

Development Control Committee

Agenda and Reports

For consideration on

Tuesday, 17th July 2007

In the Council Chamber Town Hall, Chorley

At 6.30 pm



PROCEDURE FOR PUBLIC SPEAKING AT MEETINGS OF THE DEVELOPMENT CONTROL COMMITTEE

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

ORDER OF SPEAKING AT THE MEETINGS

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

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

Chief Executive's Office

Please ask for: Dianne Scambler
Direct Dial: (01257) 515034
E-mail address: dianne.scambler@chorley.gov.uk
Date: 6 July 2007

Chief Executive: Donna Hall

Chorley
Council

Town Hall
Market Street
Chorley
Lancashire
PR7 1DP

Dear Councillor

DEVELOPMENT CONTROL COMMITTEE - TUESDAY, 17TH JULY 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, 17th July 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 - 22)**

To confirm as a correct record the minutes of the meeting of the Development Control Committee held on 19 June 2007 (enclosed)

4. **Planning Applications Awaiting Decision (Pages 23 - 24)**

Table (enclosed)

Please note that copies of the location plans are included with the agenda. 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

- (a) **A1:07/00469/FULMAJ - Land representing Phase 3 and Clayton Green Business Park, Preston Road, Clayton-Le-Woods (Pages 25 - 30)**

Report of Director of Development and Regeneration (enclosed)

Continued....

- (b) A2:07/00483/FULMAJ - Land South of Parcel 7 and Parcel F, Euxton Lane, Euxton
(Pages 31 - 38)
Report of Director of Development and Regeneration (enclosed)
- (c) B1:07/00191/OUT - Chorley Valeting Services, 86 Anderton Street, Chorley
(Pages 39 - 44)
Report of Director of Development and Regeneration (enclosed)
- (d) B2:07/00199/OUT - Chorley Valeting Services, 101 Anderton Street, Chorley
(Pages 45 - 50)
Report of Director of Development and Regeneration (enclosed)
- (e) B3:07/00232/FUL - Astley Park, Park Road, Chorley (Pages 51 - 58)
Report of Director of Development and Regeneration (enclosed)
- (f) B4:07/00433/COU - Formerly Zodiac Gymnasium, Station Road, Croston (Pages
59 - 64)
Report of Director of Development and Regeneration (enclosed)
- (g) B5:07/00446/COU - Brook House Hotel, 662, Preston Road, Clayton-Le-Woods,
Chorley (Pages 65 - 70)
Report of Director of Development and Regeneration (enclosed)
- (h) B6:07/00453/COU - Park View, Runshaw Lane, Euxton (Pages 71 - 80)
Report of Director of Development and Regeneration (enclosed)
- (i) B7:07/00497/FUL - Land rear of 31 to 39, Park Avenue, and north of 173, Wigan
Road, Euxton (Pages 81 - 90)
Report of Director of Development and Regeneration (enclosed)
- (j) B8:07/00499/OUT - Land 20M North East of 35 - 37, Chorley Road, Heath
Charnock (Pages 91 - 96)
Report of Director of Development and Regeneration (enclosed)
- (k) B9:07/00500/FUL - 352, Preston Road, Clayton-Le-Woods (Pages 97 - 104)
Report of Director of Development and Regeneration (enclosed)
- (l) B10:07/00521/CB3 - Hic Bobi Nature Reserve, Hic Bibi Lane, Coppull (Pages 105
- 110)
Report of Director of Development and Regeneration (enclosed)
- (m) B11:07/00563/OUT - Land South of 1, Springs Road, Chorley (Pages 111 - 116)
Report of Director of Development and Regeneration (enclosed)

- (n) B12:07/00626/FUL - Rodger Bank, Gough Lane, Clayon Brook, Bamber Bridge
(Pages 117 - 124)

Report of Director of Development and Regeneration (enclosed)

- (o) B13:07/00657/FUL - 119, School Lane, Brinscall (Pages 125 - 130)

Report of Director of Development and Regeneration (enclosed)

- (p) B14:07/00725/FUL - 1, Victoria Terrace, Victoria Street, Wheelton (Pages 131 - 136)

Report of Director of Development and Regeneration (enclosed)

5. **Proposed Confirmation of Tree Preservation Orders** (Pages 137 - 138)

Report of Director of Customer, Democratic and Legal Services (enclosed)

6. **Planning Appeals and Decisions - Notification** (Pages 139 - 140)

Report of 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 141 - 142)

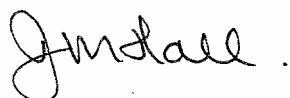
Selected Planning Applications that have been determined by the Director of Development and Regeneration following consultation with the Chair and Vice Chair of the Committee (table enclosed)

8. **A List of Planning applications determined by the Chief Officer under Delegated Powers between 7 June and 3 July 2007** (Pages 143 - 160)

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 آپ کی 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, 19 June 2007**

Present: Councillor Harold Heaton (Chair), Councillor David Dickinson (Vice-Chair), Councillors Eric Bell, Alan Cain, Henry Caunce, Michael Davies, Michael Devaney, Daniel Gee, Adrian Lowe, Miss June Molyneaux, Edward Smith and Shaun Smith

Officers: Jane Meek (Director of Development and Regeneration), Wendy Gudger (Development Control Manager), Claire Hallwood (Deputy Director of Legal Services), Tim Murphy (Director of Information and Communication Technology), Taylor (Directorate Support Manager) and Tony Uren (Democratic Services Officer)

Also in attendance: Councillors Alan Cullens (Clayton-le-Woods North) and Dennis Edgerley (Chorley North East)

07.DC.75 EX-COUNCILLOR J WILSON

The Chair referred to the death on 18 June of ex-Councillor John Wilson, a former Leader of the Council. The members, officers and members of the public present at the meeting stood in silence for a minute as a mark of respect.

07.DC.76 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors K Ball, Mrs P Haughton, R Lees, G Russell and R Snape.

07.DC.77 DECLARATIONS OF ANY INTERESTS

Councillor M Devaney declared a personal interest in Planning Application 07/00259/FUL for development at Clayton-le-Woods Manor Road Primary School which had been determined under delegated power, following consultation with the Chair and Vice-Chair. Councillor Devaney remained in the meeting but took no part in the decision or voting on agenda item 7.

07.DC.78 MINUTES

The minutes of the meeting of the Development Control Committee held on 22 May 2007 were confirmed as a correct record and signed by the Chair.

07.DC.79 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.

- (a) **B9:07/00446/COU - Brook House Hotel, 662, Preston Road, Clayton-Le-Woods, Chorley PR6 7EH**

(The Committee received representations from an objector to the proposals and a Ward representative, Councillor A Cullens)

Application no: 07/00446/COU
 Proposal: Retrospective application to extend existing car park area into landscaped area
 Location: Brook House Hotel, 662, Preston Road, Clayton-Le-Woods, Chorley

Decision:

It was proposed by Councillor E Bell, seconded by Councillor S Smith, and subsequently **RESOLVED (7:1) to defer further consideration of the proposal to allow the Committee members to visit the site of the application.**

(b) B4:07/00187/FUL - Camelot Theme Park, Park Hall Road, Charnock Richard, Lancashire PR7 5LP

(The Committee received representations from an objector to the proposals and the applicants' Agent).

Application no: 07/00187/FUL
 Proposal: Erection of replacement roller coaster
 Location: Camelot Theme Park, Park Hall Road, Charnock Richard
 Decision:

It was proposed by Councillor A Lowe, seconded by Councillor D Gee, and subsequently **RESOLVED (8:1) to grant full planning permission, subject to the following 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.

(c) A1:07/00384/FULMAJ - Land Adjacent Railway, Stump Lane, Chorley

(The Committee received representations from a Ward representative, Councillor D Edgerley)

Application No: 07/00384/FULMAJ
 Proposal: Construction of 3 industrial units with parking and ancillary facilities
 Location: Land adjacent Railway. Stump Lane, Chorley
 Decision:

It was proposed by Councillor A Lowe, seconded by Councillor D Gee, and subsequently **RESOLVED (9:0) to grant full planning permission, subject to the following conditions) and further discussions with the applicants on the possibility of extra screening being provided on Brock Road:**

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 1987 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 of the Adopted Chorley Borough Local Plan Review.

10. 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.

(d) **A2:07/00447/REMMAJ - Parcel H3, Buckshaw Village, Euxton Lane, Euxton, Lancashire**

Application No: 07/00447/REMMAJ

Proposal: Erection of 11 dwellings with associated parking, landscaping, roads and sewers.

Location: Parcel H3, Buckshaw Village, Euxton Lane, Euxton

Decision:

It was proposed by Councillor D Gee, seconded by Councillor E Bell, and subsequently **RESOLVED (9:0) to grant full planning permission, subject to the following conditions:**

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

Reason: Required to be imposed by Section 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.

(e) B1:06/01341/FULMAJ - Rectory Farm, Town Road, Croston, Leyland

(The application had been deferred at a previous meeting to allow the Committee members to visit the site)

Application No: 06/01341/FULMAJ
 Proposal: Proposed redevelopment of Rectory Farm creating 6 four bedroom dwellings, conversion of existing barn to create 3 three bedroom apartments with associated garage space and visitor parking and the erection of a rear extension to Croston

Trinity Methodist Church to create Sunday school/communal facilities with associated car parking.

Location: Rectory Farm, Town Road, Croston, Leyland

Decision:

It was proposed by Councillor A Cain, seconded by Councillor E Smith, and subsequently **RESOLVED (7:0) to grant planning permission, subject to the prior completion of a Section 106 Legal Agreement and 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 Nos. GN5 and HT7 of the Adopted Chorley Borough Local Plan Review.

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

Reason: In the interests of the amenity of the area and in accordance with Policy No. GN5 and HT7 of the Adopted Chorley Borough Local Plan Review.

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

Reason: In the interest of the appearance of the locality and in accordance with Policy No GN5 and HT7 of the Adopted Chorley Borough Local Plan Review.

6. Before the development commences, full details of the treatment of all the proposed windows and doors shall have been submitted to and been approved in writing by the Local Planning Authority, notwithstanding any such detail shown on previously submitted plan(s). The submitted details shall include the

proposed method of construction, the materials to be used, fixing details (including cross sections) and their external finish including any surrounds, cills or lintels.

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

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

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

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

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

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

Reason: To ensure a satisfactory form of development in the interest of the visual amenity of the area and in accordance with Policy Nos. GN5 and HT7 of the Adopted Chorley Borough Local Plan Review.

10. Before the development hereby permitted is first commenced, samples of materials of all fences and walls to be erected to the site including its boundaries (notwithstanding any such detail shown on previously submitted plan(s)) shall have been submitted to and approved in writing by the Local Planning Authority. No building shall be occupied or land used pursuant to this permission before all walls and fences have been erected in accordance with the approved details. Fences and walls shall thereafter be retained in accordance with the approved details at all times.

Reason: To ensure a visually satisfactory form of development, to protect the amenities of occupiers of nearby property and in accordance with Policy Nos. GN5 and HT7 of the Adopted Chorley Borough Local Plan Review.

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

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

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

Reason: In order to safeguard the residential amenity and character of the area and in accordance with Policy Nos. HS4 and HT7 of the Adopted Chorley Borough Local Plan Review.

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

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

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

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

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

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

16. No development approved by this permission shall take place until the Local Planning Authority has approved a scheme for the provision and implementation of a surface water regulation system. No part of the development shall be occupied until the approved surface water drainage arrangements have been fully implemented.

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

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

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

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

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

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

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

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

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

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

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

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

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

(f) **B2:07/00178/COU - Land 20m North East of 21 Gorsey Lane, Mawdesley**

Application No: 07/00178/COU
 Proposal: Change of use of an existing building to stables (retrospective), offices and the storage of horseboxes and carriages

Location: Land 20m North East of 21, Gorsey Lane, Mawdesley

Decision:

It was proposed by Councillor S Smith, seconded by Councillor A Cain, and subsequently **RESOLVED to grant full planning permission subject to the following conditions:**

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

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

2. 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 tarmac, concrete, black pavements, or other approved materials.

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

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

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

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

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

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

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

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

Reason: To safeguard the amenities of local residents.

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

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

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

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

(g) B3:07/00247/FUL - Land North of 26 Chorley Lane, Charnock Richard

(The application had been deferred at a previous meeting to allow the Committee members to visit the site)

Application no: 07/00247/FUL
 Proposal: Erection of 2 detached dwellings, one with integral garage and one with detached single garage
 Location: Land North of 26 Chorley Lane, Charnock Richard
 Decision:

It was proposed by Councillor A Cain, seconded by Councillor A Lowe, and subsequently **RESOLVED (8:1) to grant planning permission, subject to the prior completion of a Section 106 Legal Agreement and 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. 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.

(h) B5:07/00232/FUL - Astley Park, Park Road, Chorley, Lancashire

Application no: 07/00232/FUL
Proposal: Proposed lighting of the main route through Astley Park (5m high lighting columns at 28m intervals)
Location: Astley Park, Park Road, Chorley

The application had been withdrawn from the meeting's agenda.

(i) B6:07/00347/FUL - Land 10m South West of 14, Saville Street, Chorley

Application no: 07/00347/FUL
Proposal: Erection of three terraced dwellings
Location: Land 10m South West of 14, Saville Street, Chorley
Decision:

It was proposed by Councillor D Gee, seconded by Councillor A Lowe, and subsequently **RESOLVED (9:0) to grant planning permission, subject to the prior completion of a Section 106 Legal Agreement and the following conditions:**

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

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

2. The development hereby permitted shall be carried out in accordance with the amended plan(s), received on the 9th 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.

(j) B7:07/00413/CB4 - 240 -242 Spendmore Lane, Coppull, Chorley PR7 5DE

Application: 07/00413/CB4
 Proposal: Erection of ground floor retail unit with first floor one bedroom flat above
 Location: 240 – 242 Spendmore Lane, Coppull, Chorley

Decision:
 It was proposed by Councillor E Bell, seconded by Councillor D Gee, and subsequently **RESOLVED (9:0) to grant full planning permission, subject to the following conditions:**

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

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

2. The development hereby permitted shall not commence until samples of all external facing materials to the proposed buildings (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.

(k) B8:07/00414/CB4 - 240 - 242, Spendmore Lane, Coppull, Chorley PR7 5DE

Application no: 07/00414/CB4
Proposal: Erection of two one bedroom flats
Location: 240 – 242, Spendmore Lane, Coppull, Chorley
Decision:

It was proposed by Councillor E Bell, seconded by Councillor D Gee and subsequently **RESOLVED (9:0) to grant full planning permission, subject to the following conditions:**

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

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

2. The development hereby permitted shall not commence until samples of all external facing materials to the proposed buildings (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.

(I) B10:07/00563/OUT - Land South of 1, Springs Road, Chorley

(The Committee received representations from a Ward representative, Councillor D Edgerley)

Application no: 07/00563/OUT
 Proposal: Outline application for the erection of one detached house (Max height to ridge 9m)
 Location: Land South of 1 Springs Road, Chorley
 Decision:
 It was proposed by Councillor A Lowe, seconded by Councillor D Gee, and subsequently **RESOLVED (7:0) to defer further consideration of the proposal to allow the Committee members to visit the site of the application.**

07.DC.80 PROPOSED CHANGES TO PERMITTED DEVELOPMENT RIGHTS FOR HOUSEHOLDER MICRO-GENERATION

The Committee considered a report of the Director of Development and Regeneration on proposed changes to the planning system in relation to permitted development rights for householder micro-generation installations.

A consultation document had set out the Government's proposals to assist the installation of micro-generation equipment for domestic properties. The revised planning system aimed to remove the need for planning permission for small scale domestic energy capturing installations. The guidance would clarify the criteria and limitations of the scale of the equipment that could be provided under permitted development rights and highlight the requirement for any installations which exceed those limits to obtain planning permission.

The Director's report contained a summary of the questions posed within the consultation document, together with the recommended responses to the individual questions.

RESOLVED – That the report be noted and that the suggested responses to the Government's consultation document on householder micro-generation developments be endorsed.

07.DC.81 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 dismissed and two appeals that had been allowed.

RESOLVED – That the report be noted.

07.DC.82 PLANNING APPLICATIONS DETERMINED UNDER DELEGATED POWERS FOLLOWING CONSULTATION WITH THE CHAIR AND VICE-CHAIR OF THE COMMITTEE

The Committee received for information, a table listing a number of planning applications for 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 report be noted.

07.DC.83 PLANNING APPLICATIONS DETERMINED BY THE CHIEF OFFICER UNDER DELEGATED POWERS

The Committee received for information a schedule listing the remainder of the planning applications that had been determined by the Director of Development and Regeneration under delegated powers between 7 May and 9 June 2007.

RESOLVED – That the report be noted.

07.DC.84 AMENDMENT TO COUNCIL'S SCHEME OF DELEGATION

The Committee received and considered a report of the Director of Development and Regeneration recommending a revision of the current scheme of delegations in respect of planning applications.

The report reminded Members that, under the Council's current scheme, the decisions on all planning applications that required a Section 106 Agreement had to be determined by the Development Control Committee.

There had been an increase in the number of applications for residential development requiring to be presented to the Development Control Committee since the lifting of the Windfall Housing Policy in December 2006. This had consequently impacted on the Council's Best Value Performance Indicators as applications were taking longer to process and determine.

The Committee was, therefore, recommended to endorse a request for the Council's sanction of an amendment to the scheme of delegations to allow more flexibility in the manner in which applications that required the payment of a commuted sum for play space were determined.

RESOLVED – That the report be noted and that the Council be recommended to amend the scheme of delegations to allow (i) the Director of Development and Regeneration to determine planning applications for schemes requiring a Section 106 Legal Agreement for play space, where no objections had been lodged; and (ii) the Chair and Vice-Chair of the Development Control Committee, in consultation with the Director of Development and Regeneration, to determine applications whenever objections are received, subject to the usual considerations.

Chair

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Report



Report of	Meeting	Date
Director of Development and Regeneration	Development Control Committee	17.07.2007

PLANNING APPLICATIONS AWAITING DECISION

Item	Application	Recommendation	Location
A. 1	07/00469/FULMAJ	Permit Full Planning Permission	Land Representing Phase 3 And Clayton Green Business Preston Road Clayton-Le-Woods Chorley
A. 2	07/00483/FULMAJ	Permit Full Planning Permission	Land South Of Parcel 7 And Parcel F Euxton Lane Euxton Lancashire
B. 1	07/00191/OUT	Outline App Permitted with Legal Agmnt	Chorley Valeting Services 86 Anderton Street Chorley PR7 2AZ
B. 2	07/00199/OUT	Outline App Permitted with Legal Agmnt	Chorley Valeting Services 101 Anderton Street Chorley PR7 2AY
B. 3	07/00232/FUL	Permit Full Planning Permission	Astley Park Park Road Chorley Lancashire
B. 4	07/00433/COU	Permit (Subject to Legal Agreement)	Formerly Zodiac Gymnasium Station Road Croston
B. 5	07/00446/COU	Permit retrospective planning permission	Brook House Hotel 662 Preston Road Clayton-Le-Woods Chorley PR6 7EH
B. 6	07/00453/COU	Refuse Full Planning Permission	Park View Runshaw Lane Euxton Chorley PR7 6HD
B. 7	07/00497/FUL	Permit (Subject to Legal Agreement)	Land Rear Of 31 To 39 Park Avenue And North Of 173 Wigan Road Euxton
B. 8	07/00499/OUT	Outline App Permitted with Legal Agmnt	Land 20m North East Of 35 - 37 Chorley Road Heath Charnock Lancashire
B. 9	07/00500/FUL	Permit (Subject to Legal Agreement)	352 Preston Road Clayton-Le-Woods Chorley PR6 7JE
B.10	07/00521/CB3	Permit Full Planning Permission	Hic Bibi Nature Reserve Hic Bibi Lane Coppull Lancashire
B.11	07/00563/OUT	Permit (Subject to Legal Agreement)	Land South Of 1 Springs Road Chorley
B.12	07/00626/FUL	Permit (Subject to Legal Agreement)	Rodger Bank Gough Lane Clayton Brook Bamber Bridge Preston

Report



B.13	07/00657/FUL	Permit (Subject to Legal Agreement)	119 School Lane Brinscall Lancashire PR6 8PS
B.14	07/00725/FUL	Permit Full Planning Permission	1 Victoria Terrace Victoria Street Wheelton Chorley PR6 8HE

Item A. 1	07/00469/FULMAJ	Permit Full Planning Permission
Case Officer	Mr Andy Wiggett	
Ward	Clayton-le-Woods North	
Proposal	Erection of 1no. two storey office building	
Location	Land Representing Phase 3 And Clayton Green Business Park Preston Road Clayton-Le-Woods Chorley	
Applicant	Gatemast Ltd	
Proposal	<p>The application relates to a proposal to erect a two storey office building which represents phase 3 of the Clayton Green Business Park. The scheme consists of 1515sq m of office space with 36 car parking spaces on a 0.28 ha site. The site is vacant land and fronts onto Preston Road behind a hedge with offices to the rear, the wooded grounds of a large house to the north and a single dwelling to the south. Across the Preston Road is St Bede's RC Church in a substantial wooded setting.</p>	
Policy	<p>Joint Lancashire Structure Plan Policy 5</p> <p>Local Plan Policy GN5 – Building Design Policy EM6.6 – Financial and Professional Services Policy TR6 – Highway Development Control Criteria</p>	
Planning History	<p>In 1995 planning permission was granted for the erection of a 2 office blocks including the site of the current application. One block has been constructed and therefore there is an extant permission on the site. In 2000 planning permission was granted for a 100space day nursery. In 2006 two applications for two, 2 storey office blocks were withdrawn.</p>	
Consultations	<p>Clayton-le-Woods Parish Council – no comments Director of Streetscene, Neighbourhoods and Environment – no comments to make Chorley Community Safety Partnership – The proposed fence along the Preston Road boundary needs to be a minimum of 1.8m in height to make the site secure. Need to ensure that the new refuse enclosure is secured by continuing the fencing around it. Feels that a weak point is the pathway between the building and the electricity sub station. The bicycle store would be vulnerable and asks for a 1.8m fence between the building and the sub station. Lancashire County Council Highways – no objections subject to there being no vehicular access direct to the A6 Preston Road. Lancashire County Council Planning – The application is acceptable in terms of JLSP Policy 5. In terms of car parking the level is acceptable. The County Council are seeking a developer contribution of £37,117.50 towards transport improvements to address the specific transport and accessibility issues relevant to the proposed development.</p>	

Representations None received

Applicants Case

- The site is proposed for office development in the Local Plan.
- Its development complements the uses on adjoining sites.
- The site has good accessibility with a bus stop on Preston Road which has frequent services.
- The site is close to good local facilities such as a food store, library, leisure centre and public house.
- The building will create a visual presence on Preston Road and will have a modern contemporary appearance.
- The existing hedge to Preston Road will be reinforced and backed by a security fence.
- A minimum 3 metre wide boundary landscape zone is included to three boundaries with the landscaping including indigenous species of trees and shrubs.
- Need to achieve at least 15000sq ft to make the development economically viable.

Assessment

The main issues to consider are: conformity with development plan policy, design and appearance, accessibility and impact on adjoining property.

Development Plan Policy

In the Joint Lancashire Structure Plan provision is made for developments of this nature to support regeneration by providing for local employment opportunities that maintain or strengthen and diversify the local economy. In the Local Plan the site is specifically reserved for office use.

Design and Appearance

The building has been designed as a two storey office with 1m wide by 300mm deep terracotta panels and extensive use of glazing and a flat roof. The entrances are each protected by projecting curved glazed features. The site has an open aspect to Preston Road as the building has been positioned with the car parking and landscaping orientated towards it. The design is a significant modern addition to the business park which will make a positive contribution to the local area.

Accessibility

The site is accessed through the existing estate by vehicles, however, pedestrians can access the building from the bus stop on the A6 Preston Road. The site is within a few hundred metres of the facilities at Clayton Green with a leisure complex and library. Beyond that is a large supermarket and pub/diner.

The County Council are seeking a developer contribution towards transport improvements, however, there is an extant planning permission on the land for an office building and given the good accessibility of the site to public transport and facilities it is not considered reasonable to require the developer to make this contribution.

Impact on Adjoining Property

There are two residential properties to the north and south of the site. To the north the house is set in large grounds some 25m away from the side of the office building beyond an existing sub

station and the proposed bin store. There will also be a three metre landscaped area between the building and the site boundary. It is not considered that the office will adversely impact on the amenity of the house. To the south the office will be 21m from no. 595 Preston Road but set back from it. Again there will be a three metre wide landscaped area on the boundary. It is not considered that the office will adversely affect the amenity of the house.

Conclusion

The proposed office building can be seen as the last phase of the business park and is in compliance with Local Plan policy. Its design is of a very high quality in this context and its positioning on the site will make a positive contribution to the area. Car parking areas have been well detailed and the suggestions of the Community Safety Partnership can be dealt with by condition. As an out of town centre location it is very accessible by public transport and has good facilities within easy walking distance.

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 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 of the Adopted Chorley Borough Local Plan Review.

3. The development hereby permitted shall not commence until full details of the colour, form and texture of all 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.

