

# Development Control Committee

Agenda and Reports

For consideration on

**Tuesday, 11th September  
2007**

In the Lancastrian, 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](mailto:dianne.scambler@chorley.gov.uk)  
Date: 31 August 2007



**Chief Executive:** Donna Hall

Town Hall  
Market Street  
Chorley  
Lancashire  
PR7 1DP

Dear Councillor

## DEVELOPMENT CONTROL COMMITTEE - TUESDAY, 11TH SEPTEMBER 2007

You are invited to attend a meeting of the Development Control Committee is to be held in the Lancastrian, Town Hall, Chorley on Tuesday, 11th September 2007 at 6.30 pm.

**Please note the change of venue.**

### 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 - 12)**

To confirm as a correct record the minutes of the meeting of the Development Control Committee held on 14 August 2007 (enclosed)

4. **Planning Applications Awaiting Decision (Pages 13 - 14)**

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](http://www.chorley.gov.uk/planning)

- (a) **A1:07/00568/FULMAJ - Cliffs Farm, Wood Lane, Mawdesley** (Pages 15 - 42)

Report of Director of Development and Regeneration (enclosed)

Continued....

- (b) A2:07/00683/FULMAJ - Tootles Farm, Bentley Lane, Mawdesley (Pages 43 - 50)  
Report of the Director of Development and Regeneration (enclosed)
- (c) A3:07/00713/OUTMAJ - 2, Nursery Close, Charnock Richard (Pages 51 - 58)  
Report of the Director of Development and Regeneration (enclosed)
- (d) A4:07/00759/REMMAJ - Parcel J, Buckshaw Avenue, Buckshaw Village (Pages 59 - 66)  
Report of the Development and Regeneration (enclosed)
- (e) B1:06/00908/OUT - Land South of Copper Works, Wood West of Gillibrand North and West of South Clover Road, Chorley (Pages 67 - 72)  
Report of Director of Development and Regeneration (enclosed)
- (f) B2:07/00685/FUL - 54, Lancaster Lane, Clayton-Le-Woods (Pages 73 - 82)  
Report of the Director of Development and Regeneration (enclosed)
- (g) B3:07/00715/CB3 - Copper Works Wood, Stanstead Road, Chorley (Pages 83 - 88)  
Report of the Director of Development and Regeneration (enclosed)
- (h) B4:07/00854/FUL - Brinscall Public Baths, Lodge Bank, Brinscall, Chorley (Pages 89 - 92)  
Report of the Director of Development and Regeneration (enclosed)

5. **Guidance for Member Site Visits** (Pages 93 - 98)

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

6. **Planning Appeals and Decisions - Notification** (Pages 99 - 100)

Report of the Director of Development and Regeneration (enclosed)

7. **Delegated Decisions determined by the Director of Development and Regeneration, the Chair and Vice Chair of the Committee** (Pages 101 - 102)

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 1 August and 28 August 2007** (Pages 103 - 124)

Schedule (enclosed)

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

Yours sincerely

J. M. Hall

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 Ken Ball, Eric Bell, Alan Cain, Henry Counce, Michael Davies, Mike Devaney, Dennis Edgerley, Daniel Gee, Pat Haughton, Roy Lees, Adrian Lowe, June Molyneaux, Geoffrey Russell, Edward Smith and Ralph Snape) for attendance.
2. Agenda and reports to Jane Meek (Director of Development and Regeneration), (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

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**Development Control Committee****Tuesday, 14 August 2007**

**Present:** Councillor Harold Heaton (Chair), Councillor David Dickinson (Vice-Chair), Councillors Ken Ball, Eric Bell, Alan Cain, Daniel Gee, Pat Haughton, Roy Lees, Adrian Lowe, June Molyneaux, Geoffrey Russell, Edward Smith and Ralph Snape

**Officers:** Claire Hallwood (Deputy Director of Legal Services), Mark Moore (Principal Planning Officer), Dianne Scambler (Trainee Democratic Services Officer) and Caron Taylor (Planning Officer)

**Also in attendance:** Councillor Judith Boothman (Clayton-Le-Woods West and Cuerden)

**07.DC.94 APOLOGIES FOR ABSENCE**

Apologies for absence were received by Councillors Michael Davies, Michael Devaney and Dennis Edgerley

**07.DC.95 DECLARATIONS OF ANY INTERESTS**

In accordance with the provisions of the Local Government Act 2000, the Council's Constitution and the Members Code of Conduct, the following Member declared a personal and prejudicial interest in relation to the planning applications listed below, which were included on the meetings agenda for determination.

Councillor Roy Lees – Planning Applications 07/00747/FUL and 07/00748/LBC

**07.DC.96 MINUTES**

**RESOLVED – That subject to the amendment that Councillor Eric Bell seconded the motion in relation to planning application 07/00453/COU and not Councillor Eric Ball the minutes of the meeting of the Development Control Committee held on 17 July 2007 be confirmed as a correct record and signed by the Chair.**

**07.DC.97 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 and recorded below:**

**(a) A3:07/00568/FULMAJ - Cliffs Farm, Wood Lane, Mawdesley**

Application No: 07/00568/FULMAJ  
Proposal: Erection of 3 no. Wind turbines  
Location: Cliffs Farm, Wood Lane, Mawdesley, Ormskirk  
Decision: Application deferred.

**(b) B1:07/00346/OUT - Land 40m South of 48, Lancaster Lane, Clayton-Le-Woods**

Application No: 07/00346/OUT

Proposal: Outline application for the proposed development to create 5 no. New detached dormer bungalows to include an amended access off the highway between no's 46 and 48 Lancaster Lane

Location: Land 40m South of 48, Lancaster Lane, Clayton-Le-Woods

Decision:

It was proposed by Councillor Daniel Gee, seconded by Councillor Adrian Lowe, and subsequently **RESOLVED (11:0) to refuse planning permission for the following reasons:**

**1. The proposal would constitute overdevelopment of the site and would be out of character with the surrounding area. In particular the surrounding area is characterised by residential properties with large garden areas. The proposed development incorporates the redevelopment of two garden areas which would result in the loss of private amenity space. As such the proposal is considered to be contrary to Policy HS4 of the Adopted Chorley Borough Local Plan Review and Government advice contained in PPS3: Housing.**

**2. The proposed use of the site, which is a backland site surrounded by residential properties, would be detrimental to residential amenity having regard to noise and disturbance likely to be generated in particular through the parking of vehicles and the manoeuvring of cars in close proximity to the rear private garden areas of neighbouring properties. As such the proposal is considered to be contrary to Policy HS4 of the Adopted Chorley Borough Local Plan Review and Government advice contained in PPS3: Housing.**

**(c) B2:07/00685/FUL - 54, Lancaster Lane, Clayton-Le-Woods, Leyland**

Application No: 07/00685/FUL

Proposal: Demolition of existing dwelling and erection of 5 detached houses and bungalows

Location: 54, Lancaster Lane, Clayton-Le-Woods, Leyland

Decision: Application deferred

**(d) A2:07/00489/FULMAJ - Bradley Hall, Parr Lane, Eccleston**

Application No: 07/00489/FULMAJ

Proposal: Proposed livestock building and associated access track

Location: Bradley Hall, Parr Lane, Eccleston, Chorley

Decision:

It was proposed by Councillor Adrian Lowe, seconded by Councillor David Dickinson, and subsequently **RESOLVED (11:0) to grant 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. 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 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 EP7 of the Adopted Chorley Borough Local Plan Review.***

3. The building hereby permitted shall be used only for those purposes reasonably necessary for the purposes of agriculture within the unit, and where such use ceases for a period exceeding 6 months within 10 years of the date of this permission, the building shall be removed from the site and the land restored to its original condition prior to development.

***Reason: To protect the character and appearance of the area, and avoid the proliferation of buildings in a countryside area for which there is not a continuing need, and in accordance with PPG2 and Policy Nos. DC1 and EP7 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. Prior to the commencement of the development hereby permitted, a detailed method statement shall be submitted to and approved in writing by the Local Planning Authority (in conjunction with Lancashire County Council), implemented in full and maintained as such detailing how Great Crested Newts will be excluded from the development site during the works to construct the building.

***Reason: In the interests of protecting Great Crested Newts and in accordance with Policy No. EP4 of the Chorley Borough Local Plan Review.***

7. Prior to the commencement of development, a scheme detailing the creation of an additional terrestrial habitat for Great Crested Newts and a schedule of implementation shall have been submitted to and approved in writing by the Local Planning Authority (in conjunction with Lancashire County Council). The scheme shall thereafter be carried out in full in accordance with the schedule of implementation and approved details.

***Reason: To protect Great Crested Newts and in accordance with Policy No. EP4 of the Chorley Borough Local Plan Review.***

8. Before the development hereby permitted is first commenced full details of existing and proposed ground levels and proposed building slab levels (all relative to ground levels adjoining the site) shall have been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such

detail shown on the approved plans. The development shall only be carried out in conformity with the approved details.

*Reason: To protect the appearance of the locality, in the interests of the amenities of local residents and in accordance with Policy Nos. GN5 and EP7 of the Adopted Chorley Borough Local Plan Review.*

9. No development approved by this permission shall be commenced until a scheme for the disposal of foul and surface waters has been submitted to and approved in writing by the Local Planning Authority. Such a scheme shall be constructed and completed in accordance with the approved plans prior to the first use of the building for agricultural purposes.

*Reason: To ensure a satisfactory means of drainage and in accordance with Policy Nos. EP17 and EP18 of the Adopted Chorley Borough Local Plan Review.*

(e) **A1:07/00468/FULMAJ - 21-23, Southport Road, Chorley**

Application No: 07/00468/FULMAJ

Proposal: Proposed alterations and extension to existing premises to create 11 no. Apartments with associated infrastructure

Location: 21 – 23, Southport Road, Chorley

Decision:

It was proposed by Councillor Eric Bell, seconded by Councillor Ralph Snape, and subsequently **RESOLVED (12:0) to grant 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 Compulsory Purchase Act 2004.*

**2. Plans and particulars showing the alignment height and materials of all walls and fences and other means of enclosure, shall be submitted to, and approved in writing by, the Local Planning Authority, and development shall not be commenced before these details have been approved. Such details as may be agreed shall be implemented in their entirety prior to the first occupation of the building to which these elements relate, maintained for a period of five years and any structural or decorative defect appearing during this period shall be rectified and the enclosure shall thereafter be retained.**

*Reason: In order that the Council may be satisfied with the enclosure details of the proposal and its implementation and retention in accordance with policy GN5 of the Chorley Borough Local Plan Review 2003.*

**3. Prior to the commencement of development details of works to the existing boundary retaining wall to Southport and Windsor Roads shall have been submitted to and approved in writing by the Local Planning Authority. All works undertaken on site shall be undertaken strictly in accordance with those details unless first agreed in writing with the Local Planning Authority.**

*Reason: In order that the Council may be satisfied with the enclosure details of the proposal and its implementation and retention in a position adjacent to the highway in accordance with policy GN5 of the Chorley Borough Local Plan Review 2003.*

**4. The materials and finishes to be employed on the external faces of the development, hereby permitted, shall be identical in every respect to those of the existing building unless otherwise first agreed in writing by the Local Planning Authority.**

***Reason: To ensure satisfactory visual relationship of the new development to the existing in accordance with policy GN5 of the Chorley Borough Local Plan Review 2003.***

5. Prior to the first occupation of the apartments, the residents car park shall be hard surfaced in accordance with surfacing details which shall first be submitted to and approved in writing by the Local Planning Authority and the parking spaces shown on the approved site plan shall be fully marked out and made available for use. The parking facilities shall thereafter be permanently retained at all times for the purposes of residents parking.

***Reason: To ensure provision of adequate off-street parking facilities within the site in accordance with policy TR4 of the Chorley Borough Local Plan Review 2003.***

6. Both in the first instance and upon all subsequent occasions all windows in the first and second floors of the east facing elevation (such expression to include the roof) shall be non-opening and glazed with obscure glass. Furthermore, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, or any subsequent re-enactment, no further fenestration or door shall be installed in the said elevation without express planning permission.

***Reason: To preserve the amenity and privacy of the adjoining property in accordance with policy GN5 and HS7 of the Chorley Borough Local Plan Review 2003.***

7. No ground clearance, demolition or construction work shall commence until a chestnut pale or similar form of protective fencing, at least 1.25m high, and supported and braced with scaffolding, as outlined in figure 4 and 5 of BS5837: 1991 'Trees in Relation to Construction'. Within the areas so fenced the existing ground level shall be neither raised nor lowered and there shall be no development or development-related activity of any description including the deposit of spoil or the storage of materials.

***Reason: To prevent trees on site from being damaged in accordance with policy GN5 and EP9 of the Chorley Borough Local Plan Review 2003.***

8. Before the development is commenced, proposals for the landscaping of the site, to include provision for the retention and protection of existing trees and shrubs, if any, thereon, together with any means of enclosure proposed or existing within or along the curtilage of the site shall be submitted to and approved by the District Planning Authority by means of a large scale plan and a written brief. All proposed and existing trees and shrubs shall be correctly described and their positions accurately shown. Upon approval such new planting shall be carried out during the planting season October/March inclusive, in accordance with the appropriate British Standards for ground preparation, staking, etc., in BS4428:1989 (1979), immediately following commencement of the development. The landscaping shall thereafter be maintained for five years during which time any specimens, which are damaged, dead or dying shall be replaced and hence the whole scheme shall thereafter be retained.

***Reason: Pursuant to Section 197 of the Town and Country Planning Act 1990 and to protect and enhance the appearance and character of the site and the locality in accordance with policy GN5 of the Chorley Borough Local Plan Review 2003.***

9. Prior to the commencement of development, the existing vehicular access onto Southport Road shall be permanently closed in accordance with a scheme of closure, which shall first be submitted to and approved in writing by the Local Planning Authority.

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

10. The development hereby permitted shall not commence until details of the number of bins and the area designated for their storage have been submitted to and approved in writing by the Local Planning Authority. The bin storage area and the bins shall be made available prior to the occupation of any of the apartments hereby permitted and retained as such in perpetuity.

***Reason: To ensure a suitable number of bins and adequate storage area is provided and in accordance with Policy No. HS4 of the Adopted Chorley Borough Local Plan Review.***

Application No: 07/00489/FULMAJ  
 Proposal: Proposed livestock building and associated access track  
 Location: Bradley Hall Parr Lane Eccleston Chorley PR7 5RL  
 Decision: Permit Full Planning Permission  
 Conditions

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

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

**2. 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 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 EP7 of the Adopted Chorley Borough Local Plan Review.***

**3. The building hereby permitted shall be used only for those purposes reasonably necessary for the purposes of agriculture within the unit, and where such use ceases for a period exceeding 6 months within 10 years of the date of this permission, the building shall be removed from the site and the land restored to its original condition prior to development.**

***Reason: To protect the character and appearance of the area, and avoid the proliferation of buildings in a countryside area for which there is not a continuing need, and in accordance with PPG2 and Policy Nos. DC1 and EP7 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. Prior to the commencement of the development hereby permitted, a detailed method statement shall be submitted to and approved in writing by the Local Planning Authority (in conjunction with Lancashire County Council), implemented in full and maintained as such detailing how Great Crested Newts will be excluded from the development site during the works to construct the building.

*Reason: In the interests of protecting Great Crested Newts and in accordance with Policy No. EP4 of the Chorley Borough Local Plan Review.*

7. Prior to the commencement of development, a scheme detailing the creation of an additional terrestrial habitat for Great Crested Newts and a schedule of implementation shall have been submitted to and approved in writing by the Local Planning Authority (in conjunction with Lancashire County Council). The scheme shall thereafter be carried out in full in accordance with the schedule of implementation and approved details.

*Reason: To protect Great Crested Newts and in accordance with Policy No. EP4 of the Chorley Borough Local Plan Review.*

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

*Reason: To protect the appearance of the locality, in the interests of the amenities of local residents and in accordance with Policy Nos. GN5 and EP7 of the Adopted Chorley Borough Local Plan Review.*

9. No development approved by this permission shall be commenced until a scheme for the disposal of foul and surface waters has been submitted to and approved in writing by the Local Planning Authority. Such a scheme shall be constructed and completed in accordance with the approved plans prior to the first use of the building for agricultural purposes.

*Reason: To ensure a satisfactory means of drainage and in accordance with Policy Nos. EP17 and EP18 of the Adopted Chorley Borough Local Plan Review.*

(f) **B3:07/00747/FUL - Duxbury Park Golf Course, Duxbury Hall Road, Chorley**

(Councillor Roy Lees declared an interest in the following application and left the meeting during the discussion and voting on the proposal)

Application No: 07/00747/FUL

Proposal: Proposed demolition of existing golf club house and the construction of a new single storey clubhouse incorporating a Bar/Dining area, sport shop, function room and offices.

Location: Duxbury Park Golf Club, Duxbury Hall Road, Chorley

Decision:

It was proposed by Councillor Ken Ball, seconded by Councillor Pat Haughton, and subsequently **RESOLVED (12:0) to grant 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. 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.*

3. 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.*

4. During the construction period, all trees to be retained shall be protected by 1.2 metre high fencing as specified in paragraph 8.2.2 of British Standard BS5837:2005 at a distance from the tree trunk equivalent to the outermost limit of the branch spread, or at a distance from the tree trunk equal to half the height of the tree (whichever is further from the tree trunk), or as may be first agreed in writing with the Local Planning Authority. No construction materials, spoil, rubbish, vehicles or equipment shall be stored or tipped within the areas so fenced. All excavations within the area so fenced shall be carried out by hand.

*Reason: To safeguard the trees to be retained and in accordance with Policy Nos. EP9 and HT9 of the Adopted Chorley Borough Local Plan Review.*

5. 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, HT2 and HT3 of the Adopted Chorley Borough Local Plan Review.*

6. The development hereby permitted shall not commence until full details of the type, coursing and jointing of the natural stone to be used in the construction of the external faces of the buildings (notwithstanding any 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, HT2 and HT3 of the Adopted Chorley Borough Local Plan Review.*

7. No works shall take place on site until the applicant, or their agents or successors in title, have secured the implementation of a programme of

archaeological work. This must be carried out in accordance with a written scheme of investigation, which shall first have been submitted to and approved in writing by the Local Planning Authority. The works thereafter shall be carried out in accordance with the approved scheme.

**Reason:** *The development involves excavating close to Statutory Listed Building and archaeological remains have been recorded in the area. To ensure and safeguard the recording and inspection of matters of archaeological importance associated with the site and in accordance with Government advice contained in PPG15: Planning and the Historic Environment.*

8. Before the development commences full details, in the form of a work methodology statement, shall be submitted to and been approved in writing by the Local Planning Authority in relation to the work proposed to the Listed Building. The required details shall include details of the works proposed to the Listed Building following the removal of the existing building and the works required in respect of the construction of the development hereby approved, in particular details of how the building will be attached to the Listed Building. The works thereafter shall be carried out in accordance with the approved details.

**Reason :** *In the interests of the character and appearance of the Listed Building and in accordance with Policy No. HT2 of the Adopted Chorley Borough Local Plan Review.*

(g) **B4:07/00748/LBC - Duxbury Park Golf Course, Duxbury Hall Road, Chorley**

(Councillor Roy Lees declared an interest in the following application and left the meeting during the discussion and voting on the proposal)

Application No: 07/00748/LBC

Proposal: Listed Building Consent for the proposed demolition of existing golf clubhouse and the construction of a new single storey clubhouse incorporating a Bar/Dining area, sport shop, function room and offices to be in keeping with the adjoining property a grade 2 listed building the Coach House

Location: Duxbury Park Golf Club, Duxbury Hall Road, Chorley

Decision:

It was proposed by Councillor Adrian Lowe, seconded by Councillor Daniel Gee, and subsequently **RESOLVED (12:0) to grant the Listed Building Consent 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. 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, HT2 and HT3 of the Adopted Chorley Borough Local Plan Review.*

**3. The development hereby permitted shall not commence until full details of the type, coursing and jointing of the natural stone to be used in the construction of the external faces of the buildings (notwithstanding any 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, HT2 and HT3 of the Adopted Chorley Borough Local Plan Review.*

4. No works shall take place on site until the applicant, or their agents or successors in title, have secured the implementation of a programme of archaeological work. This must be carried out in accordance with a written scheme of investigation, which shall first have been submitted to and approved in writing by the Local Planning Authority. The works thereafter shall be carried out in accordance with the approved scheme.

*Reason: The development involves excavating close to Statutory Listed Building and archaeological remains have been recorded in the area. To ensure and safeguard the recording and inspection of matters of archaeological importance associated with the site and in accordance with Government advice contained in PPG15: Planning and the Historic Environment.*

5. Before the development commences full details, in the form of a work methodology statement, shall be submitted to and been approved in writing by the Local Planning Authority in relation to the work proposed to the Listed Building. The required details shall include details of the works proposed to the Listed Building following the removal of the existing building and the works required in respect of the construction of the development hereby approved, in particular details of how the building will be attached to the Listed Building. The works thereafter shall be carried out in accordance with the approved details.

*Reason : In the interests of the character and appearance of the Listed Building and in accordance with Policy No. HT2 of the Adopted Chorley Borough Local Plan Review.*

(h) **B5:07/00736/FUL - Land 170m West of Gelston, Dawson Lane, Whittle-Le-Woods**

Application No: 07/00736/FUL

Proposal: Retrospective application for the installation of all weather pitch and multi-use games area (MUGA), installation of floodlights to pitches and installation of fencing to pitches

Location: Land 170m West of Gelston, Dawson Lane, Whittle-Le-Woods

Decision:

It was proposed by Councillor Eric Bell, seconded by Councillor Pat Haughton, and subsequently **RESOLVED (12:0) to grant planning permission subject to the following conditions:**

1. The use hereby permitted shall be restricted to the hours between 8am and 10pm Monday to Sunday. The floodlights hereby approved shall not be illuminated between the hours of 10pm and 8am.

*Reason: To safeguard the amenities of local residents and in accordance with Policy Nos. EP20 and EP21A of the Adopted Chorley Borough Local Plan Review.*

2. Prior to the use of the floodlights hereby approved full details of measures to reduce the amount of light spillage shall be submitted to and approved in writing by the Local Planning Authority.

*Reason: To safeguard the amenities of local residents, in the interests of highway safety and in accordance with Policy Nos. EP21A of the Adopted Chorley Borough Local Plan Review.*



**07.DC.98 PLANNING APPEALS AND DECISIONS - NOTIFICATION**

The Committee received a report of the Director of Development and Regeneration giving notification of the lodging of one appeal against the refusal of planning permission, one appeal that had been dismissed, and two appeals that had been decided by the Planning Inspectorate, one of which had been allowed and one refused.

**RESOLVED – That the report be noted**

**07.DC.99 DELEGATED DECISIONS DETERMINED BY THE DIRECTOR OF DEVELOPMENT AND REGENERATION, 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.100 A LIST OF PLANNING APPLICATIONS DETERMINED BY THE CHIEF OFFICER UNDER DELEGATED POWERS BETWEEN 4 JULY AND 31 JULY 2007**

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 4 July and 31 July 2007

**RESOLVED – That the report be noted**

Chair

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Report of	Meeting	Date
Director of Development and Regeneration	Development Control Committee	11.09.2007

## PLANNING APPLICATIONS AWAITING DECISION

Item	Application	Recommendation	Location
A. 1	07/00568/FULMAJ	Refuse Full Planning Permission	Cliffs Farm Wood Lane Mawdesley Ormskirk L40 2RL
A. 2	07/00683/FULMAJ	Permit Full Planning Permission	Tootles Farm Bentley Lane Mawdesley Ormskirk Lancashire
A. 3	07/00713/OUTMAJ	Refusal of Outline Planning Permission	2 Nursery Close Charnock Richard Chorley PR7 5UA
A. 4	07/00759/REMMAJ	Approve Reserved Matters	Parcel J Buckshaw Avenue Buckshaw Village Lancashire
B. 1	06/00908/OUT	Permit Outline Planning Permission	Land South Of Copper Works Wood West Of Gillibrand North And West Of South Clover Road Chorley
B. 2	07/00685/FUL	Permit (Subject to Legal Agreement)	54 Lancaster Lane Clayton-Le-Woods Leyland PR25 5SP
B. 3	07/00715/CB3	Permit Full Planning Permission	Copper Works Wood Stansted Road Chorley Lancashire
B. 4	07/00854/FUL	Permit Full Planning Permission	Brinscall Public Baths Lodge Bank Brinscall Chorley PR6 8QU

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**Item A.1**                      **07/00568/FULMAJ**                      **Refuse Full Planning Permission**

**Case Officer**                      **Mark Moore**

**Ward**                                      **Eccleston And Mawdesley**

**Proposal**                              **Erection of 3 No. wind turbines**

**Location**                              **Cliffs Farm Wood Lane Mawdesley OrmskirkL40 2RL**

**Applicant**                              **Damien Culshaw**

**Proposal:**                              This application seeks permission for the erection of three wind turbines on land at Cliffs Farm, Mawdesley. The application is a re-submission following the withdrawal of a previous submission in 2006 due to an objection from Natural England which required monitoring in response to issues related to Whooper Swans.

The proposed wind turbines would each comprise a column 55m in height supporting a three bladed rotor with a radius of 24.1m. The overall height would measure 79.1m from the base to the tip of the rotors at the highest point in their arc with the hub of the rotors connected to a 6.2m wide casement. The columns would be 3.35m in diameter at the base receding to 2.54m at the top and would be constructed in steel finished a matt grey colour. Each turbine would be supported on a 15m square foundation buried 3.5m below the ground level and would be located within a compound area, the largest being approximately 40m x 32m. It is also proposed to construct a hard core pad at the base of each of the proposed turbines to allow for servicing.

In addition it is proposed to erect rectangular, metal control sheds adjacent to the base of each turbine measuring 3m x 3m square and 2.5m in height. The control sheds would be of corrugated steel construction finished in matt grey. A further transformer shed is also proposed which would comprise a steel cabinet of the same dimensions as the control sheds finished in a matching colour.

Access to the site would be via an existing track from Cliffs Farm however two new lengths of 4.2m wide track totalling approximately 340m in length would need to be created to enable each of the turbines to be accessed. The existing tracks proposed for access to the site form part of the Mawdesley Jubilee Trail which is a 7 mile circular walk set within the Mawdesley boundaries.

The electrical connections for the turbines would be via 10-20cm cable buried 1-2m underground.

The proposed turbines would be sited in an area of flat, open countryside located on Mawdesley Moss between the settlements of Mawdesley and Croston. Specifically, the site comprises a flat area of farmland with a field area of approximately 10ha and is situated within the Green Belt as defined by the Chorley Borough Local Plan Review. The site is accessed via a single width road from Wood Lane and via an unmade footpath from Cliffs Farm, which is located approximately 520m to the west of the nearest proposed turbine and is owned by a relative of the applicant. To the north of Cliffs Farm there is an additional residential property, Boundary Farm, which is sited approximately 540m from the northernmost proposed turbine. Further properties at Back House Farm, Hall Lane and Moss House Farm, Gales Lane are located to the south-east and south-west of the application site at a similar distance to Boundary Farm.

**Planning History:**                      The site history of Cliffs Farm is as follows:

<b>Ref:</b>	01/00679/FUL	<b>Decision:</b>	PERFPP
	<b>Decision Date:</b>		19 December 2001
<b>Description:</b>	Erection of boat and bicycle store and archery and air rifle sheds,		

- Ref:** 97/00473/COU **Decision:** PERFPP  
**Decision Date:** 5 November 1997  
**Description:** Conversion of redundant cattle building to agricultural and blacksmith's workshop,
- Ref:** 99/00584/COU **Decision:** PERFPP  
**Decision Date:** 22 December 1999  
**Description:** Change of use of redundant agricultural building to bunk barn accommodation,
- Ref:** 99/00585/COU **Decision:** PERFPP  
**Decision Date:** 22 December 1999  
**Description:** Change of use of 1.2ha of agricultural land to leisure and education, including 0.4ha lake,
- Ref:** 05/00007/INV **Decision:** WDN  
**Decision Date:**  
**Description:** Replacement workshop building for decorative ironwork and general steel fabrication
- Ref:** 06/01125/FULMAJ **Decision:** WDN  
**Decision Date:** 7 December 2006  
**Description:** Erection of 3 No. wind turbines,
- Ref:** 07/00482/COU **Decision:** PCO  
**Decision Date:**  
**Description:** Change of use and improvements to existing barn to provide basic shelter and facilities for groups using the activity centre,
- Ref:** 07/00568/FULMAJ **Decision:** PCO  
**Decision Date:**  
**Description:** Erection of 3 No. wind turbines

**Planning Policy:**

**Local Plan:**

- GN5 Building Design and Retaining Existing Landscape Features and Natural Habitats
- DC1 Development in the Green Belt
- DC9 Landscape Character Areas
- EP4 Species Protection
- EP10 Landscape Assessment
- EP20 Noise
- EP23 Energy from Renewable Resources
- EP24 Wind Farms
- EM3 Farm Diversification
- LT10 Public Rights of Way

**Joint Lancashire Structure Plan:**

- Policy 6 Green Belt
- Policy 20 Lancashire's Landscapes
- Policy 21 Lancashire's Natural and Manmade Heritage
- Policy 25 Renewable Energy

**RSS:**

- EM17 Renewable Energy
- ER5 Biodiversity and Nature Conservation

**National Guidance:**

- PPG2 Green Belts
- PPG24 Planning and Noise

PPS1	Delivering Sustainable Development
PPS7	Sustainable Development in Rural Areas
PPS9	Biodiversity and Geological Conservation
PPS22	Renewable Energy

The application site lies within Green Belt wherein development is strictly controlled. Development of very particular kinds such as agriculture, forestry or other uses that retain the open character of land, and are not visually detrimental, are considered appropriate within Green Belt. Local Plan Policy DC1 reflects government guidance in the form of PPG2 and expresses a presumption against inappropriate development. Under these policies other considerations must be put forward to provide the very special circumstances to justify an exception. Policy 6 of the Structure Plan Review reiterates policy in respect of Green Belt.

