

Development Control Committee

Agenda and Reports
for consideration on

Tuesday, 24th June 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.

13 June 2008

Dear Councillor

DEVELOPMENT CONTROL COMMITTEE - TUESDAY, 24TH JUNE 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, 24th June 2008 at 6.30 pm.

A G E N D A

1. **Apologies for absence**

2. **Declarations of Any Interests**

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

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

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

To confirm as a correct record the minutes of the meeting of the Development Control Committee held on 27 May 2008 (enclosed).

4. **Planning Applications awaiting decisions (Pages 15 - 16)**

A table of the planning applications to be determined is 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: 08/00320/OUTMAJ - Croston Timber Works Goods Yard, Station Road, Croston (Pages 17 - 20)**

Report of Corporate Director (Business) (enclosed).

- (b) A2: 08/00433/FULMAJ - Land to rear of 243-289 Preston Road, Clayton-le-Woods
(Pages 21 - 32)
Report of Corporate Director (Business) (enclosed).
- (c) B1: 08/00421/FUL - The Old Rectory, High Street, Mawdesley (Pages 33 - 38)
Report of Corporate Director (Business) (enclosed).
- (d) B2: 08/00475/LBC - The Flying Arches, Chorley-Preston Railway Line, East of Euxton Lane, Euxton (Pages 39 - 44)
Report of Corporate Director (Business) (enclosed).
- (e) B3: 08/00219/CB3 - Covered Market, Market Place, Chorley (Pages 45 - 48)
Report of Corporate Director (Business) (enclosed).

5. **Planning Appeals and Decisions - Notification** (Pages 49 - 50)

Report of Corporate Director (Business) (enclosed).

6. **Delegated Decisions determined by the Corporate Director (Business), the Chair and Vice-Chair of the Committee** (Pages 51 - 54)

Tables of decisions determined on 27 May and 11 June 2008 enclosed.

7. **List of applications determined by the Corporate Director (Business) under delegated powers between 16 May and 11 June 2008** (Pages 55 - 76)

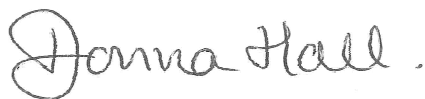
Schedule of Applications enclosed.

8. **Proposed Confirmation of Tree Preservation Orders** (Pages 77 - 78)

Report of Corporate Director of Governance (enclosed).

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

Yours sincerely



Donna Hall
Chief Executive

Tony Uren
Democratic Services Officer
E-mail: tony.uren@chorley.gov.uk
Tel: (01257) 515122
Fax: (01257) 515150

Distribution

1. Agenda and reports to all members of the Development Control Committee, (Councillor Greg Morgan (Chair), Councillor Geoffrey Russell (Vice-Chair) and Councillors Ken Ball, Julia Berry, Alistair Bradley, Terry Brown, Alan Cain, Henry Counce, David Dickinson, Harold Heaton, Keith Iddon, Roy Lees, Adrian Lowe, June Molyneaux, Simon Moulton, Mick Muncaster and Shaun Smith) 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

01257 515823

کیجئے:

This page is intentionally left blank

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 19th 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

This page is intentionally left blank

Report

Report of	Meeting	Date
Corporate Director (Business)	Development Control Committee	24.06.2008

PLANNING APPLICATIONS AWAITING DECISION

Item	Application No.	Recommendation	Location	Proposal
A.1	08/00320/OUTMAJ	Refusal of Outline Planning Permission	Croston Timber Works Goods Yard Station Road Croston Leyland PR26 9RJ	Outline planning application for the residential redevelopment of the site comprising of mix of apartments, 2 storey and 2.5 storey dwelling houses), and means of access into the site
A.2	08/00433/FULMAJ	Permit (Subject to Legal Agreement)	Land To Rear Of 243-289 Preston Road Clayton-Le- Woods	Erection of 25 residential properties, access alteration and provision of existing residents parking to the rear of 243 - 289 Preston Road
B.1	08/00421/FUL	Permit Full Planning Permission	The Old Rectory High Street Mawdesley Ormskirk L40 3TD	Erection of tennis court in garden
B.2	08/00475/LBC	Permit (after referral to GONW)	The Flying Arches Chorley - Preston Railway Line East Of Euxton Lane Euxton Lancashire	Listed Building Consent for removal of the 'Flying Arches' on Chorley - Preston railway line, in order to facilitate essential engineering works
B.3	08/00219/CB3	Permit Full Planning Permission	Covered Market Market Place Chorley Lancashire PR7 1DA	Alterations to Market Hall entrance and roof.

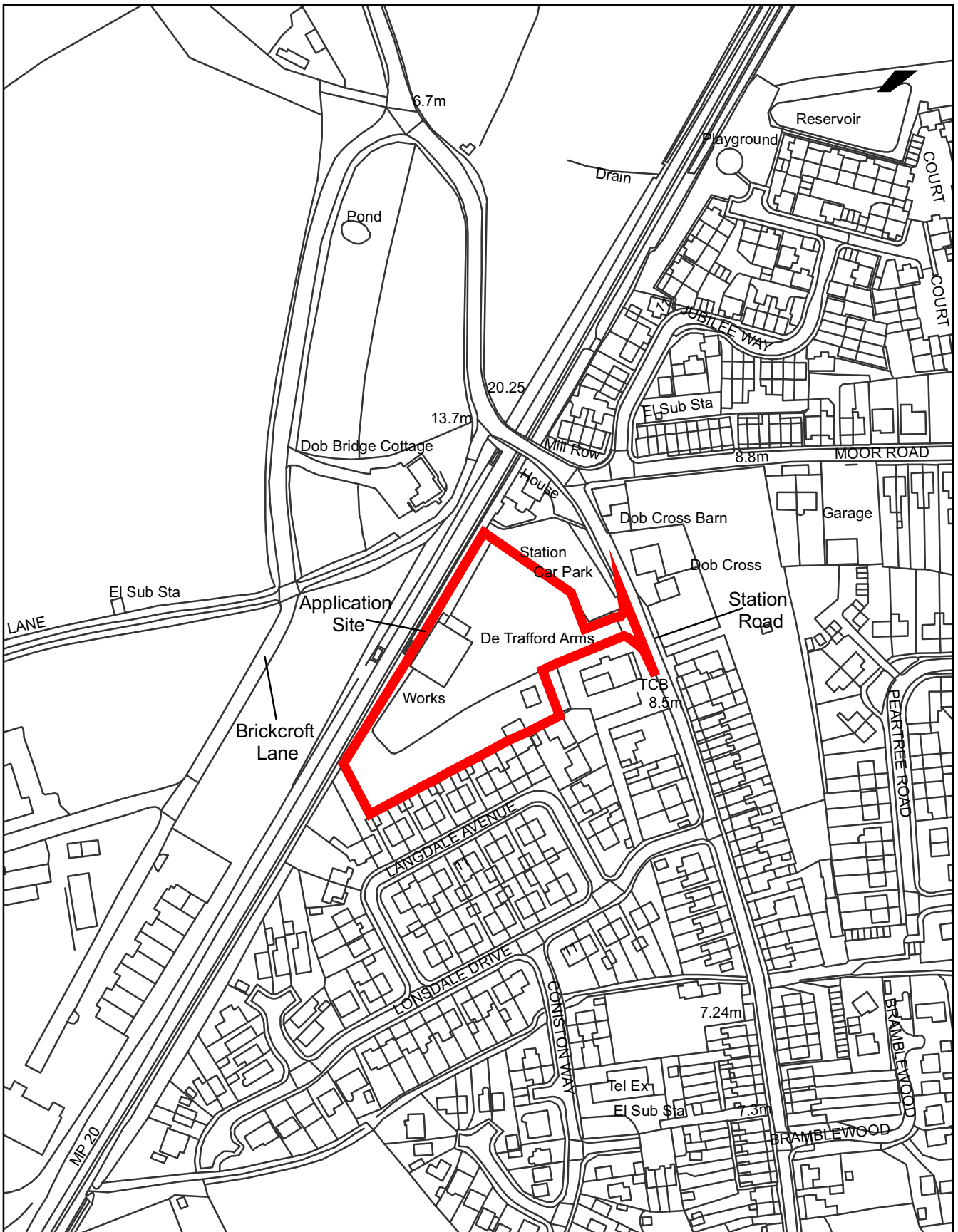
This page is intentionally left blank

Item A. 1	08/00320/OUTMAJ	Refusal of Outline Planning Permission
Case Officer	Mr David Stirzaker	
Ward	Lostock	
Proposal	Outline planning application for the residential redevelopment of the site comprising of 50 dwellings (comprising of mix of apartments, 2 storey and 2.5 storey dwelling houses), and means of access into the site,	
Location	Croston Timber Works Goods Yard Station Road Croston Leyland PR26 9RJ	
Applicant	Mr S Woolley	

Recommendation: Refusal of Outline Planning Permission

Report to follow

This page is intentionally left blank



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

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

Application Number:
08/00320/OUTMAJ

Grid Ref:
E: 348677
N: 419216

Scale:
1:2,500

Agenda Item No.
A. 1

This page is intentionally left blank

Item A.2 **08/00433/FULMAJ** **Permit (Subject to Legal Agreement)**

Case Officer **Mrs Nicola Hopkins**

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

Proposal **Erection of 25 residential properties, access alteration and provision of existing residents parking to the rear of 243 - 289 Preston Road,**

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

Applicant **Wainhomes Developments**

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

Members will recall that planning permission was granted in October 2007 to redevelop this site for residential use. A subsequent application was submitted in January 2008 for 27 dwellings on the site which was refused at Development Control Committee in April 2007.

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

As part of the proposal 30% affordable housing is proposed on the site, this equates to 8 units. The affordable housing will be on a shared ownership and rented basis and will be controlled by a Registered Social Landlord.

The proposal incorporates 8 different house types, which includes the erection of 8 two storey properties, 4 two and a half storey properties, 7 three storey properties and 6 apartments. The development includes terraced and semi-detached properties and the 6 apartments will be located within a three storey property.

Planning Policy PPS 3, PPS23, Policy DP1, Policy DP3, Policy UR7, Policy UR9, Policy ER5 (NWRSS). Policy 7, Policy 12, Policy 20, 'Access and Parking' SPG (JLSP). GN1, EP9, EP10, HS4, TR1, TR4, TR18. Managing Housing Land Explanatory Note (ACBLPR)

Planning History **02/01260/OUTMAJ-** Outline application for residential development. Refused
05/00888/OUTMAJ- Outline application for residential development. Refused

07/00684/FULMAJ- Proposed 25 Residential properties, access alteration and provision of existing residents parking. Approved October 2007

07/01355/FULMAJ- Erection of 27 residential properties, access alteration, and provision of existing residents parking. Refused April 2008

Representations

Clayton le Woods Parish Council wish to reiterate their previous objections which relate to increased traffic exiting onto Preston Road

10 letters of objection have been received raising the following comments:

- Three storey properties out of character
- Create overlooking, loss of light and loss of privacy
- 25 houses will have an effect on the character of the area
- Impact on highway safety and parking
- Lack of parking
- Impact on wildlife, nature conservation and trees
- Impact on drainage and flooding
- No children's play facilities in the area
- A smaller number of two storey dwellings would be more in keeping with the area
- The plans are not available on the web-site
- Too many properties- overdevelopment
- The parking facilities offered to the existing residents is not sufficient
- The properties on Preston Road have a right of access to the rear
- The FFL have increased by approx 0.5-0.75 metres
- Concerned with access to the back of the properties on Preston Road
- No provision for cycle storage
- Is the affordable housing provision the best balance for the community?