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

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

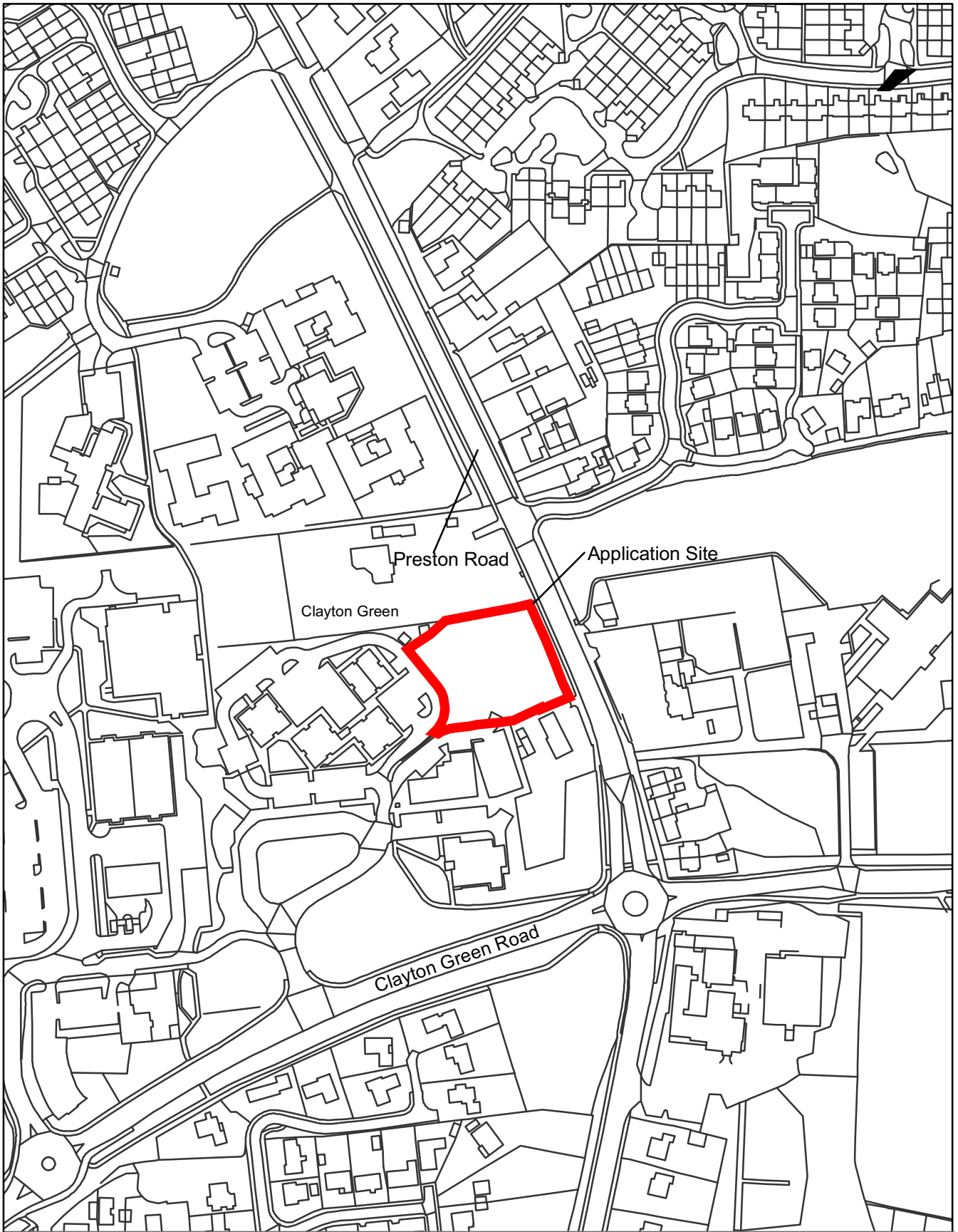
5. No development shall take place until a scheme of landscaping has been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail which may have previously been submitted. The scheme shall indicate all existing trees and hedgerows on the land; detail any 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.



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

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Application Number:
07/00469/FULMAJ

Grid Ref:
E: 357833
N: 423688

Scale:
1:2,500

Agenda Item No.
A. 1

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Item A. 2	07/00483/FULMAJ	Permit Full Planning Permission
Case Officer	Mrs Nicola Hopkins	
Ward	Astley And Buckshaw	
Proposal	Proposed private residential development consisting of 139 No. 2,3,4 and 5 bedroomed dwellings	
Location	Land South Of Parcel 7 And Parcel F Euxton Lane Euxton Lancashire	
Applicant	Miller Homes	
Proposal	<p>The application relates to the erection of 139 dwellings on Parcel F of Buckshaw Village. The application also incorporates the infrastructure arrangements to serve the proposed dwellings. Outline permission was granted for the Buckshaw Village development 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</p> <p>The scheme incorporates the erection of 78 dwellinghouses incorporating detached properties, semi-detached, properties, terraced properties and flats over garages. The scheme also incorporates the erection of 61 apartments located in three apartment blocks.</p> <p>The development forms part of Parcel F which is allocated as a contemporary housing parcel within the Buckshaw Masterplan which is characterised as a modern estate development with roads, cul de sac and Country Lane form of development.</p> <p>Parcel F also includes a landmark building site located on the south west corner of the site. This site is a very prominent site and the proposal incorporates erecting the apartment buildings on this site.</p>	
Planning Policy	<p>GN2: Royal Ordnance Site, Euxton GN5: Building Design and Retaining Existing Landscape Features and Natural Habitats HS4: Design and Layout of Residential Developments TR4: Highway Development Control Criteria TR18: Provision for pedestrians and cyclists in new developments EP17: Water Resources and Quality EP18: Surface Water Run Off EP19: Development and Flood Risk</p>	
Planning History	<p>97/00509/OUT: Outline application for mixed use development (granted in 1999) 02/00748/OUT: Modification of conditions on outline permission for mixed use development</p>	
Representations	None received	
Consultations	Director of Streetscene, Neighbourhoods and the Environment originally objected to the scheme on the following grounds:	

- Bin storage insufficient to accommodate refuse and recycling bins for the apartment block
- Concerned that the cycle store is attached to bin stores as this will impact on the storage space available
- Object to the siting of the ornamental lamp post in the centre of the parking court as this will obstruct refuse and recycling vehicles and other service vehicles.

The applicants were made aware of this and the scheme was subsequently amended increasing the size of the bin storage, relocating the cycle store and removing the ornamental lamp post.

Chorley Community Safety Partnership have made the following comments:

- Concerned with the bin and cycle storage within the car park for the apartments. No details have been supplied and there is a fear that this will be a focal point for gathering youths.
- What provision is there for securing the cycle stores and the bikes could be targeted for theft.

Lancashire County Council Highway Section initially had a few concerns in respect of the proposed layout however the Highways Engineer has been working with the developers to create an acceptable scheme.

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. This parcel is allocated as an contemporary housing plot in the Master plan approved under the outline permission and the Buckshaw Village Design Code. The Masterplan states that contemporary housing plots should incorporate modern estate development with 1-3 storey detached, semi-detached and terraced housing at a density of 25-35 dwellings per hectare.

The parcel also includes a landmark building site as allocated within the Masterplan and is located at the south west corner of the site. In accordance with the Masterplan landmark buildings may include residential development in various forms which should reflect the theme of the relevant character area. Landmark buildings can range in height from 1-4 stories and range in density from 25-50 dwellings per hectare.

The density of the proposed development results in 42.6 units per hectare. The detention pond located at the south west corner of the site immediately in front of the proposed apartment blocks forms part of parcel F and will be provided by Redrow as part of the drainage system for the whole site. Planning permission has already been granted for this pond.

Clearly a density of 42.6 units per hectare exceeds the 25-35 dwellings per hectare set out in the Buckshaw Masterplan for contemporary housing parcels however this parcel also includes a landmark building site. The location of the landmark building site is very prominent and the position and nature of the site ensures that any building on this site will be visually domineering within the immediate and surrounding area. As

such it is considered that this landmark site warrants a large building of high quality and design. The proposal incorporates three large three and four storey apartment blocks which incorporates 61 apartments which is why the density of the parcel exceeds the density set out for contemporary housing parcels. The remainder of the site proposes 36 dwellings per hectare which is only one dwelling over the 35 allowed.

The originally submitted application incorporated one large apartment block which was very bland and had no architectural merit. In addition to this the apartments formed one block which was very large and although this site warrants a large building the massing was considered to be over dominant. As such the apartments have been amended by splitting the building into three which creates visual gaps. In addition to this timber features have been incorporated along with elements of the building which project forward. It is considered that the amended proposal incorporates a visually interesting development of a high design and quality which can be considered landmark. The introduction of a landmark building on this site is considered to be an important feature of the Buckshaw Village development and as such outweighs the fact that the development as a whole exceeds the density for contemporary housing plots. In addition to this the fact that the remainder of the site only slightly exceeds the density allowed ensures that the majority of the site accords with the village expansion philosophy of the contemporary housing parcels.

The Architectural Liaison Officer originally raised concerns in respect of the cycle and bin storage provision in respect of the lack of detail submitted and the potential for crime. Full details of both the cycle and bin storage provision will be required as a condition to ensure that the developments are acceptable.

In terms of the impact on the neighbours the adjacent parcel, which also forms part of Parcel F, was granted planning permission November 2006 (06/00991/FULMAJ). This development is yet to be constructed. The submitted layout incorporates the dwellings permitted as part of the adjacent plot and it is not considered that the proposal will adversely impact on the neighbours amenities. In respect of the future residents of this parcel various amendments have been made to the originally submitted scheme to ensure that the proposal takes into account the amenities of the future residents. This has involved amendments to house types particularly on corner plots. It is considered that the amended layout has been laid out comprehensively and provides reasonable levels of amenity and privacy for the future residents. As such the proposal complies with Policy HS4 of the Adopted Chorley Borough Local Plan Review. The apartment blocks are considered to a landmark buildings which reflect the theme of the character area and the surrounding area as a whole. The design ensures that the proposal complies with Policy HS4 of the Local Plan Review.

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 development is laid out comprehensively and the design is of a high quality whilst ensuring that the amenities of the future residents are maintained.

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 (notwithstanding any details shown on the 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 using the approved external facing materials.

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

3. 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.

4. 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.

5. The development hereby permitted shall not commence until full details of the colour, form and texture of all hard ground- surfacing materials (notwithstanding any such detail shown on 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.

6. 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.

7. Notwithstanding the provisions 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.

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

Reason: 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. TR4 of the Adopted Chorley Borough Local Plan Review.

9. 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.

10. Prior to the commencement of the development full details of the timber 'Juliet' balconies proposed on the apartment blocks shall be submitted to and approved in writing by the Local Planning Authority. The balconies thereafter shall be constructed and maintained in accordance with the approved plans.

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.

11. Prior to the commencement of the development details of the cycle parking provision associated with the apartment blocks shall be submitted to and approved in writing by the Local Planning Authority. The cycle parking provision shall be in accordance with the approved details.

Reason : To ensure adequate on site provision for cycle parking and in accordance with Policies No. TR18 and HS4 of the Adopted Chorley Borough Local Plan Review.

12. Prior to the commencement of the development full details of the bin storage facilities associated with the apartment blocks shall be submitted to and approved in writing by the Local Planning Authority. The bin storage thereafter shall be constructed and retained in accordance with the approved plans.

Reason: To ensure that adequate refuse storage is provided on site and in accordance with Policy HS4 of the Adopted Chorley Borough Local Plan Review.

13. 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 of the adopted Chorley Borough Local Plan Review.

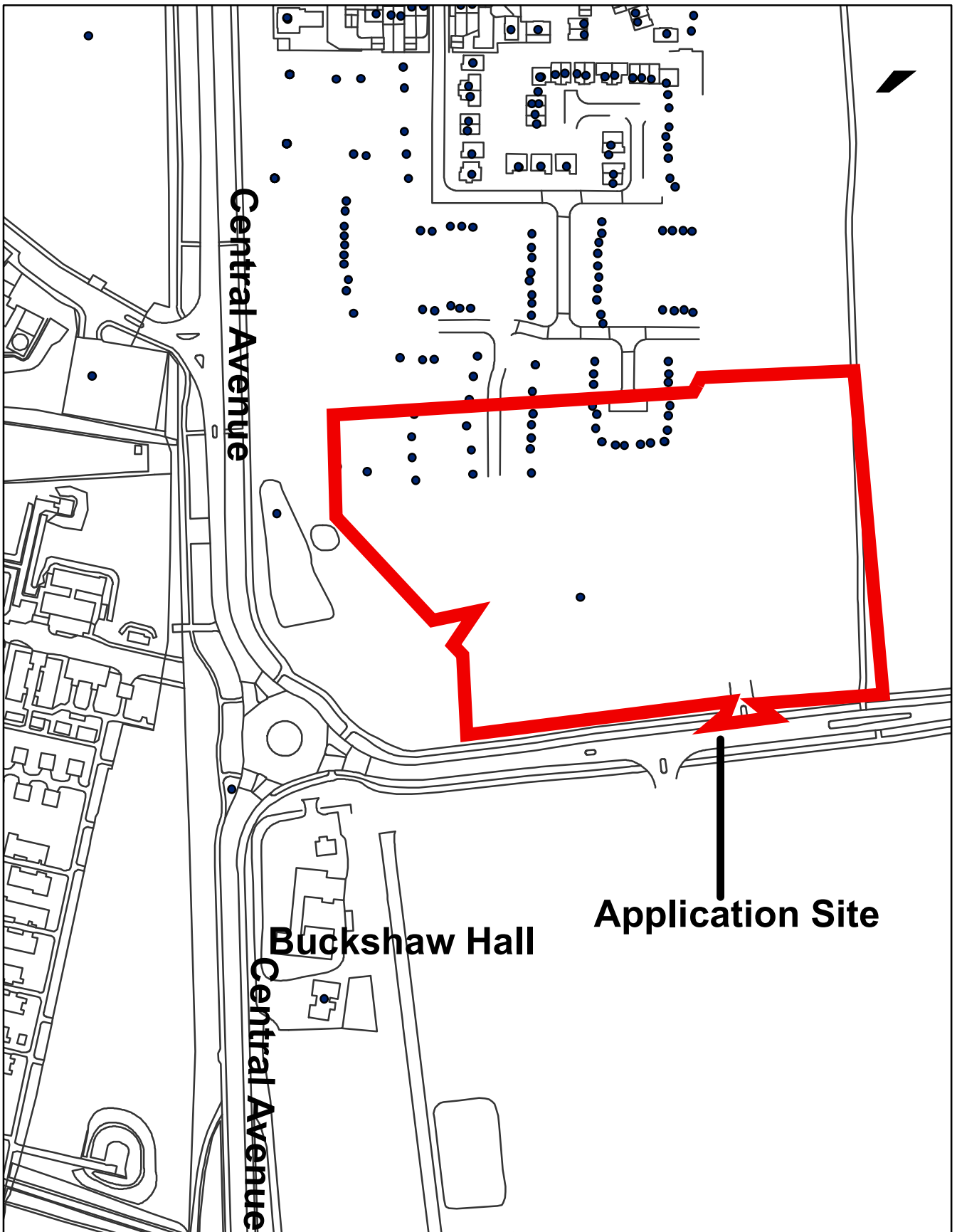
14. No development shall take place until details of the proposed surface water drainage arrangements have been submitted to and approved by the Local Planning Authority in writing. No part of the development shall be occupied until the approved surface water drainage arrangements have been fully implemented.

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.

15. The first floor windows on the rear elevation (east elevation) of the Melville House type (Plot 131 of Plan reference PL/01M) shall be fitted with obscure glazing 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 and HS4 of the Adopted Chorley Borough Local Plan Review.

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 Director of Development and Regeneration
 Chorley Borough Council

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Application Number:
 07/00483/FULMAJ

Grid Ref:
 E: 356418
 N: 410310

Scale:
 1:2,500

Agenda Item No.
 A. 2

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Item B. 1	07/00191/OUT	Outline App Permitted with Legal Agmnt
Case Officer	Mr Andy Wiggett	
Ward	Chorley South East	
Proposal	Outline Application for the erection of 2 semi-detached residential dwellings,	
Location	Chorley Valeting Services 86 Anderton Street Chorley PR7 2AZ	
Applicant	Knowles Way Properties	
Proposal	<p>The application relates to a vacant commercial building in a mixed use area close to Chorley town centre. On either side of the building are terraced houses and to the rear a car park associated with commercial property on Cunliffe Street. Across the street is the site of a planning application for two houses no.07/00199/OUT which is reported elsewhere on the agenda. The area has been the subject of a traffic management scheme with one way systems and footway build outs.</p>	
Policy	<p>In the Local Plan the area is designated as an Established Housing Area, Policy HS22. Policy HS6 on Housing Windfall sites and its criteria are relevant as well as HS4 on the design and layout of residential areas. As a former employment site, Policy EM9 is applicable and the SPG concerning proof of marketing for sites to be redeveloped for non-employment uses.</p>	
Planning History	<p>In 2005, planning permission was refused for an outline application for residential development. The reasons were, contrary to the SPG on Windfall Housing Sites and Local Plan and Structure Plan policies. This was subsequently appealed and the appeal dismissed on the same grounds.</p>	
Consultations	<p>Lancashire County Council Highways – No objections. Environment Agency – Need to attach a condition requiring a desk top study of possible contamination given its previous use.</p>	
Representations	<p>One letter of support has been received stating that it will improve the character of the environment and remove a trade building in an area which is mainly residential. Minor reservations concerning the loss of the building the rear of which acts as a back wall to their property and so must get a form of development which retains their privacy and security. Concerned about lack of off street parking as there is limited residents' only parking.</p>	
Applicants Case	<ul style="list-style-type: none"> • The development will respect the tight nature of the surrounding residential area and not compromise the neighbouring built form. • It has not been possible to find suitable tenants as the site is in the wrong location for business purposes. • Residential use of the site is more appropriate and better for the local environment. 	

Assessment

The main issues are considered to be; compatibility with Local Plan policy and affect on neighbour amenity. Each is dealt with in turn:

Local Plan Policy

The revised explanatory note on Managing Housing Land Supply in Chorley Borough June 2007 now allows windfall developments of up to 10 dwellings so long as the relevant criteria are met. These involve design issues so that the site is compatible with its surroundings, that it will not compromise the amenity of residents, safe access can be provided and the site is accessible to employment, shops and community services by non-car modes.

This application is in outline form but indicates a building footprint which is for two dwellings which completely fill the site with about a metre from each of the side boundaries. The rear gardens would be 5m to the boundary of the car park. There is no off street parking indicated. The supporting statement says that the site would not be able to accommodate on site parking and the applicants have been requested to address this issue. They have responded by stating that the site is in a sustainable town centre location where the advice in PPS1 and PPS3 is that it is unreasonable to insist on car parking. The County Highway Authority have confirmed that they have no objection to the scheme and that occupiers of the houses will have to apply for a residents parking permit as others in the street.

There will be a distance of 12m to the property opposite and the applicant has referred to the new Manual for Streets as justification for why this is acceptable. The document sets out various design parameters indicating typical widths for streets where a mews can have frontages 12m away from each other.

The site is located close to the town centre and all its facilities together with the transport interchange.

The applicants have indicated that in accordance with Policy EM9 marketing of the site indicates that there is no realistic prospect of it being re-used for employment purposes.

Neighbour Amenity

Policy HS22 is concerned to retain housing use in Chorley town centre and it is considered that in this instance this policy should take priority over the requirements of Policy EM9 which seeks to obtain the reuse of employment sites as the building has terraced houses on either side. The property across the road is the subject of an application for residential development and taken together this would result in an improved environment with potentially reduced vehicle movements and amenity problems.

Conclusion

The site is considered suitable for residential redevelopment and this would result in environmental benefits for the residents of the area, especially if planning permission is granted for the site across the street.

Recommendation: Outline App Permitted with Legal Agmnt 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 92 of the Town and Country Planning Act 1990.

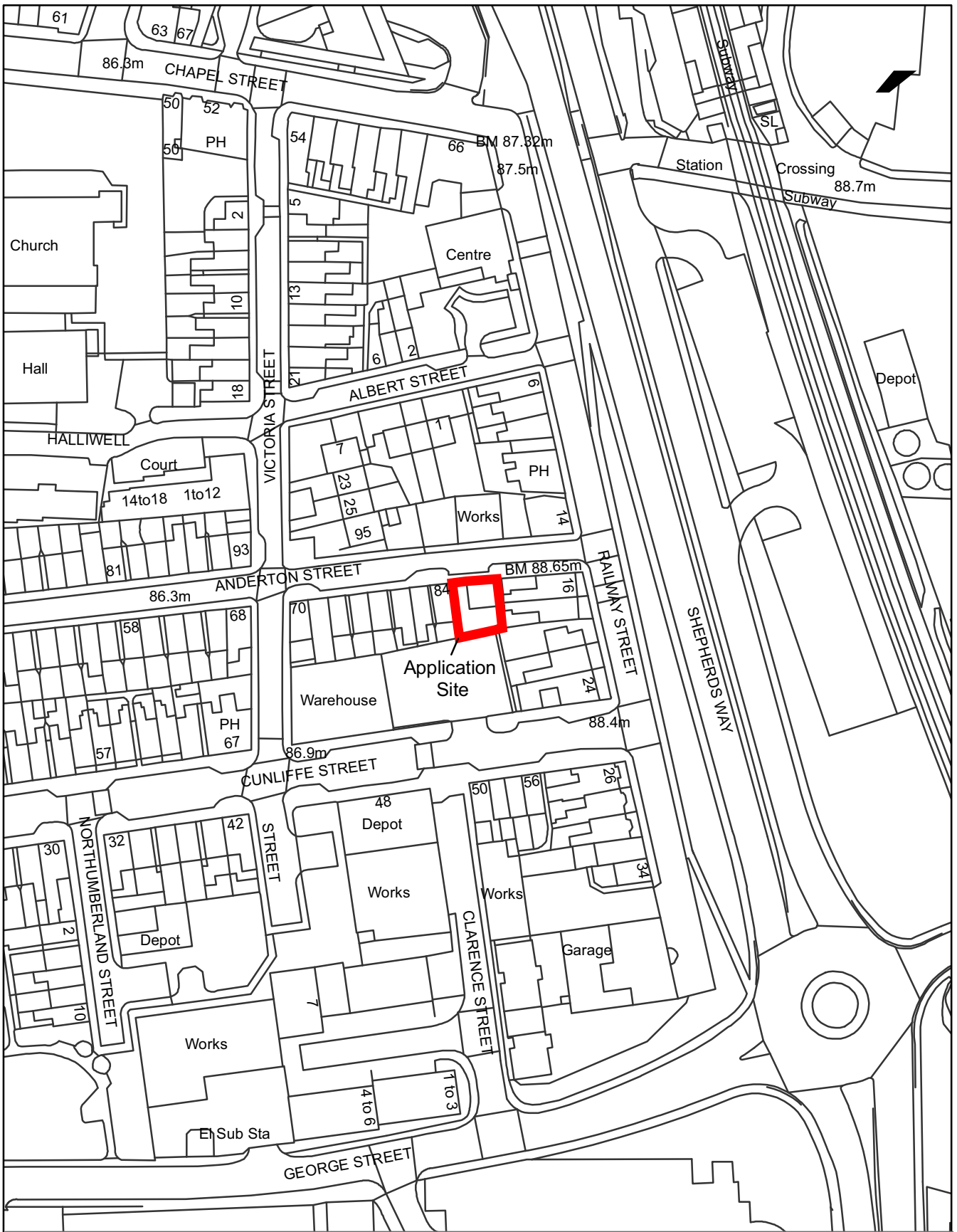
2. Before the development hereby permitted is first commenced, full details of the following reserved matters namely, design, external appearance and landscaping shall be submitted to and approved in writing by the Local Planning Authority.

Reason: The permission is in outline only and in accordance with Policy Nos. GN5, HS4 and TR4 of the Adopted Chorley Borough Local Plan Review.

3. No development approved by this permission shall be commenced until a desk study has been undertaken and agreed by the Local planning Authority to investigate and produce an assessment of the risk of the potential for on-site contamination. If the desk study identifies potential contamination a detailed site investigation should be carried out to establish the degree and nature of the contamination and its potential to pollute the environment or cause harm to human health. If remediation measures are necessary they will be implemented in accordance with the assessment and to the satisfaction of the Local Planning Authority.

Reason: to ensure a safe form of development that poses no unacceptable risk of pollution to water resources or to human health.

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Application Number:
07/00191/OUT

Grid Ref:
E: 358616
N: 417386

Scale:
1:1,250

Agenda Item No.
B. 1

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Item B. 2	07/00199/OUT	Outline App Permitted with Legal Agmnt
Case Officer	Mr Andy Wiggett	
Ward	Chorley South East	
Proposal	Outline application for erection of residential dwellings.	
Location	Chorley Valeting Services 101 Anderton Street Chorley PR7 2AY	
Applicant	Knowles Way Properties	
Proposal	The application relates to a vacant commercial building and associated car park in a mixed use area close to the town centre. One side of the property is a beauty parlour and on the other side and to the rear is modern housing. Across the road are Victorian terraced houses. The area has been the subject of a traffic management scheme with one way systems and pavement build outs.	
Policy	In the Local Plan, the area is designated as an Established Housing Area Policy no. HS22. Policy HS6 on Housing Windfall sites and its criteria are relevant as well as HS4 on the design and layout of residential areas. As a former employment site, Policy EM9 is applicable and the SPG concerning proof of marketing for sites to be redeveloped for non-employment uses.	
Planning History	In 2005, planning permission was refused for an outline application for residential use. The reasons were, contrary to the SPG on Windfall Housing Sites and Local Plan and Structure Plan housing policies. This was subsequently appealed and the appeal dismissed.	
Consultations	Lancashire County Council Highways – No objections Environment Agency – Need to attach a condition requiring a desk top study of possible contamination given its previous use. Coal Authority – standard comments.	
Representations	Two letters of objection have been received raising the following issues: <ul style="list-style-type: none">• Any replacement building will cause loss of light and privacy• Demolition will cause disturbance and risk as there is an asbestos roof.• Planning permission has been refused once for the site and should be refused again.• Concerned that there are bats in the roof space and that mature trees might be felled.	

Argument put forward by the applicant

- The development will respect the tight nature of the surrounding residential area and not compromise the neighbouring built form.
- The development makes provision for off highway parking at 200%.
- It has not been possible to find suitable tenants as the site is in the wrong location for business purposes.
- Residential use of the site is more appropriate and better for the local environment.

Assessment

The main issues to consider are; compatibility with Local Plan policy and affect on neighbour amenity. Each is dealt with in turn:

Local Plan Policy

The revised explanatory note on Managing Housing Land Supply in Chorley Borough June 2007 now allows windfall developments of up to 10 dwellings so long as the relevant criteria are met. These involve design issues so that the site is compatible with its surroundings, that it will not compromise the amenity of neighbouring residents, safe access can be provided, and the site is accessible to employment, shops and community services by non-car modes.

