

Development Control Committee

Agenda and Reports

For consideration on

**Tuesday, 11th December
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.

30 November 2007

Dear Councillor

DEVELOPMENT CONTROL COMMITTEE - TUESDAY, 11TH DECEMBER 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, 11th December 2007 at 6.30 pm.

A G E N D A

1. **Apologies for absence**

2. **Minutes (Pages 1 - 12)**

To confirm as a correct record the minutes of the meeting of the Development Control Committee held on 13 November 2007 (enclosed)

3. **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.

4. **Planning Applications awaiting decision (Pages 13 - 14)**

Table (enclosed)

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

- (a) **A.1:07/01055/FULMAJ - Bishop Rawstorne C of E International Language College, Out Lane, Croston** (Pages 15 - 24)

Report of the Corporate Director (Business) (enclosed)

Continued....

- (b) A.2:07/01140/FULMAJ - Land formerly DTC Cars, Westminster Road, Chorley
(Pages 25 - 32)

Report of Corporate Director (Business)

5. **Enforcement Report - Erection of stables, Land opposite Tan House Farm, South side of Delph Lane, Charnock Richard (Pages 33 - 36)**

Report of Corporate Director (Business) (enclosed)

6. **Planning Appeals and Decisions - Notification Report (Pages 37 - 38)**

Report of Corporate Director (Business) (enclosed)

7. **Delegated decisions determined by the Corporate Director (Business), The Chair and Vice-Chair of the Committee**

- (a) Delegated Decisions - 13 November 2007 (Pages 39 - 40)

Table (enclosed)

- (b) Delegated Decisions - 28 November 2007 (Pages 41 - 42)

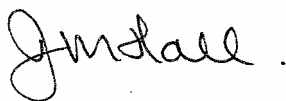
Table (enclosed)

8. **A list of planning applications determined by the Chief Officer under delegated powers between 29 October and 29 November 2007 (Pages 43 - 68)**

Schedule (enclosed)

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

Yours sincerely



Chief Executive

Dianne Scambler
Trainee Democratic Services Officer
Tel: (01257) 515034
E-mail address:dianne.scambler@chorley.gov.uk

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 کیجئے: 01257 515823

This page is intentionally left blank

Development Control Committee

Tuesday, 13 November 2007

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

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

Also in attendance: Councillor Mark Perks

07.DC.120 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Adrian Lowe who was unable to attend as he was on Mayoral duty, Roy Lees, Edward Smith and Ralph Snape

07.DC.121 DECLARATIONS OF ANY INTERESTS

No declarations of interest were received.

07.DC.122 MINUTES

RESOLVED – That the minutes of the meeting of the Development Control Committee held on 9 October 2007 be confirmed as a correct record for signing by the Chair.

07.DC.123 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) A1:07/00953/OUTMAJ - Group 4N, Land 150m West of Sibberings Farm, Dawson Lane, Whittle-Le-Woods

Application No: 07/00953/OUTMAJ
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

Decision: It was proposed by Councillor Ken Ball, seconded by Councillor Alan Cain, and subsequently **RESOLVED (12:1) to grant planning permission subject to a Section 106 Agreement and the following 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.

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

Application No: 07/00993/REMMAJ
 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

Decision:
 It was proposed by Councillor Eric Bell, seconded by Councillor Alan Cain, and was subsequently **RESOLVED (12:0) to grant the reserved matters permission subject to the following 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.

18. 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 migration with 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 Government advice contained in PPS 23: Planning and Pollution Control.

19. Prior to the occupation of the dwelling houses hereby-approved full details of the public art shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the proposed design and location of the public art. The development thereafter shall be carried out in accordance with approved details.

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

(c) **A3:07/01051/FULMAJ - Land between Froom Street and Crosse Hall Lane, Chorley**

Application No: 07/01051/FULMAJ
 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

Decision:
 It was proposed by Councillor Danny Gee, seconded by Councillor Patricia Haughton, and subsequently **RESOLVED (11:0) with 1 abstention to grant planning permission subject to the following 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 Froom 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

16. 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.

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

Application No: 07/01057/FUL
 Proposal: Detached Garage
 Location: Stable, Logwood Mill Farm, Brinscall Mill Road, Wheelton, Chorley
 Decision:

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

1. The proposed development must be begun not later than three 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.

3. This consent relates only to the following plans:

Plan Ref.	Received On:	Title:
SA/03/06/256A	21 September 2007	Plan and Elevations
	21 September 2007	1:2500 Location Plan

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

07.DC.124 PLANNING APPEALS AND DECISIONS - NOTIFICATION REPORT

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

RESOLVED – That the report be noted.

07.DC.125 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.

(a) **Delegated Decisions - 9 October**

RESOLVED – That the report be noted

(b) **Delegated Decisions - 31 October 2007**

RESOLVED – That the report be noted

07.DC.126 A LIST OF PLANNING APPLICATIONS DETERMINED BY THE CHIEF OFFICER UNDER DELEGATED POWERS BETWEEN 26 SEPTEMBER AND 26 OCTOBER 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 26 September and 26 October 2007.

RESOLVED – That the schedule be noted.

07.DC.127 STAR LANE, HORWICH VARIATION TO SECTION 106 AGREEMENT

The Corporate Director of Business informed the meeting that approval was sought for amendments to the Section 106 Agreement that had been completed on 19 June 2006 in respect of the development at Star Lane Horwich. Approval was sought to amend the period specified in relation to a Mortgagers power of sale from 12 months as it currently stated in Clause 9.5.6 of the Fourth Schedule of the Agreement to a period of 18 weeks. Secondly, approval to relocate plots 5-9 inclusive of the affordable housing plots, which had the effect that they were located within that part of the development that came within the remit of Bolton Metropolitan Borough Council.

RESOLVED – That the Development Control Committee approve the Star Lane, Horwich variation to the Section 106 Legal Agreement

Chair

Report



Report of	Meeting	Date
Corporate Director (Business)	Development Control Committee	11.12.2007

PLANNING APPLICATIONS AWAITING DECISION

Item	Application No.	Recommendation	Location	Proposal
A. 1	07/01055/FULMAJ	Permit Full Planning Permission	Bishop Rawstorne C Of E International Language College Out Lane Croston Lancashire PR26 9HJ	Proposed construction of a new access road and car parking area and development of grazing agricultural land into a playing field.
A. 2	07/01140/FULMAJ	Permit (Subject to Legal Agreement)	Land Formerly DTC Cars Westminster Road Chorley	Proposed 16 No. apartments and dwellings.

This page is intentionally left blank

Item A.1 07/01055/FULMAJ Permit Full Planning Permission

Case Officer Mr David Stirzaker

Ward Lostock

Proposal Proposed construction of a new access road and car parking area and development of grazing agricultural land into a playing field.

Location Bishop Rawstone C Of E International Language College Out Lane Croston LancashirePR26 9HJ

Applicant Board Of Governors

Proposal This application relates to Bishop Rawstone C of E International Language College in Croston and proposes the creation of a new primary access road to the school from Highfield Road, a bus drop off area, rationalisation of the existing car parking spaces and the change of use of an existing agricultural field to a playing field.

Background This application follows the submission and withdrawal of an earlier application (Ref No. 07/00659/FUL), which proposed the same development but did not include the change of use of the adjacent field to a playing field. Sport England raised an objection to the application as the access road bisected the existing playing field thus resulting in a loss of available playing field space. This current application has been amended to include the change of use of the adjacent field from agriculture to playing field to mitigate the loss of playing field space caused by the access.

Applicants Case The applicants Design & Access Statement sets out the need for the development proposed. In this, the applicant states that as existing, the use of Out Lane, which is a single width road of poor quality tarmac with no pavement causes a significant amount of congestion in the village of Croston. Larger service vehicles visiting the college can also cause considerable obstruction.

The applicant states that the proposal will create a new access route to the College via Highfield Road and the existing bus drop off point. The development will construct a high quality access road and include the rationalisation of the Colleges car parking arrangements via the construction of a new car park area next to the school. The landscaping works that are to be incorporated within the project will limit the visual impact of the new parking areas.

The applicant states that the new access road will benefit the local community by reducing traffic congestion in Croston, providing a safer pedestrian access to the College, providing better onsite parking facilities for community functions and providing a safer access for larger vehicles that regularly provide services and supplies to the college.

The applicant also states that the access road will benefit the

College by improving the parking available to staff, providing safer circulation of vehicles on site, improving the provision for bus transportation, creating a new playground area and providing better and safer access for the college.

Planning Policy

GN5 - Building Design
 DC1 - Development in the Green Belt
 EP4 - Species Protection
 EP18 - Surface Water Run Off
 TR4 - Highway Development Control Criteria
 LT14 - Recreational Open Space
 LT16 - Dual Use of Education Facilities
 PPG2 - Green Belts
 Policy 7 - Parking Standards (JLSP)

Planning History

Creation of coach park with footpath link to Out Lane (Ref No. 98/00809/FUL) Permitted

Construction of new technology block and new science block including alterations to existing building & relocation of garage (Ref No. 98/00810/FUL) Permitted

Erection of single storey classroom extension to house an IT suite, two storey general classroom block extension, new sports hall and conversion/remodelling work to existing gym (Ref No. 01/01001/FUL) Permitted

Change of use of agricultural land to two full size football pitches with training area (Ref No. 06/00005/COU) Refused

Change of use of agricultural land to two full size football pitches with training area (Ref No. 06/00638/COU) Refused

Proposed construction of a new access road and car parking area (Ref No. 07/00659/FUL) Withdrawn

Consultations

LCC (Highways) raise no objections to the principle of the application.

LCC (Directorate for Children & Young People) raise no objections.

Sport England raise no objections.

The Architectural Liaison Officer raises no objections.

The Head of Public Space Services expresses support for the application.

Consultation responses from the Environment Agency and United Utilities have not yet been received. Any comments received will be reported in the Addendum.

Representations

To date, 28 letters of support have been received. The contents of these letters can be summarised as follows: -

- The use of Out Lane has increased significantly over the past few years with it being the main access road for Bishop Rawstorne College and Trinity & St Michaels School
- Out Lane does not have a pavement for significant stretches and it is only a matter of time before a serious accident occurs
- Out Lane was never designed to accommodate the level of traffic it currently supports
- Congratulations should be given to the college for trying to resolve this clear and obvious problem
- It is baffling why proper access to the college has not been provided sooner and why it has been allowed to expand to its current size without a dedicated access
- The Parish Council have made many requests to LCC for traffic calming measures on Out Lane, an issue which has been around for many years although even with a 20mph speed limit, congestion and blockages would persist
- The proposals will bring improvements to the vast majority of Croston residents, enhance the Conservation Area of central Croston for visitors and residents, resolve a number of local conflicts and provide an opportunity for the enhancement of the wider environment
- The amenity of residents on Town Lane and Out Lane would be greatly enhanced by the proposal
- Out Lane is no longer suitable to serve a modern secondary school
- The proposed development would allow Out Lane to become a safe route to school encouraging walking and cycling

To date, 5 letters of objection have been received. The contents of these letters can be summarised as follows: -

- The proposal will lead to more congestion, noise and disturbance and on road parking
- Traffic congestion is already and as access is already difficult, parents will still utilise Highfield Road
- The proposed new playing field should not add to the existing congestion on Highfield Road
- The 3m wide buffer strip is not considered sufficient to safeguard the amenities of nearby residents and the type of fencing used needs to be appropriate to the area
- The additional playing field will lead to the adjacent properties being overlooked, losing privacy and being subjected to excessive noise and disturbance
- The amount of rubbish within the school grounds could increase due to the playing field being adjacent residential properties
- Disturbance will not be confined to school hours as numerous after school activities take place all year round
- During September alone, the school had football practice on a Monday, Tuesday and Wednesday until 8 o'clock in the evening

- If the proposed running track was provided pupils would run passed the adjacent garden areas every few minutes
- The re-positioned running track and new access road would seriously affect the tranquillity enjoyed by the occupiers of adjacent properties
- The proposed development would seriously affect the character and appearance of the area
- Much of the traffic on Highfield Road ignores the 30mph speed limit
- Without the management of traffic, parking and speeding in the main, the access would add to the already sever road traffic dangers at this point

A letter has also been received from Lea, Hough & Co on behalf of the Blackburn Diocesan Board of Finance stating that an agricultural tenant requires access through the school car park from Out Lane into a field to the adjacent the school site and that if the closure of Out Lane is with a lockable gate, no objections are raised.

Assessment

The pertinent issues warranting consideration are as follows:

1. Planning Policy;
2. Impact on the Green Belt and the character and appearance of the area;
3. Residential amenities;
4. Highways issues, and;
5. Ecological Issues.