Policy 20 of the Structure Plan and Policy GN5 of the Local Plan seek to ensure development is of satisfactory design and appearance for its surroundings and will not detract from natural or man made heritage.

The Government is keen to encourage the use of all renewable energy resources. PPG22 gives guidance on wind power generation and the factors to be taken into consideration in assessing proposals, including landscape impact, nature conservation and archaeology, neighbour amenity and associated infrastructure requirements.

Policy 25 of the Structure Plan must be considered in conjunction with the Supplementary Planning Document 'Planning for Landscape Change' part 3, 'Landscape Sensitivity to Wind Energy Development in Lancashire'. The policy in its revised form also reflects the Government advice outlined in PPS22. The policy indicates that wind turbines must be assessed against the need to develop clean, green energy and the need to conserve Lancashire's landscapes and natural and man made heritage. It is acknowledged that the Government has set a target of 10% of electricity supply from renewable energy by 2010 and that there is considerable pressure to increase the number of renewable energy developments, of which a significant proportion is expected to come from wind energy. Policy 25 and associated documents state that the development of wind farms, and related development, will be supported in principle within particular areas identified as having commercially viable wind speeds (annual average of 6.5m/s).

Policy EP23 of the Local Plan outlines the Councils commitment to supporting proposals to harness renewable energy subject to; adequate protection of historic and archaeological features with wildlife habitats; the proposal not detracting from the amenity of the surrounding area by virtue of its size, scale, siting, design, noise, emissions or waste production and provided supporting infrastructure is kept to the minimum required.

Policy EP24 of the Local Plan expands on Policy EP23 in relation to developments for wind farms. EP24 states that the Council will support such proposals subject to the following additional criteria;

- They are not located in ridge top/summit locations where they would be prominent against the skyline
- They do not significantly detract from the countryside character of the proposed location, particularly where there is a sense of wilderness and tranquillity
- They do not result in a significant increase in risk or nuisance arising from noise, shadow flicker, or interference
- They do not create an adverse impact on residential amenity
- Connections to the grid system will be underground
- The disturbance of construction is minimised and any ancillary structures or roads do not create an adverse impact on the landscape
- Public rights of access are not reduced by the development
- Provision is made for removing any equipment and re-instating the site should the equipment no longer be required

Other Local Plan Policies outlined above such as EP4, 10 and 20 seek to protect wildlife species, landscape features and heritage and to ensure that developments

do not result in adverse impacts upon amenity to local residents for example, arising from noise.

**Applicant's Case:**

The applicant has submitted an environmental report with the application which covers a range of issues including; landscape and visual impact; ecology; impact on bird species; noise; electromagnetic interference and shadow flicker. In support of the proposal the applicant has stated that the main reason for the application is to generate renewable, carbon-free electricity that would contribute towards the national, regional and local targets for electricity generation from renewable sources in place to help tackle climate change.

The applicant states that the project would generate around 4.2 million kWh units of electricity per year. In detail the turbines would be 'medium sized' of 750kW each (2.25MW total) and would contribute towards Lancashire's 2010 target of 157MW of capacity in 'wind farms and clusters'.

In support of the site selection the applicant has highlighted the following locational advantages to Mawdesley Moss;

- The land is flat and the turbines would be less visible than if they were built on a hill or a ridge
- The land is not in any designated environmental protection area and is an intensively farmed, man-made landscape
- The land has been designated in the LCC document 'Landscape Sensitivity to Wind Energy Development in Lancashire' as being in the lowest category of sensitivity
- The area is sparsely populated with only 5 isolated farmsteads within 1km of the proposed turbines all of which are in excess of 500m away
- Grid connection can be achieved without the need for overhead power lines and all underground wires can be accommodated within the development boundary
- Turbines of the size proposed can be brought to site without the need for additional roads or tracks (tough hard core tracks on-site will be needed to facilitate construction)
- The site would allow educational access for school children and public who use the farm and activity centre at Cliffs Farm

**Consultations:**

**Environmental Health:** Concluded that the noise report submitted May 2007 was insufficiently detailed to enable an assessment of the potential noise impact of the proposed turbines. Made specific recommendations as to the content required of the noise report. The applicant has been in discussion with Environmental Health to resolve this issue.

At the time of compiling this report Environmental Health have confirmed that noise monitoring of the site is necessary in order that they may provide an informed opinion to the Planning Committee. The applicant has agreed to undertake background measurements to commence on site on 6<sup>th</sup> August 2007 to be conducted in accordance with the guidance. It is anticipated that the exercise will take a minimum of 14 days to ensure that all data at appropriate wind speeds is obtained. At the time of compiling this report the applicant had encountered problems in undertaking the monitoring and it is unlikely the information will be available in time for this matter to be assessed by the Environmental Health team and reported to Committee.

**Environment Agency:** Have no comments to make further than their response to the original planning application which was as follows;

The Agency has no objections in principle but wishes to make the following comments;

- Application includes creation of access tracks directly adjacent to field drains. Construction should be a minimum distance of 1m from the edge of the top of the bank of any drainage ditch to ensure the watercourses are not damaged.
- Field are used by nesting birds. As construction of the turbines has potential to disturb ground nesting birds and could be a breach of the Wildlife and Countryside Act 1981 the applicant should ensure that an appropriate time of year to undertake works is agreed with English Nature and the RSPB.



- As the site is located 340m from Croston Moss County Biological Heritage Site the applicant is advised to consult with the County Ecologist.

*Civil Aviation Authority: **No objections raised to proposed turbines.***

**OFCOM:** Have identified 3 links at 33m, 303m and 340m from site. The applicant should have clearance from the licensed link operators stating that they are satisfied that the proposed turbines will not affect the operation of the microwave link.

**Joint Radio Company:** Part of the development is within the protection zone of a microwave radio link owned and operated by United Utilities supporting the integrity of their telecommunication network which underpins the safety and operational effectiveness of the electricity distribution network. JRC object to the proposed development for the following reasons;

- The microwave radio link supports the essential telecommunications infrastructure necessary for the effective monitoring and control of operational electrical plant equipment within United Utilities Electricity plc Electricity Distribution Network.
- United Utilities have been informed by JRC that part of the proposed wind farm development lies within the protection zone of the above microwave link. The infringement into the microwave path protection zone will impact on the integrity and resilience of the microwave link, which in turn may hinder or disrupt the speed at which United Utilities plc can remotely re-route or restore power to its customers should a fault/power outage occur within United Utilities Electricity Distribution Network.

**CPRE (Lancs Branch):** CPRE objects to this planning application on several counts. They are concerned about the proposal on the following grounds:

#### Impact on Green Belt

CPRE considers that this proposal constitutes 'inappropriate development' in the Green Belt, principally because three 80m high wind turbines will be a significant visual intrusion into flat countryside around the site. Furthermore, unlike other tall structures in the Green Belt e.g. pylons, wind turbines rotate. The flicker caused by wind turbines in motion in CPRE's view would 'significantly increase the visual impact of such structures in open countryside when seen from a distance'.

The development will therefore not 'maintain the openness' of the Green Belt as required by PPG2.

#### Impact on the Tranquillity of the Area.

CPRE has recently produced a tranquillity map for Lancashire which shows that the proposed location of this development is in the middle of one of the few remaining tranquil areas in Chorley Borough. This area is probably the **most** tranquil in Chorley. On a recent site visit the complete absence of manmade structures and noise from human activity was very apparent. The lack of visual intrusion and the silence at the proposed site was breathtaking.

CPRE note that the recent EIP Panel review of the Draft Regional Spatial Strategy (RSS) has recommended that Policy DP7- Safeguard Rural Areas should be achieved by a number of planning policy actions including; '*Maintaining and enhancing the tranquillity of open countryside and rural areas*'

In our opinion this proposed development will not 'maintain and enhance the tranquillity' of this open and rural part of Chorley.

#### Impact on Landscape Character

Chorley is blessed with a good variety of Landscape types as defined in the Lancashire Landscape Character Assessment. These range from the mossland at this proposed development site to the high moorland in the east of the Borough. The proposed wind turbine location is also close to other landscape character types in neighbouring local authority areas in Lancashire. We do not believe that the Environmental Report produced by the developer addresses adequately the wider landscape issues that the development will impact upon.

The site is visible from public roads and footpaths to the south. No meaningful assessment has been provided by the developer of the impact of the proposed development as viewed from these elevated positions to the south and other wider views from the lowland areas around the site. The mossland when viewed from these elevated positions is remarkably undeveloped. Even the electricity pylons to the west of the proposed site are difficult to spot as they are widely spaced dark open structures. The impression is of a very open and tranquil rural landscape, a rare commodity in south Lancashire.

#### Historic Built Landscapes

The applicant's Environmental Report is supposed to have analysed the impact of the development in a 10km radius around the site. It is therefore surprising that there is no reference to the development's impact on the historic buildings and designed landscapes of Rufford Old Hall (approx 2.5 km distant) and Bank Hall (approx 4.7 km distant). Bank Hall is currently subject to a £ multi-million draft proposal by the North West Heritage Trust supported by Chorley Council for Heritage Lottery funding for its renovation, conservation and redevelopment. In this context we note LCC's concerns that up to 9 historic landscapes are in the area of the proposed development.

We would agree with LCC's opinion the radius of a 20km would offer a much better assessment of the wind farm's impact on landscape and built heritage.

CPRE again notes that the recent EIP Panel review of the Draft Regional Spatial Strategy (RSS) has recommended that Policy EM1 be amended to include specific landscape protection criteria as follows.

- *Plans, strategies, proposals and schemes should deliver an integrated approach to conserving and enhancing the natural environment, historic environment and woodlands of the region.*
- *Priority should be given to conserving and enhancing areas, sites, features and species of international, regional and local landscape, natural environment and historic environment importance.*

This proposal will not enhance the landscape.

#### Random Choice of Proposed Location

The existing landscape character assessments for Lancashire are too broad to make an informed local decision. The RSS EIP panel report further states.

#### *EM1 (A) Landscape*

*Plans, strategies, proposals and schemes should identify, protect, maintain and enhance natural, historic and other distinctive features that contribute to the character of landscapes and places within the North West. They should be informed by and recognise the importance of: Detailed landscape character assessments and strategies, which local authorities should produce (our italics), set in the context of the North West Joint Character Area Map. These will be used to identify priority areas for the maintenance, enhancement and/or restoration of that character and will under-pin and act as key components of criteria-based policies in LDFs*

There is also a lack of identified broad area analyses for the North West to identify where specific renewable energy technologies may be considered appropriate as required by PPS22.

The RSS EIP review panel requires these maps to be produced urgently. They state:

*'We recommend that maps of broad areas where the development of particular types of renewable energy may be considered appropriate should be produced as a matter of urgency and incorporated into an early review of RSS'*

Work has been done by Chorley's Planning Policy Section on the potential for different types of renewable energy types to be built in the Borough. For wind energy the only expressed view in policy documents on preferred locations is that high moorland areas in the east of the Borough are 'more likely' for such development.

CPRE are concerned about the lack of information from the developer on the wind speeds for his site. By his own admission the turbines are not large by modern standards. CPRE is tracking wind turbine developments and proposals across Lancashire. They are mostly in high windy moorland sites. The most recent moorland proposals are significantly larger (120-130 metres high) than the Cliffs Farm proposal, which is on a lowland site (approx 6m above sea level). The smaller operating turbines at elevated moorland sites have proven uneconomic. It therefore seems probable that the three 80m turbines proposed at Cliffs farm will in the long term be uneconomic. The only economic gain in the short term will be via the current generous government grants to the developer. Once approved at this location the small turbines can easily be replaced by larger ones as recently happened at Caton Moor with the consequential greater impact on the landscape and Green Belt. The wider economic benefit to the community will be very limited for this randomly chosen site.

In the absence of the required landscape analyses and renewable energy preferred area maps it would be a great pity to desecrate this wonderfully rural and tranquil part of Chorley for such a limited short term economic gain.

#### *The Deficiencies in the Environmental Report Provided by the Developer*

CPRE note the recent comments by LCC Planning Department on the inadequacies of the assessment of the impact of the proposal by the developer on the wider landscape issues.

CPRE is in full agreement with LCC's comments and suggestions for improvements to the developer's Environment and Ecology Reports.

We note the conclusion to LCC's extensive comments on this application, which states;

*'The director of Strategic Planning and Transport considers the provision of additional information with regards to ecology and landscape is required to establish a strategic planning policy position'.*

In CPRE's opinion for Chorley Council to consider this application with the inadequacies in the developer's current documentation would be unsound.

Notwithstanding these deficiencies, CPRE believe that the adverse impact the proposed wind farm at Cliffs Farm will have on the local Green Belt, tranquillity and landscape are already sufficient grounds for refusal of this application.

**Royal Society for Protection of Birds:** Initially concerned because Mawdesley Moss was used regularly by up to 140 wintering Whooper Swans during the winter of 2005/6. This represented 6% of the Lancashire population and 1% of the British population. Following meetings with the applicants, Wildfowl and Wetlands Trust, Natural England and Lancashire Wildlife Trust, a monitoring programme was agreed to establish the exact whereabouts of Whooper Swans plus the regularity with which they use the area. Monitoring during 2006/7 has provided little evidence that Mawdesley Moss is a significant or regular feeding area for Whooper Swans from the

Special Protection Area populations of Martin Mere and the Ribble Estuary. RSPB therefore, does not object.

**LCC Strategic Planning & Transport:** In response to the original Environmental Report considered that the provision of additional information with regards to ecology and landscape was required to establish a strategic planning policy position.

Policy 25 of the JLSP deals with renewable energy and states that proposals will be supported where it can be shown that the following criteria have been addressed;

- The impact on the character of the surrounding landscape, biodiversity and the natural built heritage; and
- The extent to which any material harm that may be created by the proposal will be minimised to acceptable levels.

In relation to landscape LCC identified a number of omissions, weaknesses and inconsistencies in the submitted Environmental Report;

- Study area extended over 10km radius only whereas best practice requires a 30km area. Recommended a study area of 20km.
- Only 7 viewpoints were chosen, none from distant elevated locations or from the villages of Croston, Eccleston, Mawdesley or Rufford. Quality of photographs was poor and made the turbines look much smaller and distant than they would in reality.
- Visual analysis of the photomontages was inadequate.
- No assessment of the impacts on Conservation Areas and historic designated landscapes was undertaken (9 identified as being relatively close to the site).
- Assessment of the impacts on landscape character of the site and the area was inadequate. Only one type 'mossland' was referred to although turbines would be visible from other areas.
- Report stated the wind farm would not be seen from any significant centres of population such as the surrounding villages. This is simply not the case.
- Report referred to screening effects of trees but did not consider reduced screening effect in the winter. Winter photomontage would have been useful.
- Insufficient information was provided on the proposed mitigation tree planting and a plan indicating location of the proposed trees was considered essential.

In relation to the Green Belt LCC noted a recent appeal decision where it was concluded that landscapes can retain a sense of openness and therefore wind farms could be appropriate development. It was also noted that the turbines would contribute to targets for renewable energy/reducing greenhouse gas emissions in Lancashire. LCC also acknowledged that the proposals would contribute towards wider environmental, social and economic benefits. DTI research has indicated that other wind farm proposals provide direct community benefits (typically £1000.MW/per annum over the lifetime of the project) and LCC recommended that the Council give consideration to entering into a planning obligation with the applicant.

The applicant has subsequently submitted a further landscape assessment to address the shortcomings identified above. LCC commented on the additional landscape assessment as follows;

#### Policy

The key policy tests in Lancashire are that development outside urban areas should be of a scale and nature appropriate to its location (Policies 1 and 5) and that development should be appropriate for the landscape character type within which it is located (Policy 20). Policy 25 requires renewable energy development to be assessed against criteria including impact upon landscape character. The proposed wind farm at Cliffs Farm is not contrary to the tests of these policies.

The proposed location of the wind turbines at Cliffs Farm Wind Farm would make good use of the existing shelterbelt and hedgerow planting in the area. This is consistent with the recommendation in the LHSPG which states that in the Mosslands landscape character type vertical structures should be sited where the

*"screening effects of existing shelter belts and buildings minimises their impacts on long distance views".*

PPS 7 requires protection of the countryside for the sake of its intrinsic character and beauty. PPS 22 encourages the development of renewable energy in locations where environmental issues can be addressed satisfactorily and identifies landscape and visual impacts as material considerations. The proposed wind farm at Cliffs Farm is not contrary to these national policies.

#### Landscape and Visual Impacts

Although the proposed wind farm would lie wholly within the Mosslands landscape the wind turbines could be seen from areas within the nearby Coastal Plain landscape character type. The proposed wind farm would **not significantly** affect:

- a) The characteristics and special features of the Mosslands and Coastal Plain landscapes.
- b) The setting of Croston and Rufford Park conservation areas.
- c) The setting of historic designed landscapes in the area.
- d) The recreational value of the area.
- e) The area's landscape fabric and amenity value.

The proposed wind farm would be located in a heavily man-influenced landscape that for centuries has been used to meet the needs of the community. Significantly man has used wind energy in this area for agricultural and engineering purposes.

There would be no cumulative affects with any other existing or consented wind farms.

***For all these reasons LCC conclude that the landscape and visual impacts of the proposed wind farm at Cliffs farm would be acceptable.***

#### Possible Further Mitigation

Opportunities for very limited further mitigation planting (native deciduous trees), should be considered to reduce the potential localised moderate impacts on outward distant views from the southern fringe of Croston Conservation area.

**Lancashire County Council (Ecology):** Advised that ecological concerns of the development include possible impacts on nesting birds, overwintering birds and water voles. The developer submitted an ecological assessment to determine potential impacts on wintering Whooper swans, but had failed to address concerns relating to other bird species/other sites. LCC Ecology initially recommended that the applicant be required to provide further information to deal with any outstanding issues, and to provide a basis for mitigation/compensation if damaging impacts are likely. Advised that if adequate mitigation/compensation could not be guaranteed then Chorley Borough Council should consider a refusal.

#### Designated sites

The location of the application area is such that the proposals could potentially affect the important population of Whooper Swans wintering at Martin Mere SPA and the Ribble Estuary SPA (and feeding in the wider area). Although the report 'Monitoring Whooper Swans on Mawdesley/ Croston Moss' (DC Associates Ltd, April 2007) concluded that the 'significance' of the threat to Whooper swans from the proposed development is 'negligible', LCC Ecology raised concerns that the threat may in fact vary between years depending on the location of feeding grounds (dictated by cropping patterns). If in fact the threat to swans was negligible this year due to the particular pattern of crop growth only, LCC Ecology considered that it would seem reasonable and sensible to defer the planning decision and base it upon longer-term monitoring data, i.e. over several years, in order that impacts could be determined more precisely. LCC Ecology recommended that Natural England be consulted with regard to the need for longer term monitoring of the potential impacts on Whooper Swans associated with the internationally designated sites, and that the RSPB

should be consulted with regard to impacts upon these (and other) bird species that may be affected locally.

When Lancashire County Council were consulted with respect to the earlier application (06/01125) concerns were raised about potential impacts upon bird populations associated with Croston Moss Biological Heritage Site BHS41NE03, as the application area is several hundred metres only from the BHS. Although the Environmental Report (DC Associates Ltd) does mention the BHS (section 5.5.4), there was no consideration of impacts upon bird species associated with this BHS. LCC Ecology therefore requested that the applicant should submit further information to deal with this issue.

#### Breeding Birds

Many of the habitats on site have the potential to support breeding birds. If the application is approved then works during the bird breeding season (March to July inclusive) should therefore be avoided where there may be an impact on nesting birds. This should be the subject of a planning condition.

#### Water Voles

In comments to the earlier application (08/06/01125) LCC raised concerns about the potential for impacts upon water voles if the proposed development would affect land within 10m of the drainage ditches. The applicant has now stated that there will be no works within 10m of the tops of the ditch banks and LCC have accepted there will be no need to undertake a survey for water voles.

Since the above comments were made the applicant has liaised with LCC to resolve the outstanding issues in relation to birds. LCC have now confirmed that they have had an opportunity to consult with the RSPB and consider that all the comments previously made have been adequately addressed.

Consequently, LCC raise no objections to the proposal on ecological grounds.

**Lancashire County Council (Archaeology Service):** No objections raised on archaeological grounds but advises that some archaeological work will be needed as part of the development. Suggests that if permission is granted a condition should be attached to secure the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the planning authority.

**Lancashire County Council (Highways):** No objections to the principle of the proposed development however concerns raised with regard to structural damage of the public highway during the construction phase. S59 of the Highways Act 1980 enables the Highway Authority to claim compensation from the site owner for any damage that may arise from their development. A survey will be required prior to any haulage commencing. Recommends a condition be attached to ensure the survey is undertaken prior to the commencement of works.

**Natural England:** Not aware of any nationally designated landscapes or statutorily designated areas of nature conservation importance that would be significantly affected by the proposal. Satisfied that the proposal does not have significant impacts upon Natural England's other interests and are satisfied that the development will not have a significant impact on Whooper Swans or on the landscape.

**The Wildlife Trust For Lancashire, Manchester And North Merseyside:** Same comments made as for RSPB above – no objections.

**Renewable Energy Agency N.W.:** No response at time of compilation of report.

**Forward Planning:** The proposed development is a resubmission of a previous application. In the interim period two important policy considerations have arisen. Firstly, late last year the Government published a consultation document relating to Climate Change. This sets out clearly the imperative for local authorities to be positive in their approach to renewable energy schemes:

*"In particular, planning authorities, working closely with industry and drawing in other appropriate expertise, should: (inter alia)*

- *Look favourably on proposals for renewable energy, including on sites not identified in development plan documents*
- *Not require applicants to demonstrate either the overall need for renewable energy and distribution of for a particular proposal for renewable energy to be sites in a particular location;...*

In addition, the Panel report relating to the Examination in Public into the Regional Spatial Strategy for the North West has suggested alternative wording to policy EM17. This wording is more positive towards the generation of renewable energy. It relates to Green Belt however, it is important to note that the criteria should, *“not be used to rule out or place constraints on the development of all, or specific types of renewable energy technology”*.

It is in this context that the application should be determined. Subject to the developer being able to demonstrate that the proposal is able to meet the criteria set out in policy EP24 of the Chorley Borough Local Plan Review I would recommend that the application be approved. However, if for example there is insufficient evidence to determine that there would be no adverse impact (for example in relation to wildlife) then the application should be refused.

The proposed development lies within the Green Belt and as it does not come under the normal appropriate uses such as agriculture and fishery, then special circumstances will have to be set out as to why the proposal is acceptable.

Para 12 of PPS 22 makes this explicit: *“Policy on greenbelt is set out in PPG2. When located in green belt, elements of many renewable energy projects will compromise inappropriate development, which may impact on the openness of the greenbelt. Careful consideration will therefore need to the visual impact of projects, and developers will need to demonstrate very special circumstances that clearly outweigh any harm by reason of inappropriateness and any other harm if projects are to proceed. Such very special circumstances may include the wider environmental benefits associated with increased production of energy from renewable sources.”*

The proposed development is limited in scale and as can be seen from the Lovejoy study into Landscape Sensitivity is proposed to be in an area of landscape of low sensitivity to wind development. Therefore the impact on the openness of the Green Belt is likely to be minimal.

Given the requirements to increase the amount of energy generated from renewables, **subject to the development satisfying the criteria in Policy EP24** I consider that the proposal would be acceptable in the green belt.

Key principles are set out in PPS22 in particular, *“Small-scale projects can provide a limited but valuable contribution to overall outputs of renewable energy and to meeting energy needs both locally and nationally. Planning authorities should not therefore reject planning applications simply because the level of output is small.”*, and, *“Regional planning bodies should not make assumptions about the technical and commercial feasibility of renewable energy projects (eg identifying generalised locations for development based on mean wind speeds). Technological change can mean that sites currently excluded as locations for particular types of renewable energy development may in future be suitable.”*

The fact that a proposal falls outside the optimum speed area is not a planning consideration that would warrant the refusal of planning permission.

The development appears to be in accord with policy 25 of the Joint Lancashire Structure Plan and would go towards the targets set out in policy EM17 of the submitted draft Regional Spatial Strategy for the NW (January 2006).

**The Ramblers Association:** No response at time of compilation of report.

*Mawdesley Parish Council: **Object to application on the following grounds;***

- The application is contrary to Green Belt policy as set out in Policy DC1 of the Local Plan and would not be considered as exempt under the heading of very special circumstances
- Application does not meet the criteria for wind farms and individual generators as set out in clauses b, d and e Policy EP24 of the Local Plan

The Parish Council also noted that the planning application makes reference to Outline Policy SR2 in its support. The Council considers that reference to this policy is inappropriate and should be disregarded as it has not been adopted by Chorley Council and may not be either at all or in its current form of words.

**National Air Traffic Services:** Does not conflict with safeguarding criteria and therefore no objections are raised.

**West Lancs DC – Planning:** Raise no objections to the proposal, subject to Chorley BC having satisfied themselves that there are no adverse ecological impacts of the development upon the wildlife of the area, in particular migrating birds.

*Martin Mere Wildfowl & Wetland Centre: **No response at time of compilation of report***

United Utilities: **See comments of JRC above.**

Defence Estates: **The turbines would be 13km from; in line of sight to; and will cause unacceptable interference to the radar at Warton Airfield. The wind farm is close to the downwind leg for both runways 08 and 26. It is also in an area where there is a lot of transiting and manoeuvring of light aircraft, so any clutter would prove detrimental to the radar service provided.**

Following trials carried out in 2005, it has been concluded that wind turbines can affect the probability of detection of aircraft flying over or in the vicinity of wind turbines. Due to this, the radar provider would be unable to provide a full Air Traffic Radar service in the area of the proposed wind farm.

The MOD encourages developers to submit reports suggesting suitable mitigation measures. These are considered and discussions take place with developers to find a mutually acceptable solution. These avenues have not yet been fully explored and as such Sn25 of PPS22 has not been satisfied.

**Representations:**

A total of 148 objections have been received which may be summarised as follows;

- Chorley Council is being consistently misled about the amount of power to be produced by the proposal. The Environmental Report contains false information on the output based upon inaccurate wind data, which calls into doubt the validity of the rest of the application.
- Concern raised as to way application is being made in this manner ie, to get permission for a small development that would lead to a further request for much larger turbines once the scheme has been approved.
- Application has no proper Environmental Impact Report; noise modelling; assessment of the impact on the landscape; assessment of the interface and; no proper consultation.
- The claimed benefits of wind turbines in the original application have since been undermined by government reports into wind energy that state the benefits are a lot less than expected.
- The turbines would be totally out of character with the landscape in terms of size, shape and physical presence.
- The consequences of construction access required and heavy vehicle access on narrow roads in Mawdesley and surrounding area is not acceptable.