This application is in outline form but indicates a building footprint and that the development will be two storey in height to match the residential properties which adjoin the site. There is adequate separation from property to the rear at 21m. There will be a distance of 12m to the property across the road and the applicant has stated that this is adequate in relation to the new Manual For Streets and its advice on urban design.

The site is located close to the town centre and all its facilities together with the transport interchange.

Neighbour Amenity

Policy HS22 is concerned to retain housing use in Chorley Town Centre and it is considered that in this instance this policy takes priority over the requirements of Policy EM9 which seeks to obtain the reuse of employment sites as the predominant use on three sides of the site is residential. The property across the road is the subject of an application for residential development and taken together this should result in an improved environment with potentially reduced vehicle movements and amenity problems. There is sufficient separation distance between dwellings to achieve a satisfactory form of development.

Conclusion

The application is recommended for approval subject to a s106 agreement to cover the contribution towards open space provision. There will be environmental benefits to the local area from the development which outweigh the loss of an employment site but in a densely developed area such as this, small units with poor access and limited parking and servicing are not likely to prove popular.

Recommendation: Outline App Permitted with Legal Agmnt 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 92 of the Town and Country Planning Act 1990.

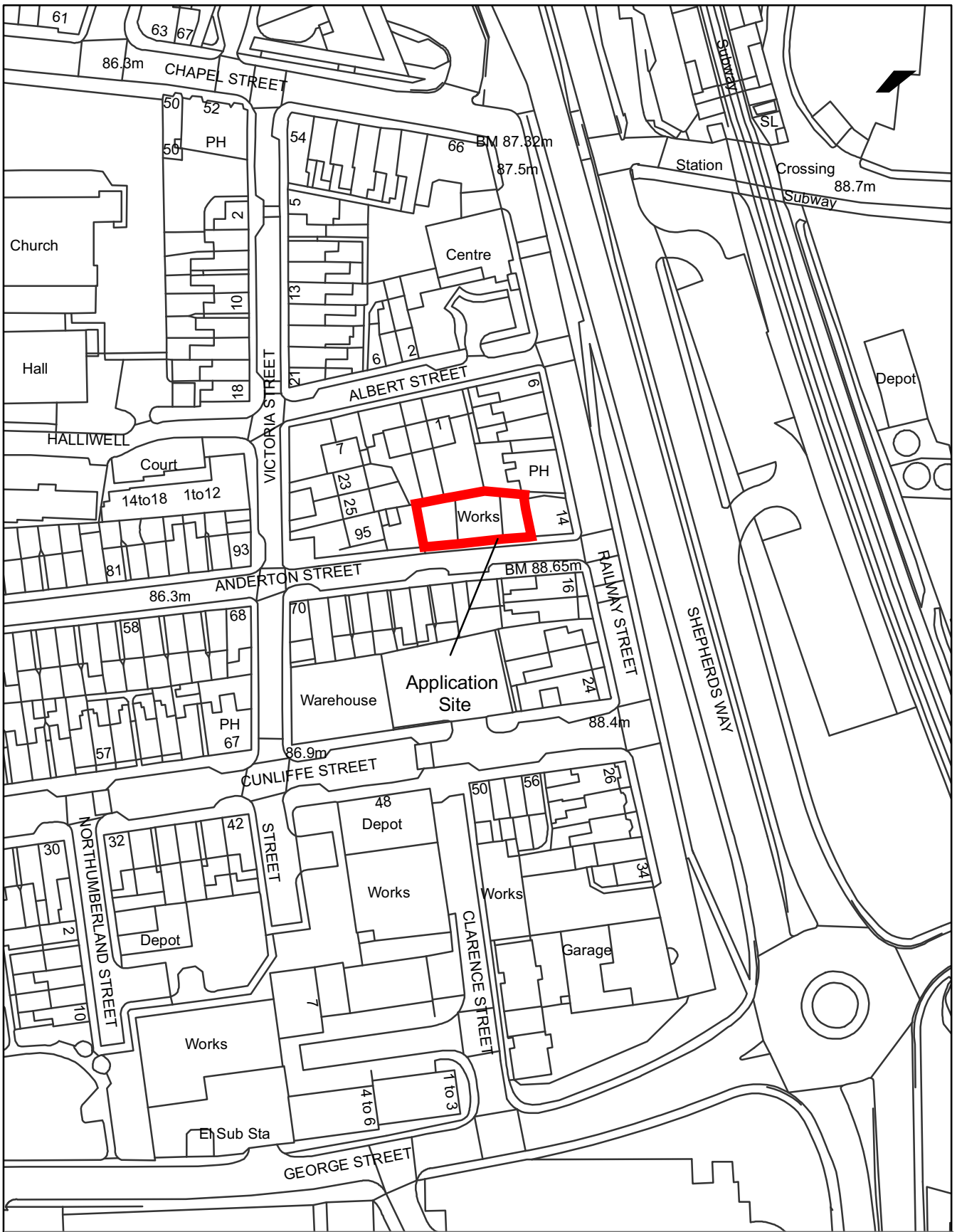
2. Before the development hereby permitted is first commenced, full details of the following reserved matters design, external appearance and landscaping shall be submitted to and approved in writing by the Local Planning Authority.

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

3. No development approved by this permission shall be commenced until a desk study has been undertaken and agreed by the Local Planning Authority to investigate and produce an assessment of the risk of the potential for on - site contamination. If the desk study identifies potential contamination a detailed site investigation should be carried out to establish the degree and nature of the contamination and its potential to pollute the environment or cause harm to human health. If remediation measures are necessary they will be implemented in accordance with the assessment and to the satisfaction of the Local Planning Authority.

Reason: To ensure a safe of development that poses no unacceptable risk of pollution to water resources or to human health.

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Agenda Item No.
B. 2

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Item B. 3 **07/00232/FUL** **Permit Full Planning Permission**

Case Officer **Mark Moore**

Ward **Chorley North West**

Proposal **Proposed lighting of the main route through Astley Park
(4.79m high lighting columns at 28m intervals)**

Location **Astley Park Park Road Chorley Lancashire**

Applicant **Chorley Borough Council**

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.

The Friends of Astley Park instructed the Committee to vigorously oppose the proposal to install lighting and that objections to the lighting were numerous, including the following;

- Safety – the proposal would attract even more anti social elements into the park than already frequent it and would enable them to see their victims from a distance. Question why so much money should be spent to enable drunks to navigate their way home and why taxpayers who live adjacent park should have even more noise and disturbance.
- Environmental Imbalance – Birds and other creatures would have their natural patterns of behaviour affected by lighting.
- Light Pollution – at present there is no light pollution in the park. Question how light pollution can be minimised by introducing lighting where none currently exists?
- Destruction Of Historical Ambience – The HLF funded project is to help restore ‘historic parks’ sympathetically to something like they once were. Question why 21st Century lighting is being introduced when the literature states the work is to bring about something much closer to how the park looked 250 years ago. This is incompatible with the historical ambience and character of the park.

The Friends of Astley Park conclude their letter by questioning why bother lighting up a path that is not in fact a public right of way. They also reiterate that they are vigorously opposed to the application and request that the process is not just a foregone conclusion amounting to a ‘rubber

Director of Streetscene, Neighbourhoods and Environment:
No comments to make and no objections to proposal.

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
- Astley Park has survived for centuries without lighting.
- There have been instances of crime carried out in the park area over the years but no-one seems to be able to understand that the level of crime will only rise with the introduction of lighting.
- Objector lived In Birmingham where areas became no-go areas at night because lighting was introduced which led to anti-social activity.
- Lighting would impact upon ecological balance of the park and would introduce light pollution to an area in which the night sky can be clearly observed which is unusual so close to a town centre.
- People might be tempted to use the park route at night which could be dangerous as anti-social groups would also use it. Residents should be encouraged to use the safer street alternative and avoid the park altogether after dark.

Councillor Response: Cllr Mark Perks has requested that the following issues be given consideration:

- The proposed lighting condition will not be flexible enough to allow for temporary changes to the lighting times eg. to cover public events such as The Concerts in the Park, were an extension should be allowed so the public are able to leave under cover of lighting.
- The proposed switch off time of midnight is too late and should be 10pm or 11pm. Additionally there should be a switch on at 6am for those wishing to travel through the park to work etc. The proposed lighting until midnight seems excessive and could be argued by local residents that an increase in anti-social behaviour may increase as a result.
- No lighting is proposed near the hall or proposed pets corner. This would be useful particularly with the operation of CCTV.
- Clarification is required of the views of the MAPS team.

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. In addition to his formal comments the Architectural Liaison Officer wrote to the Council highlighting the merits of lighting as a means of diminishing opportunities for crime and disorder but did not specifically offer any comment on the proposed lighting for Astley Park. The benefits of lighting were outlined in that letter as being;

- Increased potential for natural surveillance
- Increased social surveillance
- Increased civic pride

The Architectural Liaison Officer also stated that;

‘Lighting is only effective if done in conjunction with other crime prevention measures and needs to be considered on a case by case basis.

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 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. Prior to the commencement of the development hereby approved a scheme for the proposed hours of illumination of the proposed lighting shall be submitted to and approved in writing by the local planning authority.

Reason: To safeguard the amenities of local residents.

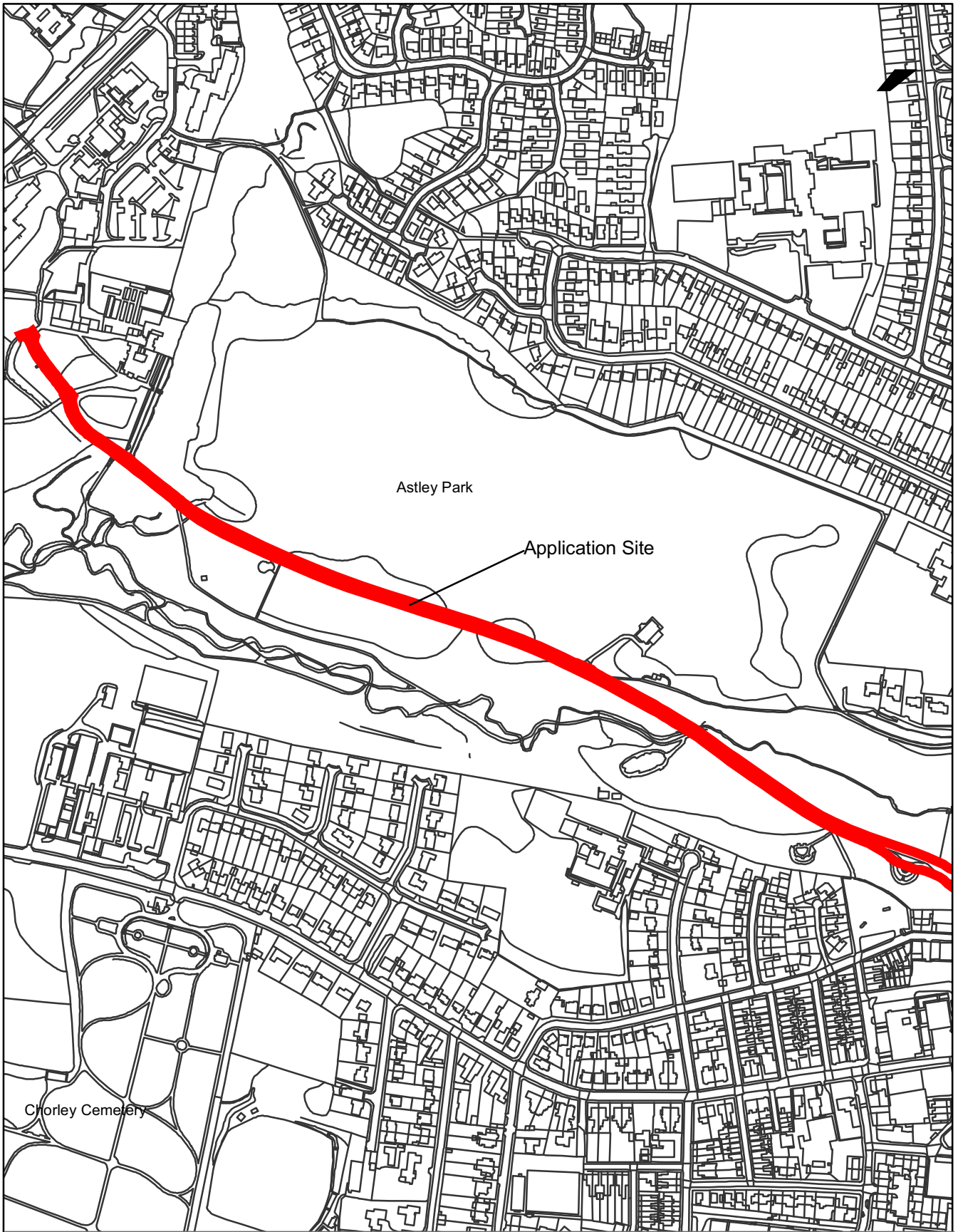
3. Prior to the commencement of the development hereby approved full details of the external finishing materials of the lighting columns shall be submitted to and approved in writing by the local planning authority.

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

4. Prior to the commencement of the development hereby approved a plan detailing the lux levels provided by the lighting shall be submitted to and approved by the local planning authority.

Reason: To safeguard the amenities of local residents.

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Agenda Item No.
B. 3

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little architectural merit. The changes to the building, mainly comprising of new window and door openings, will undoubtedly give the building a more residential character but this does not raise any issues given the context of the buildings location within the Croston village settlement. The application of new masonry paint will improve the tatty and unkempt appearance of the building hence on this basis, it is considered that the impact of the buildings conversion to 2 no. apartments will not harm the general character and appearance of the locality and streetscene thus according with Policy Nos. GN5 and HS4.

Highway safety

The application originally included the provision of 2 no. off street parking spaces on land currently used as outdoor space by the nursery, which the applicant owns. However, the applicant has had to reduce this to a single parking space due to the nursery having specific outdoor space requirements, which would otherwise have been prejudiced. LCC (Highways) have been re-notified of this change but considering the previous use as a gym, the village location and proximity to transport links (Croston Railway Station and the nearby bus stop), it is stated that there is not a valid objection to the provision of a single space for the development. These views are concurred with, as Croston Railway Station is only a short walk away whilst the bus stop is on Station Road adjacent to the access. Nonetheless, local residents and the Parish Council have been consulted again on this and any comments received will be reported in the addendum.

Regarding the use of the access, it needs to be borne in mind that the property has and still could be used as a gymnasium, which would generate significantly more traffic and parking problems than the 2 no. apartments proposed. The comments of residents have been duly noted but it is considered that refusal on these grounds would be difficult to substantiate and subsequently defend at appeal without the support of LCC (Highways). It is therefore considered that the proposal accords with the objectives of Policy No. TR4 of the Local Plan and Policy No. 7 of the Joint Lancashire Structure Plan.

Neighbour amenity

The first floor apartment does not contain any windows in the gable (west) elevation hence the amenities of the occupiers of 8A and 8B Langdale Avenue will not be prejudiced by virtue of overlooking. The kitchen window in the same elevation of the ground floor apartment looks onto the access but is not of sufficient height to enable views over the fence into the garden areas of these properties. There are no habitable room windows in the south elevation of the first floor apartment overlooking the nursery garden area.

The windows in the north elevation of the first floor apartment overlook the public house (De Trafford Arms) car park. There is also a first floor window facing the apartments approx. 17.2m away that is to a habitable room (lounge). Given this distance falls short of the requisite 21m, amended plans have been requested making the bedroom window high level and moving the kitchen window further west so there is not a direct window to window relationship that would cause harm to residential amenity. The relationship with

the other windows in the apartment is an offset one meaning there is not a direct window to window relationship. These amendments to the plans will result in an acceptable relationship and an update will be provided in the addendum. It is not considered that the movement of residents and the use of the parking space will cause detrimental noise and disturbance, especially in comparison to the previous use of the building as a gym. The proposal is therefore considered to accord with Policy No. HS4 of the Local Plan.

Other matters

Given the property is being converted to ground and first floor 2 no. bedroomed apartments, it is necessary for a S106 legal agreement to be entered into to secure the payment of a commuted sum of £2399 per apartment for the provision of off site play space.

Conclusion

On the basis of the above, it is recommended that planning permission be granted subject to the following conditions and the signing of a S106 agreement to secure a commuted sum in relation to the provision of off site play space.

Recommendation: Permit (Subject to Legal Agreement) Conditions

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

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

2. The development hereby permitted shall not commence until full details of the colour, form and texture of all external facing materials used to facilitate the conversion of the building to apartments (notwithstanding any details shown on the approved plans) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out using the approved external facing materials.

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

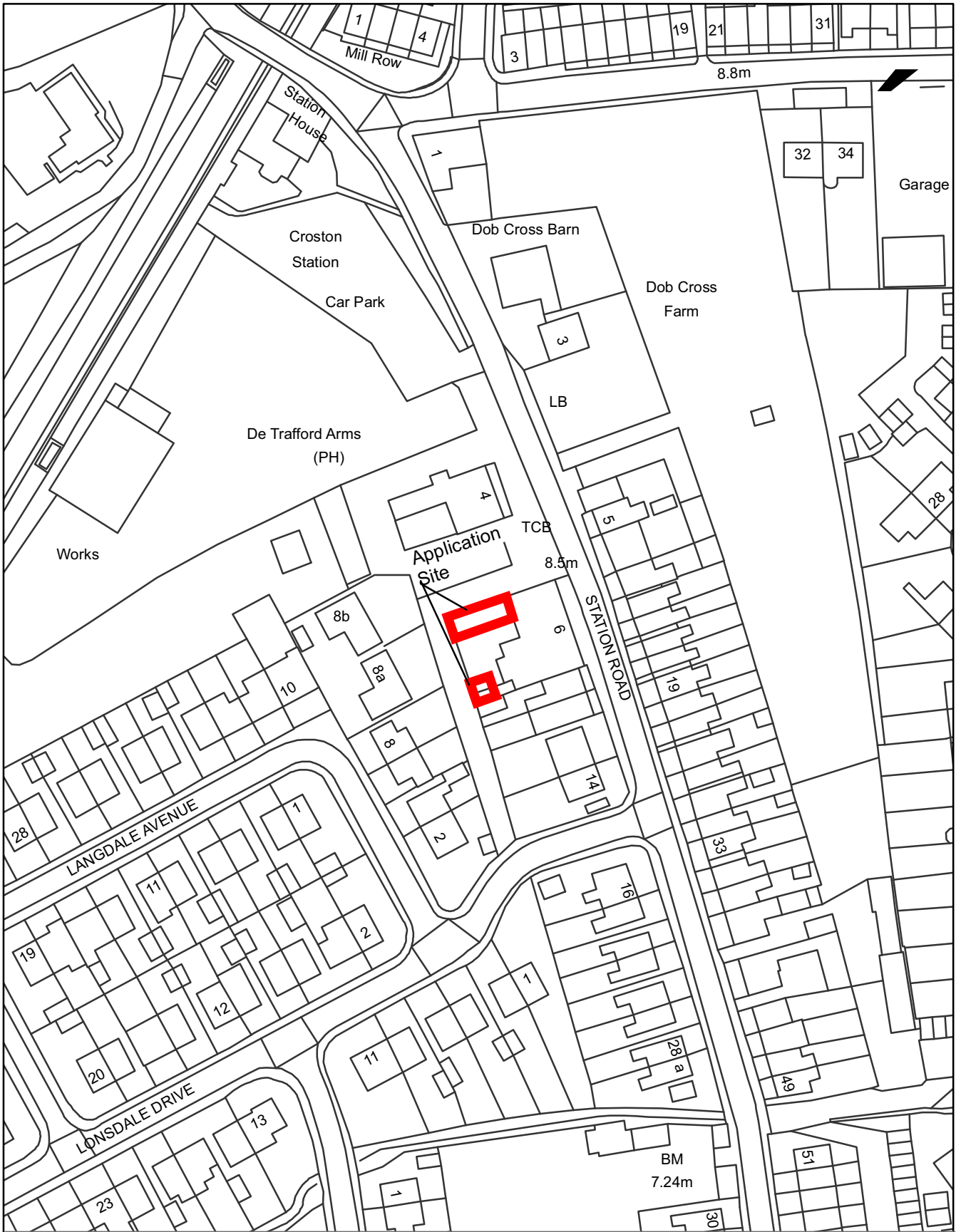
3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order, with or without modification), no windows other than those expressly authorised by this permission, or as subsequently agreed in writing by the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

Reason: To protect the amenities and privacy of the adjacent property and in accordance with Policy No. HS4 of the Adopted Chorley Borough Local Plan Review.

4. Before either of the apartments hereby permitted are first occupied, the car parking space shall be surfaced or paved with access made available thereto to enable its use in accordance with the approved plan. The car parking space shall not thereafter be used for any purpose other than the parking of a vehicle belonging to a resident of either of the apartments.

Reason: To ensure adequate on site provision of car parking and manoeuvring areas and in accordance with Policy No. TR4 of the Adopted Chorley Borough Local Plan Review and Policy No. 7 of the Joint Lancashire Structure Plan.

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Agenda Item No.
B. 4

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Item B. 5 **07/00446/COU** **Permit retrospective planning permission**

Case Officer **Mr Andy Wiggett**

Ward **Clayton-le-Woods North**

Proposal **Retrospective application to extend existing car park area into landscaped area**

Location **Brook House Hotel 662 Preston Road Clayton-Le-Woods Chorley PR6 7EH**

Applicant **Mr S Brelsfold**

Additional Information

The application was deferred at the last Committee meeting for a site visit. There has been further correspondence with the objectors concerning the Council's planning position with regard to what action it might take to restore the situation of the land to its former condition and how legally this cannot be achieved.

Proposal 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.

Background: 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.

Policy LT3 – Small – Scale Tourism and Visitor Facilities.

Planning History 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.

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”.

Consultations

Parish Council - 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 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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Agenda Item No.
B. 5

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Item B. 6 **07/00453/COU** **Refuse Full Planning Permission**

Case Officer **Mr David Stirzaker**

Ward **Euxton North**

Proposal **Retrospective application for the change of use of residential curtilage and a further parcel of land to enable the storage of 25 additional caravans**

Location **Park View Runshaw Lane Euxton Chorley PR7 6HD**

Applicant **Mr & Mrs S Mawdesley**

Proposal This application relates to land to the rear of the property known as Park View, which is located on Runshaw Lane, Euxton in the Green Belt.

The application relates to the continued use of the land, which comprises of part residential curtilage and a further parcel of land abutting the northern boundary of this for caravan storage. The application increases the number of caravans from the presently lawful 10 that can be stored within the residential curtilage up to 35 caravans comprising of an additional 20 within the residential curtilage and a further 5 on the adjoining land. The positions of the caravans are shown on the attached plan although it should be noted that both parcels of land are already being used to store caravans hence the requirements of the Enforcement Notice are being breached.

Background Members will recall authorising the issue of an Enforcement Notice when the unauthorised storage of caravans on the land in question was reported to Development Control Committee in March 2004 following an earlier enforcement investigation. An appeal against this Enforcement Notice was subsequently dismissed in November 2004 although in his decision, whilst upholding the Enforcement Notice, the Inspector varied its terms by allowing the storage of up to ten caravans together with any caravan used solely for a purpose incidental to the enjoyment of Park View as a dwelling house on the southern half of the appeal site (the residential curtilage/garden). This was because the Inspector considered that the appellant had demonstrated a lawful use for the storage of ten caravans on this particular part of the site.

Planning History Apart from the aforementioned upholding of the Enforcement Notice at appeal, albeit encompassing a variation of its terms, a planning application for the change of use of land from residential to private leisure and caravan park (the applicant's intention being to operate a low key recreational facility for users of caravans parked on the site) was refused in 2004 (9/04/00279/COU). A subsequent appeal against this decision was withdrawn by the applicant.

Members will also recall that in 2005 a further planning application (05/00198/COU), for the change of use of the applicant's residential curtilage to caravan storage only was submitted

following the Inspectors decision on the Enforcement Notice appeal. This application proposed the storage of 30 caravans in addition to the 10 allowed following the Inspectors decision. This application was reported to Development Control Committee on the 5th April 2005 and refused planning permission. Following this, an appeal was made and heard at a Hearing. The Inspector dismissed this appeal as he concluded that the storage of caravans was inappropriate development in the Green Belt. The Inspector also concluded that the proposed highway improvement works could not be the subject of a Grampian condition because the use of the land had already commenced.

Three planning applications for the erection of a dwelling were submitted in the late 1950s and early 1960s and refused although they have no relevance to this application.

Applicant's Case

Further to the refused 2005 application (05/00198/COU) and subsequent dismissed appeal, by virtue of the application now to hand, the applicant proposes storage of 5 caravans on the further portion of land to the north of the residential curtilage as well as 20 within the residential curtilage although this use is already taking place. The applicant asserts the following in support of this new application: -

- The total number of caravans to be stored on the site has been reduced from 40 to 35.
- Whilst no caravan storage is proposed on that part of the residential curtilage to the west of the existing track (so as to safeguard the residential amenity of neighbouring properties – Mayfair and Roselea).
- At the same time the density of storage has been reduced by the inclusion of a small area of storage on the parcel of land to the north of the Leylandii trees, which denote the garden boundary.
- Significant landscaping is proposed to mitigate any impact on visual amenity.
- To facilitate highway junction improvements, the existing roadside hedges will be lifted and replanted on a new line. The applicant states that the land required for the highway improvements is the subject of a Deed of Option.
- The applicant has also submitted a business plan, which contains several letters of support.

The applicant accepts that the development is by definition “inappropriate development”, thus requiring the existence of very special circumstances for a grant of planning permission to be granted. The applicant also asserts that the Inspector when dealing with the 2005 application failed to take proper account of the evidence which was presented to him at that time, regarding the location and occupancy/vacancy rates of caravan storage facilities in the area. The applicant now asserts that the situation has since deteriorated further with the recent announcement of the imminent closure of the storage site at Tracey's Garage, Clayton-Le-Woods, from which it is understood as many as 28 caravan owners are to be displaced hence the case for the caravan storage is all the more compelling.

A letter of support from Lancashire Rural Futures has also been submitted with the application.