Planning Policy

The site is in the Green Belt hence for the access to be 'in principle' acceptable, the applicant must demonstrate that 'very special circumstances' exist that override the presumption against development other than that relating to outdoor sport and agriculture/forestry set out in PPG2 and Policy DC1.

In this case, the applicant states that the new access would benefit the community by reducing traffic congestion in the centre of Croston, provide safer pedestrian access to the College, provide better onsite parking facilities for community functions, and provide safer access for large vehicles that regularly provide services and supplies to the college. The scheme will also benefit the College by improving parking facilities available to staff, provide safer circulation of vehicles on site, improving the provision for bus transportation, providing additional hard play areas and providing a safer way to access the college.

The above are considered to constitute 'very special circumstances' hence the principle of the access and car parking proposals are accepted. Moreover, in the preamble to Policy LT16, it is specifically stated that the Council will support any proposals for access improvements to the College that would enable further dual use of facilities.

In relation to the issue with the previous matter regarding the loss of existing playing field space, the proposed change of use of the adjacent field overcomes this concern and Sport England no longer object to the application as there will be no net loss of available playing field space.

Impact on the Green Belt and Character and Appearance of the Area

As detailed in the Policy section of this report, the applicants 'very special circumstances' are considered to outweigh the normal development restraint policy set out in PPG2 and Policy DC1. This being the case, the principle of the development is acceptable but nonetheless, the impact of the development on the open and rural character of the Green Belt still warrants assessment.

The access road to the school will bisect the playing field. However, the access serves a large school site hence it is not so unreasonable as to require suitable access and such features are not uncommon when serving school sites in the Green Belt. Notwithstanding this, school site boundary to the west and south is also the boundary with the Croston settlement area and the site is not one that is isolated and surrounded by open countryside in the Green Belt. The field across which the road will run is fairly level hence the main elements of the development visible will be ancillary fences and lighting though the details of these will be the subject of pre-commencement conditions so as suitable details can be secured.

The additional bus drop off area will in part be screened from Highfield Road behind existing trees and shrubs and again abuts the Croston settlement boundary.

The additional parking area is sited close to the school buildings and landscaping is to be provided around the periphery of this area, which should help to mitigate its outward impact. The change of use of the field will not have any impact on the Green Belt.

It is not therefore considered that the development proposed will have a detrimental impact upon the open and rural character of the Green Belt.

Residential Amenities

The access from Highfield Road will become the primary access to the school hence the amount of vehicular and pedestrian activity will obviously intensify. However, Highfield Road is a busy road serving as one of the primary routes into and out of Croston and as existing the bus drop off area will generate a significant amount of noise and disturbance during the mornings and evenings. If anything, the proposed facilities should encourage more vehicles to enter the site and this view is concurred with by LCC (Highways) hence the noise and disturbance generated by the proposal on Highfield Road should be reduced. The additional bus drop off area is also well

screened from the properties to the east on Highfield Road by virtue of a well established area of tree planting and noise and disturbance from it should not be significantly greater than existing. On this basis, it is not considered that an objection on noise and disturbance could be sustained.

In terms of the buffer zone width, the originally proposed 3m width is to be increased to 10m and the applicant is in the process of preparing amended plans to reflect this. This is considered sufficient to ensure the levels of privacy adjacent residents currently enjoy are not detrimentally harmed through overlooking or noise and disturbance. Also, a condition is recommended requiring the school to agree in writing with the Council how the additional playing field is marked out hence its use for team sports such as football and rugby can be prohibited.

Highways

LCC (Highways) state that the new access will bring considerable relief to Out Lane by removing approximately 100 staff vehicles each day along with service vehicles. Members should note that the large number of letters supporting the application place great emphasis on the existing problems with the school access from Out Lane in terms of congestion, pedestrian safety and highway safety hence this is obviously a long standing issue to which resolution is welcomed.

A condition closing the Out Lane access concurrent with the opening of the new access is recommended although a letter has been received on behalf of a tenant farmer whose field access is through the school car park hence access is required. Accordingly, the condition requiring the closure of the access requires the submission of details and prohibits vehicular traffic associated with the school and community uses of the facilities only and by virtue of its wording does not prohibit a farmer using the access.

It is acknowledged that the access will increase vehicular activity on Highfield Road but with the provision to drop off pupils within the site and the additional bus drop off/pick up area and with suitable road markings and additional signage on Highfield Road, LCC (Highways) state that there should not be congestion at the access.

It is also stated that a management strategy will be needed to ensure the safe routing of pupils between the two bus drop off areas and also to ensure its general operation at school opening and closing times. This could be incorporated into a school travel plan, which is also considered necessary and will be the subject of a suitable condition.

On the basis of these comments from LCC (Highways), it is considered from a highways perspective that the proposals are acceptable and will help to alleviate long standing problems associated with the use of Out Lane.

Ecological Issues

LCC (Ecology) have commented that the application should not be determined until a survey for Great Crested Newts has been

undertaken. In relation to this, the route of the new access runs over the existing playing field which would be the subject of regular mowing and maintenance hence it is unlikely it would provide a suitable habitat. In relation to the proposal to change the use of the adjoining field, the applicant states that to make it suitable for use as a playing field, only minimal works will be required such as filling in any potholes and drainage if deemed necessary. This field could be ploughed and used for crop growing without any control from the Council hence its use as a playing field will have significantly less impact than for agricultural purposes. On this basis, it is considered appropriate to impose a condition requiring the submission of drainage details that is worded in such a way that allows the Council to require a Great Crested Newt survey and mitigation measures if the works could impact on habitats based on the details submitted under the said condition.

Conclusion On the basis of the above, it is recommended that planning permission be granted.

Recommendation: Permit Full Planning Permission Conditions

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

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

2. 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 marking out of the additional playing field area hereby permitted shall only be carried out in accordance with a scheme which has first been submitted to and approved in writing by the Local Planning Authority and all subsequent changes to the marking out of the field must also first be detailed on a plan and approved in writing by the Local Planning Authority before being changed.

Reason: In the interests of the amenities of nearby residents and in accordance with Policy No. GN5 of the Chorley Borough Local Plan Review.

5. Prior to the commencement of development, details of the proposed surface water drainage arrangements for the new playing field shall be submitted to and approved in writing by the Local Planning Authority. If the drainage works are considered to result in substantial disturbance to the ground by the Council, a survey to establish whether or not Great Crested Newts are present in the field must be carried out and submitted to the

Local Planning Authority for consideration following the submission of the drainage details and should include mitigation measures to protect Great Crested Newts during the course of the works to the field if the survey dictates they are necessary. The drainage scheme shall only be carried out in accordance with the approved details and the mitigation measures set out in the Great Crested Newt report, if the survey dictates they are necessary, must be implemented in full before and during the course of construction.

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

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

Reason: To protect the appearance of the locality, in the interests of the amenities of local residents and in accordance with Policy No. GN5 of the Adopted Chorley Borough Local Plan Review.

7. Before the use of the new access to the school from Highfield Road hereby permitted is first commenced, the car parking spaces marked out on the area identified as number 4 on the attached Proposed Development Area plan (ref: Job No. 206/5129 Dwg No. 02) shall have been removed and the area made available as play space and the approved car park and vehicle manoeuvring areas shall be surfaced or paved, drained and marked out all in accordance with the approved plan. The car park and vehicle manoeuvring areas shall not thereafter be used for any purpose other than the parking of and manoeuvring of vehicles.

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

8. Prior to the first use of the new access to the school, the existing vehicular access from Out Lane shall have been permanently closed to all vehicular traffic associated with the school and the community use of its facilities, in accordance with a scheme, which has first been submitted to and approved in writing by the Local Planning Authority. The access shall remain closed at all times thereafter to vehicular traffic associated with the school and the community uses of its facilities.

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

9. Prior to the commencement of development, full details of all lighting (notwithstanding any details shown the approved plans), which should be low level, shall have been submitted to and approved in writing by the Local Planning Authority. The details shall include a full schedule of installation and equipment design, the position of the lighting within the site and calculations to determine glare, aim, intensity and spill.

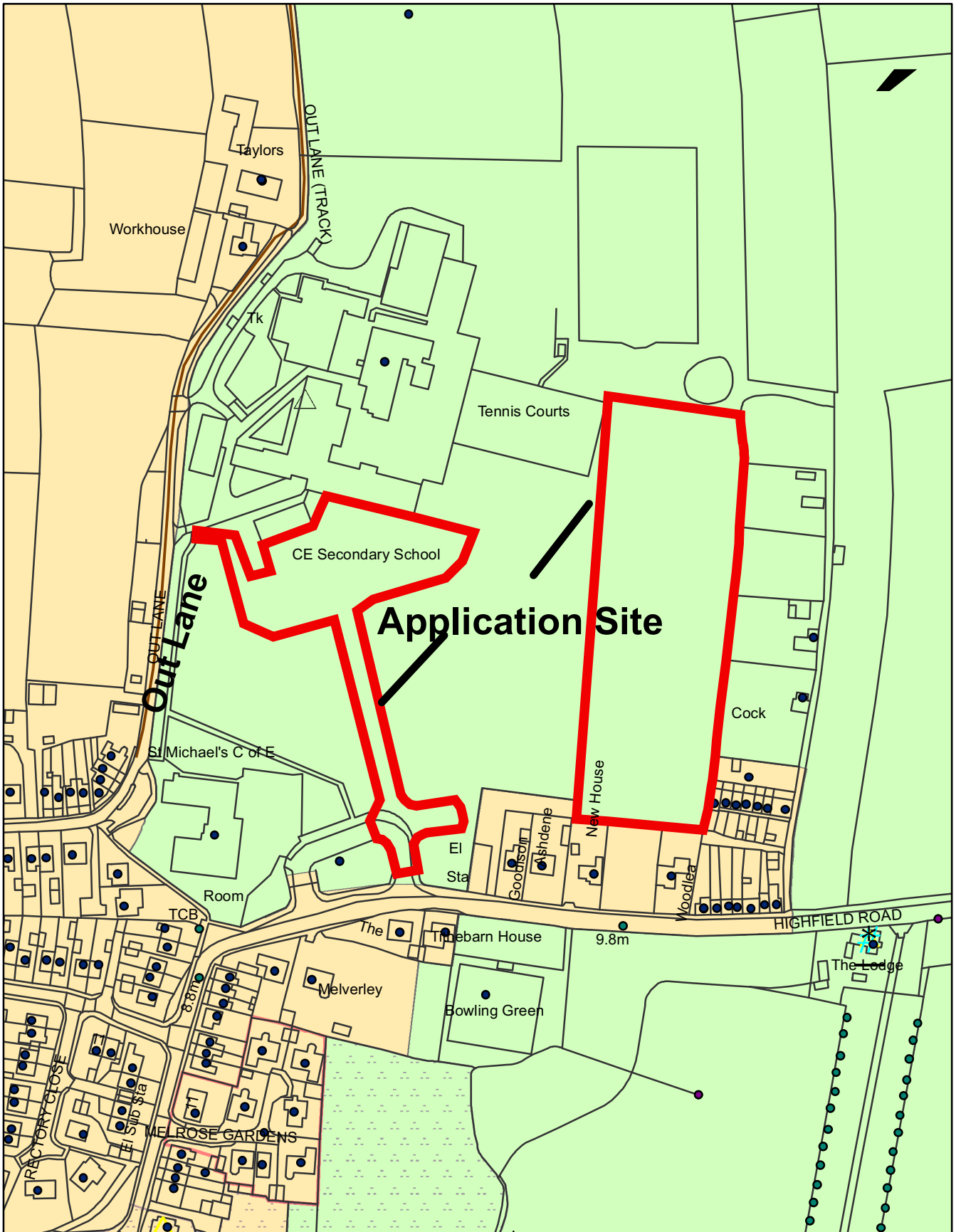
Reason: To ensure a satisfactory form of development and in accordance with Policy Nos. DC1 and GN5 of the Chorley Borough Local Plan Review.

10. Prior to the first use of the access hereby permitted, additional road safety marking and signage, funded by the applicant, adjacent to the access along Highfield Road shall have been implemented in full accordance with a scheme, which has first been submitted to and approved in writing by the Local Planning Authority in consultation with Lancashire County Council.

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

11. Within 6 months of the date of the first use of the new vehicular access from Highfield Road, the additional playing field facilitated by the change of use of the existing agricultural field shown on the approved site plan shall have been made available as a playing field.

Reason: To ensure adequate play space is available and in accordance with Policy No. LT14 of the Chorley Borough Local Plan Review.



