

Development Control Committee

Agenda and Reports

For consideration on

**Tuesday, 13th November
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: 2 November 2007

Chief Executive: Donna Hall

Chorley
Council

Town Hall
Market Street
Chorley
Lancashire
PR7 1DP

Dear Councillor

DEVELOPMENT CONTROL COMMITTEE - TUESDAY, 13TH NOVEMBER 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, 13th November 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 - 14)**

To confirm as a correct record the minutes of the meeting of the Development Control Committee held on 9 October 2007 (enclosed)

4. **Planning Applications Awaiting Decision (Pages 15 - 16)**

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) **A1:07/00953/OUTMAJ - Group 4N, Land 150m West of Sibberings Farm, Dawson Lane, Whittle-Le-Woods** (Pages 17 - 30)

Report of Corporate Director (Business) (enclosed)

Continued....

(b) A2:07/0093/REMMAJ - Site N1, Lower Burgh Way, Chorley (Pages 31 - 44)

Report of Corporate Director (Business) (enclosed)

(c) A3:07/01051/FULMAJ - Land between From Street and Crosse Hall Lane, Chorley (Pages 45 - 54)

Report of Corporate Director (Business) (enclosed)

(d) B1:07/01057/FUL - Stable, Logwood Farm, Brinscall Mill Road, Wheelton, Chorley (Pages 55 - 60)

Report of Corporate Director (Business) (enclosed)

5. **Planning Appeals and Decisions - Notification Report (Pages 61 - 62)**

Report of Corporate Director (Business) (enclosed)

6. **Delegated Decisions determined by the Corporate Director (Business), the Chair and Vice Chair of the Committee**

(a) Delegated Decisions - 9 October (Pages 63 - 64)

Table (enclosed)

(b) Delegated Decisions - 31 October 2007 (Pages 65 - 66)


Table (enclosed)

7. **A list of planning applications determined by the Chief Officer under delegated powers between 26 September and 26 October 2007 (Pages 67 - 88)**

Schedule (enclosed)

8. **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 (Director of Development and Regeneration), Paul Whittingham (Development Control Manager), Claire Hallwood (Deputy Director of Legal Services) and Dianne Scambler (Trainee Democratic Services Officer) for attendance.

This information can be made available to you in larger print or on audio tape, or translated into your own language. Please telephone 01257 515118 to access this service.

આ માહિતીનો અનુવાદ આપની પોતાની ભાષામાં કરી શકાય છે. આ સેવા સરળતાથી મેળવવા માટે કૃપા કરી, આ નંબર પર ફોન કરો: 01257 515822

ان معلومات کا ترجمہ آپ کی اپنی زبان میں بھی کیا جاسکتا ہے۔ یہ خدمت استعمال کرنے کیلئے براہ مہربانی اس نمبر پر ٹیلیفون

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Development Control Committee

Tuesday, 9 October 2007

Present: Councillor , Councillor David Dickinson (Vice-Chair), Councillors Ken Ball, Eric Bell, Alan Cain, Henry Counce, Michael Davies, Mike Devaney, Dennis Edgerley, Daniel Gee, Pat Haughton, Roy Lees, Geoffrey Russell and Edward Smith

Officers: Jane Meek (Corporate Director (Business)), Paul Whittingham (Development Control Manager), Claire Hallwood (Deputy Director of Legal Services), Helen Green (Planning Officer) and Dianne Scambler (Trainee Democratic Services Officer)

Also in attendance: Councillor Greg Morgan (Clayton-Le-Woods and Whittle-Le-Woods)

07.DC.111 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Adrian Lowe who was unable to attend as he was on Mayoral duty, June Molyneaux and Ralph Snape

07.DC.112 BEST WISHES

The Chair on behalf of the Committee extended best wishes to Councillor Ralph Snape for a speedy recovery.

07.DC.113 DECLARATIONS OF ANY INTERESTS

In accordance with the provisions of the Local Government Act 2003, the Council's Constitution and the Members Code of Conduct, the following Members declared a prejudicial interest in relation to the planning applications listed below, which were included on the meetings agenda for determination.

Councillor Alan Cain	Planning Applications 07/00998/FULMAJ and 07/00999/FULMAJ
Councillor Dennis Edgerley	Planning Applications 07/00998/FULMAJ and 07/00999/FULMAJ

07.DC.114 MINUTES

RESOLVED – That the minutes of the meeting of the Development Control Committee held on 11 September 2007 be confirmed as a correct record for signing by the Chair.

07.DC.115 PLANNING APPLICATIONS AWAITING DECISION

The Corporate Director (Business) 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) **A1:07/00684/FULMAJ - Land to rear of 243 - 289, Preston Road, Clayton-Le-Woods**

(The Committee received representations from an objector, the applicant's agent and a ward representative, Councillor Greg Morgan)

Application No: 07/00684/FULMAJ
 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
 Decision:

It was proposed by Councillor Eric Bell, seconded by Councillor, to refuse planning permission on the grounds of over development of the area and inadequate car parking provision.

An amendment to the motion was proposed by Councillor Dennis Edgerley, seconded by Councillor Danny Gee, and subsequently **RESOLVED (8:6) to approve planning permission subject to a legal agreement and the following conditions:**

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

Reason: Required to be imposed by Section 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.

(b) **B1:07/00976/FUL - Coronation Recreation Ground, Devonshire Road, Chorley**

(The Committee received representations from two objectors to the proposals)

Application No: 07/00976/FUL

Proposal: Regulation 3 Application for the formation of lighting scheme to recreation ground, including sports floodlighting for bowling greens and tennis courts.

Location: Coronation Recreational Ground, Devonshire Road, Chorley

Decision:

The application was deferred to be able to present the Committee information about how the scheme has been developed, who supports it, what consultation was undertaken and what it aims to achieve.

(c) **A4:07/00868/FULMAJ - 605, Preston Road, Clayton-Le-Woods**

(The Committee received representation from an objector to the proposals)

Application No: 07/00868/FULMAJ

Proposal: Demolition of existing dwelling and development of 18no. residential dwellings

Location: 605, Preston Road, Clayton-Le-Woods, Chorley

Decision:

It was proposed by Councillor Harold Heaton, seconded by Councillor Counce, and subsequently **RESOLVED (9:3) to grant planning permission subject to a legal agreement and the following conditions:**

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

Reason: Required to be imposed by Section 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.

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

(Councillor Alan Cain and Councillor Dennis Edgerley declared a prejudicial interest; they remained in the meeting but took no part in the voting)

(The Committee received representations from an objector to the proposals)

Application No: 07/00998/FULMAJ
 Proposal: Proposed 24 no. dwellings
 Location: Parcel 9, Land 106m East of 74, Keepers Wood Way, Chorley
 Decision:

It was proposed by Councillor Roy Lees, seconded by Councillor Danny Gee, to refuse planning permission.

An amendment to the motion was proposed by Councillor Harold Heaton, seconded by Councillor David Dickinson, to grant planning permission. Upon being put to the vote, the motion was lost (5:6).

Consequently the original motion was then put to the vote and was **RESOLVED (6:5) to refuse planning permission of the development for the following reason:**

The proposed development, by virtue of the siting of the properties in relation to the existing dwellinghouse, will adversely impact on amenities that the neighbours could reasonably expect to enjoy. Inadequate space is retained between the proposed dwellingshouses and the existing dwellinghouses. As such the proposal is considered contrary to Government advice contained in PPS3, Policy HS4 of the Adopted Chorley Borough Local Plan Review and the Council's Approved Guidelines for New Housing Developments.

(e) A2:07/00703/FULMAJ - Common Bank Farm, Common Bank Lane, Chorley

Application No: 07/00703/FULMAJ
 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
 Decision:

The application was withdrawn from the agenda.

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

Application No: 07/00818/REMMAJ
 Proposal: Reserved Matters application for a revised scheme of the reserved matters approved under reference 06/00077/REMAJ dated 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
 Decision:

It was proposed by Councillor Patricia Haughton, seconded by Councillor David Dickinson, and subsequently **RESOLVED to grant full planning permission subject to the following conditions:**

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

Reason: Required to be imposed by Section 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.

(g) A5:07/00902/OUTMAJ - Fire Training Centre, Washington Lane, Euxton

Application No: 07/00902/OUTMAJ
 Proposal: Outline application for the erection of new community fire station
 Location: Fire Training Centre, Washington Hall, Washington Lane, Euxton, Chorley

Decision:

It was proposed by Councillor Dennis Edgerley, seconded by Councillor Danny Gee, and subsequently **RESOLVED to grant outline planning permission subject to the following 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.

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

Application No: 07/00934/REMMAJ
 Proposal: Reserved Matters application for the demolition of Talbot Arms public house and residential development of (19no. units) .4Ha
 Location: Land East of the Talbot Arms and South of Botany Brow Works, Mason Street, Chorley

Decision:

It was proposed by Councillor Dennis Edgerley, seconded by Councilor David Dickinson, and subsequently **RESOLVED** to grant planning permission subject to a Legal Agreement and the following conditions:

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

Reason: Required to be imposed by Section 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.

8. If at any time prior to, or during the course of development, bats are detected or found to be present, all works must stop immediately and a suitably experienced bat worker and/or Natural England must be contacted immediately for advice on how to safeguard the bats found to be present on the site.

Reason: In the interests of protected species and in accordance with Policy EP4 of the Chorley Borough Local Plan Review.

9. Notwithstanding the approved plan detailing the house plans for units 3 to 9 (ref no. 0649:08) the position of the dwelling on plot no. 8 shall only be in accordance with the approved site plan (ref no. 0649:11).

Reason: To ensure a suitable relationship between the dwellings on plots 8 and 9, to define permission and in accordance with Policy No. HS4 of the Chorley Borough Local Plan Review.

(i) **A8:07/00999/FULMAJ - Parcel 8, Land 50m South of 1, Folly Wood Drive, Chorley**

(Councillor Alan Cain and Councillor Dennis Edgerley declared a prejudicial interest in the application; they remained in the room for the discussions but took no part in the voting)

Application no: 07/00999/FULMAJ

Proposal: Proposed 14no. dwellings

Location: Parcel 8 Land 50m South of 1 Folly Wood Drive, Chorley

Decision:

It was proposed by Councillor Roy Lees, seconded by Councillor Henry Caunce, and subsequently **RESOLVED to grant full planning permission subject to the following conditions:**

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

Reason: Required to be imposed by Section 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.

16 No development shall take place until a scheme for the provision and implementation of a surface water regulation has been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be occupied until the scheme has been implemented in accordance with the approved.

Reason: To secure proper drainage and to prevent flooding and in accordance with Government advice contained in PPS25 Development and Flood Risk

07.DC.116 SAVED LOCAL PLAN POLICIES

The Corporate Director (Business) submitted a report setting out which policies in the Chorley Borough Local Plan Review had been saved and the implications for those policy areas now not covered by the saved policies.

Nationally adopted Local Plan policies were automatically saved for three years following the introduction of the Local Development Framework process. The Government had recently informed the Council which of the policies in the Chorley Borough Local Plan Review were to be saved indefinitely. Most policies are so saved including unimplemented development allocations. In other policy areas reliance will be placed solely on national and regional policies.

An Appendix to the report listed the Local Plan policies that had not been saved. These related to policy areas that were either fully covered by national policies (and in some case are backed up by regional policies) or are no longer relevant in other respects.

Information on which policies are no longer saved and the implications are 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.

RESOLVED – That the report be noted.

07.DC.117 PLANNING APPEALS AND DECISIONS - NOTIFICATION

The Committee received a report of the Corporate Director (Business) giving notification of the lodging of one appeal against the refusal of planning permission and one appeal that had been dismissed.

RESOLVED – That the report be noted.

07.DC.118 DELEGATED DECISIONS DETERMINED BY THE CORPORATE DIRECTOR (BUSINESS), 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.119 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 Corporate Director (Business) under delegated powers between 29 August and 25 September 2007.

RESOLVED – That the schedule be noted.

Chair

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Report



Report of	Meeting	Date
Director of Development and Regeneration	Development Control Committee	13.11.2007

PLANNING APPLICATIONS AWAITING DECISION

Item	Application	Recommendation	Location
A. 1	07/00953/OUTMAJ	Permit (Subject to Legal Agreement)	Group 4N Land 150m West Of Sibbering's Farm Dawson Lane Whittle-Le-Woods
A. 2	07/00993/REMAJ	Approve Reserved Matters	Site N1 Lower Burgh Way Chorley Lancashire
A. 3	07/01051/FULMAJ	Permit Full Planning Permission	Land Between Froom Street And Crosse Hall Lane Chorley
B. 1	07/01057/FUL	Permit Full Planning Permission	Stable Logwood Mill Farm Brinscall Mill Road Wheelton Chorley

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Item A. 1 07/00953/OUTMAJ Permit (Subject to Legal Agreement)

Case Officer Mrs Nicola Hopkins

Ward Clayton-le-Woods And Whittle-le-Woods

Proposal Outline application for the redevelopment of the site (7.87 hectares) for 102 dwellings with associated highway infrastructure and landscape treatment

Location Group 4N Land 150m West Of Sibbering's Farm Dawson Lane Whittle-Le-Woods

Applicant BAE Systems

Proposal The application relates to outline planning permission for the erection of 102 dwellings at Buckshaw Village. The application site, referred to as Group 4 North, did not form part of the original outline planning application for Buckshaw Village however the site is immediately adjacent to the village, to the east, and will utilise the highway infrastructure constructed as part of the Village development.

Although this application is only in outline stage details of the access, siting and scale have been submitted. Details relating to the design will be dealt with at the reserved matters stage although it is envisaged that large detached dwellinghouses will be located on the site. The scale of the properties has been submitted and they will include a range of two and two and a half storey dwellinghouses.

The site is 7.87 hectares in size which equates to approximately 13 dwellings per hectare. Based on the net developable area (6.11 hectares) this equates to approximately 17 dwellings per hectare.

Planning Policy Planning Policy Statement 1: Delivering Sustainable Development
Planning Policy Statement 3: Housing
Planning Policy Statement 23: Planning and Pollution Control
Planning Policy Statement 25: Development and Flood Risk
Planning Policy Guidance 2: Green Belts
Planning Policy Guidance 13: Transport
Planning Policy Guidance 15: Planning and the Historic Environment

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'

Landscape and Heritage SPG

Chorley Borough Local Plan Review 2003:

GN2- Royal Ordnance Site, Euxton

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

DC1- Development in the Green Belt

DC6- Major Developed Sites in the Green Belt

EP4- Species Protection

EP9- Trees and Woodland

EP10- Landscape Assessment

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

There is no planning history directly relating to the site however the following applications relate to the Buckshaw Village development:

97/00509/OUT: Outline application for mixed use development (granted in 1999)

02/00748/OUT: Modification of conditions on outline permission for mixed use development

05/00523/REMAJ: Formation of phase 1 of link road to serve residential development. Approved

05/00525/REMAJ: Formation of phase 1 of link road to serve residential development (duplicate of planning application 05/00523/REMAJ). Approved

Applicant's Case

The following points have been submitted in support of the application:

- The redevelopment of Group 4 North will support and strengthen the concept of a self sustaining urban village
- The general principle of housing development along this margin of the Royal Ordnance site is consistent with key themes of planning policy at all levels
- The footprint of the residential development will not exceed 2.59 ha (the footprint of the original structures on site) and will be lower than the height of the previous buildings on the site. As such the impact on the openness and visual amenity of the Green Belt will be positive and environmental renewal will be brought forward.
- The proposed phasing strategy for Group 4N is aligned with the Council's requirement to identify a 5 year supply of deliverable housing sites for the period 2007-2012. The development is considered to be acceptable in terms of its impact on the managed release of housing land.

- The development approach to the site resolves the dual objectives of integration with the urban village and an appropriate interface with open countryside.
- A combination of existing woodland and the local topography assists in the satisfactory assimilation of new development at the eastern margin of the Royal Ordnance site.

