

# Development Control Committee

**Tuesday, 27 May 2008**

**Present:** Councillor Greg Morgan (Chair), Councillor Geoffrey Russell (Vice-Chair), Councillors Ken Ball, Julia Berry, Alistair Ward Bradley, Terry Brown, Alan Cain, Henry Caunce, David Dickinson, Harold Heaton, Keith Iddon, Roy Lees, Adrian Lowe, Simon Moulton, Mick Muncaster and Shaun Smith

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

**Also in attendance:** Councillors Hasina Khan (Chorley East) and Ralph Snape (Chorley North West)

## **08.DC.44 WELCOME**

Councillor Greg Morgan introduced himself and Councillor Geoff Russell as the new Chair and Vice-Chair of the Committee and welcomed everyone to the first Development Control Committee meeting of the 2008/09 municipal year.

## **08.DC.45 APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillor June Molyneux

## **08.DC.46 DECLARATIONS OF ANY INTERESTS**

In accordance with the provisions of the Local Government Act 2000, the Council's Constitution and the Members Code of Conduct, Councillor Mick Muncaster declared a Personal interest in relation to Planning Application 08/00203/FULMAJ (Minute 08.DC.48(b)).

## **08.DC.47 MINUTES**

**RESOLVED – That the minutes of the meeting of the Development Control Committee held on 29 April 2008 be confirmed as a correct record for signature by the Chair.**

## **08.DC.48 PLANNING APPLICATIONS AWAITING DECISIONS**

The Corporate Director (Business) submitted reports on five applications for planning permission 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) A1:07/01426/FULMAJ - Talbot Mill, Froom Street, Chorley**

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

(The ward representative, Councillor Hasina Khan also addressed the Committee and spoke against the proposals)

Planning Application 07/01426/FULMAJ  
Proposal: Erection of 149 residential dwellings including landscaping and access of Froom Street.  
Location: Talbot Mill, Froom Street, Chorley  
Decision:  
It was proposed by Councillor Terry Brown, seconded by Councillor Julia Berry to defer the decision to allow the Members of the Committee to visit the site of the proposed development.

An amendment to the motion was proposed by Councillor Harold Heaton, seconded by Councillor Roy Lees, and was subsequently **RESOLVED (8:7) 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. 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. 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.***

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

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

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

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

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

**Reason:** To reduce the increased risk of flooding and in accordance with Policy 24 of the Joint Lancashire Structure Plan and Government advice contained in PPS25 Development and Flood Risk

8. The development hereby approved shall be carried out in accordance with the measures outlines in the Flood Risk Assessment dated December 2007 and the addendum to the Flood Risk Assessment dated 18th February 2008 carried out by Weetwood Environmental Engineering.

**Reason:** To reduce the risk of flooding and in accordance with Policy 24 of the Joint Lancashire Structure Plan and Government advice contained in PPS25 Development and Flood Risk

9. Prior to the commencement of the development a Method Statement shall be submitted to and approved in writing by the Local Planning Authority. The Method Statement shall include measures to ensure the protection of the Leeds Liverpool Canal during construction. Including measures to prevent any pollution of the canal by construction materials, dust or contaminated surface water run-off. The development thereafter shall be carried out in accordance with the approved method statement.**Reason:** To ensure the development does not adversely impact on the water course and in accordance with Policy EP17 of the Adopted Chorley Borough Local Plan Review.

10. Prior to the occupation of the dwellinghouses hereby permitted the emergency access link from Bagganley Lane shall be constructed and operational in accordance with a scheme, which has been submitted to and approved in writing by the Local Planning Authority. The details shall include the measures to be implemented to prevent vehicular access except in emergencies and shall include details of proposed signage, details of the proposed bollards and samples of the proposed hard surfacing materials. The development thereafter shall be carried out in accordance with the approved scheme.

**Reason:** To ensure the acceptable development of the site and in accordance with Policy GN5 of the Adopted Chorley Borough Local Plan Review.

11. Prior to the first use of the development hereby permitted, a Residential Travel Plan shall be submitted to and approved in writing by, the local planning authority. The measures in the agreed Travel Plan shall then thereafter be complied with unless otherwise agreed in writing by the Local Planning Authority.**Reason:** To reduce the number of car borne trips and to encourage the use of public transport and to accord with Policies TR1 and TR4 of the Adopted Chorley Borough Local Plan Review.