Consultations

United Utilities have no objection to the proposal subject to various conditions/informatives

Corporate Director (Neighbourhoods) has made the following comments:

- Condition relating to contamination required
- The applicant should consult the Council's 'Waste Storage and Collection: Guidance for New Developments' document in order to address household waste and recycling.
- The bin storage details are acceptable

Lancashire County Council (Planning) the principle has been established and Director has no comments to make

Lancashire County Council (Highways) have made various comments on the scheme, the road width and the parking spaces. Through further consultation with the Engineer he considers that the scheme is acceptable to enter into a legal agreement.

Assessment**Principle of Redeveloping the Site**

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

Planning permission was granted for the erection of 25 dwellings on this site in October 2007. The current scheme is identical to the approved layout with the only change being the fact that the applicants, Wainhomes Developments, have substituted the approved house types with their own house types.

The site covers 0.8 hectares and as such the erection of 25 dwellings results in a density of approximately 31 dwellings per hectare. This accords with Government advice set out in PPS3 which requires a minimum density of 30 dwellings per hectare. Taking into consideration the character of the surrounding area, which is relatively high density, a high density development is considered to be appropriate in this location.

Planning History

There have been four previous planning applications at the site for the redevelopment of the site for residential dwellings (02/0160/OUTMAJ, 05/00888/OUTMAJ, 07/00684/FULMAJ and 07/01355/FULMAJ.) Both of the first two applications were refused. The first application was refused for three reasons which related to the oversupply of housing in the Borough, impact on highway safety and evidence that the scheme could be adequately accommodated on the site. The second application was solely refused on the impact of the development on the oversupply of housing in the Borough.

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

The third application was approved last year for the erection of 25 dwellings. The permission is extant and could still be implemented. The submitted scheme is identical to the approved layout apart from the house types which have been substituted to Wainhomes house types and there have been some minor changes to the parking layout in the south-east corner of the site.

A subsequent application was refused in April 2008 for the erection of 27 dwellings on the site as it was considered this would lead to overdevelopment and the number of parking spaces was not sufficient. The current scheme however is identical to the approved scheme in terms of number of dwellings and there is an increase in the number of car parking spaces compared to the approved scheme.

Highway Issues

There is already access to the site in the form of an unadopted accessway located between 267 and 269 Preston Road. This accessway serves the properties along Preston Road and there are informal parking areas located to the rear of the properties. As part of the development it is proposed to improve this accessway by creating a formal highway situation with tarmaced road surfaces and footways.

Additionally alterations will be required to Preston Road to serve the site, this includes the provision of a dedicated right turning lane in the middle of Preston Road to serve the site and a pedestrian refuge. The works to Preston Road will be subject to a separate legal agreement with the Highway Authority.

In respect of the internal road layout the scheme is identical to the previously approved scheme. The Highway Engineer has made comments on the scheme however he was not aware that planning permission has been granted and could still be constructed for an identical highway layout. The Highway Engineer does consider that the site is generally acceptable and adequate to enter into a legal agreement with the Highway Authority. The applicants, however, have amended the scheme to accommodate the Engineer's suggestions, where possible.

Although a number of concerns have been raised by neighbours in respect of the access and parking arrangements consideration has to given to the fact that access to the site off Preston Road has already been granted planning permission. The access arrangements have not altered since the previous approval and as such are considered acceptable.

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

The scheme provides for slightly less than 2 car parking spaces per property which is considered acceptable as parking standards are now expressed as maximums and due to the highly sustainable location of the site. Additionally 8 dedicated car parking spaces will be provided behind the northern terrace for the residents along Preston Road.

Full details of the bin storage provision for the apartments have been submitted. Bin storage associated with dwellings will be located within the private curtilages. The Council's Environmental Services Section have confirmed that the bin storage details for the proposed apartments are acceptable.

Housing Provision

The proposal incorporates the erection of 25 new dwellings. In accordance with Policy 12 of the Joint Lancashire Structure Plan and the explanatory memorandum planning applications for further residential development may not be approved unless they make an essential contribution to the supply of affordable housing. In accordance with the Council's Managing Housing Land

Explanatory Note a minimum provision of 30% affordable/ special needs housing will be required on schemes of 15 dwellings or more.

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

Impact on the character of the area:

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

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

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

The layout of the scheme is identical to the approved scheme the only change is the fact that the house types have been changed and minor changes to the parking layout in the south west corner of the site. A number of concerns have been raised about the introduction of three storey properties however the erection of three storey properties in the site was established by the grant of planning permission in 2007 which incorporated three storey properties.

The current scheme incorporates a mix of two, two and a half and three storey properties. The location of these properties and the heights of the properties are identical to the approved scheme. The house on plot 1 is two and a half storey although the height has been altered to ensure it appears as a two storey dwelling. The proposed dwelling is only 0.2 metres higher than the approved dwelling. The properties closest to 241-267 Preston Road are all two storey and are 0.4 metres lower than the dwellings which were previously approved on these plots.

The principle of three storey properties has already been established at the site with the grant of planning permission and as the amended scheme incorporates three storey properties in identical locations to the approved scheme, which could still be constructed, the scheme is considered acceptable.

Impact on the neighbours amenities:

The layout of the dwellings is identical to the approved scheme which accords with the Council's approved spacing standards. As such it is not considered that the proposal will adversely impact on the neighbours amenities.

One neighbour has raised concerns with the proposed Finished Floor Levels and the fact that they have increased compared to the previously approved application. The proposed finished floor levels are slightly higher than the previously approved scheme however the properties on plots 24 and 25 are actually lower in height than the approved scheme and adequate separation distances are retained between the proposed properties and the existing properties.

A number of the neighbours have raised concerns in respect of access to the rear of the properties along Preston Road. This is a private issue between the residents and the developers however the Design and Access Statement, as amended, states that a surfaced pedestrian access to the rear of the southern terrace to the east will be provided to enable residents to take their bins to a bin collection site at the southern end of the terrace.

Conclusion

It is established that the principle of redeveloping the site for residential purposes is acceptable. The current scheme is identical to the approved scheme at the site in terms of dwelling layout and dwelling numbers and as such the proposal is considered to be acceptable.

**Recommendation: Permit (Subject to Legal Agreement)
Refuse if Section 106 Agreement is not signed prior to 28th July 2008**

Conditions

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

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

2. No development shall take place until a scheme of landscaping has been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail which may have previously been submitted. The scheme shall indicate all existing trees

and hedgerows on the land; detail any to be retained, together with measures for their protection in the course of development; indicate the types and numbers of trees and shrubs to be planted, their distribution on site, those areas to be seeded, paved or hard landscaped; and detail any changes of ground level or landform.

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

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

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

4. The development hereby permitted shall not commence until full details of the colour, form and texture of all external facing materials to the proposed buildings (notwithstanding any details shown on the 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.

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

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

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

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

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

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

8. Prior to the commencement of the development a geotechnical investigation of the slopes adjacent to the application site shall be undertaken to ensure the stability of the slope. The investigation shall also include the trees located to the south west boundary to assess the long term impact of the regrading and any safety implications. This investigation shall be submitted to and approved in writing by the Local Planning

Authority. Any remedial works required to ensure the continued stability of the ground shall be implemented prior to the commencement of development of the site.

Reason: To ensure the continued stability of the surrounding land and in accordance with Policy EP15 of the Adopted Chorley Borough Local Plan Review

9. No development shall take place until details of the proposed surface water drainage arrangements have been submitted to and approved by the Local Planning Authority in writing. No part of the development shall be occupied until the approved surface water drainage arrangements have been fully implemented.

Reason: To secure proper drainage and to prevent flooding and in accordance with Policy Nos. EP18 of the Adopted Chorley Borough Local Plan Review, Policy 24 of the Joint Lancashire Structure Plan and Government advice contained in PPS25: Development and Flood Risk

10. Prior to the commencement of the development full details of the Management Company to deal with the future management and maintenance of the site shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the future management of the proposed existing residents parking spaces detailed on plans reference 07/029 AL0001A. The site shall thereafter be managed by the approved Management Company.

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

11. No development shall take place until :

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

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

12. 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 and HS4 of the Adopted Chorley Borough Local Plan Review.

13. No dwelling hereby permitted shall be occupied until that part of the service 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.

14. No dwelling hereby permitted shall be occupied until the highway alterations to the site access and Preston Road have been completed in accordance with the details shown on plan reference AL(00)-001 , 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.

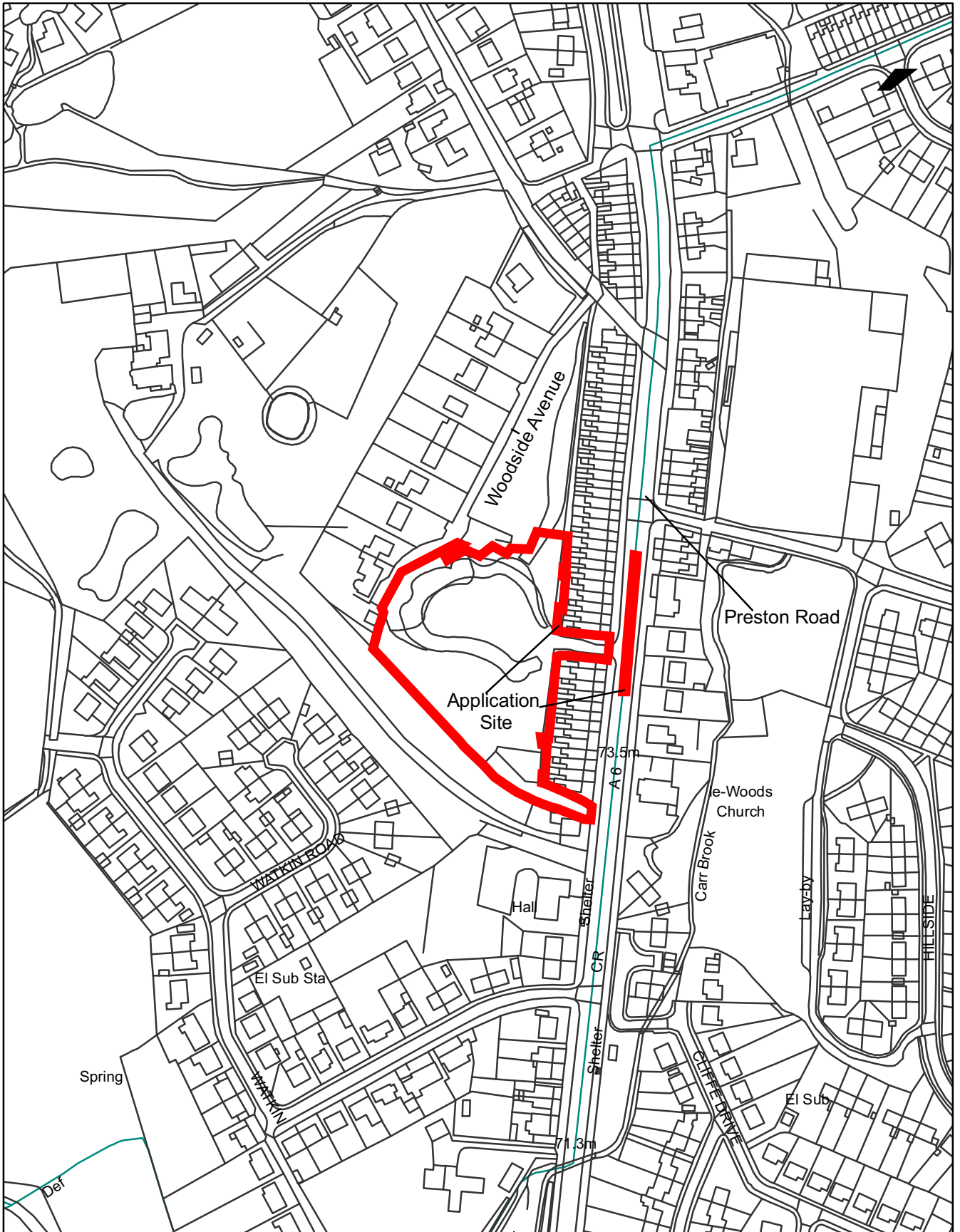
15. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local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

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

16. 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.