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

Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Chorley B.C. 100018509 (2007)

Application Number:
07/1055/FULMAJ

Grid Ref:
E: 349249
N: 418876

Scale:
1:2,500

Agenda Item No.
A. 1

This page is intentionally left blank

Item A. 2	07/01140/FULMAJ	Permit (Subject to Legal Agreement)
Case Officer	Mrs Nicola Hopkins	
Ward	Chorley North West	
Proposal	Proposed 16 No. apartments and dwellings.	
Location	Land Formerly DTC Cars Westminster Road Chorley	
Applicant	Mr A Allen	
	8 letters of objection have been received from neighbours Consultation expiry: 21st November 2007 Application expiry: 1st January 2008	
Proposal	<p>The site comprises of a former builders yard with associated garages and outbuildings. The application relates to the erection of 16 apartments at Westminster Road and Alker Street Chorley. The apartments will be located within two blocks, Block A and Block B, and comprise of 8 one bedroom apartments, 4 two bedroom apartments and 4 three bedroom apartments.</p> <p>Block A faces onto Westminster Road whilst Block B will be located on Alker Street. The one bedroom apartments will be located at ground floor level whilst the remaining apartments will be located at first and within the roof space. A central communal area will be situated between the two apartment blocks.</p>	
Planning Policy 12,	<p>PPS3, PPS23. DP1, DP3, UR7, UR9 (NWRSS). Policy 7, Policy 12,</p> <p>Supplementary Planning Guidance: 'Access and Parking' (JLSP). GN1, HS4, HS7, TR4, Managing Housing Land Explanatory Note (ACBLPR)</p>	
Planning History	07/00871/FUL -Erection of 5 terraced houses. Approved October 2007.	
Applicant's Case	<p>The following comments have been forwarded in support of the application:</p> <ul style="list-style-type: none"> • There is a major bus route passing within 200m of the site with access to shops, supermarket, railways and schools • All main services are available to the site along with fire brigade access • The proposal involves the demolition of an unsightly building • The site is allocated under Policy HS7 of the Local Plan which states that it is desirable to use these sites in a residential capacity • The proposal has been designed to accord with LP Policy HS4 • The design has arrived on the basis of the appearance of the existing properties in the area • The proposal represents a positive environmental benefit • The scheme promotes sustainable residential development in this town centre location 	

- Representations** 8 letter of objection have been received raising the following points:
- Loss of daylight and privacy
 - Lack of parking and increase in traffic
 - Impact on existing properties from construction process
 - Access to the properties
 - Loss of house value
 - Subsidence problems
 - What will be the tenure of the new properties?

Consultations **United Utilities** have no objection to the scheme subject to certain conditions/informatives.

Director of Streetscenes, Neighbourhoods and the Environment (Environmental Services) has no objection to the scheme subject to a contamination survey condition

Assessment

Principle of the Development

The application site is currently occupied by various single storey workshop buildings which were last utilised by a builders merchants. The site is located close to Chorley Town Centre in a predominantly residential area.

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

In addition to the advice contained in PPS3 the site is also allocated within the Adopted Local Plan as land suitable for housing redevelopment, Policy HS7. On such sites the proximity of the employment use to residential properties is a concern due to the potential adverse impact the employment use may have on the neighbours amenities. As such favourable consideration will be given to the site as being suitable for residential development. As such the principal of redeveloping the site for housing is considered to be acceptable.

Design of the scheme

The immediate surrounding area is characterised by traditional two storey terraced properties. The proposal incorporates the erection of two blocks, one adjacent to Alker Street and one adjacent to Westminster Road. The properties are designed as two storey terraced properties replicating the street scene although the proposed dwellings do incorporate living accommodation within the roof space.

Block B is adjacent to Alker Street and due to the necessary configuration of the internal space the rear elevation of the properties actually faces Alker Street. To ensure that the properties compliment the character of the existing street scene a feature door has been incorporated into the elevation facing Alker Street. This will not be a functioning door however this

feature will ensure the properties match the character of the street scene.

A communal area will be provided between the two blocks providing a landscaped area and areas for the bins. Pedestrian access to the properties within Block B will be via an existing side accessway off Alker Street.

Layout

As stated earlier the immediate area is characterised by traditional terraced properties. The existing properties do not accord with the Council's Spacing Standards in respect of window to window distances. There is approximately 11.3 metres retained between the two blocks excluding the stair cases.

The configuration of the properties has been designed to protect the amenities of the future residents. Although only a small distance is retained between the properties windows to habitable rooms do not directly face one another and as such there will be no loss of privacy or amenity to the detriment of the future residents.

The proposed dwellings will be attached to the block of terraced properties located on Westminster Road and adjacent to the terraced properties located on Alker Street and there are no windows proposed in the side elevations of the blocks. As such the proposals will not adversely impact on the neighbours amenities. The properties located on Regent Road, to the south of the site, will be sited approximately 10 metres from the end gable wall of the proposed dwellings. This does not strictly accord with the 12 metre window to gable distance set out within the Council's Approved Spacing Standards. However due to the dense nature of the surrounding area and the existing use of the site it is not considered that the proposed dwellings will adversely impact on the neighbours amenities in terms of loss of outlook.

The concern of local residents about the possibility of damage to existing property caused by the construction process is noted, however this is essentially a private matter between the parties involved. The developer has a 'duty of care', and the applicant will be informed of the concerns raised. Noise and disruption during construction works is an unfortunate but inevitable consequence of any development, and cannot be taken into account when determining planning applications.

Highway Safety

The proposal incorporates the creation of 16 new dwelling units. The site is located close to Chorley Town Centre, local amenities and is well served by public transport. The scheme does not include any off street parking provision and a number of the neighbours have raised concerns in respect of the lack of parking and further problems created by additional properties.

Although no off street parking is proposed as part of the development the site is considered to be within a sustainable location in terms of its proximity to the town centre and local services. The site is well served by public transport, the site is approximately 200m from a major bus route, and as such the site is considered to be very accessible. Therefore it is not

considered that off street parking provision is required as part of this proposal.

At the time of writing this report no comments had been received from Lancashire County Council Highways however the development of this site forms part of the wider development of the area. An application for five terraced dwellings was approved earlier this year on the opposite side of Alker Street (07/00871/FUL). LCC Highways did not consider that off street parking was required as part of the previous scheme as on street parking will be available to the front of the properties.

In addition to this the highway between no.10 Alker Street and Regent Road is unadopted. As part of the previous application the applicant proposed to make the highway in front of the development up to an adopted standard, including the creation of a pavement. During the pre-application discussions the applicant for this application agreed to make up the highway in conjunction with the applicant for the previous application. This will be subject to a separate legal agreement with Highways. This adopted highway is considered to be sufficient for bin wagon access in accordance with the guidance contained in the 'Manual for Streets' document. The highway between no. 20 and 26 Regent Road will remain unadopted, although this is still passable for vehicular access. Whilst it would be preferable if the whole of the unadopted stretch of highway were adopted, due to uncertainty over land ownership, Highways had no objection to this scheme as a 'stop-gap' measure.

Housing provision

In accordance with Policy 12 of the Joint Lancashire Structure Plan proposals for over 9 dwelling units are required to provide a proportion of affordable units, a minimum of 30%. This scheme does not incorporate affordable units however the site enables the regeneration of a brownfield site within a predominantly residential area.

The site is allocated under Policy HS7 of the Local Plan. Such sites were not subject to the Windfall Housing Restrictions as it was considered beneficial to develop them for housing. As such there would have been no requirement for affordable housing when the Windfall Housing SPG was in force.

Additionally the proposal incorporates a range of units including one bedroom apartments. These would be amongst the cheapest new build within the town centre. Taking into account the above considerations the provision of affordable housing is not considered to be required as part of the proposal.

Employment Site

The site is an existing employment site and as such the provisions of Policy EM9 of the Local Plan should apply. Policy EM9 states that the redevelopment of existing employment sites for non-employment uses will only be considered if evidence is provided that the employment use is no longer viable and there is no potential to continue utilising the site for employment purposes.

The site has not been marketed in accordance with Policy EM9 however this site is also a designated site for the residential

redevelopment. Due to the sites proximity to residential properties it is considered that further employment use of the site has the potential to detrimentally impact on the neighbours amenities and as such is no longer appropriate. As such the specific nature of the site and the proposed use accords with the exceptions set out within Policy EM9.

Conclusion

The proposal enables the regeneration of an existing employment site located within a predominantly residential area. The range of units proposed will serve the wider community and the design of the scheme ensures the proposal compliments the character of the surrounding area.

In terms of the highway implications of the scheme off street parking is not considered to be necessary in this location and the 'making-up' of the unadopted highway will benefit the area.

Recommendation: Permit (Subject to Legal Agreement) Conditions

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

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

2. The development hereby permitted shall not commence until 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. 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. 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.

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

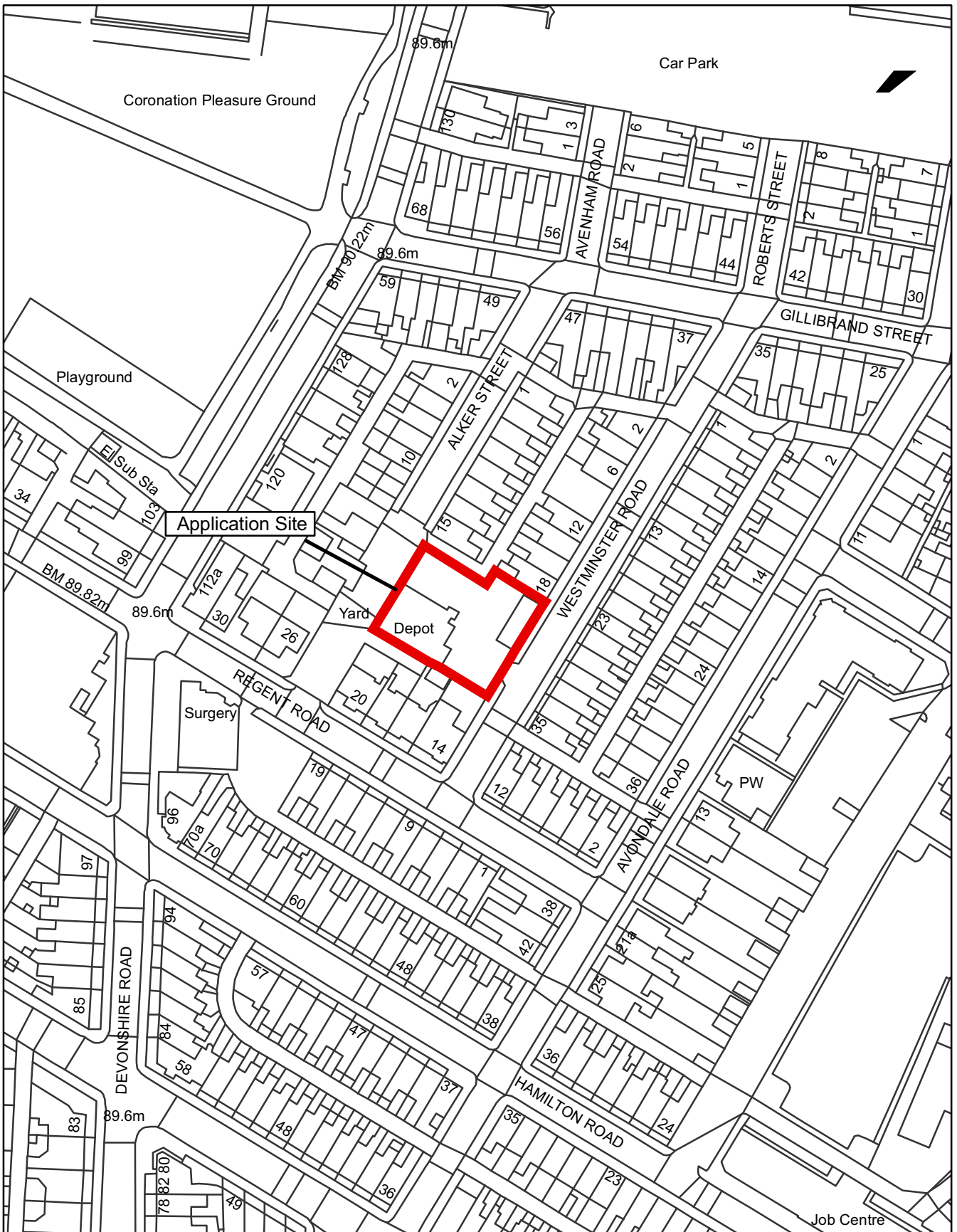
Reason: To ensure a satisfactory form of development in the interest of the visual amenity of the area and in accordance with Policy Nos. HS4 of the Adopted Chorley Borough Local Plan Review.