- The Environment Agency website shows the surrounding area as a potential flood risk, and being a moss, ground stability for such large structures is a concern.
- The site is Green Belt and no precedence on granting planning permission for industrial development are in the interests of the local community.
- The application does not provide information on future plans for the wind farm or other intentions for future development.
- If permission is granted and the wind farm experiences difficulties in the future what guarantees are there that they will not be left as an eyesore on the landscape?
- The West Lancashire landscape is precious and is rapidly developing as a tourist attraction that will be totally ruined if massive wind turbines are built in this location.
- Walkers, bird watchers, cyclists and horse riders use the area because it is tranquil, unspoilt and within a short distance of local large towns. The amenity value of the area will be totally changed if scheme is allowed.
- The site is within the Green Belt and therefore very special circumstances will need to be demonstrated for consent to be granted. The turbines must have a significant visual impact on the area with the economic argument marginal and no material benefit to the community therefore, the development cannot be considered as a very special circumstance.
- Industrial development of this kind would erode the Green Belt status of the land.
- Existing footpath network would be compromised by this inappropriate development.
- The noise from construction and during operation of the turbines would kill and drive away birds/wildlife.
- European directives; the Habitats Directive and; the Birds Directive, apply to proposed developments and highlight dangers from falling blades and proximity to rights of way and residential buildings.
- The Countryside Agency has called for turbines to be sited away from bridleways because noise and flicker can startle horses and endanger riders because of risk from thrown ice. British Horse Society has expressed similar concerns.
- Welsh Affairs Select Committee recognise the magnitude of the problem of noise and identify that there are cases of individuals being subject to near continuous noise during the operation of turbines, at levels which do not constitute a statutory nuisance or exceed planning conditions, but which are clearly disturbing and unpleasant and may have psychological effects. The statements of the developer in relation to noise and are clearly to deceive the public and the planning authorities.
- The roads and infrastructure to support the construction/operation of the turbines are totally inadequate. High numbers of HGV's, coaches, cars and vans constantly use the lane. Any increase would be irresponsible and would result in someone being hurt or worse.
- Several mature trees have already been damaged due to the traffic already generated by large numbers of cars and vans using the small lane.
- Countryside Act 1968 imposes a responsibility to preserve the countryside requiring local government to find 'substantive material reasons' why restrictions should be set aside to allow industrial developments. The contribution of wind farms is not sufficient to be substantive.
- Green house gas reduction for such a small development is nonsense due to the intermittent nature of power generation and is offset by gas production from construction, transportation, maintenance etc. Additionally, moss and peat rich land is a recognised green house gas sink holding harmful gases and even though the Moss is small, it plays a part in balancing the equation.
- The development would necessitate large numbers of lorries etc. through the village and surrounding area causing noise and pollution.
- The immense size of the turbines means they will dominate the landscape for miles around.
- Turbines would set precedent making it difficult to refuse further turbines.
- Permission should not be granted for wind farm, which would be in an area unspoiled by unsightly development and industrial pollution.

- Heavy vehicles have recently been stuck in both dark lane and Bradshaw Lane causing traffic problems.
- Planners should consider the loss of property value that can be up to 30% off and lead to negative equity and ruin, lost stamp duty and inheritance tax.
- Applicant does not live in the district and there is almost universal local opposition to proposal, as local people will have to live with the consequences of any decision favouring the wind farm.
- Environmental impact could be catastrophic. There is controversy over the evidence that both protected and migratory bird populations are being reduced due to deaths in wind turbines. Martin Mere, Mere Sands, Formby Beach and Morecambe Bay are nearby and would be affected.
- Turbines would adversely affect bat populations.
- Land is in agricultural use and is therefore already 'green' and commercially productive.
- Bird life in area would relocate resulting in a loss for the area.
- Wood Lane is the only means of access to install turbines and is totally inadequate for this purpose.
- Installation would lead to damage to ancient high banks and hedgerows.
- Local residents have been given insufficient notice to air their views.
- The turbines are of no advantage to Mawdesley residents either economically or environmentally.
- Countryside would be ruined for the financial gain of a few.
- Transport for delivery purposes would be of such weight, width and frequency that damage will be caused to the natural infrastructure of the area.
- Each turbine would need 1000 tons of concrete and possibly more, large swathes of land would have to be hard-cored to make roads for the contractors vehicles.
- Culshaw family who own Cliffs Farm have successfully obtained grants over many years to establish a wildlife haven – why allow this to be ruined?
- Mawdesley Jubilee Trail and other local footpaths will be affected by proposals.
- Downturn in the numbers of local visitors and homeowners/property desirability would affect local businesses.
- Wind speed on the moss is not sufficient to produce wind energy.
- No test has been carried out to show how the proposals would affect the land structure and water course of the area.
- Photographs submitted were shown against a grey cloudy sky.
- Turbines will be visible and will not be obscured by trees and buildings whilst travelling around the area.
- Power generated will be sold to the national grid for profit by developer and not supply Mawdesley Parish as suggested in the leaflets provided.
- Council have not consulted the local populace properly and have not allowed sufficient time for a reasoned response of interested parties.
- If application is approved it will make a mockery of hard work local residents have put into gardens and other things to enter the Best Kept Village Competition.
- Adjacent properties are within 550m of the development site and would be adversely affected by the turbines.
- There are other areas within Lancashire and possibly Chorley Borough Council that are more suitable for wind farm development.
- Proposals do not comply with Policy EP24 of the Local Plan in that; connections cannot be made underground; Mawdesley Moss clearly meets criteria ii of EP24, which is why people move there and walk in area; there are significant flocks of endangered species of birds that nest and feed on the Moss and have routes that pass directly through the turbine fields; the turbines would directly impact upon footpath network and endanger walkers eg. falling ice; turbines are not on a ridge but would still be prominent on the skyline from many locations.
- Has CBC considered what other sites would be more suitable for wind clusters.
- The mean wind speed for the area (6.3m/s) does not reach Chorley CBC's stated target of 6.5m/s for wind cluster support.
- There is no high voltage substation within four km of site.

- Lancashire RSS requiring an assessment of suitable renewable energy sites has not been completed.
- No independent assessment of LCC Biological Heritage Site or mosses at Mawdesley/Croston has been made.
- Some properties are within sightlines and shadow flicker lines of turbines.
- Application is misleading in that; there is no public road within 1000m, wagons to deliver parts are 4.2m wide whilst Wood Lane is 3m at narrowest part; developer does not have the right to widen or damage road; Nook Lane is inadequate and liable to subsidence.
- In other parts of the world turbines are not allowed within 2km of dwellings – they generate low frequency and subsonic noise which distresses people and livestock.
- The anemometry mast could be heard on Bluestone Lane – this application is larger and nearer.
- Developer has shown a total lack of sensitivity for the character and scale of the landscape.
- No assessment has been made of historical significance of 'The Nook' and will be permanently damaged if roads are to be used for the development.
- Shadow flicker would result in unnecessary risk to epileptic persons, including disabled children who use Cliffs Farm.
- New buildings would also be required to control and distribute the electricity.
- Employment benefit of scheme would be short term only.
- Outlook of nearby residential properties would be adversely affected.
- The work spent setting up the Jubilee Trail will be rendered worthless if this application is approved.
- If the turbines are approved it will be a much easier task to replace them with much larger ones.
- Are the proposed turbines necessary when proposals are in hand to establish a wind farm off the Lancashire coast.
- It is understood that the applicants currently have a business manufacturing component parts for the turbines so would these three be used as an advertising display/showroom?
- Application will result in bases remaining onsite beyond the life of the turbines.
- Information supplied by the applicant is vague and suggests matters such as the precise location of the turbines will be left to the applicant.
- 140 Whooper swans visited Mawdesley Moss during 2005/6. In 2006/7 they have not visited the Moss in such large numbers possibly because 200+ regularly found grazing at Curlew Lane. Due to crop rotation this may not be available in the future. If wind farm erected this would remove a good potential moss land wintering area for the swans and other species.
- The applicant refuses to issue the wind data for the moss.
- The turbines are over 80m high which represents 4 times the height of St Peters Church.
- Recently the energy trend is moving away from wind power to nuclear.
- No crops suitable for Whooper swans were grown last year and the farmer had his lease terminated prior to the application being submitted.
- The traffic movements cannot be compared to being equivalent to root or forage harvesting as neither have featured to any great effect in these parts.
- Science Policy Research Unit at Sussex University estimate that it would take 2 million wind turbines to achieve around one seventh of the required emission reductions.
- Turbines are second hand therefore some other country has found them to be useless.
- If wind farms are unobtrusive and do not create noise CBC should erect one at Astley Park and then monitor the reactions from local people.
- There are no targets for the Council on wind farm clusters and therefore no requirement for the Council to override the fundamental objective that no development should take place in Green Belt.
- The suitability of the site was addressed at a workshop dated 12/5/2005 when Mawdesley was identified as being a site not suitable for wind farms. This appears to override the Lovejoy report as this was a broad brush approach to the whole area.

- Land next to the site is a shooting farm and an area around the turbines needs to be ensured for safety. As the applicant neither owns the land or has the shooting rights how can this be assured?
- Permission should only be given provided the turbines are sited as close as possible to the applicants home and no further permissions are granted for more in the area.

In addition to the above an objection has been lodged by P Wilson and Co. (Chartered Surveyors) on behalf of the occupiers of Backhouse Farm, Boundary Farm and The Barn, Backhouse Farm who are the owner-occupiers of three of the residential properties sited most closely to the site of the proposed turbines.

The objections reflect many of those outlined above and may be summarised as follows;

- The applicant has failed to demonstrate the special circumstances to outweigh the presumption against inappropriate development in the Green Belt.
- Para 13 of PPG2 advises that special circumstances may include 'wider environmental benefits'. However, these cannot be substantiated by the applicant who has not provided the wind speed/frequency data, collected 2003 – 2005.
- The wind turbines will not enhance the openness of the Green Belt in this location. Openness in this context would mean 'freedom from development'.
- The assessment in Lovejoy that damage to the landscape in the moss land areas would be less than in other areas does not amount to a 'wider environmental benefit'.
- Development will benefit the Culshaw family but do not constitute a 'wider environmental benefit'.
- Any educational benefit from proposal will primarily be to the Culshaw's activity centre at Cliffs Farm however is not 'a wider environmental benefit'.
- The proposal does not meet criteria a,b and e of Local Plan policy EP24.
- Policies EP23 and 24 do not presume that development should override or be considered exceptions to Green Belt policy.
- Non-compliance with Policies EP23 and 24 constitutes 'any other harm' for the purpose of the balancing exercise required by para. 3.2 of PPG2.
- The LCC 'Lovejoy' report is a broad scale study and does not replace a comprehensive on-site investigation and analysis in respect of any specific development proposal undertaken in accordance with a methodology recommended by the Landscape Institute and the Institute of Environmental Management and Assessment.
- The submitted landscape and visual impact assessment is deficient as demonstrated by a report produced by the Appleton Group in November 2006 which concluded;
  1. It is over reliant on broad conclusions contained within LCC studies and does not take account of impact on three other character areas in close proximity.
  2. A preliminary assessment of the site using the same criteria used in the Lovejoy report concludes that the site is not low in terms of sensitivity as the applicant suggests.
  3. The submitted photomontages have shortcomings and require additional work which could include; the use of tethered balloons flown to the height of the proposed blade tips and; long sections through the site and adjacent topography to allow proper assessment of the visual envelope for the proposal.
  4. A new study should be prepared that follows guidelines recommended by the Landscape Institute and the Institute of Environmental Management and Assessment.
- The proposals would impact on key visual receptors such as the Jubilee Trail.
- The proposals would affect adjacent shooting areas which are outside the applicants ownership and cannot be controlled by condition.

- The assessment of the impact on Whooper Swans is flawed and does not account for rotational crops/feeding patterns.

An objection has also been lodged by Cllr Kevin Joyce which has been circulated to all Councillors and is attached as an appendix (**Appendix 1**) to this report.

2 letters in support of the proposals have been received which may be summarised as follows;

- It is important to support projects to find alternative energy sources especially ones that do not have any harmful effect.
- Wind turbines are present on almost every landscape in Holland and do not ruin the landscape, create noise or affect wildlife.
- The application is in accordance with Government renewable energy policy.
- The turbines can be dismantled if better technologies are developed.
- The topography benefits from prevailing winds.
- Climate change is now a recognised scientific fact and responsible decision makers should ensure speedy permissions for such ventures.
- To actively prevent energy production from renewable sources shows disregard for the present energy situation.
- Systems using wind power are a strategic matter and reduce reliance on imported energy sources.
- The area is not an AONB or SSSI and features large pylons already.
- Any call for EIA should include a report on the impact of not adopting such renewable energy sources.
- Planners should be aware of the need for farm diversification and a move away from equine, craft centre and tea shop options which are in over supply in the area.
- There are few documented instances of birds being affected by wind turbines.
- The effects on wildlife will not be as great as climate change, disease, natural predators or shotguns.
- For a local authority to be considered 'green' it must positively encourage all 'green' endeavours.

Following the submission of the additional 'Landscape and Visual Impact Assessment' a further 7 letters in support of the application have been received. The following comments have been made;

- The turbines would settle into the landscape in time as did the old windmills of yesteryear.
- Farmland should be used to respond to the needs of a changing society just as it did in the last world war.
- The challenge of our age is the production of green energy to meet government carbon reduction targets.
- Chorley Borough Council prides itself on achieving above average re-cycling rates and being involved in green initiatives.
- The applicant should incentivise the local community in exchange for their support by offering payment of 5% of the electricity generated or 30% of the profits generated, whichever is the greater, to the local community via the Parish Council for them to spend for the benefit of the wider community.
- Support project provided the annual output from the turbines is significant in relation to Mawdesley's carbon footprint and the installation is not too disturbing to residents of Nook Lane.
- The erection of this small scale development will enhance a landscape that is very flat and featureless. There are already pylons on the moss and these are far less attractive to the eye.
- It is unusual to meet anyone when out walking on the moss so the visual impact of the turbines will affect very few people.

**Assessment:**

**Environmental Impact Assessment.**

Various objectors have raised concerns over the fact that the application has been submitted without an Environmental Impact Assessment (EIA) and this matter must therefore be clarified.

The proposals fall within Schedule 2 of the EIA regulations (3i) that states;

'The likelihood of significant effects will generally depend on the scale of the development and its visual impact, as well as potential noise impacts. EIA is more likely to be required for five turbines or more, or more than 5MW of new generating capacity'.

The EIA regulations advise that the matter of whether an EIA is required turns on the likelihood of significant environmental effects. The Circular suggests three main criteria of significance;

- Major developments which are of more than local importance
- Developments which are proposed for particularly environmentally sensitive or vulnerable locations
- Developments with unusually complex and potentially hazardous environmental effects

In this case, the development is for 3 turbines generating 2.25MW in total and the site is not within or adjoining a SSSI or Ramsar, although a Biological Heritage Site is indicated as being 350m away. Concerns over the proximity of five noise sensitive properties being sited within one 1km of the site where noted and the applicant was made aware of the need for a noise assessment to be provided before the Council could determine the application. However, based upon the appropriate regulations and circular, it was considered that a full EIA was not required under the regulations as part of this application. Nevertheless the Council has specified both the requirement for an Environmental Report (ER) and the content of that document in line with the regulations.

### **Policy Considerations**

In determining this application it is necessary to have regard to certain key policies and planning guidance. The local plan policies in the main reflect the principle guidance as laid down in national and regional policies with the exception of EP23 and EP24 which are not in conformity with Policy 25 of the Joint Lancashire Structure Plan (JLSP). It is considered that the application must be considered against the following policy framework;

Green Belt:	PPG2, Policy 6 (JLSP), DC1, DC9
Landscape/Visual Impact:	PPS9, ER5 (RSS), Policies 20, 21 (JLSP), DC9, EP10
Environmental Benefits:	PPS7, PPS22, EM17 (RSS), Policy 25 (JLSP), EP23, EP24
Ecological Impacts:	PPS1, PPS9, ER5 (RSS), Policy 21 (JLSP), EP4
Amenity:	PPG24, EP20

### **Green Belt**

The site lies within the Green Belt where there is a presumption against inappropriate development. The proposed wind farm does not fall within one of the appropriate uses identified in the Local Plan or PPG2 and is therefore inappropriate development in the Green Belt, which is by definition harmful. PPG2 consequently advises that there must be very special circumstances demonstrated before planning permission may be granted.

PPS22 advises that many renewable energy projects would constitute inappropriate development, which may impact upon the openness of the Green Belt. For this reason it is necessary to consider carefully the

visual impact of projects and the wider environmental benefits that would accrue from increased energy production from renewable sources and that these aspects may constitute the special circumstances required by PPG2. Notwithstanding the recognition of the significance of projects for the production of renewable energy PPS22 does explicitly state that;

*'developers will need to demonstrate very special circumstances that clearly outweigh any harm by reason of inappropriateness and any other harm if projects are to proceed'.*

It is clear therefore that it is necessary to analyse carefully the very special circumstances which have been put forward by the applicant and to consider whether they are in fact sufficient to outweigh the normal presumption against inappropriate development as defined in PPG2.

These are contained within the applicants ER and may be summarised as follows;

- Wind turbines do not represent the kind of development that restricts the openness of the countryside, rather they enhance it inviting people to look up and out and appreciate the value of the wind and of open space.
- Greenbelt Policy allows for farm diversification. The proposed wind farm would be a form of diversification encouraged by Green Belt policy and would operate alongside other agricultural, environmental and educational activities that the farm pursue. The wind farm would enhance the role of Cliffs Farm activity centre and encourage public appreciation of the countryside.
- The wind farm would contribute a wider environmental benefit as referred to in para.13 of PPS22.
- In Chorley assuming wind power developments would be severely restricted in Landscapes such as the West Pennine Moors, virtually the only other open land is Green Belt. If wind Farms are not allowed on Green Belt there would be virtually no other developments possible in the borough.

- The County Landscape Study has identified moss land as being in the least sensitive category for wind power developments.

Taking each of the above points in turn;

- The assertion that wind farms do not restrict the openness of the countryside is difficult to reconcile as by definition they are not considered to be appropriate development under PPG2 and are therefore harmful. The visual impact of the structures cannot be questioned and is the basis upon which the requirement for the LPA to consider special circumstances is founded. For this reason it cannot be argued that the proposed turbines would not impact upon the openness of the Green Belt, or that a perception that they would enhance or form a contribution to appreciation of Green Belt would form the special circumstances required under PPG2.
- Green Belt policy allows for farm diversification and is reflected in Local Plan policy EM3. Government policy however is clear that sustaining the rural economy should not be at the expense of the character of the countryside or the protection of the environment. This is reflected in Policy EM3 which requires that diversification proposals should remain ancillary in scale to the main farming enterprise and contribute to its viability and also not impact on the open character and appearance of the countryside. The applicant has provided no supporting information to justify the proposal as a farm diversification enterprise and only makes reference to the operation of the activity centre in the ER accompanying the application. In other words, Cliff's Farm is not primarily a farming enterprise. On this basis it is considered that it would be wholly inappropriate to assess the proposal against Policy EM3 as it is not clear whether Cliff's Farm is in fact operating as a working farm. Notwithstanding, if the scheme were to be considered on this basis, the proposals do not comply with EM3 as no information has been supplied to clarify how the wind farm contributes to the viability of Cliff's Farm and would moreover, clearly have an impact on the open character and appearance of the countryside. For these reasons it is considered that farm diversification



in this instance cannot provide a basis for the special circumstances required by PPG2.

- The environmental benefits of the scheme must be assessed against PPS22 and the policies contained in the emerging RSS and JLSP policy as outlined above. It is clear that there is support for schemes for renewable energy proposals generally and that LPA's should not necessarily reject planning applications simply because the level of output is small. On the other hand objectors to the proposal have questioned the lack of detailed evidence regarding the wind speeds recorded at the site and have therefore raised doubts as to the actual output from the turbines and the overall viability of the wind farm. The policy direction seems clear given the advice contained in PPS22 and it would be difficult to sustain a refusal of planning permission purely on the basis of the likely output of the turbines. However, what is relevant here is the issue of the Green Belt and whether the environmental benefits are sufficient to be considered as special circumstances to outweigh the presumption against the development under PPG2. PPS22 states that environmental benefits may constitute special circumstances but that this would only apply where those benefits clearly outweigh the harm by reason of inappropriateness. In this case it is clear that PPS22 is not unequivocal in stating that such benefits alone provide special circumstances but rather that they should be weighed against other considerations. For this reason it is considered that it would be reasonable to expect that the output and viability of the wind farm be clearly demonstrated before it can be accepted that the scheme complies with the requirements of both PPG2 and PPS22. As the applicant has failed to produce details of the recorded wind speeds at the site and has therefore failed to demonstrate the wider environmental benefits of the scheme it is not considered that this aspect of the scheme would contribute towards special circumstances on the basis of the information supplied.
- The argument put forward in relation to the potential lack of sites for wind farm development within Chorley other than in Green Belt suggests that this alone provides the special circumstances sufficient to override the presumption against inappropriate development. This argument is flawed for

the reason that at its basis would be an assumption that the need to meet renewable energy targets would take precedence over all other considerations, in this case Green Belt policy. This is clearly not the stance taken in PPS22 which does not support the view that in the absence of alternative locations Green Belt sites are automatically acceptable for wind farm development. PPS22 also clearly states that LPA's should not use a sequential approach in the consideration of renewable energy projects. This effectually prevents the Council from expressing a favour for any particular areas within the borough over others. In other words it is not possible to state categorically that development of wind farms would in fact be severely restricted in the West Pennine Moors. In summary, it is not considered that this argument can be substantiated and does not demonstrate the very special circumstances required to meet the requirements of PPG2.

- The LCC landscape assessment to which the applicant refers does identify moss land as being a type of landscape that would be of a low category of sensitivity to wind farm development. However, the report was not intended to replace a comprehensive on-site investigation and analysis in respect of any specific development proposal. In other words this is not to say that the categorisation would overcome the need to assess the localised impacts of individual proposals or other considerations such as Green Belt policy. The study referred to does not exclusively define the site at Cliff's Farm as being one appropriate for a wind farm as it's intention was to provide a broad appraisal of wider landscape areas within Lancashire and to assess how each type was sensitive to such development. The applicant has argued however, that the designation of the commissioned study provides special circumstances in this case, which would overcome the normal presumption against inappropriate development. This argument is not accepted.

It is also the case that a detailed landscape assessment has been undertaken, which has subsequently been assessed by LCC who concluded that the visual impacts of the proposed wind farm would be acceptable. In this case the issue of the landscape is only one element of the argument put

forward by the applicant and even if it is accepted that the turbines could be accommodated without detriment to the wider landscape it must be borne in mind that this does not mean to say that the effects on visual amenity at a local level would not be adversely affected and is moreover only one element to be considered in a wider appraisal of the special circumstances put forward by the applicant.

In summary, it is not considered that the impact of the proposed development on the landscape, whether it is accepted as being within tolerable limits or not, is sufficient basis to sustain an argument of very special circumstances sufficient to outweigh the presumption against inappropriate development within the Green Belt.

### **Landscape and Visual Impact**

PPS22 requires that the visual impact of the development should be assessed using objective descriptive material and analysis wherever possible and notes that wind turbines have the greatest visual and landscape effects of all forms of renewable energy development.

Concerns were originally expressed by LCC over the content of the applicant's ER. Specifically, they considered that the ER had not addressed key issues to enable them to accept the report's findings that the visual impact of the proposed turbines would be within tolerable limits. The applicant has subsequently addressed this matter by the submission of a further landscape assessment. The LCC Specialist Advisor (Landscape) has now concluded that the landscape and visual impact of the turbines at Cliffs Farm would be acceptable.

This matter is dealt with in the context of Green Belt policy in the previous section of this report. However, with regards to the assessment of the landscape it should be reiterated that the site is located within an area that has been assessed under 'A Landscape Strategy for Lancashire, Landscape Character Assessment' as being of low sensitivity to wind development. Notwithstanding, the LCC advisor notes that the;

*'juxtaposition between the flat topography of the Mosslands landscape and the tall vertical wind turbines would accentuate their impact and highlight their size'.*

In terms of a refusal of planning permission purely on visual impact upon the wider landscape it can be argued that this would be difficult to sustain given the detailed landscape assessment that has now been submitted and appraised by LCC. As stated previously however, it is necessary to consider this argument more closely in the light of Green Belt policy.

**Environmental Benefits**

PPS22 is explicit in its advice regarding the environmental benefits of projects for renewable energy in which it is acknowledged that small-scale projects can provide a limited but valuable contribution to overall outputs of renewable energy and to meeting energy needs both locally and nationally. On this basis PPS22 clearly advises that local authorities should not reject planning applications simply because the level of output is small or make assumptions about the technical or commercial feasibility of renewable energy projects. For this reason it can be argued that the output from the proposed wind farm should not be used as a justification for refusal of planning permission in its own right. However, this would not take into account the wider Green Belt issues outlined above and in particular the need to demonstrate very special circumstances, which it is considered takes precedence over the normal approach taken in these matters. In this case it is considered that it not sufficient to argue that the proposal will provide a contribution towards the overall outputs as the restrictions imposed by the Green Belt location require a more detailed justification to be put forward. The environmental benefits are therefore not adequately proven in this case to justify an approval of planning permission on this basis alone.

**Ecological Impacts**

The main impacts of the proposed development in ecological terms has been identified by LCC Ecological Advisor as being; possible impacts on nesting birds, over wintering birds and water voles. Other concerns have also been raised in relation to the proximity of a Biological Heritage Site at Croston Moss. Supplementary information submitted by the applicant has addressed all of the outstanding issues and it is not considered that the proposed wind turbines would raise any ecological issues that would form the basis of a refusal of planning permission.

**Amenity**

It is considered that there are key areas where the proposed wind turbines may adversely affect amenity as follows;

Noise – The applicant has undertaken a noise assessment that has been referred to the Councils Environmental Health (EH) section. In summary EH have advised that the methodology of the noise assessment is flawed and does not provide sufficient information to enable them to arrive at a conclusion as to whether the potential impact from noise will be within acceptable parameters. Accordingly they have requested that further monitoring on site be undertaken to provide additional information. The applicant has requested that consideration be given to a planning condition requiring that noise levels should not exceed an agreed limit above the background levels. A 1996 report by the Energy Technology Support Unit (ETSU) commissioned by the DTI provides guidance on assessing noise from wind energy development and suggests that such conditions can be imposed however PPG24 at Annex 5 advises that such conditions may be difficult to monitor and subsequently enforce. On the basis that EH has requested further monitoring and do not feel able to make a recommendation at this stage it is considered that it would not be advisable to recommend that planning permission be granted. The applicant has undertaken to conduct further monitoring however the results and assessment required by EH are not likely to be available at the time the application is to be considered by the Planning Committee.

Shadow Flicker – With regards to the issue of shadow flicker the Environmental Health section, having regard to the companion guide to PPS22, have concluded

that flicker effects have been proven to occur only within 10 rotor diameters of a turbine. Based upon the information submitted by the applicant, EH conclude that the distance and orientation of the nearest properties are within acceptable parameters and consequently will not be affected by shadow flicker.

Accordingly, a refusal on the grounds of loss of amenity due to shadow flicker could not be substantiated.

Visual Impact – Notwithstanding the wider visual appraisal outlined earlier in this report, the proposed turbines will be located in a position which will be clearly visible from a number of nearby residential properties and also from the Mawdesley Jubilee Trail which utilises part of the footpath network. Objections have been raised by those residents most directly affected regarding the visual impact and loss of outlook that would arise should the development be allowed. Objections further afield have also been submitted expressing concerns over the visual impact of the turbines on the wider landscape and from viewpoints further away from the immediate site boundaries.

It is clear that due to the very nature of the turbines there will be a visual impact and that the impact will most directly affect those properties closest to the site. It should also be considered that opinions on the aesthetic qualities of the structures will be divided as will opinion on the degree to which the visual impact will be detrimental to the wider landscape, which is somewhat subjective and open to individual interpretation. In terms of the appellants reliance upon the landscape assessment to determine the overall impact of the turbines within the wider landscape setting it is not considered that this necessarily addresses the issue of visual impact in terms of amenity (or outlook) to those properties most directly impacted upon.

With regards to the first issue, impact upon countryside character, it is considered that the wider landscape assessment would take precedent over any concerns regarding the overall visual impact of the proposed turbines. Accordingly, it is considered that a refusal on the basis of the visual impact of the turbines upon the wider landscape would be difficult to sustain.

In respect of the impact upon residential amenity however, the issue must be how significant the loss of amenity is considered to be against the wider policy arguments outlined above. This is a finely balanced issue, principally because it cannot be argued that the turbines would not result in any loss of residential amenity despite the separation distance as they would be clearly visible to the nearest properties and would affect their outlook. On this basis alone, it is considered that the proposed turbines would adversely affect the residential amenity of the neighbouring properties by virtue of loss of outlook. However in consideration of sustaining an argument for refusal of planning permission it is considered that this could not constitute grounds for a refusal of planning permission.

**Response to Objections:**

Not all the matters raised by objectors to the scheme are relevant to planning. However, there are some issues that have not been addressed elsewhere within the report and may be commented on as follows;

Construction Traffic: The issue of delivery of materials to the site is not a consideration that can be used to form the basis of a decision to refuse planning permission for the proposed development. It is noted that the lanes that provide access to the site are very narrow and are likely to present some difficulties for HGV's to negotiate and that there is a possibility of damage occurring to trees and hedgerows and to the road surfaces themselves. Notwithstanding, these are issues that are outside the scope of planning control and would likely become civil matters where the affected routes are outside the ownership or control of the applicant. It should also be noted that a grant of planning permission does not overcome other legislative requirements or constraints such as trespass or the Highways Acts. LCC Highways have commented on the scheme and raise no objections subject to a survey being undertaken prior to commencement of any work on site.

Ground Stability: Residents have expressed concerns over the ability of the moss to adequately support the proposed turbines. This is an engineering concern and is not relevant to consideration of the acceptability of the proposals in planning terms.

