

Development Control Committee

Agenda and Reports

For consideration on

Tuesday, 9th October 2007

In the Council Chamber, Town Hall, Chorley

At 6.30 pm



PROCEDURE FOR PUBLIC SPEAKING AT MEETINGS OF THE DEVELOPMENT CONTROL COMMITTEE

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

ORDER OF SPEAKING AT THE MEETINGS

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

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

Chief Executive's Office

Please ask for: Dianne Scambler
Direct Dial: (01257) 515034
E-mail address: dianne.scambler@chorley.gov.uk
Date: 28 September 2007

Chief Executive: Donna Hall

Chorley
Council

Town Hall
Market Street
Chorley
Lancashire
PR7 1DP

Dear Councillor

DEVELOPMENT CONTROL COMMITTEE - TUESDAY, 9TH OCTOBER 2007

You are invited to attend a meeting of the Development Control Committee is to be held in the Council Chamber, Town Hall, Chorley on Tuesday, 9th October 2007 at 6.30 pm.

A G E N D A

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

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

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

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

To confirm as a correct record the minutes of the meeting of the Development Control Committee held on 11 September 2007 (enclosed)

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

Table (enclosed)

Please note that copies of the location plans are included with the agenda. Plans to be considered will be displayed at the meeting or may be viewed in advance by following the links to current planning applications on our website www.chorley.gov.uk/planning

- (a) **A1:07/00684/FULMAJ - Land to rear of 243 - 289, Preston Road, Clayton-Le-Woods (Pages 13 - 24)**

Report of the Corporate Director (Business) (enclosed)

Continued....

- (b) A2:07/00703/FULMAJ - Common Bank Farm, Common Bank Lane, Chorley
(Pages 25 - 32)

Report of Corporate Director (Business) (enclosed)

- (c) A3:07/00818/REMMAJ - Land 105m South East of 1, Little Carr Lane, Chorley
(Pages 33 - 36)

Report of Corporate Director (Business) (enclosed)

- (d) A4:07/00868/FULMAJ - 605, Preston Road, Clayton-Le-Woods (Pages 37 - 44)

Report of Corporate Director (Business) (enclosed)

- (e) A5:07/00902/OUTMAJ - Fire Training Centre, Washington Lane, Euxton (Pages 45 - 50)

Report of Corporate Director (Business) (enclosed)

- (f) A6:07/00934/REMMAJ - Land East of Talbot Arms and South of Botany Brow Works, Mason Street, Chorley (Pages 51 - 58)

Report of Corporate Director (Business) (enclosed)

- (g) A7:07/00998/FULMAJ - Parcel 9, Land 106m East of 74, Keepers Wood Way, Chorley (Pages 59 - 68)

Report of Corporate Director (Business) (enclosed)

- (h) A8:07/00999/FULMAJ - Parcel 8, Land 50m South of 1, Folly Wood Drive, Chorley
(Pages 69 - 76)

Report of Corporate Director (Business) (enclosed)

- (i) B1:07/00976/FUL - Coronation Recreation Ground, Devonshire Road, Chorley
(Pages 77 - 84)

Report of Corporate Director (Business) (enclosed)

5. **Saved Local Plan Policies** (Pages 85 - 92)

Report of Corporate Director (Business)

6. **Planning Appeals and Decisions - Notification** (Pages 93 - 94)

Report of Corporate Director (Business) (enclosed)

7. **Delegated Decisions determined by the Corporate Director (Business), the Chair and Vice Chair of the Committee** (Pages 95 - 96)

Selected Planning Applications that have been determined by the Corporate Director (Business) 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 97 - 116)

Schedule (enclosed)

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

Yours sincerely



Chief Executive

Encs

Distribution

1. Agenda and reports to all members of the Development Control Committee, (Councillor Harold Heaton (Chair), Councillor David Dickinson (Vice-Chair) and Councillors 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 (Corporate Director (Business), Paul Whittingham (Development Control Manager), Claire Hallwood (Deputy Director of Legal Services), Mark Moore (Principal Planning Officer) and Dianne Scambler (Trainee Democratic Services Officer) for attendance.

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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, 11 September 2007

Present: Councillor Harold Heaton (Chair), Councillor David Dickinson (Vice-Chair), Councillors Ken Ball, Eric Bell, Alan Cain, Henry Caunce, Michael Davies, Mike Devaney, Dennis Edgerley, Daniel Gee, Pat Haughton, Roy Lees, June Molyneaux, Geoffrey Russell and Ralph Snape

Officers: Jane Meek (Director of Development and Regeneration), Claire Hallwood (Deputy Director of Legal Services), Mark Moore (Principal Planning Officer), Dianne Scambler (Trainee Democratic Services Officer) and Paul Whittingham (Development Control Manager)

Also in attendance: Councillors Judith Boothman (Clayton-Le-Woods West and Cuerden), Keith Iddon (Eccleston and Mawdesley), Kevin Joyce (Eccleston and Mawdesley) and Mick Muncaster (Clayton-Le-Woods West and Cuerden)

07.DC.101 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Edward Smith and Councillor Adrian Lowe who could not attend as he was on Mayoral duty.

07.DC.102 WELCOME TO OFFICER

The Chair introduced Paul Whittingham the new Development Control Manager who was attending his first meeting of the Development Control Committee.

07.DC.103 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 interest in relation to the planning application listed below, which was included on the meetings agenda for determination.

Councillor Pat Haughton – Planning Application 07/00568/FULMAJ

07.DC.104 MINUTES

RESOLVED – That the minutes of the meeting of the Development Control Committee held on 14 August 2007 be held as a correct record for signing by the Chair.

07.DC.105 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) **A1:07/00568/FULMAJ - Cliffs Farm, Wood Lane, Mawdesley**

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

(The Committee received representations from two objectors, a supporter to the proposals and the applicant)

(The Committee also received representations from Ward representative's Councillor Keith Iddon and Councillor Kevin Joyce)

Application No: 07/00568/FULMAJ
 Proposal: Erection of 3 No. wind turbines
 Location: Cliffs Farm, wood Lane, Mawdesley, Ormskirk
 Decision:

It was proposed by Councillor Dennis Edgerley, seconded by Councillor Danny Gee, to grant full planning permission of the development.

An amendment to the motion was proposed by Councillor Ken Ball, seconded by Councillor Eric Bell, and was subsequently **RESOLVED (8:4) to refuse planning permission for the reasons:**

1. **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 and PPG24 'Planning and Noise'.**

2. **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 submission of this application in accordance with Sn 25 of PPS22 'Renewable Energy'.

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

(The Committee received representations from an objector to the proposals, the applicant and the Ward representatives Councillor Judith Boothman and Councillor Mick Muncaster)

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:

It was proposed by Councillor Ken Ball, seconded by Councillor Danny Gee, and subsequently **RESOLVED (13:0) to refuse planning permission for the following reason:**

The proposal would constitute over development 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. 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) A2:07/00683/FULMAJ - Tootles Farm, Bentley Lane, Mawdesley

Application No: 07/00683/FULMAJ
Proposal: Proposed erection of two agricultural buildings
Location: Tootles Farm, Bentley Lane, Mawdesley, Ormskirk
Decision:

It was proposed by Councillor Dennis Edgerley, seconded by Councillor Eric Bell, and subsequently **RESOLVED (14:0) to grant outline 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. 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.

(d) A3:07/00713/OUTMAJ - 2, Nursery Close, Charnock Richard

Application No: 07/00713/OUTMAJ
 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
 Decision:
 Application withdrawn

(e) A4:07/00759/REMMAJ - Parcel J, Buckshaw Avenue, Buckshaw Village

Application No: 07/00759/REMMAJ
 Proposal: Construction of 71 no. houses with associated works
 Location: Parcel J, Buckshaw avenue, Buckshaw Village, Lancashire
 Decision:

It was proposed by Councillor Dennis Edgerley, seconded by Councillor Danny Gee, and subsequently **RESOLVED (14:0) to grant the reserved matters application subject to the following conditions:**

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

Reason: Required to be imposed by Section 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.

(f) **B1:06/00908/OUT - Land South of Copper Works, Wood West of Gillibrand North and West of South Clover Road, Chorley**

Application No: 06/00908/OUT
 Proposal: Outline application for enhancement of shopping area to include classes A1, A2, A3 and A5
 Location: Land South of Copper Works, Wood West of Gillibrand North and West of South Clover Road, Chorley

Decision:

It was proposed by Councillor Ken Ball, seconded by Councillor David Dickinson, and subsequently **RESOLVED (14:0)** 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. 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.

(g) B3:07/00715/CB3 - Copper Works Wood, Stanstead Road, Chorley

Application No: 07/00715/CB3
Proposal: 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.
Location: Copper Works Wood, Stanstead Road, Chorley
Decision: It was proposed by Councillor Ralph Snape, seconded by Councillor Edgerley, and subsequently **RESOLVED (14:0) to grant full planning permission subject to the following conditions:**

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

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

2. 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.

4. Before the development hereby permitted is commenced a survey to establish the presence/absence of bat roosts shall be submitted to and agreed in writing by the Local Planning Authority. If bats are found then a method statement shall be submitted to the Local Planning Authority and approved in writing detailing how detrimental impact on the conservation status of the bat population will be avoided during and after the development. Any necessary mitigation measures to protect the species shall be implemented in accordance with the agreed scheme.

Reason: To protect the bat population and in accordance with policy EP4 of the Adopted Chorley Borough Local Plan

5. Before development commences, details of the routes to be used to access the site to carry out the works shall be submitted to and agreed in writing by the Local Planning Authority. The works shall then be carried out using the agreed routes.

Reason: To establish routes of least impact into the site in accordance with policy EP4 of the Adopted Chorley Borough Local Plan Review.

6. Before development commences the applicant shall submit to the Local Planning Authority and have agreed in writing a scheme for the translocation of vegetation from access routes and working areas. The development shall then be carried out in accordance with this scheme.

Reason: In accordance with policy EP2 of the Adopted Chorley Borough Local Plan Review.

7. Access to one of the mine shafts will require a stream crossing, which needs to be designed to avoid fragmentation of habitats. The crossing design should be submitted for to and approved in writing by the Local Planning Authority and then implemented in accordance with this scheme.

Reason: In accordance with policy EP2 of the Adopted Chorley Borough Local Plan Review.

(h) B4:07/00854/FUL - Brinscall Public Baths, Lodge Bank, Brinscall, Chorley

Application No: 07/00854/FUL

Proposal: Internal alterations – provision of accessible lift and toilet/shower

Location: Brinscall Public Baths, Lodge Bank Brinscall, Chorley

Decision:

It was proposed by Councillor Ralph Snape, seconded by Councillor Danny Gee to defer the decision to allow the Members of the Development Control Committee to visit the site of the proposed development.

An amendment to the motion was proposed by Councillor Eric Bell, seconded by Councillor Alan Cain, and subsequently **RESOLVED (7:7) with the Chair using his casting vote 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. Before the development commences, full details of the treatment of the entrance door shall have been submitted to and been approved in writing by the Local Planning Authority. The submitted details shall include the fixing details (including cross sections and the recess of the roller shutter doors) and details of the proposed roller shutter box including the method to screen the box.

Reason : In the interests of the character and appearance of the building and the area as a whole and in accordance with Policy No. GN5 of the Adopted Chorley Borough Local Plan Review.

07.DC.106 GUIDANCE FOR MEMBER SITE VISITS

The Director of Customer, Democratic and Legal submitted a report that introduced a set of guidelines to assist the Chair and Members of the Committee in the conduct of site visits.

RESOLVED – That the report be noted.

07.DC.107 PLANNING APPEALS AND DECISIONS - NOTIFICATION

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

RESOLVED – That the report be noted.

07.DC.108 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.109 A LIST OF PLANNING APPLICATIONS DETERMINED BY THE CHIEF OFFICER UNDER DELEGATED POWERS BETWEEN 1 AUGUST AND 28 AUGUST 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 1 August and 28 August 2007.

RESOLVED – That the report be noted.

07.DC.110 ANY OTHER ITEM(S) THAT THE CHAIR DECIDES IS/ARE URGENT

Chair

Report



Report of	Meeting	Date
Corporate Director (Business)	Development Control Committee	09.10.2007

PLANNING APPLICATIONS AWAITING DECISION

Item	Application	Recommendation	Location
A. 1	07/00684/FULMAJ	Permit (Subject to Legal Agreement)	Land To Rear Of 243-289 Preston Road Clayton-Le-Woods
A. 2	07/00703/FULMAJ	Refuse Full Planning Permission	Common Bank Farm Common Bank Lane Chorley PR7 1NR
A. 3	07/00818/REMAJ	Permit Full Planning Permission	Land 105m South East Of 1 Little Carr Lane Chorley
A. 4	07/00868/FULMAJ	Permit (Subject to Legal Agreement)	605 Preston Road Clayton-Le-Woods Chorley PR6 7EB
A. 5	07/00902/OUTMAJ	Permit Outline Planning Permission	Fire Training Centre Washington Hall Washington Lane Euxton Chorley
A. 6	07/00934/REMAJ	Permit (Subject to Legal Agreement)	Land East Of The Talbot Arms And South Of Botany Brow Works Mason Street Chorley Lancashire
A. 7	07/00998/FULMAJ	Permit Full Planning Permission	Parcel 9 Land 106m East Of 74 Keepers Wood Way Chorley
A. 8	07/00999/FULMAJ	Permit Full Planning Permission	Parcel 8 Land 50m South Of 1 Folly Wood Drive Chorley Lancashire
B. 1	07/00976/FUL	Permit Full Planning Permission	Coronation Recreation Ground Devonshire Road Chorley

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Item A1 07/00684/FULMAJ Permit (Subject to Legal Agreement)

Case Officer Mrs Nicola Hopkins

Ward

Proposal Proposed 25 Residential properties, access alteration and provision of existing residents parking

Location Land To Rear Of 243-289 Preston Road Clayton-Le-Woods

Applicant Progress Housing Group

Proposal The application relates to the erection of 25 dwellinghouses on land to the rear of 243-289 Preston Road, Clayton le Woods. The scheme incorporates alterations to the access and improvements to Preston Road along with dedicated parking for the residents of Preston Road.

The application site was originally a sand quarry and has been used more recently to accommodate garage accommodation. The site is not strictly considered a brownfield site as the site has had the opportunity to regenerate following the previous uses on the site.

As part of the proposal 30% affordable housing is proposed on the site, this equates to 8 units. The affordable housing will be on a shared ownership scheme and will be in partnership with the Housing Association, Progress Housing Group, who are the applicants for the proposal.

The proposal incorporates 10 different house types, which includes the erection of 9 two storey properties, 4 two and a half storey properties, 6 three storey properties and 6 apartments. The development includes terraced, semi-detached and detached properties and the 6 apartments will be located within a three storey property.

Planning Policy Planning Policy Statement 3: Housing

North West Regional Spatial Strategy:

Policy DP1: Economy in the Use of Land and Buildings

Policy DP3: Quality in New Development

Policy UR7- Regional Housing Provision

Policy UR9- Affordable Housing

Policy ER5- Biodiversity and Nature Conservation.

Joint Lancashire Structure Plan 2001-2016:

Policy 7- Accessibility and Transport

Policy 12- Housing Provision

Policy 20- Lancashire's Landscapes

Supplementary Planning Guidance: 'Access and Parking'

Chorley Borough Local Plan Review 2003:

GN1- Settlement Policy- Main Settlements

EP9- Trees and Woodland

EP10- Landscape Assessment
 EP18- Contaminated Land
 HS4- Design and Layout of Residential Developments
 TR1- Major Development- Tests for Accessibility and Sustainability.
 TR4- Highway Development Control Criteria
 TR18- Provision for Pedestrians and Cyclists in New Developments
 Managing Housing Land Explanatory Note

Planning History **02/01260/OUTMAJ-** Outline application for residential development. Refused

05/00888/OUTMAJ- Outline application for residential development. Refused

Applicant's Case The applicant has submitted the following comments in support of the application:

- The layout reflects the topography of the site focussing development on the lowest part of the former quarry
- The layout reflects the relationship of the site to existing residential development
- A mixture of two and three storey properties are proposed although the three storey properties will be centrally positioned.
- The opportunity has been taken to provide a surfaced pedestrian access to the rear of properties comprising the southern terraced to the east
- The informal parking which currently takes place on land to the rear of the northern terrace will be improved by the provision of eight dedicated parking spaces

Representations 18 letters of objection have been received raising the following points:

- Loss of privacy and overlooking
- Noise
- Disturbance
- Loss of light
- Loss of trees and nature conservation
- Impact on traffic and parking
- Traffic/highway safety implications
- Safety implications
- Flooding implications/ drainage issues
- Over development of the site
- Impact on the banking to Woodside Avenue
- Negative impact on the character of the area
- Demand on public services

Consultations **Lancashire County Council (Planning)** have made the following comments:

- The Director of Strategic Planning and Transport considers that the proposal would conform with Policy 12 of the Structure Plan. If the Council are satisfied that the proposed affordable houses makes an essential contribution to the supply of affordable housing then the proposal would comply with strategic planning policy.
- Recommends a geotechnical investigation is undertaken if planning permission is granted to ensure

the stability of the slope and that there is no risk of collapse or rotational failure

- A ground investigation should be carried out to ensure stability and the need for remedial measures
- The site lies within a suburban landscape type identified under Policy 20 of the JLSP. The site was previously densely landscaped however this has been removed, taking this into account the proposals are in principle acceptable in landscape terms. The spoil mounded under the tree canopy should be removed or spread away. The slopes should be planted with trees and shrubs. Additional tree planting should be provided within the site.
- Recommends that a tree specialist assesses the mature trees on the south west boundary to assess the long term impact of regrading and any safety implications.
- Provision should be made for walking, cycle and public transport access.
- The level of parking proposed complies with the adopted JLSP Parking Standards. Provision for mobility impaired, motorcycles and cycles will be required.

Whittle le Woods Parish Council object on the following grounds:

- Concerned proposed properties will experience access problems
- Three storey properties are not in keeping with the surrounding area
- Over development of the site
- What price is considered to be affordable?
- Parish Council wished to retain the Moratorium and this application clearly contravenes this

Environment Agency do not object subject to certain conditions relating to:

- A scheme of surface water regulation
- Advise that SUDS should be utilised

Chorley Strategic Housing raised concerns in respect of the mix of affordable units proposed on site. Three bed units will be required

Lancashire County Council (Traffic) raised the following comments:

- The pedestrian island should be relocated to between the boundary of 272 and 274 Preston Road.
- The cycle lane on the south side of Preston Road should be removed through the junction and the footway should be converted to shared footway/cycleway
- However the plan is considered acceptable on the basis of a Section 278 Agreement

Lancashire County Council (Highways) have made the following comments:

- The first section of road which is block paved is acceptable however it then deteriorates. Shared surfaces are not acceptable. A 4.5 metre road might be acceptable but with footways and turning heads.
- The driveways shown are too short and will result in cars overhanging the highway

- The drive to plot 25 is shown on a radius which is not acceptable
- The access point to the private courtyard must have the full width kerbing at 90 degrees to the drive
- How will this courtyard be maintained?
- What are the refuse collection arrangements?
- How is visibility envisaged to the south of the access point as residents park on the pavement?
- Works to Preston Road would be subject to a Section 278 Agreement. Agreement that the works shown are acceptable should be established prior to granting planning permission.

Assessment

Principle of Redeveloping the Site

In accordance with Planning Policy Statement 3: Housing land which was previously used for mineral extraction would fall to be considered as brownfield land, and as such the preferred choice for redevelopment, if provision for restoration has been made through the provisions of development control. The site subject to this planning application was formally a quarry however although the site has been cleared and levelled this was not part of a formal restoration process. The site has been left to regenerate itself and as such does not fall under the definition of brownfield land within PPS3.

However this application site is located within a predominantly residential area within the settlement area of Clayton le Woods. The site is surrounded by residential properties and is accessed between two residential terraced properties via Preston Road. Taking into consideration the nature of the surrounding area and the fact that the site was previously developed land it is considered that residential use is, in principle, appropriate within this location.

Planning History

There have been two previous planning applications at the site for the redevelopment of the site for residential dwellings (02/0160/OUTMAJ and 05/00888/OUTMAJ). Both applications were refused. The first application was refused for three reasons, which related to the oversupply of housing in the Borough, impact on highway safety and evidence that the scheme could be adequately accommodated on the site. The second application was solely refused on the impact of the development on the oversupply of housing in the Borough.

As such the issues relating to highway safety and creating an acceptable form of development for the site were overcome in respect of the second application although the Council's Windfall Housing Policy was still applicable. The Council's Windfall Housing Policy has now been relaxed and scheme for residential developments over 15 units may be considered acceptable if they contribute to the provision of affordable housing in the Borough.

Highway Issues

There is already access to the site in the form of an unadopted access way located between 267 and 269 Preston Road. This access way serves the properties along Preston Road and there are informal parking areas located to the rear of the properties.

As part of the application it is proposed to improve this access way by creating a formal highway situation with tarmaced road surfaces and footways.

Additionally alterations will be required to Preston Road to serve the site, this includes the provision of a dedicated right turning lane in the middle of Preston Road to serve the site and a pedestrian refuge. The works to Preston Road will be subject to a separate Section 278 Agreement with the Highway Authority. The Highway Engineer at Lancashire County Council (Traffic Section) has assessed the proposed highway alterations and considered that the submitted information is sufficient to form the basis of a Section 278 Agreement.

In respect of the internal highway layout the Highways Engineer (Highway Section) initially had a number of concerns with the proposed layout, which are listed above. The agent for the application was made aware of this and amendments have been made to the scheme.