Representations
comments:

Whittle le Woods Parish Council have made the following

- Object as the development is on Green Belt land
- If permission is granted request that all the trees on site are protected and sufficient space is retained to allow future growth
- Feel that access should be from Buckshaw Village and not from Dawson Lane

1 letter has been received querying the possible 'downgrade' of Dawson Lane

Consultations

Lancashire County Council Landscape Section have made the following comments:

- The proposed structural planting in the front and rear gardens should be protected for future retention to ensure that this planting is not lost
- The structural planting needs to be supplemented with bold masses of native and ornamental shrub planting to enhance its visual impact
- Some of the trees proposed may not comply with the BS 5337: 2005 Trees in Relation to Construction recommendations.
- It is unfortunate that roads surround the central play area
- The site is a Undulating Lowland Farmland landscape character area within the Landscape and Heritage SPG. It is important that the scheme enhances the wooded character, utilises trees which are typical to the area and increase the area of native woodland
- The submitted statement does not adequately describe Jones Farm setting. It is difficult to assess the full extent of the landscape objectives

Lancashire County Council Archaeology Section have no comments to make

United Utilities have made the following comments:

- No objection providing the site is drained on a separate system, with only foul drainage connected into the foul sewer
- The applicant must discuss full details of the site drainage proposals with United Utilities
- If sewers on the site require adoption then the applicant should contact the Sewers Adoption Team
- Surface water should drain to the watercourse/ soakaway/ surface water sewer and may require the consent of the Environment Agency
- Water can be supplied for domestic purposes
- A water mains extension may be required which would be rechargeable to the applicant

- Water pressure should be regulated to around 20 metres head
- The level of cover to the water mains and sewers should not be compromised during or after construction.
- A separate metered supply to each unit will be required at the applicants expense and all internal pipework must comply with current water supply (water fittings) regulations 1999
- It is the applicants responsibility to demonstrate the exact relationship on site between any assets that may cross the site and the development.

Lancashire County Council Ecology have made the following comments:

- A separate application has been submitted to LCC for land reclamation and remediation earthworks to the site. This application included mitigation/ compensation proposals for habitat loss and impacts on protected species. Various conditions and a Section 106 Agreement will be entered into relating to the ecological impacts
- A beneficial biodiversity should be incorporated into the development
- Full details of habitat and landscape enhancement should be submitted for approval by Chorley Borough Council
- Landscape proposals should incorporate only native species
- The applicant should submit a habitat creation and management plan for approval
- The Great Crested Newt population in the area is still be monitored under a DEFRA licence.
- Should consult Natural England
- Trees should be retained which have the potential to support roosting bats

Natural England have made the following comments on the scheme:

- Object to the scheme on the grounds that insufficient information has been submitted in respect of the impact on protected species.
- Not aware of any nationally designated landscapes or any statutorily designated areas of nature conservation
- Satisfied that the proposal will not impact on any of Natural England's other interests including National Trails

Lancashire County Council have approved the remediation of the site and as part of this application Ecological Surveys were completed at the site. In addition to this Natural England have granted a Newt Licence at the site. This Ecological Information was sent to Natural England. Following the receipt of the information Natural England have confirmed that this information satisfies their original concerns.

Lancashire County Council (Strategic Planning Section) have made the following comments:

- The original masterplan for the Royal Ordnance Site envisaged the erection of 2000 dwellings. The development of Group 1 and Group 4 North brings this figure up to 2489. A development brief has been

developed for BAE by Cass Associates. This proposal meets the objectives of this brief

- The proposed development is contrary to Policy 12 of the JLSP as the proposal will add to the oversupply of housing in the Borough however the Policy states that proposals for housing will be refused unless they make an essential contribution to the supply of affordable or special needs housing or form a key element in a mixed use regeneration project.
- The proposed development does form a key element in a mixed use regeneration scheme and conforms with the masterplan. Therefore LCC are happy with the level of housing proposed.
- The planning brief for the development of Group 4 North allocated the land exclusively for housing.
- The site is located within the Green Belt however the site is a previously developed site and LCC are happy that the development does not harm the overall extent of the Green Belt
- The application may impact on Lancashire's Natural or manmade landscape
- A comprehensive transport assessment is required along with a Travel Plan. This should be secured in a Section 106 Agreement
- Parking will be required in accordance with the JLSP 'Parking Standards'
- The development will be required to incorporate renewable energy and produce 10% of the developments predicted energy requirements.

The Environment Agency have suggested the following conditions should be attached to the recommendation:

- Contamination investigation
- Provision and implementation of a surface water regulation system
- An ecological survey of the current habitats
- A remediation strategy will be submitted at the end of September which should address the Environment Agencies comments
- Tree felling should be carried out outside the bird breeding season
- The site should be assessed for evidence of bats

Chorley Borough Council's Public Space Services have made the following comments:

- Would prefer the informal open space to be exposed with the tree line behind it rather than secluded
- Play space should be centralised, supervised and offer feelings of safety

Chorley Borough Council's Architectural Liaison Officer has no comments to make on the scheme.

The Director of Streetscene, Neighbourhoods and the Environment recommends that the development is carried out in accordance with BAE Systems Remediation Plan

Assessment

The site is located adjacent to the Buckshaw Village development. When the Buckshaw Village scheme was being developed this site along with a large site to the west of Buckshaw Village, known as Group 1, were still operational by BAE and as such did not form part of the Masterplan. Operations on this site have ceased and operations are due to cease at Group 1 by the end of the year.

Green Belt

The site is designated as a major developed site in the Green Belt. In accordance with PPG2: Green Belts redevelopment of major developed sites is considered acceptable on the proviso that the proposal does not have a materially greater impact on the openness of the Green Belt than the existing use and the development does not exceed the height of the existing buildings.

A lot of the buildings/ structures on the site have been demolished although a couple of buildings still exist. The combined area of building footprint and blast structures/ mounds which exist/ previously existed on the site equates to approximately 2.59 hectares. The heights of the buildings ranged between 2.5m – 16m.

The footprint of the new residential development on the site (including garages) is 1.24 hectares. The buildings range between 2 and 2 and half stories and will not exceed a ridge height of 10.2 metres. As such the proposal achieves a lower footprint than the original footprint of buildings/ structures on site although the development does occupy the whole site compared to the original development which retained open areas.

The development is considered to be acceptable in respect of the major developed site as it is not considered that the proposal will have a materially greater impact than the existing use on the openness of the Green Belt and the proposed dwellinghouses will not exceed the height of the previous buildings on the site.

The development represents a low density development which is below the recommended minimum of 30 dwellings per hectare set out in PPS3: Housing. However due to the nature of this Green Belt location it is considered that a low density development will be more in scale and keeping with the surrounding landscape and would enable to retain an open, rural feel which easily integrates into the surroundings.

Layout and Scale

The application is an outline application for the redevelopment of the site for residential purposes. When the application was originally submitted the application only dealt with the access arrangements to the site. However through the course of the application the siting and scale have also been fixed. The scheme proposes the erection of 102 detached dwellings which range in height between 2 and 2 and a half stories.

As this application is only in outline details in respect of design and landscaping will be dealt with at reserved matters stage. The submitted layout details a low density development, as detailed above, this layout is considered to be appropriate in this location as it enables an open, rural feel to be maintained.

The siting of the dwellings ensures that adequate distances are retained between properties to protect the amenities of the future residents. This includes 10 metres of garden space and 21 metres window to window distances.

In terms of layout and scale the scheme is considered to be acceptable as the scheme retains an open, rural feel whilst respecting the character of the surrounding area. The scheme extends the Buckshaw Village development and accords with the Masterplan in respect of edge of village development which requires lower density, high quality development.

Housing Provision

The proposal will clearly add to the number of dwellings located within Chorley Borough. There is currently an oversupply of housing within the Borough and schemes for new residential development will only be considered acceptable if they make an essential contribution to the supply of affordable or special needs housing or form a key element in a mixed use regeneration project.

The nature of the development is one of large 4/5 bedroom detached dwellinghouses and it is not considered that the provision of affordable units would be appropriate on this site particularly taking into consideration the extent of the neighbouring Buckshaw Village which has numerous opportunities to provide affordable dwellings in more sustainable, appropriate locations. As such none of the proposed units will be affordable however a committed sum will be provided to allow the provision of affordable units elsewhere in the Borough and in particular on the Buckshaw Village development. This will be controlled by a Section 106 Agreement

In addition to the affordable housing provision the scheme extends the Buckshaw Village development which is a mixed use regeneration scheme. This scheme forms a key element in the mixed use regeneration project and as such accords with Policy 12 of the Joint Lancashire Structure Plan.

Open Space Provision

In order to redevelop the site remediation works will be required due to the previous uses of the site. Lancashire County Council dealt with the application for remediation which has been approved. The site currently has a significant number of trees across the site particularly to the eastern boundary. A lot of these trees require removal as part of the remediation works due to contamination however a number of trees are worthy and capable of retention. These trees have been protected by a Tree Preservation Order to ensure their continued retention.

As part of the open space provision on the site it is proposed to form an informal area within the trees which will be retained. In addition to this an equipped play area will be provided within a central location on the site. It is envisaged that this equipped play area will be aimed at small children and the equipment provided will reflect this.

The originally submitted scheme detailed the central area as a Village Green however the agents for the application have been made aware that a centralised play area is required within this

location in accordance with Local Planning Policy and amended plans reflecting this are expected.

In accordance with Policy HS21 of the Adopted Chorley Borough Local Plan developments of over 100 units are required to provide 630 square metres of equipped play space, 1140 square metres of informal open space and 4260 square metres of playing field provision.

Clearly the equipped open space and informal open space can be provided on site however there is no provision for playing fields. A commuted sum to provide off site playing field provision will be required which will form part of the Section 106 Agreement.

The management of the open space areas on the site will be dealt with by the private management company who will manage the site.

Ecology

The site does provide habitats for protected species including Great Crested Newts. As part of the remediation application ecological surveys of the site were undertaken which included mitigation/ compensation proposals for habitat loss and impacts on protected species. Various conditions and a Section 106 Agreement has been entered into with Lancashire County Council relating to mitigation/compensation for ecological impacts. In addition to this the Great Crested Newts mitigation measures will be monitored under a DEFRA Licence.

Natural England originally objected to the scheme due to the lack of Ecological Information however after receiving all of the ecological surveys/ work which has been undertaken at the site they withdrew their objection.

Highways

Access to the site will be via the existing Buckshaw link road which has been constructed and serves the majority of the residential parcels on the village. There will be two vehicular access points into the site off this link road. These will be located on either side of the adjoining residential parcel which forms part of the village development and have already been constructed. This parcel of land has yet to be developed but in accordance with the Buckshaw Village Masterplan a landmark building will be located on this site.

The internal highway layout comprises of a series of cul de sacs and private accessways. The private accessways will only serve a couple of properties, the maximum being 4 dwellinghouses. Through consultation with Lancashire County Council's Highway Section they have confirmed that the internal highway layout is acceptable. The developers will be required to enter into a Section 38 Agreement for the adoptable elements of the site.

Footpaths links are also indicated on the plans linking the south of the site to the north and also providing access onto the informal open space area and through the central play area.

A transport assessment has been carried out in respect of the site. This was done on the basis of 150 dwellings although it is now confirmed that the development will be set at 102 dwellings. The

assessment ascertained that the site is accessible by a range of modes of transport, the site will be integrated into the existing Buckshaw Village development and can be connected into existing pedestrian and cycle routes. The residual percentage impact of vehicular traffic in peak hours is insufficient to trigger any further need for detailed capacity assessment. The existing vehicular access points into the site are considered to be acceptable and additional pedestrian access points between the site and Old Worden Avenue will be provided.

Lancashire County Council have commented that a Travel Plan is required for the site this will be dealt with by condition.

Listed Buildings

There are two Grade II Listed Buildings located immediately adjacent to the site, Jones Farmhouse and Sibberings Farm. Jones Farmhouse is located to the north of the site and Sibberings Farm is located to the east of the site. Both properties are unoccupied and have been empty for a number of years.

Both properties do not form part of the application site however it is intended that these properties will be renovated in the future. Due to the proximity of these properties to the application site the impact on the setting of the Listed Buildings is a consideration.

Sibberings Farm is quite isolated and is characterised by orchard and woodland in a context of agricultural land. The orchard located to the south of the property will be retained and a 10 metre strip of buffer planting is proposed along the boundary of the application site which will act as a screen to orchard. In addition to this the retention of the trees to the eastern part of the site also acts as a screen to the farmhouse. Sibberings Farmhouse is set at a higher land level than the development site which, along with the proposed/ retained vegetation ensures that the setting of the Listed Building is not affected.

Jones Farmhouse is a lot more prominent in relation to the development site than Sibberings Farm and is visible from the site. To ensure the impact on the setting of Jones Farm is minimised enhanced vegetation is proposed along the boundary of the site, a green open area is proposed to the northern edge of the development close to the farmhouse and the dwellinghouses in this location are orientated in the direction of the farmhouse so that no new dwellinghouses back onto the farm. It is considered that the layout proposed is the most appropriate for this setting as this retains an open feel and reduces the impact on the setting of the Listed Building.

Conclusion

The redevelopment of the site for residential purposes is considered to be acceptable and will enable the regeneration of a previously used site. The form of the development is considered to be acceptable in this Green Belt location and it is not considered that the proposal will adversely impact on highway safety or the setting of the nearby Listed Buildings. As such the scheme is considered to be acceptable.

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

1. An application for approval of the reserved matters (namely external appearance of the buildings and landscaping of the site) must be made to the Council before the expiration of three years from the date of this permission and the development hereby permitted must be begun two years from the date of approval of the last of the reserved matters to be approved.

Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990 as amended 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. The application for approval of reserved matters shall be accompanied by full details of existing and proposed ground levels and proposed building slab levels (all relative to ground levels adjoining the site), notwithstanding any such detail shown on previously submitted plans. The development shall only be carried out in conformity with the approved details.

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

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

stored or tipped within the areas so fenced. All excavations within the area so fenced shall be carried out by hand.

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

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

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

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 and HS4 of the Adopted Chorley Borough Local Plan Review.

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

Reason: To ensure adequate garaging/off street parking provision is made/maintained and thereby avoid hazards caused by on-street parking and in accordance with Policy No. 7 of the Joint Lancashire Structure Plan

10. 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.

11. The proposed landscaping should comprise only native plant communities appropriate to the area and should enhance habitat connectivity. In accordance with the Lancashire Biodiversity Action Plan Targets the submission of a habitat creation and management plan is required to be submitted and approved in writing by the Local Planning Authority. The landscaping thereafter shall accord with the approved plan.

Reason: To ensure that the retained and re-established habitats that contribute to the Biodiversity Action Plan targets are suitably established and managed. In accordance with Policy ER5 of the North West Regional Spatial Strategy and Policy 21 of the Joint Lancashire Structure Plan

12. Prior to the first use of the development hereby permitted, a Residential Travel Plan shall be submitted to and approved in writing by, the local planning authority. The measures in the agreed Travel Plan shall then thereafter be complied with unless otherwise agreed in writing by the Local Planning Authority.

Reason: To reduce the number of car borne trips and to encourage the use of public transport and to accord with Policies TR1 and TR4 of the Adopted Chorley Borough Local Plan Review.

13. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the Method Statement detailing how this unsuspected contamination shall 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 Government advice contained in PPS23: Planning and Pollution Control

14. Prior to the commencement of the development full details of the Management Company to deal with the future management and maintenance of the site shall be submitted to and approved in writing by the Local Planning Authority. The site shall thereafter be managed by the approved Management Company.

Reason: To ensure the satisfactory management of the unadopted highways and public open space and in accordance with Policies TR4 and HS21 of the Adopted Chorley Borough Local Plan Review.

15. Prior to the commencement of the development a scheme for the provision and implementation of a surface water regulation system shall be submitted to and approved in writing by the Local Planning Authority. The development thereafter shall be carried out in accordance with the approved plans.

Reason: To secure proper drainage and to prevent flooding and in accordance with Policy Nos. EP18 of the Adopted Chorley Borough Local Plan Review and Government advice contained in PPS25: Development and Flood Risk .

16. The site shall be remediated fully in accordance with the Remediation Plan B0019-00-R5-1 unless otherwise agreed in writing by the Local Planning Authority. A post remediation validation report and confirmatory sampling data shall be submitted to and approved in writing by the Local Planning Authority.