This page is intentionally left blank



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

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

Application Number:
08/00433/FULMAJ

Grid Ref:
E: 357864
N: 422057

Scale:
1:2,500

Agenda Item No.
A. 2

This page is intentionally left blank

Item B.1 **08/00421/FUL** **Permit Full Planning Permission**

Case Officer **Caron Taylor**

Ward **Eccleston And Mawdesley**

Proposal **Erection of tennis court in garden,**

Location **The Old Rectory High Street Mawdesley OrmskirkL40 3TD**

Applicant **Mr & Mrs Warburton**

Proposal Erection of tennis court in garden.

Summary This is not a straightforward application and there is a fine line between the use of the land as a tennis court and the relationship with the church graveyard. However, on balance it is not considered that the level of use of the tennis court given that it is a private property will be so detrimental as to warrant refusal of the application, taking into account the uses that the area could be put to by the applicants without any control from the Council. In the past Committee have refused an application for a tennis court contrary to Officer recommendation.

Policy PPG2, DC1

Planning History 04/00983/COU: Change of Use of land from agricultural to domestic curtilage PERMITTED
05/00500/FUL: Construction of tennis court and associated walls, fences and other works REFUSED

Consultations No consultation responses have been received to date, any received will be placed on the addendum.

Representations No representations have been received to date, any received will be placed on the addendum.

Applicant's Case The property is the former Rectory to the Church of St Peters, which became a private house many years ago. The property has a large garden which lies to the east of the house and church and is therefore away from High Street. Included in the curtilage is a piece of grassland, which was incorporated about three years ago under planning permission 04/00983/COU which is now established with a fence and hedge around it to 2m.

In 2005, before the establishment of the garden area, the applicants sought permission for a tennis court under application 05/00500/FUL, which although recommended for approval by Officers was refused by the Development Control Committee who cited Green Belt and impact on the church burial ground as their reasons.

The proposed court will have an all weather surface which is likely to be green in colour with a simple mesh fence on slim metal posts with a maximum height of 2.4m colour coated dark green. There

will be no change in land levels. In terms of siting it will be 12m from the boundary with the burial ground. A substantial hedge and fence separates them.

The use of the tennis court will be restricted by the weather, in addition the applicants could create a grass court without permission. Their garden could have all the normal domestic usage of children playing etc without any planning controls. There is no planning ground to assume that domestic development in the circumstances described could lead to any measurable amenity impact.

Assessment

The land on which the tennis court is proposed was permitted as part of the garden curtilage by 04/00983/COU. This permission took away permitted development rights to this area of land, Class E, which included the laying out of a tennis court, and also the right to erect of fences, walls and gates. A public footpath abuts the area the subject of the application to the north separated by a 2m fence which is a more substantial boundary treatment that has been erected since the previous application.

The site is in the Green Belt and it is clear from reading the report of the application for the curtilage extension, that the permitted development rights were removed to allow the Council to have control over future development of the area. Green Belt policy does allow facilities for outdoor sport and recreation and the use is considered appropriate development in principle. The previously refused application was amended to use mesh panels to enclose the tennis court and this is what is proposed now, which allow views through the panels. It is therefore not considered that the proposal would harm the openness of the Green Belt, nor would it impact on the public footpath.

The main issue with the application proposal is its relationship with the church and whether the proposal would have an unacceptable impact in terms of noise and disturbance to the church/graveyard. This is a material consideration in determining the application. It is newest part of the graveyard that lies adjacent to the proposed tennis court. However, it must also be taken into account that the lawful use of the land is already domestic curtilage and there are a range activities that could take place without any control from the Council, including the marking out of a grass tennis court or football pitch on the land. A hardsurface could also be laid without planning permission as Class F permitted development rights are still in tact. Therefore it is essentially only the fencing that requires permission. In addition other parts of the applicants garden border with the main garden of remembrance and original graveyard and the garden could be rearranged to build a tennis court next to this without planning permission, as the rest of the garden benefits from permitted development rights.

Recommendation: Permit Full Planning Permission Conditions

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

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

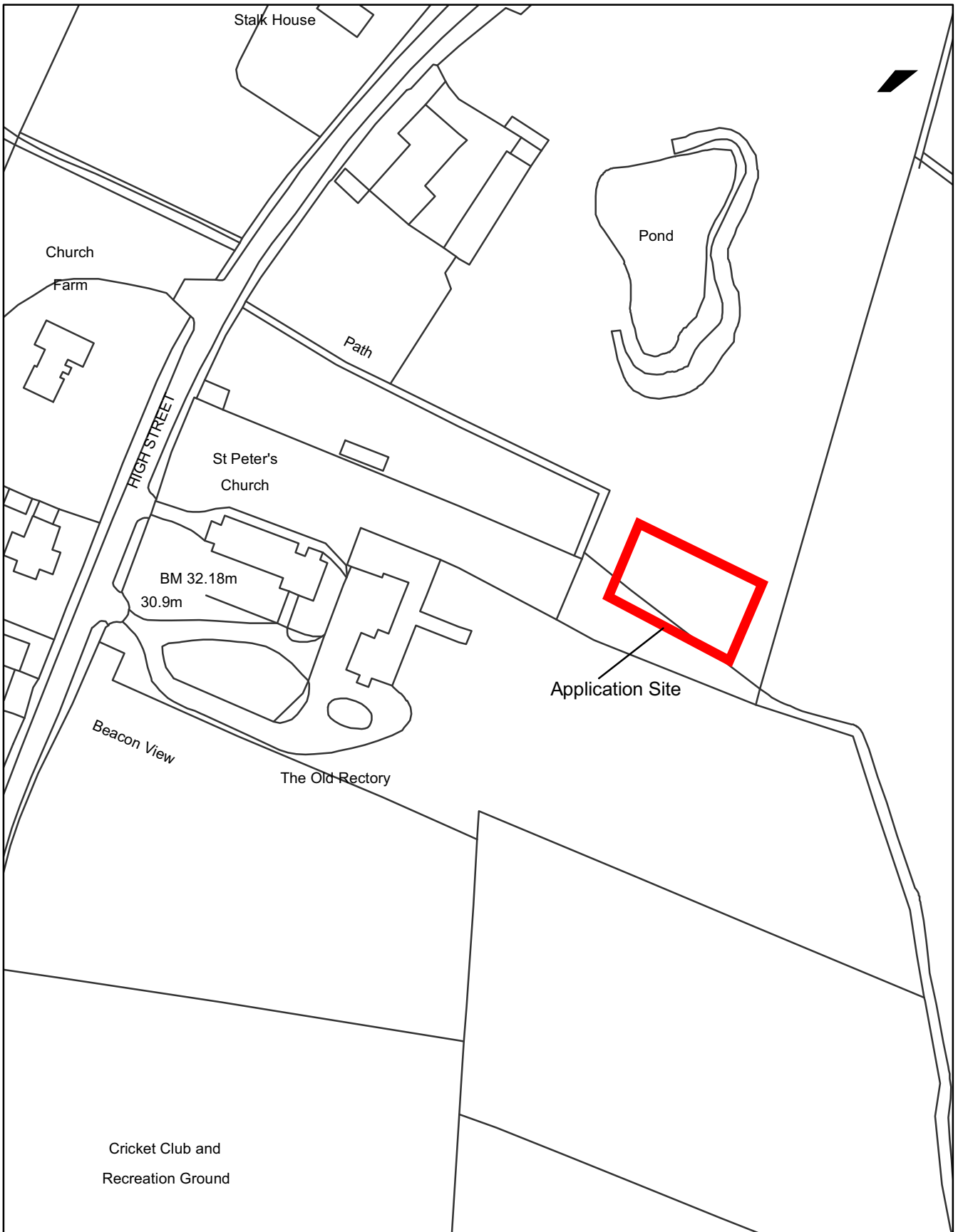
2. Before development hereby permitted is commenced, details of the colour of the proposed mesh enclosure and all weather surface to the tennis court shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of the amenity of the area and in accordance with PolicyGN5 and DC1 of the Adopted Chorley Local Plan Review.

3. There shall be no illumination of the tennis court at any time.

Reason: The site is in the Green Belt and therefore in the interests of safeguarding visual amenity on this site viewed against the background of open countryside and in accordance with PPG2 and policy DC1.

This page is intentionally left blank



<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: 08/00421/FUL</p>	<p>Grid Ref: E: 348982 N: 414369</p>	<p>Scale: 1:1,250</p>	<p>Agenda Item No. B. 1</p>

This page is intentionally left blank

Item B.2 08/00475/LBC Permit (after referral to GONW)

Case Officer Mrs Helen Lowe

Ward Astley And Buckshaw

Proposal Listed Building Consent for removal of the 'Flying Arches' on Chorley - Preston railway line, in order to facilitate essential engineering works,

Location The Flying Arches Chorley - Preston Railway Line East Of Euxton Lane Euxton Lancashire

Applicant Network Rail (Infrastructure)

Proposal This application proposes the removal of a series of 16 masonry arches, known as the 'flying arches' which are located on the Chorley- Preston railway line just outside of the centre of Chorley, immediately west of Chorley Tunnel. They are designed to support the walls of the cutting and were built in 1841 as a replacement for a former tunnel which had collapsed.

Planning Policy PPG15

Planning History None

Consultees Responses

English Heritage: have indicated that they will be unable to provide a response until the 20th of June.

Six amenity bodies: comments awaited.

Railway Heritage Trust: comments awaited.

Coal Authority: standing advice given

Conservation Officer: The proposal seeks to firstly record photographically the 'Flying Arches' in their current condition. I would suggest that a full programme of photogrammetry or similar system is utilised, using a specialist contractor to undertake the work prior to any on-site engineering works.

Removal of the arches will follow. Again I suggest using specialist contractors and if necessary recording and plotting every individual piece of masonry so that in the event of collapse they can be exactly reconstructed using the original materials in their original, relative positions.

I recommend introducing a unilateral legal agreement whereby Network Rail, or its successors, agree to the reinstatement of the arches within an agreed timescale, for example within 3 years of demolition (network Rail have stated that there will need to be a period of at least 2 years for the emergency works to bed down and be evaluated). The purpose of this is to safeguard the future of these listed structures and to ensure that they are not left to deteriorate in a warehouse or other storage facility, or worse still that they are lost forever.