Impact on Footpath Network: The proposed turbines would be sited within close proximity to local footpaths and in particular the Jubilee Trail. There are issues surrounding the proposals to undertake works to upgrade part of the network to provide access to the site and to maintain the proposed turbines however, none of the formal consultation responses have raised any specific objections that would constitute a grounds for refusal of planning permission. Specifically, the footpaths would be restricted for temporary periods during construction but would essentially remain accessible to the public in the long term.

Alternative Sites for Wind Farms: Objectors have questioned the suitability of other sites within Chorley and in Lancashire in preference to development of Mawdesley Moss. Whilst it may be the case that there are other sites, this does not in itself have any bearing on consideration of this application. PPS22 specifically requires that local planning authorities '*should not use a sequential approach in the consideration of renewable energy projects*'.

JRC and Defence Estates

The objections raised by the Joint Radio Company and Defence Estates relate to the potentially adverse impacts of the proposed turbines on microwave links and radar equipment. These are issues that were for the developer to resolve with the appropriate organisations prior to submission of the application. Whilst there are clearly problems with these aspects of the proposal they are procedural matters and it is not necessarily the case that they would form valid reasons for a refusal of planning permission. It is proposed that these issues will be referred to by way of an informative attached to the planning decision.

**Conclusion:** The applicant has failed to demonstrate the very special circumstances required to overcome the presumption against inappropriate development in the Green Belt as required by PPG2 'Green Belts' and Policy DC1 of the Chorley Borough Local Plan Review.

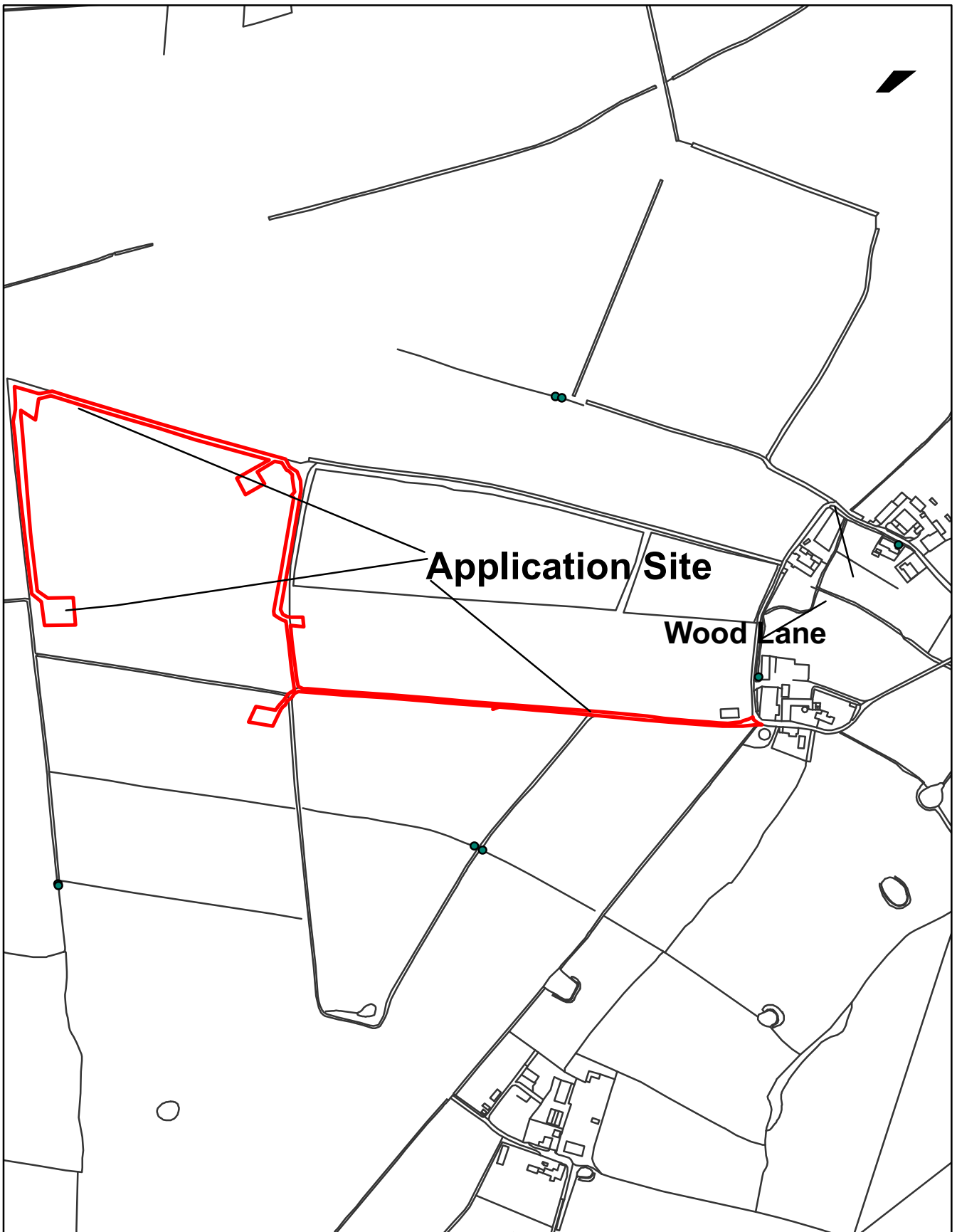
**Recommendation:** That planning permission be refused for the following reason;

The proposed wind turbines would harm the open character of the Green Belt by reason of their siting, height and overall scale and would constitute inappropriate development for which no very special circumstances have been adequately demonstrated thereby conflicting with PPG2 'Green Belts' and Policy DC1 'Development in the Green Belt' of the Chorley Borough Local Plan Review.

The applicant has failed to submit adequate information to enable the local planning authority to assess the potential impact of noise from the proposed wind turbines and the possible affect upon residential amenity and the surrounding environment contrary to Policy EP20 'Noise' of the Chorley Borough Local Plan and PPG24 'Planning and Noise'.

Informative

The applicant has failed to resolve issues relating to microwave radio links and interference with radar installations prior to the submission of the application in accordance with Sn 25 of PPS22 'Renewable Energy'.



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 Director of Development and Regeneration  
 Chorley Borough Council

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Application Number:  
**07/00658/FULMAJ**

Grid Ref:  
**E: 349564**  
**N: 416070**

Scale:  
**1:5,500**

Agenda Item No.  
**A. 1**

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**Item A.2**                      **07/00683/FULMAJ**                      **Permit Full Planning Permission**

**Case Officer**                      **Mr David Stirzaker**

**Ward**                                      **Eccleston And Mawdesley**

**Proposal**                              **Proposed erection of two agricultural buildings**

**Location**                              **Tootles Farm Bentley Lane Mawdesley Ormskirk Lancashire**

**Applicant**                              **J V & S H Rowland**

**Proposal**                              This application relates to Tootles Farm, which is located in Mawdesley on Bentley Lane. The site is in the Green Belt and the proposals for which planning permission is sought comprise of two buildings.

The first is a barn measuring 15.2m wide by 41.3m deep by 5.48m to eaves and 7.528m to the ridge. The barn is to be sited to the west of an existing cattle building and midden and is a replacement for an existing barn, which is to be demolished to make way for the following building. The existing barn is sited towards the northern end of the farm.

The second building comprises of a cattle building measuring 25m wide by 36.7m deep by 3.7m to eaves and 7m to the ridge, which is to be sited on a footprint not dissimilar to the said existing barn building at the northern end of the farm site.

**Background**                              Tootles Farm is an established dairy farm and a commercial beef rearing enterprise. These buildings are being proposed so as the applicant can expand the dairy herd to 200 cattle whilst also rearing their own dairy heifer replacements.

**Planning History**                      **95/00246/FUL -**                      Erection of Agricultural Building for use as Dairy Cow Housing (Permitted)

**97/00308/AGR -**                      Application for agricultural determination in respect of the erection of extension to existing barn (Prior approval required)

**97/00436/AGR -**                      Application for agricultural determination in respect of the erection of dutch barn (Prior approval not required)

**99/00363/OUT -**                      Outline application for the erection of agricultural worker's dwelling (Refused)

**99/00883/OUT -**                      Outline application for the erection of agricultural workers bungalow (Permitted)

**01/00029/FUL -**                      Erection of agricultural worker's dwelling (Permitted)

**04/01198/FUL -**                      Erection of agricultural storage building (Permitted)

**07/00270/FUL -** Proposed replacement of existing dairy parlour and pens and new covered collecting yard (Permitted)

<b>Planning Policy</b>	GN5	-	Building Design & Landscaping
	DC1	-	Green Belts
	EP7	-	Agricultural Development
	PPG2	-	Green Belts
	PPS7	-	Sustainable Development in Rural Areas

**Representations** No representations have been received from local residents.

**Consultations** **LCC (Property Group)** have undertaken an assessment of the proposals and raise no objections to the application.

The **Environment Agency** raises no objections to the application.

The **Director of Streetscene, Neighbourhoods and Environment** raises no objections to the application.

**Mawdesley Parish Council** raise no objections to the application.

**West Lancashire District Council** raises no objection to the application but advises that suitable landscaping should be undertaken to assimilate the development into the surroundings.

**Assessment** The main issues are as follows:

#### Agricultural Justification

LCC (Property Group) advise that the applicants operate an established dairy farm and a commercial beef rearing and fattening unit and that it is their intention to expand the dairy herd in order to increase the milk production. The herd has expanded slightly over recent years from 120 to 140 head of dairy cattle but even on this number the existing dairy cattle housing facilities have not been sufficient to provide a sustainable operation. The existing facilities were designed for approximately 100 cows in milk and around 20 dry cows. The applicants intend to expand the dairy herd to 200 dairy cattle whilst also rearing their own dairy heifer replacements and rearing all male cattle produced from the dairy herd on an intensive beef system. The proposed livestock building is the same size as an existing dairy cattle building which has a design capacity to accommodate in the region of 100 head of cattle and has been in operational use for several years. The existing straw store (barn) building will be lost, as the dairy cattle building will be built approximately on the site of this building. As such a new straw store building (barn) is proposed to replace the existing barn whilst also providing additional capacity to cater for the higher headage of cattle on the unit.

LCC (Property Group) advise that in order to expand the dairy herd, a new building is necessary to accommodate the cattle and that the scale of the cattle building is considered appropriate for its purpose. The proposed Dutch barn is bigger than the existing i.e. 615m<sup>2</sup> as opposed to 460m<sup>2</sup> but it is considered that this scale is justified on the basis of the additional cattle headage. The applicant's dairy cattle housing system uses straw for bedding and as such will use a large quantity hence the large bulk store.

In terms of design, LCC (Property Group) advise that the proposed buildings are of conventional portal frame design typically associated with modern agricultural building designs. The design of the proposed dairy building compares with the existing dairy cattle building which has been erected for several years and appears to function appropriately. On this basis it is considered that the proposed buildings are of appropriate design.

With regards to siting, LCC (Property Group) advise that the proposed buildings are in the most appropriate locations from an operational perspective.

Accordingly, in light of these comments from LCC (Property Group), it is clear that the buildings are necessary for the purposes of agriculture within the farm unit.

#### Impact on the Green Belt

The new barn is proposed to be sited west of the existing midden and cattle building. Views of the site of the barn are limited from the west and south by existing mature trees and from the east, views will encompass the existing farm buildings hence the barn will not be readily perceptible. The north is more open but the applicant is proposing a scheme of landscaping adjacent the north facing elevation of the building to go some way to mitigating its outward impact. The building is closely related to the existing farm development and of a typical agricultural design not uncommon in this locality hence subject to provision of landscaping; no objections on Green Belt grounds are raised in relation to this building.

The cattle building will occupy a larger footprint than the existing building and will sit slightly further north. However, the building is again sited near to the built development of the farm and the applicant is also proposing landscaping adjacent to the northeast and northwest elevations to reduce the outward impact of the building. Given this building replaces an existing building and is of a typical agricultural design not uncommon in this locality, albeit of a larger scale and footprint than its predecessor, it is considered that subject to landscaping, the building will not result in detrimental harm to the open and rural character of the Green Belt.

#### Neighbour amenity

The nearest residential property to the proposed barn, other than the farm itself is located to the south on Bentley Lane (Harrock Hill House). The barn will be approx. 105m away from this property with the intervening distance including mature trees, which will limit views of the barn. Notwithstanding this, the building will be seen as part of the existing farm development. On this basis, there are no objections in relation to this particular building.

With regards to the cattle building, an existing open sided barn will be demolished to make way for this building, which sits largely on the same site. The nearest residential property to this building other than the farm itself is located to the east on Ridley Lane (Greendale). It should be noted that the recently erected dwelling just north of Greendale is an agricultural workers dwelling (ref nos. 99/00883/OUT & 01/00029/FUL), which is part of the Tootles Farm enterprise and occupied by the applicant's son.

As existing, Greendale is at its nearest point, 46m away from the barn. The position of the proposed cattle building has been amended and will also be 46m away from this property, albeit sited further north than the existing building. The applicant has indicated on the plans that landscaping will be provided adjacent to the northeast and northwest elevations of the building and the proposed cattle building will have enclosed sides thus resulting in the building having a more solid feel to it although its height is similar to the existing barn. However, as existing, the outlook from Greendale encompasses in part some of the existing farm buildings hence the new cattle building, whilst visible from this property, will not have a significantly greater impact on outlook than the existing building.

In terms of noise and smells, it should also be noted that no objections have been raised by the Director of Streetscene, Neighbourhoods and Environment in relation to the buildings being proposed by this application and the maintenance of a 46m gap between this property and the proposed cattle building should be sufficient to safeguard the current level of amenity enjoyed by the occupier of this property.

**Conclusion** On the basis of the above, it is considered that the proposal accords with the requisite planning policies hence subject to the following conditions, it is recommended planning permission should be granted.

**Recommendation: Permit Full Planning Permission Conditions**

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

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

2. 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 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 EP7 of the Adopted Chorley Borough Local Plan Review.*

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

*Reason: To protect the appearance of the locality, in the interests of the amenities of local residents and in accordance with Policy Nos. GN5 and EP7 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.

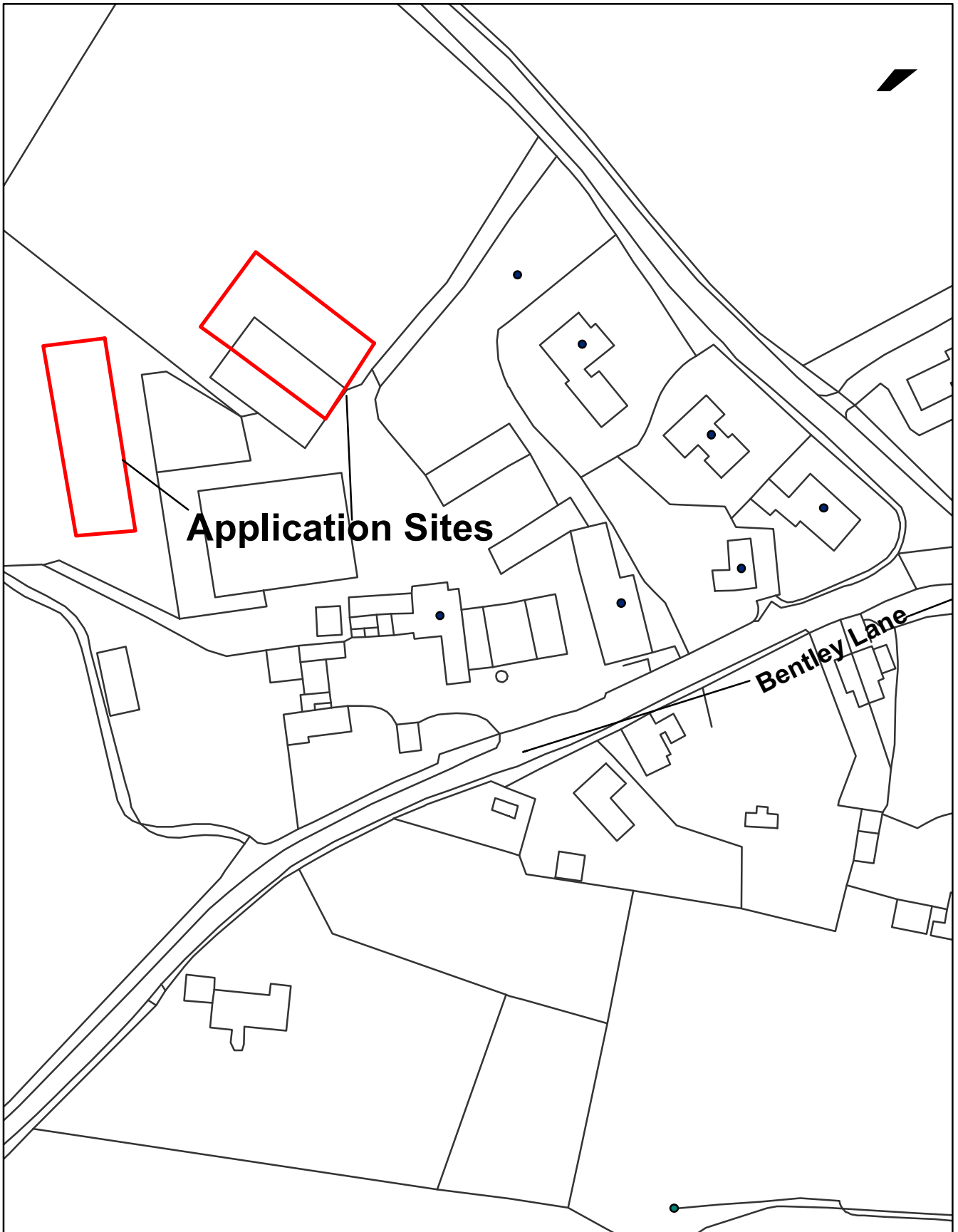
*Reason: In the interest of the appearance of the locality and in accordance with Policy No GN5 of the Adopted Chorley Borough Local Plan Review.*

6. The building hereby permitted shall be used only for those purposes reasonably necessary for the purposes of agriculture within the unit, and where such use ceases for a period exceeding 6 months within 10 years of the date of this permission, the building shall be removed from the site and the land restored to its original condition prior to development.

*Reason: To protect the character and appearance of the area, and avoid the proliferation of buildings in a countryside area for which there is not a continuing need, and in accordance with PPG2 and Policy Nos. DC1 and EP7 of the Adopted Chorley Borough Local Plan Review.*

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Application Number:  
**07/00683/FULMAJ**

Grid Ref:  
**E: 350984**  
**N: 414259**

Scale:  
**1:1,250**

Agenda Item No.  
**A. 2**

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**Item A. 3                    07/00713/OUTMAJ            Refusal of Outline Planning Permission**

**Case Officer                Mr David Stirzaker**

**Ward                            Chisnall**

**Proposal                    Outline Application for demolition of property and erection of 10 dwellings with associated garages, access roads and services,**

**Location                    2 Nursery Close Charnock Richard Chorley PR7 5UA**

**Applicant                    Thomas Mawdesley Building Contractors**

**Proposal**                    This outline application proposes the demolition of a detached dwelling (2 Nursery Close) and the erection of 10 dwellings on land to the rear of this property with the former site of the dwelling being utilised to enable a means of vehicular access into the site from Nursery Close. The demolition of no. 2 Nursery Close means that there will be a net increase of 9 no. dwellings on the site as a whole.

The applicant is applying for the means of access to the site and has also provided an indicative site layout, which specifies 6 detached houses and 4 semi-detached houses.

**Background**                The site is in Charnock Richard and comprises of a roughly square area of land along with no. 2 Nursery Close and its associated residential curtilage, which adjoins the site to the north. The site is at present overgrown and includes a concrete hardstanding and redundant buildings. Based on the historic planning files, the site was last used as a nursery (Buttermere Nurseries), a use that ceased circa 1992 and it would appear that there have been no intervening uses of the site since this time. The site is bounded to the south by residential properties on Chorley Lane, to the east by a public footpath, to the north by Nursery Close including no. 2 and Lichen Close and to the west by a further area of open land.

**Planning Policy**            The site is located within the rural settlement area of Charnock Richard. The site is not allocated for any specific purposes. The proposal will therefore need to comply with Policy 5 (Development Outside Principle Urban Areas, Main Towns and Key Service Centres (Market Towns)) and Policy 7 (Parking) of the Joint Lancashire Structure Plan and the pertinent policies in the Chorley Borough Local Plan Review which are as follows: -

GN4 - Rural Settlement Policy  
 GN5 - Building Design  
 EP4 - Species Protection  
 EP18 - Surface Water Run-Off  
 EP19 - Development and Flood Risk  
 HS4 - Design & Layout of Residential Developments  
 HS6 - Housing Windfall Sites  
 HS8 - Local Needs Housing within Rural Settlements Excluded from Green Belt  
 HS21 - Playing Space Requirements  
 TR4 - Highway Development Control Criteria

**Planning History** Ref No. **94/00944/OUT** - Outline application for residential development (Refused)

Ref No. **95/00321/OUT** - Outline application for the erection of 1 no. detached dwelling using existing vehicular access between numbers 34 and 36 (Refused and dismissed at appeal)

### Consultations

**Planning Policy** section advise that the proposal does not accord with Policy GN4, which seeks to limit development in rural settlements to certain specified types. Policy HS8 would require a substantial majority of the units to be affordable with the remaining units connected financially with the development limited to specialist types for which there is a proven local need.

**United Utilities** raise no objection to the application subject to the site being drained on a separate system.

The **Architectural Liaison Officer** raises no objections to the application.

The **Director of Streetscene, Neighbourhoods and Environment** advises that a desktop study and site walkover should be undertaken to identify any potential sources of land contamination.

**LCC (Highways)** do not object to the principle of the development but advise that the development is over intensive for the site, and the restricted parking and manoeuvring space are likely to result in standing/manoeuvring vehicles on the access road and/or highway, close to the site access with adverse effects on highway safety whilst the substandard access to unit no. 1 further compounds the objectionable nature of the development.

**Strategic Housing** comment that a number of the units should be affordable and a greater number of units should be 2/3 bedroom dwellings. There is also evidence need for both social and shared ownership properties within the area. On the basis of the plans submitted, support cannot be offered for the application.

### Representations

A total of 27 letters of objection have been received. The contents of these letters can be summarised as follows: -

- The proposal development would result in detrimental harm to highway safety
- The development would destroy wildlife habitats and the applicant has not undertaken an ecological survey
- Additional noise and disturbance would occur
- The development would harm the current levels of privacy enjoyed by adjacent residents
- Emergency vehicles, waste disposal vehicles and other delivery vehicles would not have easy access into the site
- Increased traffic poses a danger to children
- An upgrade to the electricity supply would be needed as Charnock Richard suffers from power cuts
- Dwellings would be constructed too close to the existing adjacent properties
- There are restrictive covenants that preclude the demolition of no. 2 Nursery Close and the use of the land upon which it is sited for providing a means of vehicular access to the site
- Public transport provision is at present inadequate and the development proposed would exacerbate the situation

- Felling of established tree on Nursery Close will impact on character of the area
- Demolition of the buildings on the site will exacerbate problems experienced with rats
- The housing market is at present saturate and cannot sustain the provision of these additional dwellings
- Contractors vehicles going to and from the site will pose a safety risk
- Development of this site would be contrary to PPS3 in that it is not previously developed land and there are other sites within the settlement of Chorley that could accommodate this development
- The layout and design of the development does not reflect good urban design principles
- The most appropriate way of gaining access into the site would be to demolish no. 4 Nursery Close which the applicants do not have control over
- No additional capacity is available for visitor parking as part of the development
- Occupiers of each of the dwellings will be likely to own at least 2 vehicles
- There will be on average 80 to 100 car movements passing along the access each day

### Assessment

The pertinent issues warranting consideration are as follows:

1. Planning Policy;
2. Design and the impact of the character of the area;
3. The amenities of adjoining residents;
4. Highways issues, and;
5. Ecological Issues

#### Planning Policy

The site was last used as a nursery and the PPS3 definition of previously developed land excludes land that is or was last occupied by agriculture, a definition within which a nursery falls. This being the case, Policy GN4 only allows residential development on such land that meets a recognised local need. Policy HS8 goes further and requires a substantial majority of the dwellings to be made available at significantly below current market costs whilst any remaining dwellings connected financially with the development should be limited to specialist types of accommodation. Criteria (f) of Policy HS6 also requires applicants to demonstrate that there are no other suitable allocated or previously developed sites available in the settlement. Accordingly, the proposed residential development as submitted does not accord with the objectives requirements of these policies.

#### Design and the Character of the Area

The layout of the development takes the form of a simple cul-de-sac with turning head flanked by dwellings either side with a block of garages at the cul-de-sac head. The dwellings shown on the layout plan comprise of detached and semi-detached properties and the density of the development is approx. 28 dwellings per hectare. Given the surrounding mix of dwelling types, this is not to dissimilar to the properties on Nursery Close and Lichen Close although to the south of the site there are more traditional properties on significantly larger plots fronting onto Chorley Lane. Given this application is in outline, the detailed design treatments of the dwellings is not known at this stage.

The access position into the site raises major concerns in that it would isolate no. 4 Nursery Close from the rest of the cul-de-sac. Also, whilst access to this type of back land development can more readily be assimilated into the built environment from, for example, primary roads where larger and older properties occupy road frontages wherein demolition frees up significant portions of land, in this case, the access is midway along a short and modern cul-de-sac and the width of the access road can only just be accommodated on the site of no. 2 Nursery Close. This aspect of the development will appear incongruous and out of character with the rest of the locality and the overall design and layout of the site is considered to be 'over development'. Accordingly, the proposal does not meet with the objectives of Policy Nos. GN5, HS4 and HS6.

#### Residential Amenities

As detailed, the application proposes the demolition of no. 2 Nursery Close to enable vehicular access into the site. The proposed vehicular access raises a major concern in that the road serving the site would run between no. 4 Nursery Close to the east and no. 74 Lichen Close to the west. The road also runs right up to the garden boundary of no. 4 Nursery Close and on either side of the actual road, there is little space available for landscaping and noise attenuation measures to mitigate the impact of vehicular movements serving the proposed 10 dwellings. Notwithstanding this, the access will effectively segregate no. 4 Nursery Close from the rest of the cul-de-sac and it is considered that the access, coupled with the footways would lead to detrimental noise and disturbance for the occupiers of these particular properties caused by the concentration of passing vehicles and pedestrians.

In terms of accordance with the Council's spacing standards, based on the layout submitted, the dwelling on plot 5 does not appear to accord with the standards in that its gable would be less than 12m from the rear elevation of no. 34 Chorley Lane whilst the dwelling proposed on plot 1 is similarly too close to no. 4 Nursery Close. The dwellings on these particular plots would therefore have a detrimental impact on the outlook from these properties as well as being overbearing. These elements coupled with the access issues mean that the proposals do not therefore accord with the objectives of Policy Nos. HS4 and HS6.

#### Highways

As detailed, access to the site would be facilitated by virtue of the demolition of no. 2 Nursery Close which would enable the formation of a 5.5m wide road into the site with 1.8m wide footpath on the western side running into the site. Further 1.8m wide footpaths are provided within the site. LCC (Highways) have provided comments on the application and in doing so have raised an objection based on the number of dwellings being proposed on the site citing the development as being over intensive. Objections are also raised in relation to the design of the turning head which is below the requisite standard and the lack of visibility from the driveway of plot 1. LCC (Highways) summarise by asserting that that the development is over intensive for the site and that the restricted parking and manoeuvring space is likely to result in standing/manoeuvring vehicles on the access road and/or highway, close to site access with adverse effects on highway safety. The substandard access to unit 1 further compounds the objectionable nature of the development. On the basis of these

comments, it is clear that the development would result in detrimental harm to highway safety and that the layout of the development is below an acceptable standard. On this basis, the proposal is contrary to Policy TR4 of the Local Plan and Policy 7 of the Joint Lancashire Structure Plan.

#### Ecological Issues

The applicant has not submitted an ecological survey for the site and the existing buildings hence it has not been possible for the Council to forward such a document to LCC (Ecology) for advice. This constitutes a lack of information that has not enabled this particular element of the application to be fully assessed hence comprises one of the reasons for refusal.

#### **Conclusion**

On the basis of the above, it is recommended that planning permission be refused for the following reasons.

