patrick Russell Bretherton 41 The Oaks Chorley PR7 3QU

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**Plan Ref** 07/00342/FUL      **Date Received** 23.03.2007      **Decision** Permit Full Planning Permission

**Ward:** Coppull      **Date Decided** 17.05.2007

**Proposal :** Erection of porch to front,  
**Location :** 28 Netherley Road Coppull Chorley PR7 5EH  
**Applicant:** Mr Williams & Miss Corner 28 Netherley Road Coppull Chorley PR7 5EH

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**Plan Ref** 07/00344/FUL      **Date Received** 21.03.2007      **Decision** Permit Full Planning Permission

**Ward:** Brindle And Hoghton      **Date Decided** 16.05.2007

**Proposal :** Portal frame storage building (class B8 use)  
**Location :** Hatchwood Farm Gowans Lane Brindle Chorley PR6 8NU  
**Applicant:** J Rainford And Sons C/o Agent

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**Plan Ref** 07/00345/FUL      **Date Received** 23.03.2007      **Decision** Permit Full Planning Permission

**Ward:** Chorley North West      **Date Decided** 17.05.2007

**Proposal :** Single Storey Side Extension.  
**Location :** 1 Astley Road Chorley PR7 1RR  
**Applicant:** Mrs P. Crook 1 Astley Road Chorley PR7 1RR

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**Plan Ref** 07/00348/FUL      **Date Received** 23.03.2007      **Decision** Permit Full Planning Permission

**Ward:** Chorley South East      **Date Decided** 04.06.2007

**Proposal :** Pitched Roof to Existing Rear Garage.  
**Location :** 33 Chester Avenue Chorley PR7 4AG  
**Applicant:** Mr And Mrs P. McGarry 33 Chester Avenue Chorley PR7 4AG

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**Plan Ref** 07/00349/FUL      **Date Received** 20.03.2007      **Decision** Permit Full Planning Permission

**Ward:** Brindle And Hoghton      **Date Decided** 24.05.2007

**Proposal :** Erection of a two storey rear extension, alterations to the roof of the existing two storey rear outrigger and alterations to the chimneys of the main dwelling house  
**Location :** Tullis Cottage Sandy Lane Brindle Chorley PR6 8NQ  
**Applicant:** David Fellows C/o Agent

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**Plan Ref** 07/00350/FUL      **Date Received** 20.03.2007      **Decision** Application Withdrawn  
**Ward:** Clayton-le-Woods      **Date Decided** 10.05.2007  
North

**Proposal :** Proposed development of 9No 2½ and 3 storey dwellings with the provision of 16 parking spaces  
**Location :** Rodger Bank Gough Lane Clayton Brook Bamber Bridge Preston  
**Applicant:** Mr & Mrs Butler Rodger Bank Gough Lane Clayton Brook Bamber Bridge Preston PR5 6AQ

**Plan Ref** 07/00351/FUL      **Date Received** 21.03.2007      **Decision** Permit Full Planning Permission  
**Ward:** Lostock      **Date Decided** 18.05.2007

**Proposal :** Two storey side extension and extension to existing garage.  
**Location :** 60 Moor Road Croston Leyland PR26 9HQ  
**Applicant:** Mr And Mrs T. Houghton 60 Moor Road Croston Leyland PR26 9HQ

**Plan Ref** 07/00352/FUL      **Date Received** 23.03.2007      **Decision** Permit Full Planning Permission  
**Ward:** Euxton South      **Date Decided** 18.05.2007

**Proposal :** Rear conservatory  
**Location :** 65 Kingsway Euxton Chorley PR7 6PR  
**Applicant:** Mr And Mrs Stileman 65 Kingsway Euxton Chorley PR7 6PR

**Plan Ref** 07/00353/FUL      **Date Received** 26.03.2007      **Decision** Permit Full Planning Permission  
**Ward:** Lostock      **Date Decided** 21.05.2007

**Proposal :** Erection of replacement detached garage,  
**Location :** 11 Drinkhouse Road Croston Leyland PR26 9JE  
**Applicant:** Mr & Mrs Wright 11 Drinkhouse Road Croston Leyland PR26 9JE