Whilst the need for the works is, in my view, unquestionable I would simply like to include the aforementioned items as conditions to ensure the

structures are accurately recorded before removal and that reinstatement at a future date is guaranteed.

As a further point the consulting engineers suggest that further monitoring, in particular of Ground Water conditions using piezometers, be undertaken as a highly cost-effective way of reducing disturbing forces acting upon the walls and the arches. Such measures will be needed as mitigation during the excavation process to provide the requisite safety margins to both construction workers, the travelling public and TOC staff.

As stated previously this is a difficult site not least because of the great number of unknown factors involved – hidden dimensions of the retaining walls and buried buttresses, made-up ground constituents, ground-water pressure, the sequence of construction. Add to this the brittle nature of the masonry and the possibilities for catastrophic collapse are considerable. For these reasons the consulting engineers are allowing for a reasonable level of safety in their suggestions for the proposed works. I therefore consider the application to be acceptable, subject to the imposition of the aforementioned conditions.

Third Party Representations

None received to date

Applicant's Case

To summarise, the need for the proposal is multi faceted, and is based on the following:

- The need to provide additional strength to the structures within the cutting as signs of failure are evident in masonry cracks;
- The need to improve drainage within the locality to reduce ground-water pressures upon the masonry structures and hence reduce the risk of catastrophic collapse;
- The need to lower the formation (the track bed for the railway lines) in order to safely accommodate modern rolling stock (train units) and to allow for electrification of the Manchester to Preston line.

The problem with the requirement to lower the formation is that any further excavation is likely to undermine the foundations of the retaining walls, leading to complete collapse. The retaining wall foundations are 750mm below the current formation, however the formation level needs to be lowered by 500mm. It is considered unsafe to excavate whilst at the same time only leaving 250mm of foundation to the retaining walls, and the likelihood of catastrophic collapse is considerable. The formation has already been lowered to its maximum limit to accommodate Virgin® Pendolino Class 390 trains when diverted from the West Coast Main Line (WCML), which still only gives extremely limited clearance to the underside of the arches.

At present there is a temporary speed restriction (TSR) of 20 mph in place to reduce the possibility of further damage to the retaining walls which causes considerable delay to the 50 trains per day that use this section of line. As this is a crucial rail link, not only for Chorley but also for the northwest region as a whole, it appears reasonable to undertake remedial works as soon as possible. Due to the deterioration of the structure there is a strong possibility that the TSR will have to be reduced to 5 mph, which will cause major delays, timetabling difficulties and train pathing problems in the already congested Preston area.

In terms of engineering solutions the available options are extremely limited. To facilitate the consolidation and improvement of the cutting it is simply not

possible to retain the arches in their current position. To excavate to the required depth for the track formation to facilitate electrification and passage of the latest train vehicles would almost certainly undermine the retaining walls to such an extent that total collapse would be inevitable. The structural engineering consultants, Scott Wilson, indicate that the current structure is extremely brittle and fragile and that it possesses very little tensile or torsional strength. Any works, such as formation excavation, that produce any additional stresses to the structure could, in their view, induce total, catastrophic collapse. The consequences of this cannot be overstated not only for construction operatives but also for the train travelling public and train operating company (TOC) staff.

The applicant has also provided letters from Northern Rail and First Transpenine Express in support of the proposal.

Assessment

Paragraphs 3.16-3.18 of PPG15 gives guidance on the matters that Local Planning Authorities should consider when determining proposals for the demolition of listed buildings. Consent should not be granted for demolition unless there is clear and convincing evidence that all reasonable efforts have been made to retain the building or that redevelopment would produce substantial benefits for the community that outweigh the loss of the building.

This application proposes that the arches shall be carefully removed from the site and re-instated at some later date, so cannot strictly be considered to be demolition, however Network Rail have stated that the arches cannot be re-instated in their original position, nor at this stage are they able to give precise details as regards their re-instatement.

Conclusion

Given the importance of this stretch of railway line to both the economy of Chorley and the wider North West and the potential threat to passenger safety it is agreed that the works are required. Subject to the receipt of no further objections, the imposition of suitable conditions and Network Rail entering into a Unilateral undertaking it is considered that the proposal be forwarded to GONW with a recommendation for approval.

Recommendation: Permit (after referral to GONW) Conditions

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

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

2. No works shall take place on the site until the applicant, or their agent or successors in title, has secured the making of a photographic record of the building. 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 the photographic record of the building shall be submitted to the Local Planning Authority.

Reason: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the building/site and in accordance with PPG15.

3. No works shall take place on the site until the applicant, or their agent or successors in title, has secured the making of a full record and catalogue of all pieces of masonry from all of the 16 original arches. 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 approved in writing by the Local Planning Authority. Upon completion of the programme of 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/historical importance associated with the building/site; in the event of collapse the arches can be exactly reconstructed using the original materials in their original, relative positions and in accordance with PPG15.

4. In respect of the removal of the flying arches the local planning authority shall be given 14 days notice of the intention to carry out the works and an officer of the council shall be allowed access to the site to enable to take photographs of any fabric of historical interest before it is removed in continuance of the work or which consent has been given.

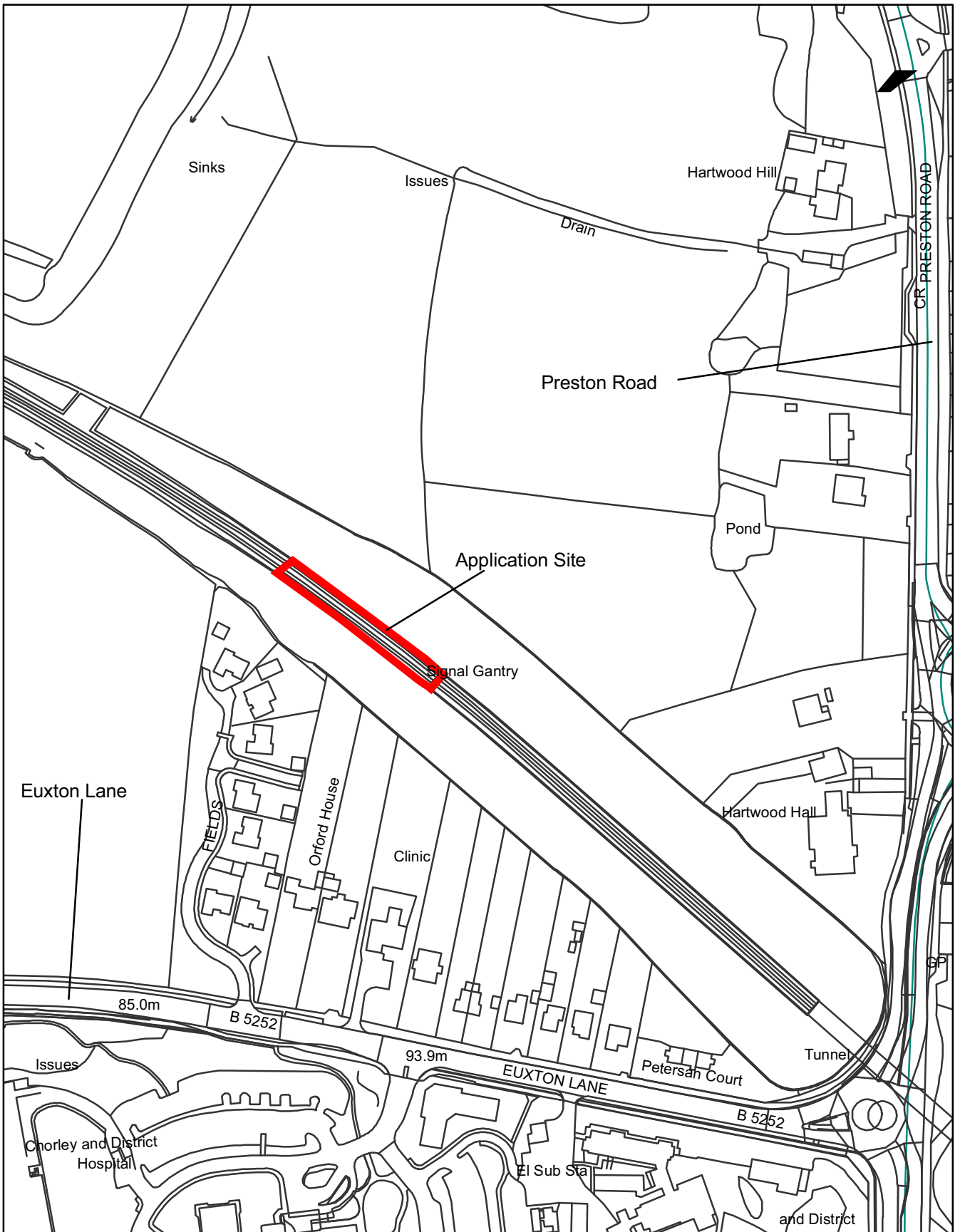
Reason: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the building/site and in accordance with PPG15.

5. No development shall take place until English Heritage (Architectural Investigation Section) have been given at least one months notice of commencement of the works. Enclosed is form Stat(E) which you as an applicant (or agent) must complete and send to the address given. Free access to the development site, at all reasonable times, must be given English Heritage (or appointed person) in order that the record of the building can be undertaken.

Reason: The building/site is of historic and architectural interest which requires recording and in accordance with PPG15.

6. Notwithstanding the details already provided no work shall take place on the site until the applicant, or their agent or successors in title have submitted to and been approved in writing by the local planning authority a detailed methodology statement for the removal of the arches.

Reason: The building/site is of historic and architectural interest and to safeguard the integrity of the arches during their removal and in accordance with PPG15.



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

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

Application Number:

08/00475/LBC

Grid Ref:

**E: 357229
 N: 419403**

Scale:

1:2,500

Agenda Item No.

B. 2

This page is intentionally left blank

Item B.3	08/00219/CB3	Permit Full Planning Permission
Case Officer	Mr Andy Wiggett	
Ward	Chorley South East	
Proposal	Alterations to Market Hall entrance and roof.	
Location	Covered Market Market Place Chorley Lancashire PR7 1DA	
Applicant	Chorley Council	
Proposal	<p>The application relates to the two main entrances of the covered market in Chorley Town Centre and the roof. It is proposed to create feature canopies over the entrances and glaze over the central walkway of the market. The roof structure would have an aluminium framework with polycarbonate glazing and the canopies having a steel supporting framework with the word 'Market' as an integral part of them.</p>	
Background	<p>There has been an extensive publicity campaign associated with the proposed improvements to the market including traders and members of the public. It is intended that the works will improve the shopping experience and attract more customers.</p>	
Policy	<p>Adopted Chorley Borough Local Plan Review: GN5 – Building Design SP10 – Shopfronts Shopfronts and Signs – Design Guide for Chorley</p>	
Planning History	<p>There is no relevant planning history relating to the building.</p>	
Consultations	<p>Town Centre Manager – very positive results to the plans and any negative comments were trader specific rather than in regards to the proposals. Police Architectural Liaison Officer – canopies will not interfere with CCTV system. Coal Authority – standard comments.</p>	
Representations	<p>None received</p>	
Applicant's Case	<ul style="list-style-type: none"> • the proposal will highlight the entrance to the market • new floor surfaces will assist shoppers • Lighting will be improved allowing more natural light to illuminate walkways 	
Assessment	<p>The main issues concern the impact of the design on the streetscene and effect on the market building as a whole.</p> <p><i>Impact on Streetscene</i></p> <p>The proposed canopies on the two main entrances will highlight</p>	

where the public can gain access into the covered market building. The existing main entrances are nondescript features and do not contribute to any draw for shoppers. The design of the features reflects the style of the roof of the market with its multiple ridges similar to a mill roof. Looking along New Market street and Cleveland Street the canopies will stand out by overhanging the streets as they will be cantilevered out from the market building. As the streets do not at this point, possess any strong architectural character, the question of design can be flexible and it is considered that in this instance the contemporary approach which has been adopted is acceptable and in keeping with Policy guidance.