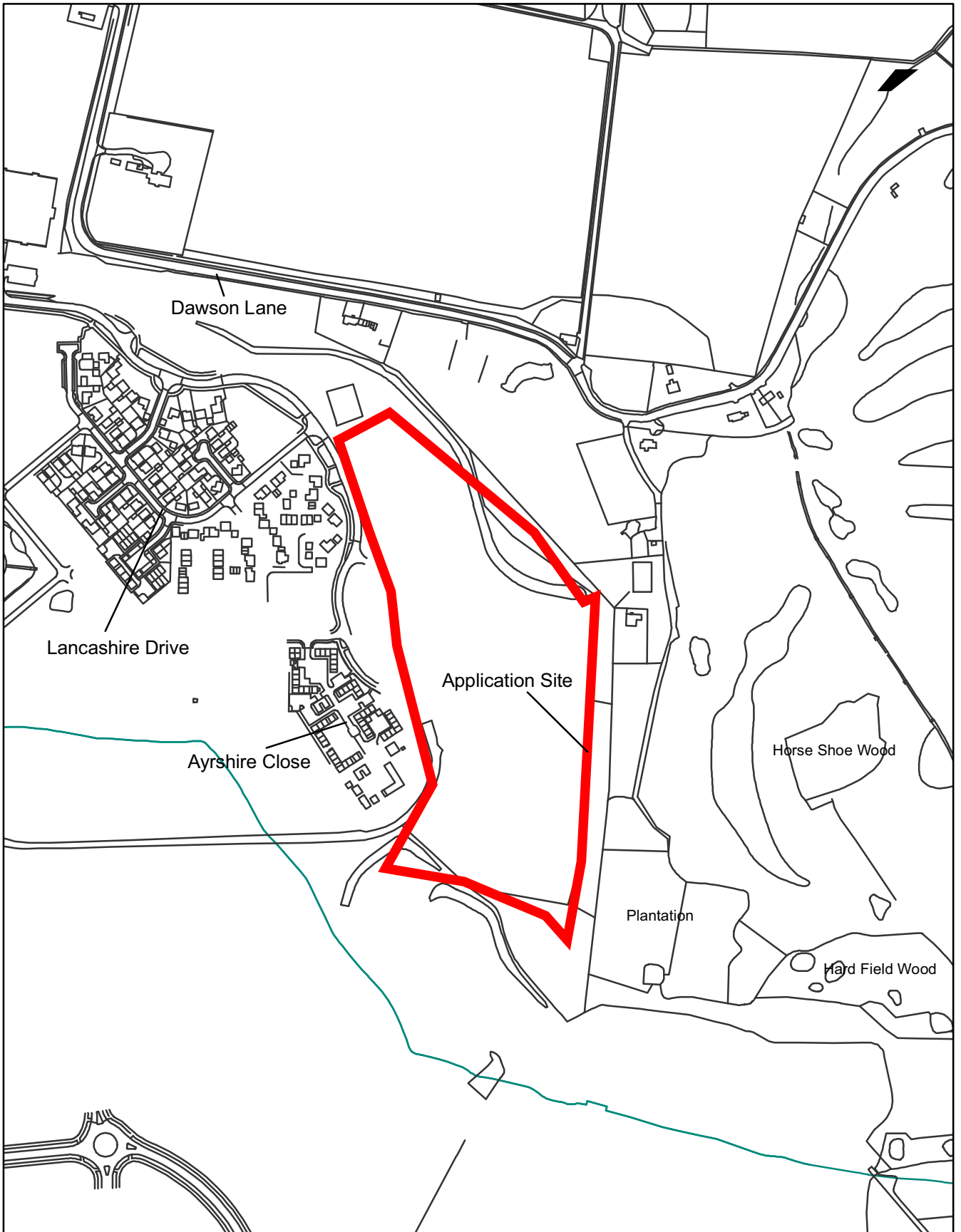
Reason: To protect the environment and prevent harm to human health by ensuring that the land is remediated to an appropriate standard for the proposed end use and in accordance with Government advice contained in PPS23: Planning and Pollution Control

17. Prior to the commencement of the development full details of the proposed equipped play area shall be submitted to and approved in writing by the Local Planning Authority. The implementation of the play area shall commence at the same time as the development as a whole and shall be completed prior to the construction of the properties on Plots 36-38.

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.

18. The development hereby permitted shall be carried out in accordance with the details set out within the Planning, Design and Access Statement, submitted on 15th August 2007, and the addendum to the Planning, Design and Access Statement submitted on 23rd August 2007.

Reason: To provide a satisfactory form of development and in accordance with Policies GN5 and HS4 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:
07/00953/OUTMAJ

Grid Ref:
E: 357102
N: 420764

Scale:
1:5,000

Agenda Item No.
A. 1

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Item A. 2	07/00993/REMAJ	Approve Reserved Matters
Case Officer	Mrs Nicola Hopkins	
Ward	Chorley South West	
Proposal	Reserved Matters application for the erection of 149 dwellings with associated works site area 4.8 hectares	
Location	Site N1 Lower Burgh Way Chorley Lancashire	
Applicant	Miller Homes	

Proposal This reserved matters application relates to the erection of 149 dwellings at Eaves Green, Chorley. Outline planning permission was granted in June 2006 for the residential development of the site. When outline planning permission was granted the siting of the properties and access to the site were fixed. This reserved matters application relates to the design and scale of the dwellings along with the landscaping.

This scheme does not incorporate a typical residential development, the principles of HomeZone have been incorporated into the scheme. Homezone principles involve the construction of streets where people and vehicles share the road space safely and equally. There is no distinction between footways and roads and street furniture is incorporated into the highway to reduce speeds and create a more aesthetically pleasing environment.

English Partnerships own the majority of the site although Chorley do own part of the site. The submission of this application follows an extensive tendering programme with English Partnerships, Chorley Council, Lancashire County Council and various developers. Miller Homes were chosen as the preferred developer and are the applicants for this reserved matters application.

The site is 4.8 hectares in size including Lower Burgh Way which requires modification. This equates to approximately 31 dwellings per hectare. The site is currently 'Greenfield' and divided by Burgh Lane South. There is a fall on the site running from the North East of the site down to the South West

Planning Policy **Planning Policy Statement 1:** Delivering Sustainable Development
Planning Policy Statement 3: Housing
Planning Policy Statement 23: Planning and Pollution Control
Planning Policy Guidance 13: Transport

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 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'

Landscape and Heritage SPG

Chorley Borough Local Plan Review 2003:

GN1- Settlement Policy- Main Settlements

EP4- Species Protection

EP9- Trees and Woodland

EP10- Landscape Assessment

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

93/00121/OUT- Outline application for residential development. Approved March 1999

02/00316/REMAJ- Residential development of 32 dwellings (apartments, town houses and detached dwellings). Withdrawn

05/00516/OUTMAJ- Outline application for residential development (4.42Ha) with details of siting and means of access and associated public open space (2.05Ha). Approved June 2006

Applicant's Case

The applicants have submitted the following points in support of the application in the form of a Design and Access Statement:

- The immediate area is mainly traditional two storey housing and more recently some three storey mews have been built in the area
- The overall concept behind the indicative scheme has been to produce a design and layout, which not only reflects the scale and character of the surrounding development but which also provides an environment which is both safe and usable and inclusive for all future residents.
- The scheme is based upon home zone principles that place the street and its various components at strategic levels and gives pedestrians priority over vehicles.
- The site is English Partnership's first Home Zone scheme at the urban fringe of Chorley for 149 new units set in a Parkland setting.
- The scheme has been designed to conform to the siting approved at outline stage. Minor deviations from the development plan have occurred, mainly plots 146-149, to take advantage of the topography and vistas in the area.
- Dual aspect dwellings have been introduced on the plots which have two elevations on principle routes.
- The scale and massing incorporates three storey dwellings close to the residential dwelling at the north reducing to two storey dwellings on the southern fringe of the development.
- To the north of the site 'Formal' style dwellings are proposed incorporating slate like roofs and stone effect

render

- As you enter the home zone the style changes to a more village vernacular with plain roof tiles and stone cills
- To the south of the site a 'cottage' style is incorporated with slate like roofs.
- Throughout the whole of the development there is consistent detailing on the eaves and gables which gives the development its own identity
- Chimneys have been introduced to give an interest in the roofscape of the scheme.
- New tree planting with native shrubs and grassed areas will soften the development and create an attractive environment.

Representations

4 letters have been received raising the following comments:

- Lack of privacy created by the introduction of three storey properties
- The village green has the potential to attract youths creating noise and disturbance- would it not be more preferable to have this facility in a central location?
- Loss of views- ruin the area
- Increase in noise, traffic and disturbance
- Increase in traffic will create congestion and result in loss of safety for pedestrians
- Too many houses
- Impact on wildlife

Consultations

Lancashire County Council (Planning) have commented that the principle of the development was established with the grant of outline planning permission

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

- The applicant has not submitted a landscape and visual impact assessment in respect of the application and as such it is therefore not appropriate to determine the application
- The site is in a relatively prominent location and is situated within an ancient enclosure landscape character area. therefore the development should conserve and enhance key environmental features
- The site is located within an industrial foothills and valleys landscape character area. The development would result in the loss of approximately 4 hectares of rural 'greenspace' and a significant expansion of the adjacent suburban landscape character type
- A scheme like the one proposed could only really work if the recommendations set out in the Landscape and Heritage SPG are incorporated into the scheme.
- The scheme is unacceptable in landscape and visual terms as it would result in the loss of a significant area of landscape character, does not enhance the rural local distinctiveness, create a significant visual intrusion, result in the loss of historic landscape character, increase separation between ecological areas and reduce landscape tranquillity.
- It is considered that some development could occur but the following recommendations should be considered.

Reduce number of dwellings to 90, enhance visual and ecological linkage, provide adequate mitigation buffer zones, create reasonable separate distance between the footpath and the site, create a strong structural landscape, provide open space which is not surrounded by roads, incorporate new hedgerows, maximise opportunities for tree planting, site lighting and roads away from the boundaries, incorporate elements of the historic landscape character.

Natural England have made the following comments:

- Object because of the lack of ecological information
- Not aware of any nationally designated landscapes or any statutorily designated areas of nature conservation
- Satisfied that the proposal will not impact on any of Natural England's other interests including National Trails

An Ecological Assessment of the site has previously been carried out and Natural England have granted a Newt Licence at the site. This information was forwarded to Natural England following the receipt of their objections and Natural England have confirmed that this information alleviates their concerns.

Lancashire County Council (Archaeology) have no comments to make on the application

United Utilities have made the following comments:

- No objection providing the site is drained on a separate system, with only foul drainage connected into the foul sewer
- The applicant must discuss full details of the site drainage proposals with United Utilities
- Surface water should drain to the watercourse/soakaway/ surface water sewer and may require the consent of the Environment Agency
- A water mains extension may be required which would be rechargeable to the applicant
- A separate metered supply to each unit will be required at the applicants expense and all internal pipework must comply with current water supply (water fittings) regulations 1999
- The applicant should be made aware of potential difficulties caused by trees and should consider this when planting trees close to underground cables
- The applicant should take account of Avoiding Dangers from underground services and avoidance of danger from overhead electrical lines
- The cost of diverting apparatus will be borne by the developer

The Director of Streetscene, Neighbourhoods and the Environment has requested that possible sources of contamination are identified prior to the commencement of the development.

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

- It is not clear if the proposal involves the felling of

trees. The ecological assessment indicates that a number of trees have the potential to support bat roosts. If these trees will be felled then no favourable recommendation can be made until the presence of bat roosts has been established.

- The ecological assessment indicates that hedgerows and a line of trees should be retained in the development or their loss mitigated. It is not clear whether this recommendation has been implemented.
- Concerns were raised originally in respect of the impact on the BHS woodland surrounding the site e.g increased recreational use. It is not clear whether these concerns have been addressed. There may well be a reduction in biodiversity value which would have to be recorded.
- Works during the bird breeding season (March to July inclusive) should be avoided

Assessment

The principle of redeveloping this site for residential purposes was established with the grant of outline planning permission in June 2006 (05/00516/OUTMAJ). With the grant of planning permission the siting of the properties and access to the site were fixed. This reserved matters application deals with the outstanding issues which include design and landscaping.

The site is an allocated housing site within the Adopted Chorley Borough Local Plan. The road layout within this development has been designed in accordance with the Home Zone Design Guidelines prepared by the Institute of Highways Incorporated Engineers (IHIE).

Layout

The siting of the proposed dwellinghouses was established at outline stage along with access to the site. The proposal incorporates the erection of 149 dwellings which equates to approximately 31 dwellings per hectare, this accords with the density guidelines set out in PPS3. The submitted scheme largely accords with the layout approved at outline stage with some minor deviations in the siting of the properties mainly on properties 146-149.

There are various land level changes across the site and the nature of the surrounding area ensures that the site is very prominent. In particular the southern boundary of the site forms a very prominent edge to open countryside.

The submitted scheme reflects the local vernacular and landscape characteristics. The scheme incorporates a mix of 2, 2 and a half and three storey properties. The three storey properties are sited to the north of the site whilst all the properties along the southern edge are retained at 2 storey to lessen the impact of the development on the surrounding countryside.

The principles of Homezone incorporates no clear definition between roads and footways ensuring that there is no priority in respect of highway users and the street furniture within the highways helps to reduce speeds promoting a safe environment. Due to the design and layout of the scheme the Council's approved spacing standards will not be achieved across the site. In particular facing properties across highways will not achieve the

required 21 metres window to window distance. This is due to the detailed Homezone design and the approved layout which is fixed. However in respect of the rear window distances the required spacing standards have been retained, where possible, to ensure that a decent level of privacy is retained for the future occupiers.

Design

The scheme has been designed to compliment the surrounding countryside character. There are three different house styles across the site. To the north of the site the properties follow a 'Formal' design incorporating slate roofs, stone effect render to the ground floors and artstone window cills, heads and jambs.

Within the centre of the site, as you enter the Homezone, the property style becomes more of a 'Village' vernacular with plain tile roofs, stone cills and brick arched heads. Along the southern boundary of the site the style changes to 'Cottage' style with slate roofs, brick arched window heads and brick plinth stretched cills.

Render is used throughout the development to add an element of interest and variety. In accordance with the site specific requirements for the site formulated by English Partnerships with Chorley Council chimneys have been introduced throughout the scheme to create interest and relieve the monotony of long rooflines.

Due to the restrictive nature of the layout there are a large number of bespoke house types which have been designed to ensure that the approved layout can be achieved.

A number of the plots throughout the site have two elevations on primary frontages. In these situations the proposed dwellings have been designed with dual aspects. This allows for a continuation of the street scene as well as natural surveillance and creates more visual interest within the area.

As stated earlier the layout includes a variety of 2, 2 and half and 3 storey properties. In addition to this three storey apartment blocks are proposed at the entrance to the site fronting Lower Burgh Way and at the north east corner of the site. These blocks incorporate six apartments each. Some of the neighbours have raised concerns in respect of three storey buildings in this location. However it is considered that the location of the three storey properties/ apartment blocks are important feature points for the whole development and properties with strong urban forms are required to create a sense of place and provide visual interest. It is not considered that two storey properties could achieve this. The properties will be located an adequate distance away from the existing residential properties to ensure that the proposed dwellings do not adversely impact on the neighbours amenities in terms of loss of privacy.

In design terms the scheme compliments the local vernacular and accords with the site specific requirements set out by English Partnerships and Chorley Council

Highways

The principles of Homezone incorporates shared highway surfaces with no clear definition between roads and footways. Street furniture is incorporated into the highways, these features

along with the design of the internal highway network ensures that speeds are reduced to 10 mph.

The highway layout incorporates a looped access through the homezone to give permeability to the development with a number of squares, courtyards and cul de sacs accessed off this loop. A bus loop will be provided to the northern edge of the site with a centralised village green area.

Clearly the road layout does not constitute a standard highway solution however the layout of the scheme has been discussed extensively throughout the outline planning process and the tender process. Lancashire County Council Highways Section have indicated that they would be willing to enter into a Section 38 Agreement and adopt the highways. The applicants have confirmed that any features within the Highway which LCC are not willing to adopt, such as trees, seating etc, will be maintained by the Private Management Company which will maintain the whole of the development.

Different materials are proposed for the highway areas which create variety and define the different uses of the areas. Precast concrete sett paving is proposed for the parking areas, public shared areas and pedestrian surfaces and granite sett paving is proposed for the public squares. A granite sett paving band indicates the threshold to the home zone, precast concrete sett paving is used for the pedestrian priority paving band and conservation kerbs will be introduced throughout the scheme. To give definition each area is identified by a change in the colour of the material to be used or a change in the pattern which the material will be laid.

There will be four main gateways into the site which will define the change from a standard highway to the shared vehicular/pedestrian Homezone areas. Two off the bus loop, one of the eastward extension of Yew Tree Close and one off Lower Burgh Way. It is proposed to erect piers at these points to indicate the change into the Homezone area.

Features within the highway include seats, bollards, trees and lighting columns. The trees will be planted in trees pits to ensure their continued protection. The trees will be semi-mature native species. The lighting columns range in height from 4 metres to 6 metres dependent on where they are located.

Burgh Lane South dissects the site and acts as a right of way for the properties located to the south of the site. This right of way will be retained as part of the scheme although two vehicular access points and a pedestrian access will be created across the Lane to allow permeability of the site.

Landscaping

The scheme incorporates three main areas of landscaping, the village green to the northern edge of the site, the southern landscaped area and the eastern landscaped area. In addition to these areas of landscaping/ trees will be incorporated throughout the development.

Most of the public open space will be implemented by a landscape contract, which will be let by the developers, but will be designed,

tendered and supervised by landscape consultants appointed by English Partnerships. The Landscape Consultants are Scott Wilson and the areas of landscaping have already been designed.