A number of the neighbours have raised concerns in respect of the highway safety implications of the scheme and the parking issues. Currently the residents of Preston Road park on the pavement area along Preston Road and to the rear of their properties adjacent to the application site. However the Highway Engineers do not consider that the proposal will create any highway safety implications particularly taking into consideration the alterations proposed to Preston Road. As part of the scheme parking provision is proposed to the rear of the properties on Preston Road for the existing residents. The future management of this parking will be undertaken by the Private Management Company, which will manage the site. Details of this company will be required as a condition.

The application site is located within the settlement area of Clayton le Woods and is located close to local services and public transport routes. In addition to this there is an existing cycleway located along Preston Road. The location of the application site is considered to be sustainable and as such is considered acceptable.

Housing Provision

The proposal incorporates the erection of 25 new dwellings. In accordance with Policy 12 of the Joint Lancashire Structure Plan and the explanatory memorandum planning applications for further residential development may not be approved unless they make an essential contribution to the supply of affordable housing. In accordance with the Council's Managing Housing Land Explanatory Note a minimum provision of 30% affordable/ special needs housing will be required on schemes of 15 dwellings or more.

As part of the scheme it is proposed to accommodate 8 affordable housing units. The original scheme incorporated 6 two bedroom flats and 2 two bedroom semi-detached properties which were allocated as the affordable housing units. It is considered that the provision of 8 affordable housing units will make an essential contribution to the supply of affordable housing in the Borough and as such the proposal accords with Policy 12 of the Joint Lancashire Structure Plan.

The Councils Strategic Housing Section initially raised concerns in respect of the type of units proposed and requested that 3 bedroom units were provided. Following the receipt of these concerns the scheme has been amended to provide 6 two bedroom units in the form of 6 apartments of 2 three bedroom semi-detached properties. In addition to this the scheme has been altered to provide a mix of shared ownership and rented affordable housing units. The provision of affordable housing will be controlled by the Section 106 Agreement associated with the development.

Impact on the character of the area:

As set out above a number of objections have been received from the neighbouring residents in respect of the proposed development. The layout of the scheme incorporates 25 new residential dwellinghouses which will occupy the lower part of the quarry site. Each of the properties, apart from the flat accommodation incorporates private garden areas within the curtilages and these areas are considered adequate to serve the future residents. In addition to this the immediate surrounding area comprises of terraced properties with minimal private amenity space. As such it is considered that a dense form of development compliments the character of the surrounding area.

As the site was formally used as a quarry there are various land levels across the site. In accordance with Policy 20 of the Joint Lancashire Structure Plan the site is identified as a Suburban Landscape. The site was until recently covered by mature trees, grassland and rough ground. The mature trees have now been removed and the site regraded. It is clear that the development will have some impact on the residents of Preston Road as the proposal will create buildings, hardstanding and parking on a previously open area of land. However given that the mature trees have been lost and the site is surrounded on two sides by housing the scheme is considered acceptable, in principle, in landscape terms.

There are steep slopes located adjacent to the site. Lancashire County Council Planning Section have raised concerns in respect of the stability of these slopes and the potential impact on the mature trees located at the top of the slope. In addition to this the houses on Woodside Avenue are located at the top of the slope so the future stability of these properties is a consideration.

To ensure that the slopes are stable and won't create further problems for the future residents or the existing residents a grampian style condition will be attached to the recommendation requiring a geotechnical investigation prior to any development on site. This will investigate any risk of collapse and future problems which could occur with the commencement of the development. The investigation will also identify methods to ensure the stability of the slopes and the continued protection of the mature trees located at the top of the slopes.

A number of concerns have been raised in respect of the introduction of three storey properties on the site as it is not considered that these will be in character with the surrounding area. The three storey and two and a half storey properties, however, are located further into the site away from the entrance

from Preston Road and the properties on Preston Road. The existing site levels increase further back into the site. A plan has been submitted with the application detailing the proposed finished floor levels of the properties. The properties immediately to the rear of the terraced properties on Preston Road will be sited at a land level very similar to the terraced properties. Although the finished floor levels to the rear of the site rise slightly the proposal incorporates the existing contours of the quarry, which has been regraded recently, and these properties are located away from the existing residential properties. It is considered that the proposal will compliment the character of the surrounding area and although three storey properties are proposed it is considered that the siting of these properties will ensure that the scheme respects the character of the surrounding area.

Impact on the neighbours amenities:

There were a number of concerns with the original proposal in respect of the proximity of the proposed dwellings to the existing terraced properties on Preston Road. A few of the properties did not meet the required spacing standards and as such would detrimentally impact on the neighbours amenities. The agent was made aware of this and the scheme was subsequently amended.

The surrounding area is characterised by residential properties and as such the principle of developing the site for housing is considered acceptable. Although it is established that the proposed development will have some impact on the neighbours, in terms of outlook from their properties, taking into consideration the condition of the existing site and the former use of the site it is not considered that the proposed development will adversely impact on the neighbours to a degree which warrants refusal.

There will be an increase in vehicles visiting the site however Preston Road is a busy main road, which connects Chorley to Clayton le Woods and the neighbouring Borough and the area immediately adjacent to the site is used as an informal parking area currently whilst the site itself was formally occupied by a garage colony. It is not considered, therefore, that the proposed development will impact on the neighbours amenities, through noise and disruption created by additional vehicle movements, to a degree which warrants refusal.

Conclusion

It is established that the principle of redeveloping the site for residential purposes is acceptable. The scheme is considered acceptable in terms of highway safety and it is not considered that the proposal will adversely impact on the neighbours amenities. In terms of character of the area it is considered that the scheme reflects the character of the area and will not create an incongruous development.

**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 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. 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.

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

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

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (Schedule 2, Part 1, Classes A to E), or any Order amending or revoking and re-enacting that Order, no alterations or extensions shall be undertaken to the 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.

7. 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.

8. Prior to the commencement of the development a geotechnical investigation of the slopes adjacent to the application site shall be undertaken to ensure the stability of the slope. The investigation shall also include the trees located to the south west boundary

to assess the long term impact of the regrading and any safety implications. This investigation shall be submitted to and approved in writing by the Local Planning Authority. Any remedial works required to ensure the continued stability of the ground shall be implemented prior to the commencement of development of the site.

Reason: To ensure the continued stability of the surrounding land and in accordance with Policy EP15 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. 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 details shall include the future management of the proposed existing residents parking spaces detailed on plans reference 07/029 AL0001A. The site shall thereafter be managed by the approved Management Company.

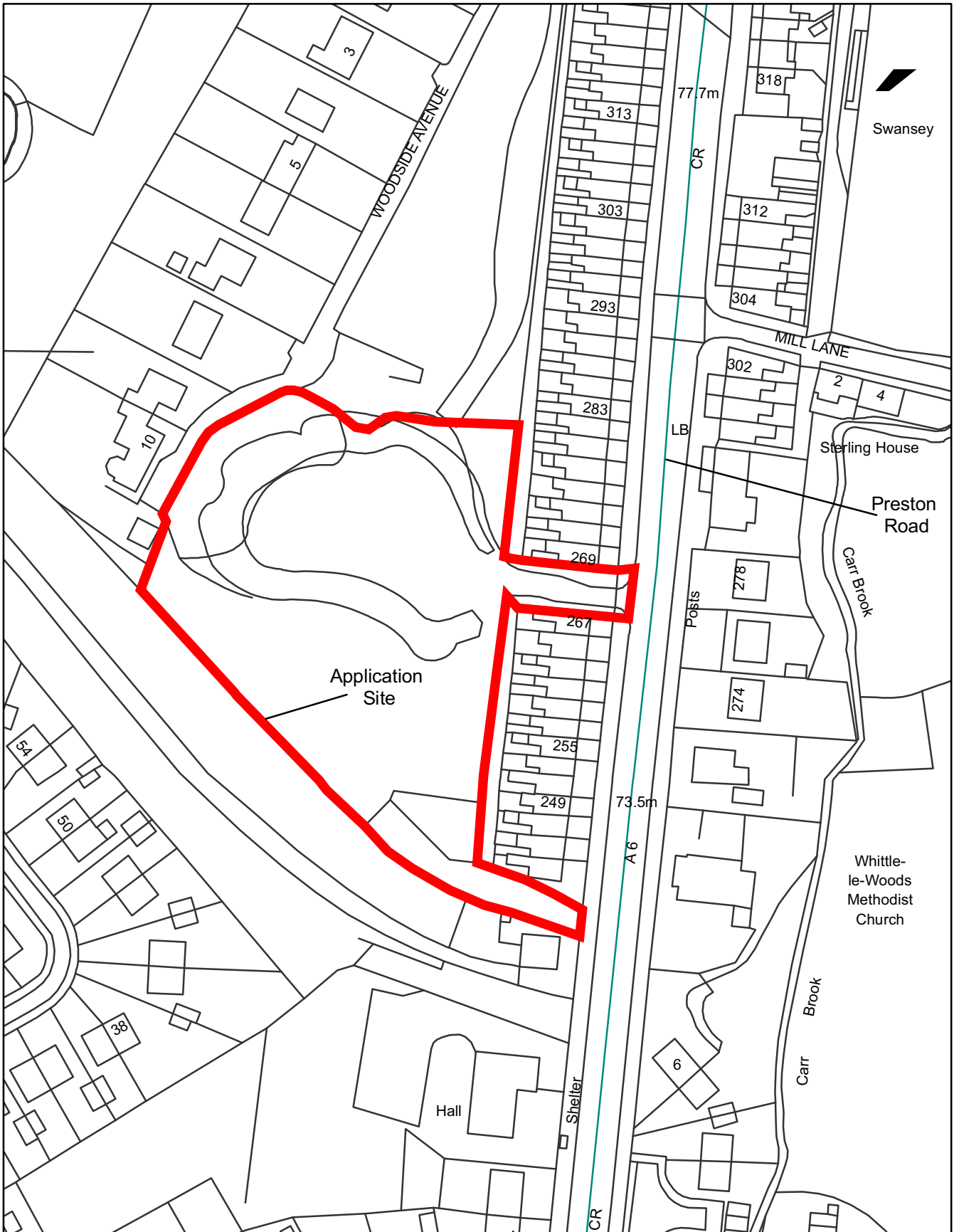
Reason: To ensure the satisfactory management of the private driveway, residents parking spaces and refuse storage/ collection at the site and in accordance with Policy TR4 of the Adopted Chorley Borough Local Plan Review.

11. No development shall take place until :

- a) a methodology for investigation and assessment of ground contamination has been submitted to and approved in writing by the Local Planning Authority. The investigation and assessment shall be carried out in accordance with current best practice including British Standard 10175:2001 "Investigation of potentially contaminated sites – Code of Practice". The objectives of the investigation shall be, but not limited to, identifying the type(s), nature and extent of contamination present to the site, risks to receptors and potential for migration within and beyond the site boundary;
- b) all testing specified in the approved scheme (submitted under a) and the results of the investigation and risk assessment, together with remediation proposals to render the site capable of development have been submitted to the Local Planning Authority;
- c) the Local Planning Authority has given written approval to the remediation proposals (submitted under b), which shall include an implementation timetable and monitoring proposals. Upon completion of the remediation works, a validation report containing any validation sampling results have been submitted to and approved in writing by the Local Planning Authority.

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 No. EP16 of the Adopted Chorley Borough Local Plan Review.

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<p>Jane E Meek BSc(Hons) DipTP MRTPI Corporate Director (Business) Chorley Council</p>		<p>Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Chorley B.C. 100018509 (2006)</p>	
<p>Application Number: 07/00684/FULMAJ</p>	<p>Grid Ref: E: 357864 N: 422057</p>	<p>Scale: 1:1,250</p>	<p>Agenda Item No. A. 1</p>

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Item A.2	07/00703/FULMAJ	Refuse Full Planning Permission
Case Officer	Caron Taylor	
Ward	Chorley North West	
Proposal	Change of use and extension of industrial and residential buildings to form offices, and construction of industrial access road with associated car parking,	
Location	Common Bank Farm Common Bank Lane Chorley PR7 1NR	
Applicant	Ruttle Plant Holdings Ltd	

Proposal: The application is for a change of use and extension of industrial and residential buildings to form offices, and construction of an industrial access road with associated car parking.

Background: The site is unallocated land within the settlement of Chorley. There is currently a motor vehicle repair garage and farmhouse in residential use on the site. The applicants plant yard, offices, maintenance depot, waste processing and transfer station adjoin the site to the immediate east, accessed from Ackhurst Road. The land to the south is also owned by the applicant and was originally Common Bank Bleach Works (now referred to as Common Bank Works). There is a Certificate of Lawful Use (99/00372/CLPUD) for that land that recognises that the B2 use of the site is extant and that it can be lawfully used for industrial activity such as crushing and grading of concrete and other construction materials. HGVs and other plant currently access that site from Common Bank Lane, which is unadopted. Common Bank Lane has a public footpath running along it and is also a safeguarded cycle route.

It is proposed that the existing dwelling and industrial buildings will be converted and extended to form offices. The development would comprise 11 units spread over ground and first floor level. The existing floorspace is 456m² and it is proposed to extend that to provide an overall floorspace of 2296m². Carparking would be formed on a part of the Common Bank Works site. A new industrial access road would also be formed between the applicants current plant hire and waste management operation accessed from Ackhurst Road, through the application site to the Common Bank Works site (former Bleach Works Site). The proposed offices would be accessed from Common Bank Lane, which is a narrow road, public footpath and bridleway. As well as providing access to the application site Common Bank Lane also provides access to the sewage works and a number of houses near to its junction with Ackhurst Road.

Planning History: Applications for redevelopment of the Common Bank Works site for housing and, in part, for industry were made in 1992 and 1998 but were subsequently both withdrawn.

A further application (06/00041/FULMAJ) was subsequently submitted for the erection of offices (comprising new build and conversion of existing garage and dwelling) accessed from

Common Bank Lane including a new access road from the existing plant yard through to former bleach works site. The case officer wrote to the agent in February 2006 stating that LCC Planning had objected on the grounds that the proposal was contrary to Policy 17 of the JLSP as it did not meet the sequential approach and in view of the low accessibility of the site. In addition the letter to the applicant stated that under the requirements of PPS6 a sequential test is required to support the application and that on this basis the application could only be recommended for refusal, in that there was insufficient justification for the proposed development. The design of the proposals and improvements to Common Bank Lane were also questioned. This application was subsequently withdrawn in April 2006.

Immediately before the withdrawal the LPA met with the agent to discuss the application and a record of the matters discussed is recorded on the file.

These included:

- sequential test in relation to PPS6
- highways improvements to Common Bank
- safeguarding of public footpaths
- ecology – bat survey etc.

Planning Policy: PPS6
PPS9
Joint Lancashire Structure Plan (JLSP), Policy 1 and 17
GN1
EM9
EP4

Consultations: Coal Authority
Standing advice

Planning Policy
Object on the grounds of policy EM9 and PPS6, see main body of report.

Strategic Planning & Transport
Object to the proposals on the grounds that the development is contrary to Policies 1b and 17 of the JLSP, see main body of the report.

United Utilities
No objection subject to conditions

Environmental Protection
No comments to make

MAPS
Comment that some of the proposed new trees to be planted will make the area isolated and vulnerable. If some of these were not planted then it would ensure that the vehicles and users of the car park would be visible from the main building.

Lancashire County Council (Ecology)
Ecological concerns include possible impact on Biological Heritage sites, bats, nesting birds and vegetation. The relevant surveys and any relevant mitigation measures have not been carried out.

Applicants Case: The applicant operates a substantial plant hire and waste management operation from the existing works accessed from Ackhurst Lane. In addition, they own Common Bank Works, and use that site for processing selected construction waste as secondary aggregates. That site is accessible only from Common Bank Lane. The overall development intention is to create a new access from Ackhurst Lane, through the existing plant yard and through the application site to Common Bank Works. In the long term (not part of this application) the present plant yard would then be vacated and a replacement workshop and administrative offices would be constructed at Common Bank Works. The current waste processing operation would continue and be consolidated with the current activities on land adjoining the plant yard. The vacated land would then be laid out as an industrial estate, with new industrial units. All plant traffic would use the new private road now proposed by this application to access the Common Bank Works site. The first stage of the development is to convert and extend the present buildings at Common Bank Farm to office use, a development that will enable the construction of the new industrial access road between the existing plant yard and Common Bank Works. It is in this context that this application has been submitted.

The proposed office site would be accessed from Common Bank Lane. This is currently used by HGVs accessing the aggregate plant site (Common Bank Works site).

The applicant argues that there are special circumstances surrounding the case in favour of the proposal, in that the application will remove the substantial HGV traffic from Common Bank Lane by the construction of the new link road from the plant yard onto the Common Bank Works site. This would remove the present major highway problems at the junction of Common Bank Lane with Ackhurst Road, which arise from HGVs having to queue in Ackhurst Road whilst the junction is cleared by emerging HGVs. As it is unlikely to be acceptable on health and safety grounds to mix private cars and heavy plant movements on the internal industrial road it is recognised that it would be inappropriate and even dangerous to mix heavy plant movements and private cars accessing the offices. Accordingly, the layout of the application proposals includes access by cars along Common Bank Lane to the proposed offices, whilst the Common Bank Works site would not be accessible by vehicles using Common Bank Lane. This would provide a very substantial improvement over the current use of the land for industrial traffic.

The applicant considers that these proposals are a sound and practical way forward in this case, allowing a substantial reduction in HGV traffic on Common Bank Lane. Cars and Light Goods Vehicle's accessing the application site already use the lane. They argue therefore that the proposals will generate only a modest increase in light traffic and that this be set against the significant reduction of use by HGVs and the periodic congestion it causes on Ackhurst Road.

The applicant argues therefore:

- The application proposals are the first phase of development which will contribute significantly to economic activity on the Common Bank Industrial Estate, making traffic improvements

to Ackhurst Road/Common Bank Lane and providing substantial environmental improvement to the application site and buildings, to the existing plant yard and to Common Bank Works;

- The office development is an essential first stage to the proposals, providing the opportunity and resources for the construction of the internal industrial road running down from the plant yard to Common Bank Works. Whilst sequential testing does not identify any significant concerns that office development as proposed will have an adverse impact on any sequentially preferable site, it is evident that as they incorporate a conversion of an existing building and an industrial road, the use is not transferable to a site in any other location;
- The application site is previously developed land in a sustainable location, currently in use for employment purposes and is therefore appropriate for office development;
- The design of the scheme is appropriate for this location, taking full account of the need to improve the character and appearance of the area.

Representations: None received at time of writing. Any received will be placed on the addendum.

Assessment: Principle of Development

The Council's Planning Policy Section have objected to the application. Policy EM9 covers sites currently in employment use (or that were last used for employment purposes) that become vacant or are purposed for new development. It states that they will be assessed to determine whether they are particularly suitable to be re-used for employment purposes. These include (a) the sites relationship to public transport and (b) the adequacy of the road access. It is not considered that the site meets these criteria for new office development. The site has poor accessibility and the road is narrow with limited passing places.

With regards to PPS6 it is not considered that the applicants have satisfied the sequential test requirement. Under the requirements of PPS6 a sequential test would be required to support the application to demonstrate:

- a) the need for the development;
- b) that the development is of an appropriate scale;
- c) that there are no more central sites;
- d) that there are no unacceptable impacts on existing centres; and
- e) that the location is accessible.

The applicants have only covered (c) of the sequential test in their application. The other points would have to be demonstrated before office development could be considered on the site.

LCC Strategic Planning have also objected to the application. The proposed development is not located within or adjoining a town centre, or at a transport hub or public transport accessibility corridor. Policy 17 of the JLSP states that where capacity is not available in these locations, major office development should be located in accordance with the development framework set out in Policy 1. The proposed development does not conform to Policy 1b and consequently does not conform to Policy 17 of the JLSP.

Highways

In terms of highways, although this application is only for the development of the offices and new industrial access road the intention is to develop the whole of the site in the longer term. The Common Bank Works site can be lawfully used for general industrial purposes using Common Bank Lane for access, which the Council have no control over. The applicant argues that an office use would allow a substantial reduction in HGV traffic on Common Bank Lane whilst generating only a modest increase in light traffic. However, there are no buildings on the Common Bank Works site at the present time and it is considered that the majority of industrial uses would require some buildings on the site, which would require planning permission. Therefore, although the current situation is noted it is not considered that the improvement in highway matters is sufficient to outweigh the planning objections to the principle of offices on the site.

Accessibility

Policy 1b of the JLSP requires development to have high accessibility for all walking, cycling and public transport. The proposed development would have low accessibility (an accessibility score of 8 has been calculated using Table F – Accessibility Questionnaire of the adopted SPG Access and Parking). The Design and Access Statement does not proposed appropriate measure to increase accessibility by alternative modes to the car. The proposed development does not therefore the conform to Policy 1b of the JLSP.