Planning Policy	Policy DC1	-	Green Belts
	Policy GN5	-	Building Design/Landscaping
	Policy TR4	-	Highway Development Control Criteria
	PPG2	-	Green Belts

Consultations The Planning Policy Section advises that the caravan storage is contrary to Policy DC1 and recommend refusal.

The CPRE comments that the main concern with the application is the visual impact of the caravan storage.

Euxton Parish Council does not make any comments on the application.

No comments have been received from LCC (Highways). Any received will be reported in the addendum.

Representations A total of 32 letters of support have been received as well as petitions containing the signatures of 161 people expressing their support for the application. The letters include expressions of support from Stewart Longton Caravans, Barrons Caravans and CaSSOA (Caravan Storage Site Owners Association). The contents of these expressions of support can be summarised as follows: -

- The caravan industry is growing and requires resources to support it.
- There is a move within the insurance industry for caravans when not in use to be stored on secure CaSSOA sites.
- Most sites in the area are operating to capacity.
- Storage on secure sites reduces crime.
- The access from Runshaw Lane is acceptable and does not need upgrading.
- If caravans cannot be stored at Park View, many owners will have to consider selling their caravans and not therefore enjoy holidays in this country.
- Caravans may be forced to be parked on driveways, which may contravene covenants and result in increased levels of crime and vehicles parked on roads increasing danger to highway safety.
- There are very special circumstances and the caravan storage is not detrimental to the Green Belt.
- The site is off the main road and screened from view by mature trees.
- The site is pleasant to visit to prepare caravans for holidays.
- Other storage sites are not within easy travelling distance for many caravan owners.
- The recent closure of the Tracy's Garage site in Leyland has resulted in caravan owners having to find new sites with caravans being stored on driveways in the interim, which causes problems with neighbours.
- If caravans are stored on driveways, when holidays are taken, the fact that the caravan is away advises potential burglars that a property is empty.

A total of 15 letters of objection have been received. One of these letters was forwarded to the Council from Lindsay Hoyle MP. The contents of the expressions of objection can be summarised as follows: -

- The area is designated Green Belt and caravan storage is commercial development contrary to Green Belt Policy.
- The applicants "special circumstances" do not justify the granting planning permission for the development.
- The caravan storage cause harm to residential amenity by virtue of overlooking and loss of outlook.
- The site is clearly visible from neighbouring properties, farmland and the public footpath through Bournes Farm.
- The use would cause harm to highway safety.
- Proposed screen planting will take many years to become established.
- It is unlikely that the translocation of the existing hedge will be successful.
- Caravan storage has no place in the Green Belt considering the availability of existing specialist storage sites in the Green Belt.
- A dangerous precedent will be set if planning permission is granted retrospectively.
- The white and pale coloured caravans are of materials that can be seen from all directions and are an inappropriate and unacceptable feature in the landscape.
- The movement and parking of caravans creates noise as does the use of the site as a picnic ground and meeting place for caravan owners which introduces a leisure use behind the existing houses.
- The stored caravans present a fire hazard.
- There are serious concerns about the sanitary provision and how waste and effluent is disposed of.
- The fundamental principles remain unchanged from the previous applications and appeals.
- The caravan storage impacts on the social and emotional welfare and privacy of the residents living in adjacent properties.

Assessment

The main issues to be considered are whether or not the development is inappropriate in the Green Belt and if so whether very special circumstances exist which outweigh the presumption against such development, the effect on highway safety and whether the amenities of local residents are adversely affected.

The storage of caravans is not expressly in any of the categories of appropriate development in the Green Belt given in Policy DC1 or in PPG2. Paragraph 3.5 of PPG2 advises that essential facilities should be genuinely required for uses of land, which preserve the openness of the Green Belt and do not conflict with the purposes of including land within it. In paragraph 3.8(b) of PPG2, extensive external storage is exemplified as a feature conflicting with the openness of the Green Belt hence it is clear that caravan storage does not fall within any category of appropriate development referred to in either national or local Planning Policies.

Only appropriate uses of land, which do not harm the character, appearance, and openness of the Green Belt will therefore be permitted in such areas. The storage of caravans on the land is a prominent feature in this rural area, even more so than the concentration of 30 additional caravans within the applicant's residential curtilage proposed by the 2005 application, as the caravans would be spread over a larger area of the site.

It is therefore considered that the open storage of caravans in the Green Belt is inappropriate development and it is worth noting that the applicant does not dispute this particular point.

With regard to the applicant's argument that very special circumstances exist which would justify the granting of planning permission in the Green Belt for caravan storage, this is not considered to be the case. The applicant also asserts that the Inspector did not fully consider the merits of the case and whilst it was thereafter open for the Inspector's decision to be challenged, this never occurred. Nonetheless, the applicant's points, which have been summarised above, add little to those forwarded in support of the application at the appeal hearing other than the fact that the Tracy's Garage site will be closing resulting in the loss of storage space for 28 caravans and support for the caravan storage is expressed by Lancashire Rural Futures and CaSSOA.

The volume of representations made in support of the application express concerns at the loss of the site and many of these letters come from the owners of caravans stored here. It is not disputed that there are limited facilities for caravan storage but this is certainly not an argument of sufficient weight to override the presumption against caravan storage in the Green Belt nor is the displacement of caravans from the site.

In light of the Inspector's decision on the previous application, it is still considered to be the case that the special circumstances forwarded in support of the application by the applicant still do not justify granting planning permission for a land use which is at odds with the objectives and guidance contained in PPG2 and Policy DC1.

It is considered that the storage of 35 caravans spread out over the site would undoubtedly increase the massing and visual impact of the caravan storage thus lessening the openness of the Green Belt, which paragraph 1.4 of PPG2 advises is its most important attribute. The presence of the caravans in the landscape will increase significantly during the autumn and winter months due to tree leaf fall. Aside from this, the concept of "openness" in Green Belt terms can be considered to mean freedom from development, which is only in part concerned with the degree of visibility.

Although 10 caravans can be stored lawfully these numbers mean that their impact is very limited. It is not considered that the storage of a total of 35 caravans spread over all of the site would have a lesser impact on the Green Belt than 10 caravans stored only within the residential curtilage. In addition the storage of a larger number of caravans would lead to a greater number of vehicular movements, which would be detrimental to highway safety.

It is not considered that a landscaping scheme could adequately mitigate these harmful effects. The fact that a site is well screened, or out of sight, does not overcome the fact that the development is by definition inappropriate and it certainly would not outweigh the harm that is caused to the Green Belt by virtue of inappropriateness.

Notwithstanding the above, Members should be aware that to approve such a land use in the Green Belt which is contrary to PPG2 would put the Council in a weak position if similar proposals were to come forward as a dangerous precedent would have been set wherein the Council would find it incredibly difficult to refuse other caravan storage sites in the Green Belt. Such a situation could potentially have a devastating effect on the areas of Green Belt within the Borough by facilitating a gradual erosion of the attractive open rural areas that characterise Chorley. It is not therefore considered that there are any very special circumstances that would warrant approval of the proposal in contravention of normal Green Belt Policy.

Access to the site is restricted in terms of width and visibility and slow moving vehicles such as caravans increase the risk to highway safety. The applicant has a Deed of Option on the land adjacent to the access, which would enable the provision of junction improvements if permission were to be granted. These junction improvement works were seen as mitigating highway safety concerns at the previous appeal hearing and in normal circumstances, if it was considered to be reasonably likely that the applicant could undertake the works by securing the land, the imposition of a Grampian style condition could be used. In essence, this would require the works to the junction to be carried out in accordance with the plans before the development for which permission was granted is implemented. This means that if the applicant is not able to undertake the said works for example by not being able to secure the land necessary, the development could not commence and the permission would eventually expire without any harm being caused. However, in his decision, the Inspector noted that the appeal related to the continuation of a use already taking place hence in those circumstances, a Grampian style condition would be unenforceable and inappropriate as without securing the junction improvements, its increased use would increase the danger to road users.

As the use of land is already taking place, the circumstances remain the same hence as per the appeal against the 2005 refusal, the imposition of a Grampian style condition, as suggested by the applicant is therefore unenforceable and moreover inappropriate. Notwithstanding this, because of its nature and maturity, the successful relocation of the existing hedge along sections of Tithe Barn Lane and Runshaw Lane that is necessary to secure appropriately improved junction radii and visibility splays cannot be guaranteed. A newly planted hedge would take time to mature hence the potential loss of the existing attractive hedge would add to the harm to the visual amenities of the locality.

Turning to residential amenity, it is not considered that the caravan storage causes undue harm to the amenities of nearby residents in terms of disturbance arising from coming and goings

to the site and harm to outlook. The Inspector concurred with this view in his decision on the 2005 application.

Conclusion On the basis of the above, it is considered that the caravan storage is inappropriate development in the Green Belt and that there are no “very special circumstances” to justify granting planning permission whilst the use also results in detrimental harm to highway safety. It is therefore recommended that planning permission be refused.

Recommendation: Refuse Full Planning Permission

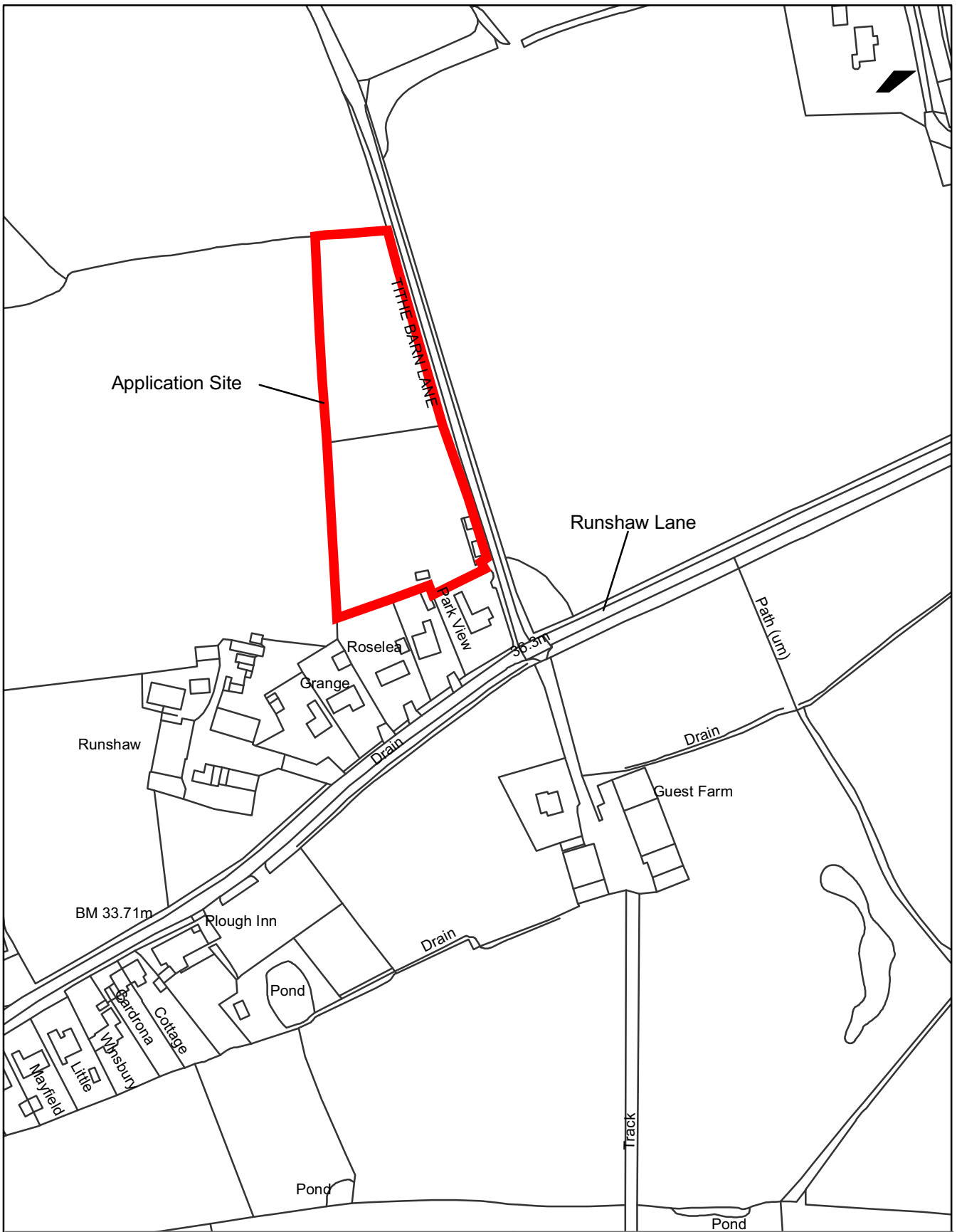
Reasons

1. The site is located within the Green Belt wherein caravan storage is not expressly in any of the categories of appropriate development allowable in such areas given in Policy DC1 of the Chorley Borough Local Plan Review, Policy 6 of the Joint Lancashire Structure Plan and PPG2. Caravan storage is therefore by definition inappropriate development and as such, very special circumstances must exist in order to justify planning permission being granted. In this case, the very special circumstances advanced in support of the application are not considered to be of sufficient weight to justify planning permission being granted.

2. The caravan storage results in detrimental harm to the open rural character and appearance of the Green Belt and is therefore prejudicial to the purposes land being included within the Green Belt, contrary to Policy DC1 of the Adopted Chorley Borough Local Plan Review, Policy 6 of the Joint Lancashire Structure Plan and PPG2.

3. The imposition of a Grampian style condition to secure the proposed highway junction improvement works would be unenforceable and therefore inappropriate as the use to which this application relates is already taking place. Given the vehicular access to the site is as existing substandard in terms of width and visibility, the increased vehicular movements are likely to increase the risk of accidents to the detriment of highway safety, contrary to Policy TR4 of the Adopted Chorley Borough Local Plan Review if the said works were not carried out.

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 Director of Development and Regeneration
 Chorley Borough Council

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Application Number:
07/00453/COU

Grid Ref:
E: 353850
N: 419724

Scale:
1:2,500

Agenda Item No.
B. 6

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Item B. 7 **07/00497/FUL** **Permit (Subject to Legal Agreement)**

Case Officer **Caron Taylor**

Ward **Euxton South**

Proposal **Erection of two new dwellings,**

Location **Land Rear Of 31 To 39 Park Avenue And North Of 173 Wigan Road Euxton**

Applicant **Mr Robert Green**

Proposal: The application is a full application for the erection of two detached dwellings with integral garages. Both dwellings will have five bedrooms and will be built of brick with a slate roof.

The nearest point of the dwelling proposed to the north of the site will be set back approximately 30m from Wigan Road, while the one to the south will be set back nearly 34m. There is an existing private access from the A49 that serves 173 Wigan Road, which will also serve the two dwellings now proposed.

Background: The application site is situated in the valley bottom adjacent to Wigan Road, Euxton at the point in the road where it dips down to Chapel Brook. The site itself is relatively flat although starts to rise up to the south as the properties on Park Avenue are at a higher level than the application site, and drops down to the brook which runs east to west to the north of the site. To the east of the site is an elevated pipeline, pumping station and control building.

Planning History: There have been a number of planning applications and appeals at the site:

Ref: 02/00882/OUT **Decision:** Refused
Decision Date: 9 July 2003
Description: Outline application for erection of 2 no. dwellings and construction of private drives, gates and associated landscaping

APPEAL ALLOWED

Ref: 03/00261/FUL **Decision:** Refused
Decision Date: 15 September 2003
Description: Erection of a detached dwelling
 (note: this application was determined by the Local Authority before the outcome of the above appeal was received)

Ref: 03/01018/CTY **Decision:** No objections
Decision Date: 22 October 2003
Description: Change of use of land to operational land & construction of control building with vent stack, new access, timber gate & local ground reprofiling (Lancashire County Council application)

Ref: 05/00081/CTY**Decision:** No objections**Decision Date:**

28 February 2005

Description:

To construct a pumping station, control building, hand railings, fencing, realignment of a section of pipe bridge, new access, local land reprofiling and associated fencing (Lancashire County Council application)

Planning Policy: GN1: Main Settlement Policy
GN5: Building Design
HS6: Housing Windfall Sites
LT15: Amenity Open Space
EP5: Wildlife Corridors

Consultations:Environment Agency

State that the site is partially within Flood Zone 3 but the application is accompanied by a flood risk assessment as required by PPS25: Development and Flood Risk.

Originally the Flood Risk assessment proposed that the house nearest the brook be set at 40.5 AOD. The Environment Agency considered that this would have put the dwelling as an unacceptable risk of flooding and the floor levels should be set no lower than 41.0m AOD in order to reduce this risk to an acceptable level. They now have no objection to the proposals provided a condition is applied that all floor levels shall be set at a minimum of 41 metres (AOD) and ground levels should not be raised adjacent to the brook in order to ensure the flood flow path is retained.

Lancashire County Council Ecologist

Recommended that an ecological assessment be undertaken to determine any potential impacts. There is an old stable block on the site which may be used as a roost by bats.

A bat survey has been received showing that there is no evidence of bats in the wooden building. Conditions regarding breeding birds will be applied to any permission.

United Utilities

United Utilities have amended their comments during the life of the application. They state that they do not intend to place any restrictions on Mr Greens' proposals to build over the sleeved section of the pumped main except where there is a risk of compromising the structural integrity of the main at the limits of the sleeved section. The front and rear elevation of the proposed properties immediately abutting the sleeved section of the pumped main should be set back a minimum of 4 metres from the end of the sleeved section. Amended plans have been received and the case officer has checked with the agent that the position of the dwellings comply with the above comments.

Lancashire County Highways

Asked for amendments to the entrance arrangements which have been received.

Planning Policy

The site for the proposed development is greenfield therefore residential development will only be permitted if the applicant can

comply with criteria (f) of Policy HS6 of the adopted Chorley Local Plan Review and demonstrate that there are no suitable previously developed sites in the settlement.

However, LT15 regarding amenity open space is also relevant. Even if the applicant can meet criteria (f) of Policy HS6, development on this site should be refused, as it would lead to the loss of amenity open space which makes a significant contribution to the character of the area.

Representations: Three letters of objection to the application have been received from residents of Park Avenue. Their objections can be summarised as:

- The area is a haven for local wildlife, especially jays;
- The site is a welcome open space on a very busy stretch of road;
- The proposed access is dangerous at the bottom of a hill, both north and south traffic is usually in excess of the 30 miles per hour speed limit;
- The size and scale of the house are out of context of the houses on Park Avenue;
- There are window in the properties that will overlook their properties and garden affecting their privacy;
- The houses will result in a loss of light to their garden and properties;
- The proposals will spoil their view;
- The site is the only open aspect space in the area and beneficial to many animals;
- The gable end of plot 2 will be close to the boundary of the properties and from currently looking at open land they will now be looking at a gable end or roof or rear of a property, severely affecting privacy, light and the visual aspect from the property;
- Planning permission has been refused on building on this land previously and there has been no change in circumstances.

Assessment:

Principle of Two Dwellings

There have been a number of applications for dwellings on this site in the past. The most significant of these being 02/00882/OUT - outline application for erection of 2 dwellings and construction of private drives, gates and associated landscaping, with approval sought for siting, the means of access and landscaping. The Local Planning Authority refused this application on 9th June 2003 on the grounds of highway safety and loss of amenity space. The applicant appealed against this decision.

Before the appeal was determined a further full application was submitted for a single dwelling on the site (03/00261/FUL). This was refused by the Authority on similar grounds to the previous application of loss of amenity space and in addition the Windfall Housing Supplementary Planning Guidance which had come into force at the time.

Following this second refusal the appeal decision for the 2002 application for two dwellings was received on 28th July 2004 (02/00882/OUT) and had been allowed. This outline permission granted at appeal is still extant and has therefore established the principle of two dwellings on the site. The current application is a

full application rather than reserved matters as the layout of the dwellings has changed.

In determining the appeal the inspector also considered issues that are relevant to the current application:

- Effect of the proposed development on the character and appearance of the this part of Euxton;
- The effect of the proposed development on highway safety and the free flow of traffic on Wigan Road.

Impact on Character and Appearance of the Area:

The appeal inspector stated in his decision report that the site is part of a break in the built form of Euxton. However, it is contained by the woodland, the railway embankment and the adjacent housing, and is not an extensive area of open land. The principal feature of the gap is the woodland in the vicinity of the site, which continues to the west of Wigan Road and it is this, rather than the appeal site, which provides a clear visual break between development to the north and south of the brook. Roadside tree cover augments this important contribution to the character of the area. The extent of the tree cover is such as to direct views from both the north and south along Wigan Road, and there are no long distance views into the site. In the valley bottom the grassed area to the south of the brook is clearly seen, but this is restricted to a short length of Wigan Road. Given the extent of tree cover in the area, the inspector anticipated that views towards the site will still remain restricted after leaf fall and the appeal site does not make a significant contribution to the character of the area, either individually or as part of a wider network of open space. Consequently, the inspector did not find that it is amenity open space of the type which Policy LT15 of the Local Plan seeks to protect.

He went on to say that the proposed houses would be sited back from the highway in line with the existing houses to the south on Park Avenue. As they would be set back into the site and the existing tree cover directs views along Wigan Road, the inspector did not consider that they would be prominent or intrusive features along this stretch of road. He concluded that the appeal site does not make a significant contribution to the character of the area, and that the proposed development would not be damaging to the character and appearance of this part of Euxton.

It is considered therefore that as the current dwellings are to be set back from Wigan Road and that the outline permission on the site is still extant that impact on the character and appearance of the area could not be a reason for refusal.

Highway Safety

With regards to highway safety and the free flow of traffic the inspector also considered this aspect of the site at the appeal. Adequate visibility at the site onto the A49 had already been accepted by the Highways Authority, however they were concerned about the prospect of parking on Wigan Road and the effect of this and the increased level of usage of the access on highway safety and the free flow of traffic. The inspector noted there would be parking and turning space within the curtilages of both houses and he considered that it more likely that vehicles would be left in the proposed cul-de-sac than on the main road and that the modest level of traffic generated by the proposal

would not increase the prospect of conflict on Wigan Road. He concluded that the proposed development would neither reduce highway safety nor impede the free flow of traffic on Wigan Road.

Access to the site from Wigan Road, has therefore been established by the appeal decision.

Design and Appearance

The dwellings have been designed to pick up the theme of number 173 Wigan Road to south, which is accessed by the same access of Wigan Road. This property is at a higher level than the current application site and the two dwellings proposed would not be viewed together directly with this property, however is not considered that the design of the dwellings is unacceptable. There is a wide variety of housing types within Euxton and the dwellings will not be set within a traditional street setting. The properties on Park Avenue have their rear elevations facing the site and are at a higher level, so the dwellings will not be viewed directly in the context of these properties. Samples of materials will be conditioned to be approved by officers.

Neighbour Amenity

The nearest neighbours to the application site are the properties on Park Avenue to the south. The rear gardens of these properties back onto the application site but are at a higher level than the site itself. The nearest of the proposed dwellings to these properties is that proposed on plot 2. This dwelling will have lowered eaves at the front with the use of dormers in the front elevation. In the side (south) elevation is a door at ground floor level and a window at first floor. However, this window will serve a bathroom and an obscure glazing condition can be applied to it to prevent overlooking to the properties on Park Avenue. All windows to habitable rooms will face east or west.

Although the properties on Park Avenue will look onto the proposed dwellings, the scheme will not result in direct overshadowing, as they will be due north of the properties on Park Avenue. In addition, the properties on Park Avenue are at a higher level than the application site and the principle of two dwellings on the site has already been established by the appeal.

One of the objectors has commented that there is a window above the garage of the dwelling on plot 1 that will look over their property and garden. However, this window will be over 30m away from their garden boundary, well in excess of the Council's interface guidelines and is not directly facing the property.

Ecology

A bat survey has been submitted and has found evidence of bats in the old stable block on the site. The appeal inspector did not consider that the proposed development would prejudice the integrity of the wildlife corridor and the proposals would not conflict with Policy EP5. It is not considered that there has been a change in circumstances on the site in this respect since the appeal decision, especially as United Utilities has undertaken significant works on the site since the appeal.

Commuted Sum

As this application relates to two new dwellings there is a requirement for a financial contribution towards equipped play

space of £4798. This can only be secured through a Section 106 agreement.

Conclusion:

The fact that there is extant outline permission for two dwellings on this site, granted on appeal, has established the principle of the development. The design of the dwellings is considered acceptable, as they will not be viewed directly in the context of the properties on Park Avenue, which are at a higher level and whose rear gardens face the application site. In addition, there are a wide variety of house designs in the immediate area. In terms of neighbour amenity and proximity to the properties on Park Avenue, the layout of the proposed dwellings does not differ significantly to that allowed by the extant outline permission. In addition, the dwellings proposed will be to the north of the properties on Park Avenue and will be at a lower level. It is therefore considered that the proposals comply with policy HS6.

The application is therefore recommended for approval subject to conditions and the signing of a Section 106 agreement for a financial contribution towards equipped play space.

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

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

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

2. Neither of the dwellings hereby permitted shall be occupied until the site access has been altered in accordance with the approved plans.

Reason: In the interests of highway safety and in accordance with Policy TR4 of the adopted Chorley Borough Local Plan Review.

3. That part of the access extending from the kerb line/edge of carriageway for a minimum distance of 5 metres into the site shall be paved in permanent construction, in accordance with details to be first approved in writing by the Local Planning Authority, before the access is used for vehicular purposes.

Reason: To prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to other road users and in accordance with Policy No. TR4 of the Adopted Chorley Borough Local Plan Review.

4. All floor levels shall be set at a minimum of 41 metres (AOD). Ground levels should not be raised adjacent to the brook in order to ensure the flood flow path is retained.

Reason: To reduce the danger to intended occupants of the buildings from potential flooding.

5. 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.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or any subsequent re-enactment thereof, no extension to the

dwellings, outbuildings, or other works permitted by Schedule 2, Part 1, Class A, B, C, D or E shall be constructed or erected without express planning permission first being obtained (other than those expressly authorized 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.

7. The site shall be drained on separate systems for foul and surface water, and no surface water shall enter the foul water system.