The village green and southern landscaping area are included within the landscape contract. The village green will represent the 'arrival' point into the development and will form the centre of the bus loop. The southern open space forms the boundary between the development and the open countryside. The western area of this open space will be characterised by a simple treatment of small groups of trees and grass with wildflowers. The eastern area of this open space offers the best opportunity to add to the local biodiversity. An oak copse will be planted against Burgh Lane South and the remaining area will comprise of grass, wildflowers and copses with occasional benches.

Miller Homes will provide the enhancement of Burgh Lane South and the eastern boundary public open space. There is an existing row of Sycamore trees along the western boundary of Burgh Lane south, the majority of these trees will be retained although a few will be removed to allow access. It is envisaged that the hedge along the eastern boundary will be planted up and trees will be planted along the back to create an avenue effect although detailed plans of the treatment of Burgh Lane South and the eastern landscape have yet to be submitted. The Landscape Architects appointed by Miller are Planit.

The groups of trees located on the site, detailed on the tree survey, have already been removed. Protection measures will be required as a condition for the trees to be retained on site.

The Landscape Architect at LCC has raised a number of concerns with the proposal as set out above. These concerns relate mainly to the loss of the landscape area and the impact on the surrounding area. A number of suggestions have been put forward which would improve the scheme however these suggestions would incorporate amendments/ alterations to the siting of the properties and the access arrangements. This arrangement has already been agreed by granting outline planning permission and it would not be possible to incorporate the landscape architects suggestions in line with the approved scheme. It is proposed to incorporate further landscaping and improve the biodiversity of the area. Additionally existing trees/ hedgerows will be retained and enhanced improving the character and visual amenities of the scheme.

Ecology

The Ecologist at LCC has raised a few concerns with the proposal. These relate to impact on bats, trees/ vegetation loss and local biodiversity. An Ecological Assessment of the site has been undertaken which states that development of the site is unlikely to impact upon roosting bats however it is considered likely that bats may use the site for foraging.

Two trees will be lost along Burgh Lane South however one of these is a young example. For any trees which require removal the ecological assessment recommends that survey should be undertaken to confirm the presence/ absence of bats. This will be subject to a condition.

The scheme proposes to retain and enhance the existing trees and hedgerows on site along with enhancing the biodiversity of the area. The proposal incorporates native plant species and as such it is not considered that the proposal will adversely impact on protected species or the local biodiversity.

The site is located close to Great Crested Newts Habitats and as such any development has the potential to impact on newts. The Ecological Survey raised this issue and a Licence has been granted by Natural England for newt fencing and newt trapping on and close to the site. These methods will ensure that newts are not present on the site. This work has already been undertaken and it is considered that the precautionary measures implemented will ensure that the development will not injure or kill Great Crested Newts. Long term amphibian exclusion fencing will be installed along the north and east boundaries of the site which will be maintained until the development is completed.

Impact on the neighbours

A few letters of objection have been received from local residents raising a number of concerns including loss of view, noise and loss of wildlife. The site is allocated within the local plan and the principle of redeveloping the site was established with the grant of outline planning permission.

The siting of the properties was set at outline stage along with the number of properties. The siting of the properties ensures that the scheme will not result in loss of amenity to the detriment of the neighbours amenities.

Conclusion

The residential redevelopment of this site was established with the grant of outline planning permission. The scheme accords with the layout and design principles set out by English Partnerships and Chorley Council and as such the scheme is considered to be acceptable.

Recommendation: Approve Reserved Matters Conditions

1. The proposed development must be begun not later than two years from the date of this permission or not later than five years from the date of the outline planning permission (reference 05/00516/OUTMAJ)

Reason: Required to be imposed by Section 92 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 of the Adopted Chorley Borough Local Plan Review

3. 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.

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

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

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. 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 area(s) 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.

7. 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.

8. The hard surface materials detailed on the approved plans 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.

9. Before any development hereby permitted is first commenced, full details of the surfacing, drainage and marking out of all car park and vehicle manoeuvring areas shall have been submitted to and approved in writing by the Local Planning Authority. The car park and vehicle manoeuvring areas shall be provided in accordance with the approved details prior to first occupation of the premises as hereby permitted. The car park and vehicle manoeuvring areas shall not thereafter be used for any purpose other than the parking of and manoeuvring of vehicles.

Reason: To ensure adequate on site provision of car parking and manoeuvring areas and in accordance with Policy No. TR8 of the Adopted Chorley Borough Local Plan Review.

10. No development shall take place until a scheme for the provision of public open space and play areas has been submitted to and approved in writing by the Local Planning Authority. The scheme to be submitted to include full details of all play and other equipment to be provided.

Reason: To ensure adequate provision for public open space and play areas within the development and in accordance with Policy Nos. HS20 and HS21 of the Adopted Chorley Borough Local Plan Review.

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

phasing of provision and equipping of public open space and play areas shall have been submitted to and approved in writing by the Local Planning Authority. The provision and equipping of such areas to be thereafter carried out in strict accordance with the approved details.

Reason: To ensure adequate provision for public open space and play areas within the development and in accordance with Policy Nos. HS20 and HS21 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 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.

13. 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.

14. Prior to the felling of trees on site a Licensed Ecologist will be required to survey the trees for the presence of bats. If bats are found to be present then full details of the trees and proposed mitigation methods required to ensure the continued protection of the bats shall be submitted to and approved in writing by the Local Planning Authority. The tree works thereafter shall be carried out in accordance with the approved mitigation methods.

Reason: To comply with the practical effect of the Wildlife and Countryside Act 1981 and in accordance with policy EP4 of the Chorley Borough Local Plan Review 2003.

15. Before development commences full details of mitigation measures required to be implemented by the specialist ecology report received on 28 June 2005, as submitted by The Environment Partnership with regard to the protection of protected species on and in the vicinity of the site (including any proposed phasing of measures) shall be submitted to and approved in writing by the Local Planning Authority. Such details as approved including any phasing of measures shall be implemented in full and retained thereafter.

Reason : To comply with the practical effect of the Wildlife and Countryside Act 1981 and in accordance with policy EP4 of the Chorley Borough Local Plan Review 2003.

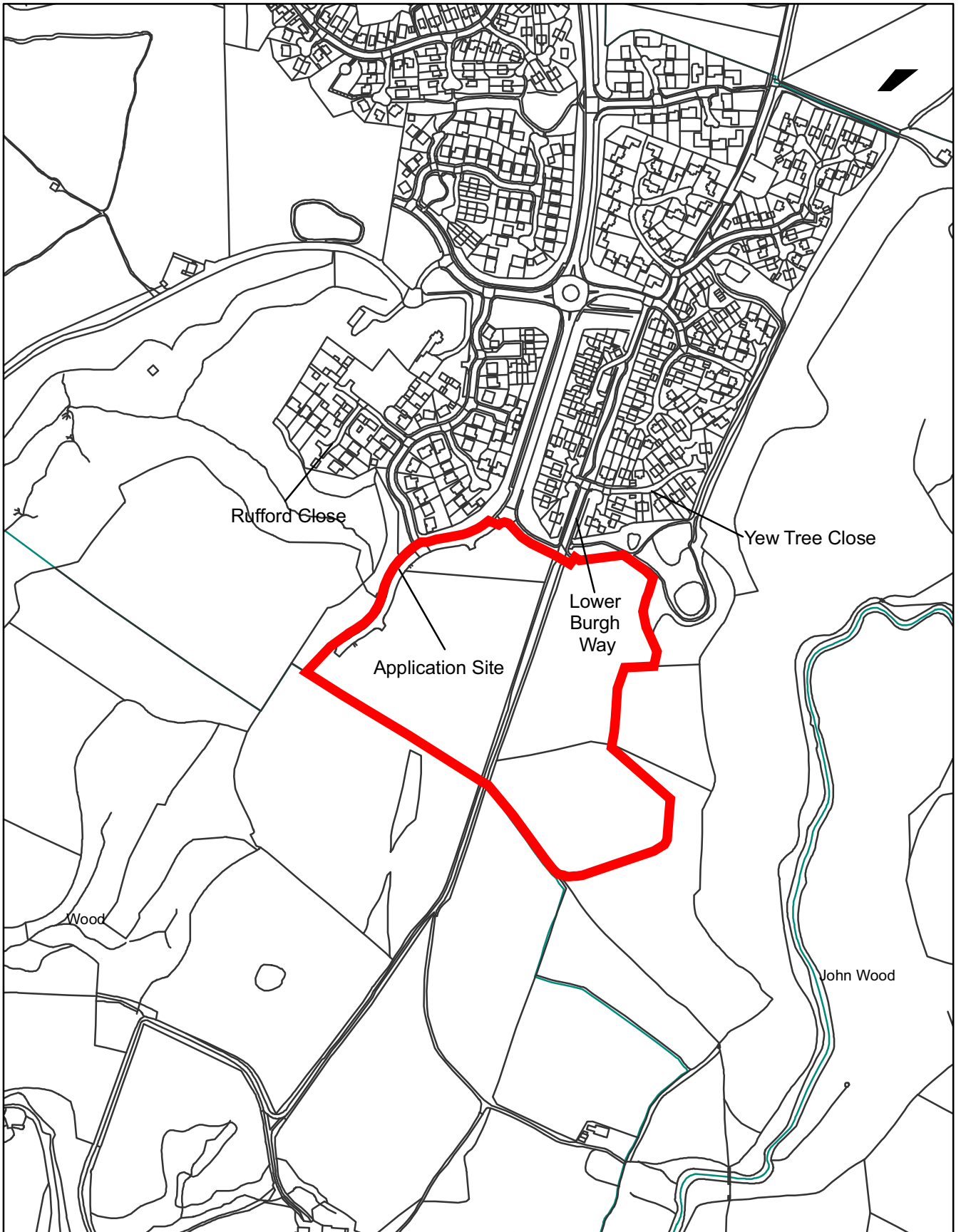
16. Prior to the commencement of the development full details of the Management Company to deal with the future management and maintenance of the site shall be submitted to and approved in writing by the Local Planning Authority. The site shall thereafter be managed by the approved Management Company.

Reason: To ensure the satisfactory management of the unadopted highway features and areas of open space and in accordance with Policies TR4 and HS21 of the Adopted Chorley Borough Local Plan Review.

17. Prior to the occupation of the dwellinghouses hereby approved the lighting columns, detailed on plan reference PL864.100-05 or as may otherwise be agreed in writing with the Local Planning Authority, shall be erected and operational.

Reason: In the interests of the visual amenities of the area and the amenities of the future occupiers. In accordance with Policy GN5 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:
07/00993/REMAJ

Grid Ref:
E: 357928
N: 415084

Scale:
1:5,000

Agenda Item No.
A. 2

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Item A. 3 07/01051/FULMAJ Permit Full Planning Permission

Case Officer Mrs Nicola Hopkins

Ward Chorley East

Proposal House type substitutions, the erection of 3 additional dwellings and minor revisions to roads serving plots 84 - 161. Part amendment to the originally approved layout ref 9/02/00680/REMMAJ (site area 7.83 hectares)

Location Land Between Froom Street And Crosse Hall Lane Chorley

Applicant Morris Homes North Ltd

Proposal The application incorporates amendments to a previously approved scheme. The previous scheme (02/00680/REMMAJ) incorporated the erection of 161 dwellinghouses. This proposals incorporates resiting some of the properties on plots 84-161, alterations to the road layout, substitution of house types and the erection of 3 additional units resulting in a development of 164 dwelling units.

The site is located between Froom Street and Cross Hall Lane, Chorley and covers a site area of 7.83 hectares. The principle of redeveloping the site for residential use was established as far back as 1988 with the grant of outline planning permission. In addition to this the site is allocated as a housing site within the Adopted Chorley Borough Local Plan Review.

The site is 7.83 hectares in size which equates to approximately 20 dwellings per hectare.

Planning Policy Planning Policy Statement 1: Delivering Sustainable Development

Planning Policy Statement 3: Housing

Planning Policy Statement 23: Planning and Pollution Control

Planning Policy Statement 25: Development and Flood Risk

Planning Policy Guidance 13: Transport

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'

Landscape and Heritage SPG

Chorley Borough Local Plan Review 2003:

GN1- Settlement Policy- Main Settlements

EP4- Species Protection

EP9- Trees and Woodland

EP10- Landscape Assessment

EP13- Under-used, derelict and unsightly land

HS1.5- Housing Allocations

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**9/88/527-** Outline application for residential development on approximately 8 hectares of land. Approved.**9/90/693-** Renewal of outline planning permission for residential development. Approved.**9/93/89-** Provision of canal bridge, access road and footways to serve approved residential development site. Approved.**9/93/332-** Application for renewal of outline planning consent no 9/90/693 for residential development of approximately 19.5 acres of land. Approved.**96/00391/FUL-** Amendment to condition no 1 of outline planning permission 9/93/332 for residential development and open space to alter time period for submission of reserved matters from three to five years. Approved.**98/00207/OUT-** Renewal of outline planning permission 9/93/332 for residential development. Approved**98/00208/FUL-** Renewal of planning permission 9/93/89 for provision of canal bridge, access road and footways to serve residential development site. Approved**02/00680/REMAJ-** Reserved Matters application for proposed housing development consisting of 161 dwellings and public open space Approved**02/01123/FULMAJ-** Modification of condition 1 on planning permission 9/98/00207/OUT for residential development, to extend the period of time in which reserved matters can be submitted by one year. Withdrawn**06/01057/FULMAJ-** Substitution of house types and minor amendments to plots 1, 8, 10, 14, 15, 17, 31 and 32, and amendments to approved layout (02/00680/REMAJ). Approved**06/01187/TPO-** Crown reduce or remove assorted trees (removed trees to be replaced) some covered by TPO4 (Chorley) 2003. Approved October 2006**06/01301/FUL-** Erection of electric substation to serve approved residential development. Approved

07/00538/FUL- Proposed amendments to approved layout
9/02/00680/REMMAJ. House type substitution to plot 25.
Approved

Applicant's Case

The following comments have been forwarded by the applicants in the form of a Design and Access Statement:

- The site is accessed off Eaves Lane and Crosse Hall Lane as per the planning approval (02/ 00680/REMMAJ).
- A Section 278 Agreement has been entered into for highway junction and highway improvements to both Eaves Lane and Crosse Hall Lane
- A further two links to Crosse Hall Lane and From Street allow three emergency access points
- A reinforced concrete bridge has been erected over the Leeds Liverpool Canal to enter the site.
- Within the development the road hierarchy ensures traffic speeds are kept to a minimum, a series of formal and informal footpath links ensure that pedestrian permeability is promoted.
- An informal footpath link is provided through the development with a pleasant riverside walk through public open space
- Access and hierarchy of the roads ensures that potential users, no matter what their disability, age or sex can move around the entire site with an easy understanding of space and orientation.
- Residential units are designed to Part M of the current Building Regulations and where levels have allowed steps to front doors have been kept to a minimum and level thresholds to dwellings provided, with either ramped access to fronts or rears.

Representations points:

2 letter of objection have been received raising the following points:

- Loss of views
- Shouldn't have been permitted in the first instance as the site is a Green Belt area
- Loss of wildlife and habitats
- Loss of trees and birds
- Increase in pollution
- Enough houses in Chorley already
- The changes proposed are unclear. What will be the impact on the site, river or surroundings

Consultations

The Ramblers Association have made the following comments:

- It is assumed that footpath 19, currently obstructed by a temporary works site, will be reinstated on its original line through what appears to be grass and trees. It will join footpath 4 in the vicinity of the new road crossing Black Brook. No mention of made of the foot bridge across Black Brook and further clarification of this is required.
- Footpath 4 appears to be completely obliterated by the development. Pavements through the scheme could form footpaths but for this to be acceptable unless the pavement are designated as rights of way and designated on the definitive map. This would require a footpath diversion to be submitted to LCC.

- Would be pleased to assess how the developer intends to balance public safety and access to the rights of way during the development.

The Director of Streetscene, Neighbourhoods and the Environment (Neighbourhood Quality) has no comments to make on the scheme

The Director of Streetscene, Neighbourhoods and the Environment (Environmental Protection) have made the following comments:

- The development should be carried out in accordance with the approved Ground Investigation and Remediation Strategy
- If further, previously unidentified, contaminated material is detected on site then work should cease until further surveys have been undertaken.

United Utilities have no objection to the substitution of house types

The Environment Agency have commented that the site falls within a Flood Zone 3 area. The flood risk maps were issued after the original application was granted. In view of this and the nature of the application we have no objection to the proposal

Assessment

The principle of redeveloping the site for residential development has been established for a number of years. Outline planning permission was originally granted in 1988 to develop the site for residential purposes. Reserved matters were granted at the site in 2003 (02/00680/REMMAJ). This permission related to the erection of 161 dwellings and the development is currently under construction on site. This application relates to a part amendment to the previously approved scheme. The amendments relate to the southern half of the site, which is adjacent to the M61, and incorporates alterations to the highways, alterations to the siting of the properties and the addition of three extra dwellinghouses on the site which results in a development of 164 houses.