Special circumstances

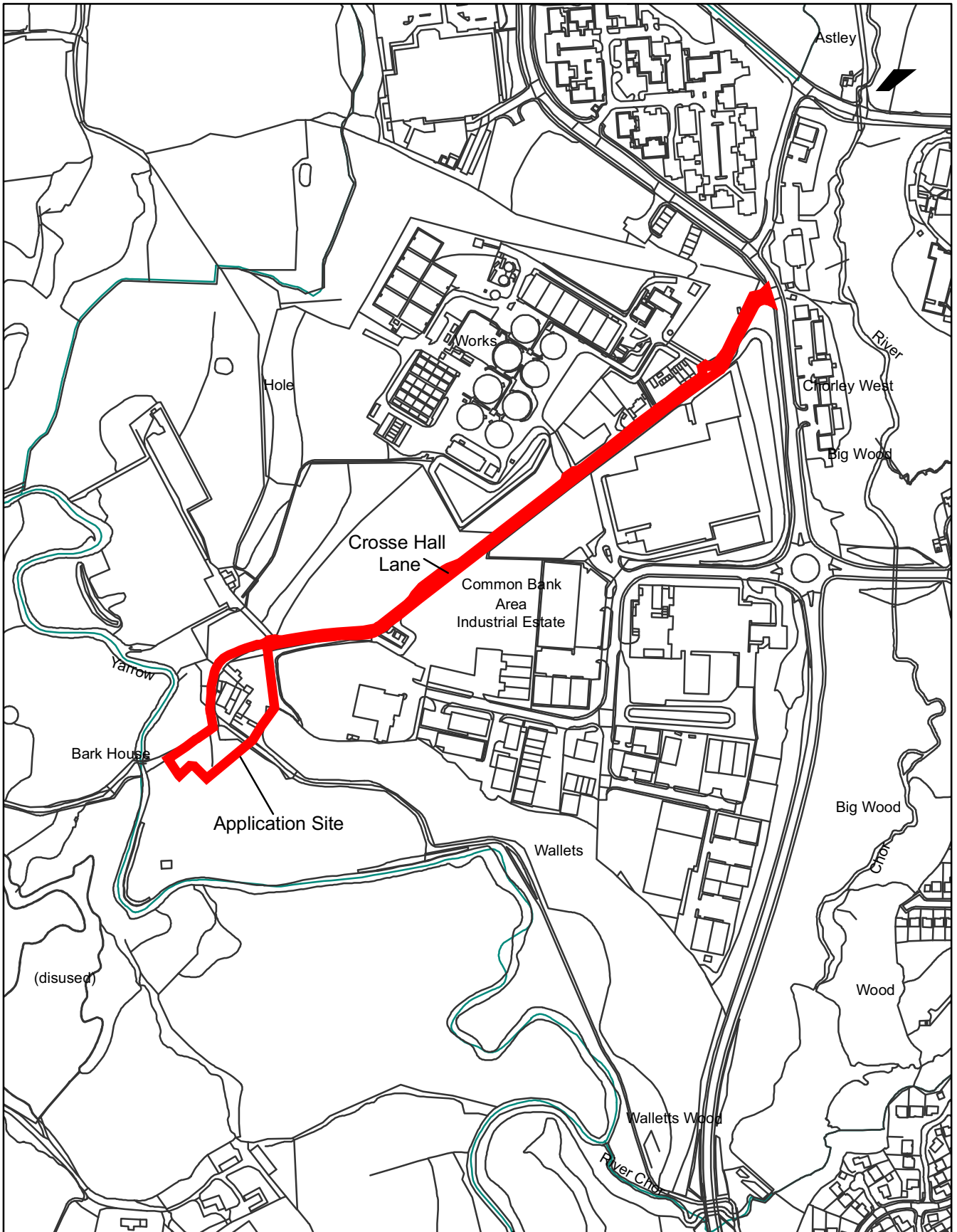
The applicant argues that the proposals will make traffic improvements to Common Bank Lane by removing HGV traffic to the lawful B2 use on the Common Bank Works site at the bottom. However, it is considered that the traffic created by any new development must be taken into account, as must the appropriateness of the proposed development in line with current policy. The applicant argues that the office development is an essential first stage to the proposals, providing the opportunity and resources for the construction of the industrial access road, however, there is no justification accompanying the application as to why the office development is required to facilitate the new access road.

Conclusion:

The applicant has put forward special circumstances in support of the application, that the office development proposed would provide the opportunity and resources for the construction of an internal industrial road from the applicants existing plant hire site down to the Common Banks Works site (the former Bleach Works site). This would mean HGVs no longer have to access the site via Common Bank Lane, a narrow lane that is also a public footpath. However, whilst these circumstances are noted, it is not considered that they are sufficient to overcome and outweigh the objections raised to the principle of the development in terms of PPS6, Policy 1 and 17 of the JLSP and EM9 of the Local Plan. The application is therefore recommended for refusal.

Recommendation: Refuse Full Planning Permission**Reasons**

1. Offices are a main town centre use as defined in PPS6. The applicant has failed to demonstrate that the proposals satisfy all the considerations as set out in paragraph 3.4 of PPS6 in terms of the sequential test. It is not considered that the special circumstances put forward by the applicant outweigh the need to satisfy these considerations.
 2. The proposal is not located within or adjoining a town centre, or at a transport hub or public transport corridor. Policy 17 of the adopted Joint Lancashire Structure Plan 2001-2016 (JLSP) states that where capacity is not available at these locations, major office development should be located in accordance with the development framework set out in Policy 1 of the JLSP. The proposed development would have low accessibility (calculated using the Accessibility Questionnaire of the adopted SPG Access and Parking) and the scheme does not propose appropriate measures to increase accessibility by alternative modes to the car. The development does not therefore conform to Policy 1b or Policy 17 of the JLSP or Policy EM9 of the adopted Chorley Borough Local Plan Review specifically criteria (a) and (b). In sufficient justification has been put forward by the applicant to outweigh these policies.
 3. The applicant has failed to demonstrate that protected species, namely bats, are not present on the site and will not be affected by the proposed development. The proposals are therefore contrary to PPS9 which states appropriate surveys should be completed and any necessary measures to protect the species should be in place before permission is granted. The proposals are therefore contrary to PPS9 and EP4 of the adopted Chorley Borough Local Plan Review.
-



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Application Number:
07/00703/FULMAJ

Grid Ref:
E: 356372
N: 417381

Scale:
1:5,000

Agenda Item No.
A. 2

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Item A.3	07/00818/REMMAJ	Permit Full Planning Permission
Case Officer	Mr Andy Wiggett	
Ward	Chorley South East	
Proposal	Reserved matters application for a revised scheme of the reserved matters approved under reference 06/00077/REMMAJ dated the 26 July 2006 for the construction of residential development comprising 56 dwellings, open space and associated infrastructure pursuant to outline planning permission reference 04/01457/OUTMAJ	
Location	Land 105m South East Of 1 Little Carr Lane Chorley	
Applicant	Mr John Jackson	
Proposal	<p>This application relates to a series of minor amendments to the approved reserved matters application for 56 dwellings on land at Little Carr Lane Chorley. The site extends to 1.29ha adjacent to Little Carr Lane and is roughly triangular in shape. The site was previously part of the land adjoining the former Vertex Training and Conference Centre and is accessed down the access road to the training centre. Construction of the dwellings is well underway and started at the front of the site with the 3 storey apartment blocks which are largely complete and is moving down the site where development has yet to commence. The amendments concern making the plans for the apartments consistent, substituting house types on two plots at the rear of the site where it fronts onto the training centre access road and removing balconies from the St James house type and adding Juliette balconies to the French windows. The finished floor levels have been reduced and fences and adjusted on plots adjacent to the substituted house plots.</p>	
Background:	<p>Planning permission was granted in outline in 2004 for the development and was concerned to have the development of short terraces of 2 and 2 1/2 storey houses beyond the apartments laid out around a central public space with the front elevations orientated towards it. The main doors and windows contribute to a traditional street scene and provide for natural surveillance of the public areas.</p>	
Policy	<p>In the Local Plan GN5 – Building Design HS4 – Design and Layout of Residential Developments</p>	
Planning History	<p>The only applications of immediate relevance are the outline permission 04/01457/OUT and the current reserved application the subject of these amendments.</p>	
Consultations	<p>The Parish Council have not commented.</p> <p>Neighbourhood Quality Team – Have requested that a condition be attached to deal with noise protection from the adjacent factory site and pumping station.</p>	

Representations None received

Applicants Case

The changes are considered necessary to ensure the effectiveness of the scheme.

Assessment

The proposals are minor changes to the approved development and will have no impact on the design concept of the scheme as negotiated at the reserved matters stage. The house type substitutions will use house types used elsewhere in the layout and the removal of the projecting balconies and replacement with Juliette balconies will mirror those used on other house types. The other changes are minor technical changes to bring the drawings into line with working drawings used during construction. The noise protection issue was not raised on the original reserved matters application and to impose it now would be not be reasonable considering that it would not apply to the other dwellings which make up a short terrace of six dwellings, the substitution being the end one.

Conclusion: The proposal is accordingly recommended for approval. The changes are minor, have no impact on nearby residents and will be consistent with the design concept for the whole estate.

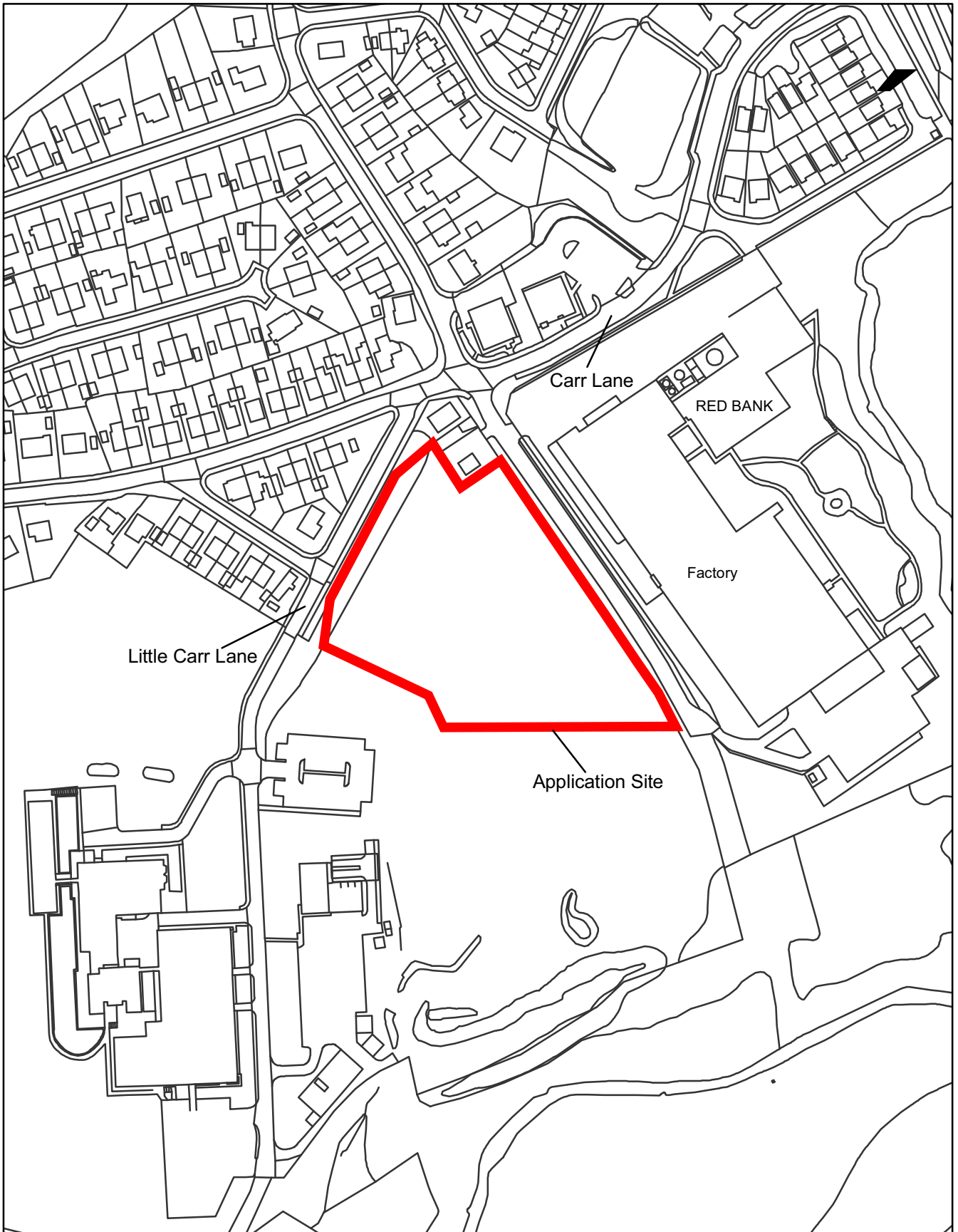
Recommendation: Permit Full Planning Permission Conditions

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

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



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Application Number:
07/00818/REMAJ

Grid Ref:
E: 358942
N: 416020

Scale:
1:2,500

Agenda Item No.
A. 3

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Item A.4	07/00868/FULMAJ	Permit (Subject to Legal Agreement)
Case Officer	Mr Andy Wiggett	
Ward	Clayton-le-Woods North	
Proposal	Demolition of existing dwelling and development of 18no. residential dwellings .	
Location	605 Preston Road Clayton-Le-Woods Chorley PR6 7EB	
Applicant	Wainhomes Developments Ltd	
Proposal	<p>The application relates to the demolition of no. 605 Preston Road and the erection of 18 Dwellings on the cleared site. The application will create a new improved access out onto Preston Road.</p> <p>The application site was the large garden of a dormer bungalow. To the north is a large residential care home and to the south a site with planning permission as the last phase of a business park which currently extends behind the site.</p> <p>As part of the proposal 30% affordable housing will be provided which equates to 5 units. The affordable housing will be on the basis of a mix of shared ownership and social rented property with the Great Places Housing Association acting as partners.</p> <p>The proposal utilises 10 different two storey dwelling types at a density of 26 dwellings per hectare. All but four will be detached.</p>	
Policy	<p>Planning Policy Statement 3: Housing</p> <p>Regional Spatial Strategy Policy DP1- economy in the Use of Land and Buildings Policy DP3 – Quality in New Development Policy UR7 – Regional Housing Provision Policy UR9 – Affordable Housing</p> <p>Joint Lancashire Structure Plan Policy 7 – Accessibility and Transport Policy 12 – Housing Provision SPG – Access and Parking</p> <p>Chorley Borough Local Plan Review Policy GN1 – Settlement Policy- Main Settlements Policy EP9 – Trees and Woodlands Policy HS4 – Design and Layout of Residential Developments Policy TR1 – Major Development – Tests for Accessibility and Sustainability Policy TR4 – Highway Development Control Criteria Policy TR18 – Provision for Pedestrians and Cyclists in New Development Managing Housing Land Explanatory Note July 2007</p>	

Planning History **03/00519/OUTMAJ** – Outline application for demolition of existing dwelling and redevelopment for residential – Withdrawn
04/00481/OUTMAJ – Outline application for demolition of existing dwelling and redevelopment for residential - Withdrawn

Consultations Lancashire County Council Planning –
 Considers the proposal to conform to Structure Plan Policy

Clayton-le-Woods Parish Council –

Repeat their objections to development on the site on traffic grounds. Traffic exiting onto the A6 Preston Road, opposite to another housing estate and close proximity to roundabout and traffic island.

Director of Streetscene Neighbourhoods & Environment –

Wishes the application to be conditioned to require a desk top study with regard to land contamination issues.

Chorley Community Safety Partnership –

No observations to make.

Representations 5 letters of objection have been received raising the following points:-

- Traffic/highway safety implications
- Loss of privacy following felling of trees on the site
- Congestion caused by car parking in connection with the nearby school
- Loss of amenity to area resulting from felling of mature trees

Applicants Case

- The application is on previously developed land in a highly sustainable location
- The design of the scheme is appropriate for this location and takes into account the need to preserve the amenity of neighbours
- The proposals conform to the policies of the adopted development plan including GN1
- Planning permission can be granted in the knowledge that no unacceptable harm will arise to residential amenity and that the appearance and character of the area will benefit from the proposed development
- The development will provide five affordable houses to meet the Council's policies to deal with the shortage of such housing

Assessment

Principle of Developing the Site

PPS3 stresses that the use of previously developed land should be maximised. Previously developed land (brownfield land) is defined in PPS3 and includes curtilages of land that is occupied by a permanent structure. The application site, therefore, comes within this definition and the use of the site for residential purposes is acceptable in principle as confirmed by the Strategic

Planning Authority.

Highway Issues

Although the Highway Authority have not formally objected to the development there are highway issues which need attention. Firstly, there is the need to achieve adequate visibility along Preston Road from the new access. The 'Manual for Streets' suggests that for a road such as this, there should be a visibility distance along Preston Road of 56m, however, there is a bus stop and shelter to the south of the access point which impedes this visibility and will thus have to be relocated. This can be achieved by condition and covered by the necessary S278 agreement with Highway Authority.

In terms of internal layout the length of the cul-de-sac has given rise to a problem of access for refuse vehicles. The length that both residents and refuse collectors would have to walk exceeds the recommended distances set out in 'Manual for Streets' and the turning head will have to be modified to include paved overrun areas to allow a refuse vehicle to travel down the cul-de-sac and turn safely. This will be dealt with by condition in the absence of an amended plan.

A number of objectors have raised the issue of highway safety with regard to the scheme but there is no evidence to conclude that the use of the new access will result in any unacceptable problems as there already exists a pedestrian refuge.

The site is within the settlement of Clayton-le-Woods and is located close to schools, shops and good public transport routes. The location of the site is considered to be sustainable and as such is acceptable.

Housing Provision

The proposal involves the erection of 18 new dwellings and in accordance with the Council's Managing Housing Land Explanatory Note, a minimum provision of 30% affordable/special needs housing is required on schemes of 15 or more dwellings.

The applicant has put forward in the supporting statement that 5 houses will be affordable units. The offer is for half rented accommodation and half shared equity and could be 2,3 or 4 four bedrooomed units. A Housing Association would manage this part of the proposal. The Council's Strategic Housing Section have not objected to this.

Impact on the Character of the Area

Objectors to the application have expressed their concern at the loss of trees which were in the garden of the original bungalow and have been felled presumably as part of site preparation works. None of the trees were protected and some on the perimeter of the site are shown as remaining. This is a mixed use area and the site has a large residential care home to the north and to the west and south there is a business park with buildings standing in landscaped grounds. The development of the site for residential purposes will not detract from the character of the area to any extent as the houses will be two storey with a variety of

styles which reflects that there is no one predominant design to be found in the area. There will be the need for a landscaping scheme to be prepared and implemented. As part of this it is recommended that the 1.8m perimeter wall indicated to the north of the site entrance be set back by a metre and the hedge, which is a feature of this part of Preston Road, be continued across that part of the site in front of the wall.

Conclusion: It has been established that the principle of developing the site for residential purposes is acceptable. The layout, with amendments, is considered acceptable in terms of highway safety and it is not considered that the proposal will adversely affect the character of the area or create an incongruous development. The development is different in character to that to be found to the north of the site but immediately to the south of it will be the offices allowed as the last phase of the Clayton Green Business Park. The housing scheme, therefore, is at the point where this change of urban form takes place.

**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 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 buildings have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out using the approved external facing materials.

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

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

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

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

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

5. The development hereby permitted shall not commence until the applicant has submitted to and had approved in writing by the Local Planning Authority a desk top study, site walkover and risk assessment.

Reason: In the interests of safety and in accordance with Policy EP16 of the Adopted Chorley Borough Local Plan Review

6. Before development commences a scheme indicating the removal and relocation to an agreed position, of the bus stop and shelter to the south of the proposed access into the site on Preston Road shall be submitted to and agreed in writing by the Local Planning Authority in consultation with the Highway Authority. The works shall be carried out prior to the opening of the new access.

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

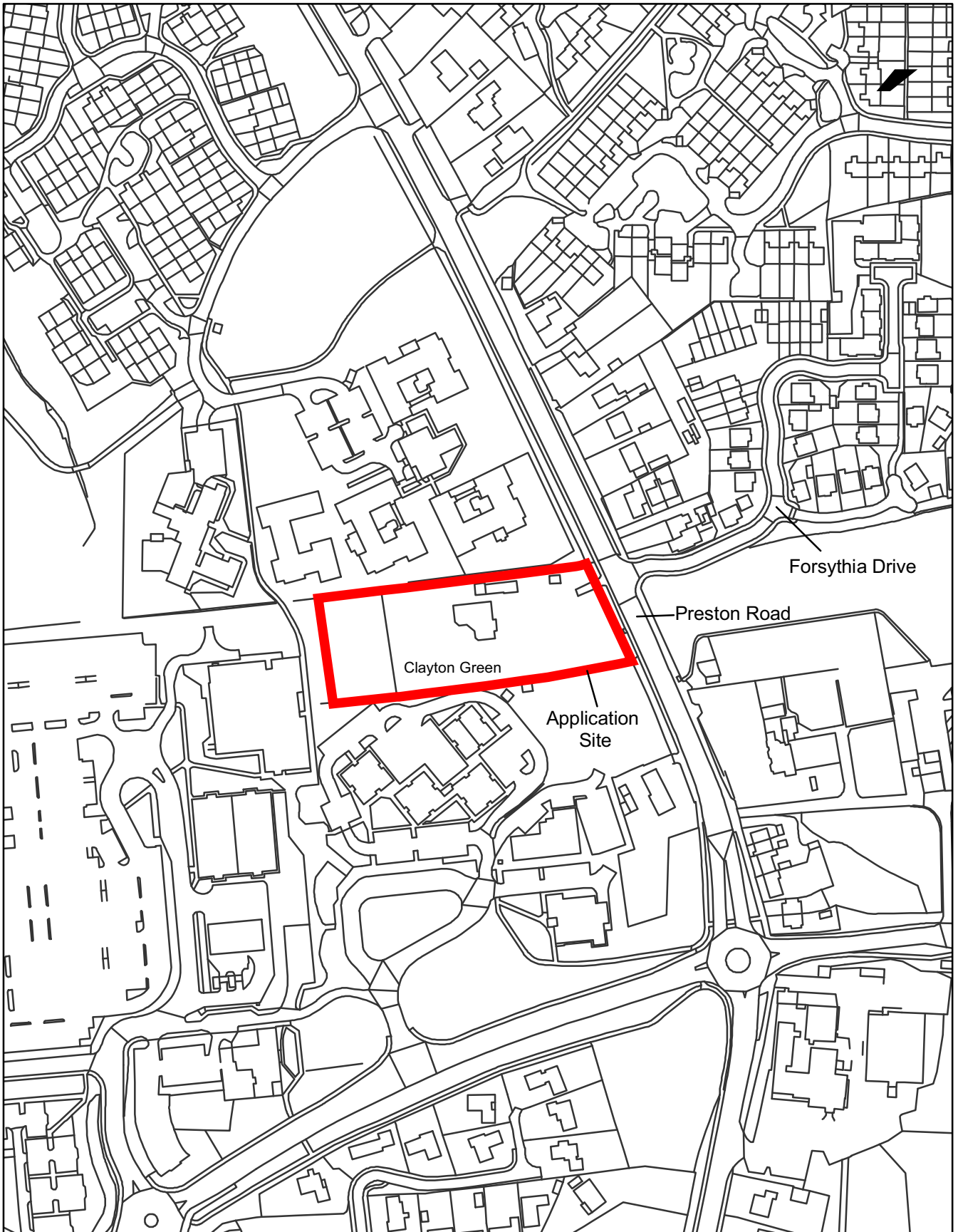
7. Notwithstanding the submitted plans, before development commences a scheme showing paved swept areas capable of allowing for the turning of refuse vehicles at the turning head to the cul-de-sac shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented before the occupation of the first dwelling on the site.