7. 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.

8. Prior to the commencement of the development full details of the proposed bin stores 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 details. Reason: In the interests of the visual amenities of the area and in accordance with Policy GN5 of the Adopted Chorley Borough Local Plan Review.



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

Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Chorley B.C. 100018509 (2007)

Application Number:
07/01140/FULMAJ

Grid Ref:
E: 358107
N: 417327

Scale:
1:1,250

Agenda Item No.
A. 2

This page is intentionally left blank

Report of	Meeting	Date
Corporate Director (Business)	Development Control Committee	11.12.2007

ENFORCEMENT ITEM

ERECTION OF STABLES – LAND OPPOSITE TAN HOUSE FARM SOUTH SIDE DELPH LANE CHARNOCK RICHARD

PURPOSE OF REPORT

1. To consider whether it is expedient to take enforcement action in respect of the above case.

CORPORATE PRIORITIES

2. This report does not affect the corporate priorities.

RISK ISSUES

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

BACKGROUND

4. The case relates to the erection of a stable block on land to the south side of Delph Lane, Charnock Richard. Planning permission was granted; application 9/01/00623/FUL refers, for a stable block and sand paddock to be developed on this particular parcel of land. The approved design of the stable block was for a “U” shaped building for the stabling of six horses. Complaint was received that the stable block was not being erected in accordance with the approved plans.
5. The landowner has altered the design from the “U “ shaped design to two separate stable blocks that face each other. One of those blocks was erected and substantially completed and has been on the land for more than four years and enforcement action cannot be taken due to current immunity rules (that state for buildings that are substantially complete for more than 4 years the Council cannot take action). This stable block provides stabling for 4 horses. The second stable block is only partially erected and would provide stabling for a further 4 horses, it this second stable block that enforcement action is sought. The landowner is resolute that the Officer who considered the planning application, who no longer works for the Council, gave verbal agreement to the alteration in design, and that there are two independent witnesses who would corroborate that verbal agreement. The Council has received correspondence from one of those witnesses who does corroborate that fact.

ASSESSMENT

6. The correct course of action to agree an amendment to an approved scheme should have been the formal submission of amended plans by the landowner to the Local Planning Authority detailing the alterations to design, a judgement would then have to be made as to whether those amendments were capable of being treated as a minor amendments.

Should the submission not be capable of being treated as a minor amendment a full formal planning application would have been requested that would have been subject to public consultation. There are neither records of any plans being formally submitted nor any records, whether they be notes on the file, or correspondence, relating to this matter. It is a well-established principle of planning law that a Local Planning Authority is not prevented from taking action where an owner has acted on advice from a planning officer and where there has been no exchange of correspondence over what was being proposed.

POLICY

07. The site is within the designated Green Belt as defined by Policy DC1 of the Adopted Chorley Borough Local Plan Review. Within the designated Green Belt planning permission will not be granted, except in very special circumstances, for very limited forms of development including: (b) essential facilities for outdoor sport and outdoor recreation, or other uses of land which preserve the openness of the Green Belt and do not conflict with its purposes. PPG2 states that possible examples of such facilities include small stables for outdoor sport and outdoor recreation.
08. Policy EP8 establishes a set of criteria against which proposals for development involving horses are judged, these criterion, together with the Councils Supplementary Planning Guidance (SPG), "Development involving Horses" which elaborates the criterion defined within Policy EP8 clearly defines appropriate development.
09. Supplementary Planning Guidance Development Involving Horses directs that small private developments are those that involve no more than two or three horses, the second stable block will provide in excess of this number. The Guidance reflects criterion (a) of Policy EP8. The erecting of the second stable block will not comply with that guidance given.

COMMENTS OF THE DIRECTOR OF FINANCE

10. No comments.

COMMENTS OF THE HEAD OF HUMAN RESOURCES

11. No comments.

RECOMMENDATION

12. That it is expedient to issue an Enforcement Notice in respect of the following breach of planning control:
 - i. Without planning permission the erection of a second stable block upon land to the south side of Delph Lane Charnock Richard.
 - ii Remedy for Breach
 - ii(a). Demolish the stable block erected upon the land.

- ii(b). Remove all material resultant from the works carried out under 12ii(a) from the land.

- ii(c). Period for Compliance
 Three Months.

- ii(d). Reason
 - i. The stable block erected by virtue of its scale is contrary to the provisions of criterion (a) and (d) of Policy EP8 of the Adopted Chorley Borough Local Plan Review and Adopted Supplementary Planning Guidance “Development involving Horses”.

JANE E MEEK
 CORPORATE DIRECTOR (BUSINESS)

Report Author	Ext	Date	Doc ID
Steve Aldous	5414	11 December 2007	
Background Papers			
Document	Date	File	Place of Inspection
Planning Application	16 July 2001	9/ 01/623/FUL	Union Street Offices

This page is intentionally left blank



Report of	Meeting	Date
Corporate Director (Business)	Development Control Committee	11.12.2007

PLANNING APPEALS AND DECISIONS - NOTIFICATION

PURPOSE OF REPORT

- 1 To advise Committee of notification received from the Planning Inspectorate, between 29 October and 28 November 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 Mrs J Eccles against proposed felling of protected tree at Northwood, Coppice Lane, Anglezarke (Tree Preservation Order No. 1 (White Coppice) 2006).

PLANNING APPEALS DISMISSED

- 5 Appeal by Victoria Mill Developments Ltd against the delegated decision to refuse outline planning permission for the redevelopment of the site comprising demolition existing industrial units and erection 4 No. semi detached dwellings at Former Victoria Mill Building 10m South West Of 23 Millbrook Close, Wheelton (Application No. 07/00478/OUT).

PLANNING APPEALS ALLOWED

- 6 Appeal by Inward House Projects against the Development Control Committee decision to refuse planning permission against officer recommendation for change of use of residential dwelling house (C3) to Residential rehabilitation centre (C2) at former Withnell House Rest Home, Bury Lane, Withnell (Application No. 07/00383/COU)



- 7 Appeal by Mr & Mrs James against the delegated refusal of planning permission for conservatory/porch to the front and a conservatory to the side at Bancroft Cottage, Higher Simpson Fold, Wheelton (Application No. 06/01142/FUL).
- 8 Appeal by Mr & Mrs Milne against the delegated decision to refuse consent for the felling to two sycamore trees protected by a Tree Preservation Order at 6 Woodside Avenue, Clayton-le-Woods (Application No. 06/00480/TPO).

PLANNING APPEALS WITHDRAWN

- 9 None

ENFORCEMENT APPEALS LODGED

- 10 None

ENFORCEMENT APPEALS DISMISSED

- 11 None

ENFORCEMENT APPEALS ALLOWED

- 12 Appeal by Ms P Calderbank against enforcement notice for the alleged breach of planning control for the erection a stable block and formation of a concrete hard-standing upon land to the south and west of the rear of Ash House Farm, Ulmes Walton (ref. EN 606).

LANCASHIRE COUNTY COUNCIL DECISIONS

- 13 Permission granted for the construction of 2.4m high outdoor classroom area at Clayton Le Woods C Of E Primary School, Back Lane, Clayton-Le-Woods (Application No. 07/01077/CTY).

J E MEEK
CORPORATE DIRECTOR (BUSINESS)

Background Papers				
Document		Date	File	Place of Inspection
4	Letter from GONW	19/11/2007	07/00135/TPO	Union Street Offices
5	Letter from Planning Inspectorate	19/11/2007	07/00478/OUT	"
6	"	05/11/2007	07/00383/COU	"
7	"	21/11/2007	06/01142/FUL	"
8	"	15/11/2007	06/00480/TPO	"
12	"	28/11/2007	EN 606	"
13	Letter from Lancashire County Council	09/11/2007	07/01077/CTY	"
Report Author		Ext	Date	Doc ID
Louise Taylor		5346	29/11/2007	ADMINREP/REPORT

Report



Report of	Meeting	Date
Corporate Director (Business)	Development Control Committee	11.12.2007

PLANNING APPLICATIONS TO BE DECIDED UNDER DELEGATED POWERS AS DETERMINED BY CHAIRMAN 13 NOVEMBER 2007

Application No.	Recommendation	Location	Proposal
07/01035/FUL	Refuse Full Planning Permission	St Marys Roman Catholic Club Wigan Road Euxton Chorley PR7 6JW	The installation of smoking shelters to provide an amenity for parish customers.
07/01038/FUL	Permit Full Planning Permission	St Bedes Parish Hall Brownley Street Clayton-Le-Woods Chorley PR6 7JF	The installation of smoking shelters to provide an amenity for parish customers.
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.
07/01061/COU	Permit Full Planning Permission	Cliffs Farm Wood Lane Mawdesley Ormskirk L40 2RL	Change of use of part of former agricultural building to toilets, showers and changing rooms for use by outdoor pursuits centre,
07/01071/LBC	Grant Listed Building Consent	The Cottages Miry Fold Farm Briers Brow Wheelton Lancashire	Refurbishment of cottages including erection of rear extensions and detached double garage,
07/01078/FUL	Permit Full Planning Permission	Crawshaw Hall Farm The Common Adlington Chorley PR7 4DN	Erection of timber boarded stables for 3 horses with store/tack room,
07/01081/FUL	Permit Full Planning Permission	1 - 2 Spring Bank Cottages Viaduct Road Hoghton Preston PR5 0SE	Erection of two storey rear extension,
07/01084/FUL	Permit Full Planning Permission	Memory Lane 24 Town Road Croston Leyland PR26 9RB	Modification of condition 2 of planning permission 01/00504/COU to vary the opening hours to Sunday - Thursday 08:00 to 21:30 and Friday - Saturday 08:00 to 22:30,

Report



07/01099/FUL	Permit (Subject to Legal Agreement)	Hardacre Barn Hardacre Lane Whittle-Le-Woods Chorley PR6 7PQ	Erection of detached dwelling, incorporating existing detached double garage,
07/01109/FUL	Permit Full Planning Permission	Rosehill Farm Dane Hall Lane Euxton Lancashire PR7 6ER	Erection of new agricultural livestock building,
07/01132/FUL	Permit Full Planning Permission	Land North Of 125 Rawlinson Lane Heath Charnock	Erection of hay store,
07/01139/FUL	Refuse Full Planning Permission	Crosse Hall Barn Crosse Hall Fold Chorley Lancashire PR6 9AN	Convert garage into 1 bedroom bungalow with extension and carport.

Report



Report of	Meeting	Date
Corporate Director (Business)	Development Control Committee	11.12.2007

PLANNING APPLICATIONS TO BE DECIDED UNDER DELEGATED POWERS AS DETERMINED BY CHAIRMAN 28 November 2007

Application No.	Recommendation	Location	Proposal
07/00764/FUL	Permit Full Planning Permission	29 - 31 Town Road Croston Leyland PR26 9RA	Erection of awning (7m wide x 3.6m deep) to front elevation,
07/00965/FUL	Permit Full Planning Permission	Latham House Barn Church Lane Charnock Richard	Conversion of barn to offices and residential dwelling (changes to previously approved scheme),
07/01034/FUL	Permit (Subject to Legal Agreement)	Land 40m West Of 6 Woodside Avenue Clayton-Le-Woods	Erection of 2no. detached dwellings.
07/01068/OUT	Outline App Permitted with Legal Agmnt	69 Charter Lane Charnock Richard Chorley PR7 5LY	Outline application for the demolition of existing house and erection of four detached dwellings (layout only),
07/01097/TPO	Consent for Tree Works	The Lodge Wigan Road Euxton Chorley PR7 6DY	Felling of beech tree and pruning of sycamore trees within Tree Preservation Order 4 (Euxton Hall) 1982.
07/01124/REM	Approve Reserved Matters	Land 30m North West Of The Gables 88 Station Road Croston	Reserved Matters Application for the erection of new dwelling and garage,
07/01148/FUL	Permit Full Planning Permission	1 The Crescent Chorley PR7 1PX	Change of Use from existing detached dwelling house to two apartments including minor building work.
07/01156/FUL	Permit Full Planning Permission	Swann With Two Knecks 1 - 3 Hollinshead Street Chorley PR7 1EP	Changing existing first floor window to doors, the addition of a balustrade to a first floor balustrade wall and the erection of wooden trellis barriers on the front curtilage.