**Plan Ref** 07/00354/FUL      **Date Received** 23.03.2007      **Decision** Permit retrospective planning permission  
**Ward:** Euxton North      **Date Decided** 18.05.2007

**Proposal :** Retrospective application for a rear conservatory.  
**Location :** 39 Mile Stone Meadow Euxton Chorley Lancashire PR7 6FB  
**Applicant:** Mr And Mrs Clifford 39 Mile Stone Meadow Euxton Chorley Lancashire PR7 6FB

**Plan Ref** 07/00355/TPO      **Date Received** 20.03.2007      **Decision** Consent for Tree Works

**Ward:** Chorley North West      **Date Decided** 16.05.2007

**Proposal :** To carry out crown pruning by 30% and the removal of all dead wood and branches covered by TPO2 (Chorley) 1987

**Location :** The Gate House 53 Ashfield Road Chorley PR7 1LP

**Applicant:** Mr Tom Gaskell The Gate House 53 Ashfield Road Chorley PR7 1LP

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**Plan Ref** 07/00358/FUL      **Date Received** 26.03.2007      **Decision** Permit Full Planning Permission

**Ward:** Chorley South East      **Date Decided** 21.05.2007

**Proposal :** Two storey side extension

**Location :** 4 Kirkstall Road Chorley PR7 3JR

**Applicant:** Mr And Mrs Jewell 4 Kirkstall Road Chorley PR7 3JR

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**Plan Ref** 07/00359/FUL      **Date Received** 26.03.2007      **Decision** Permit Full Planning Permission

**Ward:** Eccleston And Mawdesley      **Date Decided** 22.05.2007

**Proposal :** Erection of first floor side extension,

**Location :** Unit 1a Towngate Works Dark Lane Mawdesley Ormskirk

**Applicant:** Mr J Mawdsley Towngate Works Dark Lane Mawdesley Ormskirk L40 2QU

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**Plan Ref** 07/00360/FUL      **Date Received** 26.03.2007      **Decision** Permit Full Planning Permission

**Ward:** Coppull      **Date Decided** 18.05.2007

**Proposal :** Single storey side and rear extensions

**Location :** 39 Longfield Avenue Coppull Chorley PR7 4NT

**Applicant:** Mr And Mrs Ramshaw 39 Longfield Avenue Coppull Chorley PR7 4NT

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**Plan Ref** 07/00362/FUL      **Date Received** 26.03.2007      **Decision** Permit Full Planning Permission

**Ward:** Euxton North      **Date Decided** 18.05.2007

**Proposal :** Attached garage to side of property.

**Location :** 8 Cedar Avenue Euxton Chorley PR7 6BB

**Applicant:** Mr And Mrs Coleman 8 Cedar Avenue Euxton Chorley PR7 6BB

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**Plan Ref** 07/00363/FUL      **Date Received** 26.03.2007      **Decision** Permit Full Planning Permission

**Ward:** Clayton-le-Woods West And Cuerden      **Date Decided** 18.05.2007

**Proposal :** Demolition of rear conservatory and erection of two storey rear extension.  
**Location :** 34 Petunia Close Clayton-Le-Woods Leyland PR25 5RE  
**Applicant:** Mr And Mrs Moore 34 Petunia Close Clayton-Le-Woods Leyland PR25 5RE

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**Plan Ref** 07/00364/FUL      **Date Received** 27.03.2007      **Decision** Permit Full Planning Permission

**Ward:** Eccleston And Mawdesley      **Date Decided** 23.05.2007

**Proposal :** Single Storey Side Extension.  
**Location :** 13 Beechfields Eccleston Chorley PR7 5RF  
**Applicant:** Robert Housden 13 Beechfields Eccleston Chorley PR7 5RF

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**Plan Ref** 07/00365/FUL      **Date Received** 26.03.2007      **Decision** Refuse Full Planning Permission

**Ward:** Clayton-le-Woods North      **Date Decided** 18.05.2007

**Proposal :** Two Storey Side Extension.  
**Location :** 13 Black Croft Clayton-Le-Woods Chorley PR6 7US  
**Applicant:** Mr S. Graves 13 Black Croft Clayton-Le-Woods Chorley PR6 7US

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**Plan Ref** 07/00366/FUL      **Date Received** 26.03.2007      **Decision** Permit Full Planning Permission