Reason: Vehicles reversing to and from the highway are a hazard to other road users and in accordance with Policy TR4 of the Adopted Chorley Borough Local Plan Review.

8. Notwithstanding the submitted plans, the perimeter wall to the north of the site entrance on plot 18, should be set back by a metre and a hedge planted at the rear of the footway of the same species as that along the remainder of the site frontage.

Reason: In the interests of the visual amenity of the area and in accordance with Policy Nos. GN5 and HS4 of the Adopted Chorley Borough Local Plan.

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Application Number:
07/00868/FULMAJ

Grid Ref:
E: 357762
N: 423733

Scale:
1:2,500

Agenda Item No.
A. 4

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Item A.5	07/00902/OUTMAJ	Permit Outline Planning Permission
Case Officer	Caron Taylor	
Ward	Euxton South	
Proposal	Outline application for the erection of new community fire station,	
Location	Fire Training Centre Washington Hall Washington Lane Euxton Chorley	
Applicant	Mr C Kenny	
Proposal:	The application is an outline application for the erection of a new community fire station, with all matters reserved apart from access.	
Background:	The application site forms part of Washington Hall, Lancashire Fire and Rescue Service International Training Centre, bounded on the North and East sides by Washington Lane and on the West and South Sides by West Way. The site is currently occupied by the fire appliance garage for the International Fire and Rescue Training Centre, which would be demolished to make way for the new Community Fire Station.	
Planning History:	The site has an extensive planning in relation to its use as a training centre.	
Planning Policy:	PPG2: Green Belts DC1: Development in the Green Belt DC6: Major Developed Sites in the Green Belt	
Consultations:	<u>LCC Highways</u> The Highways Section and the Traffic Section have no comments to make. <u>Planning Policy</u> Have no objection providing it meets the criteria of Policy DC6. <u>United Utilities</u> Have no objection subject to conditions. <u>Environment Agency</u> Request a condition be applied. <u>Coal Authority</u> Standing Advice.	
Representations:	<u>Euxton Parish Council</u> Wishes to support the application.	
Applicants Case:	Lancashire Fire and Rescue Service (LFRS), as part of a major programme of providing improved fire and rescue services to the Chorley community have identified the site for a new Community	

Fire Station. This identification is as a result of a detailed assessment of areas of risk within the community.

Providing the service from this new location will enable LFRS to achieve response standards as detailed in their Integrated Risk Management Plan by moving the station into the centre of the 80,000 population it serves, from its current site on Weldbank Lane.

The current Fire Station is unsuitable for use as a Community Fire Station with poor accessibility, over-sized appliance bays and insufficient space for community related uses including facilities for training.

The Community Fire Station will be used to house two fire fighting appliances, one special appliance and their crews. It will also be used as a base for work promoting fire safety. It is intended that a community room would be included in the building which will accommodate groups of up to around 40 people and will be used to continue and enhance the promotion of fire safety messages as well as being available for community groups for meetings, seminars and training programmes.

LFRS avoid the use of audible warnings on vehicles unless it is deemed necessary to warn others of their presence. In particular, outside peak traffic hours they will only be used if required to indicate danger to others; in normal circumstances at quiet times it would not be necessary to use audible warnings.

Although only an outline application, including access it is intended that the new community fire station will be two storeys high and so reflect the massing of the existing buildings at Washington Hall. The height of the building will depend on the type of construction adopted but it is likely to be between 10m and 12m with the appliance storage facility being approximately 10m in height. The latter will replace an existing storage garage that is nearing the end of its economic life and is completely unsuited to the storage of modern fire fighting appliances.

Access onto and exit from the site will be via the existing site from Washington Hall onto Westway.

Assessment:

Green Belt

Policy DC1 of the adopted Chorley Borough Local Plan Review reflects Government guidance in PPG2: Green Belts. It states that the construction of new buildings inside a Green Belt is inappropriate unless it is for a number of purposes it lists. One of these is the limited infilling or redevelopment of existing major developed sites identified in adopted local plan, which meet the criteria in paragraph C4 of Annex C to PPG2. These criteria are reiterated in Policy DC6 of the Local Plan, which covers Major Developed Sites in the Green Belt.

The criteria such development in the Green Belt should meet are:

- a) the proposals does not have a materially greater impact than the existing use on the openness of the Green Belt and the purposes of including land in it;
- b) the development is in scale and keeping with the main features of the landscape and has regard to the need to integrate the development with its surroundings, and will not

- be of significant detriment to features of historical or ecological importance;
- c) the development does not exceed the height of the existing buildings;
and in the case of infill:
 - d) the proposal does not lead to a major increase in the developed portion of the site, result in a significant additional impact on the surrounding countryside or give rise to off-site infrastructure requirements.

The application site is identified in the Local Plan as a Major Developed Site in the Green Belt. Therefore, the redevelopment of such sites can be appropriate providing these safeguards are met and the openness of the Green Belt is maintained.

Although this is only an outline application for the principle of the development including access, an idea of the scale of the proposals has been provided. It is intended that there will be two buildings; the Community Fire Station itself with a floor area of approximately 1300m², including appliance bays, space for community use and fire station operational facilities, which will be two story's high, and a new vehicles storage facility of approximately 1700m² approximately 10m high replacing an existing vehicle garage.

It is considered that the application is acceptable in terms of Green Belt policy. Although there are two buildings proposed on the site, an existing large storage garage will be demolished and it is not considered that there will be greater impact on the openness of the Green Belt and the purposes of including land in it, than exists on the site at present and the scale of the development is in keeping with the main features of the landscape.

The proposed new Community Fire Station will be two-storey in height, but the existing storage garage to be demolished that it will replace is taller than an average single-storey building due to the height of the appliances it houses. In addition there are several existing buildings on the site, which will still exceed the height of buildings now proposed, most notably the Forensic Science Service building directly opposite the site and the main building of the Fire and Rescue Headquarters. The siting will be on the same area of the site as the existing storage building.

Therefore it is considered that the proposals comply with the criteria for Major Developed Sites in the Green Belt, policy DC6 of the Local Plan and PPG2.

Neighbour Amenity

The proposals will not have a detrimental impact on neighbour amenity as the nearest buildings being on Astley Village over 180m away, separated by significant landscaping and on the other side of Westway.

Highways

Access to the new proposals will be from the existing junction onto Westway. The applicants state that emergency traffic lights controlled from the fire station could be installed on Westway to allow unimpeded exit for the fire appliances when attending an emergency through a section 278 agreement. However, LCC

Highways have no objection the proposal as stands as they consider the existing junction is sufficient for the proposals.

Conclusion:

The principle of a new Community Fire Station is considered acceptable. It complies with PPG2, and DC6 of the Local Plan in that it will not have a materially greater impact than the existing use of the site and is in keeping with the scale and height of the existing buildings. In addition, although buildings will cover a larger area, it will not be a significant increase in relation to the size of the site as a whole. There is no Highways objection to the existing access being used. Therefore, the application is recommended for approval.

Recommendation: Permit Outline Planning Permission Conditions

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

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

2. 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.

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

Reason: To prevent pollution of the Water Environment.



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Application Number:
07/00902/OUTMAJ

Grid Ref:
E: 356727
N: 418815

Scale:
1:2,500

Agenda Item No.
A. 5

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Item A. 6 **07/00934/REMAJ** **Permit (Subject to Legal Agreement)**

Case Officer **Mr David Stirzaker**

Ward **Chorley North East**

Proposal **Reserved Matters application for the demolition of Talbot Arms Public house and Residential Development (19No Units) .4Ha**

Location **Land East Of The Talbot Arms And South Of Botany Brow Works Mason Street Chorley Lancashire**

Applicant **Primrose Holdings**

Proposal This reserved matters application is for the residential development of land at Botany Brow, Chorley. The site includes the Talbot Arms pub, which is to be demolished. The residential development comprises of 19 properties comprising of a block of 7 no. apartments fronting onto Botany Brow and a mix of 12 detached, semi-detached and terraced properties within the site which comprises of a mix of two and three storey properties.

Background This site was granted outline planning permission in 2005 (05/00796/OUTMAJ) and also benefits for the most part from being designated under Policy No. HS7 as a site suitable for residential development. The outline planning application was submitted as a means of securing the principle of developing the site to include a small additional portion of land not included under the Policy No. HS7 designation.

Planning Policy The site is located within the main settlement area of Chorley hence the proposals will therefore need to comply with Policy 7 (Parking Standards) of the Joint Lancashire Structure Plan and the pertinent policies in the Chorley Borough Local Plan Review which are as follows: -

GN5 - Building Design
 EP4 - Species Protection
 EP18 - Surface Water Run-Off
 EP19 - Development and Flood Risk
 HS4 - Design & Layout of Residential Developments
 HS7 - Redevelopment for Housing
 HS21 - Playing Space Requirements
 TR4 - Highway Development Control Criteria
 PPS3 - Housing
 SPG - Playspace Provision

Planning History Ref No. 05/00796/OUTMAJ - Outline application for residential development (Permitted)

Ref No. 07/00294/REMAJ - Reserved Matters application for the demolition of Talbot Arms Public house and the erection of 16 residential units (Withdrawn)

Consultations

The **Director of Streetscene, Neighbourhoods and Environment Directorate (Environmental Health)** suggests a condition requiring the applicant to undertake an assessment to identify any potential sources of contamination on the land. This matter is covered by virtue of such a condition attached to the outline planning permission (05/00796/OUT).

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

LCC (Strategic Planning) raise no objections.

LCC (Archaeology) suggest a building recording condition.

The **Environment Agency** reiterate previous comments in relation to 07/00294/REMMAJ in suggesting that the developer considers the use of Sustainable Urban Drainage Systems.

LCC (Ecology) state that no favourable determination of the application can be made until a bat survey has been submitted.

Representations

To date, no representations have been received from local residents. If any are received following this report, they will be reported in the addendum.

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 principle of the residential development of this site has already been established by virtue of its allocation under Policy No. HS7 and the wider reaching outline approval in 2005 (Ref No. 05/00796/OUT). The application is therefore in principle acceptable.

Design and the Character of the Area

The design of the development has been amended since the earlier withdrawn application (07/00294/REMMAJ) and now includes an apartment block fronting onto Botany Brow, in part on the footprint of the existing 3 storey pub, which has fallen into a state of disrepair suffering recent fire damage and vandalism. The existing building is to be demolished to help facilitate the residential redevelopment of the site. The amount of landscaping within the site has also been significantly improved.

The apartment block is a substantial building although from the front it will read as a pair of semi-detached properties by virtue of the window distribution and ground floor door positions. The apartment building contains detailing to provide sufficient visual interest and is also set back at least 8m from the highway enabling the provision of an area of landscaping in the intervening space. The site frontage will be bounded by a low wall and railings as will the opposite side of the access.

The dwellings comprise of two and three storey properties set out in a courtyard style. The dwellings at the rear of the site facing east utilise varying ridge heights with three storey in the centre and two storey on either side, as do those facing south thus creating an interesting mix of dwelling types in terms of design and scale. The two properties (plots 1 & 2) facing north are a pair of more traditional semi-detached properties, one with an attached garage, the other with a separate detached garage.

The locality comprises of a diverse mix of dwelling and building types. Opposite the site is the substantial Initial industrial site, which dominates the roundabout junction. A row of traditional red brick terraced houses then runs along the eastern side of Botany Brow in a northerly direction and on application site side of the road to the north are further smaller existing industrial units and a motor vehicle workshop/garage with the Daisy Fold development bounding the northwestern parts of the site. To the south of the site is St Peters C of E Junior School which is open in character where it bounds the site by virtue of its car park and to the east, the land slopes down towards the M61.

The density of the development is in line with PPS3 objectives and the development will have its own character and identity whilst the apartment block fronting onto Botany Brow will make a positive contribution to the character and appearance of the streetscene as will the intervening landscaped area by removing the somewhat ad-hoc road and footpath arrangement adjacent the existing pub. Given the diversity of the locality in streetscene terms, the design, layout and scale of the development is considered to be acceptable in terms of how it will integrate with the wider locality.

Whilst some trees are to be removed at the front of the site, the landscaped area in front of the apartment block should mitigate the loss of these trees.

In terms of the outward impact of the development, the site sits elevated when seen from the east wherein the most prominent views of the development will be achievable. The properties facing east are two and three storey in nature and have varying ridge heights, which helps to break up the overall massing of the development. In other respects, the attainable views of the site are from within the built up locality and it is considered that the development will not have a detrimental outward impact on the

character and appearance of the locality, especially given the current derelict state of the site.

It is considered that the development proposed accords with the objectives of the pertinent Planning Policies.

Residential Amenities

To the north and northeast of plots 1 to 4 are residential properties on Daisy Fold, the slab levels of which sit below those of the proposed dwellings. The Council's spacing standards require greater separation distances under such circumstances to ensure an acceptable level of amenity is maintained. Based on the proposed slab levels and the separation distances, it is considered that the position of the dwellings occupying plots 1 to 4 in relation to the existing properties (Nos. 1 to 4 Daisy Fold) will not result in detrimental harm to the living conditions of the occupiers of these properties. It should also be borne in mind that the properties occupying plots 2,3 and 4 are on the site of an existing industrial unit hence the outlook from properties on Daisy Fold should actually be improved.

With regards to the relationship between the apartment blocks and the existing terraced properties opposite on Botany Brow, there will be a separation distance of 27m, which again is considered to be sufficient to maintain existing amenity levels.

In terms of the internal relationships, the apartment blocks will be sited 12m from the rear garden of the property on plot 12 which is 2m more than the standard separation distance to take account of the apartment block being three storey in nature. The property on plot 8 has a restricted outlook from the front onto the side of the property on plot 9 at a distance of 6.2m. However, the dwelling has been designed with the main windows to the lounge and bedroom facing south where the immediate outlook is open hence this relationship is considered acceptable. In all other respects, the development meets with the Council's spacing standards.

Highways

Access to the site is to be provided off Botany Brow and the existing section of highway in front of the site of the Talbot Arms will be incorporated into the development and landscaped as a means of improving the current situation. The land in question will be the subject of a stopping up order, the agreement of which will have to be reached between the applicant and LCC (Highways).

In terms of parking provision, the levels proposed for the dwellings are in line with the adopted LCC standards. In relation to the apartments, 9 no. parking spaces are proposed. Given the site is in close proximity to the town centre and its bus and train stations, it is considered that the site is in a sustainable location hence the level proposed is deemed acceptable.

LCC (Highways) at outline stage sought the provision of a crossing to mitigate the additional traffic generated by the development. The final position of this will be agreed between the developer and LCC (Highways) and will be the subject of a Section 278 agreement.

Ecological Issues

LCC (Ecology) have commented that no favourable determination of the application can be made until a bat survey has been undertaken. This has been requested from the applicant and its contents will be reported in the addendum as will any further comments from LCC (Ecology) on the survey.

Conclusion

On the basis of the above, it is considered that the proposals accord with the objectives of the pertinent planning policies hence it is recommended that planning permission be granted subject to a Section 106 agreement to secure commuted sums towards the provision of off-site play space and towards the Kickstart initiative to help improve public transport provision.

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 51 of the Planning and Compulsory Purchase Act 2004.

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

Reason : To ensure and safeguard the recording and inspection of matters of archaeological/historic importance associated with the building and in accordance with Policy No. GN1 of the Adopted Chorley Borough Local Plan Review.

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

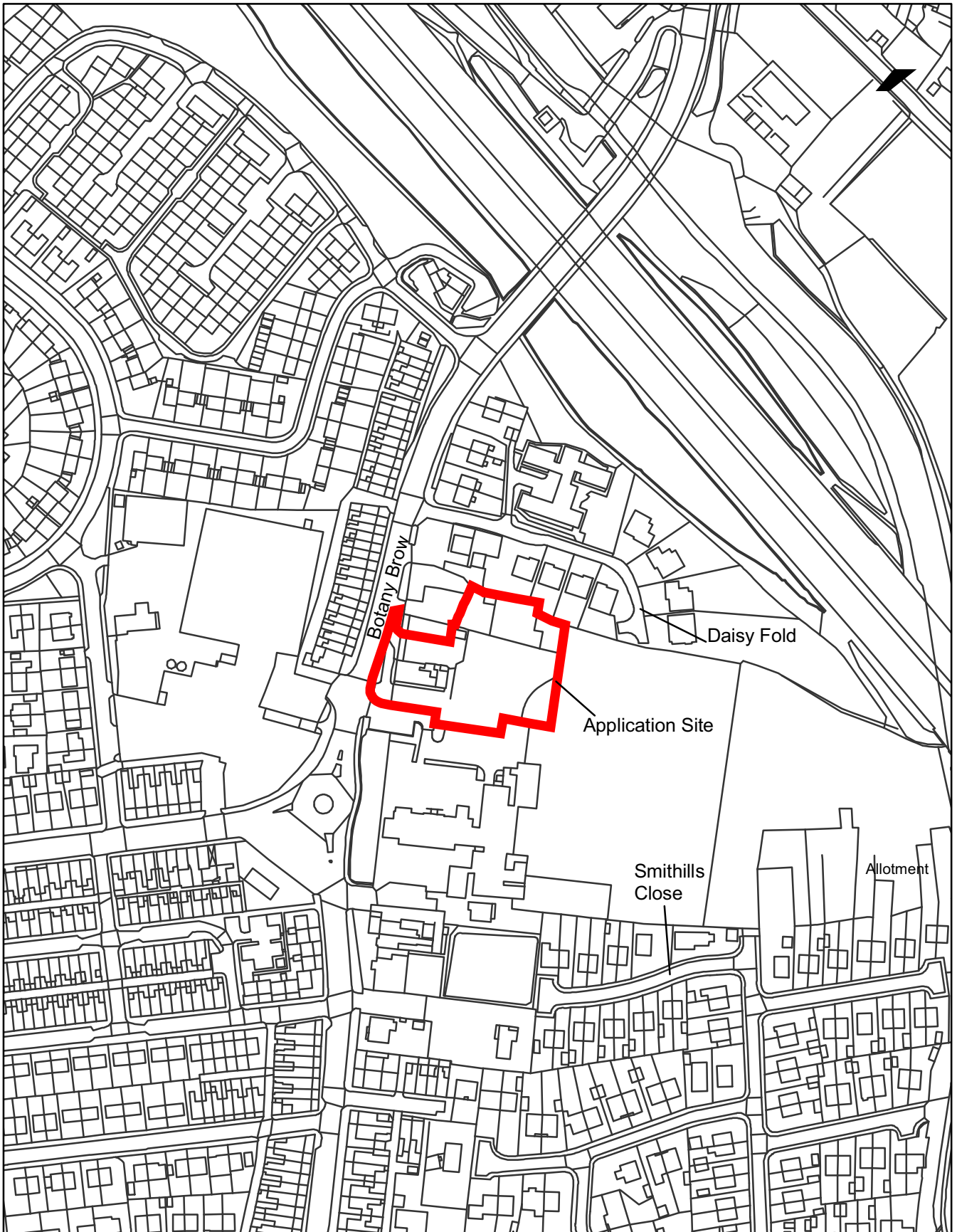
Reason: To protect the appearance of the locality, in the interests of the amenities of local residents and in accordance with Policy Nos. GN5 and HS4 of the Adopted Chorley Borough Local Plan Review.

6. The development hereby permitted shall not commence until a completed Section 278 Agreement under the Highways Act accompanied by a plan detailing the position agreed with Lancashire County Council of a pedestrian crossing has been submitted to and approved in writing by the Local Planning Authority and no dwelling or apartment shall thereafter be occupied until the pedestrian crossing has been provided and brought into operational use.

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

7. The development hereby permitted shall not commence until a completed Section 116 Agreement under the Highways Act for the stopping up of the land which is currently adopted highway in front of the proposed apartment building has been submitted to and approved in writing by the Local Planning Authority and no dwelling or apartment shall thereafter be occupied until the land in question has been stopped up in accordance with the approved site plan (Ref No. 0649:11 date stamped 13th September 2007) and landscaped in accordance with the approved scheme of landscaping required by condition no. 2 of this permission.

Reason: In the interests of ensuring a satisfactory form of development and in the interest of highway safety in accordance with Policy Nos. GN5, HS4 and TR4 of the Chorley Borough Local Plan Review.