The glazed centre portion will not be visible from street level.

Impact on Building

The building has a slate roof but above that there are glazed peaks to the ridges. It is considered that the design of the canopies will not appear as incongruous features merely attached to the market building. They will reflect those design aspects of the building and are, therefore acceptable features. The glazing over of the central walkway will not have any adverse impact on the building.

Conclusion

The proposed changes to the covered market building are acceptable in design terms both in terms of impact on the streetscene and the existing building. It will have the advantage of highlighting the entrance to the market and bring with it improved conditions for shoppers. There has been overwhelming support from the public with a favourable response to the new entrance proposals flooring and lighting. The design is fully compatible with the relevant Council policies.

Recommendation: Permit Full Planning Permission Conditions

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

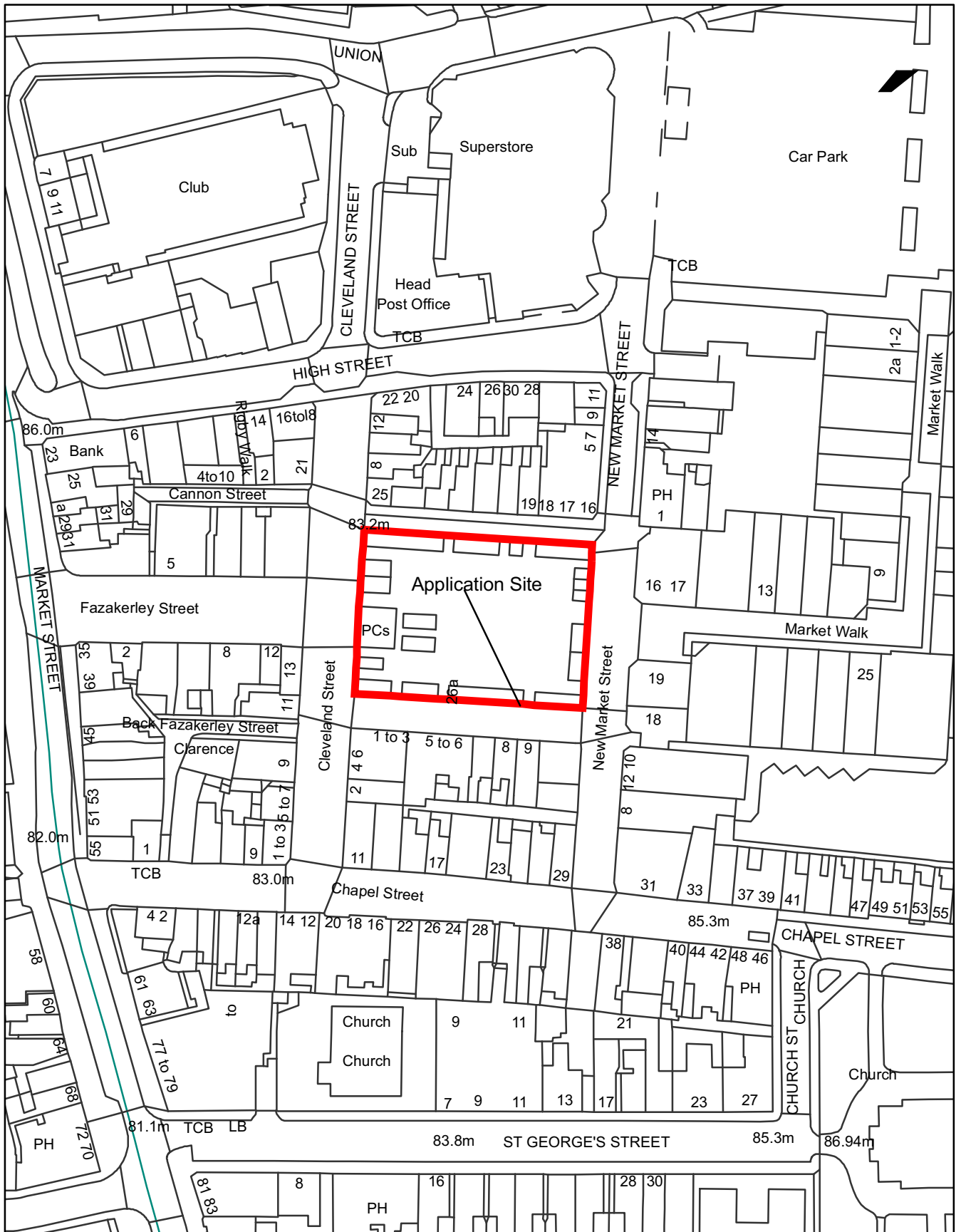
Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Notwithstanding the submitted plans, no development shall commence until details of the proposed signs on the canopies have been submitted to and agreed in writing by the Local Planning Authority and thereafter constructed in conformity with the approved details.

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

3. The development hereby permitted shall not commence until full details of the colour, form and texture of all external facing materials to the proposed building (notwithstanding any details shown on the 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 No. GN5 of the Adopted Chorley Borough Local Plan Review.



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

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

Application Number:

08/00219/CB3

Grid Ref:

**E: 358396
 N: 417595**

Scale:

1:1,250

Agenda Item No.

B. 3

This page is intentionally left blank



Report of	Meeting	Date
Corporate Director (Business)	Development Control Committee	24.06.2008

PLANNING APPEALS AND DECISIONS - NOTIFICATION

PURPOSE OF REPORT

- 1 To advise Committee of notification received from the Planning Inspectorate, between 14 May 2008 and 9 June 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 None

PLANNING APPEALS DISMISSED

- 5 Appeal by Mr S Brelfold against the Development Control Committee's decision to refuse planning permission, against recommendation, for retrospective application to extend existing car park area into landscaped area at Brook House Hotel, 662 Preston Road, Clayton-le-Woods (Application No. 07/00446/COU).

PLANNING APPEALS ALLOWED

- 6 None

PLANNING APPEALS WITHDRAWN

- 7 None



ENFORCEMENT APPEALS LODGED

8 None

ENFORCEMENT APPEALS DISMISSED

9 Appeal by Mr and Mrs S Brelsford against enforcement notice number EN 615 relating to the use of a hard-standing for car parking at Brook House Hotel, Preston Road, Clayton-le-Woods.

ENFORCEMENT APPEALS ALLOWED

10 None

LANCASHIRE COUNTY COUNCIL DECISIONS

11 Planning permission granted for the erection of an electrical control kiosk, in association with an underground pumping station on land off Kenyon Lane, Wheelton (Application No. 08/00359/CTY).

J E MEEK
CORPORATE DIRECTOR (BUSINESS)

Background Papers				
	Document	Date	File	Place of Inspection
5	Letter from Planning Inspectorate	04.06.2008	07/00446/COU	Decisions may be viewed at the Union Street offices or at www.chorley.gov.uk/planning by selecting "Planning application - online search"
9	"		EN615	
11	Letter from Lancashire County Council	29.05.2008	08/00359/CTY	
	Report Author	Ext	Date	Doc ID
	Louise Taylor	5346	12.06.2008	ADMINREP/REPORT

Report



Report of	Meeting	Date
Corporate Director (Business)	Development Control Committee	24.06.2008

PLANNING APPLICATIONS DETERMINED BY THE CORPORATE DIRECTOR (BUSINESS), THE CHAIR AND VICE-CHAIR OF THE COMMITTEE ON 27.05.2008

Application No.	Recommendation	Location	Proposal
08/00306/FUL	Permit Full Planning Permission	Silverdale Sandy Lane Brindle Chorley PR6 8LZ	Demolition of existing dwelling and erection of replacement dwelling with integral garage,
08/00340/OUT	Outline App Permitted with Legal Agmnt	Land 20m North Of 2 Clover Road Jackson Road Chorley Lancashire	Erection of detached bungalow and garage,
08/00348/FUL	Permit Full Planning Permission	Land 130m West Of Lancaster Lane County Primary School Hunters Road Clayton-Le-Woods	Formation of multi-use games area, erection of 4 no. 6 metre high lighting columns and associated paths.
08/00358/FUL	Refuse Full Planning Permission	Land North Of 26 Chorley Lane Charnock Richard	Erection of three storey detached house,

This page is intentionally left blank

Report



Report of	Meeting	Date
Corporate Director (Business)	Development Control Committee	24.06.2008

PLANNING APPLICATIONS DECIDED BY THE CORPORATE DIRECTOR (BUSINESS) AND THE CHAIR OF THE COMMITTEE ON 11 JUNE 2008

Application No.	Recommendation	Location	Proposal
08/00190/FUL	Permit (Subject to Legal Agreement)	Greenlands Parkside Drive Whittle-Le-Woods Chorley Lancashire	Erection of one detached dwelling with attached double garage,
08/00263/COU	Refuse Full Planning Permission	355 Preston Road Clayton-Le-Woods Chorley PR6 7PY	Change of use of a shop (A1 use) to a fish and chip shop takeaway (A5 use).
08/00350/OUTMAJ	Permit Outline Planning Permission	Land Adjacent And Rear Of Camelot Theme Park And P Park Hall Road Charnock Richard Lancashire	Outline application for the creation of a 75 unit Leisure Village, adjacent to existing "Spanish Village" and Theme Park (Renewal of Outline Planning Permission 99/00905/OUT),
08/00369/FUL	Permit Full Planning Permission	Coniston House Coniston Road Chorley PR7 2JA	Erection of various two storey and single storey extensions to front, side and rear of existing care home, retention of existing access on Coniston Road and Haweswater Avenue, and formation of new car parking area and boundary wall/railings (amendment to 07/00531/FUL),
08/00376/FUL	Permit Full Planning Permission	Springside Farm Moss Lane Whittle-Le-Woods Lancashire PR6 7DB	Erection of one four bedroom detached dwelling (substitution of house type approved by previous permission 07/01424/FUL)
08/00396/REMAJ	Permit Full Planning Permission	Plot 4400 Buckshaw Avenue Buckshaw Village Lancashire	Reserved Matters application for the erection of a public house on plot 4400, Buckshaw Village,
08/00411/COU		19B Bury Lane Withnell Chorley PR6 8RX	Change of Use from cafe to hot food takeaway (Class A5) with the erection of flue vent to rear,
08/00412/OUT	Outline App Permitted with Legal Agmnt	Land 10m South Of 2 Sackville Street Chorley	Outline application for erection of detached bungalow.