Access to the site is via Crosse Hall Lane. A bridge crossing the canal has recently been constructed and serves as the main access to the site. Planning permission was granted for this bridge in 1998 (98/00208/FUL). Pedestrian access is also retained onto From Street and Crosse Hall Lane. These access points will act as emergency access points for vehicles but will be gated to ensure that these access points are not utilised by public vehicles.

This is not an easy site to develop due to the significant levels changes across the site, the fact that the site is bounded by the canal and the M61 and the fact that the Black Brook bisects the site. This half of the site subject to this application is immediately adjacent to the M61. The motorway has been 'designed out' of the scheme by means of a long mound along its length. This should help to reasonably effectively screen the houses from the motorway and mitigate noise levels within the development. Details of this mound and the means of protecting the houses from noise were required as a condition on the previous reserved matters application. This condition has been discharged and the agent has resubmitted this information for this application.

The houses are served from a series of cul de sacs off a single spine road. In addition to this emergency access points are to be provided to From Street and Crosse Hall Lane, coupled with pedestrian access points picking up the existing public footpaths. The Highways Engineer considered that this arrangement would be acceptable when assessing the previous application. Although the internal road arrangement has been amended slightly for this proposal the amendments are only minor and will not result in highway safety issues.

A few trees on site were considered to be worthy of retention and a Tree Preservation Order was placed on these trees. The previously approved scheme detailed a small open area adjacent to the motorway between two properties and a protected tree was to be retained on this site. The amended scheme however does not retain this open area or tree. Following further discussions with the applicants this tree has already been removed and permission was granted to remove this tree in October 2006 (06/01187/TPO). The tree was an Ash Tree and a replacement tree will be required in accordance with the permission. The applicant has confirmed that the landscaping proposed at the site will incorporate a significant number of new trees which will act as a adequate replacement for the trees which have been lost.

The gross density of the proposed scheme is some 20 dwellings per hectare. This falls well below the Government's recommended minimum density of 30 dwellings per hectare necessary to achieve a relatively efficient use of land. However, this is a somewhat constrained site as mentioned previously which reduces the effective developable area. In addition to this the principle of a low density development has already been established at the site with the previous approvals.

A lot of the conditions attached to the original reserved matters planning approval have been discharged and the agent has submitted the details which enabled the condition to be discharged in respect of this application.

An original Section 106 Agreement was secured at the site for the provision of on site affordable housing along with a commuted sum for off site affordable housing. The legal agreement also covered open space provision. The agreement was originally signed in 1999 and a supplementary agreement was signed in 2003 requiring the payment of additional commuted sums.

In respect of the affordable housing the legal agreement specifies 20 low cost housing on site with a floor area of less than 85 square metres and 2 bedrooms or less. The house types originally agreed as the on site included the Thorpe, Bereford and Didsbury. It was envisaged that the size of the properties ensured that the properties would be affordable. The Thorpe and Bereford accord with the stipulations within the legal agreement and due to the nature of the properties extensions would be limited ensuring that the size of the properties is retained and will remain as affordable. The Didsbury, as submitted, however is a three bedroom property and does not meet the criteria of the Section 106 Agreement. In addition to this these house types could easily be extended creating a larger property which would no longer be considered as 'low cost'.

In addition to this the amendments to the layout and house types proposed for this application results in a reduction in the number of affordable units provided across the whole of the site, the number has been reduced to 13. The applicant has been made aware that this is not acceptable and the scheme will require amending to ensure that 20 units are provided on site in accordance with the legal agreement.

There are two public rights of way which cross the site, footpath number 4 and footpath number 19. Due to the location of the dwellinghouses the route of footpath number 4 will be blocked. There is currently a temporary footpath diversion in place whilst the construction work is ongoing. The applicant has been advised that a permanent diversion will be required, this will be dealt with by Lancashire County Council.

On site open space is proposed as part of the whole scheme in the form of informal open space and equipped play space. A commuted sum is required in respect of the provision of off site playing field provision.

Conclusion

The principle of developing the site for residential purposes was established nearly 20 years ago and the redevelopment of the site is currently ongoing. The amendments to the originally approved scheme proposed as part of this application are considered to be minor and it is not considered that the addition of three extra units will adversely impact on the development or the area as a whole. As such the amendments are considered to be acceptable.

Recommendation: Permit Full Planning Permission Conditions

1. The proposed development must be begun not later than two 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 drainage from the proposed development shall run off into the motorway's drainage system, nor shall any such new development adversely affect any motorway drainage.

Reason: To maintain the stability of the motorway and in accordance with Policy Nos. EP15 and EP18 of the Adopted Chorley Borough Local Plan Review

3. There shall be no development on or adjacent to any motorway embankment that shall put any such embankment or earthworks at risk.

Reason: To maintain the stability of the motorway and in accordance with Policy No. EP15 of the Adopted Chorley Borough Local Plan Review.

4. Before the development hereby permitted is first commenced there shall have been submitted to and approved in writing by the Local Planning Authority a scheme for incorporating archaeological features at the site within the development.

Reason: In the interests of retaining features of archaeological interest at the site.

5. No vehicles shall access the site for the purposes of the construction of the development hereby permitted until after the completion of the development permitted by planning permission 9/98/00208/FUL (for the provision of a new access road and canal bridge) dated 17 February 1999 and thereafter all vehicles entering and leaving the site in connection with the construction of the development hereby permitted shall only do so

via the new access road and canal bridge permitted under planning permission 9/98/00208/FUL, unless otherwise agreed in writing by the Local Planning Authority.

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

6. The development shall be carried out in accordance with the approved scheme for protecting the proposed dwellings from noise from the M61 motorway has been submitted to. The approved schemes referred to are W2715/PJ/22291 (received 19th August 2002) and HB155/04/07/NEW (received 27th September 2002). All works which form part of the approved scheme shall be completed before any of the permitted dwellings are occupied.

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

7. Before any development associated with the erection of houses on plots 84 to 164 are commenced the acoustic and screen mound alongside the M61 motorway, as shown on the previously approved plans, shall have been formed in full. Prior to the first occupation of any dwellings on plots 91 to 134 the previously approved scheme of landscaping to the acoustic and screen mound and a screen fence to its base shall have been implemented in full.

Reason: In the interests of the amenities of the future occupiers of houses within the development and in accordance with Policy EP20 of the Adopted Chorley Borough Local Plan Review

8. Before any development hereby permitted is first commenced the temporary protective metal fencing along the full length and both sides of Black Brook shall have been erected in accordance with the approved details. The fencing, thereafter, shall remain in place at all times during the course of the permitted development being carried out, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the watercourse and prevent debris and construction material from encroaching into this area and in accordance with Policy EP17 of the Adopted Chorley Borough Local Plan Review.

9. The development hereby permitted shall be carried out in accordance with the approved schemes for preventing the use by motorised traffic (except in the case of an emergency) of the pathway link between From Street and the estate road adjacent to plot 91 and the pathway link between Crosse Hall Lane and the estate road adjacent to plot 136. Prior to the first occupation of any dwelling within plot 91 and 129-145 the said pathways shall have been fully tarmac surfaced, the approved means of preventing its use by motorised traffic implemented in full and it shall have been made available for use by the public.

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

10. Before the development hereby permitted is first commenced there shall have been submitted to and approved in writing by the Local Planning Authority a method statement for providing protection to protected species during the course of the development and a ten year plan (including provision for protecting all protected species and their habitats) for the maintenance and management of all areas other than garden curtilages and highways. Thereafter, the approved method statement and ten year maintenance and management plan shall be fully complied with and implemented in full.

Reason: In the interests of the visual amenities of the development, the amenities of future residents and nature conservation and in accordance with Policies GN5 and EP4 of the Adopted Chorley Borough Local Plan Review and Government advice contained in PPS9.

11. The development hereby permitted shall be carried out in accordance with the approved scheme for the provision and implementation of a surface water regulation system to limit surface water run off from the completed development to existing rates.

Reason: To reduce the increased risk of flooding and in accordance with Government advice contained in PPS25: Development and Flood Risk.

12. The development hereby permitted shall be carried out in accordance with the approved details of the measures to be taken, during the period of construction, to prevent mud and other debris being carried onto the public highway by vehicles leaving the site. The agreed measures shall be implemented in full before commencement of the development and retained in operation until such time as the development is complete.

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

13. the development hereby permitted shall be carried out in accordance with the approved details of the existing and proposed ground levels (including bank profiles) within the open space area to be formed alongside Black Brook, the provision to be made for fencing of the brook / land alongside it and the phasing of its provision. The open space area levels shall be formed and the fencing installed in accordance with the approved details.

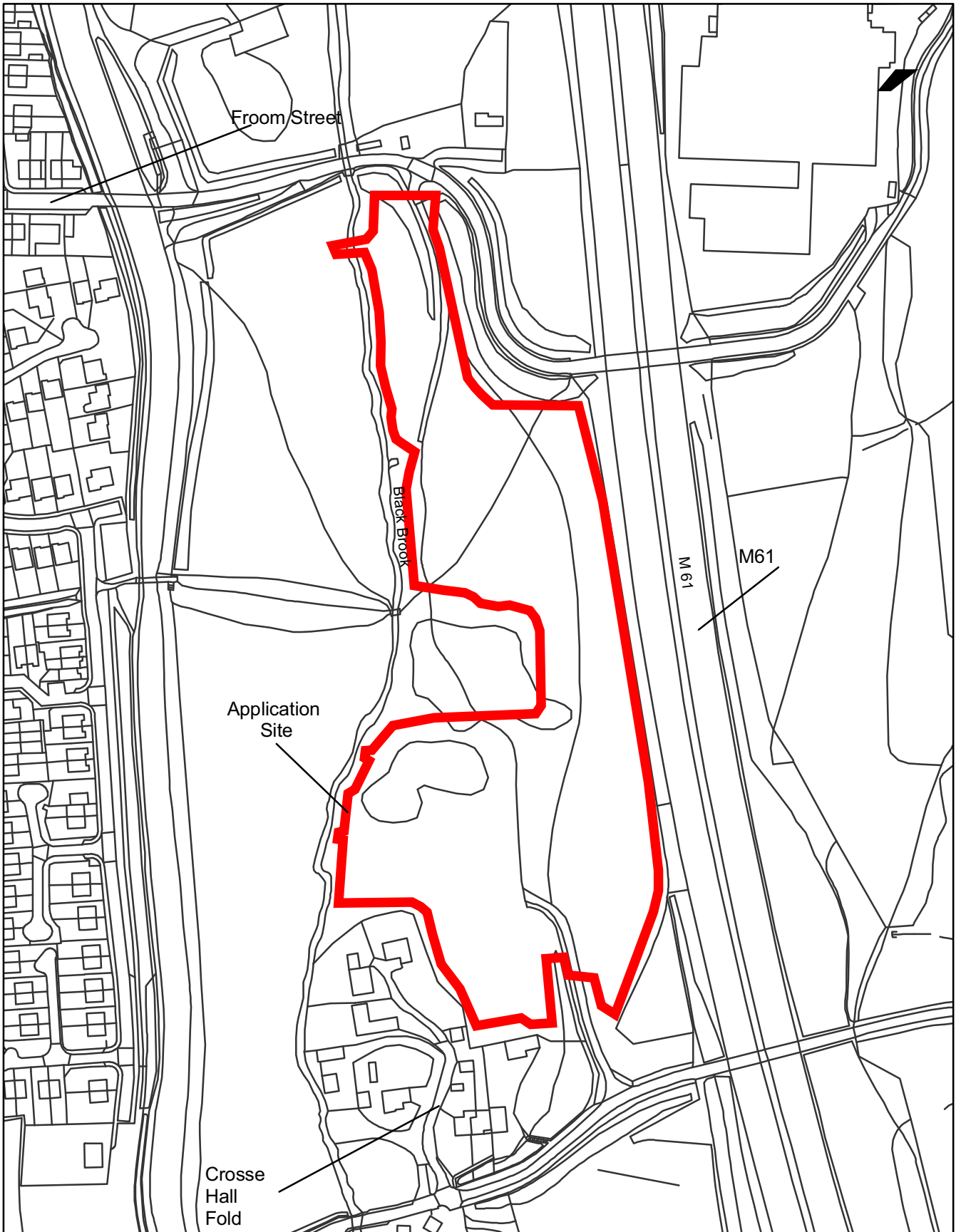
Reason: In the interests of the safety of future users of the open space area.

14. The site shall be remediated fully in accordance with recommendations made in the Ground Investigation and Remediation Statement Ref: 588/02 Chorley, Crosse Hall Mill Farm (May 2004) by Woodford Consulting Engineers Ltd.

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 Government advice contained in PPS23: Planning and Pollution Control

15. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the Method Statement detailing how this unsuspected contamination shall 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 Government advice contained in PPS23: Planning and Pollution Control



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

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Application Number:
07/01051/FULMAJ

Grid Ref:
E: 359600
N: 417800

Scale:
1:2,500

Agenda Item No.
A. 3

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Item B. 1	07/01057/FUL	Permit Full Planning Permission
Case Officer	Mr Andy Wiggett	
Ward	Wheelton And Withnell	
Proposal	Detached garage	
Location	Stable Logwood Mill Farm Brinscall Mill Road WheeltonChorley	
Applicant	Alison M Wilcock	
Proposal	<p>This application is in retrospect and relates to a partially built structure on a sloping site next to a converted stables and the original farmhouse at Wheelton. To the east of the building there are two large timber poultry sheds, now disused. The development lies in the Green Belt as part of a small group of buildings in the valley of the Brinscall Brook.</p> <p>The building consists of a large double garage with storage and above this a hay loft located within 2m of the stable conversion. The building is 11.3m long by 7m wide and 5m high to the ridge which is at the same level as the adjacent converted stables. The building is constructed of natural stone with a slate roof, roof lights, timber garage doors and doors in either end elevations.</p>	
Background:	The stables were granted planning permission for conversion to a dwelling in 2000 and the permission included a detached double garage about 10m away from the conversion.	
Policy	PPG2: Green Belts DC1: Development in the Green Belt SPD – Householder Design Guidance	
Planning History	<p>Ref: 00/00582/COU Decision: PERFPP Decision Date: 19 September 2000 Description: Conversion of stable to detached dwelling and erection of detached double garage,</p> <p>Ref: 02/00717/FUL Decision: WDN Decision Date: 16 September 2002 Description: Barn Conversion to a two storey dwelling,</p> <p>Ref: 06/00840/FUL Decision: WDN Decision Date: 7 November 2006 Description: Proposed detached garage with hayloft above</p>	
Consultations	<p>The Parish Council have not commented on the application.</p> <p>The County Highway Authority have no objections to the proposal.</p>	
Representations	One letter of objection has been received from the occupants of	

the next door property on the following grounds:-

The applicant has not justified the need to construct a hay loft

The plans do not indicate the utility room and the extra door at first floor level

The roof has been extended to encroach on our boundary and is not shown on the submitted plans

The extension is aligned to facilitate on an extension to the dwelling

The doorway at first floor level overlooks our property

The gutters on the overhanging roof affected the coping on our boundary wall

The overall footprint and height is too large and has the appearance of a new dwelling

The use of the hayloft could result in a loss of amenity to us.

Applicant's Case Needed in connection with horses and garaging of cars.

Assessment The site lies within the Green Belt as defined by policy DC1 of the Adopted Chorley Borough Local Plan Review. Planning Policy Guidance Note 2 'Green Belts' states that development must maintain the openness of the Green Belt and that there is a presumption against inappropriate development. Overlarge and poorly designed outbuildings can diminish the openness and attractiveness of the Green Belt.

The main issues to consider, therefore, are: impact on the Green Belt, scale, design and appearance and neighbour amenity. Each is dealt with in turn:

Impact on the Green Belt

When viewed from the access drive to the stable conversion, the structure extends the built group of buildings further up the hillside and contrasts with the large wooden poultry sheds beyond. To that extent the building changes the character of the Green Belt at this point from agriculture to a domestic residential environment.

Scale, Design and Appearance

The building utilises the slope to create a two storey structure with the ridge height in line with that of the adjacent stable conversion. The style of the building also mirrors that of the stable conversion with coursed stone walls slate roof and stone heads and cills for the windows. The building has double wooden doors to the garage portion and three roof lights not as shown on the submitted plan. Similarly there is a door on the end elevation at first floor level not shown on the plan. The building has been constructed with a substantial roof overhang on the boundary with the adjoining property Logwood Mill Farm and this is not shown on the floor plan. The building does not follow the advice set out in the adopted SPD which states "that outbuildings should appear subordinate and commensurate in scale and function to the original house. It is unlikely that planning permission will be forthcoming for more than the equivalent of a double garage, a small shed and a small greenhouse on a single dwelling house". The building is overlarge in this context and dominates the stable conversion it is next. It is not subordinate to it and the large overhanging roof intensifies the effect of taking precedence over the stable conversion.