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 Corporate Director (Business)
 Chorley Council

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Application Number:
07/00934/REMAJ

Grid Ref:
E: 359284
N: 418583

Scale:
1:2,500

Agenda Item No.
A. 6

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Item A.7	07/00998/FULMAJ	Permit Full Planning Permission
Case Officer	Mrs Nicola Hopkins	
Ward	Chorley South West	
Proposal	Proposed 24 No dwellings	
Location	Parcel 9 Land 106m East Of 74 Keepers Wood Way Chorley	
Applicant	Adactus Housing Group	

Proposal The proposal incorporates the residential development of one of the parcels of land which make up the Gillibrand Housing Development (known as Parcel 9). The proposal relates to the erection of 24 dwellings all of which will be affordable housing units.

The site is approximately 0.62 hectares in size and forms part of the wider residential development of the area. The development will consist of 10 two bedroom properties, six three bedroom properties and eight four bedroom properties. The two and three bedroom properties will be two storey in height whilst the four bedroom properties will be three storey in height. The development consists of detached, semi-detached and terraced properties.

Outline planning permission was granted at the site in 1997 for housing, outdoor play space, education facilities, local shopping and community building (96/00727/CB4)

Planning Policy **Planning Policy Statement 3: Housing**

North West Regional Spatial Strategy:

Policy DP1: Economy in the Use of Land and Buildings
 Policy DP3: Quality in New Development
 Policy UR7- Regional Housing Provision
 Policy UR9- Affordable Housing
 Policy ER5- Biodiversity and Nature Conservation.

Joint Lancashire Structure Plan 2001-2016:

Policy 7- Accessibility and Transport
 Policy 12- Housing Provision
 Policy 21- Lancashire's Natural and Manmade Heritage
 Supplementary Planning Guidance: 'Access and Parking'

Chorley Borough Local Plan Review 2003:

GN1- Settlement Policy- Main Settlements
 EP9- Trees and Woodland
 EP10- Landscape Assessment
 EP16- Contaminated Land
 HS4- Design and Layout of Residential Developments

TR1- Major Development- Tests for Accessibility and Sustainability.

TR4- Highway Development Control Criteria

TR18- Provision for Pedestrians and Cyclists in New Developments

Planning History

96/00727/CB4- Regulation 4 outline application for housing, outdoor play space, education facilities, local shopping and community building. Approved

98/00301/REM- Reserved matters application for site reclamation & erection of 505 houses; incl. garages, roads, sewers, public open space, play areas, landscaping, community centre & shop(s). Amend condition 8 of outline planning permission. Approved

There have been numerous applications relating to the parcels across the whole of the site and in particular other affordable housing parcels:

03/01380/FULMAJ- Erection of 13 houses (Phase 12). Approved

03/01381/FULMAJ- Erection of 18 houses (Phase 11). Approved

There is also an application for Parcel 8 which is reported elsewhere on this agenda:

07/00999/FULMAJ- Proposed 14No Dwellings. Pending consideration

Representations

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

- Loss of outlook
- Devalue properties
- Current road network cannot handle the traffic
- Overlooking and loss of privacy
- Lack of local services in the area
- Loss of light
- Create an overbearing impact
- Environmental impacts and risk of flooding

Consultations

Chorley Community Safety Partnership have no observations to make

United Utilities have made the following comments:

- A public sewer crosses the site and will not be permitted to build over it
- An access strip no less than 6 metres wide will be required for maintenance or replacement
- A diversion of the public sewer at the applicants expense may be required
- Deep rooted shrubs and plants should not be planted in the vicinity of the sewer
- The site should be drained on a separate system with foul drainage only connected to the foul sewer
- Surface water should discharge to the watercourse/ soakaway and may require the consent of the Environment Agency
- A separate metered supply will be required to each unit
- The applicant must undertake a complete soil survey as an when land proposals have progressed to a scheme design ie

development and results submitted along with a application for water.

The Director of Streetscene, Neighbourhoods and the Environment has made the following comments:

- The site falls within 50 metres of a former landfill site
- All development within 50metres of the Lawnwood Tip requires gas protection measures
- No development will be permitted within 10 metres of the Lawnwood site
- The proposed development will require incorporation of a comprehensive design to prevent the ingress of landfill gas

The Director of Strategic Planning and Transport (Lancashire County Council) has made the following comments:

- The development responds to a local affordable housing family need
- The proposed development is in accordance with the JLSP 'Parking Standards' and reflect a design led approach as identified in PPS3 paragraph 16
- Provision should be made for mobility impaired parking, motorcycles and bicycles
- Public Footpath 1 lies to the north of the site and it is important to assess the impact on it.
- Policy EM17 of the draft regional spatial strategy for the North West requires that all residential developments of 10 or more units should incorporate renewal energy production to provide at least 10% of the developments predicted energy requirements. It is considered that the 10% target should be met unless the applicant is able to demonstrate that this achievement is not possible
- It is considered that the proposal conforms with the Structure Plan

Lancashire County Council (Public Rights of Way) have made the following comments:

- It appears that a public right of way falls within the site
- It would therefore appear that a diversion will be required in order to complete the development
- Public footpaths must not be obstructed during the development or on the completion of the development
- It is the responsibility of the land owner to ensure that the necessary procedures are followed for the legal diversion of a public right of way
- The grant of planning permission does not constitute the diversion of a Public Right of Way

The Ramblers Association has made the following comments:

- It is unclear whether a public footpath falls with Parcel 9 and this should be cleared up prior to the commencement of the development.

The Environment Agency has made the following comments:

- The proposal is contrary to Policy EP16 of the Adopted Chorley Borough Local Plan Review
- The former use of the land was for landfill however the application is not supported by a contamination report
- Our objection would be overcome if it can be demonstrated

that any risk from contamination has been dealt with.

Lancashire County Council (Ecology) have made the following comments:

- There appears to be relatively few ecological concerns associated with the development
- Works during the bird breeding season should be avoided
- Maintaining and enhancing habitat connectivity within the application area and wider landscape needs to be addressed in the overall design for the development
- Opportunities should be maximised for building in beneficial biodiversity features
- Landscaping proposals should comprise of only native species

Assessment

The application site incorporates one of the remaining parcels of land which form part of the Gillibrand Housing Estate development. The principle of developing the site for housing was established with the grant of planning permission in 1997 (96/00727/CB4) and therefore the development, in principle, is considered to be acceptable.

The proposal incorporates the erection of 24 residential dwellinghouses all of which will be affordable and managed by Adactus Housing Group Ltd who are the applicants for the scheme. It has always been the intention, since the original grant of planning permission, that this site would accommodate affordable housing units and this site will aid in achieving the Council's affordable housing targets.

Concerns were raised with the originally submitted application and the impact of the development on the neighbours amenities. There are existing residential properties to the east (Lakeland Gardens), west (Ashwood Court) and south (Grundys Farm) of the application site. When the scheme was originally submitted it was considered that due to the siting of the properties the proposed development would adversely impact on the neighbours amenities. The proposed development did not accord with the Council's Approved Spacing Standards and as such would have resulted in loss of amenity to the detriment of the existing and future occupants. The agent for the application was made aware of this and the scheme was subsequently amended.

The proposed dwellinghouses have been resited to achieve greater distances between the proposed and existing dwellinghouses. Although the distances retained do not strictly accord with the spacing standards particularly in respect of the length of gardens retained it is considered that the amended scheme does accommodate space within the curtilage of each property which reduces the impact on the neighbours. The layout of the site produces issues in respect of providing residential accommodation and the necessary access to the site as the site is very constrained. In addition to this the properties on Lakeland Gardens are built very close to the site and do not accord with the Council's Spacing Standards. It is considered that the provision of affordable housing will make a valuable contribution to the needs of the Borough which outweighs the fact that the distances retained do not strictly accord with the Spacing Standards.

United Utilities have raised concerns in respect of the public sewer which crosses the site. Permission will not be granted to build over this sewer and as such an amendment to the scheme layout may be required or a diversion of the sewer. The agent for the application was made aware of this and it has been determined to divert the sewer. An application has been submitted to United Utilities in respect of this diversion.

Lancashire County Council's Public Rights of Way Officer has raised the fact that a Public Right of Way appears to cross the site and as such a diversion will be required in order to proceed with the application. The grant of planning permission does not constitute the diversion of a public right of way and the correct legal procedures will have to be undertaken to ensure the diversion if carried out. This will be attached as an informative.

In terms of design the proposal incorporates a mixture of two and three storey properties and will consist of detached, semi-detached and terraced properties. The majority of the three storey properties will be sited to the southern boundary of the site and the properties which will be viewed from Lakeland Gardens and Ashwood Court will be mainly two storey although 2 of the properties along the boundary with Lakeland Gardens will be three storey.

There is a slight slope across the site from the west of the site up to the east of the site although this slope is not significant. The properties on Lakeland Gardens are sited at a slightly higher land level than the application site. Due to the slight difference in land levels and the fact that sufficient garden lengths are retained on this element of the site ensures that the proposed development will not adversely impact on the amenities of the occupiers of Lakeland Gardens. There is a mix of dwelling types and sizes located across the Gillibrands Housing Estate and it is not considered the introduction of three storey properties in this location will adversely impact on the character of the area.

The application site is located adjacent to a former landfill site, the Lawnwood Tip, and as such there is the potential for the ingress of land fill gas. There are two gas venting stacks located to the northern boundary of the site which are visible on site. To prevent the ingress of landfill gas comprehensive design features will be required to be incorporated into the scheme and no development will be permitted within 10 metres of the stacks. It is considered that this is achievable and the scheme will not impact on the stacks adjacent to the site.

It was originally thought that there were two gas vents actually on the site however after speaking to the Council's Environmental Services Section they are not aware of any vents on the site.

The Environment Agency have raised concerns in respect of the fact that the site was formally a landfill and the risk of contamination. To alleviate their concerns a condition will be attached to the recommendation requiring the submission of a contamination survey which will be forwarded to the Environment Agency for comment

Conclusion

The principle of developing the site for housing was established in 1997 and this parcel was always proposed to accommodate

affordable housing. The scheme will achieve additional affordable housing for the benefit of the Borough and as such the scheme is considered 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.

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. 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.

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

Reason: To secure proper drainage and in accordance with Policy Nos. EP17 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 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.

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

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

9. 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.

10. No development shall take place until :

- a) a methodology for investigation and assessment of ground contamination has been submitted to and approved in writing by the Local Planning Authority. The investigation and assessment shall be carried out in accordance with current best practice including British Standard 10175:2001 "Investigation of potentially contaminated sites – Code of Practice". The objectives of the investigation shall be, but not limited to, identifying the type(s), nature and extent of contamination present to the site, risks to receptors and potential for migration within and beyond the site boundary;
- b) all testing specified in the approved scheme (submitted under a) and the results of the investigation and risk assessment, together with remediation proposals to render the site capable of development have been submitted to the Local Planning Authority;
- c) the Local Planning Authority has given written approval to the remediation proposals (submitted under b), which shall include an implementation timetable and monitoring proposals. Upon completion of the remediation works, a validation report containing any validation sampling results have been submitted to and approved in writing by the Local Planning Authority.

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 No. EP16 of the Adopted Chorley Borough Local Plan Review.

11. 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.

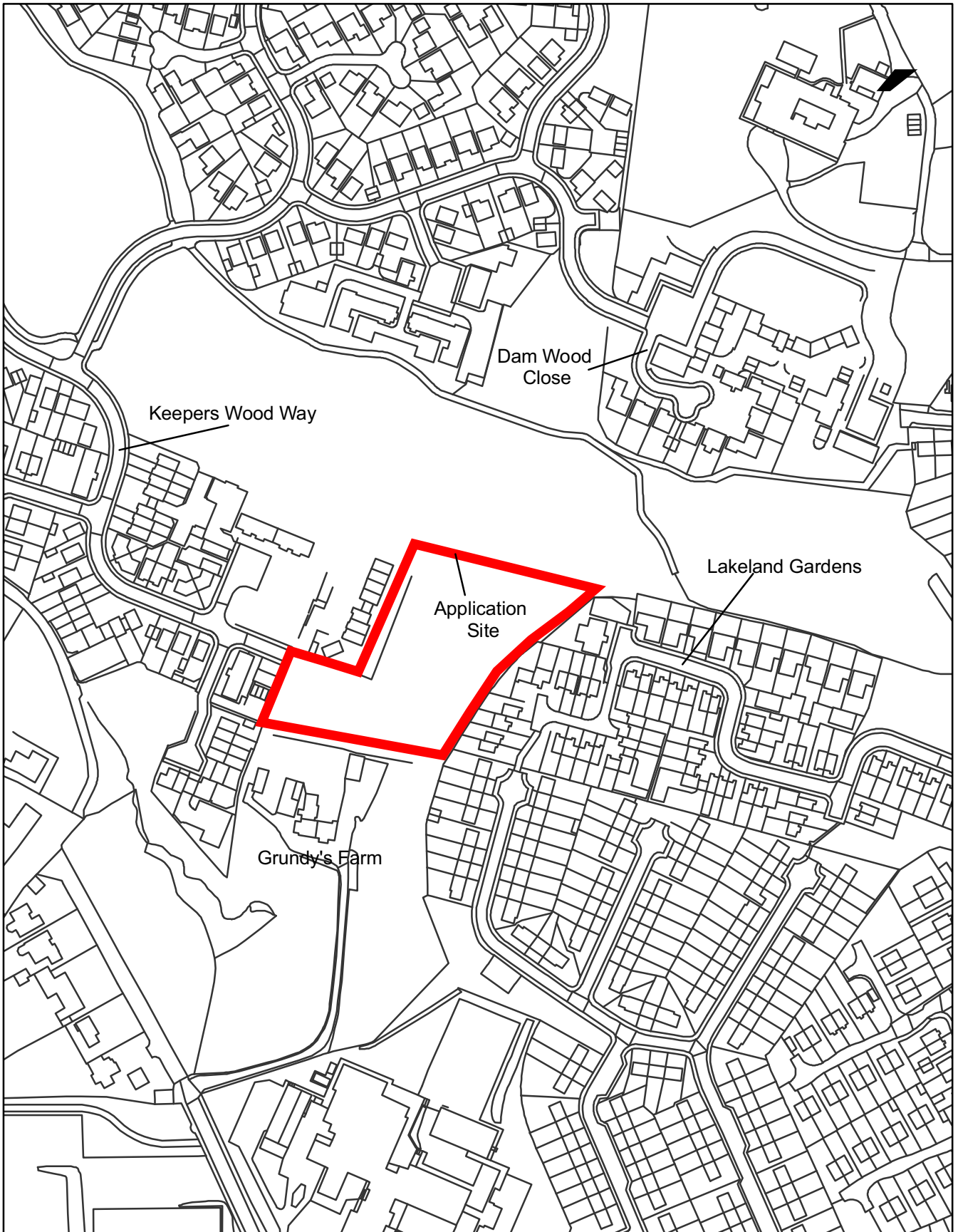
12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (Schedule 2, Part 1, Classes A to E), or any Order amending or revoking and re-enacting that Order, no alterations or extensions shall be undertaken to the dwelling(s) hereby permitted, or 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.

13. No development shall take place within 10 metres of the gas vent stacks to the north of the application site. Reason: In the interests of safety and in accordance with Policy EP16 of the Adopted Chorley Borough Local Plan Review

14. Before the development hereby permitted is first occupied details of the cycle parking provision shall be submitted to and approved in writing by the Local Planning Authority. The cycle parking provision shall be in accordance with the approved details.

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



Jane E Meek BSc(Hons) DipTP MRTPI
 Corporate Director (Business)
 Chorley Council

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Application Number:
07/00998/FULMAJ

Grid Ref:
E: 357181
N: 416490

Scale:
1:2,500

Agenda Item No.
A. 7

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Item A.8	07/00999/FULMAJ	Permit Full Planning Permission
Case Officer	Mrs Nicola Hopkins	
Ward	Chorley South West	
Proposal	Proposed 14No Dwellings	
Location	Parcel 8 Land 50m South Of 1 Folly Wood Drive Chorley Lancashire	
Applicant	Adactus Housing Group Ltd	
Proposal	<p>The proposal incorporates the residential development of one of the parcels of land, which make up the Gillibrand Housing Development (known as Parcel 8). The proposal relates to the erection of 14 dwellings all of which will be affordable housing units.</p> <p>The site is approximately 0.3982 hectares in size and forms part of the wider residential development of the area. The development will consist of 2 two-bedroom properties, 4 three-bedroom properties and 8 four-bedroom properties. The two and three bedroom properties will be two storey in height whilst the four bedroom properties will be three storey in height. The development consists of semi-detached properties.</p> <p>Outline planning permission was granted at the site in 1997 for housing, outdoor play space, education facilities, local shopping and community building (96/00727/CB4)</p>	
Planning Policy	<p>Planning Policy Statement 3: Housing</p> <p>North West Regional Spatial Strategy: Policy DP1: Economy in the Use of Land and Buildings Policy DP3: Quality in New Development Policy UR7- Regional Housing Provision Policy UR9- Affordable Housing Policy ER5- Biodiversity and Nature Conservation.</p> <p>Joint Lancashire Structure Plan 2001-2016: Policy 7- Accessibility and Transport Policy 12- Housing Provision Policy 21- Lancashire's Natural and Manmade Heritage Supplementary Planning Guidance: 'Access and Parking'</p> <p>Chorley Borough Local Plan Review 2003: GN1- Settlement Policy- Main Settlements EP9- Trees and Woodland EP10- Landscape Assessment EP18- Contaminated Land HS4- Design and Layout of Residential Developments</p>	

TR1- Major Development- Tests for Accessibility and Sustainability.

TR4- Highway Development Control Criteria

TR18- Provision for Pedestrians and Cyclists in New Developments

Planning History

96/00727/CB4- Regulation 4 outline application for housing, outdoor play space, education facilities, local shopping and community building. Approved

98/00301/REM- Reserved matters application for site reclamation & erection of 505 houses; incl. garages, roads, sewers, public open space, play areas, landscaping, community centre & shop(s). Amend condition 8 of outline planning permission. Approved

There have been numerous applications relating to the parcels across the whole of the site and in particular other affordable housing parcels:

03/01380/FULMAJ- Erection of 13 houses (Phase 12). Approved

03/01381/FULMAJ- Erection of 18 houses (Phase 11). Approved

There is also an application for Parcel 9 which is reported elsewhere on this agenda:

07/00998/FULMAJ- Proposed 24No Dwellings. Pending consideration

Representations

1 letter of objection has been received raising the following points:

- Loss of light
- Dust and noise
- Affect future resale of property

Consultations

The Director of Strategic Planning and Transport (Lancashire County Council) has made the following comments:

- The development responds to a local affordable housing family need
- The proposed development is in accordance with the JLSP 'Parking Standards' and reflect a design led approach as identified in PPS3 paragraph 16
- Provision should be made for mobility impaired parking, motorcycles and bicycles
- Policy EM17 of the draft regional spatial strategy for the North West requires that all residential developments of 10 or more units should incorporate renewable energy production to provide at least 10% of the developments predicted energy requirements. It is considered that the 10% target should be met unless the applicant is able to demonstrate that this achievement is not possible
- It is considered that the proposal conforms with the Structure Plan

The Director of Streetscene, Neighbourhoods and the Environment has made the following comments:

- The site falls within 50 metres of a former landfill site

- All development within 50metres of the Lawnwood Tip requires gas protection measures
- No development will be permitted within 10 metres of the Lawnwood site
- The proposed development will require incorporation of a comprehensive design to prevent the ingress of landfill gas

Assessment

The application site incorporates one of the remaining parcels of land which form part of the Gillibrand Housing Estate development. The principle of developing the site for housing was established with the grant of planning permission in 1997 (96/00727/CB4) and therefore the development, in principle, is considered to be acceptable.

The proposal incorporates the erection of 14 residential dwellinghouses all of which will be affordable and managed by Adactus Housing Group Ltd who are the applicants for the scheme. It has always been the intention, since the original grant of planning permission, that this site would accommodate affordable housing units and this site will aid in achieving the Council's affordable housing targets.

There is a significant slope across the site, which has recently been re-graded slightly although a slope does still exist. A plan has been submitted with the application detailing the current land levels and a separate plan details the proposed finished floor levels of the properties along with the height of the neighbouring residential properties.

The existing properties to the west of the site are three storey apartment blocks, which are located at a slightly lower land level than the application site. The ground floor windows of the apartments blocks are mostly obscured by the difference in land levels and the first and second floor windows achieve the required spacing standards, in respect of the proposed dwellinghouses located close to this boundary. As such it is not considered that the proposed development will adversely impact on the amenities of the occupiers of the apartments.

The properties to the east of the site are located at a higher land level than the application site and adequate space is retained between the proposed dwellinghouses and the existing dwellinghouses to ensure the amenities of the existing and future residents are retained.

In respect of the character of the area the proposal incorporates the erection of two and three storey properties all of which are semi-detached dwellinghouses. All of the properties along the southern boundary of the site, adjacent to the public footpath and area of open space, are three storey dwellinghouses. As this part of the site is the lowest area of the site and the fact that the neighbouring parcel of land accommodates three storey apartments ensures that three storey properties can easily be accommodated on this area of the site. Due to the variation of house styles and sizes within the area a mixture of two and three storey properties is considered to be acceptable within this location.

The application site is located adjacent to a former landfill site, the Lawnwood Tip, and as such there is the potential for the ingress of

land fill gas. There is a gas-venting stack located to the southern boundary of the site, which is visible on site. To prevent the ingress of landfill gas comprehensive design features will be required, to be incorporated into the scheme and no development will be permitted within 10 metres of the stack. The stack is located adjacent to the footpath and over 17 metres is retained between the dwellinghouses and the gas vent stack which is considered appropriate.

There are trees, which are protected by a Tree Preservation Order close to the application site. A tree report was submitted with the application, which confirms that the trees are actually located outside the application site although one of the trees does overhang the site and recommendations have been forwarded to ensure the continued protection of the trees.