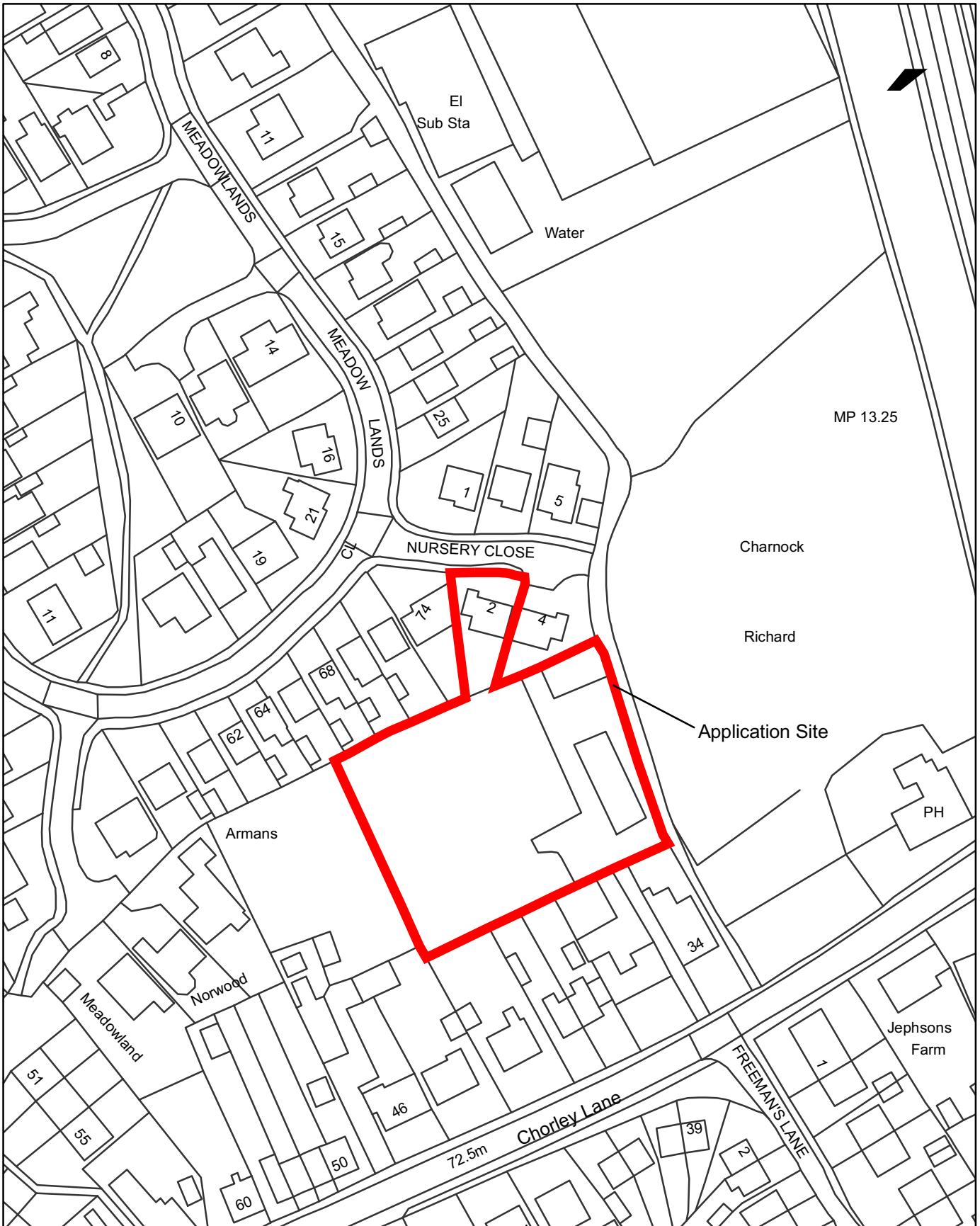
#### **Recommendation: Refusal of Outline Planning Permission**

#### **Reasons**

1. The application has not been accompanied by Ecological Survey/s hence it has not been established if the development will impact on predicted species and if so, what mitigation measures are required. The proposal is therefore contrary to Policy No. EP4 of the Chorley Borough Local Plan Review.
2. The turning head is of a size and design that fails to include scope for casual parking by service vehicles and/or visitor's vehicles without obstructing the turning area and/or private access points. The development is also over intensive for the site as the restricted parking and manoeuvring space is likely to result in standing/manoeuvring vehicles on the access road and/or highway close to site access with adverse effects on highway safety. The substandard access to unit 1 further compounds the unacceptable nature of the development. The proposal is therefore contrary to Policy No. TR4 of the Chorley Borough Local Plan Review and Policy 7 of the Joint Lancashire Structure Plan.
3. The access to the site, by virtue of its position between 4 Nursery Close and 74 Lichen Close would result in detrimental harm to the living conditions the occupiers of these properties could reasonably expect to enjoy. In particular, the noise and disturbance generated by the vehicular use of the access by the occupiers of the 10 dwellings within the site in such close proximity to these properties would be unacceptable. The proposal is therefore contrary to Policy Nos. HS4, HS6 and TR4 of the Chorley Borough Local Plan Review.
4. The proposed residential development, by reason of its size, siting and layout, would result in a cramped form of development adversely affecting the amenities, which the occupiers of neighbouring properties could reasonably expect to enjoy through loss of outlook and overbearing impact. In particular, the dwellings proposed on plots 1 and 5 fail to accord with the Council's adopted Spacing Standards in relation to 4 Nursery Close and 34 Chorley Lane. The proposed development is therefore contrary to Policy Nos. GN5, HS4 and HS6 of the Chorley Borough Local Plan Review.
5. The proposed vehicular and pedestrian access on the site of 2 Nursery Close serving the site would result in detrimental harm to the character and appearance of the streetscene by segregating 4 Nursery Close and interrupting the rhythm and prevailing character of the estate. The proposed development is therefore contrary to Policy Nos. GN5, HS4 and HS6 of the Chorley Borough Local Plan Review.

6. The proposed development fails to provide a substantial number of affordable dwellings and other specialist types for which there is a proven local need. The proposed development is therefore contrary to Policy Nos. GN4 and HS8 of the Chorley Borough Local Plan Review and Policy 5 of the Joint Lancashire Structure Plan.

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 Chorley Borough Council

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Application Number:  
**07/00713/OUTMAJ**

Grid Ref:  
**E: 356044**  
**N: 415616**

Scale:  
**1:1,250**

Agenda Item No.  
**A. 3**

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<b>Item A. 4</b>	<b>07/00759/REMAJ</b>	<b>Approve Reserved Matters</b>
<b>Case Officer</b>	<b>Mark Moore</b>	
<b>Ward</b>	<b>Astley And Buckshaw</b>	
<b>Proposal</b>	<b>Construction of 71 no. houses with associated works.</b>	
<b>Location</b>	<b>Parcel J Buckshaw Avenue Buckshaw Village Lancashire</b>	
<b>Applicant</b>	<b>Barratt Homes (Manchester Division)</b>	
<b>Proposal</b>	<p>The application relates to the erection of 71 dwellings on Parcel J 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 71 dwellinghouses incorporating detached properties, semi-detached properties, terraced properties and a flat over garage.</p> <p>The development relates to Parcel J (although Barratt refer to the parcel as Phase 7) which is allocated as a contemporary housing parcel within the Buckshaw Masterplan. Contemporary Housing Parcels are characterised as modern estate development with roads, cul de sac and Country Lane form of development.</p> <p>Parcel J also includes a landmark building site located on the south west boundary of the site adjacent to the roundabout. This site is a very prominent site and the treatment of this site is considered to be very important to the setting and character of the area.</p>	
<b>Planning Policy</b>	<p><b>GN2:</b> Royal Ordnance Site, Euxton  <b>GN5:</b> Building Design and Retaining Existing Landscape Features and Natural Habitats  <b>HS4:</b> Design and Layout of Residential Developments  <b>TR4:</b> Highway Development Control Criteria  <b>TR18:</b> Provision for pedestrians and cyclists in new developments  <b>EP17:</b> Water Resources and Quality  <b>EP18:</b> Surface Water Run Off  <b>EP19:</b> Development and Flood Risk</p>	
<b>Planning History</b>	<p><b>97/00509/OUT:</b> Outline application for mixed use development (granted in 1999)</p> <p><b>02/00748/OUT:</b> Modification of conditions on outline permission for mixed use development</p> <p><b>06/01296/REMAJ:</b> Construction of 74 houses with associated parking on 6 Acres of land. Withdrawn</p> <p><b>07/00260/FULMAJ:</b> Construction of 75 houses with associated</p>	

parking. Withdrawn

**Representations** None received

**Consultations** **Lancashire County Council Highways:** As set out above the submission of this application follows two previous applications, both of which were withdrawn. The Highways Engineer has been involved throughout all of the applications and has raised various concerns with the layout of the development.

In respect of the current application the Highway Engineer raised concerns with the originally submitted plans. The plans were subsequently amended in an attempt to satisfy the Engineers concerns, the amended plans were received on 2<sup>nd</sup> August. The Highway Engineer has assessed the amendments and has made the following comments:

- The entrance road is 100m long and effectively straight which is not considered acceptable
- The road at the end of the entrance road down to the crescent is 80 metres long and straight. To add to this there is a side road joining at plots 19/66. This will be a point of traffic conflict as both roads will be busy and both will assume they have right of way
- The long cul de sac from plots 28/57 is 110 metres long. This has been upgraded to a traditional layout however the deflection which has been introduced needs tightening to make it effective.
- Short driveways are included, 5.5 metres is the minimum length.
- The garage location for plot 22 is not considered to be acceptable
- Plots 40 and 41 don't have enough kerb frontage to access the driveways
- Part of the driveway to plot 45 is inaccessible

The following consultees have been consulted in respect of this application however no formal response has been received. The following comments relate to the previous application:

**Environment Agency:** Has no objection in principle to the scheme subject to a condition relating to contamination.

**United Utilities:** Has no objection to the scheme providing that the site is drained on a separate system, with only foul drainage connected into the foul sewer. Surface water should discharge to the watercourse/ soakaway/ surface water sewer and may require the consent of the Environment Agency.

**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 a 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 site covers 6 acres which equates to 2.4 hectares. Through negotiations in respect of the site the number of dwelling units have been reduced from 75 to 71. This equates to approximately 30 dwellings per hectare which accords with the Masterplan in terms of density.

The site accommodates detached, semi-detached and terraced properties ranging in height from 2 storey to three storey. There is also the inclusion of a flat over garage accommodation on plot one of the parcel. The house types proposed and the inclusion of cul de sacs accords with the characteristics of contemporary housing parcels set out in the Masterplan.

In respect of the current layout (revision G) the majority of the housing meets the required spacing distances set out in the Council's Approved Spacing Standards which ensure that adequate levels of amenity are provided for the future residents of the properties. However, due to the alterations which have occurred to the highway layout, a few of the plots do not meet the required spacing distances. The applicants have been made aware of this and the scheme will be amended slightly to ensure that the amenities of the future residents are protected.

The parcel incorporates a landmark building site as allocated within the Masterplan. This is located to the south-western boundary of the site adjacent to the roundabout on the East-West link road, which will serve the Southern Commercial Area in the future. This is a very prominent site within the parcel and as such the treatment of this landmark building is considered to be very important in respect of the character and appearance of the area.

Through negotiations the proposed landmark building consists of 2 three storey crescent style buildings fronting onto a landscape area adjacent to the roundabout. The two blocks comprise of 9 dwellinghouses in total. The crescent design is considered to be appropriate in this location and will act as a focal point for the parcel particularly when viewed from the main east-west link road.

As detailed above the Highways Engineer at Lancashire County Council has had a number of concerns with the proposed highway layout throughout all of the applications. Following the receipt of his recent comments, relating to the amended plans received on 2nd August, the scheme has been amended again. The amended scheme has been forwarded to the Highway Engineer for comments. Any comments received will be reported on the addendum.

## **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. Minor alterations will be undertaken to ensure that the Highways Engineers concerns are satisfied and ensuring that the amenities

of the future residents are maintained.

**Recommendation: Approve Reserved Matters  
Conditions**

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

*Reason: Required to be imposed by Section 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 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.*

3. 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 and HS4 of the Adopted Chorley Borough Local Plan Review.*

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

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

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

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

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

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

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

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

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (Schedule 2, Part 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.*

12. 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).

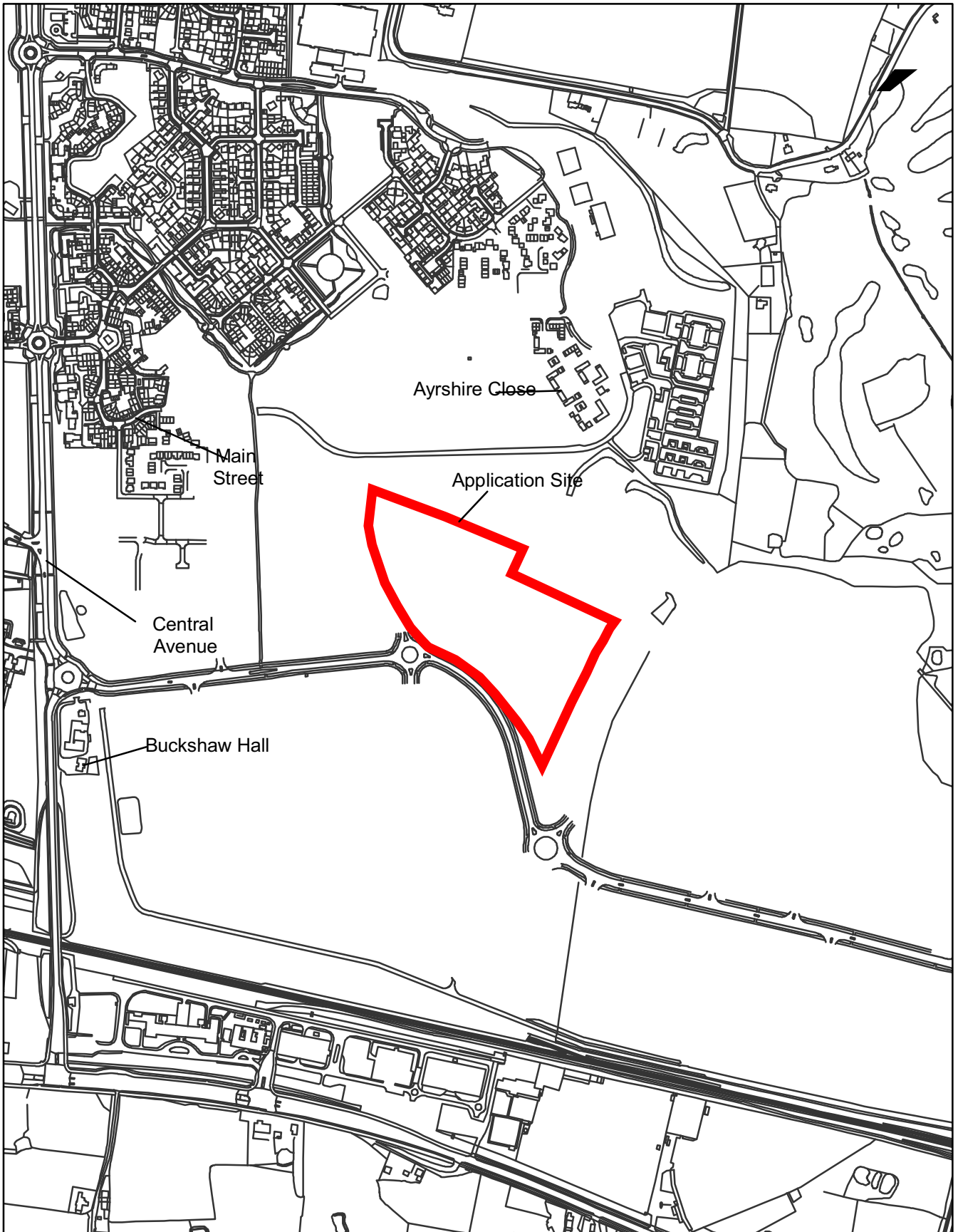
*Reason: To protect the appearance of the locality and in accordance with Policy No HS4 of the Adopted Chorley Borough Local Plan Review.*

13. During the development if contamination, which has not previously been identified, is found to be present at the site no further development shall be carried out until an addendum to the Method Statement has been submitted to and approved in writing by the Local Planning Authority. The addendum will be required to detail how this unsuspected contamination will be dealt with.

*Reason: To protect the environment and prevent harm to human health by ensuring that the land is remediated to an appropriate standard for the proposed end use and in accordance with Policy EP16 of the Adopted Chorley Borough Local Plan Review.*

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Application Number:  
**07/00759/REMAJ**

Grid Ref:  
**E: 356845**  
**N: 420322**

Scale:  
**1:7,500**

Agenda Item No.  
**A. 4**

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<b>Item B. 1</b>	<b>06/00908/OUT</b>	<b>Permit Outline Planning Permission</b>
<b>Case Officer</b>	<b>Mrs Wendy Gudger</b>	
<b>Ward</b>	<b>Chorley South West</b>	
<b>Proposal</b>	<b>Outline application for enhancement of shopping area to include use classes A1, A2, A3 and A5</b>	
<b>Location</b>	<b>Land South Of Copper Works Wood West Of Gillibrand North And West Of South Clover Road Chorley</b>	
<b>Applicant</b>	<b>Taylor Woodrow Dev Ltd &amp; Redrow Homes Lancashire Ltd</b>	
<b>Background</b>	<p>A site development brief was finalised for this site over 10 years ago in June 1996. This first set out the principle of having a local centre near to what is now the Gillibrand Link Road. A minimum of 700 square metres for the shop site was to be identified within the estate. This idea was firmed up in a subsequent Development Agreement and planning permissions granted in the late 1990s. Since the mid-1990s an Officer Working Group has overseen the Gillibrand Development with close involvement with the developers.</p> <p>Within the agreement the developers are required to make provision for and market the site for local shopping provision. They require a planning permission to enable this to take place. If at the end of the marketing exercise there is no interest in the shopping site then the developers would be able to put forward schemes for additional housing development</p>	
<b>Proposal</b>	<p>The application is in outline with matters of siting and means of access to be considered at this stage. Under the terms of the S.106 Agreement and Development Agreement the developers are required to provide shopping facilities if there is any interest following a marketing exercise. An alternative position for the community centre which was initially proposed for this site is currently being considered and does not form part of this application.</p>	
<b>History</b>	<p>96/00727/CB4 Regulation 4 application for housing, outdoor play space, education facilities, local shopping and community building. Approved 17<sup>th</sup> July 1997</p> <p>98/00301/REM Reserved matters application for site reclamation and erection of 505 houses including, garages, sewers, public open space, play areas, landscaping, community centre and shops. Approved 16<sup>th</sup> February 1999</p>	
<b>Policy</b>	<p>GN5 Building Design          SP9 Local Shops on Housing Development Sites          PS2 Provision , Improvement and Protection of Community Centres and Village Halls          TR4 Highway Development Control Criteria</p>	

**Consultee Responses**

Director of Streetscene, Neighbourhoods and Environment;  
A decision should be subject to the following

- The shop is within 50 metres of a landfill site and will require comprehensive construction design to prevent the ingress of landfill gas

MAPS team has no objections in principle to the proposal but would like to see more detailed plans of the shopping units. Details of the boundary treatment with the link road as well as details of bin storage are also requested.

LCC Highways has no objections in principle but has commented that a pedestrian refuge is needed at the entrance to the shopping area and the access to the car park should be reduced in width to 5.5 metres with 6m radii.

**Third Party Representations**

62 letters of objection have been received to the application. Objections have also commented on the community centre location and as this no longer forms a part of the application they will not be referred to:-

- The proposed shop is too big and is not in keeping with the residential area or Yarrow Valley Park
- There would be insufficient custom to make it a going concern
- Will attract youths and result in anti-social behaviour
- The shops will need signage
- There are already sufficient shops close by
- The appearance of the buildings look plain like industrial units
- There is an issue of traffic and pedestrian safety with additional traffic and cars parked on the road
- Assurances have previously been given by the developers that the land would not be built on
- Views would be obstructed
- Developers never made many residents aware of the shop requirement

**Assessment**

The issues to be considered are the principle of the proposals, the impact on residential amenity , crime and disorder and highway safety.

**Principle of the Proposal**

Planning permissions ref 96/00727/CB4 and 98/00301 have established the principle for the provision of the shopping site . The developers have a legal obligation to provide these facilities on site through the S.106 Agreement and Development Agreement. The siting for these proposal was to be on that piece of land adjoining the site entrance to Gillibrand North.

What became clear several years ago is that it would not be physically possible to provide the required amount of shopping floorspace and community centre with changing rooms with the associated car parking on one site. An alternative position for the community centre on the Buttermere estate is now being consulted on and no longer forms a part of this application.

**Impact on Residential Amenity**

The shopping facilities have previously been granted planning permission through the original consents. The buildings will be single storey structures. The shop site is set at a slightly lower level than the adjoining apartment buildings to the south and are separated by the car parking area and access. Although there are no details of design included within this application it is not considered that there would be an impact on residential amenity.

Local residents have raised concerns relating to anti social behaviour which they consider will increase with the provision of the shops.. Although there is no formal response yet from the MAPs team they were consulted at the pre application stage and did not raise any objections to the proposal.

**Crime and Disorder**

Local residents have raised concerns that the shop site will attract youths and result in anti-social behaviour. The MAPS team have raised no objections in principle to the development but have requested consideration of additional details.

As this is an outline application with only siting and access to be considered at this stage the MAPS team will be consulted further on the design and boundary treatments etc.

**Highway Safety**

LCC Highways have raised no objections to the development subject to the provision of the pedestrian refuge. Amended plans are to be provided showing this detail. The proposal would comply with policy TR4 of the Local Plan

**Conclusion.**

The shop facilities have previously been granted permission by virtue of the earlier consents and the principle of their provision has been established. Local residents have raised objections to the provision of the shopping facilities. However as has been previously mentioned the principle was established by the previous permissions and the developers are obligated to provide the facilities on site should there be any interest following marketing of the site. As such the proposal is considered to be in line with adopted policies of the Local Plan

**Recommendation: Permit Outline Planning Permission Conditions**

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

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

2. Before the development hereby permitted is first commenced, full details of 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, HS4, EM2 and TR4 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, DC8A, DC8B, HT2, HT3, HT7, HS4, HS9, EM3, EM4A and EM5 of the Adopted Chorley Borough Local Plan Review.*

4. 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.*

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

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

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

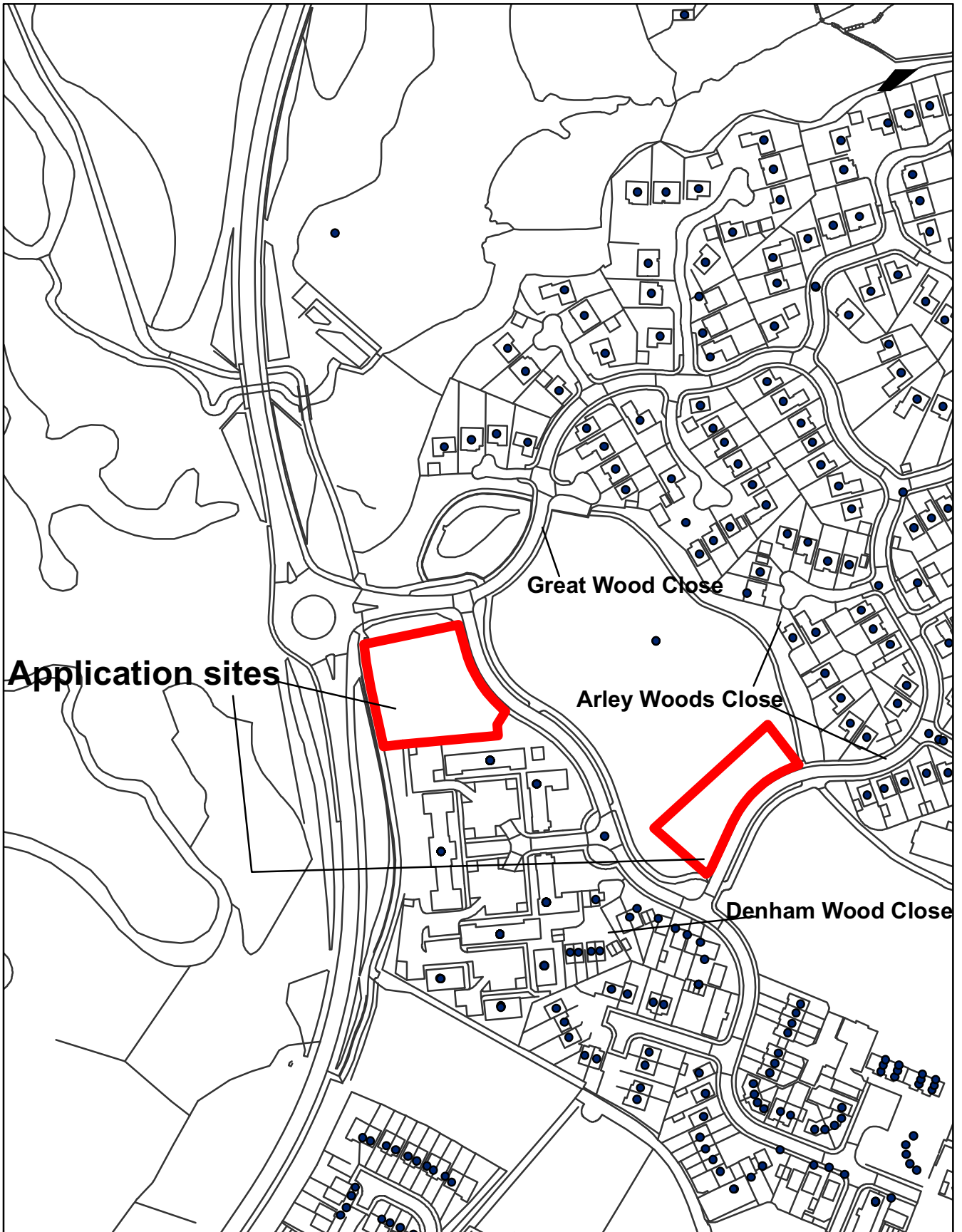
7. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of any buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of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

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

8. The larger retail unit shown on the submitted plans shall only be used as a shop and for no other purpose within Class A1 of the Town and Country Planning Uses Order 1987.

*Reason: The use of that unit for any other purpose may not be appropriate and the Local Planning Authority requires the opportunity to consider any changes in use.*

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**Application sites**

Great Wood Close

Arley Woods Close

Denham Wood Close

Jane E Meek BSc(Hons) DipTP MRTPI Director of Development and Regeneration Chorley Borough Council		Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Chorley B.C. 100018509 (2006)	
Application Number: <b>06/00908/OUT</b>	Grid Ref: <b>E: 357004</b> <b>N: 416764</b>	Scale: <b>1:2,500</b>	Agenda Item No. <b>B. 1</b>

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**Item B. 2**                      **07/00685/FUL**                      **Permit (Subject to Legal Agreement)**

**Case Officer**                      **Mrs Nicola Hopkins**

**Ward**                                      **Clayton-le-Woods West And Cuerden**

**Proposal**                              **Demolition of existing dwelling and erection of 5 detached houses and 2 bungalows,**

**Location**                              **54 Lancaster Lane Clayton-Le-Woods Leyland PR25 5SP**

**Applicant**                              **Wainhomes Developments Ltd**

**Proposal**                              The proposal relates to the erection of 7 detached dwellinghouses at 54 Lancaster Lane, Clayton le Woods. The proposal incorporates demolishing the existing detached bungalow located on the site and erecting two detached bungalows and 5 detached two storey dwellinghouses.

The detached bungalows will be located to the north of the site and one of the bungalows will front onto Lancaster Lane. The two storey detached dwellinghouses will be set further back into the site away from the frontage with Lancaster Lane.

Access to the site will be via Lancaster Lane and will be located adjacent to the boundary with number 50 Lancaster Lane. The access road will remain private and will be managed by a private Management Company.

**Planning Policy**                      **Planning Policy Statement 1:** Delivering Sustainable Development  
**Planning Policy Statement 3:** Housing  
**Planning Policy Statement 9:** Biodiversity and Geological Conservation  
**Planning Policy Statement 23:** Planning and Pollution Control  
**North West Regional Spatial Strategy:** Policy ER5  
**Joint Lancashire Structure Plan:**  
Policy 7 –Parking  
Policy 21- Lancashire’s Natural and Manmade Heritage Access and Parking SPG  
**Chorley Borough Local Plan Review:**  
**GN1-** Settlement Policy- Main Settlements  
**GN9-** Transport Accessibility  
**EP4-** Species Protection  
**EP9-** Trees and Woodland  
**HS4-** Design and Layout of Residential Developments  
**TR4-** Highway Development Control Criteria

**Planning History**                      **07/00124/FUL-** Demolition of existing dwelling and the erection of 7 detached houses. Refused for the following reasons:

- 1) The proposed development would constitute overdevelopment of the site which would be out of character with the surrounding area. In particular the proposed development would be out of character with the scale and design of the immediate neighbours and the level of amenity space provided

which each property would be out of character with the surrounding area. As such the proposal is considered to be contrary to Policy HS4 of the Adopted Chorley Borough Local Plan Review and Government advice contained in PPS3: Housing.

