

# Development Control Committee

Agenda and Reports

For consideration on

## Tuesday, 4th March 2008

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.

22 February 2008

Dear Councillor

## **DEVELOPMENT CONTROL COMMITTEE - TUESDAY, 4TH MARCH 2008**

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, 4th March 2008 at 6.30 pm.

### **A G E N D A**

1. **Apologies for absence**

2. **Minutes (Pages 1 - 14)**

To confirm as a correct record the minutes for the meeting of the Development Control Committee held on 5 February 2008 (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 15 - 16)**

Table (enclosed)

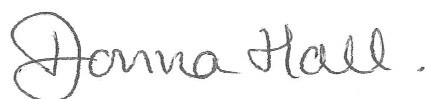
Please note that copies of the location plans are included with the agenda. Plans to be considered will be displayed at the meeting or may be viewed in advance by following the links to current planning applications on our website <http://www.chorley.gov.uk/planning>

- (a) **A1:07/01423/FULMAJ - Land 50m South of 54, Lancaster Lane, Clayton-Le-Woods (Pages 17 - 28)**

Report of Corporate Director (Business) (enclosed)

- (b) A2:07/01425/FULMAJ - 605, Preston Road, Clayton-Le-Woods (Pages 29 - 36)  
Report of Corporate Director (Business) (enclosed)
- (c) A3:07/01395/REMAJ - Site 5, 7 and 9 Buckshaw Avenue, Buckshaw Village, Lancashire (Pages 37 - 46)  
Report of Corporate Director (Business) (enclosed)
- (d) B1:08/00036/CB3 - Bus Stop, 20m South of Library, Union Street, Chorley (Pages 47 - 50)  
Report of Corporate Director (Business) (enclosed)
5. **Planning appeals and decisions - notification** (Pages 51 - 54)  
Report of Corporate Director (Business) (enclosed)
6. **Consultation Draft Planning Policy Statement 4: Planning for Sustainable Economic Development** (Pages 55 - 62)  
Report of the Corporate Director (Business) (enclosed)
7. **Guiding Principles for the Development of Botany/Great Knowley Site** (Pages 63 - 88)  
Report of Corporate Director (Business) (enclosed)
8. **Delegated decisions determined by the Corporate Director (Business), the Chair and Vice Chair of the Committee** (Pages 89 - 92)  
Table – 5 February (enclosed)  
Table – 20 February (enclosed)
9. **List of applications determined by the Corporate Director (Business) under delegated powers between 22 January and 20 February 2008** (Pages 93 - 106)  
Schedule (enclosed)
10. **Any other item(s) that the Chair decides is/are urgent**

Yours sincerely



Donna Hall  
Chief Executive

Dianne Scambler  
Trainee Democratic Services Officer  
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### **Distribution**

1. Agenda and reports to all members of the Development Control Committee, (Councillor Harold Heaton (Chair), Councillor David Dickinson (Vice-Chair) and Councillors Ken Ball, Eric Bell, Alan Cain, Henry Counce, Michael Davies, Mike Devaney, Dennis Edgerley, Daniel Gee, Pat Haughton, Roy Lees, Adrian Lowe, June Molyneaux, Geoffrey Russell, Edward Smith and Ralph Snape) for attendance.
2. Agenda and reports to Jane Meek (Corporate Director (Business)), Andrew Docherty (Corporate Director of Governance), Paul Whittingham (Development Control Manager) 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

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## Development Control Committee

**Tuesday, 5 February 2008**

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

**Officers:** Jane Meek (Corporate Director (Business)), Andrew Docherty (Corporate Director of Governance), Paul Whittingham (Development Control Manager), Nicola Hopkins (Planning Officer) and Dianne Scambler (Trainee Democratic Services Officer)

### 08.DC.10 APOLOGIES FOR ABSENCE

Apologies were received from Councillors Ken Ball and Henry Caunce

### 08.DC.11 MINUTES

**RESOLVED – That the minutes of the meeting of the Development Control Committee held on 8 January 2008 be held as a correct record for signing by the Chair.**

### 08.DC.12 DECLARATIONS OF ANY INTERESTS

In accordance with the provisions of the Local Government Act 2000, the Councils Constitution and the Members Code of Conduct, the following Members declared a prejudicial interest in relation to the planning application and agenda item listed below:

Councillor Alan Cain	Planning application 07/01332/FULMAJ
Councillor Dennis Edgerley	Planning application 07/01332/FULMAJ

The following Member declared a personal interest and remained in the room whilst the item was discussed, but took no part in the voting on the motion for the agenda item listed below:

Councillor Pat Haughton	Planning application 07/00568/FULMAJ
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### 08.DC.13 PLANNING APPLICATIONS AWAITING DECISION

The Corporate Director (Business), submitted reports on five applications to be determined by the Committee.

**RESOLVED – That the planning applications as now submitted, be determined in accordance with the Committee's decisions recorded below:**

(a) **A1:07/01332/FULMAJ - Parcel 9, Land 106m east of 74, Keepers Wood Way, Chorley**

(Councillors Alan Cain and Dennis Edgerley each declared a prejudicial interest in the application and left the meeting during the discussion and voting on the proposal)

(The Committee received representations from an objector to the proposal and a representative of the applicant)

Application no: 07/01332/FULMAJ  
 Proposal: Erection of 24 no dwellings  
 Location: Parcel 9, Land 106m East of 74, Keepers Wood Way, Chorley  
 Decision:

It was proposed by Councillor Eric Bell, seconded by Councillor Danny Gee, and was subsequently **RESOLVED (14:1) to grant full planning permission subject to the following conditions:**

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

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

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

***Reason: To protect occupiers from the ingress of landfill gas and in accordance with Government advice contained in PPS23: Planning and Pollution Control***

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

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

**4. No development shall take place within 10 metres of the gas vent stacks to the north of the application site.**

***Reason: In the interests of safety and in accordance with Government advice contained in PPS23: Planning and Pollution Control***

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

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

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

**7. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of any buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become**



seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

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

8. 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.*

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

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

10. 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.*

11. The development hereby permitted shall not commence until samples of all external facing materials to the proposed buildings (notwithstanding any details shown on previously submitted plans and specification) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out using the approved external facing materials.

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

12. 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.*

13. 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*

14. No development shall take place until :

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 Government advice contained in PPS23: Planning and Pollution Control*

(b) B1:07/01384/FUL - Hoghton Methodist Chapel, Chapel Lane, Hoghton, Preston PR5 0RY

Application no: 07/01384/FUL

Proposal: Conversion of former Methodist Chapel building to residential property

Location: Hoghton Methodist Chapel. Chapel Lane, Hoghton, Preston

Decision:

It was proposed by Councillor Ralph Snape, seconded by Councillor Mike Devaney, and subsequently **RESOLVED (15:0) to grant planning permission subject to a Legal Agreement and the following conditions:**

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

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

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

*Reason : To protect the character and appearance of the building and in accordance with Policy No. HT2 of the Adopted Chorley Borough Local Plan Review.*

3. Before occupation of the dwelling hereby permitted, the amenity area, as shown on the approved plan stamp dated 28<sup>th</sup> January 2008, shall have been created and delineated from the rest of the graveyard and thereafter remain freely available for use by the occupants of the Chapel as converted.

*Reason: To provide the occupiers with reasonable amenity space for the storage of bins.*

4. Before occupation of the dwelling hereby permitted, the bin store, as detailed on the approved plans (the plans and elevations dated 28<sup>th</sup> January 2008), shall have been constructed and thereafter remain freely available for bin storage.

*Reason: To protect the setting of the listed building and in accordance with policy HT3 of the adopted Chorley Borough Local Plan.*

5. The window in the first floor of the building's west elevation serving the en-suite bathroom to bedroom 2, as shown on drawing no. P.458.A/02, shall be fitted with obscure glass and obscure glazing shall be retained at all times thereafter.

***Reason: In the interests of the privacy of occupiers of neighbouring property and in accordance with Policy No. GN5 of the Adopted Chorley Borough Local Plan Review.***

6. Before the development commences, full details of the treatment of all the proposed windows and doors shall have been submitted to and been approved in writing by the Local Planning Authority. The submitted details shall include the proposed method of construction, the materials to be used, fixing details (including cross sections) and their external finish including any surrounds, cills or lintels.

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

7. Unless otherwise agree in writing, no works shall take place until the applicant, or their agent or successors in title, have secured the implementation of a programme of building recording and analysis, which should a photographic record of any internal features that are to be removed in the course of the conversion. The building recording should be completed to the standard as defined by the Royal Commission on the Historical Monuments of England (RCHME) at level 4. This must be carried out by a professionally qualified archaeological/building recording consultant or organisation in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority. Upon completion of the programme of building recording and analysis it shall be submitted to the Local Planning Authority.

***Reason : To ensure and safeguard the recording and inspection of matters of archaeological/historic importance associated with the building and in accordance with Policy No. HT6 of the Adopted Chorley Borough Local Plan Review.***

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or any Order amending or revoking and re-enacting that Order, no alteration, extension, outbuilding or other works permitted by Schedule 2, Part 1, Class A, B, C, D, E , F, G and H shall be constructed or erected without express planning permission first being obtained (other than those expressly authorised by this permission).

***Reason: To protect the appearance of the building and locality and in accordance with Policy No. DC1, DC7A and HT3 of the Adopted Chorley Borough Local Plan Review.***

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (Schedule 2, Part 2, Class A) (or any Order revoking and re-enacting that Order) no fences, gates or walls shall be erected within the curtilage of the dwelling hereby permitted (other than those expressly authorised by this permission) without express planning permission first being obtained.

***Reason: To protect the appearance of the building and locality and in accordance with Policy No. HT3 of the Adopted Chorley Borough Local Plan Review.***

10. The approved plans are:

Title:	Date:
Site Plan	Received 11 <sup>th</sup> January 2008
Plan Showing Amenity Area	Stamp dated 28 <sup>th</sup> January 2008
Proposed Plans and Elevations	Stamp dated 28 <sup>th</sup> January 2008

***Reason: To define the permission and in the interests of the proper development of the site.***

11. Before the development hereby permitted is first commenced, full details of the height and appearance of the railings to be erected (notwithstanding any such detail shown on previously submitted plan(s)) around the amenity area shall have been submitted to and approved in writing by the Local Planning Authority. The dwelling hereby permitted shall not be occupied until the railings have been erected in conformity with the approved details.

*Reason: To ensure a visually satisfactory form of development and in accordance with Policy No. HT3 of the Adopted Chorley Borough Local Plan Review.*

12. Before development commences, and notwithstanding the details already submitted, a scheme for the retention of at least two pews to be retained in the building shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include which pews are to be retained and their position within the building. The pews shall thereafter be retained in the position agreed unless otherwise agreed in writing by the Local Planning Authority.

*Reason: To safeguard examples of the history of the building and in accordance with policy HT2 of the Adopted Chorley Borough Local Plan Review.*

13. The development hereby permitted shall not commence until full details of the colour, form and texture of all hard ground- surfacing materials to the proposed amenity area (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 HT2 of the Adopted Chorley Borough Local Plan Review.*

14. Before development commences, the recommendations in the Bat Survey Report undertaken by Ecology Services UK Ltd dated 24<sup>th</sup> January 2008 (detailed at paragraphs 8.2.1 and 8.2.2 of the report) should be carried out and then submitted to and agreed to in writing by the Local Planning Authority. Following this, a Method Statement for detailing how any detrimental impacts on the conservation status of the bat population will be avoided during and after the development (including a programme of monitoring) shall be submitted to and approved in writing by the Local Planning Authority. The approved Method Statement shall be then implemented in full as laid out in the document, unless otherwise agreed in writing with the Local Planning Authority.

*Reason: To protect the conservation status of the bat population and in accordance with policy EP4 of the adopted Chorley Borough Local Plan Review.*

**(c) B2:07/01385/LBC - Hoghton Methodist Chapel, Chapel Lane, Hoghton, Preston PR5 0RY**

Application no: 07/01385/LBC  
 Proposal: Listed Building Consent for the conversion of former Methodist Chapel building to residential property  
 Location: Hoghton Methodist Chapel, Chapel Lane, Hoghton, Preston

Decision:  
 It was proposed by Councillor Ralph Snape, seconded by Councillor Mike Devaney, and subsequently **RESOLVED (15:0) to grant the Listed Building Consent subject to the following conditions:**

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

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

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

*Reason : To protect the character and appearance of the building and in accordance with Policy No. HT2 of the Adopted Chorley Borough Local Plan Review.*

3. Before occupation of the dwelling hereby permitted, the amenity area as shown on the approved plan stamp dated 28<sup>th</sup> January 2008 shall have been created and delineated from the rest of the graveyard and thereafter remain freely available for use by the occupants of the Chapel as converted.

*Reason: To provide the occupiers with reasonable amenity space for the storage of bins.*

4. Before occupation of the dwelling hereby permitted, the bin store, as detailed on the approved plans (plans and elevations stamp dated 28<sup>th</sup> January 2008), shall have been constructed and thereafter remain freely available for bin storage.

*Reason: To protect the setting of the listed building and in accordance with policy HT3 of the adopted Chorley Borough Local Plan.*

5. The window in the first floor of the building's west elevation serving the en-suite bathroom to bedroom 2, as shown on drawing no. P.458.A/02, shall be fitted with obscure glass and obscure glazing shall be retained at all times thereafter.

*Reason: In the interests of the privacy of occupiers of neighbouring property and in accordance with Policy No. GN5 of the Adopted Chorley Borough Local Plan Review.*

6. Before the development commences, full details of the treatment of all the proposed windows and doors shall have been submitted to and been approved in writing by the Local Planning Authority. The submitted details shall include the proposed method of construction, the materials to be used, fixing details (including cross sections) and their external finish including any surrounds, cills or lintels.

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

7. Unless otherwise agree in writing, no works shall take place until the applicant, or their agent or successors in title, have secured the implementation of a programme of building recording and analysis, which should a photographic record of any internal features that are to be removed in the course of the conversion. The building recording should be completed to the standard as defined by the Royal Commission on the Historical Monuments of England (RCHME) at level 4. This must be carried out by a professionally qualified archaeological/building recording consultant or organisation in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority. Upon completion of the programme of building recording and analysis it shall be submitted to the Local Planning Authority.

*Reason : To ensure and safeguard the recording and inspection of matters of archaeological/historic importance associated with the building and in accordance with Policy No. HT6 of the Adopted Chorley Borough Local Plan Review.*

8. This consent relates to the following plans:

Title:	Received:
Site Plan	Received 11 <sup>th</sup> January 2008
Plan Showing Amenity Area	Stamp dated 28 <sup>th</sup> January 2008
Proposed Plans and Elevations	Stamp dated 28 <sup>th</sup> January 2008

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

9. Before the development hereby permitted is first commenced, full details of the height and appearance of the railings to be erected (notwithstanding any such detail shown on previously submitted plan(s)) around the amenity area shall have been submitted to and approved in writing by the Local Planning Authority. The dwelling hereby permitted shall not be occupied until the railings have been erected in conformity with the approved details.

**Reason:** *To ensure a visually satisfactory form of development and in accordance with Policy No. HT3 of the Adopted Chorley Borough Local Plan Review.*

10. Before development commences, and notwithstanding the details already submitted, a scheme for the retention of at least two pews to be retained in the building shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include which pews are to be retained and their position within the building. The pews shall thereafter be retained in the position agreed unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** *To safeguard examples of the history of the building and in accordance with policy HT2 of the Adopted Chorley Borough Local Plan Review.*

11. The development hereby permitted shall not commence until full details of the colour, form and texture of all hard ground- surfacing materials to the proposed amenity area (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 HT2 of the Adopted Chorley Borough Local Plan Review.*

12. Before development commences, the recommendations in the Bat Survey Report undertaken by Ecology Services UK Ltd dated 24<sup>th</sup> January 2008 (detailed at paragraphs 8.2.1 and 8.2.2 of the report) should be carried out and then submitted to and agreed to in writing by the Local Planning Authority. Following this, a Method Statement for detailing how any detrimental impacts on the conservation status of the bat population will be avoided during and after the development (including a programme of monitoring) shall be submitted to and approved in writing by the Local Planning Authority. The approved Method Statement shall be then implemented in full as laid out in the document, unless otherwise agreed in writing with the Local Planning Authority.

**Reason:** *To protect the conservation status of the bat population and in accordance with policy EP4 of the adopted Chorley Borough Local Plan Review.*

(d) **B3:07/01386/FUL - Sunday School, Hoghton Methodist Chapel, Chapel Lane, Hoghton, Preston PR5 0RY**

Application no: 07/01386/FUL  
 Proposal: Conversion of former Sunday school building to residential property  
 Location: Sunday school, Hoghton Methodist Chapel, Chapel Lane, Hoghton

Decision:

It was proposed by Councillor Ralph Snape, seconded by Councillor Eric Bell, and subsequently **RESOLVED (15:0) to grant planning permission subject to a Legal Agreement and the following conditions:**

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

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

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

**Reason :** *To protect the character and appearance of the building and in accordance with Policy No. HT2 of the Adopted Chorley Borough Local Plan Review.*

3. Before the occupation of the dwelling hereby permitted, the amenity area as shown on the approved plan stamp dated 28<sup>th</sup> January 2008, shall have been created and delineated from the rest of the graveyard and thereafter remain freely available for use by the occupants of the Sunday School as converted.

*Reason: To provide the occupiers with reasonable amenity space for the storage of bins.*

4. Before occupation of the dwelling hereby permitted, the bin store, as detailed on the approved plans (the plans and elevations dated 28<sup>th</sup> January 2008), shall have been constructed and thereafter remain freely available for bin storage.

*Reason: To protect the setting of the listed building and in accordance with policy HT3 of the adopted Chorley Borough Local Plan Review.*

5. All windows in the first floor of the building's east elevation serving the hall/landing and en-suite bathroom as shown on drawing no. P.458.A/11 shall be fitted with non-opening windows with obscure glass, and non-opening obscure glazing shall be retained at all times thereafter.

*Reason: In the interests of the privacy of occupiers of neighbouring property and in accordance with Policy Nos. GN5 of the Adopted Chorley Borough Local Plan Review.*

6. The rooflights in the rear (east) roof slope of the Sunday School as shown on drawing no. P.458.A/11 shall be fixed non-opening rooflights and shall be retained as such at all times thereafter.

*Reason: In the interests of the privacy of occupiers of neighbouring property and in accordance with Policy Nos. GN5 of the Adopted Chorley Borough Local Plan Review.*

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

*Reason: To protect the amenities and privacy of the adjoining property and in the interests and character of the building.*

8. Before the development commences, full details of the treatment of all the proposed windows and doors shall have been submitted to and been approved in writing by the Local Planning Authority. The submitted details shall include the proposed method of construction, the materials to be used, fixing details (including cross sections) and their external finish including any surrounds, cills or lintels.

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

9. Unless otherwise agreed in writing, no works shall take place until the applicant, or their agent or successors in title, have secured the implementation of a programme of building recording and analysis. The building recording should be completed to the standard as defined by the Royal Commission on the Historical Monuments of England (RCHME) at level 4. This must be carried out by a professionally qualified archaeological/building recording consultant or organisation in accordance with a written scheme of investigation which shall first have been submitted to and agreed in writing by the Local Planning Authority. Upon completion of the programme of building recording and analysis it shall be submitted to the Local Planning Authority.

*Reason : To ensure and safeguard the recording and inspection of matters of archaeological/historic importance associated with the building and in accordance with Policy No. HT6 of the Adopted Chorley Borough Local Plan Review.*

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or any Order amending or revoking and re-enacting that Order, no alteration, extension, outbuilding or other works

permitted by Schedule 2, Part 1, Class A, B, C, D, E, F, G and H shall be constructed or erected without express planning permission first being obtained (other than those expressly authorised by this permission).

*Reason: To protect the appearance of the locality and in accordance with Policy Nos. DC1, DC7a and HT3 of the Adopted Chorley Borough Local Plan Review.*

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (Schedule 2, Part 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. HT3 of the Adopted Chorley Borough Local Plan Review.*

12. The approved plans are:

Title:

Date:

Site Plan

Received 11<sup>th</sup> January 2008

Plan Showing Amenity Area

Stamp dated 28<sup>th</sup> January 2008

Proposed Plans and Elevations

Stamp dated 28<sup>th</sup> January 2008

*Reason: To define the permission and in the interests of the proper development of the site.*

13. Before the development hereby permitted is first commenced, full details of the height and appearance of the railings to be erected (notwithstanding any such detail shown on previously submitted plan(s)) around the amenity area shall have been submitted to and approved in writing by the Local Planning Authority. The dwelling hereby permitted shall not be occupied until the railings have been erected in conformity with the approved details.

*Reason: To ensure a visually satisfactory form of development and in accordance with Policy No. HT3 of the Adopted Chorley Borough Local Plan Review.*

14. The development hereby permitted shall not commence until full details of the colour, form and texture of all hard ground- surfacing materials to the proposed amenity area (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 HT2 of the Adopted Chorley Borough Local Plan Review.*

15. Before development commences, the recommendations in the Bat Survey Report undertaken by Ecology Services UK Ltd dated 24<sup>th</sup> January 2008 (detailed at paragraphs 8.2.1 and 8.2.2 of the report) should be carried out and then submitted to and agreed to in writing by the Local Planning Authority. Following this, a Method Statement for detailing how any detrimental impacts on the conservation status of the bat population will be avoided during and after the development (including a programme of monitoring) shall be submitted to and approved in writing by the Local Planning Authority. The approved Method Statement shall be then implemented in full as laid out in the document, unless otherwise agreed in writing with the Local Planning Authority.

*Reason: To protect the conservation status of the bat population and in accordance with policy EP4 of the adopted Chorley Borough Local Plan Review.*

(e) **B4:07/01387/LBC - Sunday School, Hoghton Methodist Chapel, Chapel Lane, Hoghton, Preston PR5 0RY**

Application no:

07/01387/LBC

Proposal:

Listed Building Consent for the conversion of former Sunday school building to residential property

Location:

Sunday school, Hoghton Methodist Chapel, Chapel Lane, Hoghton



Decision:

It was proposed by Councillor Ralph Snape, seconded by Councillor Eric Bell, and was subsequently **RESOLVED (15:0)** to grant the Listed Building Consent subject to the following conditions:

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

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

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

*Reason : To protect the character and appearance of the building and in accordance with Policy No. HT2 of the Adopted Chorley Borough Local Plan Review.*

3. Before the occupation of the dwelling hereby permitted, the amenity area, as shown on the approved plan stamp dated 28<sup>th</sup> January 2008, shall have been created and delineated from the rest of the graveyard and thereafter remain freely available for use by the occupants of the Sunday School as converted.

*Reason: To provide the occupiers with reasonable amenity space for the storage of bins.*

4. Before occupation of the dwelling hereby permitted, the bin store, as detailed on the approved plans (the plans and elevations dated 28<sup>th</sup> January 2008), shall have been constructed and thereafter remain freely available for bin storage.