Conclusion

The principle of developing the site for housing was established in 1997 and this parcel was always proposed to accommodate affordable housing. Although there is a significant slope across the site it is considered that the development can be accommodated on the site whilst ensuring the amenities of the future and existing residents are protected. The scheme will achieve additional affordable housing for the benefit of the Borough and as such the scheme is considered 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.

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. 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.

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

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

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

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

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (Schedule 2, Part 1, Classes A to E), or any Order amending or revoking and re-enacting that Order, no alterations or extensions shall be undertaken to the dwellings hereby permitted, or any garage, shed or other outbuilding erected (other than those expressly authorised by this permission).

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

8. The development hereby permitted shall only be carried out in conformity with the proposed building slab levels shown on the approved plans or as may otherwise be agreed in writing with the Local Planning Authority before any development is first commenced.

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

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

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

10. 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.

11. 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.

12. Prior to the commencement of the development the recommended tree works set out within the Report of Trees dated August 2007 (07.021-NE.doc) submitted with the application shall be undertaken. The work includes crown lifting the Sycamore Tree (reference T29) which overhangs the site to provide a 4 metre clearance from ground level.

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

13. Prior to the commencement of the development full detail of the proposed retaining wall shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the proposed siting of the wall and the external appearance. The works thereafter shall be carried out in accordance with the approved plans.

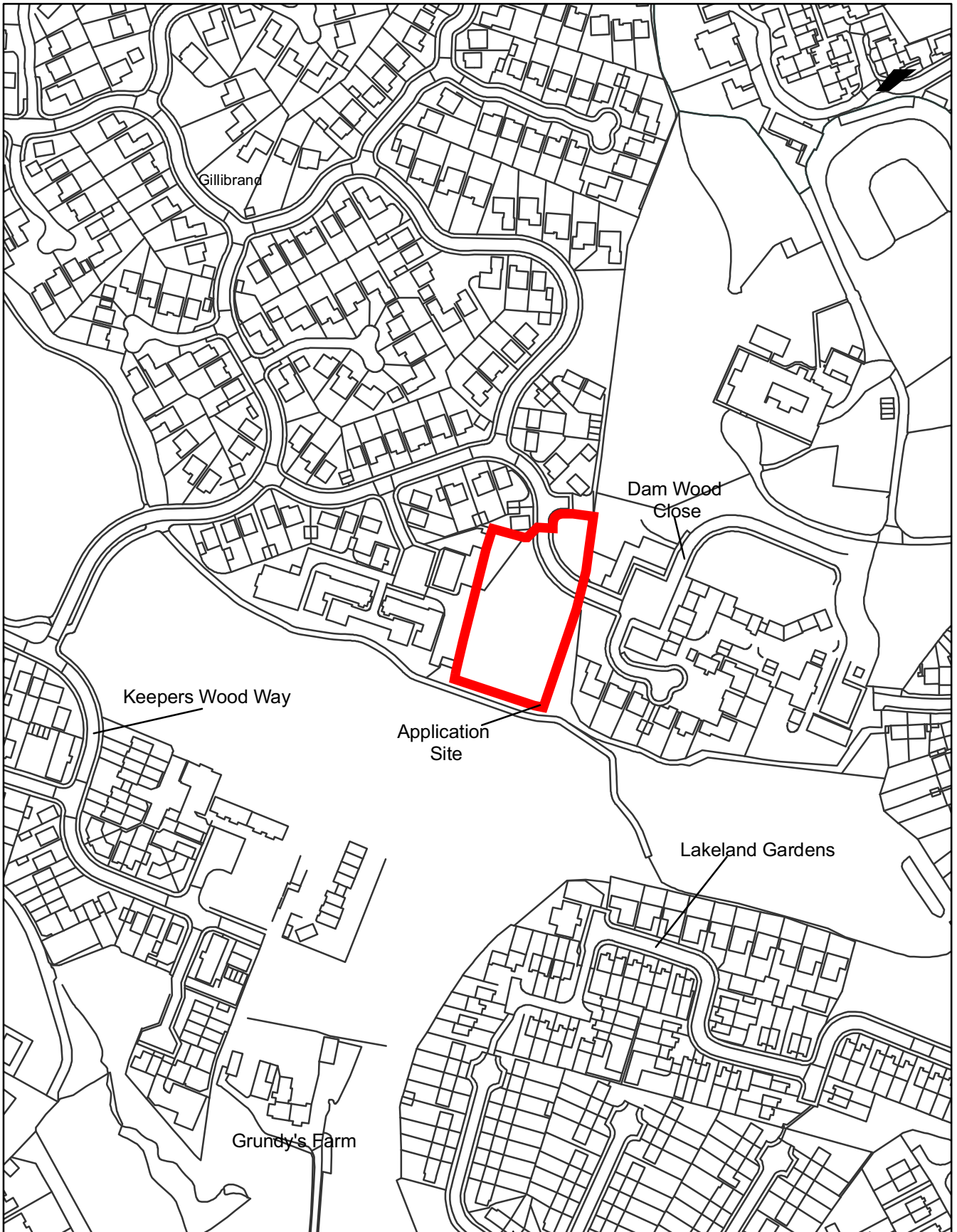
Reason: In the interest of the visual amenities of the area and in accordance with Policy GN5 of the Adopted Chorley Borough Local Plan Review.

14. No development shall take place within 10 metres of the gas vent stack to the south of the application site.

Reason: In the interests of safety and in accordance with Policy EP16 of the Adopted Chorley Borough Local Plan Review

15. Before the development hereby permitted is first occupied details of the cycle parking provision shall be submitted to and approved in writing by the Local Planning Authority. The cycle parking provision shall be in accordance with the approved details.

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



Jane E Meek BSc(Hons) DipTP MRTPI
 Corporate Director (Business)
 Chorley Council

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Application Number:
07/00999/FULMAJ

Grid Ref:
E: 357257
N: 416659

Scale:
1:2,500

Agenda Item No.
A. 8

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Item B.1	07/00976/FUL	Permit Full Planning Permission
Case Officer	Caron Taylor	
Ward	Chorley North West	
Proposal	Regulation 3 Application for the formation of lighting scheme to recreation ground, including sports floodlighting for bowling greens and tennis courts,	
Location	Coronation Recreation Ground Devonshire Road Chorley	
Applicant	Andy Brown	

Proposal: The application is a Regulation 3 application for the formation of a lighting scheme to Coronation Recreation Ground, including sports floodlighting for bowling greens and tennis courts.

Background: Coronation Recreation Ground is a public park, with Ashfield Road and Devonshire Road running down the west and east sides of the site respectively. The houses on Collison Avenue back onto the north side of the site and the houses on Regent Road back onto the south side.

A central path runs through the park east to west. To the north of this are two tennis courts and two bowling greens, with a further path against the rear of the houses on Collison Avenue. There is a children's playground in the southeast corner of the park with a path from the central entrance to the park sweeping round through some trees against the properties on Regent Road.

It is proposed to erect two forms of lighting, footpath lighting to both the perimeter footpaths and central footpath in a traditional heritage style, and sports floodlighting to the tennis and bowling greens.

Planning History: There is no planning history relevant to the current application.

Planning Policy: LT14: Public, Private, Educational and Institutional Playing Fields, Parks and Other Recreational Open Space.

Representations: At the time of writing the report six letters of objection have been received, and a further letter signed by ten residents (on behalf of twelve residents). Some of the comments made are not planning grounds that can be taken into account but other objections can be summarised as:

- The Council know from experience the problems with policing the park, resulting in the park gates having to be locked at night;
- Bowling greens are already used to play football on and although it is not the act of playing football or cycling, its that there is a growing element of society who given the opportunity will abuse and damage attractive well maintained areas;
- One of the floodlights is opposite their bedroom window resulting in deterioration to their quality of life. This window

is about the same distance from the floodlight as the tennis court it is designed to illuminate;

- Floodlights are not suitable in a small town park, they are for sports arenas and football grounds, they are very intrusive and are never placed in residential areas;
- People do not play tennis or bowls outside at night in this country, therefore it is not necessary to light this area;
- The number and scale of the proposed floodlights is out of all proportion to the size of the park and surrounding area;
- The impact on the residential amenity of local residents with loss of privacy, noise and disturbance would be substantial. Floodlighting of the park will attract lots of people at night into a small, totally unsupervised area causing both light and noise pollution;
- Floodlighting would create a beacon that would only escalate problems such as vandalism, litter and graffiti with little use being made for what the areas are intended;
- The impact on the character of the area would be immense and lighting is totally inappropriate;
- The site of one of the lights almost certainly mean that the existing tress near is would have to be removed, and there would be a detrimental effect on the conservation on the park;
- There is no need to light the park as there are plenty of safe, official footpaths and roads in the area;
- The people of Chorley will have to stand the cost of police for safety and the cost of electricity and extra staff;
- It will change the character of the area from families and children to older sports users, shouting;
- Birds will be frightened;
- The drug users and drunks currently leave when it gets dark, lighting will encourage them to stay longer, and older and younger people will feel threatened;
- Robberies have taken place in Collison Avenue accessed over the park wall. Lighting will make this easier and cause light pollution;
- Increased facilities will increase car parking in the nearby streets;
- Who will supervise the area?
- Views of a floodlit sports area will affect the enjoyment of people's property;
- The leisure centre should be used for such activities in the evenings;
- The lighting will use more energy which is not environmentally friendly;
- The recreation ground has been around for 90 years with only minor alteration, there is no need to start changing things so drastically.

Consultations: See main body of report

Applicants Case: Local to Coronation Recreation Ground there are no other safe places in which children can play. Without this site children are forced to play in the street. By lighting the site the useful life of the play area, open spaces and sports facilities can be extended each day. As the site is also extremely popular with dog walkers, both early in the morning and late at night, the proposal will if approved, have a major effect on the feelings of safety.

For some time the site has played host to an unsavoury element once dusk falls. Alongside the juvenile nuisance and underage drinking that often goes undetected there have been numerous instances of substance and solvent abuse and drug dealing, so much so that the site was targeted as part of Operation Nimrod earlier in the year. These concerns are the driving force behind the Police being financial contributors to the scheme.

In keeping with the traditional nature of the recreation ground, and in particular its ironwork, all footpath lighting is being designed in a heritage style. These include black iron effect columns and lanterns. Column feet will feature a level of detail to give a traditional feel. To minimise levels of vandalism intricate features such as frogs legs connections and ladder arms have been designed out, which should make climbing or swinging from the columns more difficult.

Through discussions with the local Police Architectural Liaison Officer it has been proposed that the most appropriate timings for lighting would be as follows:

- Perimeter footpath lighting will come on when required and be switched off at 10pm;
- Footpath lighting serving the central footpath (through the trees) will remain on all night;
- Sports floodlighting will switch on at dusk and off at 9pm at the latest.

Assessment:

LT14 of the Local Plan covers Public, Private, Educational and Institutional Playing Fields, Parks and Other Recreational Open Space. This states that Ancillary development will only be permitted where the following criteria are met:

- a) it is in connection with and will enhance the recreational and/or amenity value of the open space;
- b) it is of a size and scale which does not detract from the character of the open space;
- c) it will not have a detrimental effect on any site of nature conservation value;
- d) the development will not affect land capable of forming, or forming part of, a playing pitch, bowling green or tennis court including any safety margin and does not result in the loss of, or inability to make use of any playing pitch, bowling green or tennis court or the loss of any other sporting/ancillary facility on the site.

In relation to this policy it is considered that the proposal will enhance the recreational and amenity value of the park by extending the time it can be used. The design of the lighting is in keeping with the park and enhances the current playing pitches.

Environmental Health originally asked for a risk assessment in terms of crime, but were not aware that the proposed scheme would be partly funded by the police. A map showing the lighting lux levels in relation to the residential properties has been provided which is considered acceptable, and confirmation of this is awaited from Environmental Health.

Neighbour Amenity

The main impact will be to the adjacent neighbours of the site. It is considered that the proposals will not result in an unacceptable loss of amenity to these neighbours, but it would be appropriate to

apply a condition that the rear panel of each streetlight light facing the rear of the properties should be solid, rather than glass to reduce light spillage into rear gardens. The only light on the perimeter this cannot be achieved on is the lamp next to the shelters, which needs to be placed on the other side of the footpath.

Although it is accepted that the lighting scheme will extend the times that the park is used beyond the current times, the scheme has been a joint venture with the Police as there are problems with the current use of the park after dark, with no lighting. It is hoped that the more unsavoury activities currently taking place at the park will be discouraged by the lighting, while encouraging the legitimate use of the park, such as the courts and pitches. Conditions will be applied restricting the floodlighting to 9pm and the perimeter lighting to 10pm. The central footpath through the trees will remain on all night, but is less likely to cause problems as it is away from the houses.

Conclusion:

The lighting scheme proposed is aimed to enhance the recreational value of the park for the local community by extending the time it can be used. It is also a response to problems that have been identified in relation to the current use of the park. The application is therefore recommended for approval subject to conditions requiring the rear panels of the footpath lighting to be solid to reduce the possibility of light pollution to nearby properties, and an hour's restriction requiring the perimeter footpath lighting to be switched off at 10pm and floodlights to be switched off by 9pm.

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 lighting hereby permitted shall be restricted to the following times (columns as numbered on drawing no. 8520-D-01).

- Perimeter footpath lighting: between 08.00hrs and 22.00hrs (columns 1, 2, 4, 5, 6, 7, 8, 9, 10, 16, 14, 13, 12, 11, 20, 21)
- Footpath lighting serving the central footpath: no restriction (columns 15, 17, 18, 19, 3)
- Floodlighting to pitches: no illumination before 09.00hrs or after 21.00hrs.

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.

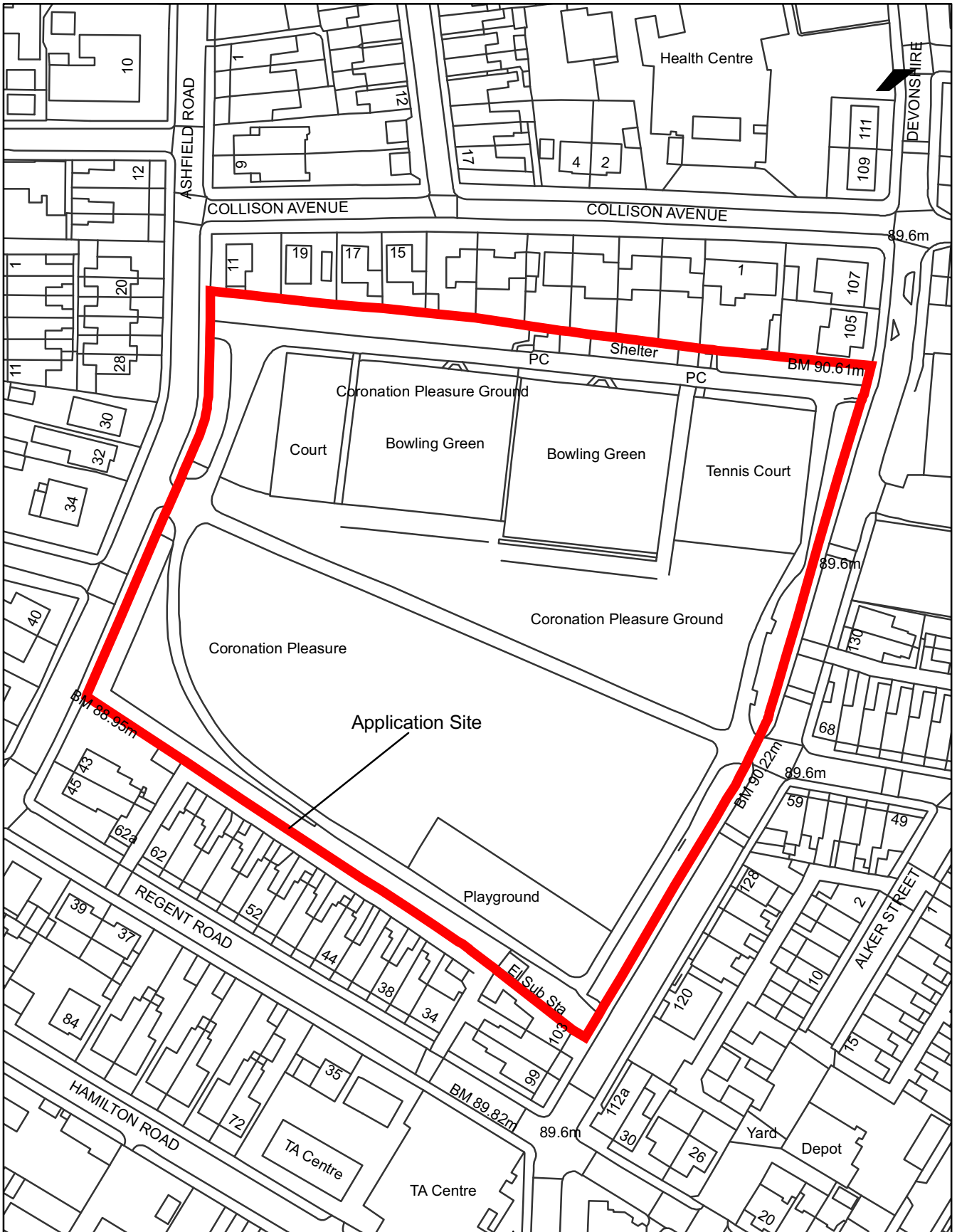
3. The lights hereby approved shall not exceed the lux levels as detailed on drawing no. 8520-D-01.

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.

4. The rear panel (defined as the panel of the lantern facing towards the nearest residential property) of the following footpath lighting column lanterns (as shown number on drawing 8520-D-01) shall be of opaque material: 6, 7, 9, 10, 13, 12, 11, 01.

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.

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Jane E Meek BSc(Hons) DipTP MRTPI
 Corporate Director (Business)
 Chorley Council

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Application Number:
07/00976/FUL

Grid Ref:
E: 358019
N: 417448

Scale:
1:1,250

Agenda Item No.
B. 1

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Report of	Meeting	Date
Corporate Director (Business)	Development Control Committee	09/10/07

SAVED LOCAL PLAN POLICIES

PURPOSE OF REPORT

- To set out which policies in the Chorley Borough Local Plan Review have been saved and the implications for those policy areas now not covered by saved policies.

RECOMMENDATION

- That the report be noted.

EXECUTIVE SUMMARY OF REPORT

- Nationally adopted Local Plan policies were automatically saved for three years following the introduction of the Local Development Framework process. The Government has recently informed the Council which of the policies in the Chorley Borough Local Plan Review are now saved indefinitely. The result is that most policies are so saved including unimplemented development allocations. In other policy areas reliance will be placed solely on national and regional policies, particularly when determining planning applications.

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	3	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	3
Involving People in their Communities		Ensure Chorley is a performing Organisation	

BACKGROUND

- When the Parliamentary Act establishing the Local Development Framework process came into force (27 September 2004) already adopted local plan policies were automatically saved for three years. It is likely that such a time period was chosen because the Government thought at the time that within this three year period most if not all local plan policies would be superseded or replaced by new Local Development Framework policies. Nearly everywhere across England this is not the case so a process of applying to save local plan policies indefinitely was brought in.



5. In March this year your Officers applied to save 121 of the 156 Chorley Borough Local Plan Review policies. Following the guidance issued at the time policies were now fully covered by national or regional policies or were otherwise superseded or redundant were not sought to be saved.

OUTCOME

6. The Secretary of State has issued a Direction for each English local planning authority setting out which local plan policies are saved. In Chorley all those policies we sought to be saved have been. This is a surprising outcome as the Government has been seeking through the Local Development Framework process and more explicit national planning policies that the number of local policies should be reduced. It is clear from the attached letter (Appendix 1) which accompanied the Direction that this is still the Government’s intention but that a pragmatic decision has been taken to avoid a policy vacuum and ensure continuity particularly in terms of development land supply.
7. Some of the saved Chorley policies are out of conformity with the Joint Lancashire Structure Plan. In such cases the latter still takes precedence until the emerging Regional Spatial Strategy comes to supersede Structure Plans. Similarly other saved local plan policies will diminish in relevance as new regional policies are firmed up and as new national policy is issued. However at least for the time being a comprehensive set of local policies remain in force and will be useable.

IMPLICATIONS IN RESPECT OF POLICIES NOT SAVED

8. Appendix 2 lists the Local Plan policies that have not been saved. These relate to policy areas which are either fully covered by national policies (and in some instances also backed up by regional policies) or are no longer relevant in other respects. Some are covered by other regulations or circulars (eg advertisement control, agricultural workers dwellings), have been fully implemented (eg Chorley Interchange) or are otherwise no longer applicable. On matters not covered by local policies reliance will be placed on national and regional policies and these will be cited in Committee and delegated planning application reports and appeals.
9. Information on which policies are no longer saved and the implications is now inserted into all local plans that are sold and a similar note has been added to the relevant page of the Council’s website.

IMPLICATIONS OF REPORT

10. This report has no implications in the following areas:

Finance		Customer Services	
Human Resources		Equality and Diversity	
Legal			

JANE E MEEK
CORPORATE DIRECTOR (BUSINESS)

Background Papers			
Document	Date	File	Place of Inspection
Application document to Save Local Plan Policies	March 2007	T/LOCAL PLAN	Union Street Offices

Report Author	Ext	Date	Doc ID
Julian Jackson	5280	20/09/07	D&RREP/2109AC01

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APPENDIX 1

Mrs Jane Meek
Director Development & Regeneration
Chorley Borough Council
Civic Offices, Union Street
CHORLEY, Lancashire
PR7 1AL

**City Tower
Piccadilly Plaza
Manchester
M1 4BE**

Tel: 0161 952 4244

Fax: 0161 952 4106

Email: steven.fyfe@gonw.gsi.gov.uk

Date: 18 September 2007

Dear Mrs Meek

SAVED POLICIES

I am writing with reference to your application of March 2007 for a direction under paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 in respect of policies in Chorley Local Plan adopted in 2003.