12. Prior to the occupation of the dwellinghouses hereby permitted the highway serving the site and the traffic calming measures along Froom Street shall have been completed in accordance with the approved details shown on plans reference P2040/04/118A and 04/210/100/003A, or as otherwise agreed in writing by the Local Planning Authority.

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

13. Prior to the felling of trees which have the potential to support bat roosts the trees and bridges shall be resurveyed to establish the presence of bats. The survey shall include the recommendations set out within the by Penny Anderson Associates Ltd. 2006. Baxter Estates Ltd, Talbot Mills, Ecological Assessment (paragraphs 6.5-6.15). If bats are found to be present work on site should cease and a professionally qualified Ecologist should be consulted to ensure that there will be no harm to bats.

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

14. Prior to the commencement of the development a scheme for the provision of bat boxes/ bat bricks and bird boxes shall be submitted to an approved in writing by the Local Planning Authority. The scheme shall include the number proposed and the proposed location. The development thereafter shall be carried out in accordance with the approved details.

**Reasons:** In the interests of protected species and providing nesting opportunities for protected species. In accordance with Policy EP4 of the Adopted Chorley Borough Local Plan Review.

15. An undeveloped buffer zone of at least 5m should be retained along the watercourses and should include the pond to the north of the site. This buffer zone must be protected from construction activities (e.g. run-off/pollution, the storing of any material, or vehicle movements), and secured herras fencing at least 5m from the brook and canal shall be erected and retained during the period of construction to ensure the continued protection of Water Voles and the water bodies.

**Reason:** *In the interests of the continued protection of protected species and to ensure the water body is not affected by any changes to drainage/hydrology, and does not receive any surface run-off or pollution from the development site. In accordance with Policies EP4 and EP17 of the Adopted Chorley Borough Local Plan Review.*

16. 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.*

17. The site shall be remediated in accordance with the approved remediation proposal, reference TC/P2062/04/GC produced by Gary Clarke (& Kathryn Iddon) of Thomas Consulting. Upon completion of the remediation works a validation report containing any validation sampling results shall be submitted to 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**

**18. 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***

**19. Notwithstanding the previously submitted plans, prior to the commencement of the development, full details of the proposed bin storage shall be submitted to and approved in writing by the Local Planning Authority. Provision should be made to ensure adequate storage is provided for household waste and adequate access is provided for collection vehicles/ crews. The submitted details should accord with Chorley Borough Council's Waste Storage and Collection Guidance for New Developments. The development thereafter shall be carried out in accordance with the approved details.**

**Reason: To ensure that adequate refuse storage is provided on site and in accordance with Policy HS4 of the Adopted Chorley Borough Local Plan Review.**

**20. Notwithstanding the previously submitted plans, prior to the commencement of the development details of the cycle parking provision associated with the apartment blocks shall be submitted to and approved in writing by the Local Planning Authority. The cycle parking provision shall be in accordance with the approved details.**

**Reason : To ensure adequate on site provision for cycle parking and in accordance with Policies No. TR18 and HS4 of the Adopted Chorley Borough Local Plan Review.**

**21. Prior to the commencement of the development full details of the walkway enhancements along the canal and the Black Brook shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the proposed improvement measures (e.g replacement seating), a demonstration that a circuitous route can be achieved and evidence that the route is fully accessible, including disabled access. Additionally the details shall include the footpath link to the housing development to the south of the site. The development thereafter shall be carried out in accordance with the approved details.**

**Reason: In the interests of the visual amenities of the area and the future amenities of the residents. In accordance with Policy GN5 and HS4 of the Adopted Chorley Borough Local Plan Review.**

**22. Prior to the commencement of the dwellinghouses on plots 70-73, 74-79, 80-85, 100-103 and 107 full details of the measures to be incorporated to protect dwellings affected by the M61 Motorway, shall be submitted to and approved in writing by the Local Planning Authority. All work which form part of the approved scheme shall be completed before the first occupation of the noise-sensitive dwellings and noise protection measures shall be retained thereafter.**

**Reason:** To protect the amenities of the future occupiers of the properties affected by the motorway and in accordance with Policy EP20 of the Adopted Chorley Borough Local Plan Review.