Reason: To ensure a satisfactory means of drainage in accordance with Policy Nos. 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. 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. Before the development hereby permitted is first commenced, full details of the position, height and appearance of all fences and walls to be erected to the site boundaries (notwithstanding any such detail shown on previously submitted 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, in accordance with Policy No. GN5 of the Adopted Chorley Borough Local Plan Review.

11. All windows in the south elevation of the first floor of the dwelling on plot 2 (shown as a bathroom on the approved plans), 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 and HS4 of the Adopted Chorley Borough Local Plan Review.

12. Notwithstanding the provision of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order, with or without modification), no windows other than those expressly authorised by this permission, or as subsequently agreed in writing by the local planning authority, shall be inserted or constructed at any time at first floor level or above in the south elevation of the dwelling on plot 2 hereby permitted.

Reason: To protect the amenities and privacy of the properties on Park Avenue.

13. 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.

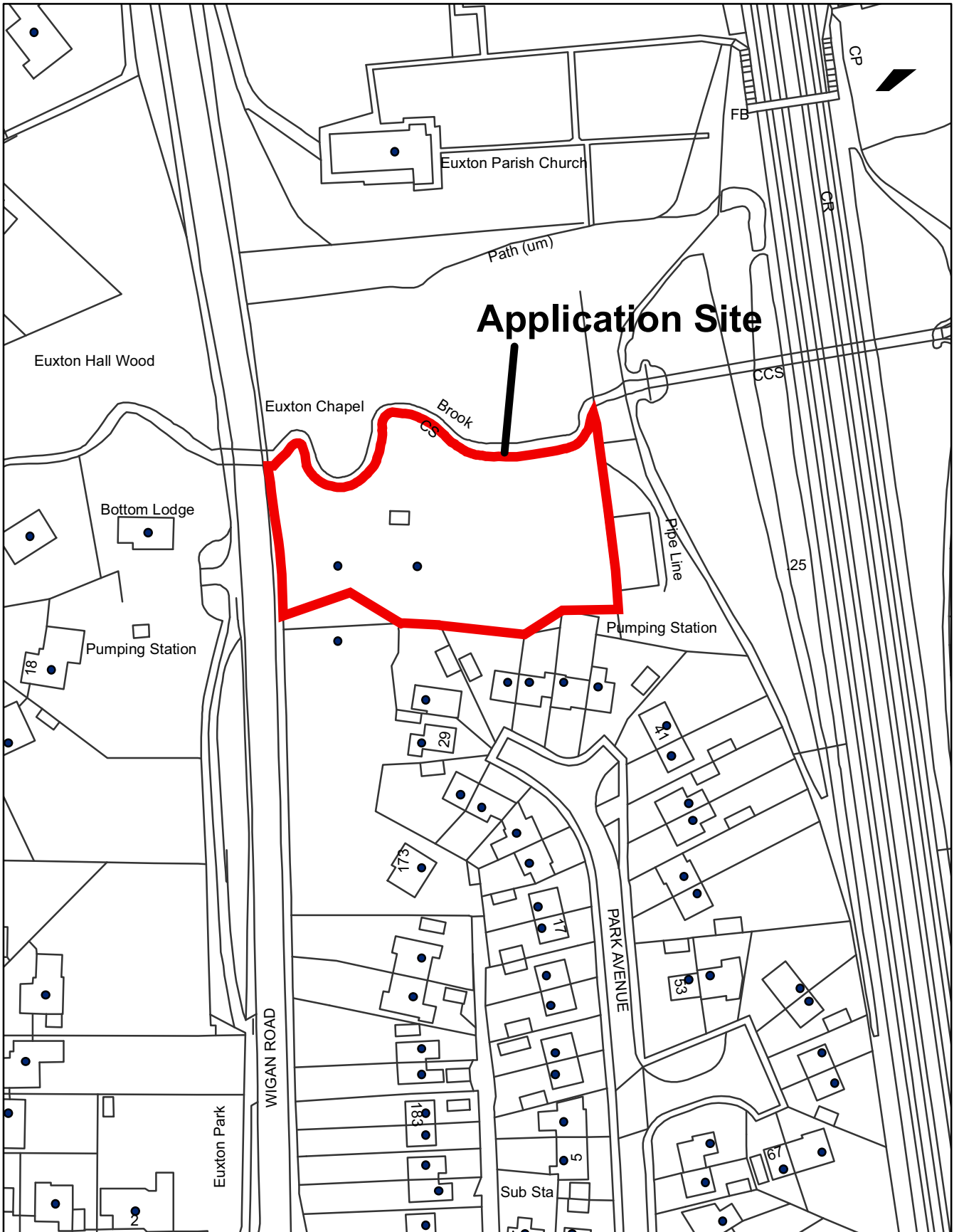
Reason: To ensure a satisfactory form of development in the interest of the visual amenity of the area and in accordance with Policy No. GN5 of the Adopted Chorley Borough Local Plan Review.

14. All planting, seeding or turfing comprised in the approved details of landscaping as shown on the submitted plans 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.

15. 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 No. HS4 of the Adopted Chorley Borough Local Plan Review.



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

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Application Number:
07/00497/FUL

Grid Ref:
E: 355551
N: 418847

Scale:
1:1,250

Agenda Item No.
B. 7

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Item B. 8	07/00499/OUT	Outline App Permitted with Legal Agmnt
Case Officer	Mr Andy Wiggett	
Ward	Heath Charnock And Rivington	
Proposal	Outline application for the erection of one bungalow	
Location	Land 20m North East Of 35 - 37 Chorley Road Heath Charnock Lancashire	
Applicant	Mrs Davis	
Proposal	<p>The application relates to a piece of backland off the main A673 Chorley Road. It is currently used for car parking and a garage. The land is approached up a narrow access track which functions as a bridleway although not recorded as such on the definitive map. The site is enclosed by housing, that to the rear on Waterford Close is at a higher level whilst the land itself rises from Chorley Road. The application indicates the siting of a bungalow with its access and all other matters being reserved.</p>	
Policy	<p>In the Local Plan the following policies: GN5 - Building Design, HS4 – Design and Layout of Residential Developments, HS6 – Housing Windfall Sites and TR4 – Highway Development Control Criteria.</p>	
Planning History	<p>In March this year planning permission was refused for an outline application for two semi-detached dwellings on the site. The reasons were, highway safety connected with the access out onto Chorley Road and a cramped form of development which would affect the amenity of surrounding houses.</p>	
Consultations	<p>The Parish Council consider that the application should be refused along the lines of the previous application due to the detrimental effect on highway safety and the conflict with the bridleway. Lancashire County Council Highways – as there is an existing vehicular access at this point, we have no comment or observation.</p> <p>The definitive map records the bridleway as terminating 25m to the north west of the A673. It is probable that a right of way exists over the 25m which is not shown on the map. The applicant needs to be made aware of their obligations with regard to this in terms of avoiding obstruction, the need for permission to divert it or change the surface of it.</p> <p>Ramblers Association – provided provision is made for the retention of the footpath, no objections.</p>	
Representations	<p>One letter of objection has been received from a neighbour</p> <ul style="list-style-type: none"> • The erection of a bungalow would have a significant impact on my property • The applicant states that she owns the land needed to access the land. Cannot see how the bridleway can be used as access to the site. • Where will the cars currently parked on the land go to if the site is developed? Cars from Chorley Road currently park 	

at the end of Waterford Close which cannot accommodate any more vehicles.

Applicants Case

- Layout determined by need to achieve minimum space requirements between new and existing buildings and the aspect from habitable rooms.
- The scale is consistent with a small residential unit and fits comfortably with its surroundings.
- The existing access into the site is utilised. There is safe access onto the mini roundabout. The private drive may be hard paved but dealt with at the reserved matter stage.
- Pedestrians will share the private driveway into the housing site or continue up the public footpath.

Assessment

The main issues to consider are: impact on the amenity of adjoining houses and access arrangements. Each is dealt with in turn.

Impact on the Amenity of Adjoining Houses

To the north east the site is screened by a 2m high fence. The closest distance to the property on Waterford Close from the footprint of the bungalow shown is 11.5m, which together with the fence, is considered a satisfactory distance to preserve amenity. The distance to no.35 Chorley Road is 12m and no.37 is 9.8m. It will be necessary, however, when considering the reserved matters to ensure that habitable room windows are only located on the north west and south east elevations. Fencing or walling along the boundary with no.35 Chorley Road should prevent overlooking of the garden.

The bungalow is shown as having a hipped roof which should assist in reducing any impression of overdominance over the property on Chorley Road. This aspect will need to be conditioned as the applicant has reserved the design of the dwelling.

Access arrangements

The County Highway Authority were concerned with regard to the previous application on the site that the point of access was completely unsuitable and would need changes to the mini roundabout. However, they have changed their view following the reduction to one dwelling and the fact that the site is currently used for car parking. There will, in effect, be an exchange in vehicle movements from the parked cars not associated with the site to cars associated with the bungalow.

There were also concerns about extra vehicles on the bridleway but this may not now be the situation although the applicant will have to liaise with the Public Rights of Way Officer regarding any changes contemplated. Vehicles using the bridleway will be in no different situation from shared surfaces found elsewhere in housing layouts.

Conclusion

By reducing the number of dwellings and proposing a bungalow the applicant has been able to demonstrate a means of overcoming the Local Planning Authority's previous objections.

The County Highway Authority have changed their advice and are now advising that the proposal would be acceptable from a highway point of view. The principle of allowing the land to be developed for a bungalow positioned as indicated in the application is now acceptable but a Section 106 agreement will be required as a contribution to open space provision.

**Recommendation: Outline App Permitted with Legal Agmnt
Conditions**

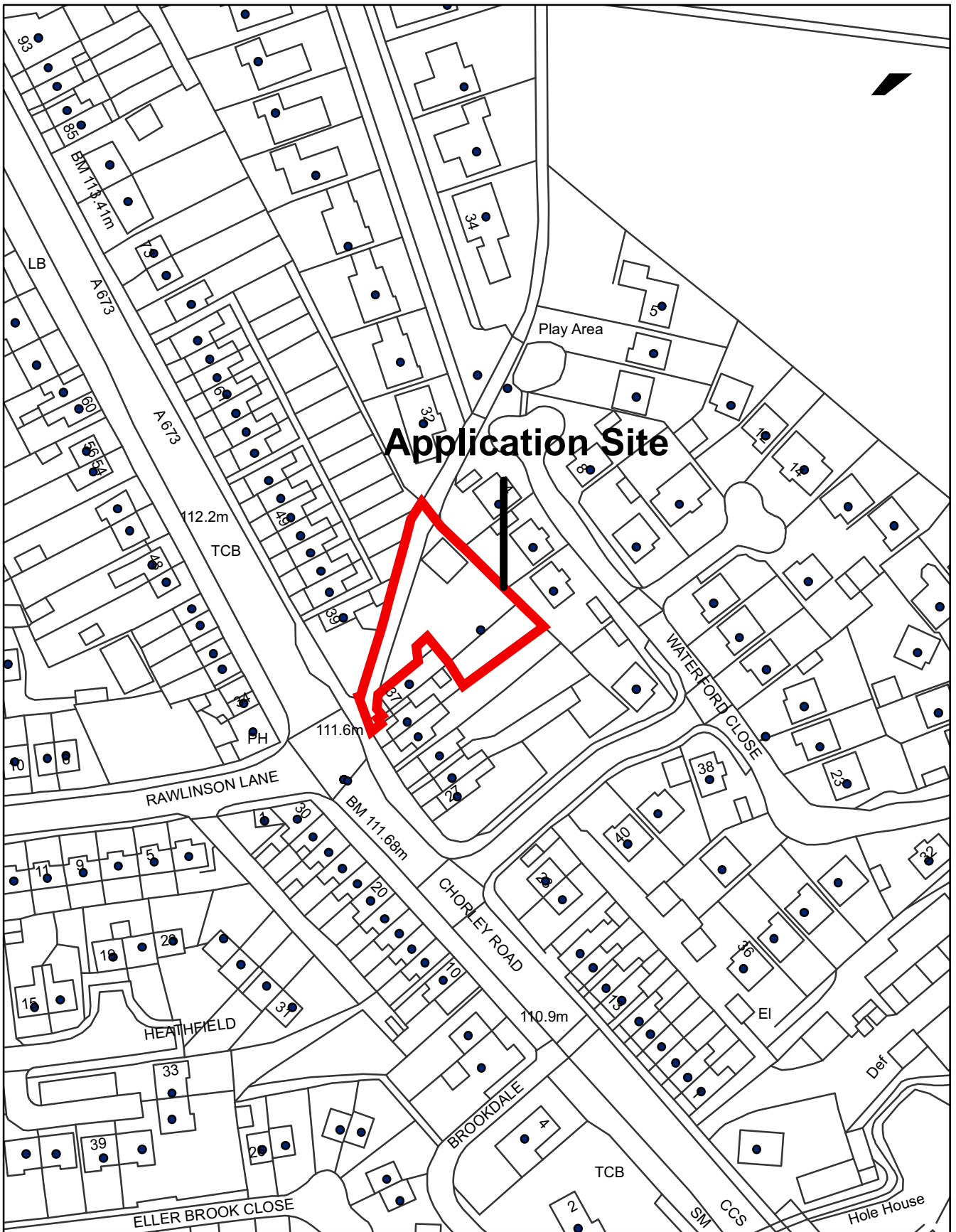
1. The proposed development must be begun not later than three years from the date of this permission.

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

2. Before the development hereby permitted is first commenced, full details of the following reserved matters, design, external appearance and landscaping 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.

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<p>Application Number: 07/00499/OUT</p>	<p>Grid Ref: E: 350081 N: 414207</p>	<p>Scale: 1:1,250</p>	<p>Agenda Item No. B. 8</p>

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Item B. 9	07/00500/FUL	Permit (Subject to Legal Agreement)
Case Officer	Mr Andy Wiggett	
Ward	Clayton-le-Woods And Whittle-le-Woods	
Proposal	Demolition of existing buildings, removal of trees and the erection of eight dwellings.	
Location	352 Preston Road Clayton-Le-Woods Chorley PR6 7JE	
Applicant	Wainhomes Developments	
Proposal	<p>The application involves the demolition of no.352 Preston Road and the erection of eight dwellings on the site of it and the large garden surrounding the traditional two storey house. It is proposed to erect two dwellings at three storeys in height on the site of the house and a further five three storey dwellings and two two storey dwellings in the garden area. The density will be at 42.7dwellings per hectare.</p> <p>The site is largely screened from Preston Road by a substantial hedge and slopes down from the road to the Carr Brook. On the south side of the site is a garage with car sales and parking on the frontage and a factory carrying out sheet metal work. To the north is a bungalow with its own large garden and the grounds of St Bede's Parish Hall. To the east , across the brook, is protected amenity open space.</p>	
Policy	In the Local Plan Policies GN1 – Main Settlements, GN5 – Building Design, HS6 – Housing Windfall Sites, HS8 – High Density Development, TR4- Highway Development Control Criteria	
Planning History	No relevant planning history	
Consultations	<p>Whittle-le-Woods Parish Council – objects to the building of three storey properties as they are not in keeping with surrounding properties. Objection is also made to the felling of healthy trees on the site.</p> <p>Clayton-le-Woods Parish Council - objects on the grounds of traffic problems associated with the already busy A6 Preston Road and next to Swansey Garage where traffic and parking problems already exist. Over-development of the site and a number of shrubs and trees will be destroyed with their wildlife habitat. Increase in pollution from extra traffic.</p> <p>Director of Streetscene Neighbourhoods & Environment Directorate – In accordance with guidance in PPS23 the applicant should undertake a desktop study and site walkover to identify any potential sources of land contamination. If the potential for contamination is confirmed identification and appraisal of options for remediation needed. The applicant should ensure access for refuse and recycling collection vehicles and suitable storage areas for wheeled bins and recycling containers.</p> <p>Lancashire County Council Highways - do not object in principle but do object on several specific highway points as follows: plot 1 has no parking, plot 3 has no parking space, plots</p>	

8/9 have parking shown at the top of the junction which could lead to conflict with the access onto the A6, the bays for plots 8/9 are too tight up to the highway, the road area is not suitable for adoption, need details of a maintenance agreement, the design of the scheme needs to indicate that the access road into the site can be constructed at less than 5% gradient for 12m, there needs to be provision for refuse collection.

Environment Agency – objects as the application has been submitted without a flood risk assessment as part of the site is within a Flood Zone 3. The absence of a FRA is a reason to refuse the application following the guidance in PPS25.

Representations

One letter of objection received on the grounds of enough new estates in Clayton-le-Woods and Whittle-le-Woods without building any more.

A letter from the adjoining property commenting that they have no problems with the submitted plans but are concerned about the access point as this is onto a dangerous road

Applicant's Case

- There is a wide variety of house types along Preston Road each distinctive with its own appearance, the development is, therefore, appropriate in this location.
- In planning policy terms, the site is within a main settlement, designed to meet the criteria set out in the Local Plan policies and at a suitable density.
- The site is in a sustainable location on a main bus route.
- Only garden trees and shrubs will be removed, the mature trees on the perimeter will remain and a landscaping scheme will be put in place with additional planting.
- There will be a mix of dwelling types giving choice in the housing market.
- Access to the site will be provided by a private access way with a private management scheme in place.

Assessment

The main issues to consider are Design and Appearance and effect on the Streetscene, Neighbour Amenity, Flood Risk, Highway Safety and Environment. These are dealt with in turn.

Design and Appearance

The proposed development will create its own identity even though there will be three storey houses in the layout. The property along Preston Road varies in height and style such that there are no predominant features which need to be followed. The house at the entrance to the site is gable end on to Preston road and the applicant has amended the detailing on this wall to provide more interest rather than present just a blank appearance. The layout now indicates a dedicated refuse collection point to enable refuse vehicles to park on Preston Road and collect from there.

The density of development at 42.7 dph is a relatively high density but allows for the layout to be open with usable amounts of private garden space and off street parking.

A part of the hedge along the boundary of the site will have to be removed to allow for the new access into the site but a proportion can be retained and this should be conditioned. The existing

access to the house on the site should be closed and the hedge extended across it.

Approaching the site along Preston Road, the three storey house will act as a marker for the development but the character of the street at this point is dominated by the Swansea Garage and its clutter. The houses on the other side of the road are set back behind a landscaped verge and do not contribute to any sense of place.

Neighbour Amenity

The nearest property is no.364, a large bungalow set back from the road with a large garden. The side elevation of the bungalow would be 11m from the rear of the Dunham house type which has a landing window and bathroom window only on it. The nearest building to the Swansea Garage will be the double domestic garage of the new development with the three storey house 12m away. The sheet metal fabricators on Swansea Lane is some 2m away from the blank elevation of the Longshaw house type. On the site visit there was no noise coming from the building but were there to be any noise problems arising from the works in the future, this would have to be dealt with by other legislation rather than planning.

Flood Risk

The applicant has been made aware of the objection from the Environment Agency and has amended the layout to meet their objections.

Highway Safety

The layout has been amended to take account of the requirements of the Environment Agency and this has necessitated the deletion of one housing plot and thus satisfy the objections regarding parking raised by the Highway Authority. A condition is proposed to deal with the issue of access onto the A6. The applicant has provided a draft of an agreement with a private maintenance company which provides for the maintenance of the roads within the layout and for a refuse collection point where bins are to be placed for the Local Authority.

Environment

The history of the site has been examined on the basis of the historic Ordnance Survey maps commencing with the late 1900s and it has always been an orchard and garden. As a result there will be no problems of contamination from previous uses. The site has the characteristics of a domestic garden with shrubs in it. It is not considered that their removal to be replaced by new gardens will represent sufficient an environmental loss as to justify a refusal.

Conclusion

This development represents a windfall site on previously developed land. Following the Council's decision in November 2006 to allow developments of less than 10 dwellings, sites of this nature will allow a local builder to construct houses on a small sustainable site. The plans have been amended to overcome issues raised through the consultation process. The scheme is

now acceptable.

**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 submitted plans, as amended on 4th July 2007.

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

3. 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.

4. 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.

5. No development shall take place until a plan and section of the access into the site from the A6 Preston Road indicating a 12 metre long stretch of highway at less than 5% gradient has been submitted to and approved in writing by the Local Planning Authority. No part of the development hereby permitted shall be commenced until the junction has been constructed in accordance with the approved plan.

Reason: To ensure that the development has a safe access onto the public highway and to comply with Policy TR4 of the Adopted Chorley Borough Local Plan Review.

6. Notwithstanding the submitted plan, the hedge along the perimeter of the site adjacent to the A6 Preston Road shall be retained, except for the necessary access into the site and visibility splays. The existing access into the site shall be closed and the perimeter hedge extended by planting across it.

Reason: In the interests of the visual amenity of the area and to comply with Policy EP9 of the Adopted Chorley Borough Local Plan Review.

7. 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.

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)

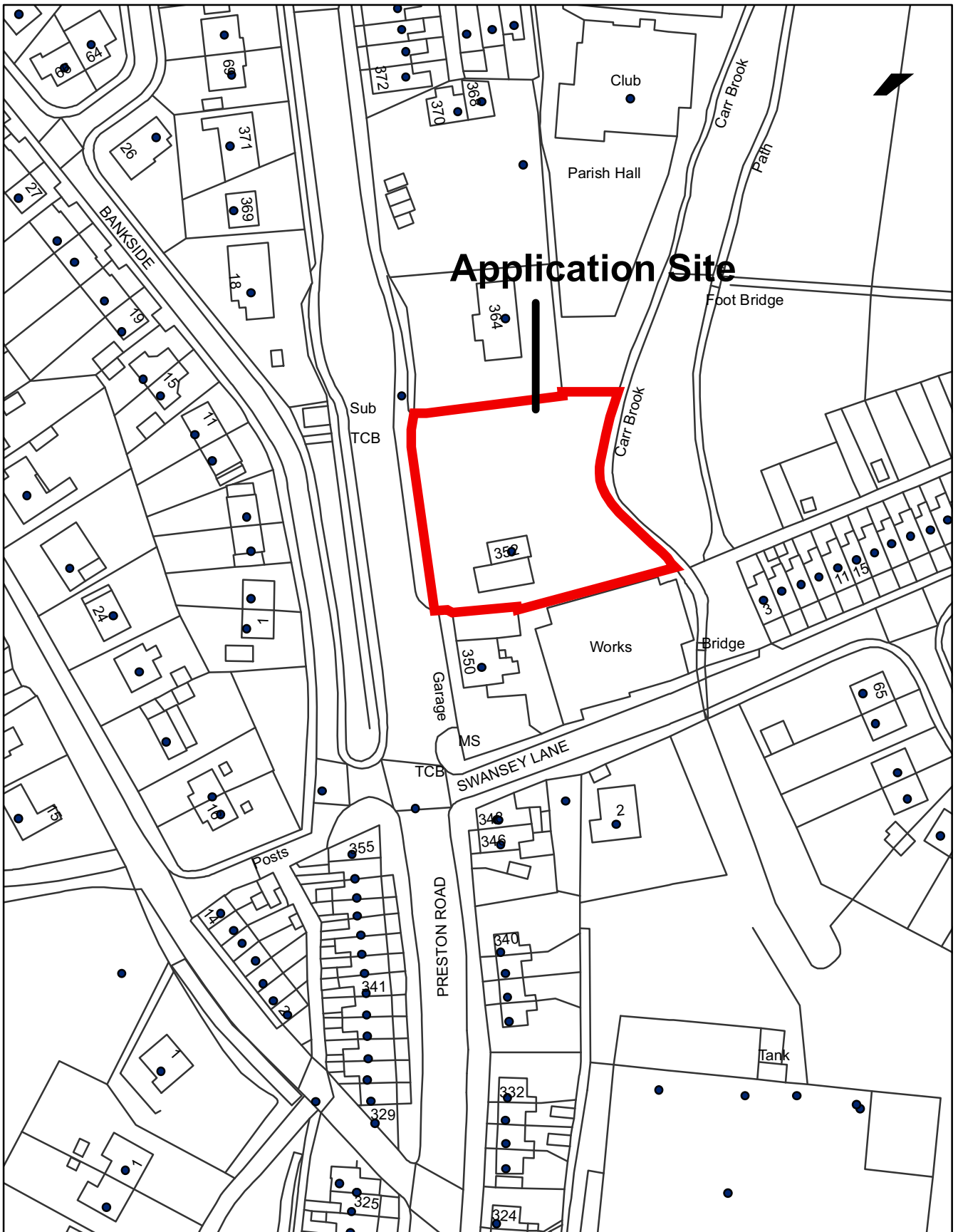
(notwithstanding any details shown on the previously submitted plan(s) and specification) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out using the approved external facing materials.

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

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<p>Application Number: 07/00500/FUL</p>	<p>Grid Ref: E: 357964 N: 412334</p>	<p>Scale: 1:1,250</p>	<p>Agenda Item No. B. 9</p>

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Item B.10	07/00521/CB3	Permit Full Planning Permission
Case Officer	Mr Andy Wiggett	
Ward	Coppull	
Proposal	Creation of three new ponds, 5 hectares of species rich grassland and various other improvements to nature reserve.	
Location	Hic Bibi Nature Reserve Hic Bibi Lane Coppull Lancashire	
Applicant	Chorley Borough Council	
Proposal	<p>The application relates to a scheme of ecological enhancement of the Hic Bibi Local Nature Reserve. This covers 0.5ha out of a total area of 8 hectares and involves the creation of three new wildlife ponds, scrub removal and exposure of clay substrates for species rich grassland colonisation. The works have been informed by ecological monitoring over 10 years by the Council's Ecological Consultant. The proposals have been assessed by them and in consultation with various local groups and specialists who support the project.</p> <p>The proposal is intended to:</p> <ul style="list-style-type: none"> • halt the processes of natural succession for the benefit of flora and fauna already living on the site, • create ponds and remove surface vegetation to expose clay substrates suitable for natural colonisation of species rich grasslands, • create extensive new breeding grounds for great crested newts, other amphibians and water voles, • safeguard the species rich grasslands, • improve the local environment. 	
Background:	<p>Hic Bibi Local Nature Reserve was a former brick works and clay quarry site which closed in 1959. The nature reserve was created on the site in 1997 when rubbish was cleared, paths and ponds created and new planting, fences and stiles provided. The site was designated as a Local Nature Reserve in September 2000 and is now one of the most ecologically sensitive nature reserves in the Borough of Chorley.</p>	
Policy	<p>PPS9 – Biodiversity and Geological Conservation. Joint Lancashire Structure Plan Policy 21 – Lancashire's natural and man-made heritage. Local Plan Policy EP2 – County Heritage Sites and Local Nature Reserves. Policy DC1 – Development in the Green Belt.</p>	
Planning History	<p>In 1996 Planning permission was granted for a change of use to a nature reserve. In December 2006 an application to create the ponds was withdrawn.</p>	
Consultations	<p>Lancashire County Council Ecology Unit, Natural England, Lancashire Wildlife Trust, Chorley Borough Council Contaminated Land Unit, Rambler's Association - without response.</p>	

Representations None Received

Applicant's Case

- The project has been carefully planned and thought through, the main aim being to improve the biodiversity of the site.
- All the relevant groups have been consulted and support the project.
- Guidelines from Natural England and the Wildlife and Countryside Act have been adhered to.
- A Great Crested Newt Conservation Licence has been obtained.
- The new ponds, scrub clearance and grassland colonisation have been designed to provide optimum habitats for Newts, Water Voles and other amphibians.
- A new ecological management plan will be produced in Autumn 2008.