The Secretary of State's Direction is attached. Those policies not listed in the Direction will expire on 27th September 2007.

The Secretary of State's assessment of whether saved policies should be extended is based upon the criteria set out in Planning Policy Statement 12 and the Department for Communities and Local Government Protocol on saving policies.

The extension of saved policies listed in this Direction does not indicate that the Secretary of State would endorse these policies if presented to her as new policy. It is intended to ensure continuity in the plan-led system and a stable planning framework locally, and in particular, a continual supply of land for development.

Local planning authorities should not suppose that a regulatory local plan style approach will be supported in forthcoming Development Plan Documents. LPAs should adopt a positive spatial strategy led approach to DPD preparation and not seek to reintroduce the numerous policies of many local plans.

The exercise of extending saved policies is not an opportunity to delay DPD preparation. LPAs should make good progress with local development frameworks according to the timetables in their local development schemes. Policies have been extended in the expectation that they will be replaced promptly and by fewer policies



in DPDs. Maximum use should be made of national and regional policy especially given the development plan status of the Regional Spatial Strategy.

Following 27th September 2007 the extended policies should be read in context. Where policies were adopted some time ago, it is likely that material considerations, in particular the emergence of new national and regional policy and also new evidence, will be afforded considerable weight in decisions. In particular, we would draw your attention to the importance of reflecting policy in Planning Policy Statement 3 *Housing* and Strategic Housing Land Availability Assessments in relevant decisions.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Steven Fyfe', written in a cursive style.

Steven Fyfe
Head of Local Planning Team

**CHORLEY BOROUGH LOCAL PLAN REVIEW POLICIES
NOT SAVED AFTER 27 SEPTEMBER 2007**

POLICY	SUBJECT MATTER
GN7	Advertisements
GN8	High Density Development in Appropriate Locations
GN10	Mixed Uses
EP6	Agricultural Land
EP14	Minerals
EP16	Contaminated Land
EP19	Development and Flood Risk
HT1	Demolition of Listed Buildings
HT2	Alterations and Extensions to Listed Buildings
HT3	The Setting of Listed Buildings
HT4	Buildings at Risk
HT5	Advertisements and Listed Buildings
HT6	The Recording of Listed Buildings
HS2	Highway Improvements
HS3	Dwelling Density
HS3A	Dwelling Mix
HS14	Agricultural Workers' Dwellings and Agricultural Occupancy
HS15	Agricultural Occupancy with Temporary Permission
TR2	Road Hierarchy
TR6	Road Safety, Small Improvement Schemes and Traffic Management
TR7	Rear Servicing
TR8	Parking Provision Levels
TR10	Reducing of On-Street Non-Residential Parking
TR11	Bus Services
TR12	Bus Facilities
TR15	Pedestrian Facilities
TR16	Cycle Facilities
TR20	Provision for the Mobility Impaired in Public Buildings
TR21	Provision for the Mobility Impaired in New Developments
SP3	Pedestrianised Developments
SP7	Shopping Improvement Area
SP8	Small Scale Retail Developments
LT1	Major Leisure Development
PS8	School Playing Fields Allocations

PS9

Social and Community Use Allocations



Report of	Meeting	Date
Corporate Director (Business)	Development Control Committee	09.10.2007

PLANNING APPEALS AND DECISIONS - NOTIFICATION

PURPOSE OF REPORT

- 1 To advise Committee of notification received from the Planning Inspectorate, between 29 August 2007 and 21 September 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 P J McGreal against the delegated decision to refuse planning permission for alterations to shop and shop front, living accommodation to include loft conversion with roof space dormers and a rear first floor balcony at 207 Eaves Lane, Chorley (Application No. 07/00101/FUL).

PLANNING APPEALS DISMISSED

- 5 Appeal by Mr T Livesey against the delegated decision to refuse planning permission for proposed boundary wall to the front at 77 Preston Road, Chorley (Application No. 06/01109/FUL).

PLANNING APPEALS ALLOWED

- 6 None

PLANNING APPEALS WITHDRAWN

- 7 None



ENFORCEMENT APPEALS LODGED

8 None

ENFORCEMENT APPEALS DISMISSED

9 None

ENFORCEMENT APPEALS ALLOWED

10 None

LANCASHIRE COUNTY COUNCIL DECISIONS

11 None

J E MEEK
CORPORATE DIRECTOR (BUSINESS)

Background Papers				
Document		Date	File	Place of Inspection
4	Letter from Planning Inspectorate	13/9/07	07/00101/FUL	Union Street Offices
5	"	11/9/07	06/01109/FUL	"
Report Author		Ext	Date	Doc ID
Louise Taylor		5346	27/9/07	ADMINREP/REPORT

Report



Report of	Meeting	Date
Corporate Director (Business)	Development Control Committee	09.10.2007

PLANNING APPLICATIONS DECIDED UNDER DELEGATED POWERS

Application No.	Recommendation	Location	Proposal
07/00784/FUL	Permit Full Planning Permission	The Sea View 2 Preston Road Whittle-Le-Woods Chorley PR6 7HH	The fixture of 2 purpose built parasols at the front of the building (3m x 3m sq. and 6m x 4m respectively)
07/00798/FUL	Permit Full Planning Permission	Land 440m North West Of Beacon House Sandy Lane Adlington	Agricultural barn
07/00843/FUL	Permit Full Planning Permission	Plocks Farm Liverpool Road Bretherton Leyland PR26 9AX	Proposed installation of a sprinkler tank and associated pump house
07/00844/FUL	Permit Full Planning Permission	13 Holly Crescent Coppull Chorley PR7 4QJ	Demolish existing garage and erection of two storey side extension and single storey rear extension.
07/00871/FUL	Permit Full Planning Permission	Land 13M South West Of 18 Alker Street Chorley Lancashire	Erection of 5 terraced houses,
07/00913/FUL	Permit Full Planning Permission	Oak House Dawson Lane Whittle-Le-Woods Chorley PR6 7DU	Change of use from residential to a mixed use of residential and childminding,
07/00918/TCON	Consent for Tree Works	Croston Park Care Home Town Road Croston Leyland PR26 9RA	Felling of Chestnut tree (T1) and crown lifting and thinning of Chestnut tree (T2) within Croston Conservation Area
07/00952/FUL	Permit Full Planning Permission	St Michaels Church Of England High School Astley Road Chorley PR7 1RS	Erection of new mini-bus garage and extension to existing car park
07/00955/FUL	Permit (Subject to Legal Agreement)	Haven House Spinney Close Whittle-Le-Woods Chorley PR6 7PW	Demolition of existing property and erection of 4 dwellings with associated infrastructure,
07/00970/LBC	Grant Listed Building Consent	The Hollies 119 Heapey Road Chorley PR6 9BJ	Formation of a new entrance and car parking areas

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07/00971/FUL	Permit Full Planning Permission	The Hollies 119 Heapey Road Chorley PR6 9BJ	Formation of a new site entrance and car parking area
07/00975/FUL	Permit (Subject to Legal Agreement)	Land 32m East Of Crosse Hall Bungalow Crosse Hall Lane Chorley	Proposed detached house with a double detached garage Site area 0.037ha
07/00961/FUL	Permit Full Planning Permission	Lostock Bridge Farm Ulnes Walton Lane Ulnes Walton Leyland PR26 8LT	Replacement dwelling.
07/00987/FUL	Refuse Full Planning Permission	Royal Umpire Caravan Park Southport Road Ulnes Walton Leyland PR26 9JB	Erection of new detached dwelling for staff,
07/01004/FUL	Permit (Subject to Legal Agreement)	Land North Of 26 Chorley Lane Charnock Richard	Erection of one detached dwelling with attached garage.



Report of	Meeting	Date
Corporate Director (Business)	Development Control Committee	9 October 2007

LIST OF APPLICATIONS DETERMINED UNDER DELEGATED POWERS

Between 29 August and 25 September 2007

Plan Ref 06/01322/COU **Date Received** 04.12.2006 **Decision** Permit Full Planning Permission

Ward: Heath Charnock
And Rivington **Date Decided** 12.09.2007

Proposal : Retrospective application for the change of use from agricultural building to storage for landscape and agricultural machinery and office.

Location : Brian Dean Landscapes Ltd Five Acres Long Lane Heath Charnock Chorley

Applicant: Mr P Valentine Brian Dean Landscapes Ltd Five Acres Long Lane Heath Charnock Chorley PR6 9EE

Plan Ref 07/00097/TPO **Date Received** 01.02.2007 **Decision** Refuse for Tree Works

Ward: Chorley South
East **Date Decided** 10.09.2007

Proposal : Proposed reducing the trees by cutting back to the boundary covered by TPO9 (Chorley) 1995

Location : 7 The Bowers Chorley PR7 3LA

Applicant: Mr B Straw 7 The Bowers Chorley PR7 3LA

Plan Ref 07/00482/COU **Date Received** 23.04.2007 **Decision** Refuse Full Planning Permission

Ward: Eccleston And
Mawdesley **Date Decided** 05.09.2007

Proposal : Change of use and improvements to existing barn to provide basic shelter and facilities for groups using the activity centre,

Location : Cliffs Farm Wood Lane Mawdesley Ormskirk L40 2RL

Applicant: F Culshaw Cliffs Farm Wood Lane Mawdesley Ormskirk L40 2RL

Continued....

Plan Ref 07/00511/ADV **Date Received** 30.04.2007 **Decision** Advertising Consent

Ward: Chorley North East **Date Decided** 17.09.2007

Proposal : Retrospective application for the erection of a double sided free standing display unit

Location : TEXACO Preston Road Chorley Lancashire PR7 1PZ

Applicant: MISS SOPHIE POWDERLEY 3 WATERHOUSE SQUARE 138-142 HOLBORN LONDON EC1N 2NY

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 07/00578/FUL **Date Received** 16.05.2007 **Decision** Permit Full Planning Permission

Ward: Lostock **Date Decided** 13.09.2007

Proposal : Demolish existing rear extension and erect a single storey rear extension and partside extension

Location : 15 Church Street Croston Lancashire PR26 9HA

Applicant: Mr Brendan Beech 15 Church Street Croston Lancashire PR26 9HA

Plan Ref 07/00579/LBC **Date Received** 16.05.2007 **Decision** Grant Listed Building Consent

Ward: Lostock **Date Decided** 13.09.2007

Proposal : Demolish existing rear extension and erect a single storey rear extension and partside extension

Location : 15 Church Street Croston Lancashire PR26 9HA

Applicant: Brendan Beech 15 Church Street Croston Lancashire PR26 9HA

Plan Ref 07/00609/FUL **Date Received** 25.05.2007 **Decision** Refuse Full Planning Permission

Ward: Heath Charnock And Rivington **Date Decided** 31.08.2007

Proposal : Proposed store unit for agricultural purposes

Location : Land Adjacent Holland Fold Farm Long Lane Heath Charnock Chorley

Applicant: Mr M Greenough Millstone Cottage Bolton Road Anderton PR6 9HJ

Plan Ref 07/00611/FUL **Date Received** 28.05.2007 **Decision** Refuse Full Planning Permission

Ward: Brindle And Hoghton **Date Decided** 17.09.2007

Proposal : Extension of existing menage and 2no. 4 metre high lighting columns.
Location : Quaker Brook Farm Quaker Brook Lane Hoghton Lancashire PR5 0RA
Applicant: Mr D Pendlebury Quaker Brook Farm Quaker Brook Lane Hoghton Preston Lancashire PR5 0RA

Plan Ref 07/00613/FUL **Date Received** 24.05.2007 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods West And Cuerden **Date Decided** 21.09.2007

Proposal : Erection of first floor side extension over existing double garage,
Location : 12 Cyclamen Close Clayton-Le-Woods Leyland PR25 5LW
Applicant: Mr & Mrs Wall 12 Cyclamen Close Clayton-Le-Woods Leyland PR25 5LW

Plan Ref 07/00654/FUL **Date Received** 07.06.2007 **Decision** Permit Full Planning Permission

Ward: Adlington & Anderton **Date Decided** 05.09.2007

Proposal : Demolition of existing house and replaced with two houses and garages.
Location : Sandons Farm Sandy Lane Adlington Chorley PR7 4JT
Applicant: Mr D Pilkington Sandons Farm Sandy Lane Adlington PR7 4JT

Plan Ref 07/00676/COU **Date Received** 11.06.2007 **Decision** Permit Full Planning Permission

Ward: Wheelton And Withnell **Date Decided** 05.09.2007

Proposal : Change of use of poultry cabin to workshop/warehouse
Location : Poultry Shed 60m North West Of 1 Chorley Road Withnell
Applicant: Mr A Walton C/O Peter E Gilkes

Plan Ref 07/00692/FUL **Date Received** 14.06.2007 **Decision** Permit Full Planning Permission

Ward: Euxton North **Date Decided** 12.09.2007

Proposal : Erection of single storey rear extension,
Location : 5 Grange Drive Euxton Chorley PR7 6JE
Applicant: Mr & Mrs Phillips 5 Grange Drive Euxton Chorley PR7 6JE

Plan Ref 07/00694/COU **Date Received** 15.06.2007 **Decision** Permit Full Planning Permission

Ward: Pennine **Date Decided** 10.09.2007

Proposal : Change of use from vacant office to dental surgery,
Location : 60 Preston Road Whittle-Le-Woods Chorley PR6 7HH
Applicant: Dr C Glynn-Hunt Claytonfield Preston Road Clayton-Le-Woods Chorley PR6 7EY

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

Plan Ref 07/00701/LBC **Date Received** 18.06.2007 **Decision** Grant Listed Building Consent

Ward: Eccleston And Mawdesley **Date Decided** 03.09.2007

Proposal : Listed Building Consent for re-pointing of brickwork to front and side elevation,
Location : Bluestone Farm Blue Stone Lane Mawdesley Ormskirk L40 2RJ
Applicant: Mr S Miskell Bluestone Farm Blue Stone Lane Mawdesley Ormskirk L40 2RJ

Plan Ref 07/00702/COU **Date Received** 18.06.2007 **Decision** Permit Full Planning Permission

Ward: Lostock **Date Decided** 17.09.2007

Proposal : Change of use from shop to residential dwelling,
Location : 80 Station Road Croston Leyland PR26 9RN
Applicant: Mr K Harkness 13 Fairacres Standish Wigan WN6 0RZ

Plan Ref 07/00708/CLPUD **Date Received** 19.06.2007 **Decision** Grant Certificate of Lawfulness

Ward: Euxton North **Date Decided** 30.08.2007

Proposal : Certificate of lawfulness for a pitched roof over existing flat roof at rear,
Location : 52 Shawbrook Close Euxton Chorley PR7 6JY
Applicant: Mrs J Lathom 52 Shawbrook Close Euxton Chorley PR7 6JY

Plan Ref 07/00715/CB3 **Date Received** 02.07.2007 **Decision** Permit Full Planning Permission

Ward: Chorley North **Date Decided** 13.09.2007
West

Proposal : 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,
Location : Copper Works Wood Stansted Road Chorley Lancashire
Applicant: Chorley Borough Council Union Street Chorley PR7 1AL

Plan Ref 07/00717/TPO **Date Received** 21.06.2007 **Decision** Consent for Tree Works

Ward: Clayton-le-Woods **Date Decided** 05.09.2007
And Whittle-le-Woods

Proposal : Felling of Poplar tree covered by TPO 13 (Whittle Le Woods) 1992,
Location : 9 The Ridings Whittle-Le-Woods Chorley PR6 7QH
Applicant: P Renton 9 The Ridings Whittle-Le-Woods Chorley PR6 7QH

Plan Ref 07/00733/FUL **Date Received** 25.06.2007 **Decision** Permit Full Planning Permission

Ward: Euxton South **Date Decided** 05.09.2007

Proposal : Demolition of existing garage and erection of new detached garage,
Location : Euxton Car Sales 257 Wigan Road Euxton Chorley PR7 6HZ
Applicant: Mr S Jay Euxton Car Sales 257 Wigan Road Euxton Chorley PR7 6HZ

Plan Ref 07/00743/FUL **Date Received** 26.06.2007 **Decision** Permit Full Planning Permission

Ward: Chorley North **Date Decided** 12.09.2007
West

Proposal : Formation of front and rear play areas and additional car parking bays,
Location : St Laurence C Of E Primary School Highfield Road South Chorley PR7 1RB
Applicant: The Parish Of St Laurence CE Primary School Highfield Road South Chorley PR7 1EB

Plan Ref 07/00749/FUL **Date Received** 26.06.2007 **Decision** Permit Full Planning Permission

Ward: Chorley South **Date Decided** 10.09.2007
West

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

Plan Ref 07/00770/FUL **Date Received** 03.07.2007 **Decision** Permit Full Planning Permission

Ward: Chorley North **Date Decided** 05.09.2007
East

Proposal : Construction of new offices/resource centre.
Location : Formerly Mormon Church Water Street Chorley Lancashire
Applicant: Galloway's Society For The Blind Howick Park Avenue Penwortham Preston PR1 0LS

Plan Ref 07/00772/FUL **Date Received** 04.07.2007 **Decision** Refuse Full Planning Permission

Ward: Chorley South **Date Decided** 31.08.2007
West

Proposal : Proposed detached single storey garage
Location : Burgh Hall Coach House Burgh Hall Road Chorley PR7 3PZ
Applicant: Mr M Maher Burgh Hall Coach House Burgh Hall Road Chorley PR7 3PZ

Plan Ref 07/00775/FUL **Date Received** 05.07.2007 **Decision** Permit Full Planning Permission

Ward: Brindle And **Date Decided** 30.08.2007
Hoghton

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

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

Plan Ref 07/00778/FUL **Date Received** 05.07.2007 **Decision** Refuse Full Planning Permission

Ward: Eccleston And **Date Decided** 30.08.2007
Mawdesley

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

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

Plan Ref 07/00782/COU **Date Received** 05.07.2007 **Decision** Refuse Full Planning Permission

Ward: Chorley North East **Date Decided** 30.08.2007

Proposal : Change of use to convert existing dwelling into 4No studio flats
Location : 65 Stump Lane Chorley PR6 0AL
Applicant: Mr E Joynt C/o Ashcrofts Farm Chorley Road Blackrod Bolton BL5 3NL

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

Plan Ref 07/00786/OUT **Date Received** 06.07.2007 **Decision** Permit Outline Planning Permission

Ward: Pennine **Date Decided** 05.09.2007

Proposal : Removal of remains of quarry building, erection of single storey cafe with landscaping to create a picnic area.
Location : Land At Copthurst Lane Whittle-Le-Woods
Applicant: J E Downs 20 Millbrook Close Wheelton Chorley PR6 8JY

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

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

Plan Ref 07/00790/FUL **Date Received** 06.07.2007 **Decision** Refuse Full Planning Permission

Ward: Euxton South **Date Decided** 31.08.2007

Proposal : Proposed two storey side extension and a rear conservatory
Location : 12 Earls Way Euxton Chorley PR7 6QA
Applicant: Miss R Charleson 12 Earls Way Euxton Chorley PR7 6QA

Plan Ref 07/00791/FUL **Date Received** 06.07.2007 **Decision** Permit Full Planning Permission

Ward: Chorley South
East **Date Decided** 31.08.2007

Proposal : Proposed single storey rear extension
Location : Bonniwood 3 Winchester Avenue Chorley PR7 4AQ
Applicant: Mr P Warren Bonniwood 3 Winchester Avenue Chorley PR7 4AQ

Plan Ref 07/00792/FUL **Date Received** 06.07.2007 **Decision** Permit Full Planning Permission

Ward: Chorley South
East **Date Decided** 31.08.2007

Proposal : Proposed raising the roof to form first floor accommodation
Location : Grasmere Burgh Lane Chorley PR7 3NP
Applicant: Mr And Mrs G Dawson Grasmere Burgh Lane Chorley PR7 3NP

Plan Ref 07/00793/FUL **Date Received** 09.07.2007 **Decision** Permit Full Planning Permission

Ward: Chorley South
East **Date Decided** 13.09.2007

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

Plan Ref 07/00795/ADV **Date Received** 09.07.2007 **Decision** Advertising Consent

Ward: Astley And Buckshaw **Date Decided** 31.08.2007

Proposal : Proposed aluminium letters and Logo's to the front elevation and a free standing information sign to the entrance of the site

Location : Wolseley UK Limited Unit 6 Revolution Park Buckshaw Avenue Buckshaw Village

Applicant: Wolseley UK Harrison Way Leamington Spa CV31 3HH

Plan Ref 07/00796/FUL **Date Received** 10.07.2007 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods And Whittle-le-Woods **Date Decided** 24.09.2007

Proposal : Proposed conservatory to the side

Location : 1 Cross Keys Drive Whittle-Le-Woods Chorley PR6 7TF

Applicant: A Smith 1 Cross Keys Drive Whittle-Le-Woods Chorley PR6 7TF

Plan Ref 07/00800/FUL **Date Received** 10.07.2007 **Decision** Permit Full Planning Permission

Ward: Adlington & Anderton **Date Decided** 21.09.2007

Proposal : Formation of dormers to front and rear,

Location : 24 Fairview Drive Adlington Chorley PR6 9SB

Applicant: Mr O'Kane & Mrs Schofield 24 Fairview Drive Adlington Chorley PR6 9SB

Plan Ref 07/00801/COU **Date Received** 10.07.2007 **Decision** Permit Full Planning Permission

Ward: Pennine **Date Decided** 04.09.2007

Proposal : Change of use of offices to a dental surgery

Location : 60 Preston Road Whittle-Le-Woods Chorley PR6 7HH

Applicant: Mr F C Reeves 30 Millbrook Close Wheelton Chorley PR6 8JY

Plan Ref 07/00802/FUL **Date Received** 10.07.2007 **Decision** Refuse Full Planning Permission

Ward: Clayton-le-Woods And Whittle-le-Woods **Date Decided** 03.09.2007

Proposal : First floor side extension over garage and two storey front extension.