Report



07/01157/LBC	Grant Listed Building Consent	Swann With Two Knecks 1 - 3 Hollinshead Street Chorley PR7 1EP	Listed Building Consent for changing existing first floor window to doors, the addition of a balustrade to a first floor balustrade wall and the erection of wooden trellis barriers on the front curtilage.
07/01168/ADV	Split Decision	Bowling Green Inn Preston Road Charnock Richard Lancashire PR7 5LA	Erection of 1 No. double sided externally illuminated post sign, 1 No. post mounted poster frame, 2 No. sets of individual letters to be externally illuminated by a trough light above, 1 No. double sided directional sign fixed on timber posts and 1 No. non-illuminated aluminium panel,
07/01183/FUL	Permit Full Planning Permission	Showground Moss Lane Ulnes Walton Lancashire	Formation of all weather riding arena (70m x 45m),
07/01208/FUL	Permit Full Planning Permission	2 Harvest Drive Whittle-Le-Woods Chorley PR6 7QL	Change of use of public open space to domestic curtilage, and erection of new 1.8m high wall with timber panels,



Report of	Meeting	Date
Corporate Director (Business)	Development Control Committee	11/12/2007

LIST OF APPLICATIONS DETERMINED UNDER DELEGATED POWERS

Between 29 October and 26 November 2007

Plan Ref	06/00665/LBC	Date Received	08.06.2006	Decision	Grant Listed Building Consent
Ward:	Lostock	Date Decided	15.11.2007		
Proposal :	Install replacement windows, render front elevation with lime render and side elevation with cement render and paint. (part retrospective)				
Location :	46 Town Road Croston Leyland PR26 9RB				
Applicant:	Mr And Mrs J Gartside 46 Town Road Croston Leyland PR26 9RB				
<hr/>					
Plan Ref	07/00243/LBC	Date Received	28.02.2007	Decision	Grant Listed Building Consent
Ward:	Chorley North West	Date Decided	19.11.2007		
Proposal :	Construction of 2.7m to 2.1m high brick wall between lean to of boiler house and corner of the rear of Astley Hall.				
Location :	Astley Hall Astley Park Park Road Chorley Lancashire				
Applicant:	Chorley Borough Council Civic Offices Union Street Chorley PR7 1AL				

Continued....

Plan Ref 07/00375/FUL **Date Received** 02.04.2007 **Decision** Permit retrospective planning permission

Ward: Chorley South East **Date Decided** 20.11.2007

Proposal : Retrospective application for the erection of a awning and wall mounted rest to facilitate an external smoking area.

Location : Gala Bingo Market Street Chorley PR7 1BD

Applicant: Mr Paul Duffree New Castle House Castle Boulevard Nottingham NG7 1FT

Plan Ref 07/00602/FUL **Date Received** 23.05.2007 **Decision** Permit Full Planning Permission

Ward: Eccleston And Mawdesley **Date Decided** 19.11.2007

Proposal : Single storey side/rear extension to form a granny flat

Location : Ellmaran Wrennalls Lane Eccleston Chorley PR7 5PN

Applicant: Mr And Mrs Horridge Ellmaran Wrennalls Lane Eccleston Chorley PR7 5PN

Plan Ref 07/00855/FUL **Date Received** 24.07.2007 **Decision** Refuse Full Planning Permission

Ward: Clayton-le-Woods And Whittle-le-Woods **Date Decided** 26.11.2007

Proposal : Erection of first floor rear extension,

Location : 8 Fusiliers Close Buckshaw Village Chorley Lancashire PR7 7BT

Applicant: Mr C Richmond 8 Fusiliers Close Buckshaw Village Chorley Lancashire PR7 7BT

Plan Ref 07/00864/TPO **Date Received** 27.07.2007 **Decision** Refuse for Tree Works

Ward: Eccleston And Mawdesley **Date Decided** 06.11.2007

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 07/00886/FUL **Date Received** 02.08.2007 **Decision** Permit Full Planning Permission

Ward: Coppull **Date Decided** 08.11.2007

Proposal : Proposed first floor side extension

Location : 22 Byron Crescent Coppull Chorley PR7 5BD

Applicant: Mr And Mrs Hesketh 22 Byron Crescent Coppull Chorley PR7 5BD

Plan Ref 07/00887/FUL **Date Received** 02.08.2007 **Decision** Application Withdrawn
Ward: Chorley South West **Date Decided** 30.10.2007

Proposal : Proposed first floor rear extension
Location : 40 Collingwood Road Chorley PR7 2PW
Applicant: Mr Ahmed Bharucha 40 Collingwood Road Chorley PR7 2PW

Plan Ref 07/00895/TPO **Date Received** 03.08.2007 **Decision** Consent for Tree Works
Ward: Chorley North East **Date Decided** 06.11.2007

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 07/00909/PAR **Date Received** 18.10.2007 **Decision** Agricultural Prior Approval granted
Ward: Wheelton And Withnell **Date Decided** 22.11.2007

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

Plan Ref 07/00924/FUL **Date Received** 10.08.2007 **Decision** Permit Full Planning Permission
Ward: Wheelton And Withnell **Date Decided** 06.11.2007

Proposal : Two agricultural buildings with new access and hardstanding.
Location : Land 310m South Of Brinscall Hall Dick Lane Wheelton
Applicant: I J Drinkhall Ltd Manor House Anglezarke Chorley PR6

Plan Ref 07/00931/FUL **Date Received** 14.08.2007 **Decision** Permit Full Planning Permission
Ward: Chorley North East **Date Decided** 29.10.2007

Proposal : Proposed replacement and enlargement of windows
Location : 33 - 35 Hollinshead Street Chorley PR7 1EP
Applicant: Peter Watson Oliver House Hallgate Astley Village Chorley PR7 1XA

Plan Ref 07/00935/FUL **Date Received** 13.08.2007 **Decision** Permit Full Planning Permission

Ward: Chorley North **Date Decided** 22.11.2007
West

Proposal : Demolition of existing garage and erection of single storey rear extension and garage,
Location : 31 Haigh Crescent Chorley PR7 2QS
Applicant: A Lace 31 Haigh Crescent Chorley PR7 2QS

Plan Ref 07/00941/FUL **Date Received** 14.08.2007 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods **Date Decided** 09.11.2007
And Whittle-le-Woods

Proposal : Proposed loft conversion with a rear dormer
Location : 13 The Elms Clayton-Le-Woods Chorley PR6 7TU
Applicant: Mr And Mrs Atherton 13 The Elms Clayton-Le-Woods Chorley PR6 7TU

Plan Ref 07/00944/LBC **Date Received** 15.08.2007 **Decision** Grant Listed Building Consent

Ward: Chorley North **Date Decided** 26.11.2007
West

Proposal : Listed Building Consent for repointing of boundary walls,
Location : Waterloo Lodge 171 - 173 Preston Road Chorley Lancashire PR6 7AX
Applicant: Acorn Care & Education Waterloo Lodge 171 - 173 Preston Road Chorley Lancashire PR6 7AX

Plan Ref 07/00954/FUL **Date Received** 20.08.2007 **Decision** Permit Full Planning Permission

Ward: Chorley North **Date Decided** 06.11.2007
East

Proposal : Change of use of garage to pilates studio,
Location : Garage 50m North Of 27 Guildford Avenue Chorley
Applicant: Mr & Mrs J Lee 27 Guildford Ave Chorley

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** Permit Full Planning Permission

Ward: Clayton-le-Woods North **Date Decided** 01.11.2007

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 07/00962/FUL **Date Received** 17.08.2007 **Decision** Permit Full Planning Permission

Ward: Chorley North East **Date Decided** 19.11.2007

Proposal : Erection of garage extension and new gate,
Location : Hartwood Green Cottage 194A Preston Road Chorley Lancashire PR6 7AZ
Applicant: Mr & Mrs Darbyshire Hartwood Green Farmhouse 194 Preston Road Chorley Lancashire PR6 7AZ

Plan Ref 07/00964/TPO **Date Received** 16.08.2007 **Decision** Consent for Tree Works

Ward: Heath Charnock And Rivington **Date Decided** 15.11.2007

Proposal : Proposed removal of a Sycamore tree and a Willow tree covered by TPO No 1 (Anderton/Heath Charnock) 1972
Location : Newlands Babylon Lane Heath Charnock Lancashire PR6 9EU
Applicant: P Case (For Anglezarke Investments) Newlands Babylon Lane Heath Charnock Lancashire PR6 9EU

Plan Ref 07/00967/FUL **Date Received** 16.08.2007 **Decision** Permit Full Planning Permission

Ward: Wheelton And Withnell **Date Decided** 15.11.2007

Proposal : Demolition of existing dwelling and erection of new dwelling and detached garage,
Location : Bali Hai Whins Lane Wheelton Chorley PR6 8HN
Applicant: Mr P Noblett Chorcliffe House Hollinshead Street Chorley PR7 2PY

Plan Ref 07/00969/PAR **Date Received** 09.10.2007 **Decision** Agricultural Prior Approval granted

Ward: Chisnall **Date Decided** 16.11.2007

Proposal : Application for agricultural prior approval in respect of the erection of a replacement barn,
Location : Orcheton House Farm Wood Lane Heskin Lancashire PR7 5PA
Applicant: GPS (NW) Ltd Orcheton House Farm Wood Lane Heskin Lancashire PR7 5PA

Plan Ref 07/00977/FUL **Date Received** 20.08.2007 **Decision** Permit Full Planning Permission

Ward: Adlington & Anderton **Date Decided** 12.11.2007

Proposal : Demolish existing garage and replace with three garages for domestic use.
Location : Land To The South Park Road Adlington Lancashire
Applicant: M H Thompson 85 Park Road Adlington Nr Chorley PR7 4JW

Plan Ref 07/00978/FUL **Date Received** 20.08.2007 **Decision** Application Withdrawn

Ward: Clayton-le-Woods West And Cuerden **Date Decided** 08.11.2007

Proposal : Erection of nine detached houses.
Location : Lingmell 24 Lancaster Lane Clayton-Le-Woods Leyland PR25 5SN
Applicant: Wainhomes Developments Ltd Chorley Business And Tech Centre Euxton Lane Chorley PR7 6TE

Plan Ref 07/00979/FUL **Date Received** 20.08.2007 **Decision** Permit Full Planning Permission

Ward: Adlington & Anderton **Date Decided** 05.11.2007

Proposal : Demolition of timber framed building, and erection of single storey garage, store and car-port,
Location : Longacre The Common Adlington Chorley PR7 4DN
Applicant: Mr Tickle Longacre The Common Adlington Chorley PR7 4DN

Plan Ref 07/00980/TPO **Date Received** 21.08.2007 **Decision** Consent for Tree Works

Ward: Chorley South East **Date Decided** 06.11.2007

Proposal : Removal of Oak tree covered by TPO 3 (Chorley) 1987,

Location : Innisfree Burgh Lane Chorley PR7 3NP

Applicant: Mr A Voss Innisfree Burgh Lane Chorley PR7 3NP

Plan Ref 07/00983/FUL **Date Received** 20.08.2007 **Decision** Permit Full Planning Permission

Ward: Adlington & Anderton **Date Decided** 29.10.2007

Proposal : Two storey side extension, single storey rear extension and conservatory.