Assessment

Impact on the Green Belt

The application is considered to come within the category of other uses of land which preserve the openness of the Green Belt and will secure nature conservation interest. The site is open to public access from several existing public footpaths. A hide has been constructed in order to watch the ponds but defined routes will be set out to avoid disturbance of fragile habitats or breeding birds or animals. None of this conflicts with Green Belt policy.

Impact on neighbour amenity

The proposals will have no impact on nearby residents, the nearest houses on Coppull Moor Lane are about 300m away.

Ecological Issues

The evolution of this project has followed a logical progression following ten years of monitoring and extensive consultation with local groups and specialists. All relevant biodiversity factors have been taken into account. Finally, when the works have been carried out a new ecological management plan will be produced.

Conclusion: The proposal is essential to provide ongoing habitat improvement and maintain a viable one to support great crested newts , water voles and other amphibians. The permission can be conditioned so that the project will be carried out in accordance with the agreed licence. The proposal complies with the relevant planning policies.

Recommendation: Permit Full Planning Permission Conditions

1. Once the site works are complete, an ecological management plan for the new and existing ponds and grasslands shall be prepared not later than the end of 2008 and submitted to and approved in writing by the Local Planning Authority.

Reason: to secure the proper management of the reserve and to comply with Policy EP2 of the Adopted Chorley Borough Local Plan Review.

2. The works to the ponds shall be carried in accordance with the Great Crested Newt Conservation Licence Application Method Statement.

Reason: To ensure the proper development of the site and secure the habitat of the protected species in accordance with Policy EP2 of the Adopted Chorley Borough Local Plan Review.

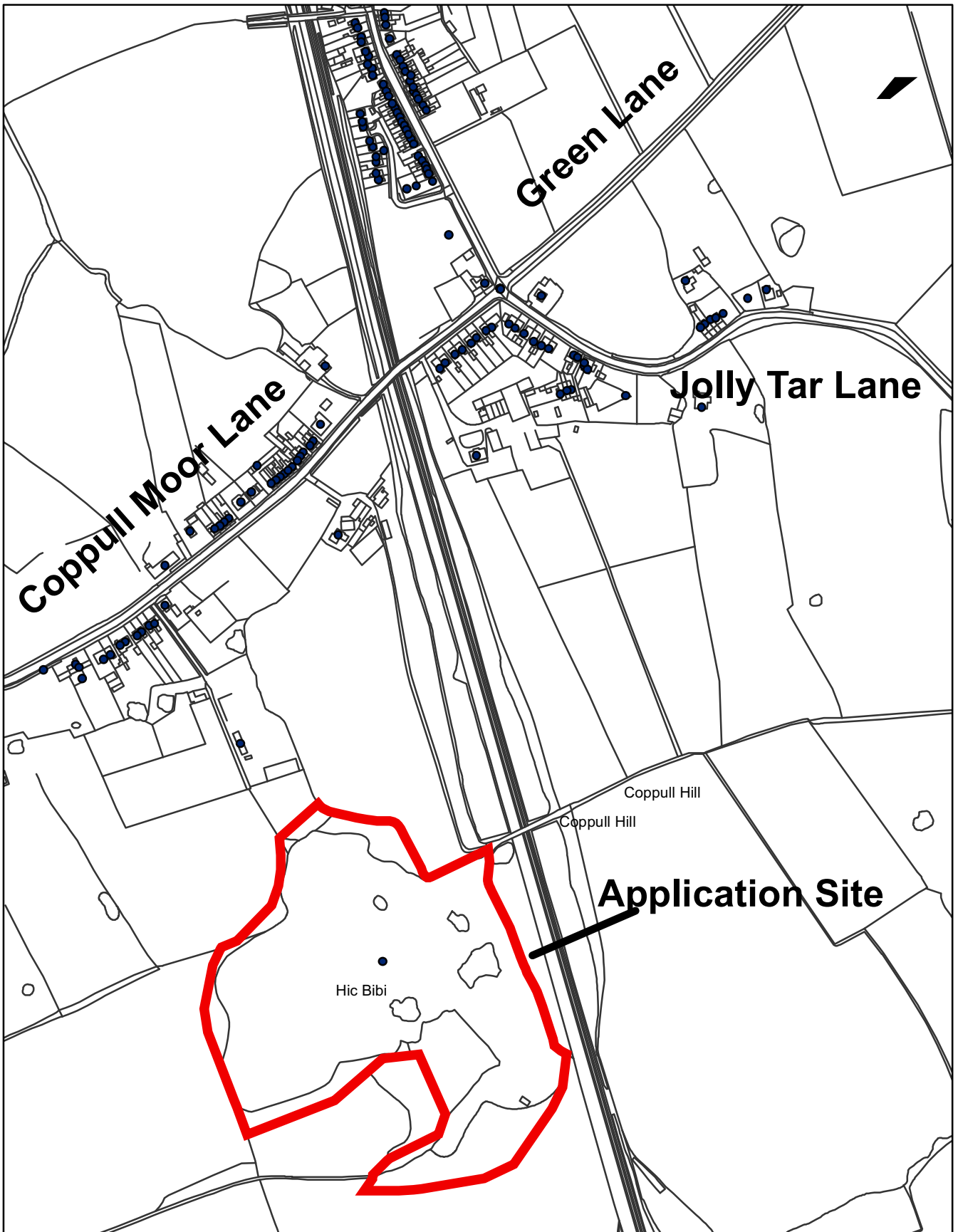
3. No works shall be carried out during the bird breeding season (March to July inclusive).

Reason: To prevent any adverse impact on nesting birds which the habitats on site support.

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

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

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Application Number:
 07/00521/CB3

Grid Ref:
 E: 356759
 N: 412652

Scale:
 1:5,000

Agenda Item No.
 B. 10

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Item B.11	07/00563/OUT	Permit (Subject to Legal Agreement)
Case Officer	Mrs Nicola Hopkins	
Ward	Chorley North East	
Proposal	Outline application for the erection of 1No detached house max height to ridge 9m	
Location	Land South Of 1 Springs Road Chorley	
Applicant	Thistle Homes Ltd	

Additional Information

This application was deferred from Development Control Committee on 19th June to enable a site visit to be carried out. The recommendation remains unchanged.

Proposal

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.

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.

Planning Policy

GN1- Main Settlements
GN5- Building Design and Retaining Existing Landscape Features and Natural Habitats
HS4- Design and Layout of Residential Developments.
TR4- Highway Development Control Criteria

Policy 7- Joint Lancashire Structure Plan

Planning Policy Statement 3: Housing

Planning History

07/00128/OUT- Outline application for the erection of a pair of 2 storey houses. Withdrawn March 2007

Representations

15 letters of objection has been received raising the following points:

- Further exacerbate the parking problems- the area is very congested
- Works of the nearby industrial estate park in Springs Road congesting the area
- The owners of a detached house are likely to have more than one car adding further to the congestion.
- Impact on parking and highway safety implications
- Building work will cause disruption
- Loss of views
- Overlooking
- Land not big enough to put up another house

- Pressure on drains and local amenities
- Subsidence problems
- Loss of garden space
- Type of people who will live there
- Flooding problems

Consultations

Lancashire County Council's Highways Engineer has raised concerns in respect of the length of the proposed car parking spaces.

Assessment

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 plans have subsequently been amended

increasing the length of the parking spaces in accordance with the Highway Engineers requirements.

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:
2007/07/01A	18 th June 2007	Site Plan and Section
2007/07/07	14 th 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.

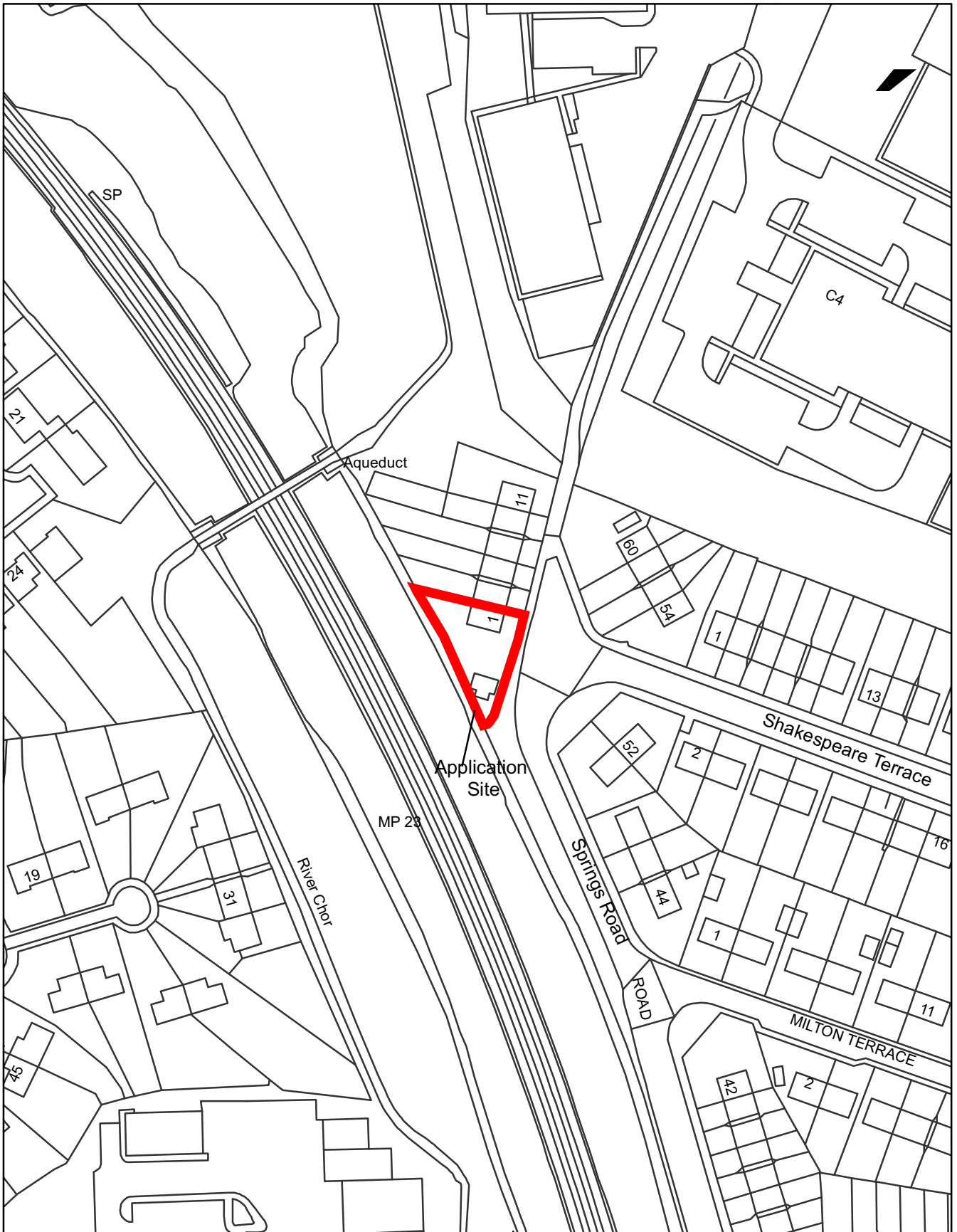
Reason: To secure proper drainage and to prevent flooding and in accordance with Policy Nos. EP18 and EP19 of the Adopted Chorley Borough Local Plan Review.

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.



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

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Application Number:
07/00563/OUT

Grid Ref:
E: 358614
N: 418811

Scale:
1:1,250

Agenda Item No.
B.11

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Item B.12 **07/00626/FUL** **Permit (Subject to Legal Agreement)**

Case Officer **Mrs Nicola Hopkins**

Ward **Clayton-le-Woods North**

Proposal **Demolish existing dwelling and erect 6 No. 2½ storey dwellings and a 2 ½ storey apartment block comprising 2 No. 2 bedroomed and 1 No. 1 bedroomed apartments and the provision for 15 car parking spaces**

Location **Rodger Bank Gough Lane Clayton Brook Bamber BridgePreston**

Applicant **Mr & Mrs Butler**

Proposal The application relates to the erection of 6 two and half storey dwellinghouses and a two and a half storey apartment block incorporating 3 apartments. The scheme also incorporates an access driveway to serve the site and 15 parking spaces.

The application site is currently occupied by one detached bungalow and detached garage and is located in a predominantly residential area. The site is accessed via a private access track and part of the accessway immediately in front of the premises is pedestrianised.

Planning Policy **Chorley Borough Council Local Plan Review:**
GN1- Settlement Policy- Main Settlements
GN5- Building Design and Retaining Existing Landscape Features and Natural Habitats
HS4- Design and Layout of Residential Developments
TR4- Highway Development Control Criteria

Joint Lancashire Structure Plan:
Policy 7- Parking
Access and Parking SPG

Planning History **00/00579/FUL-** Erection of detached commercial garage (class B2). Withdrawn

05/00171/FUL- Erection of single storey rear extension. Approved April 2005

07/00350/FUL- Proposed development of 9No 2S and 3 storey dwellings with the provision of 16 parking spaces. Withdrawn

Applicant's Case The applicant has forwarded the above points in the form of a Design and Access Statement:

- The 6 two and a half storey dwellings provide 3 bedrooms over 900 sq ft of living accommodation. The apartment block comprises 2 two bedroom apartments and 1 one bedroom apartment. 15 car parking spaces have been provided.
- Access is via a private road and will be

conveyed equally as a shared ownership

- The size of the properties is a careful balance between land value, build cost and potential selling price whilst having regard for its setting, site constraints and amenities of the new and existing properties
- The proposed houses are not in line with any neighbouring properties and therefore the properties did not have to match an existing roof line in order to maintain a street scene
- The properties have been staggered in order to reduce the impact of a very flat fronted street scene
- The existing mature landscaping will be maintained whilst incorporating additional green areas.
- A range of materials have been incorporated. The first floor of the apartment block has been rendered to avoid having a large areas of brickwork facing Gough Lane and the new houses.

Representations
grounds:

Clayton le Woods Parish Council object on the following

- Traffic grounds
- Pedestrian walkways used by children
- Reiterate their original comments which include overdevelopment of the site, traffic, parking problems and proximity to the school.
- 3 letters of objection have been received raising the following points:
 - The proposal will lead to an increase in traffic and additional noise and disturbance
 - Concerned about overlooking
 - Changing the access point and allowing cars to travel up Gough Lane will lead to numerous problems including further damage of the existing road which is already in a poor state of repair
 - There are no passing places along Gough Lane
 - Safety issues in respect of pedestrians using Gough Lane
 - How will emergency vehicles enter the site.
 - Density of the proposal will impact on the character of the area.
 - Who will maintain the road?
 - Noise from passing traffic and people

Consultations

Director of Street Scene, Neighbourhoods and the Environment:

- Recommends that a desk study of the site is undertaken to identify any potential sources of contamination.
- Requests that the site is accessible for

refuse vehicles and collection and suitable storage areas are provided for refuse.

Chorley Community Safety Partnership have made the following comments:

- The area suffers from higher than usual levels of crime and disorder
- The only concern is the lack of boundary treatment and recommends that a substantial 1.8 metre high fence is erected around the perimeter of the site. This will ensure maximum security and foster a sense of ownership for the residents.

Lancashire County Council's Highway Engineer originally objected to the scheme on the following grounds:

- The scheme proposes nine dwellings served off a private drive. The maximum allowed off a private drive is three. The road therefore needs to be adopted.
- If the access way is to remain private then arrangements for a suitable management company need to be submitted and the access way should be designed as a road.
- The driveways to the apartments are not acceptable as they are on top of the access point.
- The entrance is inaccessible to refuse collection vehicles and the bin carry distance has been exceeded. What provision will be made for refuse collection/ storage?
- The parking bays are very short and cars will overhang the highway. Bays 1-3 will block the entrance and bays 14 and 15 have no turning provision.

Assessment

The main issues of consideration are whether the redevelopment of the site for residential use is appropriate, the impact on the neighbours amenities, the impact on highway safety and the impact on the character and appearance of the area.

The site is currently occupied by a detached residential bungalow and is located within a predominantly residential area. As such the principle of redeveloping the site for residential is considered to be acceptable as it is the established use within a residential area.

The site is surrounded by residential properties and therefore the impact on the neighbours amenities is one of the main considerations. The submission of this application follows a previously withdrawn application. There were a number of issues of concern with the previous application one of which was the impact on the neighbours. This proposal has resited the properties compared with the previous scheme. The current proposal meets the required spacing distances as set out in the Council's approved

Spacing Standards and as such will not result in loss of amenity to the detriment of the neighbours amenities.

The proposed properties are 2 and a half storey however the half storey incorporates converting the roof space with a dormer window in the front elevation. In addition to this the proposed dwellinghouses are 8 metres high to ridge height which is not dissimilar to a standard two storey house. The properties retain ten metres from the first floor windows to the private garden boundaries of the properties to the south west of the site and as such will not create overlooking to the detriment of the neighbours amenities.

The immediate surrounding area is characterised by a mix of housing types and styles. Due to the variations within the surrounding area it is considered that the introduction of two and a half storey properties will not create incongruous features to the detriment of the character and appearance of the area.

The proposed apartment block will be located adjacent to Gough Lane in a very prominent location and consists of three apartments. The building, however, has been designed to reflect a two storey dwelling and the 1 bedroom apartment will be located in the roof space with the inclusion of a dormer window. The height to the ridge is 8.5 metres which is similar to the other proposed properties and a range of materials are proposed for the block including brickwork and render to break up the frontage of the buildings and reduce the visual dominance. It is not considered that the proposed apartment block will result in a visually intrusive feature to the detriment of the street scene.

The Highway Engineer originally raised concerns in respect of the proposal as set out above. These concerns mainly related to the access to the site and the parking arrangements. Following the Highway Engineers comments the scheme has been amended to accommodate longer parking spaces, additional manoeuvring facilities and the agent has confirmed that the driveway will remain private and maintenance will be managed via a private management company. This will be attached as a condition. It would appear that the amended details resolve the Highway Engineer's concerns. The Engineer has been reconsulted on the amended plans however at the time of writing this report no further comments had been received. Any additional information will be reported on the addendum.

The neighbours have raised concerns about additional traffic utilising Gough Lane. The previous application proposed to change the access point to the site and for cars to access the site along the full length of Gough Lane. This amended proposal, however, retains the existing access point and the bollards which ensure the area of Gough Lane to the immediate front of the site is inaccessible to cars will be retained. As such cars and vehicles will not be required to travel along the full length of Gough Lane to access the site. The Highway Engineer considers that the current access point is preferable to the access detailed on the previous scheme.

Conclusion

The principle of residential development on this site is considered to be acceptable and the proposal will not create any adverse impact on the neighbours amenities or the character of the area. It

appears that any original concerns raised by the Highway Engineer have been addressed and as such the proposal is considered to be acceptable.

**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 not commence until samples of all external facing materials to the proposed buildings (notwithstanding any details 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 using the approved external facing materials.

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

3. 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.

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

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. 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.

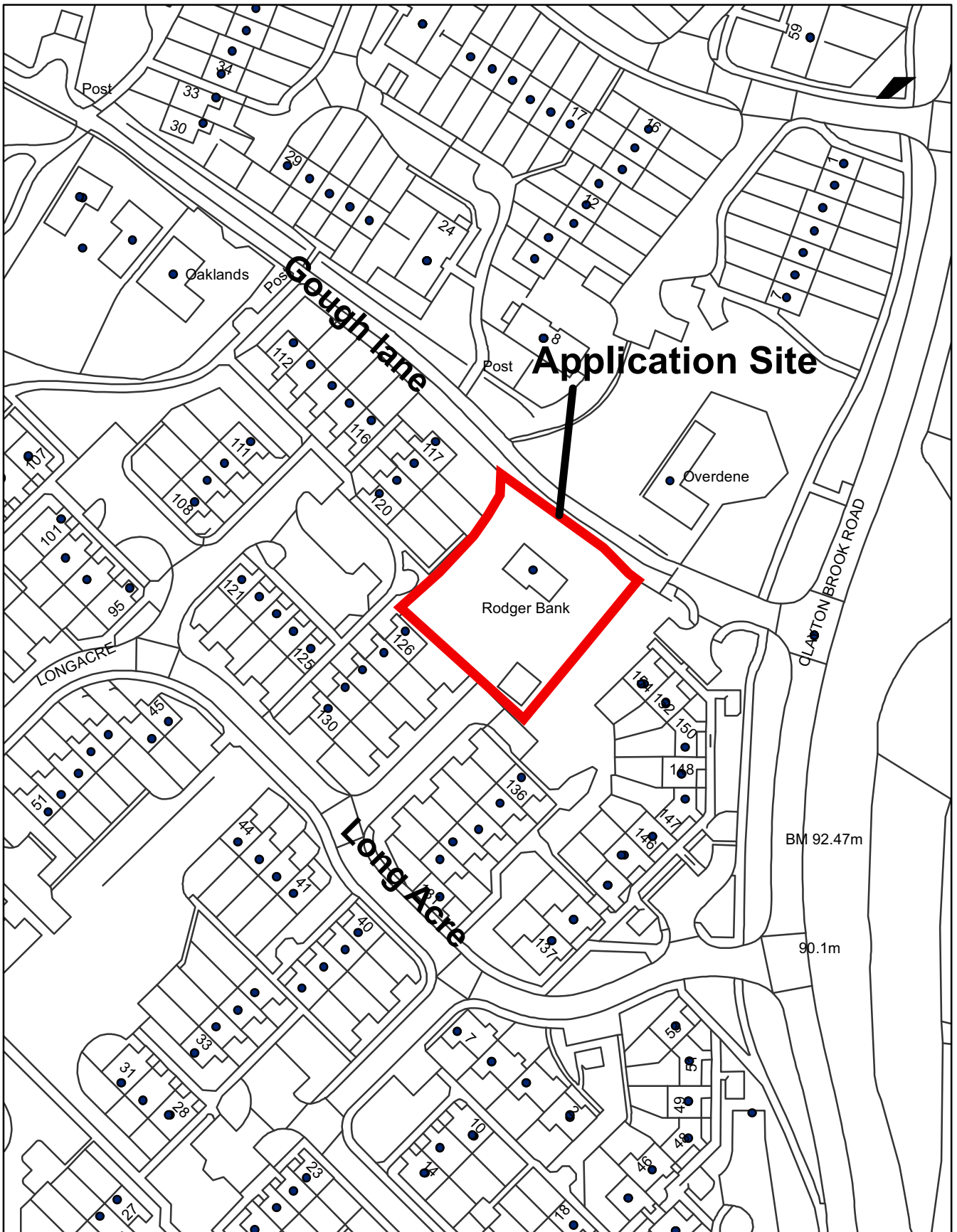
8. Before the development hereby permitted is first commenced, full details of the position, height and appearance of all fences and walls to be erected to the site boundaries (notwithstanding any such detail shown on previously submitted plans) shall have been submitted to and approved in writing by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

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

9. 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 and Government advice contained in PPS23: Planning and Pollution Control

10. Prior to the commencement of the development full details of the Management Company to deal with the future management and maintenance of the site shall be submitted to and approved in writing by the Local Planning Authority. The site shall thereafter be managed by the approved Management Company. Reason: To ensure the satisfactory management of the private driveway and refuse storage/ collection at the site and in accordance with Policy TR4 of the Adopted Chorley Borough Local Plan Review.

11. Prior to the commencement of the development full details of the proposed bin storage area shall be submitted to and approved in writing by the Local Planning Authority. The development thereafter shall be carried out in accordance with the approved plans. Reason: To ensure the adequate provision of refuse storage on the site and in accordance with Policy GN5 of the Adopted Chorley Borough Local Plan Review.



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

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Application Number:
07/00626/FUL

Grid Ref:
E: 358317
N: 414245

Scale:
1:1,250

Agenda Item No.
B. 12

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Item B.13 07/00657/FUL Permit (Subject to Legal Agreement)

Case Officer Mrs Nicola Hopkins

Ward Wheelton And Withnell

Proposal Proposed conversion of dwelling into three dwellings with two storey rear extensions

Location 119 School Lane Brinscall Lancashire PR6 8PS

Applicant Mr And Mrs Huddart

Proposal The application proposes the conversion of an existing dwellinghouse into three separate dwellinghouses. According to the Design and Access Statement the property was originally three separate dwellinghouses which have been converted into one dwellinghouse.

The proposal also incorporates the erection of a two storey rear extension to provide additional living accommodation for the three new properties. To the front of the properties the proposal incorporates two new dropped kerbs and retaining the existing dropped kerb which will serve driveway areas at the front of the properties.