Impact on neighbour amenity

The roof of the building is almost on top of the boundary wall with the adjoining farmhouse, Logwood Mill Farm and due to its location does not satisfy the 45 degree rule for house extensions. The height of the structure results in an overbearing impact on the farmhouse compounded by it being immediately adjacent to the boundary wall to the farmhouse garden.

Conclusion: It is recommended that planning permission be refused for the unauthorised structure as it conflicts with Green Belt policy. It changes the character of the immediate area from agriculture to residential and due to its size harms the openness of the Green Belt. The building is not subordinate to the stable conversion it is meant to be ancillary to and by reason of its size and form is overdominant. Due to its location it has an adverse impact on the amenity of the adjacent farmhouse. Finally the submitted plans do not reflect the building as constructed.

Recommendation: Permit Full Planning Permission Conditions

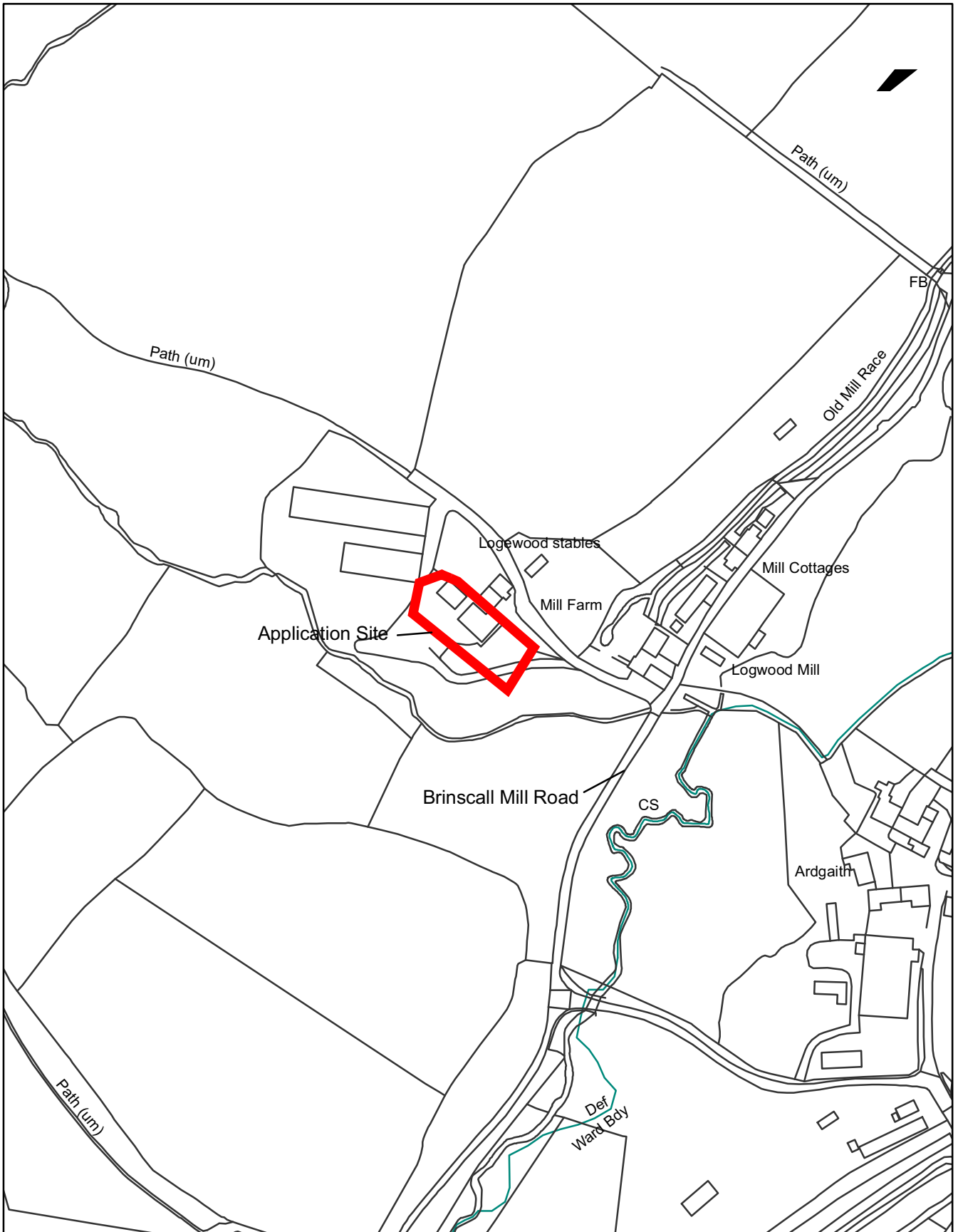
1. The proposed development must be begun not later than three months from the date of this permission.

Reason: The application is in retrospect and the building at present represents unacceptable development in the Green Belt contrary to Policy DC8A of the Adopted Chorley Borough Local Plan Review.

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

Reason: In the interests of the visual amenity of the area in general and the existing building in particular and in accordance with Policy Nos. GN5 and DC8A of the Adopted Chorley Borough Local Plan Review.

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 Chorley Council

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Application Number:
07/01057/FUL

Grid Ref:
E: 361502
N: 420550

Scale:
1:2,500

Agenda Item No.
D. 1

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Report of	Meeting	Date
Corporate Director (Business)	Development Control Committee	13.11.2007

PLANNING APPEALS AND DECISIONS - NOTIFICATION

PURPOSE OF REPORT

- 1 To advise Committee of notification received from the Planning Inspectorate, between 24 September and 26 October 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 Mr & Mrs Corbridge against the delegated decision to refuse planning permission for proposed first floor rear extension over lounge at 27 Birch Field, Clayton-le-Woods (Application No. 07/00170/FUL)

PLANNING APPEALS DISMISSED

- 5 Appeal by S E Chorlton against the Development Control Committee decision to refuse retrospective application for perimeter fence at 41 Wray Crescent, Ulnes Walton (Application No. 07/00075/FUL).

PLANNING APPEALS ALLOWED

- 6 Appeal by Hifzurrehman Hassan against the Development Control committee's decision to refuse planning permission against officer recommendation for change of use from retail to hot food takeaway at 85 Bolton Street, Chorley (Application No. 07/00088/COU). 1/10/07

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	25/10/07	07/00170/FUL	Union Street Offices
5	“	16/10/07	07/00075/FUL	“
6	“	01/10/07	07/00088/COU	“
Report Author		Ext	Date	Doc ID
Louise Taylor		5346	01/11/07	ADMINREP/REPORT

Report



Report of	Meeting	Date
Director of Development and Regeneration	Development Control Committee	13.11.2007

PLANNING APPLICATIONS TO BE DECIDED UNDER DELEGATED POWERS AS DETERMINED BY CHAIRMAN 9 OCTOBER 2007

Application	Recommendation	Location
07/00625/FUL	Permit Full Planning Permission	Coppull Sports Centre Springfield Road Coppull Lancashire PR7 5EJ
07/00629/FUL	Permit Full Planning Permission	Boyes Farm Leyland Lane Ulnes Walton Leyland PR26 8LB
07/00955/FUL	Permit (Subject to Legal Agreement)	Haven House Spinney Close Whittle-Le-Woods Chorley PR6 7PW
07/00958/FUL	Permit Full Planning Permission	352 Preston Road Clayton-Le-Woods Chorley PR6 7JE

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Report



Report of	Meeting	Date
Director of Development and Regeneration	Development Control Committee	13.11.2007

PLANNING APPLICATIONS TO BE DECIDED UNDER DELEGATED POWERS AS DETERMINED BY CHAIRMAN 31 OCTOBER 2007

Application No.	Recommendation	Location	Proposal
07/00924/FUL	Permit Full Planning Permission	Land 310m South Of Brinscall Hall Dick Lane Wheelton	Two agricultural buildings with new access and hardstanding.
07/00937/OUT	Permit (Subject to Legal Agreement)	Land 30m North West Of 79 Railway Road Brinscall Lancashire	Outline application for residential development (terrace of 4No houses)
07/00954/FUL	Permit Full Planning Permission	Garage 50m North Of 27 Guildford Avenue Chorley	Change of use of garage to pilates studio,
07/01006/COU	Permit Full Planning Permission	122A Railway Road Adlington Chorley PR6 9QX	Change of use to cafe.
07/01012/FUL	Permit (Subject to Legal Agreement)	Eccleston Cricket Club Doctors Lane Eccleston Chorley PR7 5QY	Resubmission of application 06/00797/FUL to convert machinery/tools store and score box to lounge area, and erect a new detached machinery/tools store and score box, including variation of condition 8 of planning permission 95/00503/FUL
07/01030/FUL	Permit retrospective planning permission	Derry's Ltd Units A & B Grove Park Industrial Estate The Green Eccleston	Retrospective permission to erect a spray booth extraction duct
07/01037/FUL	Permit Full Planning Permission	St Marys Parish Centre Devonshire Road Chorley PR7 2BY	The installation of smoking shelter to provide an amenity for parish customers and to meet current Government regulation with regard to smoking legislation.
07/01040/OUT	Outline App Permitted with Legal Agmnt	Land 14m North Of Daisy Hill Lodge Daisy Hill Drive Adlington	Erection of detached bungalow.
07/01041/OUT	Permit (Subject to Legal Agreement)	4 Rectory Close Chorley PR7 1QW	Outline application for the demolition of existing bungalow and erection of three new dwellings (access, layout & scale),

Report



07/01042/FUL	Refuse Full Planning Permission	Brinscall M O T Station Railway Road Brinscall Chorley Lancashire	Redevelopment of existing MOT testing centre to provide convenience store.
07/01052/FUL	Refuse Full Planning Permission	Land 40m East Of 104 Preston Road Whittle-Le-Woods	Proposed construction of 6 No. dwellings and related infrastructure on land to the rear of 104 Preston Road
07/01058/FUL	Permit Full Planning Permission	85 Bolton Street Chorley Lancashire PR7 3AG	Variation of condition no. 4 of planning permission 07/00088/COU to extend the hours of operation of the hot food takeaway from 11.00 to 22.30 to 11.00 to 23.00.
07/01062/FUL	Permit Full Planning Permission	197 - 199 Spendmore Lane Coppull Chorley PR7 5BY	Installation of ATM through shop window of front elevation,
07/01073/FUL	Permit (Subject to Legal Agreement)	Crosse Hall Lodge Crosse Hall Fold Chorley	Demolition of existing dwelling and garage and proposed erection of 6 No. detached dwellings and associated detached garages (site area 0.28 hectares)
07/01075/FUL	Permit (Subject to Legal Agreement)	Cedar Lodge 48 Runshaw Lane Euxton Chorley PR7 6AX	Demolition of existing single storey extensions and erection of single storey attached garage to side, and erection of new two storey detached dwelling,



Report of	Meeting	Date
Director of Development and Regeneration	Development Control Committee	13 November 2007

LIST OF APPLICATIONS DETERMINED UNDER DELEGATED POWERS

Between 26 September and 26 October 2007

Plan Ref	07/00090/FUL	Date Received	29.01.2007	Decision	Permit Full Planning Permission
Ward:	Heath Charnock And Rivington	Date Decided	02.10.2007		
Proposal :	Single storey conservatory/porch to the side elevation and a chimney stack and sky light				
Location :	Meadowcroft Springfield Mews Whitebeam Close Heath Charnock Lancashire				
Applicant:	Mr Paul Sharples Meadowcroft Springfield Mews Whitebeam Close Heath Charnock Lancashire PR6 9EU				
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Plan Ref	07/00213/FUL	Date Received	23.02.2007	Decision	Refuse Full Planning Permission
Ward:	Eccleston And Mawdesley	Date Decided	01.10.2007		
Proposal :	Conversion of garage to living accommodation and first floor side extensions.				
Location :	28 Brookfield Mawdesley Ormskirk L40 2QJ				
Applicant:	Mrs E Sharroch 28 Brookfield Mawdesley Ormskirk L40 2QJ				
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Plan Ref	07/00569/FUL	Date Received	15.05.2007	Decision	Permit Full Planning Permission
Ward:	Chorley East	Date Decided	17.09.2007		
Proposal :	Proposed erection of a replacement lock-up garage on site 3 Owens Street				
Location :	Garage Number 3 Garage Block Owens Street Chorley Lancashire				
Applicant:	David Thompson 207 Lyons Lane Chorley PR6 0PP				

Continued....

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 07/00751/FUL **Date Received** 28.06.2007 **Decision**

Ward: Eccleston And Mawdesley **Date Decided**

Proposal : Proposed erection of 2 No new flats including alteration to existing car park

Location : Land Adjacent To 383 Langton Brow Eccleston Chorley PR7 5PB

Applicant: Mr And Mrs J Thompson Holly House Bank Head Lane Hoghton

Plan Ref 07/00779/FUL **Date Received** 05.07.2007 **Decision** Refuse Full Planning Permission

Ward: Euxton South **Date Decided** 01.10.2007

Proposal : Proposed front and rear dormers and a single storey rear extension

Location : 40 Kingsway Euxton Chorley PR7 6PP

Applicant: Jennifer Connor 40 Kingsway Euxton Chorley PR7 6PP

Plan Ref 07/00784/FUL **Date Received** 06.07.2007 **Decision** Permit Full Planning Permission

Ward: Pennine **Date Decided** 05.10.2007

Proposal : The fixture of 2 purpose built parasols at the front of the building (3m x 3m sq. and 6m x 4m respectively)

Location : The Sea View 2 Preston Road Whittle-Le-Woods Chorley PR6 7HH

Applicant: Mr Graham Brindle The Sea View 2 Preston Road Whittle-Le-Woods Chorley PR6 7HH

Plan Ref 07/00794/FUL **Date Received** 09.07.2007 **Decision** Permit Full Planning Permission

Ward: Brindle And Hoghton **Date Decided** 19.10.2007

Proposal : Additional car parking (37 spaces) with 4no. lighting columns.
Location : The Boatyard Inn Bolton Road Withnell Chorley PR6 8BP
Applicant: Daniel Thwaites Brewery PO Box 50 Star Brewery Blackburn BB1 5BU

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 07/00797/FUL **Date Received** 10.07.2007 **Decision** Permit Full Planning Permission

Ward: Adlington & Anderton **Date Decided** 26.09.2007

Proposal : Conversion of shop to single flat
Location : 183 Park Road Adlington Lancashire PR7 4JY
Applicant: Messrs S And J Ashburn 6 Ellerbeck View Adlington

Plan Ref 07/00798/FUL **Date Received** 10.07.2007 **Decision** Permit Full Planning Permission

Ward: Adlington & Anderton **Date Decided** 27.09.2007

Proposal : Agricultural barn
Location : Land 440m North West Of Beacon House Sandy Lane Adlington
Applicant: Mr S Ashburn 6 Ellerbeck View Adlington

Plan Ref 07/00812/FUL **Date Received** 13.07.2007 **Decision** Permit Full Planning Permission

Ward: Adlington & Anderton **Date Decided** 03.10.2007

Proposal : New vehicular access
Location : Brown House Farm Bolton Road Anderton Chorley PR6 9HJ
Applicant: Mr G Fitton Brown House Farm Bolton Road Anderton Chorley PR6 9HJ

Plan Ref 07/00820/CLEUD **Date Received** 17.07.2007 **Decision** Grant Cert of Lawfulness for Est Use

Ward: Chorley East **Date Decided** 12.10.2007

Proposal : Certificate of Lawfulness for garage/shed
Location : 37 Bracken Close Chorley PR6 0EJ
Applicant: Campbell McCorkindale 37 Bracken Close Chorley PR6 0EJ

Plan Ref 07/00821/LBC **Date Received** 18.07.2007 **Decision** Grant Listed Building Consent

Ward: Chorley East **Date Decided** 03.10.2007

Proposal : Alteration of existing windows
Location : Crosse Hall Farm Crosse Hall Fold Chorley Lancashire PR6 9AN
Applicant: Mrs P Jones Crosse Hall Farm Crosse Hall Fold Chorley Lancashire PR6 9AN

Plan Ref 07/00858/FUL **Date Received** 25.07.2007 **Decision** Refuse Full Planning Permission

Ward: Lostock **Date Decided** 18.10.2007

Proposal : Conversion of former coach house to dwelling/garage and 2 new attached garages and implement storage,
Location : The Lodge 3 Grape Lane Croston Leyland PR26 9HB
Applicant: Mr & Mrs Farnworth The Lodge 3 Grape Lane Croston Leyland PR26 9HB