- 2) The sub division of the site would result in cramped and an unsatisfactory form of development. In particular the level of amenity space provided with each property is not considered to be adequate in respect of the type and size of dwellings proposed. As such the proposal is considered to be contrary to Policy HS4 of the Adopted Chorley Borough Local Plan Review and Government advice contained in PPS3: Housing.
- 3) The Council cannot fully assess the proposal as insufficient information has been submitted in respect of the application. The following details are required in order to fully assess the proposal:
  - Details of the Management Company arrangements.
  - Adequate details of the access junction with Lancaster Lane.
- 4) The proposed development fails to adequately integrate within the surrounding area. The grant of planning permission has the potential to lead to an influx of similar sporadic developments within the immediate area which would create highway safety implications and result in an inconsistent form of development within the area. As such the proposal is considered to be contrary to Urban Design Principals, Policy HS4 of the Adopted Chorley Borough Local Plan Review and Government advice contained in PPS3: Housing.

#### **Applicant's Case**

The applicant has forwarded the following comments in the form of a design and access statement:

- The site is previously developed land in a highly sustainable location and therefore appropriate for residential development
- The design of the scheme is appropriate for this location and takes full account of the need to preserve the amenity of neighbours
- The proposals conform to the policies of the adopted development plan
- No unacceptable harm will arise to residential amenity and the appearance and character of the area will benefit from the proposed development
- The proposals have been considered against the seven qualities of successful places as set out in 'By Design' the companion guide to PPS1

#### **Representations**

**Clayton le Woods Parish Council** object on the grounds of increased traffic and overdevelopment of the site

90 letters of objection have been received (although some are duplicates and some relate to the appeal which is currently ongoing at the site) raising the following points:

- Impact on traffic levels- impact on highway safety and congestion
- Impact on the character and appearance of the area. The properties have large garden areas which creates a rural outlook.
- Set a precedent for other developments along Lancaster Lane
- Loss of light and privacy



- No need for additional housing taking into account the Buckshaw Village development
- Impact on trees and wildlife
- Additional pollution
- Contribute to the loss of identity of a small local area
- Impact on local services and amenities
- Reliance on the car- public transport is poor in the area
- Request adequate boundary treatment to neighbouring properties

2 letters has recently been received from neighbours stating that a traffic counter has been installed along Lancaster Lane.

1 letter has been received from a neighbour following the reconsultation on the amended plans. The neighbour puts forward the following comments which he would like to be addressed at the Development Control Committee Meeting:

- 1) The Committee is one day prior to the deadline for comments on the amended plans. Is this proper and indeed legal?
- 2) On 13th August felling of trees on the site commenced. This included felling some substantial and long established trees. Is the contractor jumping the gun?

4 letters of support has been received stating the following points:

- Concerned with the press influenced objections to the planned development.
- The journalist concerned visited local residents to promote resistance to this plan and provide himself with sensational reporting material.
- Believe the plan is a reasonable approach to provide extra homes in a desirable area. Not everyone wants to live on a large housing estate and this would promote the community
- The site is located close to motorway access and local services
- Wainhomes are a reputable developer who will develop the site responsibly
- Will provide much needed family homes in a residential area
- National Governments recommendations propose making use of brown field sites for the provision of new homes.
- The Chairman of Committee should view the site.
- Sustainable location
- No particular harm to local amenity
- Design reflects the character and appearance of the area

## Consultations

**Lancashire County Council Archaeology Section** have no comments to make.

**The Environment Agency** has no objection to the proposal although they have put forward some suggestions which have been attached to the recommendation as informatives

**Lancashire County Council's Highway Engineer** made the following comments on the proposal:

- If it is preferred that the road remains as a private drive, then arrangements for an acceptable management scheme need to be submitted.
- On that basis the application is generally acceptable.

- The drive which serves plot 1 should come off at 90 degrees to the kerbline, 20m back from the junction with Lancaster Lane.
- No explanation has been put forward for the bin collection arrangements. The driveway will be inaccessible to refuse vehicles and the bin carry distance has been well exceeded. So what provision will be made for refuse collection?
- There is no turning provision at the end of the drive and therefore Plot 5 will have to reverse into next door's property. Perhaps provision should be made for Plot 5 to have a turn-round.

**Lancashire County Council's Ecologist** has made the following comments:

- Great Crested Newts have been recorded in the area. However it is unlikely that they will occupy habitats within the application area.
- There is the potential that the site support bats and as such no favourable recommendation can be made until the presence or otherwise of bats has been established.
- Works during the bird breeding season (March to July inclusive) should be avoided
- Consideration should be given to retaining trees within the development
- The proposal will result in the loss of a back garden which will erode the extent and quality of urban biodiversity
- The replacement of gardens with hardstanding has the potential to increase flooding. Recommends that the Environment Agency is consulted.
- Landscaping proposals should comprise only native plant communities appropriate to the natural area.

### **Assessment**

The main issues to consider are whether the development is appropriate within this location, the impact on the neighbours amenities, the impact on highway safety in the area and whether the development is in character with the surrounding area.

The submission of this application follows the refusal of an earlier planning application for residential development on the site. The applicants have appealed the previous decision and that appeal is currently ongoing. The previous application was refused for the reasons set out above; this application seeks to address the reasons for refusal.

A number of concerns have been raised by neighbours in respect of the proposed development and the proposed development for the residential development to the rear of 46 and 48 Lancaster Lane. However as members may recall the application at 46 and 48 Lancaster Lane was refused at the last Development Control Committee.

In accordance with Planning Policy Statement 3: Housing the site is considered to be previously developed land. Previously developed land is land which is or was last occupied by a permanent structure including the curtilage of the developed land and any associated fixed surface infrastructure. PPS3 encourages the redevelopment of previously developed land as opposed to developing Greenfield land. As such the principle of redeveloping the site for residential development accords with Government guidance.

The previous application was refused for a number of reasons one of which was the fact that the development was considered to be out of character with the immediate surrounding area. The two immediate neighbours to the property, along Lancaster Lane, are bungalows. It was considered that the introduction of a two storey dwelling fronting and close to Lancaster Lane was not in character with the area. This amended application has replaced two dwellinghouses close to Lancaster Lane with bungalows which is considered to be more in character with the street scene. The remaining five properties are proposed as detached two storey dwellinghouses. It is considered that the nature of the site can accommodate two storey dwellinghouses set back into the site. This is due to the fact that the properties will not be immediately visible along the Lancaster Lane frontage and the properties located to the rear of the site along Kirkby Avenue are characterised by two storey dwellings.

PPS3 encourages developments which are designed to a high standard and take into account the needs of the future and existing residents. In particular PPS3 sets out advice for proposed family housing and states that it is that the needs of children are an important consideration and that good provision of recreational space is provided including private garden areas.

The previous application was refused as the proposed sub division of the site was considered to be unacceptable and the level of amenity space provided would not be adequate for the type of housing proposed. This amended application has amended the siting of the properties to ensure that adequate private amenity space is associated with each dwellinghouse.

There was a concern with the previous application that the development could create a 'piecemeal' form of development and lead to a sporadic influx of similar developments within the area. In an attempt to address this concern the amended scheme incorporates a junction with Lancaster Lane which is suitable to serve a greater number of dwellings and the private drive could be widened by using land from the adjacent property. As such it is not considered that the proposal will prejudice the development of the adjacent gardens if they were brought forward for development in the future which would enable a consistent form of development and reduce potential highway safety implications.

In respect of the impact of the development on the existing neighbours. The scheme was amended during the process of the previous application and the properties are sited to ensure that the required distances as set out in the Council's Approved Spacing Standards are achieved. Each proposed property has in excess of 10 metres of garden space from the rear elevation to the boundary they face which ensures that the proposal will not create overlooking to the detriment of the neighbours. In addition to this 21 metres will be retained from the rear first floor windows on plots 5,6 and 7 to the rear elevation of the properties on Kirkby Avenue which accords with the Council's spacing standards. It is not considered that the proposed dwellinghouses will adversely impact on the neighbours amenities in terms of loss of privacy or overlooking.

The properties are located some distance away from the existing properties and it is not considered that the proposed

dwellinghouses will create loss of light to the detriment of the neighbours amenities. Plot 2 will be located to the rear of number 58 and the proposal incorporates a detached single garage close to the boundary. It is not, however, considered that the erection of a single storey garage in this location will adversely impact on the neighbours amenities.

A number of the neighbours have raised concerns in respect of the impact on highway safety and the additional traffic created by the proposal. The proposed incorporates a private access drive to serve the properties. The maximum number of properties usually permitted to be served off an access drive is three and this proposal clearly exceeds this number, as such the access drive should be made up to adoptable standards. However in this situation as the drive will remain private and will be managed by a Private Management Company the Highways Engineer at Lancashire County Council considers the scheme to be acceptable. Full details of the management company will be required as a condition.

In respect of highway safety the proposal incorporates an access junction with Lancaster Lane. The design of this junction follows previous consultation with LCC Highways Section. The Highways Engineer at Lancashire County Council raised minor concerns with the proposed layout and the scheme was subsequently amended to satisfy the Highway Engineer's concerns

Two neighbours have pointed out that a traffic counter has been installed along Lancaster Lane however as it is the school holidays the traffic is 20% lower. This counter however does not relate to the planning process, it may have been installed by the Highways Authority, Traffic Consultants or the developers.

The proposed site is considered to be sustainable as it is accessible by a number of modes of transport including public transport and there are a number of local services within the immediate locality. As such the application site accords with Government advice contained in PPS1 and Policy GN9 of the Adopted Chorley Borough Local Plan Review.

The Ecologist at Lancashire County Council raised a number of concerns with the proposal. The main concern relating to the impact of the development on Bats. Following the receipt of these comments the agent for the application has confirmed that the bat survey has been carried out. This survey has been sent to the Ecologist at LCC for comment. Any comments will be reported on the addendum.

The Ecologist also raised concerns in respect of the loss of valuable garden space. The proposed development however does incorporate private garden areas within the development which could act as future habitats. In addition to this the submission of landscaping details will be attached as a condition.

## **Conclusion**

It is established that the redevelopment of the site for residential development is considered to be acceptable in principle. It is considered that the amended scheme addresses the reasons for refusal in respect of the previous proposal. The proposed development reflects the character of the surrounding area and

adequately takes into account the needs of the existing and future residents. As such the scheme is considered 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. 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.*

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. During the construction period, all trees to be retained shall be protected by 1.2 metre high fencing as specified in paragraph 8.2.2 of British Standard BS5837:2005 at a distance from the tree trunk equivalent to the outermost limit of the branch spread, or at a distance from the tree trunk equal to half the height of the tree (whichever is further from the tree trunk), or as may be first agreed in writing with the Local Planning Authority. No construction materials, spoil, rubbish, vehicles or equipment shall be stored or tipped within the areas so fenced. All excavations within the area so fenced shall be carried out by hand.

*Reason: To safeguard the trees to be retained and in accordance with Policy Nos. EP9 of the Adopted Chorley Borough Local Plan Review.*

6. 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.*

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. 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. 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 Government advice contained in PPS23: Planning and Pollution Control and Policy No. EP16 of the Adopted Chorley Borough Local Plan Review.*

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

*Reason: 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*

11. 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.*

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Director of Development and Regeneration  
Chorley Borough Council

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Application Number:  
**07/00685/FUL**

Grid Ref:  
**E: 356186**  
**N: 422514**

Scale:  
**1:1,250**

Agenda Item No.  
**B. 2**

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<b>Item B. 3</b>	<b>07/00715/CB3</b>	<b>Permit Full Planning Permission</b>
<b>Case Officer</b>	<b>Caron Taylor</b>	
<b>Ward</b>	<b>Chorley North West</b>	
<b>Proposal</b>	<b>New spillway and blocking up of existing weir, lowering of embankment walls, capping of 5 mineshafts, 500 cubic metres silt removal from reservoir (to be stored temporarily on site, before removal off site and/or use near mineshaft No. 4 at quarry end), and closure of damaged culvert,</b>	
<b>Location</b>	<b>Copper Works Wood Stansted Road Chorley Lancashire</b>	
<b>Applicant</b>	<b>Chorley Borough Council</b>	
<b>Proposal:</b>	The application is for a new spillway and blocking up of existing weir, lowering of embankment walls, capping of 5 mineshafts, 500 cubic metres silt removal from reservoir (to be stored temporarily on site, before removal off site and/or use near mineshaft No. 4 at quarry end), and closure of damaged culvert at Big Wood and Copper Works Wood, Stansted Road, Chorley.	
<b>Background:</b>	<p>REMADE, which stands for REclamation and MAnagement of DErelict land, has been set up by Lancashire County Council in partnership with the Northwest Regional Development Agency as part of the Agency's commitment to tackling the region's derelict land problem. REMADE's aim is to help tackle regeneration priorities through the reclamation of large brownfield site for soft end uses like sports and recreation, nature reserves, food-growing projects, footpaths and cycleways. REMADE currently have 26 schemes in their programme through the County, including the one the subject of this application.</p> <p>It should be noted that not all the works require planning permission. Only the elements that do require permission are included in this application as described in the proposal.</p>	
<b>Planning History:</b>	There is no planning history relevant to this application.	
<b>Planning Policy:</b>	GN1: Main Settlement Policy EP2: County Heritage Sites and Local Nature Reserves LT8: Valley Park	
<b>Consultations:</b>	LCC Strategic Planning Have no comments to make on the application  Coal Authority Standing advice	
<b>Applicants Case:</b>	The area is a top priority to turn into a soft end use i.e. an open woodland area and to be incorporated as part of the Yarrow Valley Country Park. It is currently used as a 'hide-out' amongst the youth, where illegal under-age drinking occurs, illegal tipping etc. The scope is to regenerate the site of approximately 12.75ha (31.5 acres) and to create open spaces, green spaces and woodland area. The work includes reservoir refurbishment, mineshaft	

capping, environmental improvement works, creating new footbridges and footpaths, securing access to copper mine works, interpretation and signage boards and habitat creation.

The existing weir is damaged and is in need of repair, however to repair the existing weir would involve felling a number of trees, so the proposal is to have a new service spillway/weir and the existing weir will be blocked with stone/masonry. Increasing the crest wave wall height by 40cm will create a new service spillway.

It is also proposed to remove approximately 500mi of contaminated silt from the reservoir off site for treatment. This will be temporarily stored near to the end of Standsted Road to dry out prior to being taken off site for treatment. The silt will not be stored for more than 28 days on site and this area has been chosen to store the silt as it is the only part of the site that is not a Biological Heritage Site. Once the silt has been treated off site it will be used at the quarry end near mineshaft no. 4 as there is a steep slope that could be a safety hazard.

5 no. mineshafts will be capped, following consultation with the Coal Authority. This will involve removing the topsoil layer, placing a concrete slab over the mineshaft and replacing the topsoil.

Some tree felling is required to allow access for the works. For any tree felled, another will be planted within the site.

**Representations:**

Two representations have been received at the time of writing the report. One letter states they support the works but would comment that the current spillway provides a pleasant background sound to those living within earshot and is a welcome change from road noise on the Yarrow Valley Way. Any new design should if possible provide a rapid water drop in order to maintain this feature. The finish on the new works should maintain the character of the mill pond and visible surfaces should be finished in brick or stone.

A second letter states that as daily walkers of the area over several years, they have been asking for the neglected footpaths to be repaired and made safe, however they never envisaged the destruction of this natural wildlife area by contractors vehicles accessing the Lodge and the mineshafts. Several native trees were lost to the nearby by-pass and more will follow. These will never be replaced. The scale of this plan to de-silt with no present access route or storage area must create extensive damage to the woodland floor and completely destroy the nature wildlife environment. No mention has been made of the noise and disturbance to nearby residents over a considerable length of time.

**Assessment:**

Policy LT8 of the Local Plan covers Valley Parks. This states that development will not be permitted which would detract from the amenity value of the Valley Parks for recreation and wildlife, or which would prejudice the further implementation of the parks. The development of the parks will continue through restoration and enhancement schemes and through extension.

In terms of this policy the proposals aim to improve the amenity value of the site for the community by repairing and improving the

facilities. Therefore it is considered the proposals comply with Policy LT8.

Policy EP2 of the Local Plan refers to County Heritage Sites and Local Nature Reserves. This policy is not in conformity with the Lancashire Structure Plan so the Structure Plan Policy is used in relation to the determination of applications. Policy 21 of Lancashire Structure Plan states that Lancashire's natural and manmade heritage will be protected from loss or damage according to the hierarchy or designations or international, national, regional, county and local importance. Sites, areas, features and species of heritage importance will be conserved and, in appropriate circumstances, enhanced and re-established taking account of:

- a) their rarity, vulnerability, antiquity or complexity;
- b) their contribution to the countrywide network of sites and features, to the character of its location and setting and to national and county biodiversity and the likely implications of climate change on heritage assets;
- c) positive opportunities afforded by development for the conservation, management or enhancement of heritage resources.

Where, in exceptional circumstances, unavoidable loss or damage to a site or feature or its setting is likely as a result of a proposed development, measures of mitigation and compensation will be required to ensure there is, as a minimum, no net loss of heritage value. Such measures may include the creation of appropriate new heritage resources, on or off-site.

The County Ecologist and Environment Agency are both members of the project team, which have met on a monthly basis to work on the scheme. Therefore, all works proposed are to their satisfaction. It is therefore considered that the proposals conform to this policy.

#### Neighbour Amenity

Once finished, it is considered that the proposals will enhance the area for the community. Although a neighbour has raised the issue of noise and disturbance while the works are carried out, this will be temporary and is not a planning issue for consideration as part of the application. The silt removed from the lake is to be placed on the site close to Stansted Road while it dries out. The position has been chosen as it is not within the Biological Heritage Site and will only be stored temporarily for up to 28 days. A condition will be applied to ensure this is the case.

#### Habitat

In response to the concerns raised by residents regarding the destruction of wildlife environments and the woodland floor, the project officer states the effected areas of natural wildlife will be carefully worked around and if required will be relocated within the site. All work has been approved by the County Ecologist and the Environment Agency. Access routes to de-silt the contaminated lodge have been agreed with the County Ecologist and the Environment Agency. Special measures will be taken to avoid any woodland floor damage.

#### **Conclusion:**

The works the subject of this application (along with other works which do not require planning permission), will enhance the amenity value of the site for the surrounding community in line

with the aims of planning policy. The proposals have been developed in close contact with relevant bodies, such as the Coal Authority and County Ecologist. The application is therefore recommended for approval.

**Recommendation: Permit Full Planning Permission  
Conditions**

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

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

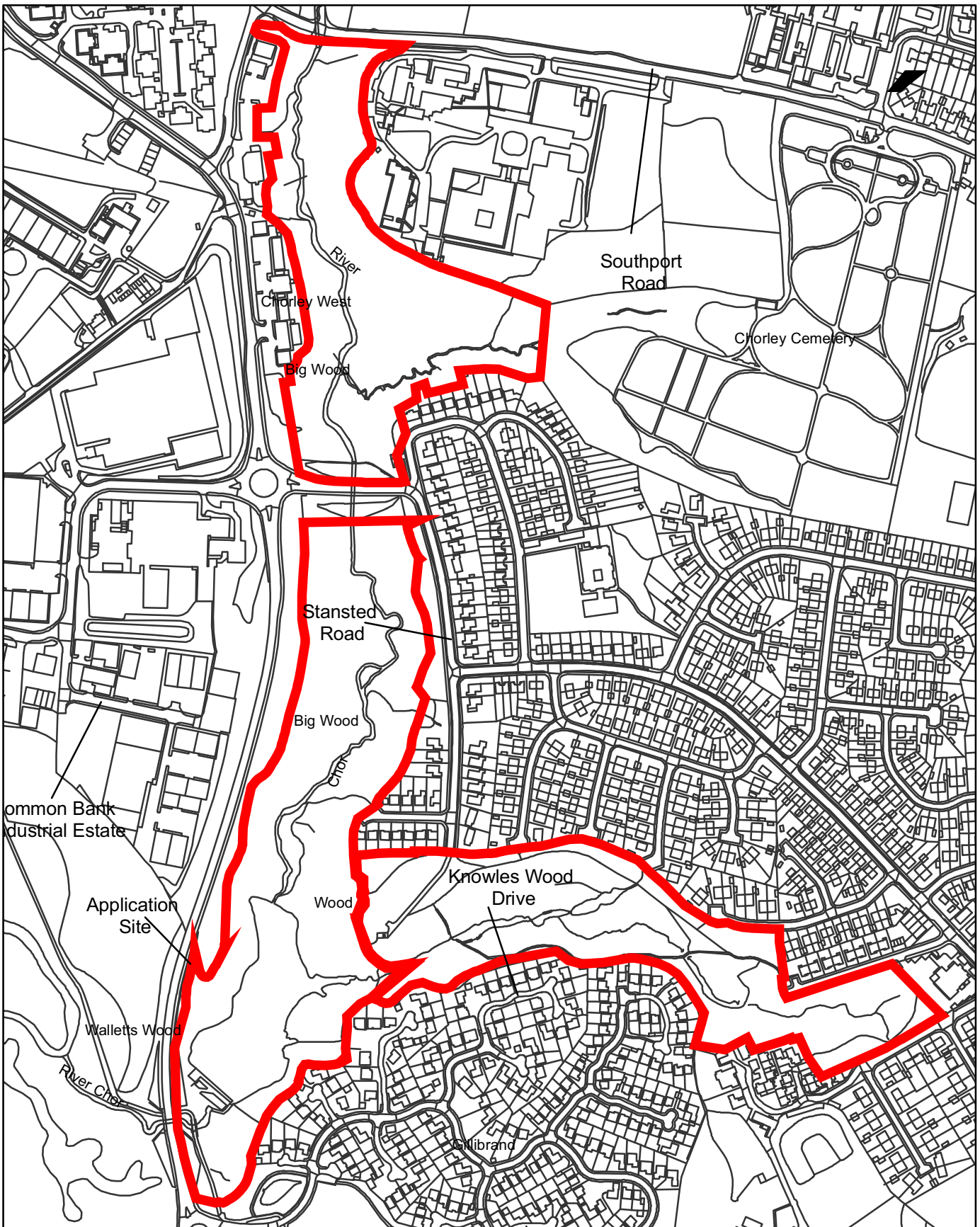
2. The development hereby permitted shall not commence until samples of all visible external facing materials to the new spillway (notwithstanding any details shown on previously submitted plan(s) and specification) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out using the approved 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. Within 28 days of the completion of the desilting of the lake, the stored silt shall be removed from the approved storage area as detailed on drawing no. CBC/05, unless otherwise agreed in writing with the Local Planning Authority..

*Reason: In the interests of neighbour amenity.*

---



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

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Application Number:

**07/00715/CB3**

Grid Ref:

**E: 357191  
 N: 417089**

Scale:

**1:5,000**

Agenda Item No.

**B. 3**

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**Item B. 4**                      **07/00854/FUL**                      **Permit Full Planning Permission**

**Case Officer**                      **Mrs Nicola Hopkins**

**Ward**                                      **Wheulton And Withnell**

**Proposal**                              **Internal alterations - provision of accessible lift and toilet/shower**

**Location**                              **Brinscall Public Baths Lodge Bank Brinscall Chorley PR6 8QU**

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

**Proposal**                              The proposal relates to internal alterations to Brinscall Public Baths to accommodate a lift for disabled access and toilet/ shower accommodation. In addition to the proposed internal alterations are proposed alterations to the main access door into the building with the inclusion of roller shutter doors.

Currently the main reception areas of the public baths are accessed via stone steps. Part of these steps will be removed as part of the application to accommodate the disabled access lift.

**Planning Policy**                      **GN4-** Settlement Policy- Other Rural Settlements  
**GN5-** Building Design and Retaining Existing Landscape Features and Natural Habitats

**Planning History**                      There is no recent planning history relating to the property.

**Applicant's Case**                      The modifications are concerned with accessibility and welfare and include removal of the entrance doors and steps in part with the addition of a platform lift and the formation of an accessible reception counter with a shower and changing room.

**Representations**                      None received

**Consultations**                              None received

**Assessment**                              Brinscall Public Baths is owned by Chorley Borough Council and the Council are the applicants in respect of the alterations to the premises which is why the application is required to be determined at Development Control Committee.

The majority of the works proposed incorporate internal alterations to enable disabled access into the premises. Access into the premises is currently very restricted as it is via stone steps. In order to comply with the Disability Discrimination Act and enable disabled access into the premises it is proposed to replace part of the stone steps with a lift. In addition to this an accessible toilet and shower is proposed.

The proposed internal alterations will not impact on the character or appearance of the premises and will enable disabled access into the building. As such the proposed alterations are considered to be acceptable.

Part of the proposal incorporates alterations to the main access

door. The plans originally submitted with the application only included existing and proposed floor plans which detail electrically operated roller shutters to the main access. However elevation plans were not submitted detailing the proposed alterations. Further plans have been requested from the agent for the application.

Solid roller shutters doors, however, are not usually considered acceptable as they can create a very oppressive appearance to the detriment of the character of the property and the area as a whole. The agent for the application has been made aware of this and alternative security measures have been suggested.

It is considered that the introduction of solid roller shutters to the main entrance of this building will be visually unacceptable. The agent for the application has confirmed that this treatment was selected due to the restricted nature of the entrance which will be further reduced by the introduction of the lift. Alternative solutions are being investigated. Details of the proposed door treatment will be reported on the addendum.

**Conclusion**

The proposed internal alterations are considered to be appropriate as they will enable disabled access. It is also considered that appropriate measures can be incorporated to the main access doors. As such the proposal is considered to be acceptable.

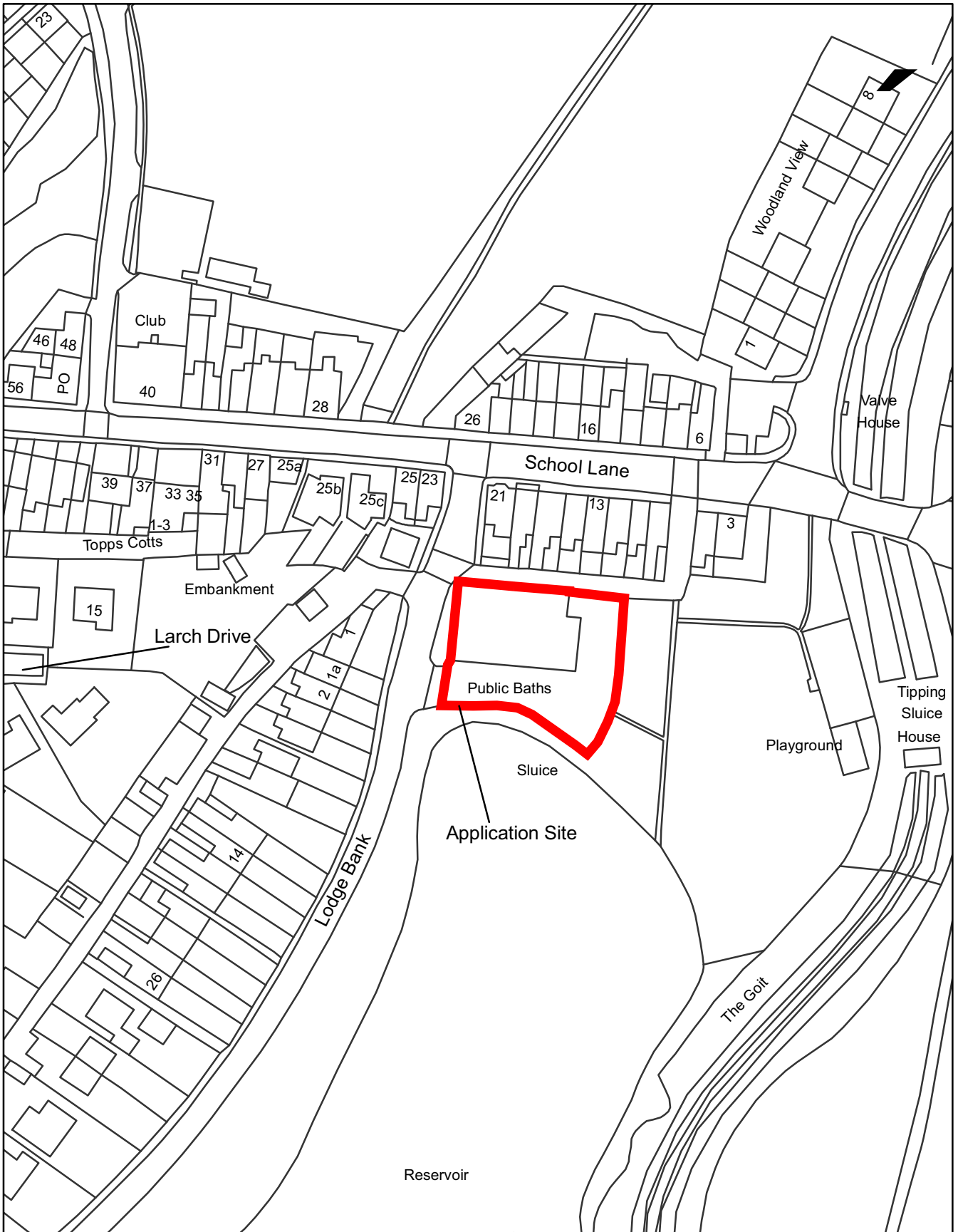
**Recommendation: Permit Full Planning Permission Conditions**

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 51 of the Planning and Compulsory Purchase Act 2004.*

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<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:  <b>07/00854/FUL</b></p>	<p>Grid Ref:  <b>E: 362748</b>  <b>N: 421379</b></p>	<p>Scale:  <b>1:1,250</b></p>	<p>Agenda Item No.  <b>B. 4</b></p>

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Report of	Meeting	Date
Director of Customer, Democratic and Legal Services	Development Control Committee	11 September 2007

## GUIDELINES FOR MEMBER SITE VISITS

### PURPOSE OF REPORT

- To introduce a set of guidelines to assist the Chair and Members of the Committee in the conduct of site visits.