**Ward:** Chorley South West      **Date Decided** 18.05.2007

**Proposal :** Two Storey Side Extension.  
**Location :** 50 Long Meadow Chorley PR7 2YA  
**Applicant:** Stuart John Harrison 50 Long Meadow Chorley PR7 2YA

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**Plan Ref** 07/00369/FUL      **Date Received** 30.03.2007      **Decision** Permit Full Planning Permission

**Ward:** Eccleston And Mawdesley      **Date Decided** 25.05.2007

**Proposal :** Erection of replacement garage with pitched roof over,  
**Location :** 54A Gorse Lane Mawdesley Ormskirk Lancashire  
**Applicant:** Dr & Mrs M. Stevenson 54A Gorse Lane Mawdesley Lancashire L40 3TF

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<b>Plan Ref</b>	07/00373/FUL	<b>Date Received</b>	26.03.2007	<b>Decision</b>	Permit Full Planning Permission
<b>Ward:</b>	Chorley North East	<b>Date Decided</b>	18.05.2007		
<b>Proposal :</b>	Erection of a first floor extension to the rear of the property and a single storey conservatory to the side of the property				
<b>Location :</b>	114 Park Road Chorley Lancashire PR7 1QY				
<b>Applicant:</b>	Mr & Mrs W Bowden 114 Park Road Chorley Lancashire PR7 1QY				
<b>Plan Ref</b>	07/00374/FUL	<b>Date Received</b>	28.03.2007	<b>Decision</b>	Permit Full Planning Permission
<b>Ward:</b>	Chorley South East	<b>Date Decided</b>	21.05.2007		
<b>Proposal :</b>	Dropped kerb				
<b>Location :</b>	Fernlea Bolton Road Chorley PR7 4AJ				
<b>Applicant:</b>	Mr J Mark And Mr R Gaskell Fernlea Bolton Road Chorley PR7 4AJ				
<b>Plan Ref</b>	07/00377/FUL	<b>Date Received</b>	28.03.2007	<b>Decision</b>	Refuse Full Planning Permission
<b>Ward:</b>	Chorley North East	<b>Date Decided</b>	21.05.2007		
<b>Proposal :</b>	Proposed bungalow.				
<b>Location :</b>	Land 5m East Of 13 Marlborough Street Chorley				
<b>Applicant:</b>	Mr B Langrish 1 Merton Grove Chorley PR6 8UR				
<b>Plan Ref</b>	07/00380/FUL	<b>Date Received</b>	02.04.2007	<b>Decision</b>	Permit Full Planning Permission
<b>Ward:</b>	Coppull	<b>Date Decided</b>	05.06.2007		
<b>Proposal :</b>	Erection of single storey rear extension, provision of pitched roof over existing flat roof and erection of extension to existing detached garage,				
<b>Location :</b>	43 Chapel Lane Coppull Chorley PR7 4PG				
<b>Applicant:</b>	Mr & Mrs Jones 43 Chapel Lane Coppull Chorley PR7 4PG				
<b>Plan Ref</b>	07/00381/FUL	<b>Date Received</b>	26.03.2007	<b>Decision</b>	Permit Full Planning Permission
<b>Ward:</b>	Euxton North	<b>Date Decided</b>	18.05.2007		
<b>Proposal :</b>	Proposed extension of front dormer to incorporate front bathroom				
<b>Location :</b>	27 Cedar Avenue Euxton Chorley PR7 6BB				
<b>Applicant:</b>	Mrs White 27 Cedar Avenue Euxton Chorley PR7 6BB				

**Plan Ref** 07/00382/FUL      **Date Received** 26.03.2007      **Decision** Permit Full Planning Permission

**Ward:** Heath Charnock  
And Rivington      **Date Decided** 21.05.2007

**Proposal :** Conservatory and Rear Extension.  
**Location :** The Coach House Weavers Brow Heath Charnock Chorley PR6 9EB  
**Applicant:** Mr J. Greenalgh The Coach House Weavers Brow Heath Charnock Chorley

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**Plan Ref** 07/00387/FUL      **Date Received** 02.04.2007      **Decision** Permit Full Planning Permission