Plan Ref 07/00862/FUL **Date Received** 25.07.2007 **Decision** Permit Full Planning Permission

Ward: Euxton North **Date Decided** 04.10.2007

Proposal : Erection of extension to existing pergola structure to rear, and conversion of existing canopy into lobby space,
Location : Plough Inn Runshaw Lane Euxton Chorley PR7 6HB
Applicant: S & N Pub Enterprises Ewood House Walker Office Park Blackburn BB1 2QE

Plan Ref 07/00864/TPO **Date Received** 27.07.2007 **Decision**

Ward: Eccleston And Mawdesley **Date Decided**

Proposal : Removal of oak tree to rear of property covered by Tree Preservation Order No 14 (Mawdesley) 1992
Location : 35 Tarnbeck Drive Mawdesley Ormskirk L40 2RU
Applicant: Mr Geoffrey Marsden 35 Tarnbeck Drive Mawdesley Ormskirk L40 2RU

Plan Ref 07/00865/FUL **Date Received** 26.07.2007 **Decision** Permit Full Planning Permission

Ward: Lostock **Date Decided** 08.10.2007

Proposal : Erection of single storey sun lounge to rear and erection of replacement detached garage,
Location : 90 Station Road Croston Leyland PR26 9RP
Applicant: Mr And Mrs Norris 90 Station Road Croston Leyland PR26 9RP

Plan Ref 07/00871/FUL **Date Received** 31.07.2007 **Decision** Permit Full Planning Permission

Ward: Chorley North West **Date Decided** 22.10.2007

Proposal : Erection of 5 terraced houses,
Location : Land 13M South West Of 18 Alker Street Chorley Lancashire
Applicant: Mr Waddington 145 Slater Lane Leyland PR26 7SH

Plan Ref 07/00877/FUL **Date Received** 31.07.2007 **Decision** Permit Full Planning Permission

Ward: Astley And Buckshaw **Date Decided** 09.10.2007

Proposal : Erection of detached garage to rear of property,
Location : 37 Studfold Astley Village Chorley Lancashire PR7 1UA
Applicant: Mr B Taylor 37 Studfold Astley Village Chorley Lancashire PR7 1UA

Plan Ref 07/00883/FUL **Date Received** 02.08.2007 **Decision** Permit Full Planning Permission

Ward: Euxton North **Date Decided** 27.09.2007

Proposal : Proposed single storey side extension
Location : 4 Brookside Euxton Lancashire PR7 6HR
Applicant: Mr And Mrs Boddington 4 Brookside Euxton Lancashire PR7 6HR

Plan Ref 07/00884/FUL **Date Received** 02.08.2007 **Decision** Permit Full Planning Permission

Ward: Wheelton And Withnell **Date Decided** 27.09.2007

Proposal : Erection of first floor side extension,
Location : 34 Parke Road Brinscall Chorley PR6 8QB
Applicant: Mr & Mrs Walsh 34 Parke Road Brinscall Chorley PR6 8QB

Plan Ref 07/00885/FUL **Date Received** 02.08.2007 **Decision** Permit Full Planning Permission

Ward: Lostock **Date Decided** 27.09.2007

Proposal : Erection of garage extension to provide level access shower room for disabled user,
Location : 7 Meadowside Croston Leyland PR26 9QY
Applicant: Mrs R Simon 7 Meadowside Croston Leyland PR26 9QY

Plan Ref 07/00888/FUL **Date Received** 03.08.2007 **Decision** Permit Full Planning Permission

Ward: Coppull **Date Decided** 28.09.2007

Proposal : Demolish existing rear conservatory and erect a first floor side extension, side conservatory and a new rear conservatory
Location : 61 Pear Tree Avenue Coppull Chorley PR7 4NL
Applicant: Mr & Mrs Pate 61 Pear Tree Avenue Coppull Chorley PR7 4NL

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 07/00890/FUL **Date Received** 03.08.2007 **Decision** Permit Full Planning Permission

Ward: Adlington & Anderton **Date Decided** 28.09.2007

Proposal : Proposed dormer to the rear
Location : Reldon Shawes Drive Anderton Chorley PR6 9HR
Applicant: Mr & Mrs Carter Reldon Shawes Drive Anderton Chorley PR6 9HR

Plan Ref 07/00891/FUL **Date Received** 03.08.2007 **Decision** Permit Full Planning Permission

Ward: Chorley South West **Date Decided** 01.10.2007

Proposal : Proposed conservatory to the rear
Location : 70 Keepers Wood Way Chorley PR7 2FU
Applicant: Mr & Mrs Hewitt 70 Keepers Wood Way Chorley PR7 2FU

Plan Ref 07/00893/FUL **Date Received** 07.08.2007 **Decision** Permit Full Planning Permission
Ward: Eccleston And Mawdesley **Date Decided** 02.10.2007

Proposal : First floor side extension and single storey rear extension
Location : 14 Gorsey Lane Mawdesley Ormskirk L40 3TF
Applicant: Mr M Valentine 14 Gorsey Lane Mawdesley Lancs L40 3TF

Plan Ref 07/00894/FUL **Date Received** 07.08.2007 **Decision** Permit Full Planning Permission
Ward: Clayton-le-Woods And Whittle-le-Woods **Date Decided** 10.10.2007

Proposal : Erection of two storey side extension, single storey rear extension and formation of dormer to rear,
Location : 206 Chorley Old Road Whittle-Le-Woods Lancashire PR6 7NA
Applicant: Mr Holland 206 Chorley Old Road Whittle-Le-Woods Lancashire PR6 7NA

Plan Ref 07/00895/TPO **Date Received** 03.08.2007 **Decision**
Ward: Chorley North East **Date Decided**

Proposal : Pruning of 3 Horse Chestnuts and 1 Willow by 15% and removal of dead wood to trees covered by TPO1 (Chorley) 1989,,
Location : 1 Ingle Close Chorley PR6 0JT
Applicant: J Halliday 1 Ingle Close Chorley PR6 0JT

Plan Ref 07/00896/FUL **Date Received** 07.08.2007 **Decision** Refuse Full Planning Permission
Ward: Wheelton And Withnell **Date Decided** 17.10.2007

Proposal : Proposed revised garage layout for approved application ref 06/01384/FUL
Location : Prospect House Whins Lane Wheelton Chorley PR6 8HN
Applicant: Mr And Mrs Taylor Prospect House Whins Lane Wheelton Chorley PR6 8HN

Plan Ref 07/00897/FUL **Date Received** 06.08.2007 **Decision** Permit Full Planning Permission
Ward: Lostock **Date Decided** 17.10.2007

Proposal : Erection of two storey side extension and single storey rear extension,
Location : 38 Pompian Brow Bretherton Leyland PR26 9AQ
Applicant: Miss P McIrlam 12 Cavendish Road Birkdale PR8 4RT

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 07/00901/FUL **Date Received** 06.08.2007 **Decision** Refuse Full Planning Permission

Ward: Eccleston And Mawdesley **Date Decided** 01.10.2007

Proposal : Conversion of existing double garage to living accommodation. Addition of new bay windows to original garage door openings.
Location : 13 Westminster Place Eccleston Chorley PR7 5QP
Applicant: Mr P Metge 13 Westminster Place Eccleston Chorley PR7 5QP

Plan Ref 07/00904/FUL **Date Received** 06.08.2007 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods North **Date Decided** 09.10.2007

Proposal : Proposed 2 No single storey extensions to the side and rear and new perimeter fencing
Location : St Bedes RC Primary School Preston Road Clayton-Le-Woods Chorley PR6 7EB
Applicant: St Bedes Catholic Primary School St Bedes RC Primary School Preston Road Clayton-Le-Woods Chorley PR6 7EB

Plan Ref 07/00905/FUL **Date Received** 08.08.2007 **Decision** Permit Full Planning Permission

Ward: Chorley North West **Date Decided** 15.10.2007

Proposal : Erection of new entrance extension and proposed courtyard extension,
Location : Chorley And South Ribble District General Hospital Preston Road Chorley Lancashire PR7 1PP
Applicant: Lancashire Teaching NHS Foundation Trust Chorley And South Ribble District General Hospital Preston Road Chorley Lancashire PR7 1PP

Plan Ref 07/00906/FUL **Date Received** 08.08.2007 **Decision** Permit Full Planning Permission

Ward: Chorley North West **Date Decided** 10.10.2007

Proposal : Erection of single storey extension to classroom and cloakroom at rear,
Location : St Marys Roman Catholic Primary School Hornchurch Drive Chorley PR7 2RJ
Applicant: St Marys Roman Catholic Primary School Hornchurch Drive Chorley PR7 2RJ

Plan Ref 07/00907/FUL **Date Received** 13.08.2007 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods
And Whittle-le-Woods **Date Decided** 08.10.2007

Proposal : Erection of conservatory and decking area to rear
Location : 9 Cliffe Drive Whittle-Le-Woods Chorley PR6 7HT
Applicant: Mr Elliott 9 Cliffe Drive Whittle-Le-Woods Chorley PR6 7HT

Plan Ref 07/00908/FUL **Date Received** 08.08.2007 **Decision** Permit Full Planning Permission

Ward: Coppull **Date Decided** 01.10.2007

Proposal : Erection of single storey rear extension, rear conservatory and re-location of detached garage,
Location : 59 Clayton Gate Coppull Chorley PR7 4PR
Applicant: Mr Cross 59 Clayton Gate Coppull Chorley PR7 4PR

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 07/00911/FUL **Date Received** 09.08.2007 **Decision** Permit Full Planning Permission

Ward: Brindle And Hoghton **Date Decided** 03.10.2007

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

Plan Ref 07/00912/FUL **Date Received** 09.08.2007 **Decision** Permit Full Planning Permission

Ward: Wheelton And Withnell **Date Decided** 04.10.2007

Proposal : Partial demolition of existing single storey outrigger and outbuilding and erection of a single storey rear extension, alterations to existing boundary wall and new access to side boundary wall.
Location : 32 Withnell Fold Withnell Chorley PR6 8BA
Applicant: Mr And Mrs Richards 32 Withnell Fold Withnell Chorley PR6 8BA

Plan Ref 07/00913/FUL **Date Received** 09.08.2007 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods
And Whittle-le-Woods **Date Decided** 04.10.2007

Proposal : Change of use from residential to a mixed use of residential and childminding,
Location : Oak House Dawson Lane Whittle-Le-Woods Chorley PR6 7DU
Applicant: Mrs L Wallbank Oak House Dawson Lane Whittle-Le-Woods Chorley PR6 7DU

Plan Ref 07/00914/FUL **Date Received** 09.08.2007 **Decision** Permit Full Planning Permission

Ward: Euxton South **Date Decided** 09.10.2007

Proposal : Construction of urban search and rescue training unit,
Location : Fire Training Centre Washington Hall Washington Lane Euxton Chorley
Applicant: Lancashire Fire & Rescue Service Headquarters Garstang Road Fulwood Preston PR2 3LH

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 07/00918/TCON **Date Received** 09.08.2007 **Decision** Consent for Tree Works

Ward: Lostock **Date Decided** 04.10.2007

Proposal : Felling of Chestnut tree (T1) and crown lifting and thinning of Chestnut tree (T2) within Croston Conservation Area
Location : Croston Park Care Home Town Road Croston Leyland PR26 9RA
Applicant: Michael Addis Church Farm Cottage Myton On Swale York YO61 2QY

Plan Ref 07/00921/FUL **Date Received** 09.08.2007 **Decision** Permit Full Planning Permission

Ward: Adlington & Anderton **Date Decided** 03.10.2007

Proposal : Replacement of existing conservatory with single storey rear extension.
Location : 5 High Lea Adlington Chorley Lancashire PR6 9QW
Applicant: Mr J King 5 High Lea Adlington Chorley Lancashire PR6 9QW

Plan Ref 07/00922/FUL **Date Received** 10.08.2007 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods North **Date Decided** 01.10.2007

Proposal : Proposed two storey and single storey side extension
Location : 13 Black Croft Clayton-Le-Woods Chorley PR6 7US
Applicant: Mr S Graves 13 Black Croft Clayton-Le-Woods Chorley PR6 7US

Plan Ref 07/00923/FUL **Date Received** 10.08.2007 **Decision** Permit Full Planning Permission

Ward: Chisnall **Date Decided** 05.10.2007

Proposal : Proposed front extension and single storey side extension
Location : Linden Lea Sharratts Path Charnock Richard Chorley PR7 3QP
Applicant: A P Manning Linden Lea Sharratts Path Charnock Richard Chorley PR7 3QP

Plan Ref 07/00925/FUL **Date Received** 10.08.2007 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods North **Date Decided** 05.10.2007

Proposal : Raising of roof height to create first floor accommodation inclusive of dormers to front and rear, and erection of single storey rear extension and car-port,
Location : Oakmount Sheep Hill Brow Clayton-Le-Woods Chorley PR6 7ES
Applicant: Mr & Mrs Tracey Oakmount Sheep Hill Brow Clayton-Le-Woods Chorley PR6 7ES

Plan Ref 07/00926/COU **Date Received** 10.08.2007 **Decision** Permit Full Planning Permission

Ward: Adlington & Anderton **Date Decided** 04.10.2007

Proposal : Change of use from B1 to D1,
Location : Rainbow House Railway Road Adlington Chorley PR6 9RB
Applicant: Mr Cross & Mr Hughes C/o Agent

Plan Ref 07/00927/TPO **Date Received** 10.08.2007 **Decision** Consent for Tree Works

Ward: Clayton-le-Woods And Whittle-le-Woods **Date Decided** 24.10.2007

Proposal : Crown lift and remove deadwood from four trees covered by TPO 9 (Whittle Le Woods) 1987,
Location : 107 Preston Road Whittle-Le-Woods Chorley PR6 7PJ
Applicant: Mr & Mrs Dixon 107 Preston Road Whittle-Le-Woods Chorley PR6 7PJ

Plan Ref 07/00928/FUL **Date Received** 10.08.2007 **Decision** Permit Full Planning Permission

Ward: Chorley North **Date Decided** 04.10.2007
West

Proposal : First floor side extension, single storey rear extension a detached garage and a new fence
Location : 30 Isleworth Drive Chorley PR7 2PU
Applicant: Mr And Mrs Murphy 30 Isleworth Drive Chorley PR7 2PU

Plan Ref 07/00929/FUL **Date Received** 10.08.2007 **Decision** Permit Full Planning Permission

Ward: Chorley East **Date Decided** 05.10.2007

Proposal : Proposed single storey side and rear extensions
Location : 34 Grey Heights View Chorley PR6 0TN
Applicant: Mr & Mrs Ward 30 Grey Heights View Chorley PR6 0TN

Plan Ref 07/00930/FUL **Date Received** 14.08.2007 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods **Date Decided** 19.10.2007
West And
Cuerden

Proposal : Proposed rear conservatory
Location : 5 Ivy Close Clayton-Le-Woods Leyland PR25 5SG
Applicant: Mr Bowl & Miss Jones 5 Ivy Close Clayton-Le-Woods Leyland PR25 5SG

Plan Ref 07/00932/FUL **Date Received** 14.08.2007 **Decision** Permit Full Planning Permission

Ward: Wheelton And **Date Decided** 01.10.2007
Withnell

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

Plan Ref 07/00933/FUL **Date Received** 13.08.2007 **Decision** Permit Full Planning Permission

Ward: Lostock **Date Decided** 02.10.2007

Proposal : Erection of boundary wall,
Location : 22 Lonsdale Drive Croston Leyland PR26 9SB
Applicant: Mr & Mrs Hale 22 Lonsdale Drive Croston Leyland PR26 9SB

Plan Ref 07/00936/FUL **Date Received** 13.08.2007 **Decision** Permit Full Planning Permission

Ward: Euxton South **Date Decided** 08.10.2007

Proposal : Formation of two pitched roof dormers to front,
Location : 40 Queensway Euxton Chorley PR7 6PW
Applicant: Mr & Mrs Entwistle 40 Queensway Euxton Chorley PR7 6PW

Plan Ref 07/00939/FUL **Date Received** 14.08.2007 **Decision** Permit Full Planning Permission

Ward: Chorley East **Date Decided** 05.10.2007

Proposal : Formation of landscaping and play area to rear,
Location : Kindercare Child Care Nursery Brooke Street Chorley PR7 3BS
Applicant: Mr Antony Reynolds 61 New North Road Reigate Surrey RH2 8LZ

Plan Ref 07/00940/FUL **Date Received** 15.08.2007 **Decision** Permit Full Planning Permission