*Reason: To protect the setting of the listed building and in accordance with policy HT3 of the adopted Chorley Borough Local Plan Review.*

5. All windows in the first floor of the building's east elevation serving the hall/landing and en-suite bathroom as shown on drawing no. P.458.A/11 shall be fitted with non-opening windows with obscure glass, and non-opening obscure glazing shall be retained at all times thereafter.

*Reason: In the interests of the privacy of occupiers of neighbouring property and in accordance with Policy Nos. GN5 of the Adopted Chorley Borough Local Plan Review.*

6. The rooflights in the rear (east) roof slope of the Sunday School as shown on drawing no. P.458.A/11 shall be fixed non-opening rooflights and shall be retained as such at all times thereafter.

*Reason: In the interests of the privacy of occupiers of neighbouring property and in accordance with Policy Nos. GN5 of the Adopted Chorley Borough Local Plan Review.*

7. Before the development commences, full details of the treatment of all the proposed windows and doors shall have been submitted to and been approved in writing by the Local Planning Authority. The submitted details shall include the proposed method of construction, the materials to be used, fixing details (including cross sections) and their external finish including any surrounds, cills or lintels.

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

8. Unless otherwise agreed in writing, no works shall take place until the applicant, or their agent or successors in title, have secured the implementation of a programme of building recording and analysis. The building recording should be completed to the standard as defined by the Royal Commission on the Historical Monuments of England (RCHME) at level 4. This must be carried out by a professionally qualified archaeological/building recording consultant or organisation in accordance with a written scheme of investigation which shall first have been submitted to and agreed in writing by the Local Planning Authority. Upon completion of the programme of building recording and analysis it shall be submitted to the Local Planning Authority.

***Reason : To ensure and safeguard the recording and inspection of matters of archaeological/historic importance associated with the building and in accordance with Policy No. HT6 of the Adopted Chorley Borough Local Plan Review.***

**9. This consent relates to the following plans:**

<b>Title:</b>	<b>Date:</b>
Site Plan	Received 11 <sup>th</sup> January 2008
Plan Showing Amenity Area	Stamp dated 28 <sup>th</sup> January 2008
Proposed Plans and Elevations	Stamp dated 28 <sup>th</sup> January 2008

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

**10. Before the development hereby permitted is first commenced, full details of the height and appearance of the railings to be erected (notwithstanding any such detail shown on previously submitted plan(s)) around the amenity area shall have been submitted to and approved in writing by the Local Planning Authority. The dwelling hereby permitted shall not be occupied until the railings have been erected in conformity with the approved details.**

***Reason: To ensure a visually satisfactory form of development and in accordance with Policy No. HT3 of the Adopted Chorley Borough Local Plan Review.***

**11. The development hereby permitted shall not commence until full details of the colour, form and texture of all hard ground- surfacing materials to the proposed amenity area (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 HT2 of the Adopted Chorley Borough Local Plan Review.***

**12. Before development commences, the recommendations in the Bat Survey Report undertaken by Ecology Services UK Ltd dated 24<sup>th</sup> January 2008 (detailed at paragraphs 8.2.1 and 8.2.2 of the report) should be carried out and then submitted to and agreed to in writing by the Local Planning Authority. Following this, a Method Statement for detailing how any detrimental impacts on the conservation status of the bat population will be avoided during and after the development (including a programme of monitoring) shall be submitted to and approved in writing by the Local Planning Authority. The approved Method Statement shall be then implemented in full as laid out in the document, unless otherwise agreed in writing with the Local Planning Authority.**

***Reason: To protect the conservation status of the bat population and in accordance with policy EP4 of the adopted Chorley Borough Local Plan Review.***

#### **08.DC.14 HOUSEHOLDER DESIGN GUIDANCE SUPPLEMENTARY PLANNING DOCUMENT**

The Corporate Director (Business) submitted a report informing Members about the responses that had been received in relation to the public consultation carried out on the further draft Householder Design Guidance Supplementary Planning Document (SPD) and sought endorsement of the recommendation to adopt the document.

The community involvement consultation had resulted in some comments that had been helpful and had prompted improvements to the document. It was anticipated that the guidelines would help to improve the quality of the build environment across the District by encouraging good design and by improving a clear basis for negotiation and consistent decision making.

It was proposed by Councillor Dennis Edgerley, seconded by Councillor A Lowe, and was subsequently **RESOLVED to recommend that the Executive Cabinet endorse**

the adoption of the Householder Design Guidance Supplementary Planning Document with any minor textural amendments being delegated to the Corporate Director (Business).

**08.DC.15 PLANNING APPEALS AND DECISIONS - NOTIFICATION**

The Committee received a report of the Corporate Director (Business) giving the notification of one enforcement appeal that had been lodged and one appeal that had been allowed by Lancashire County Council.

**RESOLVED – That the report be noted.**

**08.DC.16 DELEGATED DECISIONS DETERMINED BY THE CORPORATE DIRECTOR (BUSINESS), THE CHAIR AND VICE CHAIR OF THE COMMITTEE**

The Committee received for information, tables listing 12 planning applications for Category 'B' development proposals which had, or were intended to be, determined by the Corporate Director (Business) under the adopted scheme of delegations, following consultation with the Chair and Vice-Chair of the Committee at meetings held on 8 and 23 January 2008

**RESOLVED – That the report be noted.**

**08.DC.17 A LIST OF PLANNING APPLICATIONS DETERMINED BY THE CHIEF OFFICER UNDER DELEGATED POWERS BETWEEN 19 DECEMBER TO 21 JANUARY 2008**

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 19 December 2007 and 21 January 2008.

**RESOLVED – That the schedule be noted.**

**08.DC.18 INTERIM PLANNING STATEMENT - HOUSING DEVELOPMENT IN GARDEN CURTILAGES**

The Chair accepted as urgent, consideration of this item, not included on the agenda to provide Members of the Committee with information on the Interim Planning Statement – Housing Development in Garden Curtilages before the next meeting of the Committee.

The Corporate Director (Business) had submitted a note that outlined to the Members the key national and local planning policies that are used by the Council when assessing applications for new residential development in gardens in the Borough.

**RESOLVED – That the report be noted.**

**08.DC.19 07/00568/FULMAJ - ERECTION OF 3 WIND TURBINES AT CLIFFS FARM, WOOD LANE, MAWDESLEY**

The Chair accepted as urgent, consideration of this item, not included on the agenda in order to consider the removal of a reason for refusal being removed against planning application 07/00568/FULMAJ in advance of a possible appeal

(Councillor Pat Haughton declared a personal interest in the following application; she stayed in the meeting but took no part in the discussion or voted on the proposal)

The Corporate Director (Business) submitted a report to update Members in relation to information that had been provided following the refusal of planning permission of application 07/00568/FULMAJ – Erection of 3 wind turbines at Cliffs Farm, Wood Lane, Mawdesley, and to determine the Council's position in relation to any appeal that may be submitted.

The planning permission had been refused for the three wind turbines at Cliff's Farm at the Development Control Committee held on 11 September 2007.

The two reasons for refusal related to:

- 1) inappropriate development in the Green Belt and
- 2) insufficient information submitted to enable the planning authority to assess the impact of the development in terms of noise.

The applicant had since submitted further information in respect of the noise impact (background noise monitoring data) which had been assessed by the Council's Environmental Health Services Section who had been satisfied that the additional information addressed the Council's concerns in respect of noise generation.

It was proposed by Councillor Adrian Lowe, seconded by Councillor Roy Lees, and was subsequently **RESOLVED to remove the second reason for refusal for insufficient information submitted to enable the planning authority to assess the impact of the development in terms of noise.**

Chair

# Report

Report of	Meeting	Date
Corporate Director (Business)	Development Control Committee	04.03.2008

## PLANNING APPLICATIONS AWAITING DECISION

Item	Application No.	Recommendation	Location	Proposal
A. 1	07/01423/FULMAJ	Permit (Subject to Legal Agreement)	Land 50m South Of 54 Lancaster Lane Clayton-Le- Woods	Demolition of 54 Lancaster Lane and the erection of 18No new dwellings including associated infrastructure on land to the rear of 46 to 60 Lancaster Lane
A. 2	07/01425/FULMAJ	Permit (Subject to Legal Agreement)	605 Preston Road Clayton- Le-Woods Chorley PR6 7EB	Development of 18 no. residential dwellings. Moving of plots 1,13,14,15,16,17 and 18 and change of house type on plot 13.
A. 3	07/01395/REMAJ	Approve Reserved Matters	Site 5, 7 And 9 Buckshaw Avenue Buckshaw Village Lancashire	Reserved matters application for the erection of 3 buildings for B2 use with ancillary parking areas.
B. 1	08/00036/CB3	Referred to Full Council for Decision	Bus Stop 20m South Of Library Union Street Chorley	Provision of cantilever bus shelter to the side elevation of Booths Supermarket facing Union Street

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**Item A. 1**                      **07/01423/FULMAJ**                      **Permit (Subject to Legal Agreement)**

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

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

**Proposal**                              **Demolition of 54 Lancaster Lane and the erection of 18No new dwellings including associated infrastructure on land to the rear of 46 to 60 Lancaster Lane**

**Location**                              **Land 50m South Of 54 Lancaster Lane Clayton-Le-Woods**

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

**Consultation expiry: 27<sup>th</sup> February 2008**

**Application expiry: 30<sup>th</sup> April 2008**

**Proposal**                              The application relates to the erection of 18 dwellings to the rear of 46 to 60 Lancaster Lane, Clayton le Woods. The proposal incorporates demolishing the existing 54 Lancaster Lane and erecting a replacement bungalow. Access to the site will be achieved off Lancaster Lane on an adopted highway adjacent to the 50 and 54 Lancaster Lane.

The proposed development will occupy the rear garden areas of 46, 48, part of 50, 54 and 60 Lancaster Lane. The scheme incorporates a mixture of detached bungalows, located at the entrance to the site, two storey detached dwellings and a three storey apartment block incorporating three two bedroom apartments.

**Planning Policy**                      PPS 1, PPS 3, PPS 9, PPS 23. Policy ER5 (NWRSS). Policy 7, Policy 21, Access and Parking SPG (JLSP). GN1, GN9, EP4, EP9, HS4, TR4 (ACBLPR)

**Planning History**                      **07/00124/FUL-** (Number 54) Demolition of existing dwelling and the erection of 7 detached houses. Refused April 2007

**07/00685/FUL-** (Number 54) Demolition of existing dwelling and erection of 5 detached houses and 2 bungalows. Refused September 2007

**07/00346/OUT-** (Number 46 and 48) Outline application for the proposed development to create 5 No. new detached dormer bungalows to include an amended access off the highway between no's 46 and 48 Lancaster Lane. Refused August 2007

**07/00951/OUT-** (Number 50) Outline application for the erection of 1No detached dormer bungalow and 1No two storey detached house. Withdrawn

**Applicant's Case**                      The following points have been forwarded in support of the application:

- The application is previously developed land in a highly sustainable location

- The design of the scheme is appropriate for this location and takes full account of the need to preserve the amenity of neighbours
- No unacceptable harm will arise to residential amenity and the appearance and character of the area will benefit from the proposed development
- The continuity offered between the proposed dwelling types will establish an identity for development
- The layout and treatment of the site defines the boundaries between public and private spaces and ensures passive surveillance of the public domain
- The site is very well located and is accessible by a range of means of travel
- The development will further diversify the housing types available within the locality

### Representations

**Clayton le Woods Parish Council** object to the scheme on the following grounds:

- Increase in traffic create congestion
- Destruction of wildlife currently using trees and hedgerows
- Out of character with the surrounding properties
- Create loss of privacy

93 letters have been received, however some of these are duplicated, raising the following objections:

- Traffic safety implications and increase congestion
- Out of character with the area
- Greenfield location is not appropriate
- Housing needs are already met in the Borough with large housing estates
- Loss of privacy
- Loss of light
- Increase in noise and disturbance
- Risk of flooding
- Impact on wildlife
- Lead to further developments in the area
- Scheme does not comply with parking standards
- This application pays lip service to the requirement for provision of "affordable housing" on developments of over 9 properties
- Loss of outlook
- What provision will be made for street lighting?
- The proposed road layout will create traffic hazards
- There is no indication of what the 'spare' land will be used for
- How will drainage be dealt with?

### Consultations

**Lancashire County Council (Ecology)** have raised the following points:

- Further information is required to ascertain any potential impact
- It is unlikely that great crested newts would occupy habitats within the application area
- It seems unlikely that there will be an impact on bats although conditions have been suggested
- Works during the bird breeding season (March to July inclusive) should be avoided



- It is likely that these proposals will erode the extent and quality of urban biodiversity
- A method statement is required in respect of the impact of the development on hedgehogs
- Habitat connectivity needs to be addressed in the overall design of the development
- It will be beneficial for the scheme to incorporate beneficial biodiversity features

**Lancashire County Council (Strategic Planning)** considers the proposal conforms with Policy 12 of the Structure Plan and have commented on parking arrangements and renewable energy

## Assessment

### Principle of the development

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

Members will recall that there have been various planning applications along this section of Lancaster Lane, 2 applications on the site of 54 Lancaster Lane and 1 application to the rear of 46 and 48 Lancaster Lane, all of which were refused. There was also an application submitted at 50 Lancaster Lane for residential development however this was withdrawn. The applicants appealed both refusals at 54 Lancaster Lane however they have since withdrawn the appeal against the first application. A Public Inquiry is scheduled for April 2008 in respect of the second refusal of planning permission at 54 Lancaster Lane (07/00685/FUL).

The reasons for refusal in respect of the most recent application at 54 Lancaster Lane and the application at 46/48 Lancaster Lane relate mainly to over development of the site and out of character with the area. It is considered that a comprehensive redevelopment of the site is more appropriate within this location rather than sporadic 'piece-meal' development which would result in various access points off Lancaster Lane and differing designed developments. The current proposal incorporates one main access point off Lancaster Lane, allows for a more spacious development with each of the properties incorporating private garden areas and provides continuity in respect of the design of the properties.

The scheme enables the comprehensive redevelopment of a brownfield site which is considered to be appropriate in principle. The development incorporates the erection of 18 dwellings which results in a density of approximately 28 dwellings per hectare which is below the suggested minimum 30 per hectare minimum within PPS3. However taking into consideration the character of the surrounding area, which is characterised by properties with large garden areas, a development with a density lower than that usually required is considered to be more in keeping with the surrounding area than a high density development.

**Layout**

As set out earlier the density of the development is considered to be lower than usually required. This however allows for private amenity space to be provided within the curtilage of the properties and a more spacious development in keeping with the character of the area. The majority of the properties are family houses and the fact that private amenity space is provided within the curtilage of the dwellinghouses ensures that development complies with Government advice set out in PPS3.

The originally submitted scheme does not achieve the required spacing standards in respect of some of the plots and the neighbouring properties. The applicants have been made aware of these discrepancies and the layout will be amended to ensure the required spacing distances are met. This will ensure the amenities of the existing and future residents are retained.

In accordance with Policy 7 of the Joint Lancashire Structure Plan 2-3 parking spaces are required for 2/3 bedroom properties and 3+ spaces are required for 4+ bedroom properties. The majority of the properties on the original layout achieve this standard however the applicant have been advised that the layout will need to demonstrate that this standard can be achieved for all the properties and in particular the larger 4/5 bedroom properties.

The Council seek to achieve the comprehensive redevelopment of the site and wish to avoid sporadic, 'piece-meal' development. It is considered that the current proposal represents a comprehensive redevelopment of the site with only one vehicular access point off Lancaster Lane. The range of dwellings proposed caters for a range of households whilst allowing a scheme which is similar in character in terms of the dwellings proposed and the surrounding properties. This includes bungalows at the entrance to the site similar to the properties along Lancaster Lane and two storey dwellings to the rear of the site similar to the properties on Kirkby Avenue.

**Highways**

It is proposed to construct 18 dwellings on the site with one vehicular access point off Lancaster Lane. The main length of highway into the site will be constructed to an adoptable standard and adopted under a separate Section 38 Agreement with the Highways Authority. Part of the highway with the centre of the development, serving plots 10-18 and plots 6-9, will not be adopted. This will be retained as private and a private management company will be responsible for this element of the site.

As stated earlier in this report it is considered that sufficient off road parking can be achieved for each of the properties and as such the proposal is considered to be acceptable in terms of Policy 7 of the Joint Lancashire Structure Plan. A number of neighbours have raised concerns in respect of the traffic implications of the development and the fact that further congestion will be create along Lancaster Lane. Lancashire County Council's Highway Section have been consulted on the application however at the time of writing the report no comments had been received, the comments will be reported on the addendum.

The application site is located within the settlement area of Clayton le Woods and is considered to be located within a sustainable

location as the site is located close to local amenities and is well served by public transport. In addition to this there is an existing cycleway located close to the site and several primary schools in the area. The location of the application site is considered to be sustainable and as such accords with the Government's sustainability principles.

### **Affordable Housing**

The proposal incorporates the erection of 18 new dwellings. In accordance with Policy 12 of the Joint Lancashire Structure Plan and the explanatory memorandum planning applications for further residential development may not be approved unless they make an essential contribution to the supply of affordable housing. In accordance with the Council's Managing Housing Land Explanatory Note a minimum provision of 30% affordable/ special needs housing will be required on schemes of 15 dwellings or more.

As part of the scheme it is proposed to accommodate 5 affordable housing units. The original scheme incorporated 3 two bedroom flats and 2 four bedroom detached properties which were allocated as the affordable housing units. It is considered that the provision of 5 affordable housing units will make an essential contribution to the supply of affordable housing in the Borough and as such the proposal accords with Policy 12 of the Joint Lancashire Structure Plan.

The Council's Strategic Housing Section has raised concerns in respect of the type of units proposed and requested that bungalows were provided. The applicants have been advised that 3 two bedroom flats on shared ownership basis and 2 three bedroom bungalows on a rented basis would be appropriate in respect of need in the area. The provision of affordable housing will be controlled by the Section 106 Agreement associated with the development.

### **Trees and Ecology**

There are various buildings on the site which will be demolished and trees some of which are mature healthy specimens. Additionally 54 Lancaster Lane will be demolished. As there is the potential for bats roosts in buildings and trees a Bat Survey of the site has been submitted. This however only relates to 54 Lancaster Lane and was carried out at the time of the last application. As the site now incorporates the neighbouring garden areas any demolition and/or tree works/ removal will require an extended bat survey. The applicants have been made aware of this and are of the understanding that no further demolition or tree works are required hence negating the need for further bat surveys. Confirmation that this is the fact will be sent by the applicants.

Lancashire County Council Ecology Section have commented on the scheme as set out above. In respect of bats and birds it does not appear that the development will have any adverse impact and appropriate conditions and informatives have been attached to the recommendation. The applicant has been advised of the requirement for a method statement in terms of hedgehogs. Landscaping will be incorporated into the scheme which will enable beneficial biodiversity features to be incorporated mitigating and enhancing the loss of the urban biodiversity raised as a concern by the Ecologist. This will be addressed as conditions and informatives.

There are trees on site which are protected by a Tree Preservation Order. Although it does not appear that these trees will require removal as part of the development a Tree Constraints Plan has been requested which will detail the location of the trees in respect of the proposed dwellings. This should demonstrate that the health of the trees will not be affected by the development and the future amenities of the residents will not be affected by the trees.

### **Response to the neighbours concerns**

This application along with the previous applications has generated a lot of concerns from the residents to the site. The main issues of concern are the impact on highway safety, the impact on the character of the area, the appropriateness of the location, impact on wildlife and the impact on the existing residents.

Although a number of the neighbours state that site is 'Greenfield' the site actually falls under the definition of Brownfield land within PPS3 and as such the principle of redeveloping the site for residential purposes is considered to be acceptable. Additionally the site is considered to be a sustainable location as it is close to local amenities and is served by public transport. As such the redevelopment of the site accords with the Government's sustainability objectives in terms of developing appropriately located sites as oppose to Green Belt land.

The development will clearly increase traffic in the area and the Highway Engineer at LCC has been consulted in respect of the highway safety implications of the scheme. His comments will be reported on the addendum. Comments have been raised about the amount of parking provided on the site however the scheme will accord with the Joint Lancashire Structure Plan guidelines in terms of family accommodation.

The character of the area is characterised by residential properties with large garden areas. This development will occupy a large part of the garden areas of 46-60 Lancaster Lane and although the proposals will incorporate private garden areas these will not be as large as the existing garden areas. The scheme is, however, relatively low density when compared to Government guidance which allows for a more spacious development with private garden areas. additionally the scheme allows for continuity in terms of the design of the properties.

The bat survey which has been submitted does not consider that there will be any impact on protected species and details have been requested in respect of any proposed tree works. Additionally further landscaping will be incorporated on the site which will benefit wildlife in the area.

Although the originally submitted scheme does not meet the required spacing standards for all the properties the applicant has been advised of the required distances and it is considered that a scheme can be achieved on this site which protects the amenities of the existing and future residents.

### **Conclusion**

It is established that the redevelopment of the site for residential development is considered to be acceptable in principle. It is considered that the scheme represents a comprehensive form of development and satisfies the reasons for refusal in respect of the

previous applications. The proposed development reflects the character of the surrounding area and adequately takes into account the needs of the existing and future residents. As such the scheme is considered acceptable.

**Recommendation**    **Permit (subject to a legal agreement)**  
**Refuse prior to 30th April if the legal agreement is not signed**

### Conditions

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

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

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

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

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

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

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

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

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

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

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

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

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

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

8. The development hereby permitted shall not commence until samples of all external facing materials to the proposed buildings (notwithstanding any details shown on previously submitted plans and specification) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out using the approved external facing materials.

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

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

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

10. The integral/attached garages shall be kept freely available for the parking of cars and shall not be converted to living accommodation, 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*

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

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

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. Prior to the demolition of the bungalow, in the presence of a qualified Ecologist, the roof tiles of the bungalow shall be lifted by hand and their undersides checked for the possible presence of bats. If bats are detected work on site shall cease until a full bat survey of the building has been undertaken and any necessary mitigation methods to ensure the continued protection of bats have been identified. This survey shall be submitted to and approved in writing by the Local Planning Authority. The work thereafter shall be carried out in accordance with the mitigation methods identified in the report.

*Reason: To ensure the continued protection of protected species and in accordance with Policy EP4 of the Adopted Chorley Borough Local Plan Review.*

14. No development shall take place until a desktop study in order to identify any potential sources of land contamination associated with the development has been carried out and approved in writing by the Local Planning Authority. If the potential for contamination is confirmed further studies by the developer to assess the risks and identify and appraise the options for remediation will be required.

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

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

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

16. No dwelling hereby permitted shall be occupied until that part of the road which provides access to it from the public highway has been constructed in accordance with the approved plans.