Location : 16 Coniston Avenue Adlington Chorley PR6 9QH

Applicant: Mrs G Woosey 16 Coniston Avenue Adlington Chorley PR6 9QH

Plan Ref 07/00986/FUL **Date Received** 21.08.2007 **Decision** Permit Full Planning Permission

Ward: Chorley North West **Date Decided** 06.11.2007

Proposal : Erection of first floor rear extension and single storey side and rear extensions,

Location : 7 Rawcliffe Road Chorley PR7 2HH

Applicant: Mrs Taylor & Mr Jenkins 7 Rawcliffe Road Chorley PR7 2HH

Plan Ref 07/00989/FUL **Date Received** 22.08.2007 **Decision** Permit Full Planning Permission

Ward: Euxton North **Date Decided** 19.11.2007

Proposal : Erection of detached garage and alterations to existing vehicular access

Location : 43 Wigan Road Euxton Chorley PR7 6JU

Applicant: Mr A Williams 43 Wigan Road Euxton Chorley PR7 6JU

Plan Ref 07/00995/FUL **Date Received** 23.08.2007 **Decision** Permit Full Planning Permission

Ward: Eccleston And Mawdesley **Date Decided** 23.11.2007

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 - 5 Paddock Road Skelmersdale WN8 9PL

Plan Ref 07/01003/FUL **Date Received** 24.08.2007 **Decision** Permit Full Planning Permission

Ward: Adlington & Anderton **Date Decided** 29.10.2007

Proposal : Proposed rear conservatory
Location : 6 Norwood Close Adlington Chorley PR6 9RT
Applicant: Mr Hodson 6 Norwood Close Adlington Chorley PR6 9RT

Plan Ref 07/01004/FUL **Date Received** 24.08.2007 **Decision** Permit Full Planning Permission

Ward: Chisnall **Date Decided** 08.11.2007

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 07/01006/COU **Date Received** 28.08.2007 **Decision** Permit Full Planning Permission

Ward: Adlington & Anderton **Date Decided** 06.11.2007

Proposal : Change of use to cafe.
Location : 122A Railway Road Adlington Chorley PR6 9QX
Applicant: Barbara Trim 7 Major Bottoms New Road Anderton PR6 9EY

Plan Ref 07/01011/FUL **Date Received** 28.08.2007 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods North **Date Decided** 23.11.2007

Proposal : Change of use from Beauty Salon to Hot Food Takeaway
Location : 75 Tunley Holme Bamber Bridge Preston PR5 8ES
Applicant: Mrs Dai Mar 79 Alderglen Road Cheetham Hill Manchester M8 0AL

Plan Ref 07/01012/FUL **Date Received** 29.08.2007 **Decision** Permit Full Planning Permission

Ward: Eccleston And Mawdesley **Date Decided** 09.11.2007

Proposal : 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
Location : Eccleston Cricket Club Doctors Lane Eccleston Chorley PR7 5QY
Applicant: Eccleston Cricket Club Doctors Lane Eccleston

Plan Ref 07/01021/FUL **Date Received** 03.09.2007 **Decision** Refuse Full
Planning
Permission

Ward: Lostock **Date Decided** 29.10.2007

Proposal : Demolition of existing rear porch, side extension and detached outbuilding. Erection of single storey side, two storey rear and front extensions and new detached garage/store.

Location : Smithy Cottage Eyes Lane Bretherton Leyland PR26 9AS

Applicant: Mr And Mrs C Wild Smithy Cottage Eyes Lane Bretherton Leyland PR26 9AS

Plan Ref 07/01022/FUL **Date Received** 03.09.2007 **Decision** Permit Full
Planning
Permission

Ward: Chorley South
West **Date Decided** 29.10.2007

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

Location : 48 Draperfield Chorley PR7 3PL

Applicant: Mr And Mrs Jolly 48 Draperfield Chorley PR7 3PL

Plan Ref 07/01024/FUL **Date Received** 03.09.2007 **Decision** Refuse Full
Planning
Permission

Ward: Lostock **Date Decided** 29.10.2007

Proposal : Proposed first floor rear extension and a rear porch

Location : 107 Moor Road Croston Leyland PR26 9HP

Applicant: Mr And Mrs Farrington 107 Moor Road Croston Leyland PR26 9HP

Plan Ref 07/01025/FUL **Date Received** 03.09.2007 **Decision** Refuse Full
Planning
Permission

Ward: Chisnall **Date Decided** 29.10.2007

Proposal : Proposed conservatory to the side elevation

Location : Alison Arms 279 Preston Road Coppull Lancashire PR7 5DS

Applicant: Marstons Pub Company Marstons House Wolverhampton WV1 4JT

Plan Ref 07/01026/TPO **Date Received** 03.09.2007 **Decision** Consent
for Tree
Works

Ward: Clayton-le-Woods
North **Date Decided** 09.11.2007

Proposal : Removal of limb on pine tree T17 covered by TPO6 (Clayton Le Woods) 1982

Location : Pines Hotel Preston Road Clayton-Le-Woods Chorley PR6 7ED

Applicant: Livingstone Tree Care C/o Agent

Plan Ref 07/01028/FUL **Date Received** 03.09.2007 **Decision** Permit Full Planning Permission

Ward: Brindle And Hoghton **Date Decided** 29.10.2007

Proposal : Remedial works to toe wall
Location : Withnell Reservoir Bolton Road Abbey Village
Applicant: Sappi (UK) Ltd Blackburn Mill Feniscowles Blackburn Lancs BB2 5HX

Plan Ref 07/01030/FUL **Date Received** 03.09.2007 **Decision** Permit retrospective planning permission

Ward: Eccleston And Mawdesley **Date Decided** 06.11.2007

Proposal : Retrospective permission to erect a spray booth extraction duct
Location : Derry's Ltd Units A & B Grove Park Industrial Estate The Green Eccleston
Applicant: Mr P A Greenwood Grove Mill The Green Eccleston Lancashire

Plan Ref 07/01031/FUL **Date Received** 03.09.2007 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods And Whittle-le-Woods **Date Decided** 15.11.2007

Proposal : Proposed rear conservatory
Location : 63 Bankside Clayton-Le-Woods Chorley PR6 7PZ
Applicant: Mr And Mrs Harper 63 Bankside Clayton-Le-Woods Chorley PR6 7PZ

Plan Ref 07/01032/FUL **Date Received** 04.09.2007 **Decision** Permit Full Planning Permission

Ward: Eccleston And Mawdesley **Date Decided** 15.11.2007

Proposal : Proposed single storey rear extension and a detached double garage
Location : Brook Farmhouse Hall Lane Mawdesley Ormskirk L40 2QY
Applicant: Mr And Mrs C Maloney Brook Farmhouse Hall Lane Mawdesley Ormskirk L40 2QY

Plan Ref 07/01035/FUL **Date Received** 06.09.2007 **Decision** Refuse Full Planning Permission

Ward: Euxton North **Date Decided** 14.11.2007

Proposal : The installation of smoking shelters to provide an amenity for parish customers.
Location : St Marys Roman Catholic Club Wigan Road Euxton Chorley PR7 6JW
Applicant: Mr Kevin Park Depart Of Finance And Development Liverpool Archdiocesan Of Evangelisation Croxteth Drive

Plan Ref 07/01036/FUL **Date Received** 06.09.2007 **Decision** Application Withdrawn
Ward: Adlington & Anderton **Date Decided** 07.11.2007

Proposal : The installation of smoking shelters to provide an amenity for parish customers.
Location : St Josephs Club Bolton Road Anderton Chorley PR6 9LX
Applicant: Mr Kevin Park Depart Of Finance And Development Liverpool Archdiocesan Of Evangelisation Croxteth Drive Liverpool L17 1AA

Plan Ref 07/01037/FUL **Date Received** 10.09.2007 **Decision** Permit Full Planning Permission
Ward: Chorley North West **Date Decided** 06.11.2007

Proposal : The installation of smoking shelter to provide an amenity for parish customers and to meet current Government regulation with regard to smoking legislation.
Location : St Marys Parish Centre Devonshire Road Chorley PR7 2BY
Applicant: Mr Kevin Park Depart Of Finance And Development Liverpool Archdiocesan Of Evangelisation Croxteth Drive Liverpool L17 1AA

Plan Ref 07/01038/FUL **Date Received** 10.09.2007 **Decision** Permit Full Planning Permission
Ward: Clayton-le-Woods And Whittle-le-Woods **Date Decided** 14.11.2007

Proposal : The installation of smoking shelters to provide an amenity for parish customers.
Location : St Bedes Parish Hall Brownley Street Clayton-Le-Woods Chorley PR6 7JF
Applicant: Mr Kevin Park Depart Of Finance And Development Liverpool Archdiocesan Of Evangelisation Croxteth Drive Liverpool L17 1AA

Plan Ref 07/01039/FUL **Date Received** 06.09.2007 **Decision** Permit Full Planning Permission
Ward: Lostock **Date Decided** 01.11.2007

Proposal : Installation of a 1.8m (in diameter) satellite dish affixed on the ground next to the gatehouse building.
Location : Hm Prison Wymott Moss Lane Ulnes Walton Lancashire PR26 8LX
Applicant: Mr Andy Wheeler C/O NOMS Abell House John Islip Street London SW1P 4LH

Plan Ref 07/01042/FUL **Date Received** 07.09.2007 **Decision** Refuse Full Planning Permission
Ward: Wheelton And Withnell **Date Decided** 02.11.2007

Proposal : Redevelopment of existing MOT testing centre to provide convenience store.
Location : Brinscall M O T Station Railway Road Brinscall Chorley Lancashire
Applicant: Co-operative Group (CWS) Ltd C/O Agent

Plan Ref 07/01043/COU **Date Received** 07.09.2007 **Decision** Permit Full Planning Permission

Ward: Brindle And Hoghton **Date Decided** 29.10.2007

Proposal : Conversion of single residential dwelling into 2 dwellings
Location : Holt Lane Farm Holt Lane Brindle Chorley PR6 8NE
Applicant: Mr & Mrs A Greenhalgh Holt Lane Farm Holt Lane Brindle Chorley PR6 8NF

Plan Ref 07/01046/FUL **Date Received** 10.09.2007 **Decision** Application Withdrawn

Ward: Chorley East **Date Decided** 08.11.2007

Proposal : Demolition of existing detached bungalow and garage and erection of 8 no. town houses with parking.
Location : Pennines 2 Crosse Hall Lane Chorley PR6 0QJ
Applicant: Lee Jackson 37 Longworth Avenue Coppull PR7 4PJ

Plan Ref 07/01047/FUL **Date Received** 10.09.2007 **Decision** Application Withdrawn

Ward: Chorley North East **Date Decided** 15.11.2007

Proposal : Proposed two storey side extension, rear conservatory and a detached double garage
Location : 16 Russell Square West Chorley PR6 0AR
Applicant: Mr And Mrs Ashurst 16 Russell Square West Chorley PR6 0AR

Plan Ref 07/01048/FUL **Date Received** 10.09.2007 **Decision** Permit Full Planning Permission

Ward: Lostock **Date Decided** 02.11.2007

Proposal : Retrospective application for the formation of decking area to side,
Location : Grapes Hotel 67 Town Road Croston Leyland PR26 9RA
Applicant: Stuart Stevenson Grapes Hotel 67 Town Road Croston Leyland PR26 9RA

Plan Ref 07/01049/LBC **Date Received** 10.09.2007 **Decision** Application Withdrawn

Ward: Lostock **Date Decided** 05.11.2007

Proposal : Retrospective application for Listed Building Consent for the formation of decking area to side,
Location : Grapes Hotel 67 Town Road Croston Leyland PR26 9RA
Applicant: Stuart Stevenson Grapes Hotel 67 Town Road Croston Leyland PR26 9RA

Plan Ref 07/01052/FUL **Date Received** 11.09.2007 **Decision** Refuse Full Planning Permission

Ward: **Date Decided** 06.11.2007

Proposal : Proposed construction of 6 No. dwellings and related infrastructure on land to the rear of 104 Preston Road

Location : Land 40m East Of 104 Preston Road Whittle-Le-Woods

Applicant: Wainhomes Development Ltd Chorley Business And Technology Centre Euxton Lane Euxton Lancashire PR7 6TE

Plan Ref 07/01053/FUL **Date Received** 11.09.2007 **Decision** Permit Full Planning Permission

Ward: Chorley North **Date Decided** 02.11.2007
West

Proposal : Erection of attached garage to side, conservatory to rear, and enlargement of first floor rear dormer,

Location : 15 Haigh Crescent Chorley PR7 2QS

Applicant: Mr Morris 15 Haigh Crescent Chorley PR7 2QS

Plan Ref 07/01054/FUL **Date Received** 11.09.2007 **Decision** Permit Full Planning Permission

Ward: Brindle And **Date Decided** 06.11.2007
Hoghton

Proposal : Proposed single storey rear extension

Location : 2 Ollerton Barn Ollerton Lane Withnell Chorley PR6 8BW

Applicant: Mr D Short 2 Ollerton Barn Ollerton Lane Withnell Chorley PR6 8BW

Plan Ref 07/01056/FUL **Date Received** 12.09.2007 **Decision** Permit Full Planning Permission

Ward: Lostock **Date Decided** 20.11.2007

Proposal : Erection of extension to existing conservatory,

Location : 9 Drinkhouse Road Croston Leyland PR26 9JE

Applicant: S Eastham 9 Drinkhouse Road Croston Leyland PR26 9JE

Plan Ref 07/01058/FUL **Date Received** 13.09.2007 **Decision** Permit Full Planning Permission

Ward: Chorley South **Date Decided** 14.11.2007
East

Proposal : Variation of condtion 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.