**Ward:** Chisnall      **Date Decided** 25.05.2007

**Proposal :** Erection of first floor extension over existing garage,  
**Location :** 17 Charter Lane Charnock Richard Chorley PR7 5LZ  
**Applicant:** Mr D Mee 17 Charter Lane Charnock Richard Chorley PR7 5LZ

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**Plan Ref** 07/00388/FUL      **Date Received** 30.03.2007      **Decision** Permit Full Planning Permission

**Ward:** Clayton-le-Woods  
North      **Date Decided** 23.05.2007

**Proposal :** Proposed single storey rear extension and a rear conservatory  
**Location :** Marythorpe 650 Preston Road Clayton-Le-Woods Chorley PR6 7EH  
**Applicant:** Mr And Mrs A E Hothersall Marythorpe 650 Preston Road Clayton-Le-Woods Chorley PR6 7EH

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**Plan Ref** 07/00391/FUL      **Date Received** 02.04.2007      **Decision** Permit Full Planning Permission

**Ward:** Clayton-le-Woods  
North      **Date Decided** 24.05.2007

**Proposal :** Erection of Conservatory on Rear Elevation.  
**Location :** 25 Pingle Croft Clayton-Le-Woods Chorley PR6 7UL  
**Applicant:** Mr And Mrs Jackson-Howarth 25 Pingle Croft Clayton-Le-Woods Chorley PR6 7UL

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**Plan Ref** 07/00392/FUL      **Date Received** 03.04.2007      **Decision** Permit Full Planning Permission

**Ward:** Clayton-le-Woods  
West And  
Cuerden      **Date Decided** 05.06.2007

**Proposal :** Erection of single storey rear extension,  
**Location :** 14 Claughton Avenue Clayton-Le-Woods Leyland PR25 5TL  
**Applicant:** Mr J Williams 14 Claughton Avenue Clayton-Le-Woods Leyland PR25 5TL

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**Plan Ref** 07/00394/FUL      **Date Received** 29.03.2007      **Decision** Permit Full Planning Permission

**Ward:** Clayton-le-Woods North      **Date Decided** 22.05.2007

**Proposal :** Proposed rear conservatory  
**Location :** 11 Brow Hey Bamber Bridge Preston PR5 8DS  
**Applicant:** Mr And Mrs Smith 11 Brow Hey Bamber Bridge Preston PR5 8DS

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**Plan Ref** 07/00396/COU      **Date Received** 03.04.2007      **Decision** Refuse Full Planning Permission

**Ward:** Eccleston And Mawdesley      **Date Decided** 22.05.2007

**Proposal :** Change of use of redundant barn to offices and single storey extension to rear (amendment to permission 06/01150/COU to include front porch),  
**Location :** Ash Farm Barn Blue Stone Lane Mawdesley  
**Applicant:** Mr J Mawdsley Towngate Works Dark Lane Mawdesley L40 2QU

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**Plan Ref** 07/00397/FUL      **Date Received** 02.04.2007      **Decision** Permit Full Planning Permission

**Ward:** Wheelton And Withnell      **Date Decided** 23.05.2007

**Proposal :** Proposed conservatory to the rear  
**Location :** 48 Lodge Bank Brinscall Chorley PR6 8QU  
**Applicant:** Mr And Mrs Bolton 48 Lodge Bank Brinscall Chorley PR6 8QU

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**Plan Ref** 07/00398/FUL      **Date Received** 03.04.2007      **Decision** Permit Full Planning Permission

**Ward:** Chorley North West      **Date Decided** 25.05.2007

**Proposal :** Demolition of existing lean to and erection of single storey rear extension,  
**Location :** 57 Carrington Road Chorley Lancashire PR7 2DQ  
**Applicant:** J A Phillipson 57 Carrington Road Chorley Lancashire PR7 2DQ

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**Plan Ref** 07/00399/FUL      **Date Received** 04.04.2007      **Decision** Permit Full Planning Permission

**Ward:** Clayton-le-Woods West And Cuerden      **Date Decided** 29.05.2007

**Proposal :** Erection of rear conservatory,  
**Location :** 30 Magnolia Drive Clayton-Le-Woods Leyland PR25 5SF  
**Applicant:** Mr & Mrs Bee 30 Magnolia Drive Clayton-Le-Woods Leyland PR25 5SF