Report



08/00419/REMMAJ	Approve Reserved Matters	Formerly Multipart Distribution Limited Pilling Lane Chorley	Substitution of house types and amendmment to layout (amendment to part of site - reserved matters approval 07/01226/REMMAJ)
08/00435/COU	Permit Full Planning Permission	159 Spendmore Lane Coppull Chorley PR7 5BY	Change of use to ground floor financial and professional services with one bedroom flat to rear and 2 bedroom first floor flat with external staircase access,
08/00438/FUL	Permit (Subject to Legal Agreement)	Land 5m East Of 15 St Peters Street Chorley	Erection of two storey dwelling,
08/00439/OUT	Outline App Permitted with Legal Agmnt	Land 10m South Of The Hollins Northenden Road Coppull	Erection of 2 detached bungalows,



Report of	Meeting	Date
Corporate Director (Business)	Development Control Committee	19.06.2007

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

Between 16 May and 11 June 2008

Plan Ref 06/01341/FULMAJ **Date Received** 04.12.2006 **Decision** Permit Full Planning Permission

Ward: Lostock **Date Decided** 29.05.2008

Proposal : Proposed redevelopment of Rectory Farm creating 5 No. four bedroom dwellings and 1 No. two bedroom dwelling, conversion of existing barn to create 3 No. three bedroom apartments with associated garage space and visitor parking. Also, erection of rear extension to Croston Trinity Methodist Church to create Sunday school/community facilities with associated car parking,

Location : Rectory Farm Town Road Croston Leyland PR26 9RA

Applicant: The Diocese Of Blackburn Church House Cathedral Close Blackburn BB1 5AA

Plan Ref 07/00974/OUT **Date Received** 20.08.2007 **Decision** Permit Outline Planning Permission

Ward: Euxton North **Date Decided** 29.05.2008

Proposal : Outline application for the erection of 4 detached houses (layout & access only),

Location : 37 - 41 Wigan Road Euxton Chorley PR7 6LA

Applicant: W Marsden & Sons The Workshop 19 Grange Drive Euxton Chorley PR7 6JE

Plan Ref 08/00013/FUL **Date Received** 04.01.2008 **Decision** Permit Full Planning Permission

Ward: Chisnall **Date Decided** 20.05.2008

Proposal : Rebuilding and alteration to derelict outbuilding to provide disabled WC and formation of new pathway to provide access

Location : Christ Church Church Lane Charnock Richard

Applicant: Parochial Church Council C/o Mrs M Stewart 31 Preston Road Coppull Lancashire

Continued....

Plan Ref 08/00014/LBC **Date Received** 07.01.2008 **Decision** Grant Listed Building Consent

Ward: Chisnall **Date Decided** 20.05.2008

Proposal : Rebuilding and alteration to derelict outbuilding to provide disabled WC and formation of new pathway to provide access

Location : Christ Church Church Lane Charnock Richard

Applicant: Parochial Church Council C/o Mrs M Stewart 31 Preston Road Coppull Lancashire

Plan Ref 08/00055/OUT **Date Received** 18.01.2008 **Decision** Application Withdrawn

Ward: Lostock **Date Decided** 28.05.2008

Proposal : Outline application for one detached bungalow with new access.

Location : Land 20m South West Of 25 Coniston Way Croston

Applicant: Mr J Thompson 25 Coniston Way Croston Leyland PR26 9SD

Plan Ref 08/00085/FUL **Date Received** 30.01.2008 **Decision** Permit retrospective planning permission

Ward: Chisnall **Date Decided** 22.05.2008

Proposal : Retrospective application for erection of 2no. timber pergolas

Location : 1 Stocks Court Heskin Chorley Lancashire PR7 5JN

Applicant: Simon Sharp 1 Stocks Court Heskin Chorley PR7 5JN

Plan Ref 08/00109/FUL **Date Received** 04.02.2008 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods West And Cuerden **Date Decided** 22.05.2008

Proposal : External alterations to existing outbuilding,

Location : Woodcutters Cottage Berkeley Drive Cuerden Bamber Bridge Preston

Applicant: Mr J Cottrell Woodcutters Cottage Berkeley Drive Cuerden Bamber Bridge Preston

Plan Ref 08/00169/FUL **Date Received** 18.02.2008 **Decision** Refuse Full Planning Permission

Ward: Chorley North East **Date Decided** 20.05.2008

Proposal : Erection of two storey detached building comprising two self contained flats.

Location : 53 Mayfield Road Chorley

Applicant: Mr J Mawdsley Towngate Works Dark Alne Mawdesley L40 2QU

Plan Ref 08/00173/FUL **Date Received** 18.02.2008 **Decision** Permit Full Planning Permission

Ward: Chisnall **Date Decided** 29.05.2008

Proposal : Single storey extension to side and rear
Location : 223 Wood Lane Heskin Lancashire PR7 5NS
Applicant: Mrs D Hyde 223 Wood Lane Heskin Lancashire PR7 5NS

Plan Ref 08/00221/TPO **Date Received** 03.03.2008 **Decision** Refuse for Tree Works

Ward: Wheelton And Withnell **Date Decided** 09.06.2008

Proposal : Removal of lower branches to various trees covered by TPO 3 (Wheelton & Withnell) 1976,
Location : Brinscall Hall Farm Dick Lane Brinscall Lancashire PR6 8QL
Applicant: J Drinkall Manor House Moor Road Anglezarke Chorley PR6 9DQ

Plan Ref 08/00225/FUL **Date Received** 04.03.2008 **Decision** Permit Full Planning Permission

Ward: Chorley South West **Date Decided** 11.06.2008

Proposal : Demolish existing two storey outrigger and detached garage and erection of part two storey and part single storey extension,
Location : 246 - 248 Moor Road Chorley Lancashire PR7 2NT
Applicant: Mr R Varsanni 246 - 248 Moor Road Chorley Lancashire PR7 2NT

Plan Ref 08/00232/FULMAJ **Date Received** 04.03.2008 **Decision** Refuse Full Planning Permission

Ward: Chorley North West **Date Decided** 03.06.2008

Proposal : Demolition of existing building and erection of four storey building, providing 28 one and two bedroom apartments with associated car parking and landscaping,
Location : Northolme Private Nursing Home 67 Preston Road Chorley Lancashire PR7 1PL
Applicant: Arley Homes The Old Rectory Rectory Lane Winwick Warrington WA2 8TD

Plan Ref 08/00233/FUL **Date Received** 04.03.2008 **Decision** Permit Full Planning Permission

Ward: Pennine **Date Decided** 22.05.2008

Proposal : Erection of a R F Transmitting aerial to the rear of the property
Location : 6 Gorse Close Whittle-Le-Woods Chorley PR6 8LE
Applicant: Miss L Walton 6 Gorse Close Whittle-Le-Woods Chorley PR6 8LE

Plan Ref 08/00238/FUL **Date Received** 05.03.2008 **Decision** Application Withdrawn
Ward: Brindle And Hoghton **Date Decided** 19.05.2008

Proposal : Erection of chalet building adjacent fishing lake and erection of fishermans lodge building adjacent fishing lake nearest Bolton Road and formation of 20 space car park accessed from Bolton Road for use by fishermen.
Location : Oak Royal Golf Club Bury Lane Withnell Chorley PR6 8BH
Applicant: Mr C Downes Oak Royal Golf Club Bury Lane Chorley

Plan Ref 08/00240/FUL **Date Received** 05.03.2008 **Decision** Application Withdrawn
Ward: Euxton North **Date Decided** 21.05.2008

Proposal : Demolition of existing bungalow and erection of replacement two storey dwelling,
Location : 89 Euxton Lane Euxton Chorley Lancashire PR7 6DR
Applicant: Mr C Parnell 89 Euxton Lane Chorley PR7 6DR

Plan Ref 08/00251/FUL **Date Received** 07.03.2008 **Decision** Permit Full Planning Permission
Ward: Eccleston And Mawdesley **Date Decided** 22.05.2008

Proposal : Erection of two storey extension to side incorporating balcony and erection of single garage at back of driveway adjoining extension.
Location : 23 Middlewood Close Eccleston Chorley Lancashire PR7 5QG
Applicant: A Higgs 23 Middlewood Close Eccleston Chorley Lancashire PR7 5QG

Plan Ref 08/00254/FUL **Date Received** 10.03.2008 **Decision** Permit Full Planning Permission
Ward: Brindle And Hoghton **Date Decided** 22.05.2008

Proposal : Demolition of existing buildings and erection of new industrial building for continued use for repair of agricultural vehicles,
Location : West View Holt Lane Brindle Chorley PR6 8NE
Applicant: Mr W Nelson West View Holt Lane Brindle Chorley PR6 8NE

Plan Ref 08/00261/FUL **Date Received** 11.03.2008 **Decision** Permit Full Planning Permission
Ward: Chorley North East **Date Decided** 20.05.2008

Proposal : Erection of rear conservatory,
Location : 10 Dorking Road Chorley PR6 8TR
Applicant: Mr Holding 10 Dorking Road Chorley PR6 8TR

Plan Ref 08/00268/LBC **Date Received** 13.03.2008 **Decision** Grant Listed Building Consent

Ward: Pennine **Date Decided** 22.05.2008

Proposal : Listed Building Consent for replacement windows to Cliff Farm.
Location : Cliff Farm Higher House Lane Heapey Chorley PR6 9BU
Applicant: Mr J Anthony Cliff Farm Higher House Lane Heapey Chorley PR6 9BU

Plan Ref 08/00271/FUL **Date Received** 14.03.2008 **Decision** Permit Full Planning Permission

Ward: Euxton South **Date Decided** 22.05.2008

Proposal : Erection of rear conservatory,
Location : 35 Queensway Euxton Chorley PR7 6PN
Applicant: Mr & Mrs Cotterell 35 Queensway Euxton Chorley PR7 6PN

Plan Ref 08/00273/FUL **Date Received** 14.03.2008 **Decision** Permit Full Planning Permission

Ward: Eccleston And Mawdesley **Date Decided** 22.05.2008

Proposal : Construction of dropped kerb to serve 37 & 39 Southport Road,
Location : 37 & 39 Southport Road Eccleston Chorley Lancashire PR7 6ET
Applicant: Mrs Fairhurst 39 Southport Road Eccleston Chorley Lancashire PR7 6ET

Plan Ref 08/00276/FUL **Date Received** 14.03.2008 **Decision** Application Withdrawn

Ward: Clayton-le-Woods West And Cuerden **Date Decided** 03.06.2008

Proposal : Erection of first floor extension over garage, conversion of existing garage to lounge and erection of detached garage,
Location : 24 Higher Meadow Clayton-Le-Woods Leyland PR25 5RS
Applicant: C Wrighton & R Clorey 24 Higher Meadow Clayton-Le-Woods Leyland PR25 5RS

Plan Ref 08/00285/TPO **Date Received** 19.03.2008 **Decision** Consent for Tree Works

Ward: Clayton-le-Woods North **Date Decided** 22.05.2008

Proposal : Felling of one Oak tree and pruning of another covered by TPO 5 (Clayton Le Woods) 1989, to alleviate the subsidence of property,
Location : 3 The Clough Clayton-Le-Woods Chorley Lancashire PR6 7DG
Applicant: Miss K Dodds Marishal Thompson & Co 6G Greensfield Court Alnwick Northumberland NE66 2DE

Plan Ref 08/00288/FUL **Date Received** 20.03.2008 **Decision** Permit Full Planning Permission