**23.** Prior to the commencement of the development full details of the laying out of the public open space and equipped play area shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include full details of the play equipment and other equipment to be provided. The approved scheme shall be completed prior to the occupation of the dwellings on plots 1-4, 10-15 and 146-149 and the open space and play area shall be retained thereafter.

**Reason:** To ensure adequate provision is made for public open space and in accordance with Policies GN5 and HS19 of the Adopted Chorley Borough Local Plan Review.

**24.** Prior to the occupation of the dwellinghouses hereby permitted 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.

**25.** Prior to the commencement of the development full details of a scheme for the collection and storage of rainwater shall be submitted to and approved in writing by the Local Planning Authority. The submitted information shall include full details of the systems to be installed at each of the apartment blocks and individual residential units, and how this water will be recycled within the residential units.

**Reason:** *In the interests of reducing the potential of flooding at the site and as a contribution to renewable energy resources at the site. In accordance with Government advice contained in Planning Policy Statement 1: Delivering Sustainable Development, the supplement to PPS1: Planning and Climate Change and Planning Policy Statement 25: Development and Flood Risk.*

**26.** An undeveloped buffer zone of at least 5m should be retained along the watercourses and should include the pond to the north of the site. This buffer zone must be protected from construction activities (e.g. run-off/pollution, the storing of any material, or vehicle movements), and secured herras fencing at least 5m from the brok and canal shall be erected and retained during the period of construction to ensure the continued protection of water voles and the water bodies.

**Reason:** *To ensure the buffer zone is retained.*

**(b) A2:08/00203/FULMAJ - 605, Preston Road, Clayton-Le-Woods, Chorley**

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

Application no: 08/00203/FULMAJ

Proposal: Erection of 24 no. two storey dwellings including demolition of existing residential property

Location: 605, Preston Road, Clayton-Le-Woods, Chorley PR6 7EB

Decision:

It was proposed by Councillor Harold Heaton, seconded by Councillor Shaun Smith, and was subsequently **RESOLVED (11:3) to grant planning permission subject to a Legal Agreement and the following conditions:**

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

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

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

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

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

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

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

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

5. The development hereby permitted shall not commence until the applicant has submitted to and had approved in writing by the Local Planning Authority a report to identify any potential sources of contamination on the site and where appropriate, necessary remediation measures. The report should include an initial desk study, site walkover and risk assessment and if the initial study identifies the potential for contamination to exist on the site, the scope of a further study must be agreed in writing by the Local Planning Authority and thereafter undertaken and shall include details of the necessary remediation measures. The development shall hereafter only be carried out following the remediation of the site in full accordance with the measures stipulated in the approved report.

*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. No part of the development hereby approved shall be occupied until the approved scheme referred to in Condition has been constructed and completed in accordance with the scheme details.

*Reason: In order that the traffic generated by the development does not exacerbate unsatisfactory highway conditions in advance of the completion of the highway scheme/works.*

8. Notwithstanding the submitted plans, before development commences a scheme showing the extension of a 2m wide footway on the southern side of the access road within the site from that shown along the first stretch of access road shall be submitted to and agreed in writing with the Local Planning Authority in consultation with the Highway Authority. The footway shall be constructed prior to the occupation of the first dwelling on the site.

*Reason: To ensure the safety of pedestrians within the site and in accordance with Policy TR4 of the Adopted Chorley Borough Local Plan Review.*

9. This consent relates to the amended plans, numbered 1128/02 and AL-001 received on the 19<sup>th</sup> March 2008.

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

10. The estate road /access between the site and Preston Road shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level before any development takes place within the site.

*Reason: To ensure that satisfactory access is provided to the site before the development hereby permitted becomes operative.*

11. Before the use of the site hereby permitted is brought into operation facilities shall be provided within the site by which means the wheels of vehicles may be cleaned before leaving the site.

*Reason: To avoid the possibility of the public highway being affected by the deposit of mud and /or loose materials thus creating a potential hazard to road users.*

12. No part of the development hereby approved shall commence until a scheme for the construction of the site access and the off-site works of highway improvement has been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority.