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

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<b>Item A. 2</b>	<b>07/01425/FULMAJ</b>	<b>Permit (Subject to Legal Agreement)</b>
<b>Case Officer</b>	<b>Mr Andy Wiggett</b>	
<b>Ward</b>	<b>Clayton-le-Woods North</b>	
<b>Proposal</b>	<b>Development of 18 no. residential dwellings. Moving of plots 1,13,14,15,16,17 and 18 and change of house type on plot 13.</b>	
<b>Location</b>	<b>605 Preston Road Clayton-Le-Woods Chorley PR6 7EB</b>	
<b>Applicant</b>	<b>Wainholmes Developments Ltd</b>	
<b>Proposal</b>	<p>The application relates to the demolition of no. 605 Preston Road and the erection of 18 Dwellings on the cleared site. The application will create a new improved access out onto Preston Road.</p> <p>The application site was the large garden of a dormer bungalow. To the north is a large residential care home and to the south a site with planning permission as the last phase of a business park which currently extends behind the site.</p> <p>As part of the proposal 30% affordable housing will be provided which equates to 5 units. The affordable housing will be on the basis of a mix of shared ownership and social rented property with the Great Places Housing Association acting as partners.</p> <p>The proposal utilises 10 different two storey dwelling types at a density of 26 dwellings per hectare. All but four will be detached.</p> <p>The current application is a revision to that considered by Committee in October 2007 and amends the position of Plot 1 and its associated garage, the relocation of Plot 18 away from Preston Road which also involves changing Plot 13 to an Eton house type and moving Plots 14-17 west away from Preston Road.</p>	
<b>Policy</b>	<p>Planning Policy Statement 3: Housing</p> <p>Regional Spatial Strategy  Policy DP1- economy in the Use of Land and Buildings  Policy DP3 – Quality in New Development  Policy UR7 – Regional Housing Provision  Policy UR9 – Affordable Housing</p> <p>Joint Lancashire Structure Plan  Policy 7 – Accessibility and Transport  Policy 12 – Housing Provision  SPG – Access and Parking</p> <p>Chorley Borough Local Plan Review  Policy GN1 – Settlement Policy- Main Settlements  Policy EP9 – Trees and Woodlands  Policy HS4 – Design and Layout of Residential Developments</p>	

Policy TR1 – Major Development – Tests for Accessibility and Sustainability

Policy TR4 – Highway Development Control Criteria

Policy TR18 – Provision for Pedestrians and Cyclists in New Development

Managing Housing Land Explanatory Note July 2007

### Planning History

**03/00519/OUTMAJ** – Outline application for demolition of existing dwelling and redevelopment for residential – Withdrawn

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

**07/00868/FULMAJ** - Demolition of existing dwelling and development of 18 no. residential dwellings – permit subject to a legal agreement

### Consultations

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

Clayton-le-Woods Parish Council –

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

Director of Streetscene Neighbourhoods & Environment –

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

Chorley Community Safety Partnership –

No observations to make.

Lancashire County Highways – detailed comments awaited

The Local Councillor has objected on the basis of the traffic hazards represented by the development and the potential for accidents

### Representations

11 objections have been received to the proposal largely accepting the principle of residential development on the site but raising issue with the site access on the following grounds

- As a main route to the hospital, the approach is a blind bend and hence dangerous
- The site access would compromise the already busy access to St Bede's Primary School
- This is a main diversionary route for the M6/M61 motorways
- There would be additional for pedestrians, especially at school times
- HGVs use the road to access ASDA and the Walton Summit industrial estate
- The scale of traffic generated by the scheme would cause problems at the roundabout junction

- An alternative access should be investigated using Clayton Green Road

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

**Assessment** *Principle of Developing the Site*

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

*Highway Issues*

The Highway Authority have not yet given a formal response to the development but there are technical highway issues which need attention.

Alterations will be needed to the Preston Road junction to serve the site. The works to Preston Road can be made subject to a separate Section 278 Agreement with the Highway Authority but the submitted information is lacking in detail for this purpose. The applicant's agent has been asked to provide a technical drawing of the proposed access in relation to the existing highway configuration but this is not yet available. As a consequence it is necessary to condition the provision of a plan which can form the basis of an agreement.

There is the need to achieve adequate visibility along Preston Road from the new access. The 'Manual for Streets' suggests that for a road such as this, there should be a visibility distance along Preston Road of 56m, however, there is a bus stop and shelter to the south of the access point which impedes this visibility and will thus have to be relocated. This can be achieved by condition and covered by the necessary S278 agreement with Highway Authority.

In terms of internal layout the length of the cul-de-sac has given rise to a problem of access for refuse vehicles. The length that both residents and refuse collectors would have to walk exceeds the recommended distances set out in 'Manual for Streets' and the turning head will have to be modified to include paved overrun

areas to allow a refuse vehicle to travel down the cul-de-sac and turn safely. This will be dealt with by condition in the absence of an amended plan.

All the objectors have raised the issue of highway safety with regard to the scheme but there is no evidence available to indicate that the junction cannot be amended to cater for the development proposed.

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

#### *Housing Provision*

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

The applicant has put forward in the supporting statement that 5 houses will be affordable units. The offer is for half rented accommodation and half shared equity and could be 2,3 or 4 four bed roomed units. A Housing Association would manage this part of the proposal. The Council's Strategic Housing Section have reached agreement on this aspect .

#### *Impact on the Character of the Area*

This is a mixed use area and the site has a large residential care home to the north and to the west and south there is a business park with buildings standing in landscaped grounds. The development of the site for residential purposes will not detract from the character of the area to any extent as the houses will be two storey with a variety of styles which reflects that there is no one predominant design to be found in the area.

#### **Conclusion**

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

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

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

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

2. The development hereby permitted shall not commence until full details of the colour, form and texture of all external facing materials to the proposed buildings have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out using the approved external facing materials.

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

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

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

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

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

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

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

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

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

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

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

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

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

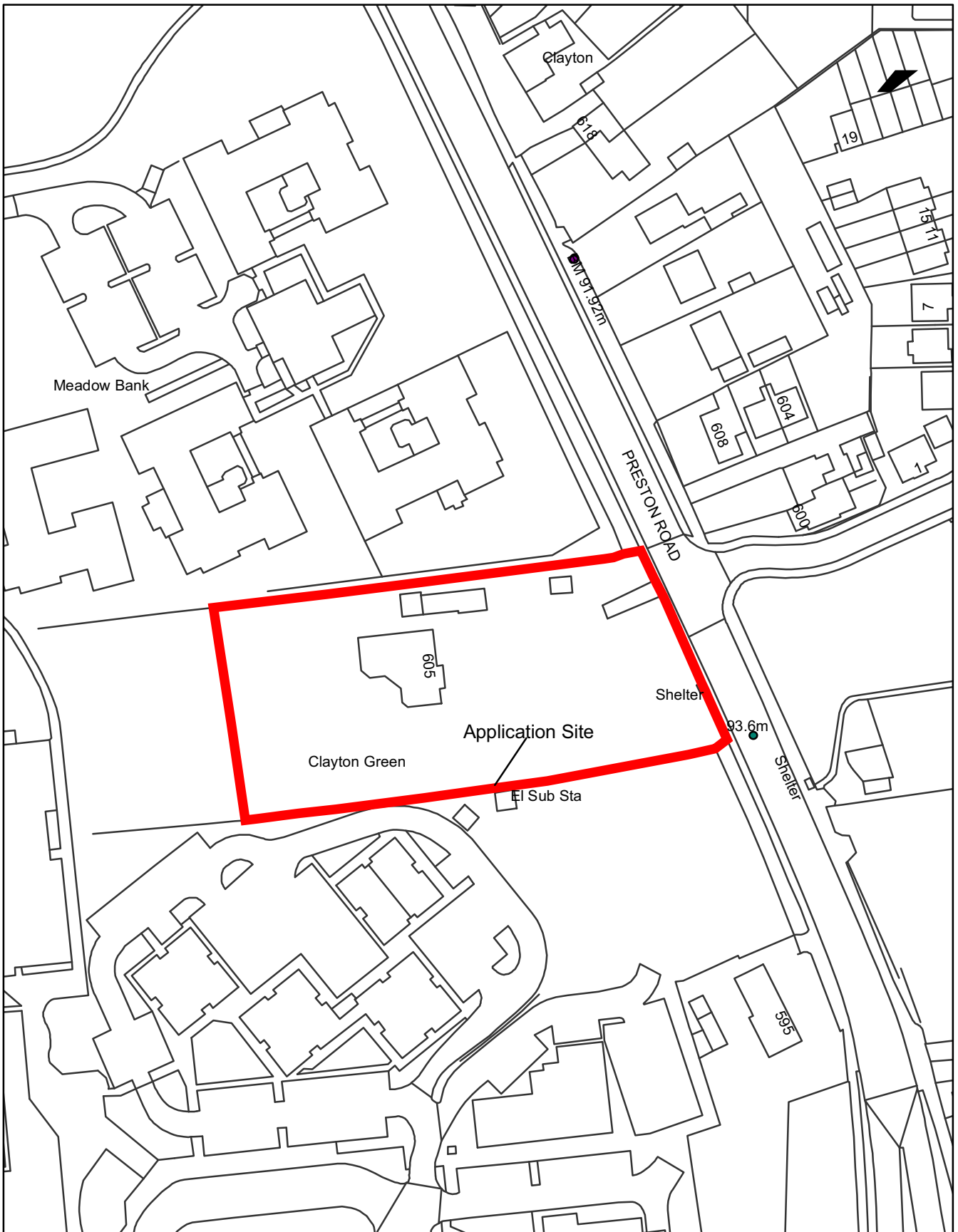
9. No development shall take place until a plan at 1:200 scale has been submitted to and agreed in writing by the Local Planning authority in consultation with the Highway

Authority, showing the junction layout of the new service road and the A6 Preston Road indicating safe dedicated turning movements into and out of the site. The works shall be implemented in full before the occupation of the first dwelling.

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

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<p>Jane E Meek BSc(Hons) DipTP MRTPI Corporate Director (Business) Chorley Council</p>		<p>Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Chorley B.C. 100018509 (2007)</p>	
<p>Application Number: <b>07/01425/FULMAJ</b></p>	<p>Grid Ref: <b>E: 357762</b> <b>N: 423733</b></p>	<p>Scale: <b>1:1,250</b></p>	<p>Agenda Item No. <b>A. 2</b></p>

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**Item A. 3                      07/01395/REMAJ                      Approve Reserved Matters**

**Case Officer                      Mrs Nicola Hopkins**

**Ward                                      Astley And Buckshaw**

**Proposal                              Reserved matters application for the erection of 3 buildings for B2 use with ancillary parking areas.**

**Location                              Site 5, 7 And 9 Buckshaw Avenue Buckshaw Village Lancashire**

**Applicant                              Helioslough Ltd**

**Consultation expiry: 31<sup>st</sup> January 2008**  
**Application expiry: 14<sup>th</sup> March 2008**

**Proposal**                              The proposal is a reserved matters application by Helioslough Ltd for the erection of 3 industrial buildings to include ancillary offices and associated access, car and lorry parking, hardstanding and landscaping on Sites 5, 7 and 9 of the Strategic Regional Site (SRS). Outline Planning Permission was granted for the Strategic Regional Site in December 2004 (04/00882/OUTESM).

The combined sites have an area of approximately 9.07 hectares and all three buildings will be accessed from the link road proposed within the outline application. The link road has been completed and connects the A6, Preston Road, with Buckshaw Village

The buildings are warehouse style buildings. Unit 5 extends up to 14.26 metres in height (to the top of the parapet). The building measures approximately 85.2 metres by 112.5 metres. Internally the building provides 9,071 square metres of production/warehouse space with ancillary offices located on two floors providing 1,441 square metres of floor space.

To the front of Unit 5 there is sufficient space for 100 vehicles (including 5 disabled spaces). To the eastern elevation is a service yard providing HGV parking and providing access to 10 delivery bays.

Unit 7 extends up to 14.255 metres in height (to the top of the parapet). The building measures approximately 99 metres by 120.15 metres. Internally the building provides 11,345 square metres of production/warehouse space with ancillary offices located on two floors providing 1,541 square metres of floor space.

To the front of Unit 7 there is sufficient space for 76 vehicles (including 4 disabled spaces). To the northern elevation is a service yard providing HGV parking and providing access to 14 delivery bays.

Unit 9 extends up to 14.175 metres in height (to the top of the parapet). The building measures approximately 125 metres by

200.2 metres. Internally the building provides 24,013 square metres of production/ warehouse space with ancillary offices located on two floors providing 2,935 square metres of floor space.

To the front of Unit 9 there is sufficient space for 107 vehicles (including 7 disabled spaces) additionally there will be 30 car parking spaces to the front of the northern elevation. To the north there is a service yard providing HGV parking and providing access to 29 delivery bays.

The buildings will be clad in waveform microrib cladding in metallic silver, horizontal profiled Corus Arcline cladding colour coat Celestia Delphi, curtain walling/ window frames in dark grey metallic aluminium and blue tinted 'antisun' glazing. The roof is set behind a deep overhanging parapet, having feature columns to the primary elevation, which faces the link road and contains the office element with main pedestrian access.

**Planning Policy** Policy 7, Policy 15, Access and Parking SPG (JLSP). GN5, DC6, EM1A, EM2, EP18, EP20, EP21A, TR4, TR11, TR18 (ACBLPR)

**Planning History** **04/00029/FULMAJ** - Remediation and reclamation earth works. Approved 28 April 2004.

**04/00882/OUTESM** - Outline application for employment development including full details of a link road – Approved December 2004

**06/00589/REMAJ** – Site 6/8- Erection of regional distribution centre, including warehouse/storage, ancillary offices, car and lorry parking, access and part circulation space, gatehouse, MHE store and fuel point (site area 6.6 Ha) – Approved September 2006

**06/00590/REMAJ** – Site 6/8- Part gatehouse, circulation space, MHE store and fuel point, associated with the erection of Regional Distribution Centre (Site area 1.0 Ha) – Approved September 2006

**06/00601/REMAJ** – Site 2 - Reserved Matters Application for the erection of 18,353 Sq m building for B2/B8 use with ancillary parking areas and landscaping – Approved July 2006

**06/00602/REMAJ** – Site 3- Reserved Matters Application for the erection of 9,821 Sq m building for B2/B8 use with ancillary parking areas and landscaping- Approved July 2006

**06/00674/REMAJ-** Site 4- Reserved Matters Application for the erection of 21,563 Sq m building for B2/B8 use with ancillary parking areas and landscaping. Approved October 2007

**06/01078/REMAJ-** Site 6/8- Part RDC, access, parking gatehouse, circulation space, part MHE store, bottle gas store and fuel point and landscaping. Approved December 2006

**06/01079/REMAJ-** Site 6/8- Erection of regional distribution centre, including warehouse/storage, ancillary offices, car and lorry parking, part circulation space and landscaping. Part MHE store, pallet store, bottle gas store and compactor machine.

Approved December 2006

- Representations** None received
- Consultations**
- Lancashire County Council (Ecology)-** require the submission of detailed landscaping plans
- Network Rail** have no objection to the principle of the development
- Chorley Council's Landscape Assistant-** has no objection to the details as submitted.
- South Ribble Borough Council** no objection
- Lancashire County Council (Traffic)** no objection subject to the submission of a Travel Plan
- The Environment Agency** has no objection subject to a contamination condition
- United Utilities** no objection subject to various conditions/informatives
- Lancashire County Council (Planning)** the application does not raise any issues of Strategic Significance.

### **Assessment**

The site constitutes plots 5, 7 and 9 on the Regional Investment Site identified in Regional Planning Guidance for the North West. This designation is carried through into Policy 15 of the Joint Lancashire Structure Plan which states that land will continue to be allocated at Royal Ordnance Euxton primarily for high quality generic manufacturing uses and knowledge based industry. The policy also requires development to have high standards of development quality, urban design, landscaping and energy conservation co-ordinated by a masterplan. The designation is further carried through to the Chorley Borough Local Plan Policy EM1A which reserves land for strategic investment of regional significance, and lists a number of criteria that proposal should comply with including the scale of development, impact on surroundings and nearby occupiers, satisfactory vehicular access, occupation by a limited number of occupiers, comprehensive planning for the site as a whole, and safe links for pedestrians and cyclists.

This site constitutes 9.07 ha, (divided between site 5- 2.15 hectares, site 7- 2.37 hectares and site 9- 4.55 hectares) which equates to approximately 47% of the RIS. The use is a mixture of B1 ancillary office use and B2 (General Industrial). Policy 15 advises that the RIS should be used primarily for generic manufacturing uses and knowledge based industry. The S106 Agreement forming part of outline planning permission requires not less than 40% of the overall site to be used for High Quality Generic Manufacturing uses and Knowledge Based Industry. Due to the proportion of speculative uses which have been granted planning permission on the whole of the site the grant of speculative use on this site has the potential to result in 100% B8 use which would be contrary to the Council's aims for the site and Policy 15 of the JLSP. As such although the applicant originally applied for speculative B2/B8 use they have been advised that

this is unlikely to be considered acceptable and the applicants have accepted an application just for B2 use. This shows a commitment by the applicant to attracting generic manufacturing uses and knowledge based industry and a condition will be attached to the recommendation restricting the Use to B2 use only with a emphasis on High Quality Generic Manufacturing uses and Knowledge Based Industry

### **Green belt issues**

Policy 6 of the Joint Lancashire Structure Plan and Policy DC1 of the Chorley Borough Local Plan Review show this site to be within the Green Belt. Policy DC1 advises that planning permission will not be granted, except in very special circumstances for development other than agriculture, forestry, recreational facilities, cemeteries, the re-use of buildings, replacement dwellings and affordable housing in certain circumstances, and the redevelopment of Major Developed Sites in accordance with Policy DC6. The application site is within the Major Developed Site designation.

Policy DC6 contains a number of criteria that the redevelopment of Major Developed Sites should address. These advise that the development should not have a materially greater impact than the existing use on the openness of the Green Belt; that it is in scale and keeping with the main features of the landscape; that it does not exceed the height of the existing buildings; that it contributes to the objectives for the use of land in Green Belts; that the appearance of the site is maintained or enhanced in the context of a comprehensive long term plan; the buildings are of permanent construction; and the buildings do not occupy a larger area than the buildings they replace.

The landscape of the Royal Ordnance site is essentially a very artificial one, having been subject to massive earth movements to form underground bunkers and blast mounds with a variety of buildings and infrastructure. Much of the site has now been cleared and remediated, which because of the previous use of the site has required the reforming of the landscape as part of the remediation process. The site has also been closed to public access for more than 60 years. The proposed height of buildings (approximately 14m) will exceed the highest previous buildings on the site, which were around 10m high. However, I am satisfied that the form of development shown as part of the overall Masterplan for the RIS detailed in the Outline application (04/00882/OUTMAJ), with vistas containing large open water features, the quality of the landscaping design proposed, the introduction of public access by road and an extensive network of recreational routes, will ensure that this proposal accords with the intentions of Policy DC6.

I am satisfied that this does not conflict with the aims of Green Belt policy as expressed in Policy DC1.

### **Design and Layout**

In accordance with Policy 15 of the Joint Lancashire Structure Plan and Policy GN5 of the Adopted Chorley Borough Local Plan Review development on this site is required to achieve a high standard of development quality and urban design. Policy EM2 of

the Adopted Chorley Borough Local Plan Review relates to new industrial/ business development. The Policy sets out certain criteria which proposals for this type of development should meet. These include the site layout, future nearby uses, the impact on the surrounding area, access to the site, screening/ landscaping, energy conservation, crime issues and surface water and drainage.

The application site will be occupied by three large buildings, areas of hardstanding for car parking and a service yard and areas of landscaping. The design of the buildings includes the use of different materials and elevational treatments which break up the bulk of the building. The design of the buildings is of a higher standard than would be expected for this type of building. The site fully accords with the Masterplan submitted with the Outline Planning application. The materials proposed are similar to this used on the adjacent buildings which have been constructed.

United Utilities consultation response refers to SUDS and the fact that it is not their Policy to adopt these kind of structures. The SUDS, however, are outside the application site and form the lakes along the link road. These structures have already been approved and are currently under construction. They do not form part of this application and therefore aren't under consideration.

### **Environmental and landscape impacts**

The application incorporates landscaping around the building. To the front of the building there will be landscaping along the link road which will be carried out under the provisions of the Outline Planning Application and has commenced. Landscape buffer strips in excess of 20 metres wide will be provided to the west of Site 9, between site 5 and 7 and between site 3 and 5. Additionally planting/ landscaping will be provided to the rear of the buildings adjacent to landscape mounds. In accordance with the Section 106 Agreement a landscape buffer is required between each of the units. However the Masterplan was amended in 2006 removing the landscape buffer strip between site 7 and 9 this was to allow flexibility within the site and potentially combine the two plots. As such the current scheme accords with the approved Masterplan.

In terms of the noise impact of the building it is considered that the property is a sufficient distance away from noise sensitive properties to ensure that there will not be an unacceptable level of noise disturbance. The proposal therefore complies with Policy EP20. Network Rail have suggested conditions in respect of the proximity of the site to the railway however the railway is located behind the buildings on the opposite side of the highway and it is not considered that the proposals will impact on the railway.

### **Transportation and Highways**

The site will be accessed off the link road which connects the A6 to Buckshaw Village. This highway has already been completed.

Lancashire County Council's Highway Section have commented that they do not have any objections to the principle of the development. They have commented that the amount of mobility parking spaces proposed appears acceptable, they are concerned

with the level of cycle parking facilities and the fact that no travel plan has been submitted.

In respect of the travel plan the application is made on a speculative basis and the end user is not yet known. It is therefore difficult to provide a travel plan at this stage. A condition will be attached to the recommendation requiring the submission of a travel plan when the future occupy has been decided.

Cycle parking is provided for each of the units and details of secure, covered cycle parking facilities have been provided which is consistent with the rest of the development. As such the facilities are considered to be acceptable.

### **Conclusion**

This application relates to the erection of the last three buildings on the Strategic Regional Site and will provide between 629 and 1481 new jobs. It will develop the remainder of the Regional Investment Site and fulfil the objectives in Regional Planning Guidance for the North West, the Lancashire Structure Plan and the Chorley Borough Local Plan. The development will provide economic and employment benefits for the Borough. It is recommended that permission is granted subject to the conditions attached

### **Recommendation: Approve Reserved Matters Conditions**

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

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

2. Before the development hereby permitted is first commenced full details of lighting proposals for the site shall have been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail shown on previously submitted plans. The development shall only be carried out in conformity with the approved details.

*Reason: To protect the appearance of the locality, to prevent light pollution, in the interests of public safety and crime prevention and in accordance with Policy Nos. GN5, EM2 and EP21A of the Adopted Chorley Borough Local Plan Review.*

3. Prior to the first use of the development hereby permitted, a Business 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.*

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

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



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

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

6. The development hereby permitted shall be carried out in accordance with the external facing materials detailed on the approved plans. The development shall only be carried out using the approved external facing materials unless otherwise agreed in writing by the Local Planning Authority.