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**Plan Ref** 07/00401/FUL      **Date Received** 03.04.2007      **Decision** Refuse Full Planning Permission

**Ward:** Brindle And Hoghton      **Date Decided** 23.05.2007

**Proposal :** Proposed erection of 3No timber holiday homes  
**Location :** Ollerton Farm Ollerton Lane Withnell Chorley PR6 8BW  
**Applicant:** Arther Pooley Glendale 24 Bett Lane Higher Wheelton Wheelton Chorley PR6 8JH

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**Plan Ref** 07/00404/FUL      **Date Received** 04.04.2007      **Decision** Permit Full Planning Permission

**Ward:** Euxton South      **Date Decided** 22.05.2007

**Proposal :** Formation of dormers to front and rear,  
**Location :** 64 Kingsway Euxton Chorley PR7 6PP  
**Applicant:** Mr & Mrs Dilworth 64 Kingsway Euxton Chorley PR7 6PP

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**Plan Ref** 07/00407/FUL      **Date Received** 05.04.2007      **Decision** Permit Full Planning Permission

**Ward:** Chorley North West      **Date Decided** 29.05.2007

**Proposal :** Demolition of existing single garage and erection of detached double garage to rear,  
**Location :** 30 Windsor Road Chorley Lancashire PR7 1LN  
**Applicant:** Mr & Mrs Winstanley 30 Windsor Road Chorley Lancashire PR7 1LN

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**Plan Ref** 07/00411/FUL      **Date Received** 10.04.2007      **Decision** Permit Full Planning Permission

**Ward:** Chorley East      **Date Decided** 04.06.2007

**Proposal :** Demolish the existing detached garage and erect a single store side extension to form new garage and a rear conservatory  
**Location :** 12 Fife Close Chorley PR6 0NN  
**Applicant:** Mr And Mrs Stephens 12 Fife Close Chorley PR6 0NN

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**Plan Ref** 07/00412/FUL      **Date Received** 11.04.2007      **Decision** Permit Full Planning Permission

**Ward:** Astley And Buckshaw      **Date Decided** 01.06.2007

**Proposal :** Single storey rear extension  
**Location :** 12 The Farthings Astley Village Chorley Lancashire PR7 1TP  
**Applicant:** Mr And Mrs Lawson 12 The Farthings Astley Village Chorley Lancashire PR7 1TP

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<b>Plan Ref</b>	07/00415/TPO	<b>Date Received</b>	10.04.2007	<b>Decision</b>	Consent for Tree Works
<b>Ward:</b>	Clayton-le-Woods And Whittle-le-Woods	<b>Date Decided</b>	24.05.2007		
<b>Proposal :</b>	Felling of one Sycamore tree covered by TPO 1 (Whittle Le Woods) 1982,				
<b>Location :</b>	Shaw Hill Hotel And Country Club Preston Road Whittle-Le-Woods Chorley PR6 7PP				
<b>Applicant:</b>	Neil Hamlett Shaw Hill Hotel And Country Club Preston Road Whittle-Le-Woods Chorley PR6 7PP				
<b>Plan Ref</b>	07/00416/COU	<b>Date Received</b>	11.04.2007	<b>Decision</b>	Refuse Full Planning Permission
<b>Ward:</b>	Chorley South East	<b>Date Decided</b>	06.06.2007		
<b>Proposal :</b>	Change of use of part ground floor to form 3No small retail units and alterations to front elevation to form shop fronts				
<b>Location :</b>	Boro Corn Mill Cunliffe Street Chorley				
<b>Applicant:</b>	Mr S Fairclough Boro Corn Mill Cunliffe Street Chorley				
<b>Plan Ref</b>	07/00417/FUL	<b>Date Received</b>	12.04.2007	<b>Decision</b>	Permit Full Planning Permission
<b>Ward:</b>	Chisnall	<b>Date Decided</b>	06.06.2007		
<b>Proposal :</b>	Proposed single storey side and rear extension				
<b>Location :</b>	263 Preston Road Coppull Lancashire PR7 5DS				
<b>Applicant:</b>	Mr And Mrs Ryan 263 Preston Road Coppull Lancashire PR7 5DS				
<b>Plan Ref</b>	07/00419/FUL	<b>Date Received</b>	12.04.2007	<b>Decision</b>	Permit Full Planning Permission
<b>Ward:</b>	Adlington & Anderton	<b>Date Decided</b>	06.06.2007		
<b>Proposal :</b>	Proposed two storey side extension, alterations to existing rear extension and a pitched roof to detached garage				
<b>Location :</b>	27 Grove Crescent Adlington Chorley PR6 9RJ				
<b>Applicant:</b>	Mr J Rowles 27 Grove Crescent Adlington Chorley PR6 9RJ				
<b>Plan Ref</b>	07/00423/FUL	<b>Date Received</b>	11.04.2007	<b>Decision</b>	Permit Full Planning Permission
<b>Ward:</b>	Clayton-le-Woods And Whittle-le-Woods	<b>Date Decided</b>	06.06.2007		
<b>Proposal :</b>	Proposed two storey side extension				
<b>Location :</b>	76 Clover Field Clayton-Le-Woods Chorley PR6 7RX				