*Reason: In order to satisfy the Local Planning Authority and Highway Authority that the final details of the highway scheme/works are acceptable before work commences.*

13. Notwithstanding the submitted plans, before development commences a scheme showing the width of the internal access road and paved swept areas capable of allowing for the safe turning of refuse vehicles at the turning head of the cul-de-sac and to allow a refuse vehicle and car to pass, 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 Policy TR4 of the Adopted Chorley Borough Local Plan Review.*

(c) B1:08/00143/CB3 - Astley Park, Park Road, Chorley

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



(The ward representative Councillor Ralph Snape also addressed the Committee and spoke against the proposals)

Planning Application: 08/00143/CB3  
Proposal: Installation of pets corner with animal accommodation and adventure play area.

Location: Astley Park, Park Road, Chorley

Decision:

It was proposed by Councillor Harold Heaton, seconded by Councillor Adrian Lowe, and subsequently **RESOLVED (8:7) with the Chair using his casting vote in support of the motion, to recommend Full Council to grant planning permission of the application subject to the conditions and that an extra condition to be placed to deal with the security of the building and materials of construction.**

**(d) A3:08/00111/FULMAJ - The Eagle and Child Hotel, 20, Pall Mall, Chorley**

Planning application: 08/00111/FULMAJ  
Proposal: Proposed 3 and 4-storey redevelopment of site comprising of offices, retail and veterinary use at ground floor with flats above following demolition of existing public house and café.

Location: The Eagle and Child Hotel, 20 Pall Mall, Chorley, Lancashire PR7 2LA

Decision:

It was proposed by Councillor Ken Ball, seconded by Councillor David Dickinson, and was subsequently **RESOLVED (16:0) 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. Before the development hereby permitted is first commenced, full details of the position, height and appearance of all fences and/or walls to be erected to the site boundaries (notwithstanding any such detail shown on the approved plans) shall have been submitted to and approved in writing by the Local Planning Authority. The building shall not be occupied before all walls and fences have been erected in accordance with the approved details. Fences and/or 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 No. GN5 of the Adopted Chorley Borough Local Plan Review.***

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

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

**4. 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 locality and in accordance with Policy No. GN5 of the Adopted Chorley Borough Local Plan Review.***

5. Prior to the commencement of the development hereby permitted, full plans and particulars (notwithstanding any details shown on the approved plans) of the ground floor unit frontages shall have been submitted to and approved in writing by the Local Planning Authority. The submitted plans and particulars shall include detailed elevations and floorplans of the final design of the ground floor unit frontages including details of the proposed fenestration layout and distribution, the type of glazing to be used, the materials to be used to all elements of the frontages (window frames/walls/doors etc) and the depth of the reveals. The development shall only thereafter be carried out in accordance with the approved ground floor unit frontage details.

***Reason: In the interests of securing a high quality shop front and in accordance with Policy No. GN5 of the Chorley Borough Local Plan Review.***

6. Before the building hereby permitted is first occupied, the junctions with Pall Mall and Gillibrand Walks and 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. TR4 of the Chorley Borough Local Plan Review and Policy No. 7 of the Joint Lancashire Structure Plan.***

7. The development hereby permitted shall not commence until the applicant has submitted to and had approved in writing by the Local Planning Authority a report to identify any potential sources of contamination on the site and where appropriate, necessary remediation measures. The report should include an initial desk study, site walkover and risk assessment and if the initial study identifies the potential for contamination to exist on site, the scope of a further study must then be agreed in writing with the Local Planning Authority and thereafter undertaken and shall include details of the necessary remediation measures. The development shall thereafter only be carried out following the remediation of the site in full accordance with the measures stipulated in the approved report.

***Reason: In the interests of safety and in accordance with Policy No. EP16 of the Chorley Borough Local Plan Review.***

8. Prior to the commencement of the development hereby permitted, plans and particulars of the cycle storage facilities to be provided shall have been submitted to and approved in writing by the Local Planning Authority. The cycle storage facilities shall be provided in accordance with the approved details prior to the first occupation of the building hereby permitted and shall be retained as such at all times thereafter.