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

7. The development hereby permitted shall be carried out in accordance with the hard ground- surfacing materials detailed on the approved plans. The development shall only be carried out in conformity with the approved details unless otherwise agreed in writing by the Local Planning Authority.

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

8. Before the development hereby permitted is first occupied, the cycle parking shall be provided in accordance with the approved plan. The cycle parking shall not thereafter be used for any purpose other than the parking of cycles and motorcycles.

*Reason: To ensure adequate on site provision of cycle parking and in accordance with Policy No. 7 of the Joint Lancashire Structure Plan.*

9. Before the development hereby permitted is first occupied, the car park and vehicle manoeuvring areas shall be surfaced or paved, drained and marked out all in accordance with the approved plan. The car park and vehicle manoeuvring areas shall not thereafter be used for any purpose other than the parking of and manoeuvring of vehicles.

*Reason: To ensure adequate on site provision of car parking and manoeuvring areas and in accordance with Policy No.7 of the Joint Lancashire Structure Plan.*

10. The premises shall be used for B2 uses only, specifically high quality generic manufacturing uses and knowledge based industry and for no other purpose (including any other purpose in Class B2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision in any statutory instrument revoking and re-enacting that Order).

*Reason: In order to ensure the aspirations for the Regional Investment Site are achieved and in accordance with Policy 15 of the Joint Lancashire Structure Plan and Policy No EM1A of the Adopted Chorley Borough Local Plan Review.*

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

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

12. 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

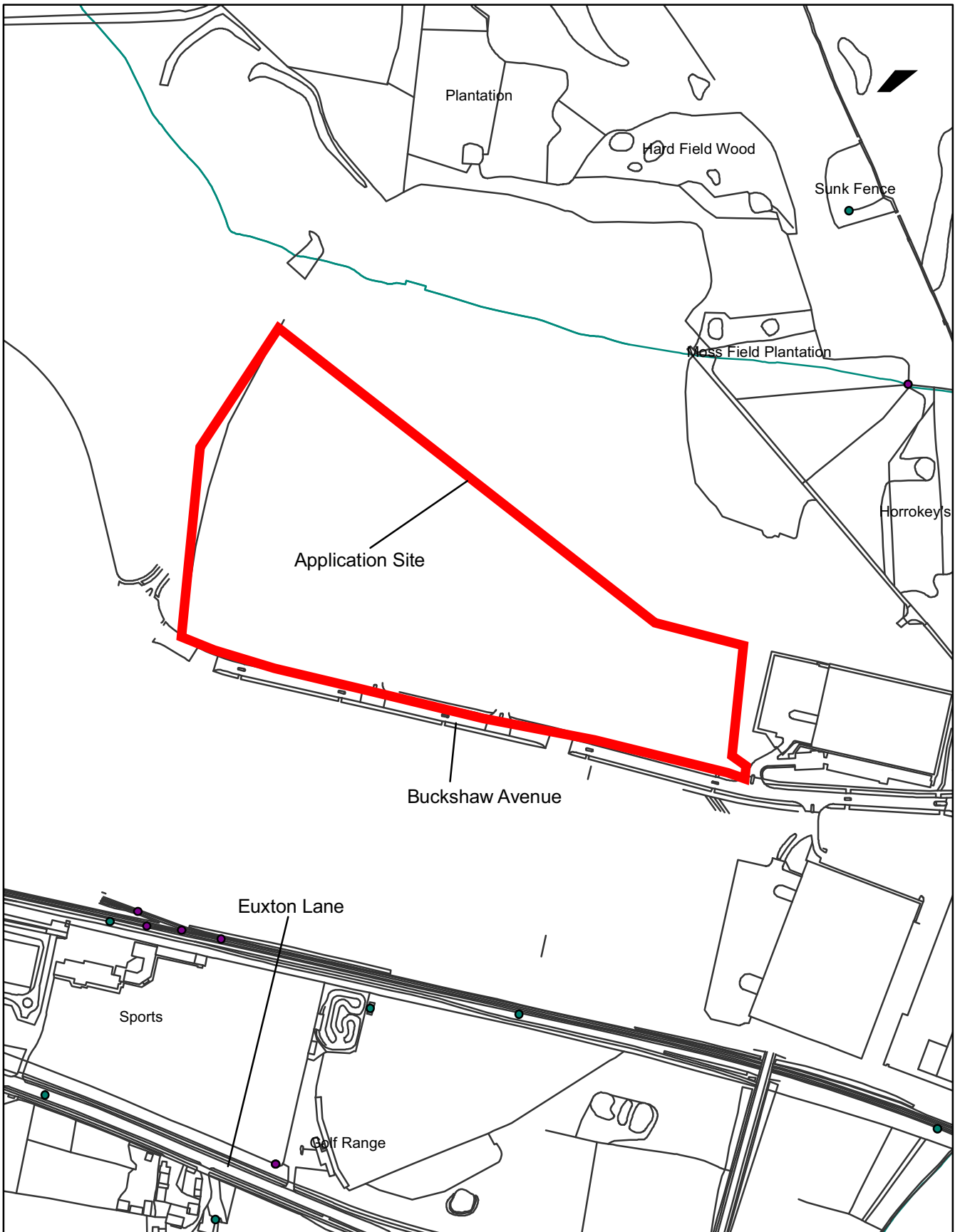
written approval from the Local Planning Authority for, an amendment to the Method Statement detailing how this unsuspected contamination shall be dealt with.

*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*

13. No materials or equipment shall be stored on the site other than inside the building.

*Reason: In the interests of the amenity of the area and in accordance with Policy No. EM2 of the Adopted Chorley Borough Local Plan Review.*

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

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Application Number:  
**07/01395/REMAJ**

Grid Ref:  
**E: 357192**  
**N: 420043**

Scale:  
**1:5,000**

Agenda Item No.  
**A. 3**

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<b>Item B. 1</b>	<b>08/00036/CB3</b>	<b>Refer to Full Council with Recommendation to Approve</b>
<b>Case Officer</b>	<b>Mr David Stirzaker</b>	
<b>Ward</b>	<b>Chorley South East</b>	
<b>Proposal</b>	<b>Provision of cantilever bus shelter to the side elevation of Booths Supermarket facing Union Street</b>	
<b>Location</b>	<b>Bus Stop 20m South Of Library Union Street Chorley</b>	
<b>Applicant</b>	<b>Chorley Borough Council</b>	
<b>Proposal</b>	This is a Chorley Council application, which proposes the erection of a cantilever bus shelter on the Union Street elevation of Booths supermarket in the town centre positioned at the point of the existing bus stop.	
<b>Background</b>	The application has been submitted to provide shelter from adverse weather conditions, as whilst the existing bus stop is well utilised, passengers are not afforded any protection at the moment.	
<b>Planning Policy</b>	GN5 - Building Design EP18 - Surface Water Run Off TR4 - Highway Development Control Criteria	
<b>Planning History</b>	02/00733/FULMAJ - Erection of buildings for Retail Supermarket (Class A1) and Public House (Class A3), pedestrianisation of New Market Street and alteration of traffic flows / arrangements on High Street and Cleveland Street (Permitted).  05/00760/ADV - Erection of 3 internally illuminated shop signs (Advert Consent Granted)	
<b>Consultations</b>	LCC (Highways) raise no objections in principle.  No other comments received.	
<b>Representations</b>	No representations have been received as a result of publicity.	
<b>Assessment</b>	The principle of the development is acceptable hence there are no planning policy issues and the shelter does not raise any neighbour amenity issues hence the most pertinent issues warranting consideration are as follows: <ul style="list-style-type: none"> <li>1. Impact on the character and appearance of the streetscene, and,</li> <li>2. Impact on highway safety</li> </ul> <p>Turning to the first matter, the shelter will have a very limited impact on the streetscene and is typical of the type of street furniture found in most town centres. The modern materials and design of the shelter reflect the contemporary design of the</p>	

Booths supermarket building hence it is not considered that the character and appearance of the streetscene and the Booths building itself will be detrimentally harmed by the shelter. The proposal therefore accords with the objectives of Policy No. GN5 of the Local Plan

In terms of highways matters, LCC (Highways) and LCC (Strategic Planning) have not objected to the principle of the development subject to the clarification of who will maintain the shelter, that it will be sited 600mm from the kerb line to avoid vehicles/buses hitting it, ensure the shelter is mounted in the optimum position for buses pulling up and that the opportunity is taken to raise the kerb height to 160mm to aid passengers boarding and alighting buses.

It has now been confirmed that Chorley Council will own and maintain the shelter and that all of the other matters above will be adhered to when providing the shelter.

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

**Recommendation: Refer to Full Council with Recommendation to Approve Conditions**

1. The development hereby permitted shall not commence until a scheme for the raising of the footpath to 160mm (notwithstanding any details shown on the approved plans) has been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried in accordance with the approved details.

*Reason: To ensure that the materials used are visually appropriate to the locality and in accordance with Policy No. GN5 of the Adopted Chorley Borough Local Plan Review.*

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

*Reason: To ensure that the materials used are visually appropriate to the locality and in accordance with Policy No. GN5 of the Adopted Chorley Borough Local Plan Review.*

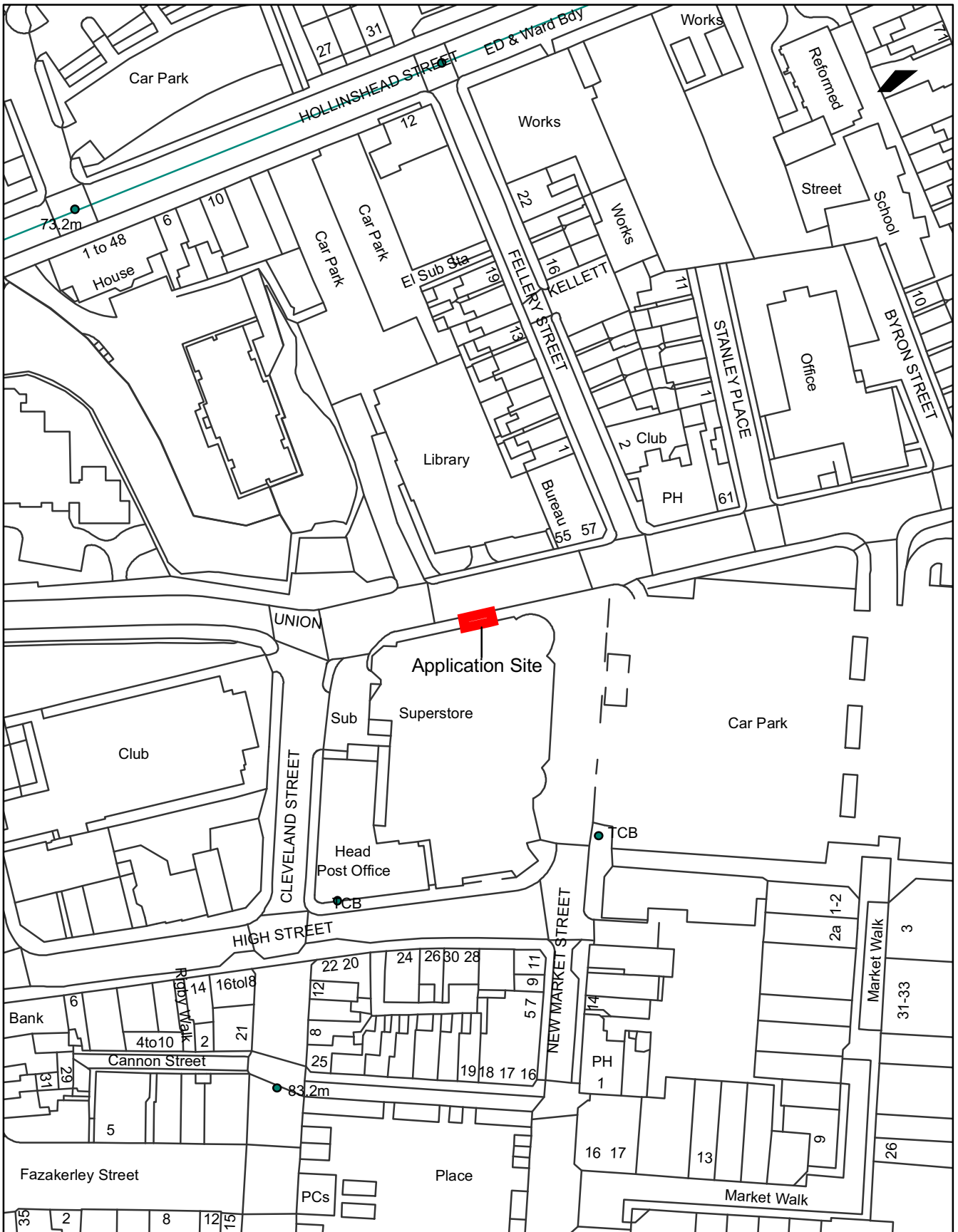
3. The proposed development must be begun not later than three years from the date of this permission.

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

4. The development hereby permitted shall not commence until a scheme detailing how rainwater run off from the shelter will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The development shall only be constructed in accordance with the approved details.

*Reason: To ensure proper rainwater drainage and in accordance with Policy No. EP18 of the Chorley Borough Local Plan Review.*

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<p>Jane E Meek BSc(Hons) DipTP MRTPI                  Corporate Director (Business)                  Chorley Council</p>		<p>Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Chorley B.C. 100018509 (2007)</p>	
<p>Application Number:  <b>08/00036/CB3</b></p>	<p>Grid Ref:  <b>E: 358409</b>  <b>N: 417727</b></p>	<p>Scale:  <b>1:1,250</b></p>	<p>Agenda Item No.  <b>B. 1</b></p>

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Report of	Meeting	Date
Corporate Director (Business)	Development Control Committee	04.03.2008

## PLANNING APPEALS AND DECISIONS - NOTIFICATION

### PURPOSE OF REPORT

- 1 To advise Committee of notification received from the Planning Inspectorate, between 21 January and 15 February 2008 of planning and enforcement appeals that may have been lodged or determined. Also of notification of decisions received from Lancashire County Council and other bodies.

### RECOMMENDATION

- 2 That the report be noted.

### CORPORATE PRIORITIES

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

### PLANNING APPEALS LODGED

- 4 Appeal by Mr & Mrs J Benson against the delegated decision to refuse planning permission for the erection of a rear conservatory at 1 Anglefield Cottages, Barmskin Lane, Heskin (Application No. 07/00647/FUL).
- 5 Appeal by Alternative Advertising Ltd against the delegated decision to refuse a retrospective application for an advertisement hoarding on land 170m west of Disley Farm, M61 Junction 8 to Junction 9, Brindle (Application No. 07/01377/ADV).

### PLANNING APPEALS DISMISSED

- 6 Appeal by Mr & Mrs German against delegated decision to refuse planning permission for a first floor conservatory to the rear at Lower Hill Farm, Chorley Road, Withnell (Application No. 07/00225/FUL).
- 7 Appeal by Executors Of Alice Wrennall Deceased against the delegated decision to refuse planning permission for the removal of agricultural occupancy restriction placed on planning



permission 5/5/8755 (Condition 1) at Homestead, Holker Lane, Ulnes Walton (Application No. 06/01278/FUL).

- 8 Appeal by Mr Darren Mayock against the delegated decision to refuse planning permission for a two storey rear extension at Withnell Barn Farm, Chorley Road, Withnell (Application No. 07/00034/FUL).

#### **PLANNING APPEALS ALLOWED**

- 9 Appeal by Mr & Mrs Corbridge against the delegated decision to refuse planning permission for a first floor rear extension over lounge at 27 Birch Field, Clayton-le-Woods (Application No. 07/00170/FUL).

#### **PLANNING APPEALS WITHDRAWN**

- 10 Appeal by Wainhomes Developments Ltd against the committee decision to refuse permission for the demolition of 54 Lancaster Lane, Clayton-le-Woods and the erection of 7 dwellings (Application No. 07/00124/FUL).
- 11 Appeal by Ms Harriet Rich against the delegated decision to refuse permission for the felling of trees covered by Chorley TPO 1 (Euxton) 1967 at Woodview, 1 Dawbers Lane, Euxton (Application No. 06/00967/TPO).

#### **ENFORCEMENT APPEALS LODGED**

- 12 None

#### **ENFORCEMENT APPEALS DISMISSED**

- 13 None

#### **ENFORCEMENT APPEALS ALLOWED**

- 14 None

#### **LANCASHIRE COUNTY COUNCIL DECISIONS**

- 15 Permission granted for the variation of condition 1 of planning permission 09/05/0017, extending the period of operations of the contained landfill facility by 3 yrs from 1/03/08 to 1/03/11 at land east of Worden and Buckshaw Woods, Royal Ordnance Site, Euxton Lane, Euxton (Application No. 07/01108/CTY).
- 16 Retrospective permission granted for the change of use of an industrial unit to a waste transfer station for electrical and electronic equipment at Unit 23, Commonbank Industrial Estate, Ackhurst Road, Chorley (Application No. 07/01375/CTY).

J E MEEK  
CORPORATE DIRECTOR (BUSINESS)

<b>Background Papers</b>				
<b>Document</b>		<b>Date</b>	<b>File</b>	<b>Place of Inspection</b>
4	Letter from Planning Inspectorate	8/2/2008	07/00647/FUL	Decisions may be viewed at the Union Street offices or at <a href="http://www.chorley.gov.uk/planning">www.chorley.gov.uk/planning</a> by selecting "Planning application - online search"
5	"	13/2/2008	07/01377/ADV	
6	"	23/1/2008	07/00225/FUL	
7	"	12/2/2008	06/01278/FUL	
8	"	13/2/2008	07/00034/FUL	
9	"	14/2/2008	07/00170/FUL	
10	"	13/2/2008	07/00124/FUL	
11	"	4/2/2008	06/00967/TPO	
15	"	24/1/2008	07/01108/CTY	
16	"	31/1/2008	07/01375/CTY	
<b>Report Author</b>		<b>Ext</b>	<b>Date</b>	
Louise Taylor		5346	21/2/2008	ADMINREP/REPORT

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Report of	Meeting	Date
Corporate Director (Business)	Development Control Committee	4 March 2008

**CONSULTATION DRAFT PLANNING POLICY STATEMENT 4:  
PLANNING FOR SUSTAINABLE ECONOMIC DEVELOPMENT**

**PURPOSE OF REPORT**

- To inform Members about the consultation draft Planning Policy Statement 4: Planning for Sustainable Economic Development (PPS4).

**RECOMMENDATION(S)**

- To note the content of the consultation draft Planning Policy Statement 4: Planning for Sustainable Economic Development and to support a consultation response to be sent to the Communities and Local Government Consultation Coordinator as attached at Appendix 1.

**EXECUTIVE SUMMARY OF REPORT**

- There is a strong presumption in draft PPS4 in favour of development of all kinds, but most particularly for sustainable economic development. The aim of draft PPS4 is to encourage local authorities to plan effectively and pro-actively for economic growth and to achieve a proper balance between economic opportunities and environmental and social considerations. It implies that local planning authorities need to be adept and agile in anticipating the demands that economic change will make on land use, and in integrating local plans and policies with wider regional and national strategies. Local authorities will need to rationalise, collect and make more consistent the data, economic evidence and indicators used in drawing up plans to anticipate and respond to the requirements of the economy. This will require an enhanced understanding of the current position and changing needs of business and of economic development, and what this means for particular localities and places.

**CORPORATE PRIORITIES**

- This report relates to the following Strategic Objectives:

Put Chorley at the heart of regional economic development in the Central Lancashire sub-region	√	Develop local solutions to climate change.	√
Improving equality of opportunity and life chances	√	Develop the Character and feel of Chorley as a good place to live	√
Involving people in their communities	√	Ensure Chorley Borough Council is a performing organisation	√

**BACKGROUND**



5. The draft PPS4 has been developed in response to recommendations made in the Barker Review of Land Use Planning (December 2006) where it was argued that planning authorities do not always give sufficient weight to economic considerations. The draft PPS4 also takes account of the Planning White Paper (May 2007) which sets out the Government's commitment to reform the planning framework to ensure that the planning system responds more positively to economic development, and the proposals set out in the Review of sub-national economic development and regeneration (July 2007).
6. The PPS4 guidance when finalised will replace:
  - Planning Policy Guidance Note 4: Industrial, commercial development and small firms;
  - Paragraphs 53, 54 and Annex D of Planning Policy Guidance Note 13: Transport and
  - Planning Policy Guidance Note 8: Telecommunications (except the appendix and annexes).

#### **CONTENTS OF PPS4**

7. The purpose of draft PPS4 is to put in place a national policy framework for economic development at regional, sub-regional and local levels for both urban and rural areas. Draft PPS4 aims to build on the objectives for the planning system set out in PPS1: Delivering Sustainable Development and the annex to PPS1 on Climate Change to provide the tools for regional and local authorities to plan effectively and pro-actively for the economic growth they need to help create and maintain sustainable communities.
8. Communities and Local Government has prepared a set of consultation questions for the draft PPS4 which they would particularly like a view on. These and the Council's proposed response are attached at Appendix 1 of this report.
9. For the purposes of draft PPS4, economic development covers a wide range of development including retail, leisure and offices; light, general and heavy industry; storage and distribution; housing; high technology premises including research, business and science parks; agriculture; minerals extraction; telecommunications; transport uses related to ports, airports and other inter-modal freight terminals; specialist waste production; energy production; the creative industries and tourism development . It can also comprise other uses, which are major employment generators or which attract other employers into the locality such as hospitals and higher and further education establishments.
10. The Government aims to support its economic growth objectives and tackle deprivation by empowering local authorities to promote economic development and neighbourhood renewal, and better incentives for achieving economic growth and for ensuring disadvantaged areas benefit from and contribute to economic development.
11. The **desired objectives** for economic development are:
  - a good range of sites identified for economic development and mixed-use developments;
  - a good supply of land and buildings which offer a range of opportunities for creating new jobs in large and small businesses as well as start-up firms and which is responsive to changing needs and demands;
  - high quality development and inclusive design for all forms of economic development;
  - avoiding adverse impacts on the environment, but where these are avoidable offering mitigation;
  - shaping travel demand by promoting sustainable travel choices wherever possible.
12. As a new style Planning Policy Statement it sets out a proposed **National Policy Framework** that is to consist of the policy elements identified over the page; many of the key policy changes are changes of emphasis or reinforcing of messages rather than new policies.