**Applicant:** Pauline McDonald 76 Clover Field Clayton-Le-Woods Chorley PR6 7RX

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**Plan Ref** 07/00427/FUL      **Date Received** 11.04.2007      **Decision** Permit Full Planning Permission

**Ward:** Chisnall      **Date Decided** 06.06.2007

**Proposal :** Formation of pitched roofs over existing flat roof dormers at front and rear,  
**Location :** Holly Cottage Preston Road Charnock Richard Lancashire PR7 5LH  
**Applicant:** Mr P Hargrave Holly Cottage Preston Road Charnock Richard Lancashire PR7 5LH

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**Plan Ref** 07/00428/FUL      **Date Received** 02.04.2007      **Decision** Permit Full Planning Permission

**Ward:** Astley And Buckshaw      **Date Decided** 25.05.2007

**Proposal :** Proposed infrastructure to the land adjacent to parcel F  
**Location :** Land To The East And West Of Parcel F Euxton Lane Euxton Lancashire  
**Applicant:** Redrow Barratt Consortium Redrow House 14 Eaton Avenue Buckshaw Village Chorley PR7 7NA

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**Plan Ref** 07/00429/FUL      **Date Received** 05.04.2007      **Decision** Permit Full Planning Permission

**Ward:** Chisnall      **Date Decided** 24.05.2007

**Proposal :** Two storey front and rear extensions.  
**Location :** 72 Lichen Close Charnock Richard Chorley PR7 5RY  
**Applicant:** Mr M Oxley 72 Lichen Close Charnock Richard Chorley PR7 5RY

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**Plan Ref** 07/00431/FUL      **Date Received** 10.04.2007      **Decision** Permit Full Planning Permission

**Ward:** Chorley South West      **Date Decided** 24.05.2007

**Proposal :** Single storey rear extension  
**Location :** 2 Rufford Close Chorley PR7 3RG  
**Applicant:** Mr M Holt 2 Rufford Close Chorley PR7 3RG

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**Plan Ref** 07/00432/FUL      **Date Received** 11.04.2007      **Decision** Permit Full Planning Permission

**Ward:** Eccleston And Mawdesley      **Date Decided** 24.05.2007

**Proposal :** Single storey side extension  
**Location :** 11 Middlewood Close Eccleston Chorley Lancashire PR7 5QG  
**Applicant:** Mrs A Allen 11 Middlewood Close Eccleston Chorley Lancashire PR7 5QG

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**Plan Ref** 07/00435/FUL      **Date Received** 13.04.2007      **Decision** Permit Full Planning Permission

**Ward:** Chorley East      **Date Decided** 06.06.2007

**Proposal :** Demolish existing rear conservatory and erect new conservatory  
**Location :** 55 Froom Street Chorley PR6 0AN  
**Applicant:** Miss Worrall 55 Froom Street Chorley PR6 0AN

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**Plan Ref** 07/00436/FUL      **Date Received** 11.04.2007      **Decision** Permit retrospective planning permission

**Ward:** Chorley North West      **Date Decided** 01.06.2007

**Proposal :** Retrospective application for the erection of a 4 metre pole to accommodate two cameras  
**Location :** Tesco Stores Ackhurst Park Industrial Estate Foxhole Road Chorley PR7 1NW  
**Applicant:** Tesco Stores Ackhurst Industrial Park Foxhole Road Chorley PR7 1NW