### RECOMMENDATION(S)

- That the guidelines for future site inspections by Members of the Committee be approved. (Appendix 1)

### EXECUTIVE SUMMARY OF REPORT

- Whilst carrying out a site visit of a proposed development, it is imperative that the impression of any partially on the part of any Members is avoided if the reputation of Members, the Planning System and the position of the Council as a Planning Authority is to retain public confidence.

### CORPORATE PRIORITIES

- This report relates to the following Strategic Objectives:

Put Chorley at the heart of regional economic development in the central Lancashire sub region		Improved access to public services	
Improving equality of opportunity and life chance		Develop the character and feel of Chorley as a good place to live	X
Involving People in their Communities		Ensure Chorley is a performing Organisation	X

### BACKGROUND

- At the Annual Council meeting held on 15 May 2007, the Site Inspection Sub-Committee was not re-appointed. At the Development Control meeting held on 22 May 2007, the Director of Development and Regeneration and the Director of Customer, Democratic, and Legal Services submitted a joint report on the proposed new arrangements for site inspections.
- The report outlined the procedure and arrangements for site inspections but did not present any specific guidelines for Members to adhere to, whilst out on site.

**GUIDELINES FOR MEMBER SITE VISITS**

7. The guidelines are set out in (appendix 1) of this report.

CHIEF OFFICER NAME – ANDY DOCHERTY

CHIEF OFFICER DESIGNATION – DIRECTOR OF CUSTOMER, DEMOCRATIC AND LEGAL SERVICES

There are no background papers to this report.

<b>Report Author</b>	<b>Ext</b>	<b>Date</b>	<b>Doc ID</b>
Dianne Scambler	5034	30 August 2007	SVguidelines

## Appendix 1



Chorley Borough Council  
Guidelines for Member Site Visits

1. Purpose of these Guidelines

The purpose of the guidelines is to assist the Chair and Members of the Committee in the conduct of site visits. It is imperative that the impression of any partiality on the part of any Members is avoided if the reputation of Members, the Planning System and the position of the Council as a Planning Authority is to retain public confidence.

2. The Purpose of Site Visits

Site Visits are not meetings of the Committee and are not intended to involve discussion of the merits of any planning application. The appropriate place for any such discussion is a formally convened meeting of the Development Control Committee at the Town Hall.

Site Visits are intended to give Members of the Committee the opportunity of visiting and viewing the site and its locality.

Site Visits should be the exception, not the rule. They should not be used as an excuse to delay the determination of a planning application.

3. Role of the Chair of the Committee

The Chair is responsible for the conduct of the site visit and his/her decision is final on all issues. In his/her absence the Deputy Chair will assume responsibility.

4. Role of the Committee Member

Members must try to attend site visits organised by the Council where possible and ensure that any information, which is gained from the site visit, is reported back to the Committee, so that all Members have the same information. Members should treat the site visit as an opportunity to seek information and observe the site and should only ask questions or seek clarification from officers on matters, which are relevant to the planning application.

5. The Ward Councillor

The Ward Councillor will be invited to attend the Site Visit even if they are not a Member of the Development Control Committee.

As invitees of the Development Control Committee they will be expected to conduct themselves in the same way as Members of the Committee and Officers of the Council. They will not be permitted to address the Members of the Committee but to limit themselves to viewing the site and raising questions of fact relating to the proposed development.

6. Information to be provided to Members

All Members of the Development Control Committee and the appropriate Ward Members will be sent an email and a paper copy with details of the date, time and location(s) of the Site Visit.

To assist Members the officers report containing details of the application and consultation responses and representations received to date will be provided to Members prior to the visit. Members should familiarise themselves with details of the application by reading the appropriate report beforehand.

7. Borough Officers

Officers are impartial and neutral. They attend the visit to assist Members. Officers of the Development Control Section will acquaint Members with details of the application and the principal planning issues. Where appropriate, officers of other Directorates will also address Members. They will draw Members attention to details on the site itself and at other places in the locality of the site as appropriate. References will be made to the planning application in question but these will be for the purpose of explanation and should not be taken as implying any partiality on the part of the officers concerned.

8. Applicant and Landowner

The Applicant and other relevant parties will be notified in advance when the Site Visit is to take place and if necessary asked to arrange access to the site. It is not possible to prevent either the applicant or a landowner, if separate from attending the visit. However the purpose of the visit will be made clear to them by the Chair and it will be explained that they have no right to address the Members although they may wish to be prepared to answer any questions which Members wish to raise.

9. Local Residents/Objectors

Opponents of a proposed development may be present at the site in order to lobby Members. Members should take care to maintain their impartiality and not be drawn into a series of mini-debates, which may quickly degenerate into arguments. This is not the purpose of the site visit and may leave residents/objectors with a distorted impression of Members objectivity.

10. Other Arrangements

Members are required to make their own way and meet on site. Members requiring transport need to contact the Democratic Services Officer before the day so that necessary arrangements can be put in place. Members are also requested to wear suitable footwear.

11. Gifts and hospitality

Councillors and officers should be cautious about accepting gifts or hospitality. Normally, offers should be politely declined unless receipt of the gift or hospitality is unavoidable – for example, where to refuse light refreshments on an extended visit could cause offence – those receiving it should ensure that it is of a minimum level.

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Report of	Meeting	Date
Director of Development and Regeneration	Development Control Committee	11.09.2007

## PLANNING APPEALS AND DECISIONS - NOTIFICATION

### PURPOSE OF REPORT

- 1 To advise Committee of notification received from the Planning Inspectorate, between 30 July and 28 August 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.

### RECOMMENDATION

- 2 That the report be noted.

### CORPORATE PRIORITIES

- 3 This report relates to the following Strategic Objective: -  
Ensure Chorley is a performing Organization.

### PLANNING APPEALS LODGED

- 4 Appeal by Victoria Mill Developments Ltd against the delegated decision to refuse outline application for the redevelopment of the site comprising demolition of existing industrial units and the erection of 4 No. semi detached dwellings at Former Victoria Mill Building 10m South West Of 23 Millbrook Close, Wheelton (Application No. 07/00478/OUT).
- 5 Appeal by Mr & Mrs James against the delegated decision to refuse planning permission for conservatory/porch to the front and a conservatory to the side at Bancroft Cottage, Higher Simpson Fold, Wheelton (Application No. 06/01142/FUL).
- 6 Appeal by Hutchinson 3G UK Ltd against the delegated decision to refuse prior notification for the erection of 15m high ultra slim streetworks style mast accommodating 3 antenna, 1 dish, radio equipment housing and associated works, at footpath 40m South of The Forge, Westhoughton Road, Adlington (Application No. 06/01405/TEL).

### PLANNING APPEALS DISMISSED

- 7 Appeal by Mr & Mrs Barnes against the decision of the Development Control committee to refuse planning permission for single storey enclosure for manure store, pumping station



and garden store at Cam Lane Cottage, Cam Lane, Clayton-Le-Woods (Application No. 06/01080/FUL).

#### PLANNING APPEALS ALLOWED

8 None

#### PLANNING APPEALS WITHDRAWN

9 None

#### ENFORCEMENT APPEALS LODGED

10 None

#### ENFORCEMENT APPEALS DISMISSED

11 Appeal by Mr & Mrs Barnes against enforcement notice no. EN611 for single storey enclosure for manure store, pumping station and garden store at Cam Lane Cottage, Cam Lane, Clayton-Le-Woods.

#### ENFORCEMENT APPEALS ALLOWED

12 None

#### LANCASHIRE COUNTY COUNCIL DECISIONS

13 Permission granted for the erection of concrete leachate tank and landfill gas flare at Clayton Hall Waste Management Site, Dawson Lane, Whittle-le-Woods (Application No. 07/00640/CTY).

J E MEEK  
DIRECTOR OF DEVELOPMENT AND REGENERATION

Background Papers				
Document		Date	File	Place of Inspection
4	Letter from Planning Inspectorate	31/7/07	07/00478/OUT	Union Street Offices
5	"	6/8/07	06/01142/FUL	"
6	"	9/8/07	06/01405/TEL	"
7	"	23/8/07	06/01080/FUL	"
11	"	23/8/07	EN 611	"
13	"	10/8/07	07/00640/CTY	"
Report Author		Ext	Date	Doc ID
Louise Taylor		5346	30 August 2007	ADMINREP/REPORT

Report of	Meeting	Date
Director of Development and Regeneration	Development Control Committee	11.09.2007

## PLANNING APPLICATIONS DECIDED UNDER DELEGATED POWERS

Application No.	Recommendation	Location	Proposal
07/00482/COU	Refuse Full Planning Permission	Cliffs Farm Wood Lane Mawdesley Ormskirk L40 2RL	Change of use and improvements to existing barn to provide basic shelter and facilities for groups using the activity centre,
07/00676/COU	Permit Full Planning Permission	Poultry Shed 60m North West Of 1 Chorley Road Withnell	Change of use of poultry cabin to workshop/warehouse
07/00717/TPO	Consent for Tree Works	9 The Ridings Whittle-Le-Woods Chorley PR6 7QH	Felling of Poplar tree covered by TPO 13 (Whittle Le Woods) 1992,
07/00733/FUL	Permit Full Planning Permission	Euxton Car Sales 257 Wigan Road Euxton Chorley PR7 6HZ	Demolition of existing garage and erection of new detached garage,
07/00735/OUT	Outline App Permitted with Legal Agmnt	Longacre The Common Adlington Chorley PR7 4DN	Outline application for bungalow and garage.
07/00770/FUL	Permit Full Planning Permission	Formerly Mormon Church Water Street Chorley Lancashire	Construction of new offices/resource centre.
07/00771/FUL	Permit (Subject to Legal Agreement)	Land 20m North East Of 21 Gorsey Lane Mawdesley	Demolition of existing wooden building and erection of new detached dwelling,
07/00786/OUT	Permit Outline Planning Permission	Land At Copthurst Lane Whittle-Le-Woods	Removal of remains of quarry building, erection of single storey cafe with landscaping to create a picnic area.
07/00816/FUL	Permit Full Planning Permission	Briarfield Bolton Road Anderton Chorley PR6 9HW	Proposed re-alignment of track adjoining Briarfield
07/00842/FUL	Permit Full Planning Permission	Printers Arms Inn 4 Coppull Hall Lane Coppull Chorley PR7 4PP	Proposed smoking shelter to the rear
07/00860/FUL	Permit (Subject to Legal Agreement)	Land 35M South West Of 1 Dob Brow Charnock Richard	Erection of two detached dwellings, one bungalow, and three garages with associated access,
07/00874/COU	Permit Full Planning	Jumps Farm 147 South Road Bretherton Leyland PR26 9AJ	Temporary change of use of existing store as workshop during

07/00900/FUL	Permission Permit Full Planning Permission	Heskin Hall Farm Wood Lane Heskin Lancashire PR7 5PA	re-building of existing workshop,  Alterations to elevations of existing building and construction of single storey link building
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Report of	Meeting	Date
Director of Development and Regeneration	Development Control Committee	30/8/2007

### LIST OF APPLICATIONS DETERMINED UNDER DELEGATED POWERS

Between 1 August 2007 and 28 August 2007

<b>Plan Ref</b>	06/01399/FUL	<b>Date Received</b>	21.12.2006	<b>Decision</b>	Permit Full Planning Permission
<b>Ward:</b>	Lostock	<b>Date Decided</b>	23.08.2007		
<b>Proposal :</b>	Update of existing tracks, construction of new section of track and erection of finger posts, interpretation boards and sculptures,				
<b>Location :</b>	Ulmes Walton Trail Ulmes Walton Lancashire				
<b>Applicant:</b>	Her Majestys Principle Secretary Of State For The Home Dept NOMS Property Room 513 Abbell House John Islip Street London SW1P 4LH				
<b>Plan Ref</b>	06/01400/ADV	<b>Date Received</b>	21.12.2006	<b>Decision</b>	Advertising Consent
<b>Ward:</b>		<b>Date Decided</b>	23.08.2007		
<b>Proposal :</b>	Erection of interpretation signs,				
<b>Location :</b>	Ulmes Walton Trail Ulmes Walton Lancashire				
<b>Applicant:</b>	Her Majestys Principle Secretary Of State For The Home Dept NOMS Property Room 513 Abbell House John Islip Street London SW1P 4LH				
<b>Plan Ref</b>	07/00242/TPO	<b>Date Received</b>	06.03.2007	<b>Decision</b>	Consent for Tree Works
<b>Ward:</b>	Euxton South	<b>Date Decided</b>	17.08.2007		
<b>Proposal :</b>	Removal of two overhanging limbs and crown thinning of Oak tree covered by TPO 6 (Euxton) 2006,				
<b>Location :</b>	15 Balshaw House Gardens Euxton Chorley PR7 6QG				
<b>Applicant:</b>	Mr Chapman 15 Balshaw House Gardens Euxton Chorley PR7 6QG				
<b>Plan Ref</b>	07/00393/FUL	<b>Date Received</b>	28.03.2007	<b>Decision</b>	Permit Full Planning Permission
<b>Ward:</b>	Heath Charnock And Rivington	<b>Date Decided</b>	22.08.2007		
<b>Proposal :</b>	Proposed erection of garden retaining walls and a three car garage				

Continued....

**Location :** Appenzell Babylon Lane Heath Charnock Lancashire PR6 9EU  
**Applicant:** Mr J Clawson Appenzell Babylon Lane Heath Charnock Lancashire PR6 9EU

**Plan Ref** 07/00403/OUT      **Date Received** 04.04.2007      **Decision** Refusal of  
Outline  
Planning  
Permission

**Ward:** Coppull      **Date Decided** 06.08.2007

**Proposal :** Outline application for the erection of one detached dwelling,  
**Location :** Coppull Moor Lane Nurseries Coppull Moor Lane Coppull Chorley PR7 5JH  
**Applicant:** T Seddon Coppull Moor Lane Nurseries Coppull Moor Lane Coppull Chorley  
PR7 5JH

**Plan Ref** 07/00410/NLA      **Date Received** 10.04.2007      **Decision** No  
objection to  
NLA  
consultatio  
n

**Ward:**      **Date Decided** 22.08.2007

**Proposal :** Reserve Matters application for amended car parking arrangements and  
landscaping along the eastern border  
**Location :** Parcel K2 Buckshaw Village  
**Applicant:** Jonathon Lowe Redrow Homes (Lancs) Ltd Redrow House, 14 Easton Avenue  
Chorley PR7 7NA

**Plan Ref** 07/00451/FUL      **Date Received** 16.04.2007      **Decision** Permit Full  
Planning  
Permission

**Ward:** Eccleston And  
Mawdesley      **Date Decided** 10.08.2007

**Proposal :** Two storey side extension and single storey front and rear extensions  
**Location :** 14 Banner Close Eccleston Chorley PR7 5QJ  
**Applicant:** Mr And Mrs D Brooks 14 Banner Close Eccleston Chorley PR7 5QJ

**Plan Ref** 07/00486/TPO      **Date Received** 25.04.2007      **Decision** Consent  
for Tree  
Works

**Ward:** Clayton-le-Woods      **Date Decided** 24.08.2007  
And Whittle-le-  
Woods

**Proposal :** Felling of 2no. trees and pruning of 2no. trees within Tree Preservation Order 1  
(Whittle-le-Woods) 1982  
**Location :** 4 The Walled Garden Whittle-Le-Woods Chorley PR6 7PD

**Applicant:** Mrs A Burns 4 The Walled Garden Whittle-le-Woods PR6 7PD

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**Plan Ref** 07/00515/FUL      **Date Received** 01.05.2007      **Decision** Refuse Full Planning Permission

**Ward:** Adlington & Anderton      **Date Decided** 29.08.2007

**Proposal :** Proposed single storey extension to the side and rear to form garage and store

**Location :** The Barn Shawes Drive Anderton Chorley PR6 9HR

**Applicant:** Peter Walsh The Barn Shawes Drive Anderton Chorley PR6 9HR

---

**Plan Ref** 07/00522/FUL      **Date Received** 02.05.2007      **Decision** Permit Full Planning Permission

**Ward:** Chorley North West      **Date Decided** 15.08.2007

**Proposal :** Conversion of footpath F8160 to cycle track/footpath between Chancery Road and Euxton Lane, Chorley.

**Location :** Euxton Lane Chorley

**Applicant:** Lancashire County Council Highway Consultancy Winckley House Cross Street Preston PR1 8RD

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**Plan Ref** 07/00523/FUL      **Date Received** 02.05.2007      **Decision** Permit Full Planning Permission

**Ward:** Chorley South West      **Date Decided** 17.08.2007

**Proposal :** Demolition of existing bungalow and installation of new fuel tanks,

**Location :** Bungalow Service Station Moor Road Chorley Lancashire PR7 2NU

**Applicant:** W McClymont Bungalow Service Station Moor Road Chorley Lancashire PR7 2NU

---

**Plan Ref** 07/00581/LBC      **Date Received** 14.05.2007      **Decision** Grant Listed Building Consent

**Ward:** Chorley North East      **Date Decided** 06.08.2007

**Proposal :** Listed buildings consent for internal and external alterations.

**Location :** Hartwood Green Farmhouse 194 Preston Road Chorley Lancashire PR6 7AZ

**Applicant:** Mr And Mrs J Darbyshire Hartwood Green Farmhouse 194 Preston Road Chorley Lancashire PR6 7AZ

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<b>Plan Ref</b>	07/00583/TPO	<b>Date Received</b>	17.05.2007	<b>Decision</b>	Consent for Tree Works
<b>Ward:</b>		<b>Date Decided</b>	10.08.2007		
<b>Proposal :</b>	Proposed works to two trees covered by TPO1 (Anderton and Heath Charnock) 1972				
<b>Location :</b>	Land Between Greenhalgh Lane Babylon Lane Adlington				
<b>Applicant:</b>	Mr P Watson 16 Greenhalgh Lane Anderton Chorley PR6 9PH				
<b>Plan Ref</b>	07/00603/FUL	<b>Date Received</b>	23.05.2007	<b>Decision</b>	Permit Full Planning Permission
<b>Ward:</b>		<b>Date Decided</b>	20.08.2007		
<b>Proposal :</b>	Erection of single storey rear extension,				
<b>Location :</b>	20 Lawton Close Higher Wheelton Wheelton Chorley PR6 8HU				
<b>Applicant:</b>	Mr K Kay 20 Lawton Close Higher Wheelton Wheelton Chorley PR6 8HU				
<b>Plan Ref</b>	07/00619/FUL	<b>Date Received</b>	25.05.2007	<b>Decision</b>	Permit Full Planning Permission
<b>Ward:</b>	Clayton-le-Woods And Whittle-le-Woods	<b>Date Decided</b>	15.08.2007		
<b>Proposal :</b>	Erection of detached single garage,				
<b>Location :</b>	44 Hillside Crescent Whittle-Le-Woods Chorley PR6 7LT				
<b>Applicant:</b>	Mr & Mrs Southworth 44 Hillside Crescent Whittle-Le-Woods Chorley PR6 7LT				
<b>Plan Ref</b>	07/00627/FUL	<b>Date Received</b>	31.05.2007	<b>Decision</b>	Refuse Full Planning Permission
<b>Ward:</b>	Coppull	<b>Date Decided</b>	06.08.2007		
<b>Proposal :</b>	Demolish existing single storey side extension and erect a two storey side extension, rear conservatory, front porch and a canopy over front windows				
<b>Location :</b>	11 Alder Grove Coppull Chorley PR7 4QL				
<b>Applicant:</b>	Mr Atkinson And Mrs Brown 11 Alder Grove Coppull Chorley PR7 4QL				
<b>Plan Ref</b>	07/00632/FUL	<b>Date Received</b>	01.06.2007	<b>Decision</b>	Permit Full Planning Permission
<b>Ward:</b>	Chisnall	<b>Date Decided</b>	02.08.2007		
<b>Proposal :</b>	First floor extension to include new roof structure.				
<b>Location :</b>	The Grange Preston Road Coppull Lancashire PR7 5HY				
<b>Applicant:</b>	Mr And Mrs A Lems The Grange Preston Road Coppull Lancashire PR7 5HY				



**Plan Ref** 07/00633/FUL      **Date Received** 01.06.2007      **Decision** Permit Full Planning Permission

**Ward:** Adlington & Anderton      **Date Decided** 07.08.2007

**Proposal :** Single storey rear extension  
**Location :** 40 Sutton Lane Adlington Chorley PR6 9PA  
**Applicant:** Mr And Mrs Pickles 40 Sutton Lane Adlington

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**Plan Ref** 07/00637/FUL      **Date Received** 31.05.2007      **Decision** Refuse Full Planning Permission

**Ward:** Eccleston And Mawdesley      **Date Decided** 01.08.2007

**Proposal :** Front conservatory  
**Location :** 11 New Street Eccleston Chorley PR7 5TW  
**Applicant:** Ms Graham 11 New Street Eccleston Chorley PR7 5TW

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**Plan Ref** 07/00641/FUL      **Date Received** 04.06.2007      **Decision** Permit Full Planning Permission

**Ward:** Euxton South      **Date Decided** 20.08.2007

**Proposal :** First floor side extension  
**Location :** 8 Regents Way Euxton Chorley PR7 6PQ  
**Applicant:** Mr And Mrs Dearden 8 Regents Way Euxton Chorley PR7 6PQ

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**Plan Ref** 07/00652/FUL      **Date Received** 06.06.2007      **Decision** Permit Full Planning Permission

**Ward:** Eccleston And Mawdesley      **Date Decided** 01.08.2007

**Proposal :** Erection of single storey front/side extension,  
**Location :** 57 Snipewood Eccleston Chorley PR7 5RQ  
**Applicant:** Mr & Mrs Robinson 57 Snipewood Eccleston Chorley PR7 5RQ

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**Plan Ref** 07/00658/FUL      **Date Received** 07.06.2007      **Decision** Permit Full Planning Permission

**Ward:** Eccleston And Mawdesley      **Date Decided** 22.08.2007

**Proposal :** Replacement of existing farm building,  
**Location :** New Bradley Hall Bradley Lane Eccleston Chorley PR7 5RJ  
**Applicant:** H B & P Draper New Bradley Hall Bradley Lane Eccleston Chorley PR7 5RJ

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**Plan Ref** 07/00663/FUL      **Date Received** 11.06.2007      **Decision** Refuse Full Planning Permission

**Ward:** Lostock      **Date Decided** 06.08.2007

**Proposal :** Proposed first floor extension to side and rear, front porch and a detached garage to the rear  
**Location :** 99 Station Road Croston Leyland PR26 9RP  
**Applicant:** Mr V Harris 99 Station Road Croston Leyland PR26 9RP

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**Plan Ref** 07/00667/LBC      **Date Received** 06.06.2007      **Decision** Grant Listed Building Consent

**Ward:** Pennine      **Date Decided** 20.08.2007

**Proposal :** Listed building consent for works to be carried out to roof.  
**Location :** Manor House Moor Road Anglezarke Lancashire PR6 9DQ  
**Applicant:** United Utilities Water PLC Rivington WTW Bolton Road Horwich Bolton BL6 7RN

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**Plan Ref** 07/00671/FUL      **Date Received** 11.06.2007      **Decision** Permit Full Planning Permission

**Ward:** Heath Charnock And Rivington      **Date Decided** 06.08.2007

**Proposal :** Two storey side and rear extension  
**Location :** Kays Farmhouse Back Lane Heath Charnock Lancashire PR6 9DW  
**Applicant:** Mr S Alston Kays Farm Back Lane Heath Charnock

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**Plan Ref** 07/00672/FUL      **Date Received** 11.06.2007      **Decision** Permit Full Planning Permission

**Ward:** Chorley South East      **Date Decided** 17.08.2007

**Proposal :** New shop windows and door to side elevation  
**Location :** 33 Clifford Street Chorley PR7 1SE  
**Applicant:** Mrs Y Ogden 45 Russell Square Chorley PR6 0AS

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**Plan Ref** 07/00674/FUL      **Date Received** 11.06.2007      **Decision** Permit Full Planning Permission

**Ward:** Euxton North      **Date Decided** 06.08.2007

**Proposal :** Rear conservatory  
**Location :** 16 Yew Tree Avenue Euxton Chorley PR7 6BH  
**Applicant:** Mr And Mrs Ahmed 16 Yew Tree Avenue Euxton Chorley PR7 6BH

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**Plan Ref** 07/00677/OUT      **Date Received** 11.06.2007      **Decision** Permit  
Outline  
Planning  
Permission

**Ward:** Chisnall      **Date Decided** 20.08.2007

**Proposal :** Outline application for one detached dwelling with garage.  
**Location :** Land 10m South West Of 320 Spendmore Lane Coppull  
**Applicant:** Mrs L Derbyshire And Mr D Grady 60 Milton Road Coppull Chorley PR7 5BB

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**Plan Ref** 07/00679/FUL      **Date Received** 11.06.2007      **Decision** Permit Full  
Planning  
Permission

**Ward:** Eccleston And  
Mawdesley      **Date Decided** 01.08.2007

**Proposal :** Erection of single storey rear extension and formation of pitched roof over existing  
flat roof dormer to front,  
**Location :** 8 Brookfield Mawdesley Ormskirk L40 2QJ  
**Applicant:** Mr Morris Rose Cottage Coppull Moor Lane Coppull PR7 5JA

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**Plan Ref** 07/00681/FUL      **Date Received** 11.06.2007      **Decision** Permit Full  
Planning  
Permission

**Ward:** Eccleston And  
Mawdesley      **Date Decided** 06.08.2007

**Proposal :** Raising of roof height to create first floor accommodation, demolition of existing  
single storey rear extension and erection of two storey side extension,  
**Location :** Woodlands Bentley Lane Mawdesley Lancashire  
**Applicant:** Mr Van Der Marel Spencer House Farm Town Lane Heskin PR7 5QA

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**Plan Ref** 07/00682/FUL      **Date Received** 13.06.2007      **Decision** Application  
Withdrawn

**Ward:** Wheelton And  
Withnell      **Date Decided** 06.08.2007

**Proposal :** Demolish existing detached garage and erect a two storey side extension  
**Location :** 1 Ramsden Cottages Twistmoor Lane Withnell Lancashire PR6 8RU  
**Applicant:** Barbra Buckley 1 Ramsden Cottages Twistmoor Lane Withnell Lancashire PR6  
8RU

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**Plan Ref** 07/00687/FUL      **Date Received** 13.06.2007      **Decision** Permit Full  
Planning  
Permission

**Ward:** Euxton North      **Date Decided** 06.08.2007

**Proposal :** Erection of single storey side extension,  
**Location :** 21 Poplar Avenue Euxton Chorley PR7 6BE  
**Applicant:** Mr & Mrs Thompson 21 Poplar Avenue Euxton Chorley PR7 6BE

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**Plan Ref** 07/00688/FUL      **Date Received** 14.06.2007      **Decision** Permitted Development

**Ward:** Heath Charnock And Rivington      **Date Decided** 29.08.2007

**Proposal :** Replacement ancillary building  
**Location :** Oakdene 16 Long Lane Heath Charnock Chorley PR6 9EN  
**Applicant:** Mr I Barlow Oakdene Long Lane Heath Charnock

**Plan Ref** 07/00690/FUL      **Date Received** 14.06.2007      **Decision** Permit Full Planning Permission

**Ward:** Lostock      **Date Decided** 07.08.2007

**Proposal :** Installation of a 1.8m (in diameter) satellite dish affixed onto an unused flowerbed next to the administrative building  
**Location :** HM Prison Garth Moss Lane Ulnes Walton Lancashire PR26 8LX  
**Applicant:** Mr Andy Wheeler C/O NOMS Abell House John Islip Street London SW1P 4LH

**Plan Ref** 07/00691/LBC      **Date Received** 15.06.2007      **Decision** Grant Listed Building Consent

**Ward:** Brindle And Hoghton      **Date Decided** 10.08.2007

**Proposal :** Listed Building Consent for two storey rear extension and alterations.  
**Location :** Mews Cottages Brindle Lodge Hoghton Lane Hoghton Preston  
**Applicant:** Simon McDonnell Brindle Lodge Hoghton Lane Hoghton Preston PR5 0JD

**Plan Ref** 07/00693/COU      **Date Received** 14.06.2007      **Decision** Permit Full Planning Permission

**Ward:** Chorley North West      **Date Decided** 20.08.2007

**Proposal :** Change of use from A1 (Shops) to A2 (Accountancy Practice),  
**Location :** 108 Pall Mall Chorley Lancashire PR7 2LB  
**Applicant:** M Harrison 85A Ribby Road Kirkham Preston PR4 2BB