- 13 **Positive plan-making for economic development.** Local authorities should plan positively and proactively to:
- encourage economic development in line with the principles of sustainable development.
  - develop flexible policies which are able to respond to economic change and the need for coordination with infrastructure and housing provision.
  - play a pivotal role as place-shapers within their communities.
- Specific planning tools such as the use of local development orders and simplified planning zones are available to assist local planning authorities to support their economic goals.
14. **Using evidence to plan positively.** Development plans need to be based on good evidence but should also respond to changing economic circumstances. Planning authorities should minimise the need for revision by ensuring they have a good understanding of their local and wider economy so that they can plan effectively and work in collaboration with other authorities.
15. Draft PPS4 Annex A has an indicative list of the range of data that should be collected, but as it has not been finalised, the cost of their collection cannot yet be calculated. The annual monitoring process should be used to track whether the local authority's economic strategy is on course and the need for any changes.
- 16 Planning authorities should undertake and take into consideration a long list of items when devising plans and making decisions. They include:
- An assessment of the supply of land through an employment land review. Where possible land use reviews e.g. employment and housing should be undertaken at the same time to ensure a full assessment of the competing land uses is made;
  - Local and regional character and the need for a high quality environment;
  - Differing locational requirements of businesses;
  - Take account of relevant market information and economic data including price signals in the land and property markets;
  - Maintain an up to date assessment of the demand for employment land;
  - Trends in the structure of industry and employment;
  - The actual or potential location of distribution and telecommunications networks;
  - Wider regional economic trends.
17. The draft PPS4 also identifies a proposed new statutory economic development duty for upper tier local authorities (Lancashire County Council in our instance), requiring them, either on their own or jointly with other authorities and in consultation with key partners, to carry out an assessment of the economic circumstances within, and challenges facing their local economy. This proposal could play a central role in the evidence base needed to underpin regional strategies and core strategies. The Government will consult separately on the proposed new economic duty.
18. **Recognising the needs of business.** Joint working across local authorities is encouraged. Local authorities should:
- plan for and facilitate a supply of land which will be able to cater for the differing needs of businesses and the expected employment needs of the whole community but which is flexible enough to be responsive to a changing economy or new business requirement;
  - set criteria based policies;
  - avoid designating sites for single or restricted use classes wherever possible;
  - promote mixed use development in appropriate locations;
  - avoid carrying forward existing allocations where this cannot be justified;

- actively consider wider employment uses or alternative uses, such as housing.

19. **Efficient and effective use of land.** Local planning authorities should:

- seek to make the most efficient and effective use of land and buildings especially vacant or derelict buildings (including historic buildings);
- take account of changing spatial work patterns;
- take account of economic data including price signals;
- take account the need for policies which reflect local circumstances;
- prioritise previously developed land for re-use;
- take account price differentials between land designated for differing uses when deciding on the most productive use of land;
- develop car parking policies for non-residential development at the local level, setting standards for maximum standards, taking into account criteria that includes public transport accessibility, the need to encourage sustainable modes of transports and the differing needs of rural and urban areas.

20 **Securing a high quality and sustainable environment.** Local planning authorities should seek to ensure economic development is of high quality and inclusive design which improves the character and quality of an area and the way it functions. The design of new commercial development should address the challenges posed by climate change and the pressure on the natural and historic environment.

21. **Development Control.** When considering development proposals, local planning authorities will be required to:

- adopt an evidence-based approach to proposals which do not have specific support of plan policies;
- consider proposals favourably, unless the economic, social and/or environmental costs of development are likely to outweigh the benefits;
- take full account of the longer-term benefits.

22. In rural areas, accessibility should be recognised as a key issue and planning authorities should:

- support farm diversification;
- allow development in some sites even though they are not accessible by public transport;
- support sustainable rural tourism;
- support small scale economic developments in remote villages.

23. Finally if having taken account of the development plan and all material considerations the local planning authority propose to refuse a planning application, they would be required to set out clear reasons why, on the basis of the evidence, they have decided that the costs of the proposal outweigh the benefits.

**IMPLICATIONS OF REPORT**

24 This report has no implications.

Finance		Customer Services	
Human Resources		Equality and Diversity	
Legal		No significant implications in this area	√

**JANE E MEEK**  
**CORPORATE DIRECTOR (BUSINESS)**



<b>Background Papers</b>			
<b>Document</b>	<b>Date</b>	<b>File</b>	<b>Place of Inspection</b>
Consultation Draft Planning Policy Statement 4: Planning for Sustainable Economic Development	December 2007		Civic Offices, Union Street

<b>Report Author</b>	<b>Ext</b>	<b>Date</b>	<b>Doc ID</b>
Alison Marland	5281	18 February 2008	***

**Consultation Questions**

**Appendix 1**

1. Do the policies set out in draft PPS4 achieve the right balance between economic, social and environmental considerations? Will they help to deliver sustainable development?

**Comment:** *It is difficult to judge whether such policies will achieve this balance and therefore it is important to have in place a system that will monitor and review practices to help to deliver sustainable development.*

**2. The draft PPS proposes a stronger emphasis on the need for evidence, including economic evidence for plan, making and decision making? Do you agree that this is the correct approach?**

**Comment:** *There are often cases where more evidence would be useful, but the collection of evidence needs to be done in a consistent manner by regional authorities and local authorities. Hence the need for detailed guidance on what data needs to be collected.*

**3 If you agree that there should be a stronger emphasis on the need for evidence what are your views on the following:**

**- The need for final Planning Policy Statement to include a suggested list of data as at Annex A?**

**Comment:** *Annex A is only useful if there is sufficient information on what data needs to be collected. It needs to be finalised to allow the cost of collection to be calculated and also to identify what professional expertise is required...*

**- Are there any data/forecasts that should be excluded or added to the proposed list?**

**Comment:** No comments

**- Could the proposed data and forecasts help to form part of the proposed new economic assessment that, subject to separate consultation, Local Authorities would be required to carry out?**

**Comment?** Yes, they would but it is questionable whether local authorities would have the in house skills to analyse and assess this information, so requiring consultants to undertake this work on their behalf.

**What is the most appropriate level at which data should best be collected: regional, sub regional or local level?**

**Comment?** *It should be collected at all three levels but with duplication of information kept to a minimum but which allows analysis at the three levels or where there is joint working between authorities.*

**4 Is there a need for separate planning policy guidance on the use of Simplified Planning Zones as set out in Planning Policy Guidance Note 5?**

**Comment:** *Yes, to be consistent and to keep guidance up to date.*

**5 Do you agree that the methodology used to determine sub-regional housing markets provide an appropriate proxy for determining economic markets?**

**Comment:** Not sure of the methodology

**6 Is the approach to the location and development of B1 offices suitably flexible to meet the needs of business, whilst delivering sustainable development?**

**Comment:** It needs to remain flexible to meet the needs of business but it is debatable whether it always delivers sustainable development in the form of reducing dependence on the private car.

**7 Is the less prescriptive approach to non-residential car parking suitably responsive to the needs of business in the context of the objectives in Paragraph 4 of PPG13 Transport?**

*Comment: Car parking standards will need to be thorough to take into account different businesses and their requirements. However such a scenario does not take into account change of businesses on a site. This might prove detrimental to an area because the size of the site cannot accommodate the use or the users.*

**8 Do you agree that employment sites should not be retained as such if there is no reasonable prospect of them coming forward for development during the plan period?**

*Comment: If this proviso is kept in the finalised guidance, it will allow owners of employment sites to not allow the site to be developed for that use, but hold out for other uses when there is a review of sites. Although consideration can be given to mixed use, there will automatically be a presumption for residential use.*

**9 Does this draft Planning Policy Statement deal adequately with the particular needs of rural areas?**

*Comment: No, there needs to be more detailed guidance.*

**10 Will this draft Planning Policy Statement have an impact upon the “equality strands”, and particularly on the Gender, Race and Disability strands? If not should it? We particularly welcome the views of organisations and individuals with specific expertise in these fields.**

**No Comments -**

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Report of	Meeting	Date
Corporate Director (Business)	Development Control	4 March 2008

## **GUIDING PRINCIPLES FOR DEVELOPMENT OF THE BOTANY/ GREAT KNOWLEY SITE**

### **PURPOSE OF REPORT**

1. To advise Members of responses received following further consultation including a workshop seminar on the Guiding Principles document for the development of the Botany /Great Knowley site and to approve the document as attached.

### **RECOMMENDATION(S)**

2. The Executive Cabinet approves the Guiding Principles document for the development of the Botany /Great Knowley site, with any minor textural amendments delegated to the Corporate Director (Business).

### **EXECUTIVE SUMMARY OF REPORT**

- 3 The Botany/Great Knowley site has long been earmarked for employment development. It remains appropriate for this use and is probably needed more than ever before. There is no quick and easy way to re-allocate the site and in any event attempts by the Council to do this may not be within the authority's control or in the best interests of the Borough. It would undermine efforts to foster local economic growth and employment creation. Any development on the site will need to be designed to a visually high standard and be well co-ordinated with any other proposals on the site.
- 4 The Guiding Principles document, which takes account of relevant highways, ecological and landscape considerations, provides guidance and advice to developers so as to ensure the highest quality design and layout for any potential development of the Botany/Great Knowley site. Following further consultation and a workshop with interested parties on the Guiding Principles document it has been amended to provide a comprehensive checklist of requirements that need to accompany any planning application.

### **REASONS FOR RECOMMENDATION(S)**

#### **(If the recommendations are accepted)**

- 5 To adopt the Guiding Principles document and thereby put in place positive guidance to developers to promote a high quality designed development of this site.

### **ALTERNATIVE OPTIONS CONSIDERED AND REJECTED**

- 6 The only other alternatives would be to withdraw the document. However this option is unwarranted because following the recent consultation the document can be adopted with appropriate amendments.

### **CORPORATE PRIORITIES**



7 This report relates to the following Strategic Objectives:

Put Chorley at the heart of regional economic development in the Central Lancashire sub-region	√	Develop local solutions to climate change.	√
Improving equality of opportunity and life chances	√	Develop the Character and feel of Chorley as a good place to live	√
Involving people in their communities	√	Ensure Chorley Borough Council is a performing organisation	√

**BACKGROUND**

8 The Executive Cabinet considered a report on 26 June 2007 outlining the background to the identification of the site for employment purposes in the initial Chorley Borough Local Plan, after taking account of the need to provide a variety and mix of employment opportunities throughout the Borough. The report also clarified that any revision of the Local Plan Review policies would entail long and complex processes within the Local Development Framework regime, highlighting the risk of substantial compensation claims arising from any move to pursue other routes.

9 The Executive Cabinet resolved:  
 1) That the Council uses all reasonable endeavours to seek a re-allocation of the site through the formal Local Development Framework process.  
 2) The Guiding Principles document be endorsed for further consultation, including a workshop seminar with the local residents’ group.

10 In September 2007 two of your officers and Councillor Malpas met a core group of nearby residents who had raised areas of concern with the development of the site and the Guiding Principles document. These concerns are covered in Appendix 1 (pages 5-6). Also in September the employment allocation on this (and other sites) in the Local Plan was confirmed as being ‘saved’ by the Government Office for the North West.

11 Your officers subsequently drafted further amendments to the Guiding Principles document following further discussion with Lancashire County Council as the Highway Authority. The Highway Authority had confirmed that the preferred means of access into the site could be off the A674 roundabout giving access to the Botany Bay village or a new access arm coming off the A674 roundabout.

**CONSULTATION RESPONSES**

12 In November 2007 all those on the petition (Chorley residents objecting to the site’s allocation), other interested parties, landowners and organisations such as the Highways Agency, received a letter asking for views on the amended document, listing the areas of concern from the nearby resident’s group and asking for interest in attending a workshop to discuss any issues and solutions in more depth. Over 900 letters were sent out.

13 Seven written responses were received from the November 2007 consultation, of these 4 were private individuals and three were organisations (The Highways Agency, Lancashire County Council and British Waterways). The replies and the Council’s proposed response is attached at Appendix 1 (pages 1-4).

14 Your officers held a workshop on the Guiding Principles document on 23 January 2008. Eight local residents and three organisations (Highways Agency, Lancashire County Council as Highway Authority and a local agent representing two landowners) attended. A copy of the meeting notes is attached at Appendix 2.

15 The Guiding Principles document has been amended (see bold underlined text) in light of some of the consultation responses and is attached at Appendix 3. The main changes proposed are to:

- Expand the Design section to be more specific on external appearance and layout requirements. This to include consideration of the site’s land form and character, building materials, protection of Footpath Number 26 and provision for new internal pedestrian/cycling links to Footpath Number 26, and where an access crosses the canal there should be a pedestrian/cycle link onto the Leeds and Liverpool Canal towpath to improve existing walking and cycling networks (page 2, Appendix 3);
- Expand paragraph 13 on the integration of energy conservation and renewable energy provision in the scheme (page 3, Appendix 3);
- Expand the advice from the Highway Agency to reiterate the need for a comprehensive travel plan to achieve sustainability proposals on this site (page 5, Appendix 3);
- Following public health guidance on creating environments to encourage physical activity from the National Institute for Health and Clinical Excellence (January 2008), insert that the scheme should promote and create built or natural environments that encourage physical activity as a routine part of the daily life and ensure the new workplaces are linked to walking and cycling networks (page 3, Appendix 3)
- Insert a new section on noise design advice for new industrial use next to residential use and require a full noise impact assessment to be undertaken as part of information for the planning application submission (page 5 &6, Appendix 3)

**PROPOSED WAY FORWARD**

16 The consultations held with all parties, including the residents, have been very constructive. Those residents that have taken the opportunities to actively engage have appreciated that the Council could be faced with a planning application at any time for this site making it appropriate for a fully comprehensive Guiding Principles document to now be finalised and issued. The consultation engagement has therefore concentrated on improving the document in the manner now indicated in the appendices to this report.

17 Your Officers will still need to consider whether any changes should be put forward to the allocation of this land in the Local Development Framework. However even if the site is not the subject of planning applications in the meantime, the early indications from ongoing work on a Borough-wide employment land review being prepared by consultants, are that this is a good site for business development and is needed for such purposes. In the face of such evidence any proposals to delete the allocation are not likely to find favour with the Local Development Framework examining Inspector.

**IMPLICATIONS OF REPORT**

18 The report has no implications.

Finance		Customer Services	
Human Resources		Equality and Diversity	
Legal		No significant implications in this area	√

**JANE E MEEK**  
**CORPORATE DIRECTOR (BUSINESS)**

<b>Background Papers</b>			
<b>Document</b>	<b>Date</b>	<b>File</b>	<b>Place of Inspection</b>
Executive Committee Report Land Allocated at Botany/ Great Knowley, Chorley	26 June 2007	***	Union Street

<b>Report Author</b>	<b>Ext</b>	<b>Date</b>	<b>Doc ID</b>
Alison Marland	5281	18 February 2008	***



**Botany Bay/Great Knowley Consultation Responses Received (November 2007) Appendix 1**

Name	Response	Council Response
P & S Currall.	<p>Include restrictions to prevent parking on all side roads (entrances to Great Knowley and Merton Grove etc.) for a minimum distance to keep access clear at all times.</p> <p>Minimise the carbon footprint of the site by insisting that all sources of energy capture and reuse are incorporated in both the construction and operational phases of the project</p>	<p>The amount of development and access to the development will need to be designed to maximise opportunities to travel to the site by public transport therefore preventing overspill into the surrounding areas. Parking should be in line with the Joint Lancashire Structure Plan 2001 – 2016 (JLSP) Parking Standards, the level being informed by a completed accessibility questionnaire (see Table C of JLSP Parking Standards).</p> <p><b>Amend para 13</b> at Design Section. <b><u>“The integration of energy conservation will be achieved through means of design, materials, orientation and layout. Refer to the Sustainable Resources Submission Development Plan Document and in any event include appropriate renewable energy provision to achieve a 10% reduction in carbon emissions or any higher figure that may apply at the time.”</u></b></p>
Howerd Booth	<p>The site should accommodate no less than 80% B1 uses.</p> <p>Applicants will need to prepare a statement to prove that there are no more suitable sites in Chorley Town Centre.</p> <p>A contextually appropriate and high quality place will be required in terms of the amount of development, its layout, scale (height and massing of buildings), appearance, landscape setting, accessibility, and coherent and clear image.</p> <p>Building must not take place within 20m of the canal or any boundary.</p>	<p>The site should accommodate a balanced mix of office and general industrial employment uses. Any change to increase the % of office accommodation on this site would reduce choice and site location for employers in the Borough and may adversely impact on Chorley town centre as well as sustainable travel. The Council are committed to providing a choice of employment sites and to meet a range of needs and uses of different types of employers. See also Highway Agency comments below on trip generation for 50% B1 use of the site.</p> <p>It is a requirement in the document that an applicant will have to apply a sequential test if they are proposing office development on the site. <b>Insert at para 7:</b> “In terms of office development <b>on the site</b>, applicants should apply a sequential test (as set out in Planning Policy Statement 6: Planning for Town Centres) and so conform to the requirements of the Joint Lancashire Structure Plan Policy 17. Applicants will need to prepare a statement to show <b>proof</b> that there are no more suitable sites in Chorley Town Centre”.</p> <p>A Site Level Survey showing contours and breaks of slope will determine where buildings can be located. The document states in paragraph 10 that an appropriate balance between buildings (footprint and massing) and the spaces around and between them will be of critical importance.</p> <p>Landscaping around the entire site and Blackburn Road will be considered within the Landscape Impact Assessment to be submitted as part of the planning application. Insert additional reference at para 9 to <b><u>“appropriate boundary treatment”</u></b>.</p>

Careful attention should also be paid to the creation of high quality public space. An appropriate balance between buildings (footprint and massing) and the spaces around and between them will be of critical importance. Designs in the master plan must make provision for a green space/park area of minimum 250m2.

Footpath Number 26 and the canal must be maintained and upgraded in terms of surfacing so that it is adequate for cyclists.

Design considerations should include the integration of renewable energy into the scheme to result in the equivalent of saving 10% of carbon emissions.

Signage must be limited to 3m2 per office/unit and there should be no freestanding illuminated signs other than necessary highway signage.

Include sound proof/light proof boundary fencing to protect local residents from noise and light pollution.

The location of a green/park area in this locality is not suitable because of the conflict of uses imposed by the proposed employment development such as the manoeuvring of vehicles to service premises and confined spaces. This whole area borders extensive countryside allowing for access to leisure pursuits such as walking.

Insert at paragraph 12: "Footpath Number 26 is to be maintained and upgraded in terms of surfacing. **The openness of this footpath should be maintained.**"

The Leeds and Liverpool Canal towpath will not form part of the Botany/Great Knowley site planning application as the towpath is adjacent to the west bank of the canal and not part of the development site.

Some improvements will be made to the Canal towpath in this locality following the approval of 3 office blocks at land to the south of Botany Bay Mill (07/0062/FULMAJ). The applicant included the Canal towpath within the red edge on the location site plan and has agreed to undertake improvement works to upgrade the Canal towpath.

**Amend para 13 at Design Section. "The integration of energy conservation will be achieved through means of design, materials, orientation and layout. Refer to the Sustainable Resources Submission Development Plan Document and in any event include appropriate renewable energy provision to achieve a 10% reduction in carbon emissions or any higher figure that may apply at the time."**

Signage will need separate consent through the Advertising Regulations

Solid wooden fencing around the entire site and Blackburn Road would urbanise this site and would enclose the canal frontage.

At the detailed planning stage appropriate, segregated levels of lighting could be agreed. Minimum amounts of lighting could be required along the canal side and along tree corridors.

**Insert at paragraph 36 request for a Full Noise Scheme Assessment as part of the planning application submission requirements. There is a need for a full Noise Scheme Assessment to be undertaken before the Council can advise on either the need or the extent of noise restrictions.**

**Insert after paragraph 31 new heading and paragraphs on Noise Design Advice.**

		<p><u>“Noise Design Advice for New Industrial Use next to Residential Use PPG24 states that local planning authorities must ensure that development does not cause an unacceptable degree of disturbance, while at the same time not placing unreasonable restrictions on development and to allow for the creation of jobs and the construction and improvement of essential infrastructure. It accepts that development of this nature will generate noise.</u></p> <p><u>The following advice aims to protect the present and future occupiers of residential properties from new industrial or commercial noise</u></p> <p><u>Developers should carry out an assessment in accordance with BS4142 to determine the rating level of the new development. It is recommended that during normal daytime hours (0700 to 2300 hours), the BS4142 rating level, measured over 1 hour, should be 5dB below the background (L<sub>A90</sub>). During the night-time period (2300 to 0700 hours), the BS4142 rating level, measured over 5 minutes should be 5dB below the background (L<sub>A90</sub>).</u></p> <p><u>The assessment should be carried out at the site boundary or at the nearest noise sensitive premises depending on the circumstances. These noise levels are intended to ensure that existing noise sensitive premises and land which may be used for noise sensitive development in future does not become blighted by noise.</u></p> <p><u>Consent Under the Control of Pollution Act</u>  <u>An applicant will also need to consider noise, vibration, dust etc from the construction process. An applicant is advised to apply to the Council for a prior consent under the Control Of Pollution Act. The Council will be able to restrict times and noise limits for the construction phase of the development”.</u></p>
<p>Stuart Litwinski</p>	<p>Loss of green field land and the effect it will have on ecology in the surrounding area. Do we really need more offices; is this making make best use of this land? We already have a large business development nearby on the old ROF site.</p>	<p>The Botany/Great Knowley site has been earmarked for employment development since 1991. It remains appropriate for this use and is probably needed more than ever before to foster local economic growth, employment creation and to offer a choice of employment sites. Any development on the site will need to be designed to a high standard and be well co-ordinated with any other proposals on the site – hence the need for the Guiding Principles.</p>
<p>British Waterways</p>	<p>Request the developer(s) of the Botany/Great Knowley site fund the upgrading of the short remaining stretch of the canal. In addition make an annual maintenance contribution for at least 10 years, to cover the cost of any necessary repairs to the towpath surface, litter collection and weedkilling as well as litter removal</p>	<p>The Leeds and Liverpool Canal towpath will not form part of the Botany/Great Knowley site planning application as the towpath is adjacent to the west bank of the canal and not part of the development site.</p> <p>Some improvements will be made to the Canal towpath in this locality</p>