Location : 85 Bolton Street Chorley Lancashire PR7 3AG

Applicant: Mr P Grogan 108 Fleetwood Road North Thornton-Cleveleys Lancashire FY5 4AF

Plan Ref 07/01059/FUL **Date Received** 12.09.2007 **Decision** Permit Full Planning Permission

Ward: Eccleston And Mawdesley **Date Decided** 07.11.2007

Proposal : Erection of a shed to the rear of the garden
Location : 17 Tarnbeck Drive Mawdesley Ormskirk L40 2RU
Applicant: Mr And Mrs Brierley 17 Tarnbeck Drive Mawdesley Ormskirk L40 2RU

Plan Ref 07/01060/FUL **Date Received** 13.09.2007 **Decision** Permit Full Planning Permission

Ward: Adlington & Anderton **Date Decided** 20.11.2007

Proposal : Single storey rear extension
Location : East Grimeford Barn Grimeford Lane Anderton Chorley PR6 9HL
Applicant: Mr And Mrs Miller PO Box 446 Anderton Chorley PR6 6AD

Plan Ref 07/01061/COU **Date Received** 13.09.2007 **Decision** Permit Full Planning Permission

Ward: Eccleston And Mawdesley **Date Decided** 14.11.2007

Proposal : Change of use of part of former agricultural building to toilets, showers and changing rooms for use by outdoor pursuits centre,
Location : Cliffs Farm Wood Lane Mawdesley Ormskirk L40 2RL
Applicant: F Culshaw Cliffs Farm Wood Lane Mawdesley Ormskirk L40 2RL

Plan Ref 07/01062/FUL **Date Received** 14.09.2007 **Decision** Permit Full Planning Permission

Ward: Coppull **Date Decided** 06.11.2007

Proposal : Installation of ATM through shop window of front elevation,
Location : 197 - 199 Spendmore Lane Coppull Chorley PR7 5BY
Applicant: Alliance & Leicester Carlton Park Narborough Leicester LE19 0AL

Plan Ref 07/01063/FUL **Date Received** 14.09.2007 **Decision** Permit Full Planning Permission

Ward: Chorley South East **Date Decided** 09.11.2007

Proposal : Re-location of front entrance to adjacent window opening, addition of conservatory style Atrium to rear of premises, removal of existing prefabricated building to enable formation of car park
Location : Enterprise Training Group Training Centre King Street Chorley PR7 3AN
Applicant: T P Properties C/O Allotment Hall Farm Burnley Road Altham BB5 5UA

Plan Ref 07/01066/FUL **Date Received** 17.09.2007 **Decision** Permit Full Planning Permission

Ward: Eccleston And Mawdesley **Date Decided** 12.11.2007

Proposal : Roof lift and alterations, rendering to external walls, windows to front and rear gable walls, installaton of velux windows.

Location : Sunnymead Woodhart Lane Eccleston Chorley PR7 5TB

Applicant: Mr And Mrs Kitchen Sunnymead Wood Hart Lane Eccleston Chorley

Plan Ref 07/01069/LBC **Date Received** 18.09.2007 **Decision** Grant Listed Building Consent

Ward: Wheelton And Withnell **Date Decided** 12.11.2007

Proposal : Listed Building Consent for the erection of two and single storey extensions to farmhouse, and erection of detached double garage,

Location : Miry Fold Farm Briers Brow Wheelton Lancashire PR6 8JN

Applicant: Primrose Holdings C/o Agent

Plan Ref 07/01070/FUL **Date Received** 18.09.2007 **Decision** Permit Full Planning Permission

Ward: Wheelton And Withnell **Date Decided** 12.11.2007

Proposal : Erection of two and single storey extensions to farmhouse, and erection of detached double garage,

Location : Miry Fold Farm Briers Brow Wheelton Lancashire PR6 8JN

Applicant: Primrose Holdings Ltd C/o Agent

Plan Ref 07/01071/LBC **Date Received** 18.09.2007 **Decision** Grant Listed Building Consent

Ward: **Date Decided** 14.11.2007

Proposal : Refurbishment of cottages including erection of rear extensions and detached double garage,

Location : The Cottages Miry Fold Farm Briers Brow Wheelton Lancashire

Applicant: Primrose Holdings Ltd C/o Agent

Plan Ref 07/01072/FUL **Date Received** 18.09.2007 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods And Whittle-le-Woods **Date Decided** 21.11.2007

Proposal : Removal of existing timber fire escape and erection of new galvonised steel fire escape at rear,
Location : Whittle Le Woods And Clayton Le Woods Parish Club 239 Preston Road Clayton-Le-Woods Chorley PR6 7PY
Applicant: Reverend A Winstanley St Johns Vicarage 217 Preston Road Whittle Le Woods PR6 7PS

Plan Ref 07/01073/FUL **Date Received** 13.09.2007 **Decision** Application Withdrawn

Ward: Chorley East **Date Decided** 09.11.2007

Proposal : Demolition of existing dwelling and garage and proposed erection of 6 No. detached dwellings and associated detached garages (site area 0.28 hectares)
Location : Crosse Hall Lodge Crosse Hall Fold Chorley Lancashire PR6 9AN
Applicant: Loughlin Builders Ltd Unit 41 Highfield Industrial Estate North Street Chorley PR7 1QD

Plan Ref 07/01074/FUL **Date Received** 18.09.2007 **Decision** Permit Full Planning Permission

Ward: Chorley East **Date Decided** 12.11.2007

Proposal : Erection of smoking shelter to rear,
Location : Bretherton Arms 252 Eaves Lane Chorley PR6 0ET
Applicant: B Dervish Bretherton Arms 252 Eaves Lane Chorley PR6 0ET

Plan Ref 07/01076/FUL **Date Received** 19.09.2007 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods And Whittle-le-Woods **Date Decided** 14.11.2007

Proposal : Erection of rear conservatory,
Location : 97 Town Lane Whittle-Le-Woods Chorley PR6 7DH
Applicant: Mrs Morris 97 Town Lane Whittle-Le-Woods Chorley PR6 7DH

Plan Ref 07/01077/CTY **Date Received** 20.09.2007 **Decision** No objection to LCC Reg 3/4 Application

Ward: Clayton-le-Woods North **Date Decided** 19.11.2007

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 07/01078/FUL **Date Received** 19.09.2007 **Decision** Permit Full Planning Permission

Ward: Adlington & Anderton **Date Decided** 14.11.2007

Proposal : Erection of timber boarded stables for 3 horses with store/tack room,
Location : Crawshaw Hall Farm The Common Adlington Chorley PR7 4DN
Applicant: Crawshaw Hall Developments Broadriding Farmhouse Broadring Road Shevington WN6 8EY

Plan Ref 07/01081/FUL **Date Received** 19.09.2007 **Decision** Permit Full Planning Permission

Ward: Brindle And Hoghton **Date Decided** 14.11.2007

Proposal : Erection of two storey rear extension,
Location : 1 - 2 Spring Bank Cottages Viaduct Road Hoghton Preston PR5 0SE
Applicant: Mr Quail 1 - 2 Spring Bank Cottages Viaduct Road Hoghton Preston PR5 0SE

Plan Ref 07/01083/TPO **Date Received** 20.09.2007 **Decision** No objection to Tree Works

Ward: Heath Charnock And Rivington **Date Decided** 15.11.2007

Proposal : Crown lifting and thinning of 4 trees covered by TPO 4 (Heath Charnock) 1981,
Location : 2 Heathfield Heath Charnock Chorley PR6 9LA
Applicant: Mr J Butcher 2 Heathfield Heath Charnock Chorley PR6 9LA

Plan Ref 07/01084/FUL **Date Received** 18.09.2007 **Decision** Permit Full Planning Permission

Ward: Lostock **Date Decided** 14.11.2007

Proposal : Modification of condition 2 of planning permission 01/00504/COU to vary the opening hours to Sunday - Thursday 08:00 to 21:30 and Friday - Saturday 08:00 to 22:30,

Location : Memory Lane 24 Town Road Croston Leyland PR26 9RB

Applicant: D Kenyon 9 Home Farm Mews Grape Lane Croston PR26 9JT

Plan Ref 07/01085/TPO **Date Received** 16.08.2007 **Decision** Refuse for Tree Works

Ward: Clayton-le-Woods
And Whittle-le-Woods **Date Decided** 19.11.2007

Proposal : Pruning of 2 Horse Chestnut trees and 1 Eucalyptus tree covered by TPO 8 (Whittle Le Woods) 1998,

Location : 7 Hardacre Lane Whittle-Le-Woods Chorley PR6 7PQ

Applicant: Mr & Mrs Wane 7 Hardacre Lane Whittle-Le-Woods Chorley PR6 7PQ

Plan Ref 07/01087/TPO **Date Received** 20.09.2007 **Decision** Consent for Tree Works

Ward: Chorley North
East **Date Decided** 15.11.2007

Proposal : Felling of Ash tree covered by TPO 9 (Chorley) 1992,

Location : Church Hall Park Street Chorley PR7 1ER

Applicant: Chorley Unitarian Chapel Park Street Chorley PR7 1ER

Plan Ref 07/01088/FUL **Date Received** 21.09.2007 **Decision** Permit Full Planning Permission

Ward: Chorley South
West **Date Decided** 15.11.2007

Proposal : Erection of single storey detached garage,

Location : Burgh Hall Coach House Burgh Hall Road Chorley PR7 3PZ

Applicant: Mr M Maher Burgh Hall Coach House Burgh Hall Road Chorley PR7 3PZ

Plan Ref 07/01090/FUL **Date Received** 17.09.2007 **Decision** Permit Full Planning Permission

Ward: Adlington &
Anderton **Date Decided** 29.10.2007

Proposal : Single storey rear extension.

Location : 101 Fairview Drive Adlington Chorley PR6 9ST

Applicant: Mr And Mrs P Walmsley 101 Fairview Drive Adlington Chorley PR6 9ST

Plan Ref 07/01092/FUL **Date Received** 24.09.2007 **Decision** Permit Full Planning Permission

Ward: Chorley South East **Date Decided** 19.11.2007

Proposal : Rear conservatory
Location : 90 Carr Lane Chorley Lancashire PR7 3JG
Applicant: Mr And Mrs Halewood 90 Carr Lane Chorley Lancashire PR7 3JG

Plan Ref 07/01093/TPO **Date Received** 24.09.2007 **Decision** Consent for Tree Works

Ward: Adlington & Anderton **Date Decided** 20.11.2007

Proposal : Removal of dead part of Willow tree covered by TPO 8 (Anderton) 1984,
Location : 8 Epsom Croft Anderton Chorley PR6 9LL
Applicant: Mr T N McNally 8 Epsom Croft Anderton Chorley PR6 9LL

Plan Ref 07/01094/FUL **Date Received** 24.09.2007 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods And Whittle-le-Woods **Date Decided** 20.11.2007

Proposal : Erection of two storey side extension,
Location : 67 Swansey Lane Clayton-Le-Woods Chorley Lancashire PR6 7NT
Applicant: Mr & Mrs Griffith 67 Swansey Lane Clayton-Le-Woods Chorley Lancashire PR6 7NT

Plan Ref 07/01095/FUL **Date Received** 24.09.2007 **Decision** Permit Full Planning Permission

Ward: Adlington & Anderton **Date Decided** 19.11.2007

Proposal : Formation of pitched roof over existing flat roof extension,
Location : 44 Windermere Drive Adlington Chorley PR6 9PD
Applicant: Mr & Mrs Smith 44 Windermere Drive Adlington Chorley PR6 9PD

Plan Ref 07/01098/FUL **Date Received** 25.09.2007 **Decision** Permit Full Planning Permission

Ward: Lostock **Date Decided** 19.11.2007

Proposal : Single storey rear extension
Location : 1 Cock Robin Cottages Highfield Road Croston Leyland Lancashire
Applicant: Mr J Pendlebury 1 Cock Robin Cottages Highfield Road Croston Leyland Lancashire PR26 9HG

Plan Ref 07/01100/FUL **Date Received** 25.09.2007 **Decision** Permit Full Planning Permission

Ward: Wheelton And Withnell **Date Decided** 20.11.2007

Proposal : Erection of first floor rear extension,
Location : 15 Millbrook Close Wheelton Chorley PR6 8JY
Applicant: C Fox 15 Millbrook Close Wheelton Chorley PR6 8JY

Plan Ref 07/01101/FUL **Date Received** 25.09.2007 **Decision** Permit Full Planning Permission

Ward: Chorley North West **Date Decided** 19.11.2007

Proposal : Single storey side extension.
Location : 19 Lydd Grove Chorley PR7 2QQ
Applicant: Mr And Mrs Stryker 19 Lydd Grove Chorley PR7 2QQ

Plan Ref 07/01102/FUL **Date Received** 24.09.2007 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods And Whittle-le-Woods **Date Decided** 19.11.2007

Proposal : Erection of first floor side extension and conversion of existing garage to study,
Location : 50 Cedar Field Clayton-Le-Woods Chorley Lancashire PR6 7RW
Applicant: Mr Roberts 50 Cedar Field Clayton-Le-Woods Chorley Lancashire PR6 7RW