Location : 7 Cedar Field Clayton-Le-Woods Chorley Lancashire PR6 7RW

Applicant: Mr S Taziker 7 Cedar Field Clayton-Le-Woods Chorley Lancashire PR6 7RW

Plan Ref 07/00804/FUL **Date Received** 10.07.2007 **Decision** Permit Full Planning Permission

Ward: Chorley South East **Date Decided** 20.09.2007

Proposal : Proposed first floor rear and side extension
Location : 12 Melrose Way Chorley PR7 3EX
Applicant: Alan Leigh 12 Melrose Way Chorley PR7 3EX

Plan Ref 07/00806/FUL **Date Received** 11.07.2007 **Decision** Permit Full Planning Permission

Ward: Chorley East **Date Decided** 05.09.2007

Proposal : Demolish existing outside wash-room and erect a single storey rear extension
Location : 11 Fielden Street Chorley PR6 0SD
Applicant: Mr B Cheyne 11 Fielden Street Chorley PR6 0SD

Plan Ref 07/00811/FUL **Date Received** 15.07.2007 **Decision** Permit Full Planning Permission

Ward: Chorley North West **Date Decided** 03.09.2007

Proposal : Erection of single storey rear extension (retrospective),
Location : 108 Pall Mall Chorley Lancashire PR7 2LB
Applicant: Mr Michael Harrison 85a Ribby Road Kirkham Preston Lancs PR4 2BB

Plan Ref 07/00816/FUL **Date Received** 17.07.2007 **Decision** Permit Full Planning Permission

Ward: Adlington & Anderton **Date Decided** 05.09.2007

Proposal : Proposed re-alignment of track adjoining Briarfield
Location : Briarfield Bolton Road Anderton Chorley PR6 9HW
Applicant: Mr And Mrs J Baldwin Briarfield Bolton Road Anderton Chorley PR6 9HW

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

Plan Ref 07/00823/FUL **Date Received** 19.07.2007 **Decision** Refuse Full Planning Permission

Ward: Eccleston And Mawdesley **Date Decided** 10.09.2007

Proposal : Raising of roof height to create first floor accommodation and formation of dormer windows to front and rear elevations,

Location : Spring Cottage Ridley Lane Mawdesley Ormskirk L40 3SX

Applicant: Miss Lianne Wynne Spring Cottage Ridley Lane Mawdesley L40 3SX

Plan Ref 07/00824/FUL **Date Received** 18.07.2007 **Decision** Permit Full Planning Permission

Ward: Chorley North East **Date Decided** 12.09.2007

Proposal : Conversion of existing shop to 2no. flats

Location : 51 Mayfield Road Chorley PR6 0DG

Applicant: Mr J Mawdesley Towngate Works Dark Lane Mawdesley L40 2QU

Plan Ref 07/00826/FUL **Date Received** 18.07.2007 **Decision** Permit Full Planning Permission

Ward: Adlington & Anderton **Date Decided** 11.09.2007

Proposal : Proposed single storey side and rear extensions

Location : 16 Brentwood Road Anderton Chorley PR6 9PL

Applicant: Mr & Mrs McMahon 16 Brentwood Road Anderton Chorley PR6 9PL

Plan Ref 07/00827/FUL **Date Received** 19.07.2007 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods West And Cuerden **Date Decided** 12.09.2007

Proposal : Rear conservatory

Location : 67 Spring Meadow Clayton-Le-Woods Leyland PR25 5UR

Applicant: Mr J Smith 67 Spring Meadow Clayton-Le-Woods Leyland PR25 5UR

Plan Ref 07/00828/FUL **Date Received** 19.07.2007 **Decision** Permit Full Planning Permission

Ward: Chorley North West **Date Decided** 13.09.2007

Proposal : Change of use of car parking spaces to hand valeting operations, including siting of cabin to house full water recycling system, together with associated works and canopy,

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

Applicant: SPP (Southern) Ltd 21-27 Hollands Road Haverhill Suffolk CB9 8PU

Plan Ref 07/00829/FUL **Date Received** 19.07.2007 **Decision** Permit Full Planning Permission

Ward: Lostock **Date Decided** 12.09.2007

Proposal : Single storey classroom and staff room extension and substitution of window with double door. Installation of 2no. sunpipes.

Location : Trinity And St Michaels Church Aided Primary School Out Lane Croston Leyland Lancashire

Applicant: The Governors Trinity And St Michaels CE Primary School Out Lane Croston PR26 9HJ

Plan Ref 07/00830/FUL **Date Received** 19.07.2007 **Decision** Permit Full Planning Permission

Ward: Chisnall **Date Decided** 13.09.2007

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

Location : 2 Anglefield Cottages Barmskin Lane Heskin Chorley PR7 5PT

Applicant: Mr & Mrs Hodgson 2 Anglefield Cottages Barmskin Lane Heskin Chorley PR7 5PT

Plan Ref 07/00831/FUL **Date Received** 19.07.2007 **Decision** Permit Full Planning Permission

Ward: Heath Charnock And Rivington **Date Decided** 13.09.2007

Proposal : Rebuilding of existing garage to form lounge,

Location : Holland Fold Barn Long Lane Heath Charnock Chorley PR6 9EF

Applicant: Mr & Mrs Pannell Holland Fold Barn Long Lane Heath Charnock Chorley PR6 9EF

Plan Ref 07/00832/FUL **Date Received** 19.07.2007 **Decision** Permit Full Planning Permission

Ward: Euxton South **Date Decided** 12.09.2007

Proposal : Rear conservatory and front porch.

Location : 37 Church Walk Euxton Chorley PR7 6HL

Applicant: Mr And Mrs Halstead 37 Church Walk Euxton Chorley PR7 6HL

Plan Ref 07/00835/FUL **Date Received** 23.07.2007 **Decision** Permit Full Planning Permission

Ward: Euxton South **Date Decided** 24.09.2007

Proposal : Garden Room Extension, planning permission reference 07/00300/FUL. Resubmission indicating an amended roof from a flat roof to a pitched roof. Footprint remains unchanged

Location : 11 Dunrobin Drive Euxton Chorley Lancashire PR7 6NE

Applicant: Ms and Mr Judith and Leigh Holbrey Griffin 11 Dunrobin Drive EUXTON PR7 6NE

Plan Ref 07/00836/FUL **Date Received** 23.07.2007 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods North **Date Decided** 12.09.2007

Proposal : Remodelling of main entrance and admin areas including single storey extension.
Location : Clayton Le Woods C Of E Primary School Back Lane Clayton-Le-Woods Chorley PR6 7EU
Applicant: The Governors Clayton Le Woods C Of E Primary School Back Lane Clayton-Le-Woods Chorley PR6 7EU

Plan Ref 07/00837/LBC **Date Received** 23.07.2007 **Decision** Refuse Listed Building Consent

Ward: Wheelton And Withnell **Date Decided** 13.09.2007

Proposal : Proposed porch to the side elevation
Location : Flash Green Farm Cottage Jenny Lane Higher Wheelton Wheelton Chorley
Applicant: Mrs C Cain Flash Green Farm Cottage Jenny Lane Higher Wheelton Wheelton Chorley PR6 8JE

Plan Ref 07/00838/FUL **Date Received** 23.07.2007 **Decision** Permit Full Planning Permission

Ward: Euxton North **Date Decided** 13.09.2007

Proposal : Erection of two storey extension and single storey conservatory to rear,
Location : 4 Carnoustie Drive Euxton Chorley PR7 6FR
Applicant: Mr & Mrs Lunt 4 Carnoustie Drive Euxton Chorley PR7 6FR

Plan Ref 07/00841/FUL **Date Received** 23.07.2007 **Decision** Permit Full Planning Permission

Ward: Chorley South West **Date Decided** 17.09.2007

Proposal : Single storey rear extension and attic room
Location : 9 Hodder Avenue Chorley PR7 3PB
Applicant: Mr And Mrs Knowles 9 Hodder Avenue Chorley PR7 3PB

Plan Ref 07/00842/FUL **Date Received** 23.07.2007 **Decision** Permit Full Planning Permission

Ward: Coppull **Date Decided** 13.09.2007

Proposal : Proposed smoking shelter to the rear
Location : Printers Arms Inn 4 Coppull Hall Lane Coppull Chorley PR7 4PP
Applicant: Admiral Taverns Penn House 30 High Street Rickmansworth Herts WD3 1EP

Plan Ref 07/00846/FUL **Date Received** 23.07.2007 **Decision** Permit Full
Planning
Permission

Ward: Eccleston And
Mawdesley **Date Decided** 13.09.2007

Proposal : Erection of two storey side extension
Location : 9 Middlewood Close Eccleston Chorley Lancashire PR7 5QG
Applicant: Mr & Mrs Green 9 Middlewood Close Eccleston Chorley Lancashire PR7 5QG

Plan Ref 07/00848/FUL **Date Received** 24.07.2007 **Decision** Permit Full
Planning
Permission

Ward: Chorley North
East **Date Decided** 17.09.2007

Proposal : Proposed erection of an agricultural building
Location : Primrose Cottage Templefields Bagganley Lane Chorley Lancashire
Applicant: Mr A Wilson Primrose Cottage Templefields Bagganley Lane Chorley Lancashire
PR6 9AS

Plan Ref 07/00850/FUL **Date Received** 24.07.2007 **Decision** Permit Full
Planning
Permission

Ward: Eccleston And
Mawdesley **Date Decided** 17.09.2007

Proposal : Proposed rearrangement of the roof pitches to create room in the roof area and
internal and external alterations
Location : Tannersmith Cottage Tannersmith Lane Mawdesley Ormskirk L40 2RA
Applicant: Mr And Mrs Malcolm Tannersmith Cottage Tannersmith Lane Mawdesley Ormskirk
L40 2RA

Plan Ref 07/00852/TPO **Date Received** 24.07.2007 **Decision** No
objection to
Tree
Works

Ward: Adlington &
Anderton **Date Decided** 17.09.2007

Proposal : Two year management plan covering pruning , felling and habitat management.
Location : The Anderton Centre New Road Anderton Lancashire PR6 9HG
Applicant: Ian Walker The Anderton Centre New Road Anderton Lancashire PR6 9HG

Plan Ref 07/00853/FUL **Date Received** 23.07.2007 **Decision** Permit Full Planning Permission

Ward: Euxton South **Date Decided** 19.09.2007

Proposal : Erection of single storey rear extension, two storey side and rear extension incorporating balcony and formation of front and rear dormers,
Location : Honeysuckle Cottage Dawbers Lane Euxton Chorley PR7 6EQ
Applicant: Mr & Mrs Whitehead Honeysuckle Cottage Dawbers Lane Euxton Chorley PR7 6EQ

Plan Ref 07/00857/COU **Date Received** 26.07.2007 **Decision** Refuse Full Planning Permission

Ward: Chorley North
West **Date Decided** 17.09.2007

Proposal : Change of use from a nursing home to a residential dwelling, demolish existing conservatory and erect new porch, conservatory and new front garden wall
Location : 43 - 45 Ashfield Road Chorley PR7 1LP
Applicant: Mr G Singh 43 - 45 Ashfield Road Chorley PR7 1LP

Plan Ref 07/00859/FUL **Date Received** 26.07.2007 **Decision** Permit Full Planning Permission

Ward: Chorley North
West **Date Decided** 20.09.2007

Proposal : Formation of rear dormer to form en-suite and bedroom,
Location : 8 Balniel Close Chorley PR7 2QP
Applicant: S Phillipson 8 Balniel Close Chorley PR7 2QP

Plan Ref 07/00861/FUL **Date Received** 26.07.2007 **Decision** Permit Full Planning Permission

Ward: Chorley North
East **Date Decided** 20.09.2007

Proposal : First floor extension above garage
Location : 17 Epsom Close Chorley PR6 8TS
Applicant: Mr And Mrs Seed 17 Epsom Close Chorley PR6 8TS

Plan Ref 07/00863/FUL **Date Received** 25.07.2007 **Decision** Permit Full Planning Permission

Ward: Eccleston And
Mawdesley **Date Decided** 17.09.2007

Proposal : Single storey rear extension and replacement garage
Location : 35 New Street Eccleston Chorley PR7 5TW
Applicant: Mr And Mrs Pennington 35 New Street Eccleston Chorley PR7 5TW

Plan Ref 07/00866/FUL **Date Received** 30.07.2007 **Decision** Permit Full Planning Permission

Ward: Chorley South West **Date Decided** 21.09.2007

Proposal : Erection of rear conservatory,
Location : 26 Nab Wood Drive Chorley Lancashire PR7 2FG
Applicant: Mr C Chapman 26 Nab Wood Drive Chorley Lancashire PR7 2FG

Plan Ref 07/00867/FUL **Date Received** 27.07.2007 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods North **Date Decided** 21.09.2007

Proposal : Erection of two storey side extension
Location : 1 Elmfield Drive Bamber Bridge Preston PR5 8LH
Applicant: Mr & Mrs Everest 1 Elmfield Drive Bamber Bridge Preston PR5 8LH

Plan Ref 07/00869/FUL **Date Received** 31.07.2007 **Decision** Refuse Full Planning Permission

Ward: Chorley South West **Date Decided** 25.09.2007

Proposal : Proposed erection of a granny annex
Location : 4 Sycamore Court Chorley PR7 3PT
Applicant: Mr And Mrs Swift 4 Sycamore Court Chorley PR7 3PT

Plan Ref 07/00870/FUL **Date Received** 31.07.2007 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods And Whittle-le-Woods **Date Decided** 25.09.2007

Proposal : Demolish existing detached garage and erect a two storey side extension and a front porch
Location : 74 Clover Field Clayton-Le-Woods Chorley PR6 7RX
Applicant: Mr And Mrs Needham 74 Clover Field Clayton-Le-Woods Chorley PR6 7RX

Plan Ref 07/00872/FUL **Date Received** 31.07.2007 **Decision** Permit Full Planning Permission

Ward: Euxton North **Date Decided** 21.09.2007

Proposal : Erection of single storey rear extension and extension to rear dormer to form first floor bedroom,
Location : 7 Shawbrook Close Euxton Chorley PR7 6JY
Applicant: Mr Whiting 7 Shawbrook Close Euxton Chorley PR7 6JY

Plan Ref 07/00873/FUL **Date Received** 31.07.2007 **Decision** Permit Full Planning Permission

Ward: Lostock **Date Decided** 25.09.2007

Proposal : Renewal of temporary planning permission 02/00601/CIRC to retain Prison Accommodation Unit

Location : Hm Prison Wymott Moss Lane Ulnes Walton Lancashire PR26 8LX

Applicant: National Offender Management Services C/O Agent

Plan Ref 07/00874/COU **Date Received** 31.07.2007 **Decision** Permit Full Planning Permission

Ward: Lostock **Date Decided** 10.09.2007

Proposal : Temporary change of use of existing store as workshop during re-building of existing workshop,

Location : Jumps Farm 147 South Road Bretherton Leyland PR26 9AJ

Applicant: Mr S J Wignall Jumps Farm 147 South Road Bretherton Leyland PR26 9AJ

Plan Ref 07/00875/FUL **Date Received** 31.07.2007 **Decision** Permit Full Planning Permission

Ward: Heath Charnock And Rivington **Date Decided** 20.09.2007

Proposal : Proposed instalation of 16 No. heat exchangers, a steel palisade fence and relocation of an emergency standby generator

Location : Ntl Transmitting Station Winter Hill Rivington Horwich Lancashire

Applicant: ARIQIVA Ltd Crawley Court Winchester Hant's SO21 2QA

Plan Ref 07/00876/REM **Date Received** 31.07.2007 **Decision** Approve Reserved Matters

Ward: Astley And Buckshaw **Date Decided** 25.09.2007

Proposal : Erection of 7 houses with associated garages and works, forming part of a larger residential development within South Ribble Borough Council,

Location : Parcel A1 Central Avenue Buckshaw Village Lancashire

Applicant: Mr J Lowe Redrow House 14 Eaton Avenue Buckshaw Village Chorley PR7 7NA

Plan Ref 07/00878/FUL **Date Received** 31.07.2007 **Decision** Permit Full Planning Permission

Ward: Adlington & Anderton **Date Decided** 25.09.2007

Proposal : Erection of rear conservatory,

Location : 13 Thirlmere Close Adlington Chorley PR6 9QD

Applicant: Mr & Mrs Bennett 13 Thirlmere Close Adlington Chorley PR6 9QD

Plan Ref 07/00881/AGR **Date Received** 01.08.2007 **Decision** Grant
Agricultural
Prior
Notification

Ward: Eccleston And
Mawdesley **Date Decided** 10.09.2007

Proposal : Proposed reconstruction of existing farm building
Location : Roe Moor Farm Southport Road Eccleston Chorley Lancashire
Applicant: Mr G Walmsley Lark Hill Farm Dawbers Lane Euxton Chorley PR7 6EG

Plan Ref 07/00889/TPO **Date Received** 03.08.2007 **Decision** Consent
for Tree
Works

Ward: Clayton-le-Woods
North **Date Decided** 21.09.2007

Proposal : Pruning of Ash Tree (T8) and reduction of height of Ash Tree (T5) covered by TPO
6 (Clayton Le Woods) 1982,
Location : 28 Pear Tree Road Clayton-Le-Woods Chorley Lancashire PR6 7JP
Applicant: J Watton 28 Pear Tree Road Clayton-Le-Woods Chorley Lancashire PR6 7JP

Plan Ref 07/00898/FUL **Date Received** 06.08.2007 **Decision** Permit Full
Planning
Permission

Ward: Euxton North **Date Decided** 21.09.2007

Proposal : Erection of rear conservatory,
Location : 76 Chestnut Avenue Euxton Chorley Lancashire PR7 6BS
Applicant: Mr & Mrs White 76 Chestnut Avenue Euxton Chorley Lancashire PR7 6BS

Plan Ref 07/00900/FUL **Date Received** 06.08.2007 **Decision** Permit Full
Planning
Permission

Ward: Chisnall **Date Decided** 12.09.2007

Proposal : Alterations to elevations of existing building and construction of single storey link
building
Location : Heskin Hall Farm Wood Lane Heskin Lancashire PR7 5PA
Applicant: Ruttle Plant Holdings C/O Agents

Plan Ref 07/00909/AGR **Date Received** 08.08.2007 **Decision** Prior App
required -
Agr

Ward: Wheelton And
Withnell **Date Decided** 17.09.2007

Proposal : Proposed agricultural portal framed building
Location : Lower Roddlesworth Farm Roddlesworth Lane Abbey Village Chorley PR6 8DX
Applicant: Mr S Whalley Lower Roddlesworth Farm Roddlesworth Lane Abbey Village Chorley
PR6 8DX

Plan Ref 07/00910/FUL **Date Received** 09.08.2007 **Decision** Permit Full
Planning
Permission

Ward: Lostock **Date Decided** 19.09.2007

Proposal : Demolition of existing conservatory, erection of single storey rear extension and infill of courtyard to form utility room,

Location : Fieldsway Ulnes Walton Lane Ulnes Walton Leyland PR26 8LT

Applicant: Mr & Mrs Bird Fieldsway Ulnes Walton Lane Ulnes Walton Leyland PR26 8LT

Plan Ref 07/00916/FUL **Date Received** 08.08.2007 **Decision** Permit Full
Planning
Permission

Ward: Eccleston And
Mawdesley **Date Decided** 19.09.2007

Proposal : Raising of roof height to accommodate three front dormers and three rear dormers, erection of single storey rear extension and front porch,

Location : Debryn Ridley Lane Mawdesley Ormskirk L40 2RE

Applicant: Mr & Mrs Thompson Debryn Ridley Lane Mawdesley Ormskirk L40 2RE

Plan Ref 07/00917/TCON **Date Received** 09.08.2007 **Decision** No
objection to
Tree
Works

Ward: Wheelton And
Withnell **Date Decided** 19.09.2007

Proposal : Felling of Beech tree, pruning of north facing branch on Beech tree, and removal of lower branch on Lime tree within Withnell Fold Conservation Area,

Location : Oakbank Withnell Fold Withnell Chorley PR6 8BA

Applicant: S Cox Oakbank Withnell Fold Withnell Chorley PR6 8BA

Plan Ref 07/00920/NLA **Date Received** 09.08.2007 **Decision** No
objection to
NLA
consultatio
n

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

Plan Ref 07/00969/AGR **Date Received** 17.08.2007 **Decision** Prior App
required -
Agr

Ward: Chisnall **Date Decided** 12.09.2007

Proposal : Application for agricultural determination in respect of the erection of a replacement barn,

Location : Orcheton House Farm Wood Lane Heskin Lancashire PR7 5PA

Applicant: GPS (NW) Ltd Orcheton House Farm Wood Lane Heskin Lancashire PR7 5PA

Plan Ref 07/01029/NLA **Date Received** 03.09.2007 **Decision** Object to NLA
consultation

Ward: **Date Decided** 17.09.2007

Proposal : Conversion of barn into dwelling and erection of double garage and store,

Location : Goodmans Fold Farm Chorley Road Bolton BL6 5LG Lancashire

Applicant: Bolton Council Planning Control Development & Regeneration 3rd Floor Bolton
Town Hall Bolton BL1 1RU