**Plan Ref** 07/00695/FUL      **Date Received** 18.06.2007      **Decision** Permit Full Planning Permission

**Ward:** Chorley North West      **Date Decided** 28.08.2007

**Proposal :** Proposed alterations to the northern section of the boundary wall,  
**Location :** Waterloo Lodge 171 - 173 Preston Road Chorley Lancashire PR6 7AX  
**Applicant:** Acorn Care & Education Waterloo Lodge 171 - 173 Preston Road Chorley Lancashire PR6 7AX

**Plan Ref** 07/00696/LBC      **Date Received** 18.06.2007      **Decision** Grant Listed Building Consent

**Ward:** Chorley North West      **Date Decided** 29.08.2007

**Proposal :** Listed Building Consent for proposed alterations to the northern section of the boundary wall,  
**Location :** Waterloo Lodge 171 - 173 Preston Road Chorley Lancashire PR6 7AX  
**Applicant:** Acorn Care & Education Waterloo Lodge 171 - 173 Preston Road Chorley Lancashire PR6 7AX

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**Plan Ref** 07/00697/FUL      **Date Received** 18.06.2007      **Decision** Permit Full Planning Permission

**Ward:** Eccleston And Mawdesley      **Date Decided** 07.08.2007

**Proposal :** Raising of roof height, re-building of existing lean-to, and erection of two storey rear extension and single storey porch to front,  
**Location :** 75 Towngate Eccleston Chorley PR7 5QR  
**Applicant:** Mrs K Baker Apartment 7 No. 5 Winckley Square Preston PR1 3JU

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**Plan Ref** 07/00698/FUL      **Date Received** 18.06.2007      **Decision** Permit Full Planning Permission

**Ward:** Euxton North      **Date Decided** 20.08.2007

**Proposal :** Erection of rear conservatory,  
**Location :** 19 Turnbury Close Euxton Chorley PR7 6FF  
**Applicant:** Mr M Roby 19 Turnbury Close Euxton Chorley PR7 6FF

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**Plan Ref** 07/00700/FUL      **Date Received** 15.06.2007      **Decision** Permit Full Planning Permission

**Ward:** Chorley South West      **Date Decided** 07.08.2007

**Proposal :** Rear conservatory  
**Location :** 79 Long Meadow Chorley PR7 2YB  
**Applicant:** Mr Hardman 79 Long Meadows Chorley PR7 2YB

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**Plan Ref** 07/00705/FUL      **Date Received** 19.06.2007      **Decision** Permit Full Planning Permission

**Ward:** Eccleston And Mawdesley      **Date Decided** 15.08.2007

**Proposal :** Demolition of existing building and erection of new garage, relocation of retaining wall and steps at the rear.  
**Location :** Ambrose House Bradshaw Lane Mawdesley Ormskirk L40 3SE  
**Applicant:** Mr S Alcock Ambrose House Bradshaw Lane Mawdesley L40 3SE

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<b>Plan Ref</b>	07/00706/FUL	<b>Date Received</b>	19.06.2007	<b>Decision</b>	Permit Full Planning Permission
<b>Ward:</b>	Eccleston And Mawdesley	<b>Date Decided</b>	14.08.2007		
<b>Proposal :</b>	Formation of new fishing pond, retrospective approval for existing ponds, extension to existing car park and erection of kiosk,				
<b>Location :</b>	Land West Of Bradley Hall Parr Lane Eccleston				
<b>Applicant:</b>	A Alty 58 Bradley Lane Eccleston PR7 5RJ				
<b>Plan Ref</b>	07/00707/FUL	<b>Date Received</b>	19.06.2007	<b>Decision</b>	Permit Full Planning Permission
<b>Ward:</b>	Lostock	<b>Date Decided</b>	21.08.2007		
<b>Proposal :</b>	Erection of replacement dwelling,				
<b>Location :</b>	Oldfields Railway View Croston Leyland PR26 9RY				
<b>Applicant:</b>	Mr Derbyshire & Miss Price Oldfields Railway View Croston Leyland PR26 9RY				
<b>Plan Ref</b>	07/00708/CLPUD	<b>Date Received</b>	19.06.2007	<b>Decision</b>	Grant Certificate of Lawfulness
<b>Ward:</b>	Euxton North	<b>Date Decided</b>	30.08.2007		
<b>Proposal :</b>	Certificate of lawfulness for a pitched roof over existing flat roof at rear,				
<b>Location :</b>	52 Shawbrook Close Euxton Chorley PR7 6JY				
<b>Applicant:</b>	Mrs J Lathom 52 Shawbrook Close Euxton Chorley PR7 6JY				
<b>Plan Ref</b>	07/00709/FUL	<b>Date Received</b>	18.06.2007	<b>Decision</b>	Permit Full Planning Permission
<b>Ward:</b>	Wheelton And Withnell	<b>Date Decided</b>	28.08.2007		
<b>Proposal :</b>	First floor side extension,				
<b>Location :</b>	Hallatrow The Close Withnell Chorley Lancashire				
<b>Applicant:</b>	Mr And Mrs Christie Hallatrow The Close Withnell Chorley Lancashire PR6 8AZ				
<b>Plan Ref</b>	07/00710/ADV	<b>Date Received</b>	20.06.2007	<b>Decision</b>	Refuse advertising consent
<b>Ward:</b>	Chisnall	<b>Date Decided</b>	15.08.2007		
<b>Proposal :</b>	Erection of two externally illuminated "SuperGraphics" fascia signs on the north and south elevations,				
<b>Location :</b>	M6 Motorway Services Charnock Richard Mill Lane Charnock Richard Lancashire				
<b>Applicant:</b>	Building Images (UK) Ltd C/o Agent				

**Plan Ref** 07/00711/FUL      **Date Received** 20.06.2007      **Decision** Permit Full Planning Permission

**Ward:** Adlington & Anderton      **Date Decided** 15.08.2007

**Proposal :** Erection of rear conservatory,  
**Location :** 3 Lewis Close Adlington Chorley PR7 4JU  
**Applicant:** Mrs Aspinall 3 Lewis Close Adlington Chorley PR7 4JU

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**Plan Ref** 07/00714/FUL      **Date Received** 20.06.2007      **Decision** Permit Full Planning Permission

**Ward:** Brindle And Hoghton      **Date Decided** 15.08.2007

**Proposal :** Single storey side extension  
**Location :** Hollybank Riley Green Switch Road Hoghton Lancashire PR5 0SL  
**Applicant:** Mr Hindle Hollybank Riley Green Switch Road Hoghton Lancashire PR5 0SL

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**Plan Ref** 07/00716/FUL      **Date Received** 20.06.2007      **Decision** Permit Full Planning Permission

**Ward:** Lostock      **Date Decided** 13.08.2007

**Proposal :** Erection of first floor rear extension and detached office/store,  
**Location :** 25 Drinkhouse Road Croston Leyland PR26 9JE  
**Applicant:** Mr J McDougall 25 Drinkhouse Road Croston Leyland PR26 9JE

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**Plan Ref** 07/00718/FUL      **Date Received** 21.06.2007      **Decision** Permit Full Planning Permission

**Ward:** Heath Charnock And Rivington      **Date Decided** 16.08.2007

**Proposal :** Lean to garage extension to side.  
**Location :** 10 Eller Brook Close Heath Charnock Chorley PR6 9NQ  
**Applicant:** Mr W Fraser 10 Eller Brook Close Heath Charnock Chorley PR6 9NQ

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**Plan Ref** 07/00719/FUL      **Date Received** 21.06.2007      **Decision** Permit Full Planning Permission

**Ward:** Euxton North      **Date Decided** 15.08.2007

**Proposal :** Extension to existing front dormer to form en-suite  
**Location :** 25 Cedar Avenue Euxton Chorley PR7 6BB  
**Applicant:** Mrs S Riley 25 Cedar Avenue Euxton Chorley PR7 6BB

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**Plan Ref** 07/00720/FUL      **Date Received** 20.06.2007      **Decision** Permit Full Planning Permission

**Ward:** Brindle And Hoghton      **Date Decided** 17.08.2007

**Proposal :** Two storey side extension and single storey rear extension  
**Location :** Windmill Hill Farm Sandy Lane Brindle Chorley PR6 8PQ  
**Applicant:** Mr And Mrs P Stanley Windmill Hill Farm Sandy Lane Brindle Chorley PR6 8PQ

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**Plan Ref** 07/00721/FUL      **Date Received** 20.06.2007      **Decision** Permit Full Planning Permission

**Ward:** Euxton North      **Date Decided** 13.08.2007

**Proposal :** Extension to dormer at front  
**Location :** 5 Yew Tree Avenue Euxton Chorley PR7 6BH  
**Applicant:** Mr P Connell 5 Yew Tree Avenue Euxton Chorley PR7 6BH

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**Plan Ref** 07/00722/FUL      **Date Received** 20.06.2007      **Decision** Permit Full Planning Permission

**Ward:** Chorley South East      **Date Decided** 15.08.2007

**Proposal :** Erection of two storey rear extension and formation of dropped kerb to front,  
**Location :** 143 Bolton Road Chorley PR7 3AY  
**Applicant:** Mr & Mrs Entwistle 143 Bolton Road Chorley PR7 3AY

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**Plan Ref** 07/00723/FUL      **Date Received** 20.06.2007      **Decision** Permit Full Planning Permission

**Ward:** Chorley North West      **Date Decided** 15.08.2007

**Proposal :** Single storey rear/side extension and rear dormer.  
**Location :** 4 Sandringham Road Chorley Lancashire PR7 1LG  
**Applicant:** Mr And Mrs McLeod 4 Sandringham Road Chorley Lancashire PR7 1LG

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**Plan Ref** 07/00724/FUL      **Date Received** 13.06.2007      **Decision** Permit Full Planning Permission

**Ward:** Clayton-le-Woods North      **Date Decided** 16.08.2007

**Proposal :** Two storey front extension and pitched roof extensions to existing flat roofs.  
**Location :** 19 Pear Tree Road Clayton-Le-Woods Chorley Lancashire PR6 7JP  
**Applicant:** Mr G D Caton 19 Pear Tree Road Clayton-Le-Woods Chorley Lancashire PR6 7JP

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**Plan Ref** 07/00726/TPO      **Date Received** 22.06.2007      **Decision** Consent for Tree Works

**Ward:** Clayton-le-Woods And Whittle-le-Woods      **Date Decided** 17.08.2007

**Proposal :** Crown reduction of Beech tree by 33%, covered by TPO 15 (Whittle Le Woods) 1991,  
**Location :** Beechwood Parkside Drive Whittle-Le-Woods Chorley Lancashire  
**Applicant:** Mrs J Hughlock Beechwood Parkside Drive Whittle-Le-Woods Chorley Lancashire PR6 7PL

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**Plan Ref** 07/00727/FUL      **Date Received** 23.06.2007      **Decision** Permit Full Planning Permission

**Ward:** Clayton-le-Woods North      **Date Decided** 17.08.2007

**Proposal :** Demolition of existing garage and erection of single storey rear extension,  
**Location :** 59 Cam Wood Fold Clayton-Le-Woods Chorley PR6 7SD  
**Applicant:** Mr & Mrs A. Hopkins 59 Cam Wood Fold Clayton-leWoods CHORLEY PR6 7SD

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**Plan Ref** 07/00729/FUL      **Date Received** 21.06.2007      **Decision** Permit Full Planning Permission

**Ward:** Wheelton And Withnell      **Date Decided** 15.08.2007

**Proposal :** First floor side extension  
**Location :** 17 Withnell Fold Withnell Chorley PR6 8BA  
**Applicant:** Mr M H Widdowson 17 Withnell Fold Withnell Chorley PR6 8BA

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**Plan Ref** 07/00730/FUL      **Date Received** 22.06.2007      **Decision** Permit Full Planning Permission

**Ward:** Chorley North East      **Date Decided** 16.08.2007

**Proposal :** Rear conservatory  
**Location :** 1 Dunscar Drive Chorley PR6 0EF  
**Applicant:** Mr And Mrs Mcphee 1 Dunscar Drive Chorley PR6 0EF

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**Plan Ref** 07/00731/FUL      **Date Received** 21.06.2007      **Decision** Permit Full Planning Permission

**Ward:** Euxton South      **Date Decided** 16.08.2007

**Proposal :** Demolition of existing garage, single storey rear extension and new detached garage.  
**Location :** Knowleswood 43 Balshaw Lane Euxton Chorley PR7 6HU  
**Applicant:** Mr And Mrs Bibby Knowleswood 43 Balshaw Lane Euxton Chorley PR7 6HU

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**Plan Ref** 07/00732/TCON      **Date Received** 25.06.2007      **Decision** No objection to Tree Works

**Ward:** Lostock      **Date Decided** 17.08.2007

**Proposal :** Felling of Eucalyptus tree within Croston Conservation Area,  
**Location :** 15 Town Road Croston Leyland PR26 9RA  
**Applicant:** Mr P Scott Ken Linford's Riverside View Nurseries Ulnes Walton Lane Ulnes Walton Leyland PR26 8LT

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**Plan Ref** 07/00734/FUL      **Date Received** 25.06.2007      **Decision** Permit Full Planning Permission

**Ward:** Chorley South West      **Date Decided** 20.08.2007

**Proposal :** Two storey side extension  
**Location :** 37 The Willows Chorley Lancashire PR7 3RQ  
**Applicant:** Mr P Blake 37 The Willows Chorley Lancashire PR7 3RQ

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**Plan Ref** 07/00737/FUL      **Date Received** 25.06.2007      **Decision** Permit Full Planning Permission

**Ward:** Lostock      **Date Decided** 20.08.2007

**Proposal :** Demolish existing conservatory and replace with single storey rear extension.  
**Location :** 44 Lonsdale Drive Croston Leyland PR26 9SB  
**Applicant:** Mr And Mrs W McDougall 44 Lonsdale Drive Croston Leyland PR26 9SB

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**Plan Ref** 07/00738/FUL      **Date Received** 25.06.2007      **Decision** Permit Full Planning Permission

**Ward:** Euxton South      **Date Decided** 20.08.2007

**Proposal :** Front and rear dormers with single storey rear extension.  
**Location :** 34 Queensway Euxton Chorley PR7 6PW  
**Applicant:** Mr C Scotland 34 Queensway Euxton Chorley PR7 6PW

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**Plan Ref** 07/00739/FUL      **Date Received** 25.06.2007      **Decision** Permit Full Planning Permission

**Ward:**      **Date Decided** 17.08.2007

**Proposal :** Erection of 2 one bedroom apartments,  
**Location :** Land Adjacent 2 South Road Coppull  
**Applicant:** Mr D Andrews 179 Miles Lane Shevington Nr Wigan WN6 8ES

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**Plan Ref** 07/00741/FUL      **Date Received** 25.06.2007      **Decision** Permit Full Planning Permission

**Ward:** Euxton South      **Date Decided** 17.08.2007

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

**Location :** Hitherto 6 Washington Lane Euxton Chorley PR7 6DE

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

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**Plan Ref** 07/00742/FUL      **Date Received** 26.06.2007      **Decision** Permit Full Planning Permission

**Ward:** Chorley South West      **Date Decided** 20.08.2007

**Proposal :** Rear conservatory.

**Location :** 5 Lodge Wood Close Chorley PR7 2FL

**Applicant:** Mr And Mrs Woolley 5 Lodge Wood Close Chorley PR7 2FL

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**Plan Ref** 07/00746/FUL      **Date Received** 27.06.2007      **Decision** Permit Full Planning Permission

**Ward:** Coppull      **Date Decided** 20.08.2007

**Proposal :** Attached side garage

**Location :** 23 Poplar Drive Coppull Chorley PR7 4LS

**Applicant:** Mr McCormick 23 Poplar Drive Coppull Chorley PR7 4LS

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**Plan Ref** 07/00750/LBC      **Date Received** 27.06.2007      **Decision** Grant Listed Building Consent

**Ward:** Adlington & Anderton      **Date Decided** 21.08.2007

**Proposal :** Retrospective application for the demolition of a single storey flat roof building and replace with a pitched roof single storey extension

**Location :** Allanson Hall Farm Westhoughton Road Adlington Chorley PR7 4DG

**Applicant:** Mrs E Manley Allanson Hall Farm Westhoughton Road Adlington Chorley PR7 4DG

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**Plan Ref** 07/00752/FUL      **Date Received** 27.06.2007      **Decision** Permit Full Planning Permission

**Ward:** Adlington & Anderton      **Date Decided** 21.08.2007

**Proposal :** Retrospective application for the demolition of a single storey flat roof building and replace with a pitched roof single storey extension

**Location :** Allanson Hall Farm Westhoughton Road Adlington Chorley PR7 4DG

**Applicant:** Mrs E Manley

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**Plan Ref** 07/00753/LBC      **Date Received** 27.06.2007      **Decision** Grant  
Listed  
Building  
Consent

**Ward:** Adlington &  
Anderton      **Date Decided** 22.08.2007

**Proposal :** Listed Building Consent for retrospective works to the dwellinghouse, including internal alterations to the dwellinghouse and external alterations including alterations to the land levels adjacent to the dwellinghouse. Also Listed Building Consent for proposed re-roofing, proposed rendering and proposed replacement windows

**Location :** Allanson Hall Farm Westhoughton Road Adlington Chorley PR7 4DG

**Applicant:** Mrs E Manley Allanson Hall Farm Westhoughton Road Adlington Chorley PR7 4DG

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**Plan Ref** 07/00754/FUL      **Date Received** 28.06.2007      **Decision** Refuse Full  
Planning  
Permission

**Ward:** Lostock      **Date Decided** 20.08.2007

**Proposal :** Erection of single storey, timber framed conservatory,

**Location :** 1 Home Farm Mews Grape Lane Croston Leyland PR26 9JT

**Applicant:** Mr & Mrs Barker 1 Home Farm Mews Grape Lane Croston Leyland PR26 9JT

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**Plan Ref** 07/00756/COU      **Date Received** 26.06.2007      **Decision** Permit Full  
Planning  
Permission

**Ward:** Chorley South  
East      **Date Decided** 20.08.2007

**Proposal :** Change of use from B1 use to A2 solicitors office.

**Location :** 33A Cunliffe Street Chorley PR7 2BA

**Applicant:** Mr And Mrs M Beverley 1A Harrington Road Chorley PR7 1JZ

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**Plan Ref** 07/00757/FUL      **Date Received** 28.06.2007      **Decision** Permit Full  
Planning  
Permission

**Ward:** Chorley South  
East      **Date Decided** 22.08.2007

**Proposal :** Proposed single storey rear extension

**Location :** 23 Weldbank Lane Chorley Lancashire PR7 3NG

**Applicant:** Mr And Mrs Parkinson 23 Weldbank Lane Chorley Lancashire PR7 3NG

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**Plan Ref** 07/00758/ECC      **Date Received** 02.07.2007      **Decision** Objection to Ecclesiastical Exemption

**Ward:** Pennine      **Date Decided** 01.08.2007

**Proposal :** Retrospective approval for the removal of the existing softwood window frame and its replacement with a single sheet of rippled polycarbonate.

**Location :** St Chads Roman Catholic Church 237 Town Lane Whittle-Le-Woods Chorley PR6 8AJ

**Applicant:** St Chads Roman Catholic Church 237 Town Lane Whittle-Le-Woods Chorley PR6 8AJ

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**Plan Ref** 07/00760/FUL      **Date Received** 02.07.2007      **Decision** Permit Full Planning Permission

**Ward:** Eccleston And Mawdesley      **Date Decided** 20.08.2007

**Proposal :** Raising of roof height to create first floor, erection of two storey rear extension and formation of dormer to rear,

**Location :** Round Bank Hall Lane Mawdesley Ormskirk L40 2QZ

**Applicant:** Mr & Mrs Bamford Round Bank Hall Lane Mawdesley Ormskirk L40 2QZ

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**Plan Ref** 07/00761/FUL      **Date Received** 02.07.2007      **Decision** Permit Full Planning Permission

**Ward:** Brindle And Hoghton      **Date Decided** 22.08.2007

**Proposal :** Proposed detached garage

**Location :** Hill View Bungalow Brindle Road Brindle Lancashire PR6 8ND

**Applicant:** Melvin Gardener Hill View Bungalow Brindle Road Brindle Lancashire PR6 8ND

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**Plan Ref** 07/00762/FUL      **Date Received** 02.07.2007      **Decision** Permit Full Planning Permission

**Ward:** Chorley South West      **Date Decided** 24.08.2007

**Proposal :** Conversion of existing office to provide one bedroom flat and storage accommodation associated with the shop.

**Location :** Building Adjoining To The Northwest Of 138 Pall Mall Chorley Lancashire

**Applicant:** Linda Lo 11 Carlton Close Blackrod BL6 5DL

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**Plan Ref** 07/00765/FUL      **Date Received** 03.07.2007      **Decision** Permit Full Planning Permission

**Ward:** Lostock      **Date Decided** 24.08.2007

**Proposal :** Erection of first floor extension to rear and pitched roof over flat roof to side,  
**Location :** Marl Cottage Marl Cop Bretherton Leyland PR26 9BD  
**Applicant:** P Rushton 2 Euxton Hall Mews Euxton Lancashire PR7 6QE

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**Plan Ref** 07/00766/FUL      **Date Received** 03.07.2007      **Decision** Refuse Full Planning Permission

**Ward:** Chorley South West      **Date Decided** 22.08.2007

**Proposal :** Demolition of existing single storey side extension, erection of two storey side extension and formation of timber balcony to side,  
**Location :** Highbank 20 Burgh Hall Road Chorley PR7 3QA  
**Applicant:** Mr Strange Highbank 20 Burgh Hall Road Chorley PR7 3QA

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**Plan Ref** 07/00769/FUL      **Date Received** 03.07.2007      **Decision** Permit Full Planning Permission

**Ward:** Brindle And Hoghton      **Date Decided** 28.08.2007

**Proposal :** Demolition of existing rear conservatory and erect a single storey rear extension and a first floor side extension  
**Location :** 6 Hollins Close Hoghton Preston PR5 0RG  
**Applicant:** Mr And Mrs Culbert 6 Hollins Close Hoghton Preston PR5 0RG

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**Plan Ref** 07/00775/FUL      **Date Received** 05.07.2007      **Decision** Permit Full Planning Permission

**Ward:** Brindle And Hoghton      **Date Decided** 30.08.2007

**Proposal :** Erection of new machinery depot,  
**Location :** Brindle Lodge Hoghton Lane Hoghton Preston PR5 0JD  
**Applicant:** Mr S McDonnell Brindle Lodge Hoghton Lane Hoghton Preston PR5 0JD

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**Plan Ref** 07/00776/FUL      **Date Received** 05.07.2007      **Decision** Permit Full Planning Permission

**Ward:** Pennine      **Date Decided** 29.08.2007

**Proposal :** Erection of rear conservatory,  
**Location :** 12 Tormore Close Heapey Chorley PR6 9BP  
**Applicant:** Mr & Mrs Walker 12 Tormore Close Heapey Chorley PR6 9BP

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**Plan Ref** 07/00778/FUL      **Date Received** 05.07.2007      **Decision** Refuse Full Planning Permission

**Ward:** Eccleston And Mawdesley      **Date Decided** 30.08.2007

**Proposal :** Change of use of garage/stables to holiday flat (for family use),  
**Location :** 1 Reeds Cottages Black Moor Road Mawdesley Ormskirk L40 2QD  
**Applicant:** Mr & Mrs Hennessy 1 Reeds Cottages Black Moor Road Mawdesley Ormskirk L40 2QD

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**Plan Ref** 07/00780/FUL      **Date Received** 04.07.2007      **Decision** Refuse Full Planning Permission

**Ward:** Eccleston And Mawdesley      **Date Decided** 20.08.2007

**Proposal :** Erection of two storey rear extension,  
**Location :** Highfield House Black Moor Road Mawdesley Ormskirk L40 2QD  
**Applicant:** Mr & Mrs Strachen Highfield House Black Moor Road Mawdesley Ormskirk L40 2QD

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**Plan Ref** 07/00781/FUL      **Date Received** 05.07.2007      **Decision** Permit Full Planning Permission

**Ward:** Coppull      **Date Decided** 29.08.2007

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

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**Plan Ref** 07/00783/FUL      **Date Received** 05.07.2007      **Decision** Permit Full Planning Permission

**Ward:** Brindle And Hoghton      **Date Decided** 29.08.2007

**Proposal :** Erection of two storey rear extension and alterations,  
**Location :** Mews Cottages Brindle Lodge Hoghton Lane Hoghton  
**Applicant:** S McDonnell Brindle Lodge Hoghton Lane Hoghton Preston PR5 0JD

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**Plan Ref** 07/00787/FUL      **Date Received** 06.07.2007      **Decision** Permit Full Planning Permission

**Ward:** Adlington & Anderton      **Date Decided** 29.08.2007

**Proposal :** Rear conservatory  
**Location :** 24 Fairview Drive Adlington Chorley PR6 9SB  
**Applicant:** Mrs Schofield And Mr Kane 24 Fairview Drive Adlington Chorley PR6 9SB

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**Plan Ref** 07/00788/FUL      **Date Received** 06.07.2007      **Decision** Permit Full Planning Permission

**Ward:** Clayton-le-Woods  
And Whittle-le-Woods      **Date Decided** 29.08.2007

**Proposal :** Conservatory to side of property.  
**Location :** 1 Bay Tree Road Clayton-Le-Woods Chorley PR6 7JW  
**Applicant:** Mr And Mrs Howarth 1 Bay Tree Road Clayton-Le-Woods Chorley PR6 7JW

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**Plan Ref** 07/00809/FUL      **Date Received** 12.07.2007      **Decision** Permit Full Planning Permission

**Ward:** Eccleston And Mawdesley      **Date Decided** 20.08.2007

**Proposal :** Erection of first floor side extension,  
**Location :** 10 Reeveswood Eccleston Chorley PR7 5RS  
**Applicant:** Mr & Mrs Davies 10 Reeveswood Eccleston Chorley PR7 5RS

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**Plan Ref** 07/00814/AGR      **Date Received** 17.07.2007      **Decision** Prior App not required - Agr

**Ward:** Heath Charnock  
And Rivington      **Date Decided** 14.08.2007

**Proposal :** Application for agricultural determination in respect of replacement stock shed,  
**Location :** Moses Cockers Farm Sheep House Lane Rivington Horwich Bolton  
**Applicant:** Greg Fairbrother United Utilities Ltd Rivington WTW Horwich BL6 7RN

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**Plan Ref** 07/00815/AGR      **Date Received** 17.07.2007      **Decision** Prior App not required - Agr

**Ward:** Heath Charnock  
And Rivington      **Date Decided** 13.08.2007

**Proposal :** Application for agricultural determination in respect of proposed new cattle building,  
**Location :** Bradleys Farm Sheep House Lane Rivington Horwich Bolton  
**Applicant:** Greg Fairbrother United Utilities Ltd Rivington WTW Horwich BL6 7RN

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**Plan Ref** 07/00817/FUL      **Date Received** 17.07.2007      **Decision** Permit Full Planning Permission

**Ward:** Lostock      **Date Decided** 30.08.2007

**Proposal :** Erection of rear conservatory,  
**Location :** 25 Yarrow Close Croston Leyland PR26 9SJ  
**Applicant:** Mr & Mrs Thompson 25 Yarrow Close Croston Leyland PR26 9SJ

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**Plan Ref** 07/00822/CTY      **Date Received** 19.07.2007      **Decision** No objection to LCC Reg 3/4 Application

**Ward:** Eccleston And Mawdesley      **Date Decided** 09.08.2007

**Proposal :** Erection of 1.4 m high steel hooped rail fence and gates to front of school boundary,  
**Location :** Eccleston County Primary School Doctors Lane Eccleston Chorley PR7 5RA  
**Applicant:** Children & Young People Directorate & Eccleston Primary School Govenors PO Box 26 County Hall Preston PR1 8RE

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**Plan Ref** 07/00856/CTY      **Date Received** 25.07.2007      **Decision** No objection to LCC Reg 3/4 Application

**Ward:** Chorley East      **Date Decided** 17.08.2007

**Proposal :** Single storey extension to existing nursery and creation of a pram store.  
**Location :** Highfield Nursery School Wright Street Chorley PR6 0SL  
**Applicant:** Children And Young People Lancashire County Council PO Box 61 County Hall Preston PR1 8RJ

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**Plan Ref** 07/00920/NLA      **Date Received** 09.08.2007      **Decision** No objection to NLA consultation

**Ward:**      **Date Decided** 29.08.2007

**Proposal :** Reserved Matters Application for the erection of 51No dwellings consisting of 2 and 2.5 storey swellings and 2 storey apartments together with roads, garages, car-parking and bin stores  
**Location :** Land 85m North Of 17 Hannah Court Lancashire  
**Applicant:** Mr Johnathon Lowe Redrow House 14 Eaton Avenue Buckshaw Village PR7 7NA

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