Plan Ref 07/01103/FUL **Date Received** 25.09.2007 **Decision** Permit Full Planning Permission

Ward: Adlington & Anderton **Date Decided** 20.11.2007

Proposal : First floor side extension and single storey rear extension
Location : 30 Ashfield Road Anderton Chorley PR6 9PN
Applicant: Mr M Kitson 30 Ashfield Road Anderton Chorley PR6 9PN

Plan Ref 07/01104/FUL **Date Received** 25.09.2007 **Decision** Permit Full Planning Permission

Ward: Adlington & Anderton **Date Decided** 19.11.2007

Proposal : Two storey side extension and single storey rear extension
Location : 12 Mayfield Avenue Adlington Chorley PR6 9QE
Applicant: Mr And Mrs MacLennan 12 Mayfield Avenue Adlington Chorley PR6 9QE

Plan Ref 07/01105/FUL **Date Received** 25.09.2007 **Decision** Permit Full Planning Permission

Ward: **Date Decided** 20.11.2007

Proposal : Insertion of roof lights to front and rear and in single storey rear extension,
Location : 26 Bury Lane Withnell Chorley PR6 8RX
Applicant: Mr & Mrs Wright The Sraken Loft Green Quarter Kentmere Kendal LA8 9JP

Plan Ref 07/01106/FUL **Date Received** 25.09.2007 **Decision** Permit Full Planning Permission

Ward: Heath Charnock **Date Decided** 20.11.2007
 And Rivington

Proposal : Erection of single storey side extension,
Location : Pendennis Dryfield Lane Rivington Horwich Bolton
Applicant: Mr & Mrs Howe Pendennis Dryfield Lane Rivington Horwich Bolton BL6 7RT

Plan Ref 07/01107/NLA **Date Received** 24.09.2007 **Decision** No objection to NLA consultation

Ward: **Date Decided** 15.11.2007

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 07/01109/FUL **Date Received** 26.09.2007 **Decision** Permit Full Planning Permission

Ward: Euxton South **Date Decided** 14.11.2007

Proposal : Erection of new agricultural livestock building,
Location : Rosehill Farm Dane Hall Lane Euxton Lancashire PR7 6ER
Applicant: Mr J Ashcroft Rosehill Farm Dane Hall Lane Euxton Lancashire PR7 6ER

Plan Ref 07/01114/FUL **Date Received** 26.09.2007 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods **Date Decided** 19.11.2007
 North

Proposal : Erection of rear conservatory,
Location : 40 Long Acre Bamber Bridge Preston PR5 8HB
Applicant: Mr & Mrs Hatton 40 Long Acre Bamber Bridge Preston PR5 8HB

Plan Ref 07/01115/FUL **Date Received** 25.09.2007 **Decision** Application Withdrawn
Ward: Eccleston And Mawdesley **Date Decided** 22.11.2007
Proposal : Demolition of existing attached single garage and erection of attached double garage with rear lounge and rear dormer.
Location : Ferndale Bradshaw Lane Mawdesley Ormskirk L40 3SE
Applicant: Mr And Mrs G O'Keeffe Ferndale Bradshaw Lane Mawdesley Ormskirk L40 3SE

Plan Ref 07/01116/FUL **Date Received** 25.09.2007 **Decision** Permit Full Planning Permission
Ward: Chorley North East **Date Decided** 20.11.2007
Proposal : Erection of single storey rear extension,
Location : 70 Harpers Lane Chorley PR6 0HU
Applicant: D Devaney & R Jones 70 Harpers Lane Chorley PR6 0HU

Plan Ref 07/01118/FUL **Date Received** 27.09.2007 **Decision** Permit Full Planning Permission
Ward: Clayton-le-Woods And Whittle-le-Woods **Date Decided** 05.11.2007
Proposal : Erection of rear conservatory (revised detail to that already approved - 06/01102/FUL),
Location : 491 Preston Road Clayton-Le-Woods Chorley PR6 7JD
Applicant: Mr & Mrs Pope 491 Preston Road Clayton-Le-Woods Chorley PR6 7JD

Plan Ref 07/01119/FUL **Date Received** 27.09.2007 **Decision** Application Withdrawn
Ward: Wheelton And Withnell **Date Decided** 08.11.2007
Proposal : Two storey side and first floor rear extensions. Triple detached garage.
Location : Heron Wood Cottage Lodge Bank Brinscall Chorley PR6 8QU
Applicant: Mr And Mrs Prescott Heron Wood Cottage Lodge Bank Brinscall Chorley PR6 8QU

Plan Ref 07/01122/FUL **Date Received** 25.09.2007 **Decision** Permit Full Planning Permission
Ward: Chisnall **Date Decided** 19.11.2007
Proposal : Formation of 2 dormers to front and 2 dormers to rear
Location : 64 Preston Road Coppull Lancashire PR7 5DW
Applicant: Mr & Mrs Brown 64 Preston Road Coppull Lancashire PR7 5DW

Plan Ref 07/01123/FUL **Date Received** 27.09.2007 **Decision** Permit Full Planning Permission

Ward: Chorley North
West **Date Decided** 19.11.2007

Proposal : Formation of extension to existing front dormer,
Location : 95 Collingwood Road Chorley PR7 2QE
Applicant: Mrs Platt 95 Collingwood Road Chorley PR7 2QE

Plan Ref 07/01125/TCON **Date Received** 28.09.2007 **Decision** Consent for Tree Works

Ward: Wheelton And
Withnell **Date Decided** 20.11.2007

Proposal : Felling of Willow Tree within Withnell Fold Conservation Area,
Location : The Workshop Chorley Road Withnell
Applicant: Mr Walton Withnell Fold Farm Withnell Fold Withnell Chorley PR6 8AZ

Plan Ref 07/01126/FUL **Date Received** 28.09.2007 **Decision** Permit Full Planning Permission

Ward: Chorley North
East **Date Decided** 19.11.2007

Proposal : First Floor Extension.
Location : 23 Paradise Street Chorley PR6 9BH
Applicant: Leah Towers 31 Blackburn Brow Chorley PR6 9AG

Plan Ref 07/01127/FUL **Date Received** 01.10.2007 **Decision** Permit Full Planning Permission

Ward: Heath Charnock
And Rivington **Date Decided** 26.11.2007

Proposal : Erection of single storey rear extension,
Location : Rose Cottage 52 Rawlinson Lane Heath Charnock Chorley PR6 9JU
Applicant: Mr Grimal Rose Cottage 52 Rawlinson Lane Heath Charnock Chorley PR6 9JU

Plan Ref 07/01129/FUL **Date Received** 01.10.2007 **Decision** Permit Full Planning Permission

Ward: Eccleston And
Mawdesley **Date Decided** 26.11.2007

Proposal : Front dormer window extension
Location : 86 Richmond Road Eccleston Chorley Lancashire PR7 5SR
Applicant: Mr And Mrs N Malburn 86 Richmond Road Eccleston Chorley Lancashire PR7 5SR

Plan Ref 07/01132/FUL **Date Received** 01.10.2007 **Decision** Permit Full Planning Permission

Ward: Heath Charnock
And Rivington **Date Decided** 16.11.2007

Proposal : Erection of hay store,
Location : Land North Of 125 Rawlinson Lane Heath Charnock
Applicant: LJ & GL Calderbank 188 Rawlinson Lane Heath Charnock PR7 4DJ

Plan Ref 07/01135/FUL **Date Received** 02.10.2007 **Decision** Permit Full Planning Permission

Ward: Adlington &
Anderton **Date Decided** 26.11.2007

Proposal : Demolition of existing conservatory and erection of replacement conservatory to side,
Location : Windy Rannets Horrobin Lane Anderton Chorley PR6 9HE
Applicant: Mr & Mrs Clay C/o Agent

Plan Ref 07/01137/FUL **Date Received** 02.10.2007 **Decision** Permit Full Planning Permission

Ward: Chorley South
West **Date Decided** 20.11.2007

Proposal : Conversion of existing garage and bedroom to form bedroom and wet room for disabled occupant together with rear conservatory
Location : 98 Lakeland Gardens Chorley PR7 2LS
Applicant: Centaur Housing Association Ltd. Allotment Hall Farm Burnley Road Altham BB5 5UA

Plan Ref 07/01138/FUL **Date Received** 02.10.2007 **Decision** Permit Full Planning Permission

Ward: Chorley South
West **Date Decided** 20.11.2007

Proposal : Conversion of existing garage and bedroom to form bedroom and wet room for disabled occupant.
Location : 76 Lakeland Gardens Chorley PR7 2LS
Applicant: Centaur Housing Association Ltd. Allotment Hall Farm Burnley Road Altham BB5 5UA

Plan Ref 07/01143/FUL **Date Received** 03.10.2007 **Decision** Permit Full Planning Permission

Ward: Eccleston And Mawdesley **Date Decided** 26.11.2007

Proposal : Proposed first floor extension

Location : 53 Beechfields Eccleston Chorley PR7 5RF

Applicant: Mr And Mrs P Dickinson 53 Beechfields Eccleston Chorley PR7 5RF

Plan Ref 07/01144/FUL **Date Received** 03.10.2007 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods And Whittle-le-Woods **Date Decided** 22.11.2007

Proposal : Conservatory extension.

Location : High Trees Shaw Hill Drive Whittle-Le-Woods Chorley PR6 7PN

Applicant: Mr M Holt High Trees Shaw Hill Drive Whittle-Le-Woods Chorley PR6 7PN

Plan Ref 07/01145/FUL **Date Received** 04.10.2007 **Decision** Application Withdrawn

Ward: **Date Decided** 30.10.2007

Proposal : Regulation 3 application for the erection of 8 metre galvanised column for hosting a CCTV Camera.

Location : Land 7m South Of 65 Brown Street Chorley

Applicant: Community Services Chorley Council Bengal Street Chorley PR7 1SA

Plan Ref 07/01151/FUL **Date Received** 04.10.2007 **Decision** Application Withdrawn

Ward: Chorley East **Date Decided** 22.11.2007

Proposal : Conversion of one shop back into two,

Location : 225 - 227 Eaves Lane Chorley PR6 0AG

Applicant: Mr G J Adamson 8 Vicarsfield Road Leyland PR25 3BH

Plan Ref 07/01166/FUL **Date Received** 10.10.2007 **Decision** Permit Full Planning Permission

Ward: Euxton South **Date Decided** 26.11.2007

Proposal : Erection of side and rear conservatories,

Location : 13 Regents Way Euxton Chorley PR7 6PG

Applicant: Mr Lester 13 Regents Way Euxton Chorley PR7 6PG

Plan Ref 07/01169/FUL **Date Received** 10.10.2007 **Decision** Permit Full Planning Permission

Ward: Chorley South East **Date Decided** 26.11.2007

Proposal : Change of use of existing shop to self-contained single bedroomed apartment, and erection single storey rear extension,

Location : 1 Bolton Road Chorley PR7 3AS

Applicant: Messrs L Burgess & D Tranter 31 Capesthorne Drive Chorley PR7 3QQ

Plan Ref 07/01181/TPO **Date Received** 12.10.2007 **Decision** Consent for Tree Works

Ward: Clayton-le-Woods And Whittle-le-Woods **Date Decided** 26.11.2007

Proposal : Felling of Ash tree covered by TPO 10 (Clayton Le Woods) 1989,

Location : Legacy House 407 Preston Road Clayton-Le-Woods Chorley PR6 7JA

Applicant: Brendon Utley Legacy House 407 Preston Road Clayton-Le-Woods Chorley PR6 7JA

Plan Ref 07/01188/CTY **Date Received** 17.10.2007 **Decision** No objection to LCC Reg 3/4 Application

Ward: Chorley East **Date Decided** 07.11.2007

Proposal : Erection of 2.4m and 2.9m high securifor welded mesh fencing and gates,

Location : Chorley Youth And Community Centre Lord Street Chorley Lancashire PR6 0RF

Applicant: Lancashire County Council South Area Office Civic Centre West Paddock Leyland

Plan Ref 07/01244/FUL **Date Received** 31.10.2007 **Decision** Application Withdrawn

Ward: Euxton North **Date Decided** 19.11.2007

Proposal : Application to create an additional opening window and to replace one of the existing glazed window with an opening fully glazed door at 20 The Stables Runshaw Hall

Location : The Stables 20 Runshaw Hall Runshaw Hall Lane Euxton Chorley

Applicant: Mr Anthony McKenna The Stables 20 Runshaw Hall Runshaw Hall Lane Euxton Chorley PR7 6HQ