***Reasons: To ensure adequate provision of cycle storage space and in accordance with Policy No. 7 of the Joint Lancashire Structure Plan.***

9. Prior to the commencement of the development hereby permitted, plans and particulars of the refuse storage facilities for household and commercial waste to be provided shall have been submitted to and approved in writing by the Local Planning Authority. The refuse storage facilities for household and commercial waste shall be provided in accordance with the approved details prior to the first occupation of the building hereby permitted and shall be retained as such at all times thereafter.

***Reasons: To ensure adequate provision of cycle storage space and in accordance with Policy No. 7 of the Joint Lancashire Structure Plan.***

10. Prior to the commencement of the development hereby permitted, full details of the management arrangements to be put in place for the provision, repairing and cleaning of the communal refuse/recycling facilities shall have been submitted to and approved in writing by the Local Planning Authority. The provision, repairing and cleaning of the communal refuse/recycling facilities shall thereafter only be carried out in accordance with the approved management plan.

*Reason: To ensure the refuse and recycling facilities are provided, kept in a good state of repair and cleaned and in accordance with Policy No. HS4 of the Chorley Borough Local Plan Review.*

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

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

13. Prior to the commencement of the development hereby permitted, plans of the lockable gates to prevent pedestrian access between Gillibrand Walks and Pall Mall along with a scheme for their management shall have been submitted and approved in writing by the Local Planning Authority (Notwithstanding the details shown on the approved plans). The lockable gates shall be provided in accordance with the approved plans prior to the first occupation of the building hereby permitted and shall be managed in accordance with the approved management at all times thereafter

*Reasons: To prevent pedestrian access between Gillibrand Walks and Pall Mall and in accordance with Policy HS4 of the Chorley Borough Local Plan Review.*

14. Prior to the commencement of the development hereby permitted, a scheme detailing how the car parking spaces associated with the development will be managed shall have been submitted to and approved by the Local Planning Authority. The car parking spaces associated with the development shall only be managed within the approved scheme of management at all times thereafter following the first occupation of any part of the development hereby permitted.

*Reasons: To ensure the proper management of the car park and in accordance with Policy No. 7 of the Joint Lancashire Structure Plan.*

**(e) B2:08/00430/FUL - 8 Bracken Close, Chorley**

Application No: 08/00430/FUL

Proposal: Conversion of garage to study and provision of additional hard surfaced car parking space to front of property

Location: 8 Bracken Close, Chorley PR6 0EJ

Decision:

It was proposed by Councillor Terry Brown, seconded by Councillor Adrian Lowe, and was subsequently **RESOLVED (17:0) to grant full planning permission subject to the following conditions:**

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

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

**2. Prior to the commencement of the garage conversion works hereby permitted, the additional hardstanding area detailed on the approved site plan shall have been hard surfaced in block pavements to match the existing driveway and made available for use, unless the details of an alternative hard ground surfacing material have first been submitted to and agreed in writing by the Local Planning Authority. The additional car parking space shall be retained at all times thereafter and only used for the parking of a vehicle.**

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

**3. All external facing materials utilised to infill the existing garage opening shall match in colour, form and texture those on the existing dwelling.**

***Reason: In the interests of the visual amenity of the area in general and the existing building in particular and in accordance with Policy Nos. GN5 and HS9 of the Adopted Chorley Borough Local Plan Review.***

**4. Prior to the commencement of the garage conversion works hereby permitted, the additional car parking area detailed on the approved site plan shall have been hard surfaced and made available for use. The additional car parking space shall be retained at all times thereafter and only used for the parking of a vehicle.**

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

#### **08.DC.49 PLANNING APPEALS AND DECISIONS - NOTIFICATION**

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

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

#### **08.DC.50 DELEGATED DECISIONS DETERMINED BY THE CORPORATE DIRECTOR (BUSINESS), THE CHAIR AND VICE-CHAIR OF THE COMMITTEE**

The Committee received, for information, tables listing nineteen 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 29 April and 14 May 2008.

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

#### **08.DC.51 LIST OF PLANNING APPLICATIONS DETERMINED BY THE CORPORATE DIRECTOR (BUSINESS) UNDER DELEGATED POWERS BETWEEN 17 APRIL - 15 MAY 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 17 April and 15 May 2008.

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

Chair