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**Plan Ref** 07/00438/FUL      **Date Received** 16.04.2007      **Decision** Permit Full Planning Permission

**Ward:** Chorley North East      **Date Decided** 01.06.2007

**Proposal :** Rear conservatory  
**Location :** 11 St Peters Street Chorley PR6 0DS  
**Applicant:** Mr And Mrs Rowbottom 11 St Peters Street Chorley PR6 0DS

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**Plan Ref** 07/00445/FUL      **Date Received** 16.04.2007      **Decision** Permit Full Planning Permission

**Ward:** Heath Charnock And Rivington      **Date Decided** 30.05.2007

**Proposal :** Proposed single storey rear extension  
**Location :** 14 Long Lane Heath Charnock Chorley PR6 9EN  
**Applicant:** Mr And Mrs Riding 14 Long Lane Heath Charnock Chorley PR6 9EN

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**Plan Ref** 07/00458/FUL      **Date Received** 13.04.2007      **Decision** Permit Full Planning Permission

**Ward:** Eccleston And Mawdesley      **Date Decided** 18.05.2007

**Proposal :** Proposed change of use from travel agents (A1) to estate agents (A2)  
**Location :** 338B The Green Eccleston Lancashire PR7 5TP  
**Applicant:** Mike Hughes 12 Whalley Road Heskin Chorley PR7 5NY

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**Plan Ref** 07/00459/FUL      **Date Received** 16.04.2007      **Decision** Permit Full Planning Permission

**Ward:** Chorley North West      **Date Decided** 24.05.2007

**Proposal :** Rear conservatory  
**Location :** 23 Walgarth Drive Chorley PR7 2QN  
**Applicant:** Mr And Mrs Baxendale 23 Walgarth Drive Chorley

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**Plan Ref** 07/00465/TPO      **Date Received** 20.04.2007      **Decision** Consent for Tree Works

**Ward:** Chorley South East      **Date Decided** 01.06.2007

**Proposal :** Proposed tree works to oak tree. (Tree Preservation Order 3 Chorley 1987)  
**Location :** Beverley Burgh Lane Chorley PR7 3NP  
**Applicant:** Mrs Turner

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**Plan Ref** 07/00490/CTY      **Date Received** 26.04.2007      **Decision** No objection to LCC Reg 3/4 Application

**Ward:** Coppull      **Date Decided** 17.05.2007

**Proposal :** Single storey extension to provide a childrens centre attached to the existing nursery.  
**Location :** Coppull And District County Primary School Park Road Coppull Lancashire PR7 5AH  
**Applicant:** Lancashire County Council Education Department PO Box 61 County Hall Preston PR1 8RJ

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**Plan Ref** 07/00491/CTY      **Date Received** 26.04.2007      **Decision** No objection to LCC Reg 3/4 Application

**Ward:** Euxton South      **Date Decided** 16.05.2007

**Proposal :** Single storey infill extension  
**Location :** Balshaw Lane Community School Balshaw Lane Euxton Chorley  
**Applicant:** Balshaw Lane Community Primary School Bredon Avenue EUxton Chorley

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**Plan Ref** 07/00545/NLA      **Date Received** 08.05.2007      **Decision** No objection to NLA consultation

**Ward:**      **Date Decided** 24.05.2007

**Proposal :** Reserved Matters Application for the erection of 3 no. two storey office blocks (Class B1) and associated car parking,

**Location :** Plot 1400 Matrix Park Buckshaw Village

**Applicant:** Redrow Commercial Developments Ltd 12 Eaton Avenue Matrix Park Buckshaw Village Chorley PR7 7NA

**Plan Ref** 07/00552/CTY      **Date Received** 10.05.2007      **Decision** No objection to LCC Reg 3/4 Application

**Ward:** Clayton-le-Woods North      **Date Decided** 31.05.2007

**Proposal :** Pram park and disabled access, extension to car park and provision of safety railings.

**Location :** Clayton Brook Primary School Great Greens Lane Bamber Bridge Preston PR5 8HL

**Applicant:** Lancashire County Council PO Box 61 County Hall Preston PR1 8RJ

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