<p>Mrs Riding</p>	<p>K.I.</p>	<p>following the approval of 3 office blocks at land to the south of Botany Bay Mill (07/0062/FULMAJ). The applicant included the Canal towpath within the red edge on the location site plan and has agreed to undertake improvement works to upgrade the Canal towpath.</p>
<p>Lancashire County Council</p>	<p>As there is a perfectly good site nearby (Buckshaw village) and factory units at the Chorley North site, more developments are not needed in this area. It will be difficult and costly to not go ahead with the development of the Botany Bay/Gt Knowley site. It would be regrettable to lose more green fields just because they are so close to the M61.</p>	<p>The Botany/Great Knowley site has been earmarked for employment development since 1991. It remains appropriate for this use and is probably needed more than ever before to foster local economic growth, employment creation and to offer a choice of employment sites. Any development on the site will need to be designed to a high standard and be well co-ordinated with any other proposals on the site – hence the need for the Guiding Principles.</p>
<p>Highway Agency</p>	<p>The Guiding Principles are welcomed and appear to highlight the issues relevant to the site. Chorley Council will need to be satisfied that development of this site will not result in an overprovision of employment land in Chorley. Welcome the addition of the Ecology and Biodiversity statement. Also add a contact for Public Rights of Way issues Tony Alker (Principal PROW Officer, 01772 533723).</p>	<p><b><u>Insert: Contact Details: Public Rights of Way issues Tony Alker (Principal PROW Officer, 01772 533723).</u></b></p>
<p></p>	<p>If this site is to form part of the overall Local Development Framework allocations then a sound evidence base relating to sustainability will need to be produced in order to justify its location. Owing to the high percentage of B1 Office (50% of development), the site, when fully developed, is likely to generate in excess of 600 trips in the morning peak. Many of these trips will arrive via M61 J8 and will have a significant impact on its operation. Such a large generation figure raises questions in relation to the sustainability of the site in terms of its access by means other than the private car (particularly single occupancy cars). The bulk of these trips will result from the B1 office element. Could this element of the proposals be reduced? If sustainability is to be achieved, a comprehensive travel plan with associated ITB measures will need to be at the forefront of any proposals, with genuine trip forecast reductions. Monitoring regimes will also need to form part of the proposals to ensure that targets are both achieved and adhered to.</p>	<p>Comments Noted. Insert new para in Access- Highways Agency section: <b><u>if sustainability is to be achieved, a comprehensive travel plan with associated Influencing Travel Behaviour (ITB) measures will need to be at the forefront of any proposals, with genuine trip forecast reductions. Monitoring regimes will need to form part of the proposals to ensure that targets are both achieved and adhered to.</u></b></p>

## Areas of Concern Raised by Core Group of Residents September 2007

Areas of Concerns	Council Response
Piecemeal Development –not permitted. Require "will not be permitted"	The Council will not grant permission for this site until an appropriate Masterplan has been submitted as part of a planning application. It is unlikely the whole site will be constructed in one following an approved MasterPlan. It is more likely to be developed piecemeal because of the size of the site.
Use type 80% B1 offices	See Howerd Booth response Page 1
Proof of office availability within Chorley	See Howerd Booth response Page 1
Site Design-no building within 20m of any boundary	See Howerd Booth response Page 1
Maximum Noise Levels -75db	See Howerd Booth response Page 2 and 3
Landscaping and solid wooden fencing around the entire site and Blackburn Road	See Howerd Booth response Page 2 and 3
Max building height 6m	It is appropriate that heights should vary on this site, providing the concern below is not prejudiced and will achieve the aims of the residents to keep the building heights below the level of Blackburn Road.
Max roof height to be below ground level of Blackburn Road	Insert new bullet point at paragraph 10: <b>Building materials should be sympathetic to the local area and be predominantly of red brick and tile roof construction. Maximum roof height should be below the ground level of Blackburn Road.</b>
Building Construction red brick and tile roof	See response above
Footpath maintained and "green" kept minimum 10m either side	See Howerd Booth response Page 2
Green/park area with children's play area with facilities between Blackburn Road and Canal adjacent to the footpath	The location of a green/park area with children's play area in this locality is not suitable because of the conflict of uses imposed by the proposed employment development such as the manoeuvring of vehicles to service premises and confined spaces. The Council are unlikely to endorse such a children's facility unless it was overlooked by existing residential properties. Furthermore this whole area borders extensive countryside allowing for access to leisure pursuits such as walking.
Light order/control	At the detailed planning stage appropriate, segregated levels of lighting could be agreed to ensure there is no harm to ecological issues such as bats. Minimum amounts of lighting could be required along the canal side and along tree corridors
Signage –max signage per 3m squared. Not illuminated, Not placed closer than 10m apart.	Signage will need separate consent through the Advertising Regulations.
Ecological issues-animals protected/moved	A site survey and ecological survey is required to be submitted as part of a planning application to inform design. Certain plants and animals are protected by the Wildlife and Countryside Act 1981. European protected species, which include all species of bats in Britain, are given additional

<p>Transport Access- via Botany Roundabout only</p> <p>Provision of traffic lights at Blackburn Road/Millennium Way</p> <p>Parking enforcement on Blackburn Road</p> <p>Cycleway along canal resurfaced</p> <p>Tree Preservation Order with 100k fine per tree/shrub</p>	<p>protection under the Conservation (Natural Habitats etc) Regulations 1994.</p> <p>Lancashire County Council as Highway Authority has confirmed access should be off road to Botany Bay village or off fifth arm of A674 roundabout. No access will be permitted off Blackburn Road.</p> <p>The Blackburn Road/A674 junction will have traffic lights installed in the spring of 2008.</p> <p>See response to P &amp; S Curral Page 1</p> <p>See British Waterways response Page 3</p> <p>The maximum fine for destruction of a tree(s) subject to a Tree Preservation Order is £20,000 (Crown Court)</p> <p>The Council has prepared Supplementary Planning Guidance on Trees and Development (1999) to help developers incorporate trees into their designs and to understand how to protect trees during the development process. Reference to this guidance will be inserted in the Guiding Principles document.</p>
<p>Shrubs kept for bats and included in Tree Preservation Order</p>	<p>A Tree Preservation Order does not protect shrubs only trees of amenity value, which make a significant contribution to the visual quality of the environment both in countryside and towns. Landscaping details will be considered in detail as part of the ecological survey and the Landscape Impact Assessment both required to be submitted as part of the planning Application.</p>

**APPENDIX 2**

**BOTANY/GREAT KNOWLEY WORKSHOP**

Wednesday 23 January 2008

**Attendance:**

**Residents:** Alex Green, Mrs K Bertwistle, Mrs Taylor, Mr D.Fothergill, Anne Wilson,

**Residents and representing Inland Waterways:** Audrey Smith, David Smith

**Landowner:** W J Drinkwater

**Peter Gilkes:** Peter Gilkes Company

**Lancashire County Council Highway Authority:** Dave Allen, Alex Fogg (Bridges Division)

**Highways Agency:** Dave Wild

**Highways Agency Consultants:** Neville McKenzie

**Chorley Council:** Jane Meek (welcome and introductions), Julian Jackson, Alison Marland  
Councillor Peter Malpas, Councillor Adrian Lowe

**Apologies:** Janet Manning, Bernard Manning, Mrs Yamada, Howerd Booth, Councillor  
Marion Lowe, Councillor Dennis Edgerley

Jane Meek	Welcome and Introductions
Alison Marland	Presentation on the site description and features, planning policy status, guiding principles document requirements, consultation responses (November 2007) and Issues raised from this consultation. Both the presentation and issues raised from consultation with the Council responses are attached
Ann Wilson	Where will the access cross over the Leeds and Liverpool Canal?
Alison Marland Julian Jackson (CC)	The access will be either from the land on the west side of the canal or off a fifth arm of the roundabout on the A674. No decision has been made on where the access will cross over the canal as no detailed plans have been received by the Council.
Alex Fogg (LCC)	The location of the access over the canal is a matter for the developer. However detailed plans of the road layout and canal crossing need to be seen by LCC. There may be a replacement of the Knowley canal bridge but any proposal needs to show the provision of gradients to accommodate a bridge.
David Smith	Knowley Bridge is not listed.
Alex Green	The roundabout access and the number of cars coming to the site will impact on the surrounding area. There are already other proposals for the site west of the canal and land to the north of the A674 and a culmination of all these uses will have a traffic impact on the area and existing residents.
Alison Marland (CC)	Has resolved to approve a number of schemes on the different parts of the land to the west of the canal including office and industrial uses, a public house and hotel. Some of these schemes are subject to legal agreements that have not yet been finalised.
Dave Wild (Highways Agency)	A developer will need to provide a Transport Assessment to show how traffic generated by the site will be distributed onto the local road and motoway network. The developer will need to take account of all permissions granted for development such as those located on the

<p>Dave Allen (LCC)</p>	<p>opposite side of the canal. This development will not be looked at in isolation but must show all traffic likely to be generated from all schemes in the area.</p> <p>A developer will be required to provide a Travel Plan to show the peak traffic periods with the emphasis on reducing the number of car borne journeys to and from the site with workers to use alternative modes of transport. A developer contribution for public transport will be required as part of the Section 106 contributions.</p>
<p>Mrs Taylor</p>	<p>There is only a hourly bus service on Blackburn Road. There should be more public transport in this area. Blackburn Road is a hazard, as the speed limit extends from 30 miles an hour to 40 miles an hour and people do not keep to the imposed speed limits. The problem may not be resolved when the County Council install a long proposed pedestrian refuge crossing on Blackburn Road.</p>
<p>Alex Green</p> <p>Audrey Smith</p>	<p>There should be a pedestrian/cycle route on the east side of the canal which could through the Boatyard from Blackburn Brow.</p> <p>There is already an existing canal towpath on the western side of the canal. There should not be a need to provide another. The existing towpath should be improved to accommodate such users.</p>
<p>Julian Jackson (CC)</p>	<p>The Council will look at the provision/improving a pedestrian/cycle route.</p>
<p>Dave Allen (LCC)</p>	<p>Traffic lights will be installed at the junction of Blackburn Road and the A674 during 2008/9. This is a separate safety initiative.</p>
<p>Councillor Lowe</p>	<p>It is proposed there is only one access from the A674. There is to be no access off Blackburn Road so the proposed development will not exasperate the problem on Blackburn Road.</p>
<p>Audrey Smith</p>	<p>The traffic to be generated is one of the issues. When improvements are made they need to be continued to be monitored.</p>
<p>Mrs Taylor</p>	<p>This development will only add to the existing traffic generation, noise, lighting and safety issues which are created by existing developments in the area i.e. Chorley North Industrial Estate(noisy works) and Botany Bay Mill (helicopter flights and security lighting).</p>
<p>Alex Green</p> <p>Julian Jackson (CC)</p>	<p>What does Safeguarded Land mean for the land to the east of the Botany/Great Knowley site?</p> <p>The land is not earmarked for any use and the Council have made no decision on the land.</p>
<p>Peter Gilkes</p>	<p>Confirmed that this land had been recently sold.</p>
<p>Mrs Taylor</p> <p>Peter Gilkes</p>	<p>Will the value of properties go down in the Blackburn Road area as a result of this proposed development and because of the loss of views?</p> <p>There is no need to lose a view in this locality because of the nature of the slope and topography.</p> <p>In my experience people are more likely to be put off when they do not know what is to be developed, than when development has taken place.</p>
<p>Audrey Smith</p>	<p>To reduce the number of car parking spaces on the site, could cars be accommodated on the Botany Bay Mill car park between Mondays to Friday?</p>



Julian Jackson (CC)	The Council could not require this to happen..
Alex Green	Is the road from the A674 roundabout to the site west of the canal adopted?
Alison Marland	None of the road is adopted from the roundabout. Part of the road into this site has been constructed to adoptable highway standards, but the road has only been given a temporary planning consent and this needs to be renewed regularly. Any access proposed from this road with a crossing to the Botany/Great Knowley site, would need to be realigned.
Ann Wilson	The town turns its back on the canal and any scheme in this locality should respect the canal.
Audrey Smith	The canal in this locality does not attract or direct visitors to amenities, facilities, chorley town. The canal should be marketed and there should be some visitor boards, signposting in this locality. To lose the water frontage would be a sad loss.
Alison Marland (CC)	The Council will give consideration to this proposal.
Councillor Malpas	Has consideration been given to the type of schemes that would be accepted on this site? Do you have any examples?
Alison Marland	There are few examples but the B1 office development would probably take the form of separate units similar to those at Ackhurst Park. There would need to be a range in size of B2 units but large sheds would be unacceptable. The Council will need to look at external construction materials and the Guiding Principles document has a lengthy section covering design.
Alex Green	Please take great care with the visual impact and aesthetics of any scheme, maintain the attractiveness of the Leeds and Liverpool Canal.
Alison Marland	Following the feedback from this workshop, the Guiding Principles document will be amended and taken to an Executive Cabinet meeting for determination.

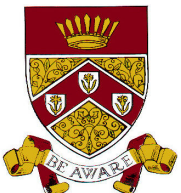
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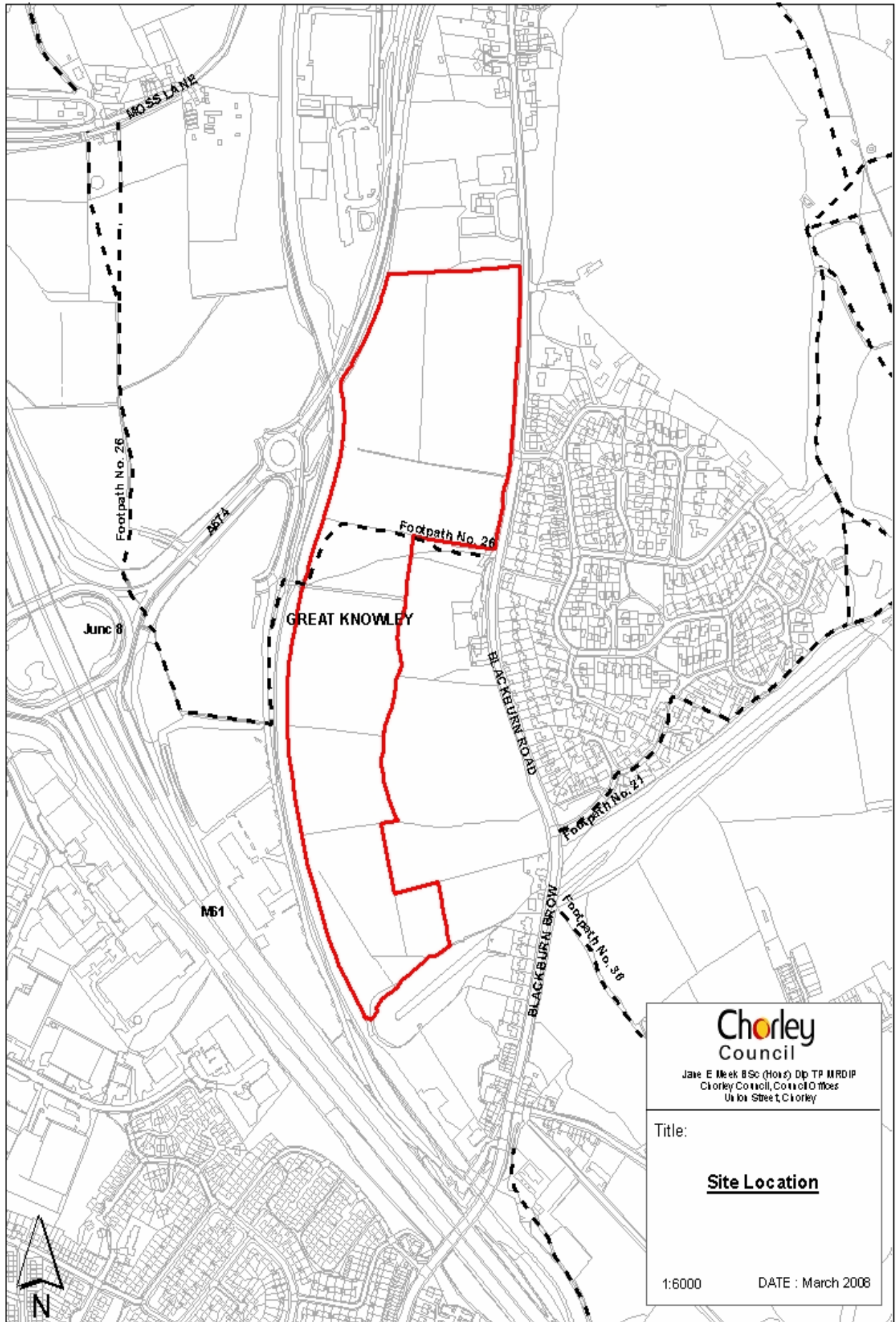
APPENDIX 3

**GUIDING PRINCIPLES  
FOR DEVELOPMENT OF  
THE BOTANY/GREAT KNOWLEY SITE**

**March 2008**







## INTRODUCTION

- 1 Planning Policy Statement 1 (PPS1) underlines that good design is indivisible from good planning. This guidance note is intended to assist the design process that should be undertaken by those considering the development of the Botany/Great Knowley site.

## LOCATION AND SITE DESCRIPTION

(See site location plan)

- 2 The essentials of the site are:
  - Large, prestigious and visually prominent sloping greenfield site of 14.1 hectares.
  - Situated off the A674, 2.5km to the north east of Chorley Town, in close proximity to junction 8 of the M61 motorway.
  - The western boundary comprises the Leeds – Liverpool canal.
  - The northern boundary is bounded by the A674 and Green Belt.
  - Blackburn Road forms part of the eastern boundary, together with an area of land allocated in the adopted Local Plan Review as an Area of Safeguarded Land. This same land and a former railway embankment mark the southern end of the site.
  - The site is currently used as grazing land.
  - A public footpath (number 26) runs through the site between Blackburn Road and a crossing over the Leeds and Liverpool canal at Knowley Bridge (Bridge 79).
  - The site contains a large number of trees, which are protected by a Tree Preservation Order (TPO) – see plan at the back of the document.

## REQUIREMENTS

### General

- 3 A comprehensive Master Plan for the whole site will be required as part of any outline planning application.
- 4 Piecemeal development will only be permitted in conformity with the approved Master Plan. Detailed applications for the separate parcels should only be submitted in line with the Master Plan otherwise such applications are likely to be refused planning permission.
- 5 The site is allocated under Policy EM1.4 of the adopted Chorley Borough Local Plan Review (August 2003) for B1 (Business (Offices/Light Industry)) and B2 (General Industry) uses. Policy EM2 covers development criteria for industrial/business development. **These policies have been saved.**
- 6 The site should accommodate no more than 50% B1 uses with the remainder comprising B2 uses to form a prestigious business park.
- 7 In terms of office development **on the site**, applicants should apply a sequential test (as set out in Planning Policy Statement 6: Planning for Town Centres) and so conform to the requirements of the Joint Lancashire Structure Plan Policy 17. Applicants will need to prepare a statement to show **proof** that there are no more suitable sites in Chorley Town Centre.
- 8 The above requirement stems from the fact that certain policies including Policy EM1 (Employment Land Allocations) of the adopted Chorley Borough Local Plan, August 2003 are not in general conformity with the Replacement Joint Lancashire Structure Plan 2001-2016 (adopted March 2005). The Joint Lancashire Structure Plan Policy 17 states where office development should be located and that a local authority will need to assess the proportion of the overall land allocation, set out in JLSP Policy 14, which should be allocated to office

development (Use Class B1a). Policy EM1 as adopted does not take on board the requirements of JLSP Policy 17 or quantify the amount of land allocated specifically for office development.

### Design

- 9 Any scheme should make a positive contribution to the local environment **and consider the site's land form and character**. To this end, it should respond to the physical features of the site, its topography, boundary treatment, landscape features (including protected trees) and ecology; **biodiversity**, views into and out of the site; access into/out of and **circulative requirements** around the site for vehicles, and pedestrians **and cyclists**; existing services; and neighbouring uses (including the canal). A contextually appropriate and high quality place will be required in terms of the amount of development, its layout (**routes and building blocks**), scale (height and massing of buildings), appearance (**detail and use of materials**), landscape setting, **appropriate boundary treatment**, accessibility, and coherent and clear image. Early discussion with the Council is strongly advised.
- 10 Careful note should be taken of the following:
- The scheme should ensure that the developed site has its own identity. To this end, careful layout, good looking, innovative building design will be required. Over-elaborate detailing, **and size** should be avoided and, given local topography, special attention should be paid to roofscapes.
  - **Building materials should be sympathetic to the local area and be predominantly of red brick and tile roof construction. Maximum roof height should be below the ground level of Blackburn Road.**
  - Careful attention should also be paid to the creation of high quality public space. An appropriate balance between buildings (footprint and massing) and the **relationship of spaces** around and between them will be of critical importance.
  - The Leeds Liverpool canal is an important heritage and leisure asset and many canal-related structures within the Borough are listed as buildings of historic or architectural importance. The design of buildings fronting the canal and of any new structure crossing the canal should therefore respect the significance of the waterway in these terms. More particularly, any new bridge across the canal will be expected to safeguard and make a positive contribution to the distinctive character of local canal architecture.
- 11 Scheme design should take account of permissions granted for development on the opposite side of the Canal (Site EM1.9), so as to ensure compatibility between the two developments, and, in particular, to maintain the landscape dominated character of this section of the canal. At any one point, only one side of the Leeds and Liverpool Canal should have buildings fronting directly onto the canal and the other side should **where possible** be heavily landscaped **and maintain the openness of the canal** to avoid creating a corridor of development. **The opportunity to introduce a new pedestrian and cycleway on the east side of the canal should be taken as well as ways to encourage canal users to access local existing shopping and other services.**
- 12 Footpath Number 26 is to be maintained and upgraded in terms of surfacing. **The openness of this footpath should be maintained to make it safe, attractive and welcoming to all users. There should be provision for new internal pedestrian/cycling links to Footpath Number 26, and where an access crosses the canal there should be a pedestrian/cycle link onto the Leeds and Liverpool Canal towpath to improve existing walking and cycling networks.**

#### **Contact details:**

**Public Right of Way Issues Tony Alker (Principal ProW Officer) (01772) 533723  
tony.alker@env.lancscc.gov.uk**



- 13 ~~Design considerations should include the integration of renewable energy into the scheme to result in the equivalent of saving 10% of carbon emissions.~~ **The integration of energy conservation will be achieved through means of design, materials, orientation and layout. Refer to the Sustainable Resources Submission Development Plan Document and in any event include appropriate renewable energy provision to achieve a 10% reduction in carbon emissions or any higher figure that may apply at the time.**
- 14 Scheme design should take account of the need to promote safety and security of people, place and buildings.
- 15 Scheme design should promote and create built or natural environments that encourage physical activity as a routine part of the daily life and ensure the new workplaces are linked to walking and cycling networks. (See National Institute for Health and Clinical Excellence public health guidance on creating environments to encourage physical activity).**
- ~~16~~ Careful attention should be paid to the need to create a high quality landscaped setting for the built development, including boundary treatment. It should be noted that, in order to establish the landscape framework for development, peripheral and structural planting (native species) will be required in the first season after planning permission is granted / development commences and ornamental and/or native planting to soften hard landscaping on completion of the building works.