Planning Policy GN4- Settlement Policy- Other Rural Settlements
GN5- Building Design and Retaining Existing Landscape Features and Natural Habitats
HS4- Design and Layout of Residential Developments
HS9- Residential Extensions in Settlements Excluded from the Green Belt
TR4- Highway Development Control Criteria

Policy 7- Parking (Joint Lancashire Structure Plan)

Planning History **9/76/00435-** Vehicular Access 123 School Lane. Approved July 1976.

Applicant's Case The following points have been included within the submission as part of the Design and Access Statement:

- The existing property was formally three separate dwellings which was converted into one
- The proposed extensions to the rear of the property result in a total 51% increase in the floor area of the property. The eaves height will match that of the existing property whilst the ridge height will be approximately 0.5 metres lower than the existing ridge line.
- The proposal incorporates creating three separate garden areas to the front of the property each with its own driveway and turning space
- The rear garden will also be split into three with access gates at the rear
- The alterations to the front elevation of the property incorporates the inclusion of two new doors which will

replace existing windows. The three existing first floor windows will be replaced with 6 windows to serve the bedrooms

- The rear extension will be rendered to match the existing wall.

Representations application

1 letter has been received from a neighbour in support of the

points:

3 letters of objection have been received raising the following

- The developer proposes to use the rear access when construction works commence which would impact dramatically on the safety of the young families living in the adjacent properties
- The access track could not accommodate heavy vehicles as it is in poor condition
- The proprietor intends to extend the garden areas to the back and provide access to these areas further impacting on safety.
- Parking in the area is a problem and the area of highway in front of the property serves other residents in the street. The development would result in loss of available on street parking and further properties would exacerbate the parking problems in the area.

Consultations

None received

Assessment

The main issues to consider are whether the conversion is appropriate, the impact of the development on the neighbours amenities and the impact of the proposal on the character and appearance of the area.

The supporting information submitted with the application states that the property was originally three dwellings which have been converted into one dwellinghouse. The existing internal layout also indicates that the premises were originally three cottages. The proposal incorporates reinstating three dwelling units at the site whilst incorporating a rear extension to accommodate additional living accommodation.

In respect of the conversion it is considered that the premises can be split into three without many external alterations. The proposal will incorporate replacing the existing first floor windows with two first floor windows to serve each property. In design and appearance terms, however, it is not considered that this alteration will have an adverse impact on the character or appearance of the property of the area as a whole.

Brinscall is a rural settlement surrounded by Green Belt. School Lane is the main road through the village and is characterised by two storey terraced dwellinghouses. As is typical with terraced properties off street parking is minimal within the area, as such parking can be a problem within the immediate area. This issue has been raised by the neighbours in respect of additional properties adding to the parking problems. The scheme however incorporates driveways and turning facilities for each of the properties.

Planning permission was granted in 1976 (9/76/00435) for a dropped kerb and vehicular access to the site. The proposal incorporates creating two new dropped kerbs. The Highway Engineer at Lancashire County Council has been consulted on the scheme to ensure that the dropped kerbs and parking facilities are acceptable however at the time of writing this report no response had been received. Any comments received will be reported on the addendum.

The proposal also incorporates erecting a two storey rear extension to provide additional living accommodation for all three properties. The proposal projects 3.3 metres into the rear garden area and will be 13.2 metres wide. The additional accommodation will provide a dining room at ground floor level and a bedroom at first floor level.

The immediate neighbours to the properties are 125 School Lane, the cottage which is attached to 119 School Lane, and 117 School Lane. 117 School Lane is an end terraced property with a two storey rear outrigger. The property is set further forward than number 119. The proposed two storey extension will be set away from the boundary with 117 by approximately half a metre and complies with the 45 degree rule set out in the House Extension Design Guidelines. As such the proposal will not lead to loss of outlook or loss of light to the detriment of the neighbours amenities. There are no windows proposed in the side elevation of the extension and as such the proposal will not create loss of privacy to the detriment of the neighbours amenities.

The attached cottage has a two storey rear extension with attached balcony set away from the boundary with number 119. The property has a single storey conservatory/utility room and first floor obscure window close to the boundary with 119. The proposal complies with the 45 degree rule set out in the House Extension Design Guidelines and will not result in loss of outlook or loss of privacy to the detriment of the neighbours amenities.

The proposed extensions incorporates patio doors at first floor level with Juliet balconies. The balcony areas will only consist of railings and will not enable the future residents to overlook the neighbours' private garden areas. As such this feature is considered to be acceptable.

Conclusion

The principle of converting the premises into three dwellinghouses is considered to be acceptable and it is not considered that the proposed extensions will adversely impact on the neighbours amenities. As such the proposal is considered to be acceptable

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 not commence until samples of all external facing materials to the proposed buildings (notwithstanding any details 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 using the approved external facing materials.

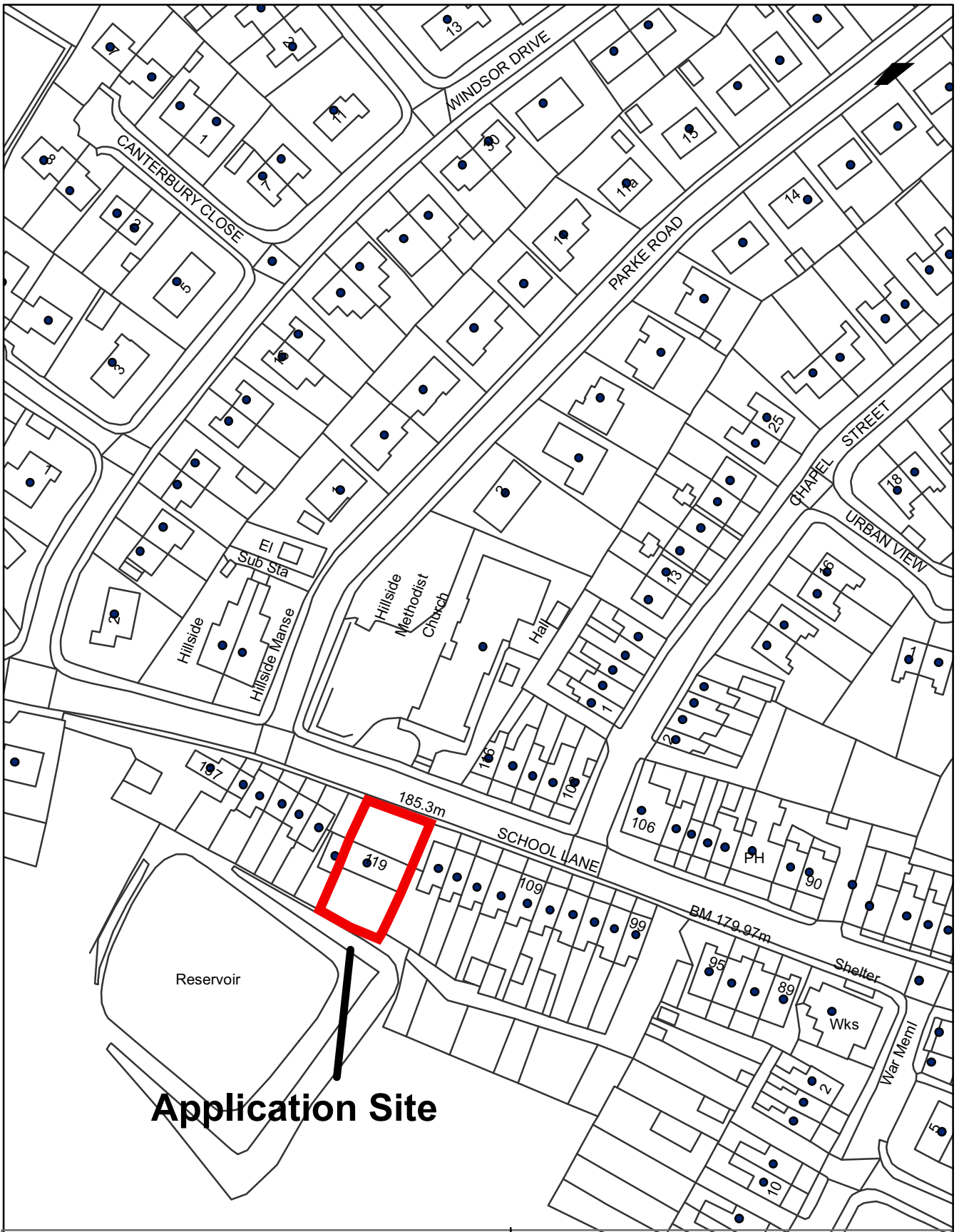
Reason: To ensure that the materials used are visually appropriate to the locality and in accordance with Policy Nos. GN5 of the Adopted Chorley Borough Local Plan Review.

3. Before the development hereby permitted is first commenced, full details of 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.

4. No dwelling hereby permitted shall be occupied until the driveways and dropped kerbs which provide access to the site from the public highway has been constructed in accordance with the approved plans.

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



<p>Jane E Meek BSc(Hons) DipTP MRTPI Director of Development and Regeneration Chorley Borough Council</p>		<p>Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Chorley B.C. 100018509 (2006)</p>	
<p>Application Number: 07/00657/FUL</p>	<p>Grid Ref: E: 352405 N: 411477</p>	<p>Scale: 1:1,250</p>	<p>Agenda Item No. B. 13</p>

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Item B.14	07/00725/FUL	Permit Full Planning Permission
Case Officer	Mrs Nicola Hopkins	
Ward	Wheelton And Withnell	
Proposal	Erection of single storey side and rear extensions	
Location	1 Victoria Terrace Victoria Street Wheelton ChorleyPR6 8HE	
Applicant	R Gilmore	
Proposal	<p>The application proposes the erection of a single storey side and rear extensions to replace an existing single storey conservatory and garage. The proposed extensions include a garage and sun room. The proposal also includes demolishing the existing single storey store and kitchen attached to the rear of the property and constructing a similar sized extension which will accommodate a utility room.</p> <p>The proposed garage measures 5.5 metres by 4.5 metres and will be accessed at the rear of the property. The proposed sun room measures 8.5 metres by 2.1 metres and the proposed rear utility room measures 3.65 metres by 2.9 metres. The proposed also incorporates the erection of a small single storey front porch which measures 2.4 metres by 1 metre.</p>	
Planning Policy	<p>GN4- Settlement Policy- Other Rural Settlements GN5- Building Design and Retaining Existing Landscape Features and Natural Habitats HT3- The Setting of Listed Buildings HS9- Residential Extensions in Settlements Excluded from the Green Belt LT10- Public Rights of Way House Extension Design Guidelines</p>	
Planning History	<p>06/00689/FUL- Demolition of existing garage and conservatory, and erection of single storey front, side and rear extensions (inclusive of replacement garage and conservatory). Approved at Development Control Committee September 2006.</p>	
Representations	None received	
Consultations	None received	
Assessment	<p>Committee Members may recall that a similar application was determined at Development Control Committee in September 2006. Construction of the extensions has commenced at the property however the extensions being constructed differ to the scheme which was granted planning permission. As such an amended planning application was required.</p>	

The main issues to consider are the impact of the proposed extensions on the character and appearance of the street scene, the impact on highway safety and the impact on the neighbours' amenities.

The property is a two storey end terraced dwellinghouse. The adjoining terraced properties are similarly designed properties with bay window frontages and two storey rear outriggers. The property originally had a single storey conservatory and attached garage located at the side of the property, these structures have recently been demolished. There is no planning history in respect of these extensions but it is clear they were built a number of years ago.

The proposal incorporates replacing these existing structures with a single storey sun room and garage. The garage will be located to the rear of the property and will be accessed via a private access road which is located at the side of the property. The proposal also incorporates removing the existing single storey outrigger attached to the two storey outrigger at the rear of the property and replacing it with a similar single storey extension to accommodate a utility room.

In terms of impact on the neighbours the proposal will replace existing structures although the replacements will be larger and located in closer proximity to the boundary. The adjacent neighbour, Hill House, is located on the opposite side of the access road approximately 5 metres away from the proposal garage. It is not considered that the introduction of a garage in this location will impact on the neighbours amenities through loss of privacy. The element of Hill House close to the sun room is set back from the boundary line and is located approximately 8 metres away from the extension. It is considered that due to this distance, the fact that the conservatory will face a porch at Hill House and the existing boundary wall will partly screen the proposal the proposed extension will not adversely impact on the neighbour amenities.

Due to the existence of the access road the extension will be located away from the adjacent neighbour, Hill House, and therefore will not lead to loss of outlook or loss of light.

The majority of the extension will be located at the side of the property away from the attached terraced properties and therefore will not impact on the amenities of these neighbours. However the proposed utility room extension will be located at the rear of the property close to the boundary with 2 Victoria Terrace. This extension incorporates replacing an existing single storey outrigger with a similarly sized extension. The extension has patio doors and two windows in the side which will face the outrigger on the rear of number 2. Due to the existence of this outrigger the proposed extension will not lead to any loss of amenity to the detriment of the neighbours in terms of loss of privacy.

There is a public right of way which runs close to the site. There is some confusion in respect of the precise location of the route of this footpath. It is possible that the footpath runs through the garden area of the property subject to this planning application and subsequently the proposed garage extension will obstruct the right of way. However it is likely that actual route of the footpath is

along the side boundary of the site and therefore the proposed extensions will not obstruct this right of way.

Hill House the adjacent neighbour is a Grade II Listed Building and due to the proximity of the property to the Listed Building the proposed extensions will have some impact on the setting of the Listed Building. The proposed extensions are very similar to those originally approved in 2006 however the amended extensions incorporates more simple design features than the original proposal and it is considered that in design terms the amended proposal compliments the character of the existing property. It is not considered that the proposal will adversely impact on the setting of the Listed Building and as such the proposal complies with Policy HT3

The proposal incorporates garage accommodation which will enable a vehicle to park off the highway. The proposed extensions therefore will not create any highway safety implications through on street parking.

Conclusion

The amended proposal is very similar to the previously approved scheme and the design of the proposal is considered to be acceptable in terms of character and appearance. It is not considered that the proposal will adversely impact on the neighbours amenities and as such the proposal is considered to be acceptable.

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. All external facing materials shall match in colour, form and texture those on the existing building.

Reason: In the interests of the visual amenity of the area in general and the existing building in particular and in accordance with Policy Nos. GN5 and HS9 of the Adopted Chorley Borough Local Plan Review.

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Report

Report of	Meeting	Date
Director of Customer, Democratic and Legal Services	Development Control Committee	17/07/07

PROPOSED CONFIRMATION OF TREE PRESERVATION ORDERS

PURPOSE OF REPORT

1. To consider formal confirmation of five Tree Preservation Orders as detailed below.

CORPORATE PRIORITIES

2. The report does not affect any corporate priorities.

RISK ISSUES

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

BACKGROUND

4. The following Orders were made and served on all those with an interest (owner/occupiers etc.) in the land on which the trees are situated on the dates stated for the following purposes:
 - (i) The Chorley Borough Council Tree Preservation Order No. 4 (Euxton) 2006, made on 30 June 2006; to protect five trees and two groups of trees on land adjoining the east side of Central Avenue, Euxton;
 - (ii) The Chorley Borough Council Tree Preservation Order No. 7 (Adlington) 2006, made on 6 November 2006, to protect an area of trees adjoining the south-east side of Railway Road, Adlington;
 - (iii) The Chorley Borough Council Tree Preservation Order No. 9 (Rivington) 2006, made on 13 December 2006, to protect a tree at the rear of Rivington Primary School, Horrobin Lane, Rivington.
 - (iv) The Chorley Borough Council Tree Preservation Order No. 1 (Chorley) 2007, made on 5 January 2006, to protect a tree on land at the rear of 67 Bolton Road, Chorley.
5. No objections have been received in response to the making of the above Orders. It is, therefore, now open to the Council to confirm the above Orders as unopposed Orders. The effect of formally confirming the Orders will be to give permanent legal force to the Orders, as opposed to provisional force, thereby making it an offence on a permanent basis to fell or otherwise lop, prune etc, any of the trees covered by the Orders without lawful permission.

Continued....



COMMENTS OF THE DIRECTOR OF FINANCE

6. There are no comments from the Director of Finance.

COMMENTS OF THE DIRECTOR OF HUMAN RESOURCES

6. There are no comments from the Director of Human Resources.

RECOMMENDATIONS

7. That the following Tree Preservation Orders be formally confirmed:

- (1) The Chorley Borough Council Tree Preservation Order No. 4 (Euxton) 2006;
- (2) The Chorley Borough Council Tree Preservation Order No. 7 (Adlington) 2006;
- (3) The Chorley Borough Council Tree Preservation Order No. 9 (Rivington) 2006;
- (4) The Chorley Borough Council Tree Preservation Order No. 1 (Chorley) 2007

REASONS FOR RECOMMENDATIONS

8. Formal confirmation of the Orders affords permanent as opposed to provisional legal protection on the trees covered by those Orders. :

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

9. The alternative would be to allow the Orders to lapse, thereby effectively ending the protection of the trees covered by the respective Orders.

ANDREW DOCHERTY
DIRECTOR OF CUSTOMER, DEMOCRATIC AND LEGAL SERVICES

There are no background papers to this report.

Report Author	Ext	Date	Doc ID
G Fong	5169	11 June 2007	



Report of	Meeting	Date
Director of Development and Regeneration	Development Control Committee	17.07.2007

PLANNING APPEALS AND DECISIONS - NOTIFICATION

PURPOSE OF REPORT

- 1 To advise Committee of notification received from the Planning Inspectorate, between 5 June and 29 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 H Hassan against the Development Control Committee's decision to overturn officer recommendation and refuse planning permission for the change of use from retail to hot food takeaway at 85 Bolton Street, Chorley (Application No. 07/00088/COU).
- 5 Appeal by Inward House Projects against the Development Control Committee's decision to overturn officer recommendation and refuse planning permission for the change of use of residential dwelling house (C3) to residential rehabilitation centre (C2) at the former Withnell House Rest Home, Bury Lane, Withnell (Application No. 07/00383/COU).

PLANNING APPEALS DISMISSED

- 6 None

PLANNING APPEALS ALLOWED

- 7 Appeal by Mr C Nolan against the delegated decision to refuse planning permission for the retrospective application for horizontal timber cladding and construction of brick dwarf wall to the exterior of existing agricultural building at land to the east of Brown House Lane, Wheelton (Application No. 06/00916/FUL).



- 8 Appeal by Mr Jonathan Jacyk against the delegated decision to refuse planning permission for rear ground floor extension and part first floor, part two storey side extension at 59 The Asshaws, Heath Charnock (Application No. 06/01218/FUL).

PLANNING APPEALS WITHDRAWN

- 9 None

ENFORCEMENT APPEALS LODGED

- 10 Appeal against Enforcement Notice No. EN 606 (Livery use at Ash House Farm, Ulnes Walton Lane, Ulnes Walton).

ENFORCEMENT APPEALS DISMISSED

- 11 None

ENFORCEMENT APPEALS ALLOWED

- 12 None

LANCASHIRE COUNTY COUNCIL DECISIONS

- 13 Permission granted for pram park and new main school entrance incorporating an existing open space, new boys' lavatory and extension to existing car park to provide 12 additional car spaces at Buckshaw County Primary School, Chancery Road, Astley Village (Application No. 07/00551/CTY).
- 14 Permission granted for single storey infill extension at Balshaw Lane Primary School, Bredon Avenue, Euxton (Application No. 07/00491/CTY).
- 15 Permission granted for single storey extension to provide a children's centre attached to existing nursery at Coppull County Primary School, Park Road, Coppull. (Application No. 07/00490/CTY).

RECOMMENDATION

- 16 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	13/6/07	07/00088/COU	Union Street Offices
5	"	21/6/07	07/00383/COU	"
7	"	20/6/07	06/00916/FUL	"
8	"	27/6/07	06/01218/FUL	"
10	"	22/6/07	EN 606	"
13	Decision from Lancs CC	26/6/07	07/00551/CTY	"
14	"	26/6/07	07/00490/CTY	"
15	"	27/6/07	07/00490/CTY	"
Report Author		Ext	Date	Doc ID
Louise Taylor		5346	5 July 2007	ADMINREP/REPORT

Report



Report of	Meeting	Date
Director of Development and Regeneration	Development Control Committee	17.07.2007

PLANNING APPLICATIONS DECIDED UNDER DELEGATED POWERS

Application No.	Recommendation	Location	Proposal
07/00460/FUL	Permit Full Planning Permission	24 Parr Lane Eccleston Chorley PR7 5SL	Proposed replacement dwelling
07/00529/FUL	Permit Full Planning Permission	Fairclough House Church Street Adlington Chorley Lancashire	Proposed erection of 5 metre CCTV tower
07/00557/FUL	Permit Full Planning Permission	Ridgeway Arms Hotel Chorley Road Adlington Chorley PR6 9LQ	Erection of smoking shelter

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Report of	Meeting	Date
Director of Development and Regeneration	Development Control Committee	17/07/2007

LIST OF APPLICATIONS DETERMINED UNDER DELEGATED POWERS

Between 7 June and 3 July 2007

Plan Ref	06/01216/FUL	Date Received	31.10.2006	Decision	Permit Full Planning Permission
Ward:	Eccleston And Mawdesley	Date Decided	21.06.2007		
Proposal :	Conversion of garage to granny flat with proposed pitched roof.				
Location :	Blackmoor Lodge Rufford Road Mawdesley Ormskirk L40 3SA				
Applicant:	Mr And Mrs Price Blackmoor Lodge Rufford Road Mawdesley Ormskirk L40 3SA				
<hr/>					
Plan Ref	06/01391/FUL	Date Received	20.12.2006	Decision	Permit Full Planning Permission
Ward:	Eccleston And Mawdesley	Date Decided	28.06.2007		
Proposal :	Conversion of existing barns to live-work unit and associated external works,				
Location :	Barns South Of Blackmoor House Farm Rufford Road Mawdesley				
Applicant:	Mr & Mrs P Thomson Springfield Cottage Rufford Road Mawdesley				
<hr/>					
Plan Ref	07/00046/NLA	Date Received	17.01.2007	Decision	Object to NLA consultation
Ward:		Date Decided	21.06.2007		
Proposal :	Erection of agricultural building for use in association with proposed worm farm				
Location :	Land 180m North Of Talbot House Farm, Platt Lane, Standish, Wigan,				
Applicant:	Planning And Regeneration - Development Control Wigan Council, Civic Offices, New Market Street, Wigan, WN1 1RP				

Plan Ref 07/00253/ADV **Date Received** 07.03.2007 **Decision** Advertising Consent

Ward: Chorley North West **Date Decided** 21.06.2007

Proposal : Erection of two business signs attached to brick elevations (Retrospective)
Location : Sumner House 29 - 33 St Thomas's Road Chorley PR7 1HP
Applicant: Martin Kirby Tenon Sumner House 29 - 33 St Thomas's Road Chorley PR7 1HP

Plan Ref 07/00282/LBC **Date Received** 13.03.2007 **Decision** Grant Listed Building Consent

Ward: Euxton North **Date Decided** 29.06.2007

Proposal : Listed building consent for a step, small window at the rear of the property and the replacement of two existing double glazed window panels with two double glazed opening doors at the front of the property.
Location : The Stables 21 Runshaw Hall Runshaw Hall Lane Euxton Chorley
Applicant: Mr James Dewberry 21 The Stables Runshaw Hall EUXTON Chorley Lancashire

Plan Ref 07/00288/FUL **Date Received** 14.03.2007 **Decision** Permit Full Planning Permission

Ward: Brindle And Hoghton **Date Decided** 12.06.2007

Proposal : Proposed two storey side extension
Location : 5 Willowfield Chase Hoghton Preston PR5 0SW
Applicant: Mr & Mrs C M Addison 5 Willowfield Chase Hoghton Preston PR5 0SW

Plan Ref 07/00361/FUL **Date Received** 27.03.2007 **Decision** Permit Full Planning Permission

Ward: Chorley North West **Date Decided** 18.06.2007

Proposal : Erection of single storey side extension and conservatory to rear,
Location : 27 Ravenhill Drive Chorley PR7 1RP
Applicant: Mr & Mrs Willacy 27 Ravenhill Drive Chorley PR7 1RP

Plan Ref 07/00367/FUL **Date Received** 22.03.2007 **Decision** Refuse Full Planning Permission

Ward: Brindle And Hoghton **Date Decided** 13.06.2007

Proposal : Conversion of joiners workshop to dwelling,
Location : Fell View Chapel Lane Hoghton Preston PR5 0RY
Applicant: Mr & Mrs Whittle Fell View Chapel Lane Hoghton Preston PR5 0RY

Plan Ref 07/00379/FUL **Date Received** **Decision** Permit Full Planning Permission

Ward: Lostock **Date Decided** 21.06.2007

Proposal : Demolish existing outrigger and erect a single storey rear extension
Location : 28 Town Road Croston Leyland PR26 9RB
Applicant: Mrs B Hopper 28 Town Road Croston Leyland PR26 9RB

Plan Ref 07/00385/FUL **Date Received** 30.03.2007 **Decision** Permit Full Planning Permission

Ward: Pennine **Date Decided** 21.06.2007

Proposal : Proposed single storey side extension and a conservatory to the rear
Location : 28 Olive Close Whittle-Le-Woods Chorley PR6 7HR
Applicant: Mr & Mrs Leary 28 Olive Close Whittle-Le-Woods Chorley PR6 7HR

Plan Ref 07/00395/FUL **Date Received** 10.04.2007 **Decision** Permit Full Planning Permission

Ward: Astley And Buckshaw **Date Decided** 20.06.2007

Proposal : Application to locate a bulk liquid synthetic air storage vessel on the existing car park,
Location : BWFC Training Ground Euxton Lane Euxton Lancashire PR7 6TD
Applicant: Mr Jan Kozlowski Reebok Stadium Burnden Way Lostock Bolton Lancashire BL6 6JW

Plan Ref 07/00400/FUL **Date Received** 29.03.2007 **Decision** Permit Full Planning Permission

Ward: Astley And Buckshaw **Date Decided** 21.06.2007

Proposal : Proposed free standing sculpture with shaft and fitted micro turbine generator
Location : Land 120m East Of Site 3 Buckshaw Avenue Buckshaw Village Euxton Lancashire
Applicant: HELIOSSLOUGH Ltd 2 Berkley Square , London, W1J 6EB