Ward: Astley And Buckshaw **Date Decided** 27.05.2008

Proposal : Erection of two storey extension to existing children's hospice to create young persons wing incorporating seminar and staff facilities. Additionally, the provision of new access road, including drop off point and additional parking spaces and landscaping,

Location : Derian House Chancery Road Astley Village Chorley PR7 1DH

Applicant: Derian House Trust Chancery Road Astley Village Chorley PR7 1DH

Plan Ref 08/00289/FUL **Date Received** 19.03.2008 **Decision** Permit Full Planning Permission

Ward: Pennine **Date Decided** 27.05.2008

Proposal : Erection of a two storey detached dwelling adjacent to Moss Lane in addition to the 8No dwellings approved under 07/01424/FUL

Location : Plot 9 Springside Farm Moss Lane Whittle-Le-Woods Lancashire

Applicant: Wainhomes Developments Ltd Unit 4 Chorley Business And Technology Centre Euxton Lane Euxton Chorley Lancashire PR7 6TE

Plan Ref 08/00295/ADV **Date Received** 25.03.2008 **Decision** Advertising Consent

Ward: Astley And Buckshaw **Date Decided** 22.05.2008

Proposal : Display of 2No internally illuminated fascia signs, 12No internally illuminated logo signs, 4No information panels and 2No free standing signs

Location : Unit 3 Revolution Park Buckshaw Avenue Buckshaw Village Chorley

Applicant: Wolseley UK Harrison Way Leamington Spa Warwickshire CV31 3HH

Plan Ref 08/00297/FUL **Date Received** 25.03.2008 **Decision** Permit Full Planning Permission

Ward: Euxton South **Date Decided** 20.05.2008

Proposal : Demolish existing side elevation and erect a single storey rear extension

Location : 1 Washington Lane Euxton Chorley PR7 6DE

Applicant: Mr & Mrs Harrison 1 Washington Lane Euxton Chorley PR7 6DE

Plan Ref 08/00298/FUL **Date Received** 25.03.2008 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods And Whittle-le-Woods **Date Decided** 20.05.2008

Proposal : Single storey front extension

Location : 59 Ashdown Drive Clayton-Le-Woods Chorley PR6 7SQ

Applicant: Mr And Mrs Leatham 59 Ashdown Drive Clayton-Le-Woods Chorley PR6 7SQ

Plan Ref 08/00300/FUL **Date Received** 26.03.2008 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods North **Date Decided** 27.05.2008

Proposal : Erection of single storey front extension and conservatory to side,
Location : 78 Oak Croft Clayton-Le-Woods Chorley PR6 7UJ
Applicant: Mr Forbes 78 Oak Croft Clayton-Le-Woods Chorley PR6 7UJ

Plan Ref 08/00302/FUL **Date Received** 26.03.2008 **Decision** Permit Full Planning Permission

Ward: Euxton North **Date Decided** 20.05.2008

Proposal : Erection of single storey rear extension.
Location : 103 Wigan Road Euxton Chorley PR7 6JU
Applicant: Mr Kearsley 96 Wigan Road Euxton Chorley PR7 6JT

Plan Ref 08/00303/FUL **Date Received** 26.03.2008 **Decision** Permit Full Planning Permission

Ward: Adlington & Anderton **Date Decided** 29.05.2008

Proposal : Replacement of 3 existing garages with 3 new detached garages,
Location : Adlington Community Centre Railway Road Adlington Chorley PR6 9RF
Applicant: Mr Fairclough Adlington Community Centre Railway Road Adlington Chorley

Plan Ref 08/00305/FUL **Date Received** 27.03.2008 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods And Whittle-le-Woods **Date Decided** 22.05.2008

Proposal : Erection of single storey rear extension,
Location : 137 Chorley Old Road Whittle-Le-Woods Lancashire PR6 7NB
Applicant: Mr & Mrs Fellows 137 Chorley Old Road Whittle-Le-Woods Lancashire PR6 7NB

Plan Ref 08/00306/FUL **Date Received** 27.03.2008 **Decision** Permit Full Planning Permission

Ward: Brindle And Hoghton **Date Decided** 04.06.2008

Proposal : Demolition of existing dwelling and erection of replacement dwelling with integral garage,
Location : Silverdale Sandy Lane Brindle Chorley PR6 8LZ
Applicant: Mr P Stirzaker 7 Ryding Close Leyland Lancashire PR26 6QZ

Plan Ref 08/00307/FUL **Date Received** 27.03.2008 **Decision** Refuse Full Planning Permission

Ward: Clayton-le-Woods
And Whittle-le-Woods **Date Decided** 22.05.2008

Proposal : Front porch, single storey side extension and a two storey rear extension
Location : 516 Preston Road Clayton-Le-Woods Chorley PR6 7JB
Applicant: Mr & Mrs Garsden 516 Preston Road Clayton-Le-Woods Chorley PR6 7JB

Plan Ref 08/00308/OUT **Date Received** 27.03.2008 **Decision** Permit Outline Planning Permission

Ward: Chisnall **Date Decided** 27.05.2008

Proposal : Outline planning application for the erection of a single detached bungalow
Location : Land 18m East Of Beechcroft Brook Lane Charnock Richard
Applicant: Mrs J E Townley Roseheath Higher Lane Dalton Parbold WN8 7RA

Plan Ref 08/00309/FUL **Date Received** 27.03.2008 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods
And Whittle-le-Woods **Date Decided** 22.05.2008

Proposal : Rear conservatory
Location : 151 Chorley Old Road Whittle-Le-Woods Lancashire PR6 7NB
Applicant: Jonathon Williamson 151 Chorley Old Road Whittle-Le-Woods Lancashire PR6 7NB

Plan Ref 08/00310/FUL **Date Received** 27.03.2008 **Decision** Permit Full Planning Permission

Ward: Coppull **Date Decided** 02.06.2008

Proposal : Erection of single storey side extension and single storey front porch extension,
Location : Highfield Farm Jolly Tar Lane Coppull Chorley PR7 4BJ
Applicant: Mrs E Armstrong Highfield Farm Jolly Tar Lane Coppull Chorley PR7 4BJ

Plan Ref 08/00311/FUL **Date Received** 27.03.2008 **Decision** Permit Full Planning Permission

Ward: Chorley North
East **Date Decided** 22.05.2008

Proposal : Demolition of existing garage and erection of detached double garage with accommodation in the roof space,
Location : 33 Carleton Road Chorley PR6 8TQ
Applicant: J Langrish 33 Carleton Road Chorley PR6 8TQ

Plan Ref 08/00313/FUL **Date Received** 28.03.2008 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods **Date Decided** 22.05.2008
West And
Cuerden

Proposal : Erection of single storey extension,
Location : 35 Oaktree Avenue Cuerden Residential Park Clayton-Le-Woods Leyland Lancashire
Applicant: Mr Richmond 35 Oaktree Avenue Cuerden Residential Park Clayton-Le-Woods Leyland Lancashire PR25 5PJ

Plan Ref 08/00314/FUL **Date Received** 28.03.2008 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods **Date Decided** 29.05.2008
West And
Cuerden

Proposal : Erectoin of single storey rear extension and detached garage,
Location : 73 Pendle Road Clayton-Le-Woods Leyland PR25 5UN
Applicant: Mr & Mrs Mayor 73 Pendle Road Clayton-Le-Woods Leyland PR25 5UN

Plan Ref 08/00318/FUL **Date Received** 31.03.2008 **Decision** Permit Full Planning Permission

Ward: Chorley North **Date Decided** 02.06.2008
East

Proposal : Proposed extension to covered loading area,
Location : Sunlight Service Group Limited Unit 42 Chorley North Industrial Park Drumhead Road Chorley
Applicant: Sunlight Service Group Ltd Unit 42 Chorley North Industrial Park Drumhead Road Chorley PR6 7BX

Plan Ref 08/00319/FUL **Date Received** 01.04.2008 **Decision** Application Withdrawn

Ward: Lostock **Date Decided** 09.06.2008

Proposal : Erection of 2 no. agricultural buildings,
Location : Denizes Farm Southport Road Ulnes Walton Leyland PR26 8LP
Applicant: Mr M Barlow Denizes Farm Southport Road Ulnes Walton Leyland PR26 8LP

Plan Ref 08/00322/TPO **Date Received** 28.03.2008 **Decision** Consent for Tree Works

Ward: Clayton-le-Woods And Whittle-le-Woods **Date Decided** 11.06.2008

Proposal : Woodland maintenance to include 22 No trees of various species at the rear of Northside, Claytonfield, Clayton LE Woods

Location : Northside Claytonfield Preston Road Clayton-Le-Woods Chorley PR6 7EY

Applicant: Mrs M Grimshaw Northside Claytonfield Preston Road Clayton-Le-Woods Chorley PR6 7EY

Plan Ref 08/00323/FUL **Date Received** 31.03.2008 **Decision** Permit Full Planning Permission

Ward: Astley And Buckshaw **Date Decided** 22.05.2008

Proposal : Rear conservatory

Location : 85 Studfold Astley Village Chorley Lancashire PR7 1UA

Applicant: Mr & Mrs Polden 85 Studfold Astley Village Chorley Lancashire PR7 1UA

Plan Ref 08/00325/FUL **Date Received** 28.03.2008 **Decision** Application Withdrawn

Ward: Heath Charnock And Rivington **Date Decided** 29.05.2008

Proposal : Revision to balcony screen wall to bedroom extension (approval under 03/00684/FUL),

Location : Oak Crest Wigan Lane Heath Charnock Lancashire PR7 4DD

Applicant: Mr & Mrs Davenport Oak Crest Wigan Lane Heath Charnock Lancashire PR7 4DD

Plan Ref 08/00326/FUL **Date Received** 28.03.2008 **Decision** Permit Full Planning Permission

Ward: Euxton South **Date Decided** 22.05.2008

Proposal : Erection of a two storey rear extension (amendment to 07/00293/FUL).

Location : The Whitmore 53 Balshaw Lane Euxton Chorley PR7 6HU

Applicant: Glen Gardiner The Whitmore 53 Balshaw Lane Euxton Chorley PR7 6HU

Plan Ref 08/00327/FUL **Date Received** 31.03.2008 **Decision** Permit Full Planning Permission

Ward: Pennine **Date Decided** 22.05.2008

Proposal : Proposed agricultural unit,

Location : Wogdens Farm Tithe Barn Lane Heapey Chorley Lancashire

Applicant: Mr Newhouse Wogdens Farm Tithe Barn Lane Heapey Chorley Lancashire

Plan Ref 08/00328/FUL **Date Received** 31.03.2008 **Decision** Permit Full Planning Permission

Ward: Euxton South **Date Decided** 22.05.2008

Proposal : Rear conservatory
Location : 57 Church Walk Euxton Chorley PR7 6HL
Applicant: M & Mrs Heyes 57 Church Walk Euxton Chorley PR7 6HL

Plan Ref 08/00329/FUL **Date Received** 31.03.2008 **Decision** Permit Full Planning Permission

Ward: Chorley South East **Date Decided** 22.05.2008

Proposal : Proposed garage conversion and first floor side extension
Location : 3 Yarrow Gate Chorley PR7 3AZ
Applicant: Mr E Aspden 3 Yarrow Gate Chorley PR7 3AZ

Plan Ref 08/00330/FUL **Date Received** 04.04.2008 **Decision** Permit Full Planning Permission

Ward: Chisnall **Date Decided** 29.05.2008

Proposal : Erection of rear conservatory,
Location : 16 Manor Way Coppull Chorley PR7 5FH
Applicant: Mr Peters 16 Manor Way Coppull Chorley PR7 5FH

Plan Ref 08/00331/FUL **Date Received** 01.04.2008 **Decision** Permit Full Planning Permission

Ward: Chorley North West **Date Decided** 11.06.2008

Proposal : Erection of a rear dormer to provide additional first floor accommodation,
Location : 128 Collingwood Road Chorley PR7 2QE
Applicant: Mr Walsh 21 Claremont Avenue Chorley PR7 2HL

Plan Ref 08/00332/FUL **Date Received** 02.04.2008 **Decision** Permit Full Planning Permission

Ward: Lostock **Date Decided** 09.06.2008

Proposal : Raising of roof (including unhipping of roof to form gables) to incorporate rooms in the roof space, new roof to existing front bay windows and external alterations to include juliette balcony to rear.