### **Ecology and Biodiversity**

- ~~17~~ Careful recognition should be paid to the requirements of Planning Policy Statement 9: Biodiversity and Geological Conservation. The Key Principles of PPS9 ensure that the potential impacts of planning decisions on biodiversity and geological conservation are fully considered. These include that development plan policies and planning decisions:
- i) should be based upon up-to-date information;
  - ii) should aim to maintain, and enhance, restore or add to biodiversity and geological conservation interests;
  - iii) plan policies on the form and location of development should take a strategic approach to the conservation, enhancement and restoration of biodiversity and geology, and recognise the contribution that sites, areas and features, both individually and in combination, make to conserving these resources;
  - iv) planning policies should promote opportunities for the incorporation of beneficial biodiversity and geological features within design of developments.
- ~~18~~ Planning Policy Statement 9 deals with Networks of Natural Habitats which provide a valuable resource, can link sites of biodiversity importance and provide routes or stepping stones for the migration, dispersal and genetic exchange of species in the wider environment. Local authorities should aim to maintain networks by avoiding or repairing the fragmentation and isolation of natural habitats “this may be done as part of a wider strategy for the protection and extension of open spaces and access routes such as canals and rivers, including within urban areas”.
- ~~19~~ Planning Policy Statement 9 also states “that development proposals provide many opportunities for building-in beneficial biodiversity or geological features as part of good design. When considering proposals, local planning authorities should maximise such opportunities in and around development, using planning obligations where appropriate”.
- ~~20~~ A site survey and ecological survey is required to inform design. The site’s location within an “intermediate” Natural Heritage Zone is a consideration (Policy 21 of the Joint Lancashire Structure Plan Landscape and Heritage Supplementary Planning Guidance). In addition the



emerging Regional Spatial Strategy, Policy EM1 dealing with Heritage and Policy EM3 dealing with Green Infrastructure need to be considered.

**Contact Details:** John Jones (01772) 534171  
john.jones@env.lancscc.gov.uk

### Access

2120 Three potential Development Access points are shown on the Proposals Map of the Local Plan Review. However, now that the A674 roundabout giving access to Botany Bay village is available, this or a new access arm coming off the A674 roundabout are the preferred means of access. Lancashire County Council as Highway Authority would not support access from Blackburn Road. The Blackburn Road/A674 junction will have traffic lights installed in the spring of 2008.

#### Highway Authority Contact Details:

David Allen (01772) 533855 david.allen@env.lancscc.gov.uk  
Paul Dunne (01772) 530175 paul.dunne@env.lancscc.gov.uk

2224 There needs to be cooperation between the relevant landowners on both sides of the canal to make sure the road proposals can accommodate the necessary link over the canal to access the site, and to provide the infrastructure to serve all the development plots. The Borough Council will not grant planning permission for this site until the adjacent site, known as EM1.9 (Botany Bay), is under construction. The Council need to see a commitment that Site EM1.9 will be developed and the access arrangements are in place before this site comes forward for development.

2322 Any existing or proposed retaining structures supporting the highway or properties, including highway bridges, culverts and footbridges encountered/proposed on or access to the site must be notified and discussed initially with the relevant officer of the Lancashire County Council, Highways and Environment Management, Bridges Division.

**Contact Details:** Alex Fogg, (01772) 53 4624  
alex.fogg@env.lancscc.gov.uk

2423 If access into the site is proposed via a new canal bridge over the Leeds and Liverpool Canal, early discussion is advised with British Waterways and owners of the adjacent site EM1.9 (Botany Bay). Any new bridge will need to revert to private ownership. The developer should contact British Waterways as soon as possible to agree any necessary future stoppages.

**Contact Details:** Alison Truman (01942) 405774  
alison.truman@britishwaterways.co.uk  
www.britishwaterways.co.uk

2524 The Highways Agency should also be consulted at the onset because of the proximity of the site to the M61, junction 8 and how development would affect this part of the network; the design stage and the green travel plan.

**Contact Details:** David Wild (0161) 9305768  
david.wild@highways.gsi.gov.uk

25 The Highway Agency have indicated they require a Transport Assessment to be submitted in accordance with DfT Circular 02/2007 and Guidance on Transport Assessment (GTA), 2007. As the site is undeveloped at present, all trips generated by the site will be new to the network and could generate significant levels of traffic in the AM and PM peaks which could potentially have a material impact on the strategic highway. It is important for the Highway

Agency to understand how traffic generated by the site will be distributed onto the local and trunk road network. It is also important to take into account the permissions for development located on the opposite side of the canal at Site EM1.9.

**27 If sustainability is to be achieved, a comprehensive travel plan with associated Influencing Travel Behaviour (ITB) measures will need to be at the forefront of any proposals, with genuine trip forecast reductions. Monitoring regimes will need to form part of the proposals to ensure that targets are both achieved and adhered to.**

2826-The Highway Agency wish to see the following matters raised within a site masterplan:

- A full site Travel Plan providing, in outline form, a set of principles that would limit use of the private car, and promote viable, sustainable alternatives to all users. It would form the basis for all subsequent development proposals.
- Consideration of the whole site within the Agency's Influencing Travel Behaviour (ITB) initiative.
- Identification of maximum parking standards (by use class) for the whole of the site, using the parameters identified within the Joint Lancashire Structure Plan 2001- 2016.
- An accessibility mapping exercise for the whole site to determine strategic accessibility (by journey time) by car and public transport beyond its immediate environs.

2927-Parking should be in line with the Joint Lancashire Structure Plan 2001 – 2016 (JLSP) Parking Standards, the level being informed by a completed accessibility questionnaire (see Table C of JLSP Parking Standards).

3028 A developer contribution will be required (secured through a Section 106 agreement) to address transport and accessibility issues (including public transport) pertinent to the development. Lancashire County Council will advise the Borough Council on this aspect. The County Council will calculate contribution figures from those set out in the "Planning Obligations in Lancashire" - Policy Paper (July 2006) and subsequent approvals. The final sum could extend to several hundred thousand pounds.

**Contact Details:**

Neil Whittingham (01772) 533857 Planning Contribution Officer  
neil.whittingham@property.lancscc.gov.uk

**Noise Design Advice for New Industrial Use next to Residential Use**

**31 PPG24 states that local planning authorities must ensure that development does not cause an unacceptable degree of disturbance, while at the same time not placing unreasonable restrictions on development and to allow for the creation of jobs and the construction and improvement of essential infrastructure. It accepts that development of this nature will generate noise.**

**32 The following advice aims to protect the present and future occupiers of residential properties from new industrial or commercial noise.**

**33 Developers should carry out an assessment in accordance with BS4142 to determine the rating level of the new development. It is recommended that during normal daytime hours (0700 to 2300 hours), the BS4142 rating level, measured over 1 hour, should be 5dB below the background (L<sub>A90</sub>). During the night-time period (2300 to 0700 hours), the BS4142 rating level, measured over 5 minutes should be 5dB below the background (L<sub>A90</sub>).**

**34 The assessment should be carried out at the site boundary or at the nearest noise sensitive premises depending on the circumstances. These noise levels are intended**

**to ensure that existing noise sensitive premises and land which may be used for noise sensitive development in future does not become blighted by noise.**

**35 Consent Under the Control of Pollution Act**

**An applicant will also need to consider noise, vibration, dust etc from the construction process. An applicant is advised to apply to the Council for a prior consent under the Control of Pollution Act. The Council will be able to restrict times and noise limits for the construction phase of the development.**

**APPLICATION REQUIREMENTS**

**36**<sup>29</sup> When a planning application is submitted, the Borough Council will expect it to be accompanied by the following: -

- A Transport Assessment;
- A Green Travel Plan;
- A Sequential Test Statement (for office development);
- An Ecological Survey (Great Crested Newts/Water Voles/Bats etc). This should also include a Phase 2 survey incorporating mapped NVC Communities, a survey for CRoW Act 2000 Section 74 Habitats and Species, an assessment of habitat linkage/de-fragmentation in the wider landscape and the opportunities to deliver biodiversity enhancement. The Ecological Survey should also give an indication of necessary mitigation measures;
- A Design and Access Statement;
- A Site Level Survey showing contours and breaks of slope;
- Section Drawings, showing the relative heights of proposed and surrounding buildings;
- Drawings showing accurate views into and out of the site before and after development;
- A Statement showing the location and sizes of any highway structures;
- A Landscape Impact Assessment, including existing trees and their spread in relation to buildings and the purpose and extent of any proposed screening;
- **A Full Noise Scheme Assessment**
- A Record of Community Involvement; (See adopted Chorley Council Statement of Community Involvement (July 2006) Sections 7 & 8);
- A completed accessibility questionnaire (see Table C of JLSP Parking Standards), which should inform the level of parking provision.

**Note**

**37**<sup>30</sup> Lancashire County Archaeology Services has checked their records and there are no significant archaeological implications to the proposed development. Lancashire County will therefore not be recommending that any archaeological investigation of the site is necessary.

**PLANNING POLICY INFORMATION**

A Direction has been issued under paragraph 1 (3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 in respect of policies in the Adopted Chorley Borough Local Plan that are saved for on-going use after 27 September 2007. The saving of policies does not override Structure Plan non-conformity.

The site is allocated under Policy EM1.4 of the adopted Chorley Borough Local Plan Review (August 2003) for B1 (Business (Offices/Light Industry) and B2 (General Industry) uses. Policy EM2 of the Local Plan covers development criteria for industrial/business development. The following other local plan policies are particularly relevant.

Policy EP4 covers species protection, Policy EP9 - Trees and Woodland and Policy EP10 - Landscape Assessment.

Policy TR22 covers Development Access Points. Three development access points are shown on the Proposals Map. Policy TR4 covers highway related development control criteria and the requirement on a site of 5.0 hectares or more to support proposals with a Transport Impact Assessment.

Policy TR18 covers provision for pedestrians and cyclists in new developments. Policy RR19 covers the provision of footways, cycleways and bridleways in existing networks and new development.

Policy DC1 covers the Green Belt and Policy DC3 covers the Areas of Safeguarded Land.

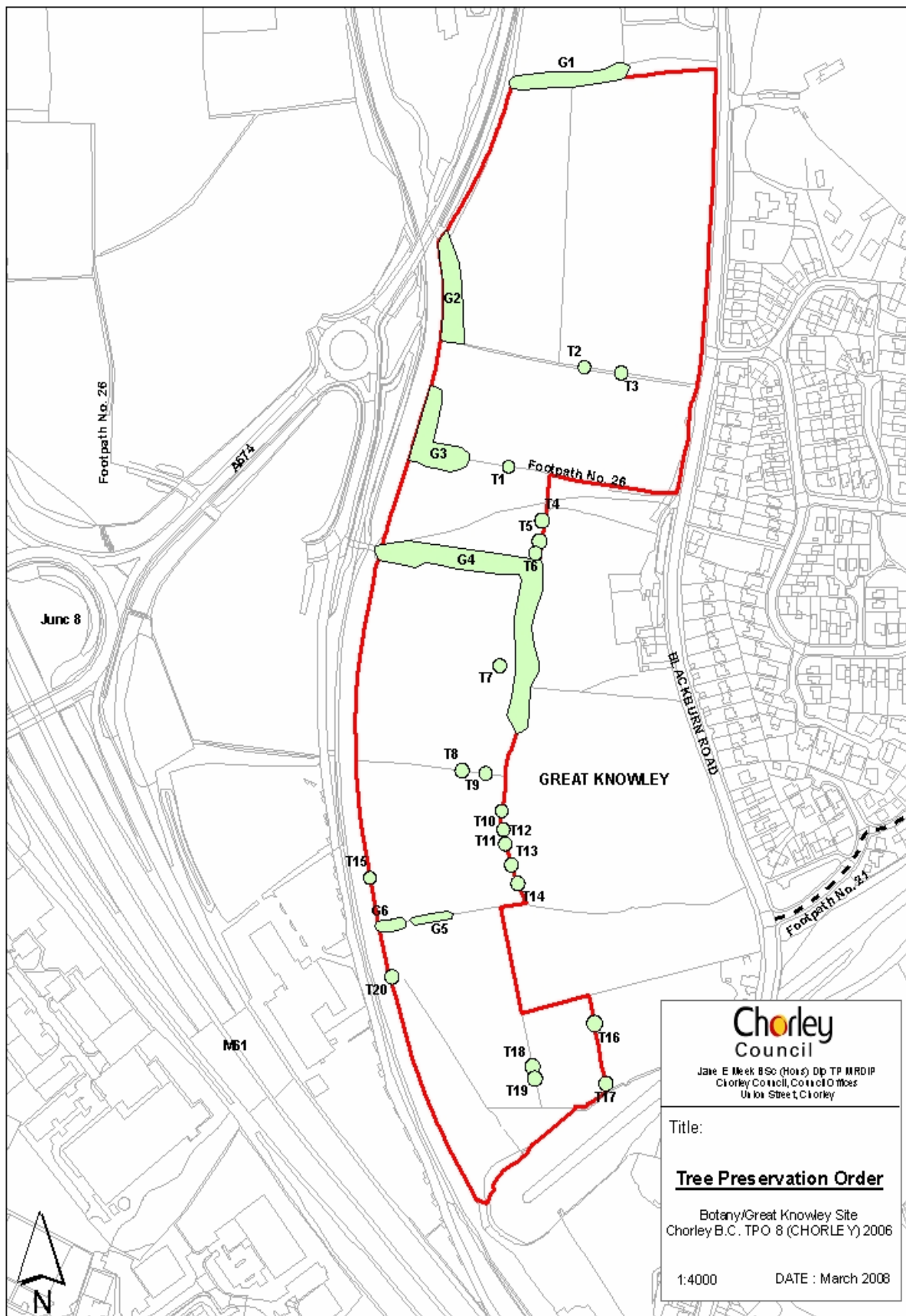
The Statement of Community Involvement (July 2006) sets out the Council's proposals for the involvement of the local community in the preparation of the new Local Development Framework and in the determination of Planning Applications. Section 7 covers what are the best ways of informing the Community about planning proposals and Section 8 - the record of Community Involvement.

Town Centre Strategy adopted October 2006.

Economic Regeneration Strategy adopted March 2006.

**COUNCIL CONTACTS**

David Stirzaker	Planning Officer Development Control (East Team)	(01257) 515223	david.stirzaker@chorley.gov.uk
Alison Marland/ Louise Nurser	Principal Planning Officers: Planning Policy	(01257) 515281	alison.marland@chorley.gov.uk louise.nurser@chorley.gov.uk
Peter McAnespie	Regeneration and Urban Design Manager	(01257) 515286	peter.mcanespie@chorley.gov.uk
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# Report

Report of	Meeting	Date
Corporate Director (Business)	Development Control Committee	04.03.2008

## Planning applications determined by the Corporate Director (Business), the Chair and Vice-Chair of the Committee 5 February 2008

Application No.	Recommendation	Location	Proposal
07/01034/FUL	Permit (Subject to Legal Agreement)	Land 40m East Of 6 Woodside Avenue Clayton-Le-Woods	Erection of 2no. detached dwellings.
08/00001/TPO	Consent for Tree Works	Gleadhill House Dawbers Lane Euxton Chorley PR7 6EA	Works to trees covered by TPO 1 (Euxton) 1971, TPO 4 (Euxton Hall) 1982, and TPO 5 (Euxton) 1993, including felling of 18 trees,

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# Report



Report of	Meeting	Date
Corporate Director (Business)	Development Control Committee	04.03.2008

## Planning applications determined by the Corporate Director (Business), the Chair and Vice-Chair of the Committee 20 February 2008

Application No.	Recommendation	Location	Proposal
07/01147/FUL	Permit Full Planning Permission	Land 85m South Of Oldfields Moss Lane Whittle-Le-Woods Lancashire	Stables, barn and sand arena.
07/01221/FUL	Permit Full Planning Permission	Stoat Hall Fisheries Back Lane Bretherton Ormskirk PR26 9BE	Formation of new breeding pond and extension to existing pond to form stock pond, additional WC, 2 no. electricity sub station boxes, erection of stock proof fencing and landscaping
07/01406/FUL	Permit Full Planning Permission	Land 36m South Of 14 St Oswalds Court Coppull Lancashire	Erection of 1No detached dwelling house
08/00028/FUL	Permit Full Planning Permission	Raeburn Pike Lowe Brinscall Chorley PR6 8SP	Erection of a stable and tack room
08/00053/FUL	Refuse Full Planning Permission	10 Mallards Walk Bamber Bridge Preston PR5 6AY	Erection of a two storey and single storey rear extension and conversion of the existing garage to create store and additional living accommodation,

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Report of	Meeting	Date
Corporate Director (Business)	Development Control Committee	04/03/2008

### List of Applications Determined by the Corporate Director (Business) Under Delegated Powers

Between 22 January and 20 February 2008

**Plan Ref** 07/00966/FUL      **Date Received** 16.08.2007      **Decision** Permit Full Planning Permission

**Ward:** Brindle And Hoghton      **Date Decided** 07.02.2008

**Proposal :** Proposed sand paddock (40m x 20m) without low-level lighting.  
**Location :** Slack Farm Sandy Lane Brindle Chorley PR6 8NG  
**Applicant:** Mr And Mrs L Bamber Slack Farm Sandy Lane Brindle Chorley PR6 8NG

**Plan Ref** 07/01158/FUL      **Date Received** 09.10.2007      **Decision** Permit Full Planning Permission

**Ward:** Eccleston And Mawdesley      **Date Decided** 25.01.2008

**Proposal :** Erection of attached garage to side,  
**Location :** 21 Lydiate Lane Eccleston Chorley PR7 6LX  
**Applicant:** Mr Chadwick 21 Lydiate Lane Eccleston Chorley PR7 6LX

**Plan Ref** 07/01241/TPO      **Date Received** 30.10.2007      **Decision** Consent for Tree Works

**Ward:** Clayton-le-Woods And Whittle-le-Woods      **Date Decided** 24.01.2008

**Proposal :** Felling of 3no. trees within Tree Preservation Order No.2 (Whittle-le-Woods 1978)  
**Location :** 131A Preston Road Whittle-Le-Woods Chorley PR6 7PJ  
**Applicant:** Mr C J McKenna 131A Preston Road Whittle-le-Woods Chorley PR6 7PJ

Continued....

**Plan Ref** 07/01253/TPO      **Date Received** 05.11.2007      **Decision** Consent for Tree Works

**Ward:** Euxton South      **Date Decided** 01.02.2008

**Proposal :** Pruning of 3 no.trees within Tree Preservation Order no.11 (Euxton) 1987  
**Location :** 11 Dunrobin Drive Euxton Chorley PR7 6NE  
**Applicant:** Redrow Homes Redrow House 14 Eaton Avenue Buckshaw Village Chorley PR7 6NA

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**Plan Ref** 07/01256/TPO      **Date Received** 30.10.2007      **Decision** Consent for Tree Works

**Ward:** Euxton North      **Date Decided** 13.02.2008

**Proposal :** Removal of a sycamore tree within Tree Preservation Order 14 (Euxton) 1991  
**Location :** 170 Wigan Road Euxton Chorley PR7 6JW  
**Applicant:** Mrs E Baxter 170 Wigan Road Euxton Chorley PR7 6JW

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**Plan Ref** 07/01265/FUL      **Date Received** 06.11.2007      **Decision** Permit Full Planning Permission

**Ward:** Chisnall      **Date Decided** 22.01.2008

**Proposal :** First floor rear extension  
**Location :** 210 Chorley Lane Charnock Richard Chorley PR7 5HE  
**Applicant:** Mr N Hanley & Miss S Barton 210 Chorley Lane Charnock Richard Chorley PR7 5HE

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**Plan Ref** 07/01275/FUL      **Date Received** 08.11.2007      **Decision** Permit Full Planning Permission

**Ward:** Eccleston And Mawdesley      **Date Decided** 24.01.2008

**Proposal :** Demolition of two dwellings and replacement with one detached dwelling (Amendment to previous permission 05/00003/FUL comprising of enlarge conservatory)  
**Location :** 18 - 20 New Street Mawdesley L40 2QP  
**Applicant:** Mr C Dickinson 18 New Street Mawdesley L40 2QP

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**Plan Ref** 07/01286/TPO      **Date Received** 12.11.2007      **Decision** Consent for Tree Works

**Ward:** Euxton South      **Date Decided** 13.02.2008

**Proposal :** Proposed pruning of 2 no. sycamore trees covered by TPO 1 (Euxton) 1967  
**Location :** Woodview 1 Dawbers Lane Euxton PR7 6DZ  
**Applicant:** Mr & Mrs A Southworth 6 Fieldside Avenue Euxton PR7 6JF

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**Plan Ref** 07/01289/FUL      **Date Received** 12.11.2007      **Decision** Permit Full Planning Permission

**Ward:** Wheelton And Withnell      **Date Decided** 24.01.2008

**Proposal :** Retrospective application for erection of shed/summerhouse.  
**Location :** 26 Meadow Street Wheelton Chorley PR6 8HA  
**Applicant:** Elspeth Mackenzie 26 Meadow Street Wheelton Chorley PR6 8HA

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**Plan Ref** 07/01301/COU      **Date Received** 15.11.2007      **Decision** Permit Full Planning Permission

**Ward:** Heath Charnock And Rivington      **Date Decided** 08.02.2008

**Proposal :** Change of Use of agricultural land (field 4283) to a base for course fishing  
**Location :** Land 190m North Of Holland Lodge Long Lane Heath Charnock  
**Applicant:** Mr And Mrs S L Daniels 4 Chorley Hall Road Chorley PR7 1RJ

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**Plan Ref** 07/01302/FUL      **Date Received** 15.11.2007      **Decision** Refuse Full Planning Permission

**Ward:** Euxton North      **Date Decided** 01.02.2008

**Proposal :** Proposed rear dormer  
**Location :** 24 Briar Avenue Euxton Chorley PR7 6BQ  
**Applicant:** Mr & Mrs Carlton 24 Briar Avenue Euxton Chorley PR7 6BQ

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**Plan Ref** 07/01309/FUL      **Date Received** 20.11.2007      **Decision** Permit Full Planning Permission

**Ward:** Chorley North East      **Date Decided** 08.02.2008

**Proposal :** Construct compressor housing and external stairs, insert 6 new windows and 1 new door  
**Location :** Dalziel UNIT C3 Drumhead Road Chorley PR6 7DE  
**Applicant:** Dalziel Ltd UNIT C3 Drumhe

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**Plan Ref** 07/01325/FUL      **Date Received** 27.11.2007      **Decision** Permit Full Planning Permission

**Ward:** Lostock      **Date Decided** 07.02.2008

**Proposal :** Erection of single storey rear dining room and study extension  
**Location :** 24 Out Lane Croston Lancashire PR26 9HJ  
**Applicant:** Mr And Mrs T Davies 24 Out Lane Croston PR26 9HJ

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**Plan Ref** 07/01334/ADV      **Date Received** 29.11.2007      **Decision** Refuse advertising consent

**Ward:**      **Date Decided** 22.01.2008

**Proposal :** Retrospective application for the erection 7No pole mounted residential show sign  
**Location :** Land 15m South West Of 14 Owsten Court Anderton Horwich Lancashire  
**Applicant:** Paul Stewart Barratt Manchester 4 Brindley Place City Park Manchester M16 9HQ

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**Plan Ref** 07/01338/FUL      **Date Received** 03.12.2007      **Decision** Permit Full Planning Permission

**Ward:** Chorley South West      **Date Decided** 06.02.2008

**Proposal :** Construction of a covered four bay jet wash facility  
**Location :** Bungalow Service Station Moor Road Chorley Lancashire PR7 2NU  
**Applicant:** Bungalow Service Station Moor Road Chorley Lancashire