Ward: Pennine **Date Decided** 10.10.2007

Proposal : Demolish existing rear conservatory and erect single storey rear extension
Location : 11 The Dell Heapey Chorley PR6 9AH
Applicant: Mr J Woods 11 The Dell Heapey Chorley PR6 9AH

Plan Ref 07/00943/CLEUD **Date Received** 15.08.2007 **Decision** Refuse Certificate of Lawfulness Est Use

Ward: Eccleston And Mawdesley **Date Decided** 10.10.2007

Proposal : Certificate of Lawfulness in respect of operational development involved in the provision of a building,
Location : Caravan At Restharrow Tannersmith Lane Mawdesley
Applicant: Mr & Mrs Scarisbrick Restharrow Tannersmith Lane Mawdesley

Plan Ref 07/00945/FUL **Date Received** 14.08.2007 **Decision** Permit Full Planning Permission

Ward: Wheelton And Withnell **Date Decided** 09.10.2007

Proposal : Conversion of conservatory to dining room
Location : Lodge View 17 Oakmere Avenue Withnell Chorley PR6 8AX
Applicant: Mr And Mrs Wilcox Lodge View 17 Oakmere Avenue Withnell Chorley PR6 8AX

Plan Ref 07/00946/TPO **Date Received** 16.08.2007 **Decision** Refuse for Tree Works

Ward: Euxton North **Date Decided** 22.10.2007

Proposal : Propsoed felling of 4No trees and pruning of the remaining 3No trees covered by TPO No6 (Euxton) 1991

Location : 9 & 10 Beech Avenue Euxton Chorley Lancashire PR7 6AZ

Applicant: Mr Terry Holden 7 Cedar Avenue Euxton Chorley PR7 6BB

Plan Ref 07/00947/FUL **Date Received** 13.08.2007 **Decision** Refuse Full Planning Permission

Ward: Chisnall **Date Decided** 08.10.2007

Proposal : Infill of carport area, erection of two storey rear extension, erection of detached double garage with first floor storage area and erection of new front boundary wall and gates,

Location : 222 Preston Road Coppull Lancashire PR7 5EB

Applicant: Mr L Weston 222 Preston Road Coppull Lancashire PR7 5EB

Plan Ref 07/00948/FUL **Date Received** 15.08.2007 **Decision** Permit Full Planning Permission

Ward: Adlington & Anderton **Date Decided** 10.10.2007

Proposal : Two storey side extension and single storey rear extension

Location : 9 Rothwell Road Anderton Chorley PR6 9LZ

Applicant: Mr B Chester 28 Millbrook Close Wheelton Chorley PR6 8JY

Plan Ref 07/00949/FUL **Date Received** 15.08.2007 **Decision** Permit Full Planning Permission

Ward: Brindle And Hoghton **Date Decided** 09.10.2007

Proposal : Erection of rear conservatory,

Location : 17 Top Oth Lane Denham Lane Brindle Chorley PR6 8PA

Applicant: Mr & Mrs Strongtharm 17 Top Oth Lane Brindle Nr Chorley PR6 8PA

Plan Ref 07/00950/FUL **Date Received** 15.08.2007 **Decision** Permit Full Planning Permission

Ward: Lostock **Date Decided** 10.10.2007

Proposal : Conversion of existing garage to study, erection of first floor side extension and conservatory to rear,

Location : 30 Yarrow Close Croston Leyland PR26 9SJ

Applicant: Mr & Mrs S Fishwick 30 Yarrow Close Croston Leyland PR26 9SJ

Plan Ref 07/00952/FUL **Date Received** 14.08.2007 **Decision** Permit Full Planning Permission

Ward: Chorley North
West **Date Decided** 09.10.2007

Proposal : Erection of new mini-bus garage and extension to existing car park
Location : St Michaels Church Of England High School Astley Road Chorley PR7 1RS
Applicant: The School Governors St Michaels Church Of England High School Astley Road Chorley PR7 1RS

Plan Ref 07/00955/FUL **Date Received** 15.08.2007 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods
And Whittle-le-Woods **Date Decided** 30.10.2007

Proposal : Demolition of existing property and erection of 4 dwellings with associated infrastructure,
Location : Haven House Spinney Close Whittle-Le-Woods Chorley PR6 7PW
Applicant: Wainhomes Developments Ltd Chorley Business & Technology Centre Euxton Lane Chorley PR7 6TE

Plan Ref 07/00959/FUL **Date Received** 15.08.2007 **Decision**

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

Proposal : Proposed two storey side extension
Location : 3 Clayton Villa Fold Clayton-Le-Woods Chorley PR6 7ET
Applicant: Mr R Rotheram 3 Clayton Villa Fold Clayton-Le-Woods Chorley PR6 7ET

Plan Ref 07/00960/FUL **Date Received** 21.08.2007 **Decision** Permit Full Planning Permission

Ward: Chorley South
East **Date Decided** 16.10.2007

Proposal : Proposed side and rear first floor extension
Location : 14 Melrose Way Chorley PR7 3EX
Applicant: Roger Leigh 14 Melrose Way Chorley PR7 3EX

Plan Ref 07/00961/FUL **Date Received** 21.08.2007 **Decision** Permit Full Planning Permission

Ward: Lostock **Date Decided** 12.10.2007

Proposal : Replacement dwelling.
Location : Lostock Bridge Farm Ulnes Walton Lane Ulnes Walton Leyland PR26 8LT
Applicant: Mr And Mrs Gill Lostock Bridge Farm Ulnes Walton Lane LEYLAND PR26 8LT

Plan Ref 07/00963/FUL **Date Received** 17.08.2007 **Decision** Refuse Full Planning Permission

Ward: Chorley South East **Date Decided** 12.10.2007

Proposal : Demolition of single storey side extension and erection of two storey side extension with dormer extensions to front and rear,

Location : 1 Fountains Close Chorley PR7 3HE

Applicant: Mr & Mrs Loxham 1 Fountains Close Chorley PR7 3HE

Plan Ref 07/00968/FUL **Date Received** 17.08.2007 **Decision** Permit Full Planning Permission

Ward: Eccleston And Mawdesley **Date Decided** 12.10.2007

Proposal : Proposed erection of a shed

Location : Pavilion House School Lane Mawdesley Ormskirk L40 3TG

Applicant: Mrs Susan Bunner Pavilion House School Lane Mawdesley Ormskirk L40 3TG

Plan Ref 07/00971/FUL **Date Received** 17.08.2007 **Decision** Permit Full Planning Permission

Ward: Chorley North East **Date Decided** 15.10.2007

Proposal : Formation of a new site entrance and car parking area

Location : The Hollies 119 Heapey Road Chorley PR6 9BJ

Applicant: Mr J Monk 117 Heapey Road Chorley PR6 9BJ

Plan Ref 07/00972/FUL **Date Received** 17.08.2007 **Decision** Permit Full Planning Permission

Ward: Brindle And Hoghton **Date Decided** 10.10.2007

Proposal : Erection of swimming pool enclosure and glazed link to dwelling

Location : Summer Hill Hill House Lane Brindle Chorley PR6 8NR

Applicant: Mr And Mrs Duckworth Summer Hill Hill House Lane Brindle Chorley PR6 8NR

Plan Ref 07/00973/FUL **Date Received** 20.08.2007 **Decision** Permit Full Planning Permission

Ward: Chorley North East **Date Decided** 12.10.2007

Proposal : Retrospective application for the erection of a garage.

Location : Garage Rear Of 10 Beaconsfield Terrace Chorley Lancashire PR6 7AD

Applicant: Mr And Mrs R K Townsley 10 Beaconsfield Terrace Chorley Lancashire PR6 7AD

Plan Ref 07/00974/OUT **Date Received** 20.08.2007 **Decision**
Ward: Euxton North **Date Decided**

Proposal : Outline application for the erection of 4 detached houses (layout & access only),
Location : 37 - 41 Wigan Road Euxton Chorley PR7 6LA
Applicant: W Marsden & Sons The Workshop 19 Grange Drive Euxton Chorley PR7 6JE

Plan Ref 07/00975/FUL **Date Received** 20.08.2007 **Decision**
Ward: Chorley East **Date Decided**

Proposal : Proposed detached house with a double detached garage Site area 0.037ha
Location : Land 32m East Of Crosse Hall Bungalow Crosse Hall Lane Chorley
Applicant: J B Loughlin

Plan Ref 07/00984/FUL **Date Received** 17.08.2007 **Decision** Permit Full
 Planning
 Permission
Ward: Chorley East **Date Decided** 12.10.2007

Proposal : Conversion of library ground floor into office (B1)
Location : 231 Eaves Lane Chorley PR6 0AG
Applicant: Mr M J Loughlin 40 Athol Grove Chorley PR6 0LL

Plan Ref 07/00985/FUL **Date Received** 23.08.2007 **Decision** Permit Full
 Planning
 Permission
Ward: Chorley North
 East **Date Decided** 17.10.2007

Proposal : White PVC conservatory to rear patio area for domestic use.
Location : 35 Brock Road Chorley PR6 0DB
Applicant: MR J Woosey 35 Brock Road Chorley PR6 0DB

Plan Ref 07/00987/FUL **Date Received** 21.08.2007 **Decision** Refuse Full
 Planning
 Permission
Ward: Lostock **Date Decided** 15.10.2007

Proposal : Erection of new detached dwelling for staff,
Location : Royal Umpire Caravan Park Southport Road Ulmes Walton Leyland PR26 9JB
Applicant: Harrison Leisure UK Ltd Riverside Leisure Centre, Southport New Road, Banks,
 Southport, PR9 8DF

Plan Ref 07/00988/FUL **Date Received** 22.08.2007 **Decision** Permit Full
 Planning
 Permission
Ward: Pennine **Date Decided** 17.10.2007

Proposal : Proposed conservatory to the side and rear of the property
Location : 4 High Bank Heapey Chorley PR6 9AY
Applicant: Mr And Mrs Smith 4 High Bank Heapey Chorley PR6 9AY

Plan Ref 07/00990/FUL **Date Received** 22.08.2007 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods West And Cuerden **Date Decided** 17.10.2007

Proposal : Single storey rear extension
Location : 19 Cyclamen Close Clayton-Le-Woods Leyland PR25 5LW
Applicant: Mr Cook And Miss Alty 19 Cyclamen Close Clayton-Le-Woods Leyland PR25 5LW

Plan Ref 07/00994/COU **Date Received** 23.08.2007 **Decision** Refuse Full Planning Permission

Ward: Adlington & Anderton **Date Decided** 17.10.2007

Proposal : Change of use from (A3) sandwich bar to (A5) hot food takeaway.
Location : 183 Park Road Adlington Lancashire PR7 4JY
Applicant: Wan's Cantonese Restaurant Briers Brow Wheelton Chorley PR6 8HD

Plan Ref 07/00995/FUL **Date Received** 23.08.2007 **Decision**

Ward: Eccleston And Mawdesley **Date Decided**

Proposal : Conversion of one dwelling into two dwellings with associated alterations and erection of two storey rear extension, and demolition of rear outriggers and formation of new vehicular access,
Location : Wallflower Cottage Sandy Lane Mawdesley Ormskirk L40 2QB
Applicant: Nutriculture Ltd 3 - Paddock Road Skelmersdale WN8 9PL

Plan Ref 07/00996/FUL **Date Received** 23.08.2007 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods North **Date Decided** 17.10.2007

Proposal : Proposed single storey rear extension
Location : 55 Cam Wood Fold Clayton-Le-Woods Chorley PR6 7SD
Applicant: Mr C Scott 55 Cam Wood Fold Clayton-Le-Woods Chorley PR6 7SD 0795-7434231

Plan Ref 07/01000/TCON **Date Received** 24.08.2007 **Decision** No objection to Tree Works

Ward: Chorley North East **Date Decided** 04.10.2007

Proposal : Proposed part removal of tree leaning over nearby house
Location : 4 Park Street Chorley PR7 1ER
Applicant: Martin Gibbs 75 Manchester Road Westhoughton Bolton BL5 3QD

Plan Ref 07/01001/FUL **Date Received** 24.08.2007 **Decision** Permit Full Planning Permission

Ward: Chorley South East **Date Decided** 19.10.2007

Proposal : Single storey rear extension
Location : 35 Winchester Avenue Chorley PR7 4AQ
Applicant: Mr And Mrs Salisbury 35 Winchester Avenue Chorley PR7 4AQ

Plan Ref 07/01004/FUL **Date Received** 24.08.2007 **Decision**

Ward: Chisnall **Date Decided**

Proposal : Erection of one detached dwelling with attached garage.
Location : Land North Of 26 Chorley Lane Charnock Richard
Applicant: Delph Homes Ltd C/O Agent

Plan Ref 07/01007/FUL **Date Received** 28.08.2007 **Decision** Permit Full Planning Permission

Ward: Lostock **Date Decided** 23.10.2007

Proposal : Proposed detached garage and fencing
Location : 15 Drinkhouse Road Croston Leyland PR26 9JE
Applicant: Mr And Mrs Otterburn 15 Drinkhouse Road Croston Leyland PR26 9JE

Plan Ref 07/01008/FUL **Date Received** 28.08.2007 **Decision** Permit Full Planning Permission

Ward: Chorley North West **Date Decided** 18.10.2007

Proposal : Single storey extensions to the front and rear
Location : 19 Sandringham Road Chorley Lancashire PR7 1LG
Applicant: Progress Housing Group Ltd Progress House Lancaster Business Park Centurian Way Leyland PR26 6TZ

Plan Ref 07/01009/FUL **Date Received** 24.08.2007 **Decision** Permit Full Planning Permission

Ward: Chorley South West **Date Decided** 19.10.2007

Proposal : Removal of condition for application 97/00601/FUL to convert attached garage to living accommodation
Location : 185 Draperfield Chorley PR7 3PR
Applicant: Mr D Smith 185 Draperfield Chorley PR7 3PR

Plan Ref 07/01010/FUL **Date Received** 29.08.2007 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods And Whittle-le-Woods **Date Decided** 23.10.2007

Proposal : Proposed single storey extension to the rear
Location : 14 Blackthorn Croft Clayton-Le-Woods Chorley PR6 7TZ
Applicant: Mr And Mrs D Cattanach 14 Blackthorn Croft Clayton-Le-Woods Chorley PR6 7TZ

Plan Ref 07/01015/FUL **Date Received** 30.08.2007 **Decision** Permit Full Planning Permission

Ward: Eccleston And Mawdesley **Date Decided** 24.10.2007

Proposal : Proposed rear conservatory
Location : 26 Middlewood Close Eccleston Chorley Lancashire PR7 5QG
Applicant: Mr Livesey 26 Middlewood Close Eccleston Chorley Lancashire PR7 5QG

Plan Ref 07/01018/FUL **Date Received** 30.08.2007 **Decision** Application Withdrawn

Ward: Heath Charnock And Rivington **Date Decided** 25.10.2007

Proposal : Two storey rear extension
Location : 4 Back Lane Heath Charnock Lancashire PR6 9DP
Applicant: Mr D Heaps 4 Back Lane Heath Charnock Lancashire PR6 9DP

Plan Ref 07/01050/TCON **Date Received** 10.09.2007 **Decision** Object to Tree Works

Ward: Heath Charnock And Rivington **Date Decided** 16.10.2007

Proposal : Remove one branch of Horse Chestnut Tree within Rivington Conservation Area,
Location : Unitarian Chapel Sheep House Lane Rivington Horwich
Applicant: Trustees Rivington Unitarian Chapel Sheep House Lane Rivington Horwich

Plan Ref 07/01077/CTY **Date Received** 20.09.2007 **Decision**

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

Proposal : Construction of 2.4m high outdoor classroom area,
Location : Clayton Le Woods C Of E Primary School Back Lane Clayton-Le-Woods Chorley PR6 7EU
Applicant: Lancashire County Council Children & Young People Directorate PO Box 61 County Hall Preston PR1 8RJ

Plan Ref 07/01107/NLA **Date Received** 24.09.2007 **Decision**
Ward: **Date Decided**

Proposal : Substitution of plots 62-91, with removal of 40 No. plots to be replaced with 36 No. plots, resulting in a reduction of 4 No. plots,

Location : Phase 6 Evolution Buckshaw Village Lancashire

Applicant: Barratt Manchester 4 Brindley Road City Park Manchester M16 4HQ

Plan Ref 07/01108/CTY **Date Received** 19.09.2007 **Decision** Object to
LCC Reg
3/4
application

Ward: **Date Decided** 11.10.2007

Proposal : Variation of condition 1 of planning permission 09/05/0017, extending the period of operations of the contained landfill facility by 3 yrs from 1/03/08 to 1/03/11,

Location : Land East Of Worden And Buckshaw Woods Royal Ordna Euxton Lane Euxton Lancashire

Applicant: BAE Systems Property And Environmental Services Westcott Venture Park
Westcott Aylesbury

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