Plan Ref 07/00406/FUL **Date Received** 03.04.2007 **Decision** Permit Full Planning Permission

Ward: Heath Charnock And Rivington **Date Decided** 13.06.2007

Proposal : Proposed rear conservatory
Location : 58 Lower Hill Drive Heath Charnock Chorley PR6 9JP
Applicant: Mr And Mrs Keeling 58 Lower Hill Drive Heath Charnock Chorley PR6 9JP

Plan Ref 07/00408/FUL **Date Received** 05.04.2007 **Decision** Permit Full Planning Permission

Ward: Chorley North West **Date Decided** 21.06.2007

Proposal : Erection of two storey extension to side and rear and single storey extension to rear
Location : 63 Millfield Road Chorley PR7 1RF
Applicant: Mr & Mrs Redaway 63 Millfield Road Chorley PR7 1RF

Plan Ref 07/00418/FUL **Date Received** 17.04.2007 **Decision** Permit Full Planning Permission

Ward: Lostock **Date Decided** 21.06.2007

Proposal : Construction of sand paddock (20 x40m)
Location : Bond Villa North Road Bretherton Lancashire PR26 9AY
Applicant: Mr And Mrs V Wall Bond Villa North Road Bretherton Lancashire PR26 9AY

Plan Ref 07/00422/TPO **Date Received** 03.04.2007 **Decision** No objection to Tree Works

Ward: Chorley North East **Date Decided** 14.06.2007

Proposal : Proposed tree works within Tree Preservation Order No 1 1989
Location : 1 Ingle Close Chorley PR6 0JT
Applicant: Mr A Biggs 21 Russell Square Chorley PR6 0AS

Plan Ref 07/00424/TPO **Date Received** 03.04.2007 **Decision** Consent for Tree Works

Ward: Chorley North East **Date Decided** 14.06.2007

Proposal : Proposed tree works within TPO No 1 (Chorley) 1989
Location : 2 Ingle Close Chorley PR6 0JT
Applicant: Mr A Biggs 21 Russell Square Chorley PR6 0AS

Plan Ref 07/00425/TPO **Date Received** 03.04.2007 **Decision** Consent for Tree Works

Ward: Chorley North East **Date Decided** 14.06.2007

Proposal : Proposed tree works within Tree Preservation Order No 1 (Chorley) 1989
Location : 3 Ingle Close Chorley PR6 0JT
Applicant: Mr A Biggs 21 Russell Square Chorley PR6 0AS

Plan Ref 07/00430/FUL **Date Received** 04.04.2007 **Decision** Permit Full Planning Permission

Ward: Brindle And Hoghton **Date Decided** 20.06.2007

Proposal : Proposed conversion of outbuilding into hotel rooms.
Location : The Boatyard Inn Bolton Road Withnell Chorley PR6 8BP
Applicant: Daniel Thwaites PLC Star Brewery Blackburn BB1 5BU

Plan Ref 07/00434/FUL **Date Received** 13.04.2007 **Decision** Permit Full Planning Permission

Ward: Pennine **Date Decided** 21.06.2007

Proposal : Single storey rear extension
Location : Avalon 134 Blackburn Road Heapey Chorley Lancashire
Applicant: Mr R Worrall Avalon 134 Blackburn Road Heapey Chorley Lancashire PR6 8LN

Plan Ref 07/00440/ADV **Date Received** 17.04.2007 **Decision** Advertising Consent

Ward: Coppull **Date Decided** 25.06.2007

Proposal : Retrospective application for an advertising board.
Location : Coppull Enterprise Centre Mill Lane Coppull Chorley Lancashire
Applicant: Tatton Settled Estates Ltd Suite 401 Daisfield Business Centre Appleby Street Blackburn BB1 3BL

Plan Ref 07/00441/FUL **Date Received** 17.04.2007 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods North **Date Decided** 12.06.2007

Proposal : Replacement front porch and single storey side and rear extension.
Location : 27 Carr Field Bamber Bridge Preston PR5 8BS
Applicant: Mr S Kryzaniwski 27 Carr Field Bamber Bridge Preston PR5 8BS

Plan Ref 07/00443/FUL **Date Received** 13.04.2007 **Decision** Permit Full Planning Permission

Ward: Brindle And Hoghton **Date Decided** 14.06.2007

Proposal : Single storey front extension, single storey rear extension, enlargement of detached garage to form attached garage and a pitched roof to garage
Location : Heathcote The Straits Hoghton Preston Lancashire
Applicant: Mr And Mrs I Murray Heathcote The Straits Hoghton Preston Lancashire PR5 0DA

Plan Ref 07/00444/FUL **Date Received** 17.04.2007 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods North **Date Decided** 08.06.2007

Proposal : Proposed single storey side extension
Location : 50 Lords Croft Clayton-Le-Woods Chorley PR6 7TR
Applicant: Mr A Hodgson 50 Lords Croft Clayton-Le-Woods Chorley PR6 7TR

Plan Ref 07/00448/FUL **Date Received** 13.04.2007 **Decision** Refuse Full Planning Permission

Ward: Chorley South East **Date Decided** 15.06.2007

Proposal : Erection of single storey side extension,
Location : 68 Ashby Street Chorley PR7 3EB
Applicant: Mrs S Platt 68 Ashby Street Chorley PR7 3EB

Plan Ref 07/00449/FUL **Date Received** 17.04.2007 **Decision** Refuse Full Planning Permission

Ward: Adlington & Anderton **Date Decided** 12.06.2007

Proposal : Erection of two storey side extension,
Location : Throstle Nest Barn Bolton Road Anderton Chorley PR6 9HN
Applicant: Mr D Jackson Throstle Nest Barn Bolton Road Anderton Chorley PR6 9HN

Plan Ref 07/00450/FUL **Date Received** 16.04.2007 **Decision** Refuse Full Planning Permission

Ward: Eccleston And Mawdesley **Date Decided** 11.06.2007

Proposal : Demolition of existing attached garage and erection of two storey side extension.
Location : 30 Brookfield Mawdesley Ormskirk L40 2QJ
Applicant: Mrs P J Musaheb 30 Brookfield Mawdesley Ormskirk L40 2QJ

Plan Ref 07/00452/FUL **Date Received** 18.04.2007 **Decision** Refuse Full Planning Permission

Ward: Chisnall **Date Decided** 13.06.2007

Proposal : Demolish existing detached garage, erect a single storey side extension and a single storey front extension
Location : Linden Lea Sharratts Path Charnock Richard Chorley PR7 3QP
Applicant: A P Manning Linden Lea Sharratts Path Charnock Richard Chorley PR7 3QP

Plan Ref 07/00454/FUL **Date Received** 17.04.2007 **Decision** Refuse Full
Planning
Permission

Ward: Chorley South **Date Decided** 12.06.2007
West

Proposal : Erection of two storey side extension,
Location : 82 The Oaks Chorley PR7 3QX
Applicant: S Smith 82 The Oaks Chorley PR7 3QX

Plan Ref 07/00457/COU **Date Received** 19.04.2007 **Decision** Refuse Full
Planning
Permission

Ward: Chorley South **Date Decided** 14.06.2007
West

Proposal : Change of use from trade counter and industrial unit to vehicle repair station and
MOT station,
Location : Vacant Unit Cottam Street Chorley
Applicant: Mr Starkey & Mr Ramsbottom C/o Agent

Plan Ref 07/00463/FUL **Date Received** 19.04.2007 **Decision** Permit Full
Planning
Permission

Ward: Adlington & **Date Decided** 14.06.2007
Anderton

Proposal : Side garage
Location : 16 Mill Street Adlington Chorley PR6 9QY
Applicant: Mr A Green 16 Mill Street Adlington PR6 9QY

Plan Ref 07/00464/FUL **Date Received** 20.04.2007 **Decision** Permit Full
Planning
Permission

Ward: Clayton-le-Woods **Date Decided** 14.06.2007
And Whittle-le-
Woods

Proposal : Erection of rear conservatory,
Location : 16 Lupin Close Whittle-Le-Woods Chorley PR6 7RG
Applicant: S & N Billingsley 16 Lupin Close Whittle-Le-Woods Chorley PR6 7RG

Plan Ref 07/00466/FUL **Date Received** 20.04.2007 **Decision** Permit Full Planning Permission

Ward: Wheelton And Withnell **Date Decided** 13.06.2007

Proposal : Proposed rear conservatory
Location : 50 Parke Road Brinscall Chorley PR6 8QB
Applicant: Miss C Heaslewood 50 Parke Road Brinscall Chorley PR6 8QB

Plan Ref 07/00467/COU **Date Received** 20.04.2007 **Decision** Permit Full Planning Permission

Ward: Chorley East **Date Decided** 15.06.2007

Proposal : Conversion of library into two self contained apartments.
Location : 231 Eaves Lane Chorley PR6 0AG
Applicant: Mr Aslam 341 Kings Causeway Brierfield Nelson B9 0EZ

Plan Ref 07/00470/ADV **Date Received** 20.04.2007 **Decision** Advertising Consent

Ward: Chorley North East **Date Decided** 15.06.2007

Proposal : Erection of 1 externally illuminated panel sign at front, 1 illuminated box sign to side, 1 non-illuminated box sign to front and 4 non-illuminated poster frames to front,
Location : Carpet Right Unit B Alliance Retail Park Water Street Chorley
Applicant: Mr Timothy Lovegrove Amberley House New Road Rainham Essex RM13 8QN

Plan Ref 07/00471/FUL **Date Received** 20.04.2007 **Decision** Permit Full Planning Permission

Ward: Chorley North East **Date Decided** 15.06.2007

Proposal : Demolish existing single storey rear extension and erect a two storey rear extension, an attached garage and a rear conservatory
Location : 1 Elm Grove Chorley PR6 0JE
Applicant: Mr And Mrs J Ashworth 1 Elm Grove Chorley PR6 0JE

Plan Ref 07/00475/ADV **Date Received** 23.04.2007 **Decision** Advertising Consent

Ward: Astley And Buckshaw **Date Decided** 28.06.2007

Proposal : Assorted Hoardings, Banners and Flagpoles to advertise the new retirement village
Location : Group 10 Central Avenue Buckshaw Village Euxton Lancashire
Applicant: Hicalife Retirement Villages LLP Anchor Court Francis Street Kingston Upon Hull HU2 8DT

Plan Ref 07/00478/OUT **Date Received** 23.04.2007 **Decision** Refuse Full Planning Permission

Ward: Wheelton And Withnell **Date Decided** 13.06.2007

Proposal : Outline application for for the redevelopment of the site comprising to demolish existing industrial units and erect 4No semi detached dwellings

Location : Former Victoria Mill Building 10m South West Of 23 Millbrook Close Wheelton

Applicant: Victoria Mill Developments Ltd C/o Agent

Plan Ref 07/00480/FUL **Date Received** 23.04.2007 **Decision** Permit Full Planning Permission

Ward: Chorley South West **Date Decided** 14.06.2007

Proposal : Erection of rear conservatory,

Location : 8 Knowles Wood Drive Chorley Lancashire PR7 2FE

Applicant: Mr Breen 8 Knowles Wood Drive Chorley Lancashire PR7 2FE

Plan Ref 07/00481/FUL **Date Received** 24.04.2007 **Decision** Permit Full Planning Permission

Ward: Eccleston And Mawdesley **Date Decided** 15.06.2007

Proposal : Erection of rear conservatory,

Location : 7 The Hawthorns Eccleston Chorley PR7 5QN

Applicant: Mr & Mrs Pritchard 7 The Hawthorns Eccleston Chorley PR7 5QN

Plan Ref 07/00485/FUL **Date Received** 24.04.2007 **Decision** Permit Full Planning Permission

Ward: Lostock **Date Decided** 18.06.2007

Proposal : Erection of rear conservatory,

Location : 14 Out Lane Croston Lancashire PR26 9HJ

Applicant: Mr & Mrs Keane 14 Out Lane Croston Lancashire PR26 9HJ

Plan Ref 07/00488/FUL **Date Received** 25.04.2007 **Decision** Permit Full Planning Permission

Ward: Chisnall **Date Decided** 20.06.2007

Proposal : Demolition of existing garage and rear extension. Single storey rear and side extension to include garage.

Location : 13 Westend Avenue Coppull Chorley PR7 5DB

Applicant: Miss A Grundy And Mr S Hawkins 13 Westend Avenue Coppull Chorley PR7 5DB

Plan Ref 07/00492/FUL **Date Received** 26.04.2007 **Decision** Refuse Full Planning Permission

Ward: Astley And Buckshaw **Date Decided** 21.06.2007

Proposal : Two storey side extension, front porch and single storey rear extension
Location : Fairview Pear Tree Lane Euxton Chorley PR7 6DX
Applicant: Mr And Mrs Parr Fairview Pear Tree Lane Euxton

Plan Ref 07/00493/FUL **Date Received** 26.04.2007 **Decision** Refuse Full Planning Permission

Ward: Coppull **Date Decided** 21.06.2007

Proposal : Proposed two storey side and rear extension
Location : 50 Mavis Drive Coppull Chorley PR7 5AF
Applicant: Mr And Mrs Parkinson 50 Mavis Drive Coppull Chorley PR7 5AF

Plan Ref 07/00496/TPO **Date Received** 26.04.2007 **Decision** Consent for Tree Works

Ward: Euxton South **Date Decided** 14.06.2007

Proposal : Felling of Beech tree covered by TPO 1 (Euxton) 1971,
Location : 37 Church Walk Euxton Chorley PR7 6HL
Applicant: Mrs D Halstead 37 Church Walk Euxton Chorley PR7 6HL

Plan Ref 07/00502/FUL **Date Received** 27.04.2007 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods West And Cuerden **Date Decided** 21.06.2007

Proposal : Two storey side extension, single storey side extension and wall/fence to front and side of property.
Location : 2 Hampson Avenue Clayton-Le-Woods Leyland PR25 5TH
Applicant: Mr And Mrs M Harwood 2 Hampson Avenue Clayton-Le-Woods Leyland PR25 5TH

Plan Ref 07/00503/FUL **Date Received** 30.04.2007 **Decision** Permit Full Planning Permission

Ward: Pennine **Date Decided** 25.06.2007

Proposal : Demolish existing rear sun lounge and side porch, erect a rear conservatory, rear dormer, pitched roof porch to side and a detached garage
Location : 24 Spring Crescent Whittle-Le-Woods Chorley PR6 8AD
Applicant: Mr And Mrs Bird 24 Spring Crescent Whittle-Le-Woods Chorley PR6 8AD

Plan Ref 07/00504/FUL **Date Received** 30.04.2007 **Decision** Permit Full Planning Permission

Ward: Chorley South East **Date Decided** 25.06.2007

Proposal : Proposed retractable awning over existing decking to cover proposed smoking area.
Location : 5 - 7 Fazakerley Street Chorley PR7 1BG
Applicant: Yestayear Pub Company Grimes Arcade 22-24 King Street Wigan Wn1 1BS

Plan Ref 07/00506/FUL **Date Received** 30.04.2007 **Decision** Refuse Full Planning Permission

Ward: Eccleston And Mawdesley **Date Decided** 26.06.2007

Proposal : Demolish existing rear detached garage and erect a two storey side extension and a single storey rear extension
Location : Sunnycroft 69 Doctors Lane Eccleston Chorley PR7 5QZ
Applicant: Mr And Mrs D Parr Sunnycroft 69 Doctors Lane Eccleston Chorley PR7 5QZ

Plan Ref 07/00507/FUL **Date Received** 30.04.2007 **Decision** Permit Full Planning Permission

Ward: Eccleston And Mawdesley **Date Decided** 20.06.2007

Proposal : Erection of two storey side extension,
Location : 6 Westminster Place Eccleston Chorley PR7 5QP
Applicant: Mr M Baron 6 Westminster Place Eccleston Chorley PR7 5QP

Plan Ref 07/00509/FUL **Date Received** 30.04.2007 **Decision** Permit Full Planning Permission

Ward: Chisnall **Date Decided** 25.06.2007

Proposal : Two storey side extension and single storey side extension.
Location : 52 Manor Way Coppull Chorley PR7 5FH
Applicant: Mr And Mrs Fitzsimons 52 Manor Way Coppull Chorley PR7 5FH

Plan Ref 07/00510/FUL **Date Received** 30.04.2007 **Decision** Permit Full Planning Permission

Ward: Chorley South West **Date Decided** 25.06.2007

Proposal : Variation of condition No 28 of planning permission Ref 9/96/00727/CB4 and installation of a skate board park and MUGA
Location : Land 53m South Of 29 Buttermere Avenue Chorley
Applicant: Taylor Woodrow Developments The Bedwoods Warrington Road Birchwood Warrington WA3 6TU

Plan Ref 07/00513/FUL **Date Received** 01.05.2007 **Decision** Permit Full Planning Permission

Ward: Heath Charnock And Rivington **Date Decided** 21.06.2007

Proposal : Demolish existing rear conservatory and erect a single storey rear extension
Location : 11 Olde Stoneheath Court Heath Charnock Lancashire PR6 9EH
Applicant: Mr And Mrs Robinson 11 Olde Stoneheath Court Heath Charnock Lancashire PR6 9EH

Plan Ref 07/00516/FUL **Date Received** 01.05.2007 **Decision** Permit Full Planning Permission

Ward: Chorley North West **Date Decided** 26.06.2007

Proposal : Single storey side extension
Location : 28 Ravenhill Drive Chorley PR7 1RP
Applicant: Mr And Mrs Turner 28 Ravenhill Drive Chorley PR7 1RP

Plan Ref 07/00517/FUL **Date Received** 01.05.2007 **Decision** Permit Full Planning Permission

Ward: Chorley East **Date Decided** 26.06.2007

Proposal : First floor rear extension and pitched roof over existing rear extension
Location : 5 Seymour Street Chorley PR6 0RR
Applicant: Mr A Manan 5 Seymour Street Chorley PR6 0RR

Plan Ref 07/00518/FUL **Date Received** 01.05.2007 **Decision** Permit Full Planning Permission

Ward: Chorley East **Date Decided** 26.06.2007

Proposal : Two storey rear extension and pitched roof over existing rear extension
Location : 11 Seymour Street Chorley PR6 0RR
Applicant: Mr A Manan 11 Seymour Street Chorley PR6 0RR

Plan Ref 07/00520/FUL **Date Received** 01.05.2007 **Decision** Permit Full Planning Permission

Ward: Euxton North **Date Decided** 26.06.2007

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

Plan Ref 07/00524/FUL **Date Received** 02.05.2007 **Decision** Refuse Full Planning Permission

Ward: Pennine **Date Decided** 27.06.2007

Proposal : Two storey rear extension
Location : Westlea 210 Town Lane Whittle-Le-Woods Chorley PR6 8AJ
Applicant: Mr B Utley Westlea 210 Town Lane Whittle-le-Woods Chorley PR6 8AJ

Plan Ref 07/00527/FUL **Date Received** 02.05.2007 **Decision** Permit Full Planning Permission

Ward: Heath Charnock
And Rivington **Date Decided** 21.06.2007

Proposal : Proposed single storey rear extension, remodelling and associated works amendment to application No 06/00804/FUL
Location : Viewlands Long Lane Heath Charnock Chorley PR6 9EQ
Applicant: Mr And Mrs Harrison Viewlands Long Lane Heath Charnock Chorley PR6 9EQ

Plan Ref 07/00528/FUL **Date Received** 03.05.2007 **Decision** Permit Full Planning Permission

Ward: Lostock **Date Decided** 28.06.2007

Proposal : Erection of porch and bay window to front, two storey extension to side and extension to conservatory at rear (part-retrospective)
Location : 64 Yarrow Close Croston Leyland PR26 9SJ
Applicant: Mr & Mrs Borresen 64 Yarrow Close Croston Leyland PR26 9SJ

Plan Ref 07/00530/TPO **Date Received** 03.05.2007 **Decision** Consent for Tree Works

Ward: Eccleston And Mawdesley **Date Decided** 21.06.2007

Proposal : 20% crown reduction, crown raise to 4m and crown clean of Oak tree covered by TPO 3 (Eccleston) 2004,
Location : Land Rear Of Lord Street And New Street Eccleston Chorley
Applicant: David Wilson Homes (NW) Wilson House Cinnamon Park Fearnhead Warrington WA2 0XQ

Plan Ref 07/00537/FUL **Date Received** 04.05.2007 **Decision** Permit Full Planning Permission

Ward: Eccleston And Mawdesley **Date Decided** 29.06.2007

Proposal : Proposed front porch.
Location : Harrock View Bentley Lane Mawdesley Ormskirk Lancashire
Applicant: Mr And Mrs Henshell Harrock View Bentley Lane Mawdesley Ormskirk Lancashire L40 3SN

Plan Ref 07/00538/FUL **Date Received** 04.05.2007 **Decision** Permit Full Planning Permission

Ward: Chorley East **Date Decided** 29.06.2007

Proposal : Proposed amendments to approved layout 9/02/00680/REMAJ. House type substitution to plot 25 .
Location : Land Between Froom Street And Crosse Hall Lane Chorley
Applicant: Morris Homes North Ltd Morland House 18 The Parks Newton-le-Willows WA12 0JQ

Plan Ref 07/00539/FUL **Date Received** 04.05.2007 **Decision** Permit Full Planning Permission

Ward: Chorley North East **Date Decided** 29.06.2007

Proposal : Single storey front extension
Location : 9 Cherry Tree Grove Chorley PR6 7BL
Applicant: Mr G Walsh 9 Cherry Tree Grove Chorley PR6 7BL

Plan Ref 07/00540/FUL **Date Received** 04.05.2007 **Decision** Permit Full Planning Permission

Ward: Chorley North West **Date Decided** 03.07.2007

Proposal : Improvement of existing security arrangements to the basement car parking area using metal roller shutters and steel mesh security screens,

Location : Chorley Divisional Police Headquarters St Thomas's Road Chorley PR7 1HR

Applicant: Mrs A Harling Chorley Police Station St Thomas's Road Chorley Lancashire PR7 1HR

Plan Ref 07/00541/FUL **Date Received** 08.05.2007 **Decision** Permit Full Planning Permission

Ward: Chorley North West **Date Decided** 03.07.2007

Proposal : Replacement garage with pitched roof, front porch and single storey rear extension.

Location : 39 Highfield Road South Chorley PR7 1RH

Applicant: Mr And Mrs Johnson 39 Highfield Road South Chorley PR7 1RH

Plan Ref 07/00543/FUL **Date Received** 08.05.2007 **Decision** Permit Full Planning Permission

Ward: Wheelton And Withnell **Date Decided** 03.07.2007

Proposal : Partial demolition and rebuild of rear out-houses to include a new pitched roof over single storey garage and out-houses

Location : 26 School Lane Brinscall Lancashire PR6 8QR

Applicant: Mr T J Williams 26 School Lane Brinscall Lancashire PR6 8QR

Plan Ref 07/00544/FUL **Date Received** 08.05.2007 **Decision** Permit Full Planning Permission

Ward: Chorley South East **Date Decided** 03.07.2007

Proposal : Single storey rear extension

Location : 63 Carr Lane Chorley Lancashire PR7 3JF

Applicant: Mrs M McIver 63 Carr Lane Chorley Lancashire PR7 3JF

Plan Ref	07/00547/COU	Date Received	09.05.2007	Decision	Permit Full Planning Permission
Ward:	Chorley South West	Date Decided	03.07.2007		
Proposal :	Change of use of existing premises from Class A1 (Charity Shop) to Class A2 (Financial & Professional Services),				
Location :	28A Moor Road Chorley Lancashire PR7 2LN				
Applicant:	Mr N Burton 1 Heyes Lodge Dark Lane, Whittle Le Woods Chorley				
Plan Ref	07/00549/FUL	Date Received	09.05.2007	Decision	Permit Full Planning Permission
Ward:	Chorley North West	Date Decided	03.07.2007		
Proposal :	Formation of pitched roof over existing flat roofed rear extension and erection of conservatory to rear,				
Location :	101 Park Road Chorley Lancashire PR7 1QZ				
Applicant:	Mr & Mrs McMaster 101 Park Road Chorley Lancashire PR7 1QZ				
Plan Ref	07/00551/LCC	Date Received	10.05.2007	Decision	No objection to LCC Reg 3/4 Application
Ward:	Astley And Buckshaw	Date Decided	26.06.2007		
Proposal :	Pram park and new main entrance incorporating an existing open space and new boys lavatory. Extension to existing car park to provide 12 new spaces.				
Location :	Buckshaw County Primary School Chancery Road Astley Village Chorley PR7 1XP				
Applicant:	LCC Lancashire County Council Education Department County Hall Preston PR1 8RJ				
Plan Ref	07/00556/TPO	Date Received	11.05.2007	Decision	Consent for Tree Works
Ward:	Clayton-le-Woods And Whittle-le-Woods	Date Decided	18.06.2007		
Proposal :	Removal of dead wood and crown reduction of Oak tree covered by TPO 2 (Clayton Le Woods) 1989,				
Location :	41 Back Lane Clayton-Le-Woods Chorley PR6 7QE				
Applicant:	J B Kerfoot 41 Back Lane Clayton-Le-Woods Chorley PR6 7QE				

Plan Ref 07/00640/CTY **Date Received** 04.06.2007 **Decision** No objection to LCC Reg 3/4 Application

Ward: Clayton-le-Woods West And Cuerden **Date Decided** 25.06.2007

Proposal : The erection of a new concrete leachate tank and erection of new landfill gas flare,
Location : Clayton Hall Sand Quarry Dawson Lane Whittle-Le-Woods
Applicant: Quercia Ltd Clayton Hall Dawson Lane Whittle-Le-Woods PR6 7DY

Plan Ref 07/00642/NLA **Date Received** 01.06.2007 **Decision** No objection to NLA consultation

Ward: **Date Decided** 03.07.2007

Proposal : Plot substitution to plots 147 - 149 and 156 - 158 within blocks 27 and 30
Location : Parcel K2 Buckshaw Village
Applicant: Redrow Homes Lancashire Ltd Redrow House, 14 Eaton Avenue Chorley Buckshaw Village PR7 7NA

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