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**Plan Ref** 07/01340/FUL      **Date Received** 03.12.2007      **Decision** Permit Full Planning Permission

**Ward:** Chisnall      **Date Decided** 29.01.2008

**Proposal :** Proposed conversion of redundant agricultural buildings to residential use and renovation and repair of derelict cottage, including reinstatement of residential use.  
**Location :** Agricultural Buildings At Howe Brook Farm Bannister Green Heskin Lancashire  
**Applicant:** The Talbot Estate C/O John Forrester 1st Floor 19/21 Chapel Brow Leyland PR25 3NH

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**Plan Ref** 07/01342/LBC      **Date Received** 03.12.2007      **Decision** Refuse Listed Building Consent

**Ward:** Lostock      **Date Decided** 28.01.2008

**Proposal :** Listed building consent for the erection of a detached garage with first floor office accommodation above and creation of additional hardstanding area.  
**Location :** 73 Town Road Croston Leyland PR26 9RA  
**Applicant:** Mr G Banks 73 Town Road Croston Leyland PR26 9RA

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**Plan Ref** 07/01344/FUL      **Date Received** 03.12.2007      **Decision** Refuse Full Planning Permission

**Ward:** Lostock      **Date Decided** 28.01.2008

**Proposal :** Erection of detached garage with first floor office accommodation above and creation of additional hardstanding area  
**Location :** 73 Town Road Croston Leyland PR26 9RA  
**Applicant:** Mr G Banks 73 Town Road Croston Leyland PR26 9RA

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**Plan Ref** 07/01348/FUL      **Date Received** 04.12.2007      **Decision** Permit Full Planning Permission

**Ward:** Chorley North East      **Date Decided** 25.01.2008

**Proposal :** Erection of 4 bed detached house with integral garage and attached conservatory,  
**Location :** Land North Of 170 Preston Road Chorley Lancashire  
**Applicant:** Mr & Mrs K Dickinson 170 Preston Road Chorley PR6 7AZ

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**Plan Ref** 07/01350/FUL      **Date Received** 04.12.2007      **Decision** Permit Full Planning Permission

**Ward:** Euxton South      **Date Decided** 13.02.2008

**Proposal :** Front dormer extension  
**Location :** 34 Queensway Euxton Chorley PR7 6PW  
**Applicant:** C Scotland 34 Queensway Euxton Chorley PR7 6PW

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**Plan Ref** 07/01353/FUL      **Date Received** 05.12.2007      **Decision** Permit Full Planning Permission

**Ward:** Eccleston And Mawdesley      **Date Decided** 08.02.2008

**Proposal :** Proposed erection of a timber storage shed  
**Location :** Church Of The Blessed Virgin Mary Towngate Eccleston  
**Applicant:** The Church Hall Trustees Towngate Eccleston

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**Plan Ref** 07/01360/FUL      **Date Received** 06.12.2007      **Decision** Permit Full Planning Permission

**Ward:** Pennine      **Date Decided** 15.02.2008

**Proposal :** Construction of a new hall extension to existing Primary School and erection of retaining wall to enable creation of new playground area to rear and amendments to extant permission for single storey extension (07/00212/FUL) comprising of changes to windows in rear elevation  
**Location :** St Chads Roman Catholic School Town Lane Whittle-Le-Woods Chorley PR6 7DJ  
**Applicant:** Mrs C Coyle St Chads Roman Catholic School Town Lane Whittle-Le-Woods Chorley PR6 7DJ

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**Plan Ref** 07/01366/TCON      **Date Received** 07.12.2007      **Decision** No objection to Tree Works

**Ward:** Wheelton And Withnell      **Date Decided** 25.01.2008

**Proposal :** Works to various trees within Withnell Fold Conservation Area,  
**Location :** Mynton Court Withnell Fold Withnell Chorley PR6 8AZ  
**Applicant:** Mr Blackledge Withnell Fold Hall Withnell Fold Withnell Chorley PR6 8AZ

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**Plan Ref** 07/01369/FUL      **Date Received** 07.12.2007      **Decision** Permit Full Planning Permission

**Ward:** Astley And Buckshaw      **Date Decided** 24.01.2008

**Proposal :** Erection of buildings and associated works for employment development within use classes B1, B2, and B8 ( part amendment to previously approved scheme ref: 06/01304/REMMAJ)

**Location :** Unit K1 Buckshaw Link Ordnance Road Buckshaw Village Chorley

**Applicant:** Helios (Industrial Developments) Ltd C/O Agent

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**Plan Ref** 07/01373/FUL      **Date Received** 10.12.2007      **Decision** Permit Full Planning Permission

**Ward:** Eccleston And Mawdesley      **Date Decided** 19.02.2008

**Proposal :** Demolition of existing garage, erection of single storey rear extension and formation of loft conversion including insertion of 3 velux roof lights to rear,

**Location :** 304 The Green Eccleston Lancashire PR7 5TP

**Applicant:** Mr & Ms Bell 35 Cottesmore Way Golborne Warrington WA3 3XJ

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**Plan Ref** 07/01376/FUL      **Date Received** 11.12.2007      **Decision** Permit Full Planning Permission

**Ward:** Euxton South      **Date Decided** 23.01.2008

**Proposal :** Erection of single storey side extension,

**Location :** Ruslands 29 Washington Lane Euxton Chorley PR7 6DF

**Applicant:** Mr D Wood Ruslands 29 Washington Lane Euxton Chorley PR7 6DF

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**Plan Ref** 07/01377/ADV      **Date Received** 11.12.2007      **Decision** Refuse advertising consent

**Ward:**      **Date Decided** 01.02.2008

**Proposal :** Retrospective application for advertisement hoarding,

**Location :** Land 170m West Of Disley Farm M61 Junction 8 To Junction 9 Brindle Lancashire

**Applicant:** Alternative Advertising Ltd Elm Tree Farm Estate The Sheepway Portbury Bristol BS20 7TF

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**Plan Ref** 07/01378/FUL      **Date Received** 11.12.2007      **Decision** Permit Full Planning Permission

**Ward:** Euxton South      **Date Decided** 30.01.2008

**Proposal :** Demolition of existing detached garage and erection of single storey side extension,

**Location :** 59 Park Avenue Euxton Chorley PR7 6JQ

**Applicant:** Mrs Atkinson 59 Park Avenue Euxton Chorley PR7 6JQ

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**Plan Ref** 07/01379/TPO      **Date Received** 11.12.2007      **Decision** Consent for Tree Works

**Ward:** Clayton-le-Woods And Whittle-le-Woods      **Date Decided** 08.02.2008

**Proposal :** Felling of 1 Oak tree and pruning of 1 Oak tree covered by TPO 1 (Whittle Le Woods) 1982,  
**Location :** 6 The Walled Garden Whittle-Le-Woods Chorley PR6 7PD  
**Applicant:** B Walmsley 6 The Walled Garden Whittle-Le-Woods Chorley PR6 7PD

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**Plan Ref** 07/01380/FUL      **Date Received** 12.12.2007      **Decision** Permit Full Planning Permission

**Ward:** Clayton-le-Woods And Whittle-le-Woods      **Date Decided** 23.01.2008

**Proposal :** Demolish existing rear conservatory and erect a single storey rear extension  
**Location :** 25 Ashdown Drive Clayton-Le-Woods Chorley PR6 7SQ  
**Applicant:** Mr Mrs White 25 Ashdown Drive Clayton-Le-Woods Chorley PR6 7SQ

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**Plan Ref** 07/01381/FUL      **Date Received** 12.12.2007      **Decision** Permit Full Planning Permission

**Ward:** Coppull      **Date Decided** 24.01.2008

**Proposal :** Rear conservatory  
**Location :** 40 Netherley Road Coppull Chorley PR7 5EH  
**Applicant:** Mr & Mrs Laithwiata 40 Netherley Road Coppull Chorley PR7 5EH

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**Plan Ref** 07/01382/FUL      **Date Received** 12.12.2007      **Decision** Permit Full Planning Permission

**Ward:** Eccleston And Mawdesley      **Date Decided** 24.01.2008

**Proposal :** Demolish existing rear conservatory and erect new rear conservatory and a single storey rear extension attaching to garage  
**Location :** Arkle Beck 14 Bradshaw Lane Mawdesley Ormskirk L40 3SE  
**Applicant:** Mr M Roberts Arkle Beck 14 Bradshaw Lane Mawdesley Ormskirk L40 3SE

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**Plan Ref** 07/01388/FUL      **Date Received** 13.12.2007      **Decision** Permit Full Planning Permission

**Ward:** Euxton North      **Date Decided** 05.02.2008

**Proposal :** Change of Use of ground floor from Butchers (A1) to Hot Food Takeaway (A5), and erection of a chimney to rear to encase an extractor flue vent,  
**Location :** 16 Runshaw Lane Euxton Chorley PR7 6AU  
**Applicant:** Mr John Wane 16 Runshaw Lane Euxton Chorley Lancashire PR7 6AU

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**Plan Ref** 07/01390/FUL      **Date Received** 13.12.2007      **Decision** Permit Full Planning Permission

**Ward:** Clayton-le-Woods  
And Whittle-le-Woods      **Date Decided** 23.01.2008

**Proposal :** Erection of first floor side extension,  
**Location :** 42 Foxglove Drive Whittle-Le-Woods Chorley PR6 7SG  
**Applicant:** Mr & Mrs Scott 42 Foxglove Drive Whittle-Le-Woods Chorley PR6 7SG

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**Plan Ref** 07/01392/FUL      **Date Received** 14.12.2007      **Decision** Permit Full Planning Permission

**Ward:** Chisnall      **Date Decided** 08.02.2008

**Proposal :** Formation of a fire escape route across existing flat roof and new fire escape staircase down to ground level  
**Location :** Bowling Green Inn Preston Road Charnock Richard Lancashire PR7 5LA  
**Applicant:** Mitchells & Butlers 27 Fleet Street Birmingham B3 1JP

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**Plan Ref** 07/01393/FUL      **Date Received** 14.12.2007      **Decision** Refuse Full Planning Permission

**Ward:** Chorley South East      **Date Decided** 30.01.2008

**Proposal :** Erection of single storey rear extension,  
**Location :** Chester House 14 Woodside Chorley PR7 4AE  
**Applicant:** Mr & Mrs Dixon Chester House 14 Woodside Chorley PR7 4AE

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**Plan Ref** 07/01394/FUL      **Date Received** 13.12.2007      **Decision** Refuse Full Planning Permission

**Ward:** Coppull      **Date Decided** 04.02.2008

**Proposal :** Erection of 5 bedroom detached dwelling.  
**Location :** 53 Pear Tree Avenue Coppull Chorley PR7 4NL  
**Applicant:** Mr M Hocking 53 Pear Tree Avenue Coppull Chorley PR7 4NL

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**Plan Ref** 07/01396/FUL      **Date Received** 17.12.2007      **Decision** Permit Full Planning Permission

**Ward:** Eccleston And Mawdesley      **Date Decided** 25.01.2008

**Proposal :** Proposed rear conservatory amendment to application 06/01262/FUL  
**Location :** 152 The Green Eccleston Lancashire PR7 5SB  
**Applicant:** Mr & Mrs F Waring 152 The Green Eccleston Lancashire PR7 5SB

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**Plan Ref** 07/01397/FUL      **Date Received** 17.12.2007      **Decision** Refuse Full Planning Permission

**Ward:** Lostock      **Date Decided** 08.02.2008

**Proposal :** Two storey front extension and dormers to the front and the rear  
**Location :** Glenochry 186 South Road Bretherton Leyland PR26 9AH  
**Applicant:** Mr & Mrs Halsall Glenochry 186 South Road Bretherton Leyland PR26 9AH

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**Plan Ref** 07/01398/FUL      **Date Received** 17.12.2007      **Decision** Permit Full Planning Permission

**Ward:** Lostock      **Date Decided** 30.01.2008

**Proposal :** Proposed two storey side extension/alteration to property, conversion of existing granny flat to detached double garage and removal of boiler housing and wood shed  
**Location :** Finches Farm North Road Bretherton Lancashire PR26 9AY  
**Applicant:** Mr G Gemson 5 Melrose Gardens Croston Leyland PR26 9HR

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**Plan Ref** 07/01399/COU      **Date Received** 17.12.2007      **Decision** Permit Full Planning Permission

**Ward:** Chorley South East      **Date Decided** 23.01.2008

**Proposal :** Proposed change of use from class A1 retail to class A2 betting office  
**Location :** Global Video Unit 1 Flat Iron Parade New Market Street Chorley  
**Applicant:** Ladbrooks Plc Kenburgh House 28A Manor Row Bradford BD1 4QU

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**Plan Ref** 07/01401/FUL      **Date Received** 17.12.2007      **Decision** Permit Full Planning Permission

**Ward:** Chorley South West      **Date Decided** 30.01.2008

**Proposal :** Erection of single storey rear extension,  
**Location :** 12 Oakwood Road Chorley Lancashire PR7 2HW  
**Applicant:** Mr & Mrs Haddon 12 Oakwood Road Chorley Lancashire PR7 2HW

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**Plan Ref** 07/01402/FUL      **Date Received** 18.12.2007      **Decision** Permit Full Planning Permission

**Ward:** Eccleston And Mawdesley      **Date Decided** 08.02.2008

**Proposal :** Rear extension and raising the roof to allow for front and rear dormers  
**Location :** Bro Dawel Ridley Lane Mawdesley Ormskirk L40 2RE  
**Applicant:** Mr & Mrs Sharples Bro Dawel Ridley Lane Mawdesley Ormskirk L40 2RE

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**Plan Ref** 07/01403/ADV      **Date Received** 18.12.2007      **Decision** Advertising Consent  
**Ward:** Adlington & Anderton      **Date Decided** 07.02.2008

**Proposal :** Refurbishment of existing signs and chalkboards around the public house and the refurbishment of all existing high level floodlights/star bulbs  
**Location :** Cardwell Arms Chorley Road Adlington Chorley PR6 9LH  
**Applicant:** Punch Taverns Jubilee House Second Avenue Burton-upon-Trent DE14 2WF

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**Plan Ref** 07/01407/FUL      **Date Received** 18.12.2007      **Decision** Permit Full Planning Permission  
**Ward:** Lostock      **Date Decided** 30.01.2008

**Proposal :** Demolition of existing rear conservatory and replacement with a new conservatory  
**Location :** Sherwood House Ridley Lane Croston Leyland PR26 9JA  
**Applicant:** Mr Culshaw Sherwood House Ridley Lane Croston Leyland PR26 9JA

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**Plan Ref** 07/01408/FUL      **Date Received** 18.12.2007      **Decision** Permit Full Planning Permission  
**Ward:** Chorley North West      **Date Decided** 30.01.2008

**Proposal :** Rear conservatory  
**Location :** 31 Millfield Road Chorley PR7 1RF  
**Applicant:** Mr & Mrs Collins 31 Millfield Road Chorley PR7 1RF

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**Plan Ref** 07/01409/FUL      **Date Received** 18.12.2007      **Decision** Permit Full Planning Permission  
**Ward:** Chorley North West      **Date Decided** 07.02.2008

**Proposal :** New shop front and replacement first floor window  
**Location :** 11 St Thomas's Road Chorley PR7 1HP  
**Applicant:** Nicola Fagle 15 St Peters Street Chorley PR6 0DS

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**Plan Ref** 07/01411/FUL      **Date Received** 19.12.2007      **Decision** Permit Full Planning Permission  
**Ward:** Chorley North East      **Date Decided** 06.02.2008

**Proposal :** Erection of one bedroom terraced house.  
**Location :** 11 Trafalgar Street Chorley PR7 1HE  
**Applicant:** Russell Harvey Morris Rose Cottage Off Coppull Moor Lane Coppull PR7 5JA

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**Plan Ref** 07/01412/FUL      **Date Received** 19.12.2007      **Decision** Permit Full Planning Permission

**Ward:** Clayton-le-Woods  
And Whittle-le-Woods      **Date Decided** 30.01.2008

**Proposal :** Erection of porch to the side  
**Location :** 37 Carlton Avenue Clayton-Le-Woods Chorley PR6 7QG  
**Applicant:** Mr G Wade 37 Carlton Avenue Clayton-Le-Woods Chorley PR6 7QG

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**Plan Ref** 07/01416/FUL      **Date Received** 21.12.2007      **Decision** Permit Full Planning Permission

**Ward:** Lostock      **Date Decided** 14.02.2008

**Proposal :** First floor rear extension  
**Location :** 101 Station Road Croston Leyland PR26 9RP  
**Applicant:** Mr & Mrs S Skelly 101 Station Road Croston Leyland PR26 9RP

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**Plan Ref** 07/01417/FUL      **Date Received** 21.12.2007      **Decision** Permit Full Planning Permission

**Ward:** Lostock      **Date Decided** 15.02.2008

**Proposal :** Proposed first floor extension to side and rear and front porch.  
**Location :** 99 Station Road Croston Leyland PR26 9RP  
**Applicant:** Mr V Harris Sanderson House Sanderson Lane Heskin PR7 5PX

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**Plan Ref** 07/01420/REM      **Date Received** 21.12.2007      **Decision** Approve Reserved Matters

**Ward:** Astley And Buckshaw      **Date Decided** 31.01.2008

**Proposal :** Reserved matters application under outline ref 9/02/00748 for a proposed spur road  
**Location :** Royal Ordnance Site Including Land Between Dawson Lne And Euxton Lne Euxton Lane Euxton Lancashire  
**Applicant:** Helios (Industrial Devekopments) Ltd C/o Agents

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**Plan Ref** 07/01428/FUL      **Date Received** 21.01.2007      **Decision** Permit Full Planning Permission

**Ward:** Chorley North East      **Date Decided** 15.02.2008

**Proposal :** Conversion of domestic annex to seperate dwelling  
**Location :** 86 Preston Road Chorley Lancashire PR7 1PT  
**Applicant:** Mr & Mrs Urmston 86 Preston Road Chorley Lancashire PR7 1PT

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**Plan Ref** 08/00004/FUL      **Date Received** 02.01.2008      **Decision** Refuse Full Planning Permission

**Ward:** Clayton-le-Woods  
And Whittle-le-Woods      **Date Decided** 13.02.2008

**Proposal :** Proposed carport and conservatory to the rear  
**Location :** 151 Chorley Old Road Whittle-Le-Woods Lancashire PR6 7NB  
**Applicant:** Mr J Williamson 151 Chorley Old Road Whittle-Le-Woods Lancashire PR6 7NB

**Plan Ref** 08/00006/TPO      **Date Received** 02.01.2008      **Decision** Consent for Tree Works

**Ward:** Lostock      **Date Decided** 07.02.2008

**Proposal :** Pruning of branches to tree covered by TPO6 (Bretherton) 1987  
**Location :** The Rectory 156 South Road Bretherton Leyland PR26 9AH  
**Applicant:** Philip Bradley St John The Baptist Bretherton Pcc 156 South Road Bretherton Leyland PR26 9AH

**Plan Ref** 08/00007/TCON      **Date Received** 02.01.2008      **Decision** No objection to Tree Works

**Ward:** Lostock      **Date Decided** 08.02.2008

**Proposal :** Crown lifting of trees on all boundaries, removal of deadwood, reduction in height of holly tree by 50% and reshaping, removal of offshoot branches to variegated poplar (Croston Conservation area)  
**Location :** Manor House Farm Carr Lane Croston Preston PR26 9RE  
**Applicant:** Mr & Mrs D McMillan Manor House Farm Carr Lane Croston Preston PR26 9RE

**Plan Ref** 08/00008/TCON      **Date Received** 02.01.2008      **Decision** No objection to Tree Works

**Ward:** Wheelton And Withnell      **Date Decided** 12.02.2008

**Proposal :** Reduces the height of 14 Conifers to around 12 foot in height  
**Location :** The Orchard Withnell Fold Withnell Chorley PR6 8AZ  
**Applicant:** Mr William Dixon The ORchard Withnell Fold Withnell Chorley PR6 8AZ

**Plan Ref** 08/00010/FUL      **Date Received** 04.01.2008      **Decision** Permit Full Planning Permission

**Ward:** Astley And Buckshaw      **Date Decided** 15.02.2008

**Proposal :** Proposed rear conservatory  
**Location :** 21 Merefield Astley Village Chorley Lancashire PR7 1UP  
**Applicant:** Mr & Mrs Van Winkelen 21 Merefield Astley Village Chorley Lancashire PR7 1UP

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**Plan Ref** 08/00019/FUL      **Date Received** 09.01.2008      **Decision** Permit Full Planning Permission

**Ward:** Wheelton And Withnell      **Date Decided** 07.02.2008

**Proposal :** Proposed creation of new access to service two new agricultural buildings on land at Brinscall Hall Farm  
**Location :** Land 310m South Of Brinscall Hall Dick Lane Wheelton  
**Applicant:** I J Drinkwall Ltd Manor House Moor Road Anglezarke Lancashire PR6 9DQ

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**Plan Ref** 08/00030/FUL      **Date Received** 11.01.2008      **Decision** Permit Full Planning Permission

**Ward:** Lostock      **Date Decided** 15.02.2008

**Proposal :** Demolition of existing rear porch and side extension, erection of two-storey rear and front extensions, single storey rear extension, internal alterations and erection of detached double garage,  
**Location :** Smithy Cottage Eyes Lane Bretherton Leyland PR26 9AS  
**Applicant:** Mr & Mrs Wild Smithy Cottage Eyes Lane Bretherton Leyland PR26 9AS

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**Plan Ref** 08/00040/AGR      **Date Received** 16.01.2008      **Decision** Prior App not required - Agr

**Ward:** Lostock      **Date Decided** 08.02.2008

**Proposal :** Application for agricultural determination for the erection of an agricultural building,  
**Location :** Barbers Moor Farm Moor Road Croston Leyland PR26 9HQ  
**Applicant:** Mr S W Fisher Barbers Moor Farm Moor Road Croston Leyland PR26 9HQ

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**Plan Ref** 08/00050/ADV      **Date Received** 18.01.2008      **Decision** Advertising Consent

**Ward:** Chorley North West      **Date Decided** 18.02.2008

**Proposal :** Erection of two variable message car park information signs at the two entrances to Chorley District Hospital  
**Location :** Chorley And South Ribble District General Hospital Preston Road Chorley Lancashire PR7 1PP  
**Applicant:** Lancashire Teaching Hospital NHS Trust C/o Agent

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**Plan Ref** 08/00061/FUL      **Date Received** 22.01.2008      **Decision** Permit Full  
Planning  
Permission

**Ward:** Clayton-le-Woods      **Date Decided** 15.02.2008  
And Whittle-le-  
Woods

**Proposal :** Erection of conservatory to side of property

**Location :** 1 Carlton Avenue Clayton-Le-Woods Chorley PR6 7QG

**Applicant:** Mr & Mrs Gore 1 Carlton Avenue Clayton-Le-Woods Chorley PR6 7QG

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