Location : Home Lea Back Drinkhouse Lane Croston Leyland PR26 9JL
Applicant: Mr & Mrs Wilkinson Home Lea Back Drinkhouse Lane Croston Leyland PR26 9JL

Plan Ref 08/00333/FUL **Date Received** 02.04.2008 **Decision** Permit Full Planning Permission

Ward: Lostock **Date Decided** 27.05.2008

Proposal : Erection of single storey rear extension and conservatory link to existing outbuilding, and conversion of roof space to provide additional living accommodation incorporating rear dormer extension,

Location : 64 Westhead Road Croston Leyland PR26 9RS

Applicant: Mr & Mrs Harper 64 Westhead Road Croston Leyland PR26 9RS

Plan Ref 08/00334/FUL **Date Received** 02.04.2008 **Decision** Permit Full Planning Permission

Ward: Eccleston And Mawdesley **Date Decided** 09.06.2008

Proposal : Erection of front porch and single storey rear extension,

Location : 20 Richmond Road Eccleston Chorley Lancashire PR7 5SS

Applicant: Mrs M Everton 20 Richmond Road Eccleston Chorley Lancashire PR7 5SS

Plan Ref 08/00335/FUL **Date Received** 03.04.2008 **Decision** Permit Full Planning Permission

Ward: Chisnall **Date Decided** 29.05.2008

Proposal : Raising roof height to make a first floor extension

Location : 2 Merefold Charnock Richard Chorley PR7 5EX

Applicant: Mr & Mrs B Nolan Elsinore 17 Town Lane Charnock Richard Chorley Lancashire PR7 5HP

Plan Ref 08/00337/FUL **Date Received** 03.04.2008 **Decision** Permit Full Planning Permission

Ward: Lostock **Date Decided** 29.05.2008

Proposal : Erection of single storey side and rear extensions,

Location : 1 South View Bretherton Leyland Lancashire PR26 9AN

Applicant: Mr & Mrs Whittam 1 South View Bretherton Leyland Lancashire PR26 9AN

Plan Ref 08/00338/FUL **Date Received** 03.04.2008 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods And Whittle-le-Woods **Date Decided** 04.06.2008

Proposal : Residential development consisting of 8 three bedroom semi-detached and 1 four bedroom detached dwellings with new access,

Location : Land 45 South West Of 1 Swallow Court Clayton-Le-Woods

Applicant: Primrose Holdings Ltd Heys Farm Chapel Lane Heapey Chorley PR6 8EW

Plan Ref 08/00339/FUL **Date Received** 03.04.2008 **Decision** Permit Full Planning Permission

Ward: Chisnall **Date Decided** 29.05.2008

Proposal : Proposed side dormer extension
Location : 22 The Warings Heskin Chorley Lancashire PR7 5NZ
Applicant: Mr And Mrs D Brown 22 The Warings Heskin Chorley Lancashire PR7 5NZ

Plan Ref 08/00340/OUT **Date Received** 04.04.2008 **Decision** Permit Outline Planning Permission

Ward: Chorley South West **Date Decided** 02.06.2008

Proposal : Erection of detached bungalow and garage,
Location : Land 20m North Of 2 Clover Road Jackson Road Chorley Lancashire
Applicant: Mr F Smith 2 Clover Road Chorley PR7 2NL

Plan Ref 08/00342/FUL **Date Received** 04.04.2008 **Decision** Permit Full Planning Permission

Ward: Lostock **Date Decided** 29.05.2008

Proposal : Erection of animal livestock building,
Location : Boyes Farm Leyland Lane Ulnes Walton Leyland PR26 8LB
Applicant: Mr A Deacon Boyes Farm Leyland Lane Ulnes Walton Leyland PR26 8LB

Plan Ref 08/00343/FUL **Date Received** 04.04.2008 **Decision** Permit Full Planning Permission

Ward: Brindle And Hoghton **Date Decided** 11.06.2008

Proposal : Change of use of land to create an extension to the playground including the erection of a stone boundary wall, erection of fencing and landscaping,
Location : St James Church Of England Primary School Water Street Brindle Chorley PR6 8NH
Applicant: The Board Of Governors St James Church Of England Primary School Water Street Brindle Chorley PR6 8NH

Plan Ref 08/00346/FUL **Date Received** 04.04.2008 **Decision** Permit Full Planning Permission

Ward: Chorley South West **Date Decided** 29.05.2008

Proposal : Single storey front extension.
Location : 25 Yewtree Close Chorley PR7 3TA
Applicant: Mr And Mrs Beirne 25 Yewtree Close Chorley PR7 3TA

Plan Ref 08/00347/FUL **Date Received** 04.04.2008 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods
West And
Cuerden **Date Decided** 29.05.2008

Proposal : Single storey extension to rear of garage
Location : 43 Cunnery Meadow Clayton-Le-Woods Leyland PR25 5RN
Applicant: David Wright 43 Cunnery Meadow Clayton-Le-Woods Leyland PR25 5RN

Plan Ref 08/00348/FUL **Date Received** 04.04.2008 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods
West And
Cuerden **Date Decided** 29.05.2008

Proposal : Formation of multi-use games area, erection of 4 no. 6 metre high lighting columns and associated paths.
Location : Land 130m West Of Lancaster Lane County Primary School Hunters Road Clayton-Le-Woods
Applicant: Mrs E Whiteford Clayton Le Woods Parish Council 6 Stonehouse Green Clayton Le Woods Chorley PR6 7JT

Plan Ref 08/00349/CLPUD **Date Received** 04.04.2008 **Decision** Grant Certificate of Lawfulness

Ward: Lostock **Date Decided** 29.05.2008

Proposal : Certificate of lawfulness for proposed detached garage,
Location : 16 Cock Robin Cottages Highfield Road Croston Leyland Lancashire
Applicant: Mr & Mrs Whittle Briarfield House Lawrence Lane Eccleston Chorley PR7 5SJ

Plan Ref 08/00351/FUL **Date Received** 07.04.2008 **Decision** Permit Full Planning Permission

Ward: Pennine **Date Decided** 02.06.2008

Proposal : Erection of extension over existing garage to create additional first floor living accommodation including front and rear dormer extensions,
Location : 4 Gorse Close Whittle-Le-Woods Chorley PR6 8LE
Applicant: Mrs Critchley 4 Gorse Close Whittle-Le-Woods Chorley PR6 8LE

Plan Ref 08/00356/CLEUD **Date Received** 09.04.2008 **Decision** Grant Cert
of
Lawfulness
for Est Use

Ward: Coppull **Date Decided** 02.06.2008

Proposal : Application for a Certificate of Lawfulness for the use of land as domestic curtilage,
Location : 52 Coppull Moor Lane Coppull Chorley PR7 5JH
Applicant: Mr Terry McLaughlin 52 Coppull Moor Lane Coppull Chorley PR7 5JH

Plan Ref 08/00357/FUL **Date Received** 11.04.2008 **Decision** Permit Full
Planning
Permission

Ward: Coppull **Date Decided** 02.06.2008

Proposal : Erection of rear conservatory,
Location : 5 The Brambles Coppull Chorley PR7 4NW
Applicant: Mrs Flatley 5 The Brambles Coppull Chorley PR7 4NW

Plan Ref 08/00358/FUL **Date Received** 08.04.2008 **Decision** Refuse Full
Planning
Permission

Ward: Chisnall **Date Decided** 02.06.2008

Proposal : Erection of three storey detached house,
Location : Land North Of 26 Chorley Lane Charnock Richard
Applicant: Mr P Foster PSM Developments Ltd Apple Tree Close Euxton Chorley PR7 6LN

Plan Ref 08/00362/ADV **Date Received** 09.04.2008 **Decision** Advertising
Consent

Ward: Chorley South
East **Date Decided** 02.06.2008

Proposal : Installation of 2 wall mounted non-illuminated advertisement signs,
Location : Enterprise Training Group Training Centre King Street Chorley PR7 3AN
Applicant: T P Propterties C/o Allotment Hall Farm Burnley Road Altham BB5 5UA

Plan Ref 08/00363/FUL **Date Received** 09.04.2008 **Decision** Application
Withdrawn

Ward: Chorley North
West **Date Decided** 21.05.2008

Proposal : Erection of a detached dormer bungalow with new access,
Location : Land East Of 7 Glamis Drive Chorley
Applicant: Mr S Bannister 12 Carr Lane Worsley Meshes Wigan Lancs

Plan Ref 08/00365/FUL **Date Received** 10.04.2008 **Decision** Permit Full Planning Permission

Ward: Brindle And Hoghton **Date Decided** 02.06.2008

Proposal : Erection of a single storey side extension,
Location : The Old Orchard Quaker Brook Lane Hoghton Lancashire PR5 0JA
Applicant: Mr H Warburton C/O Agent

Plan Ref 08/00371/FUL **Date Received** 09.04.2008 **Decision** Permit Full Planning Permission

Ward: Chorley North West **Date Decided** 02.06.2008

Proposal : Erection of single storey rear extension,
Location : 55 Millfield Road Chorley PR7 1RF
Applicant: Mr & Mrs Seddon 55 Millfield Road Chorley PR7 1RF

Plan Ref 08/00375/FUL **Date Received** 11.04.2008 **Decision** Refuse Full Planning Permission

Ward: Adlington & Anderton **Date Decided** 06.06.2008

Proposal : Erection of two storey and single storey side extension,
Location : 36 Chester Place Adlington Chorley PR6 9RP
Applicant: Mr & Mrs Nolan 36 Chester Place Adlington Chorley PR6 9RP

Plan Ref 08/00378/FUL **Date Received** 14.04.2008 **Decision** Refuse Full Planning Permission

Ward: Eccleston And Mawdesley **Date Decided** 09.06.2008

Proposal : Erection of two storey side extension,
Location : 1 Langton Close Eccleston Chorley PR7 5UU
Applicant: Mr Gordon 1 Langton Close Eccleston Chorley PR7 5UU

Plan Ref 08/00381/FUL **Date Received** 14.04.2008 **Decision** Permit Full Planning Permission

Ward: Chorley North East **Date Decided** 11.06.2008

Proposal : Erection of 2.4m palisade fence around site perimeter,
Location : Brysdales PLC, Brysdale House & CAL Software Ltd, Rivington House Chorley North Industrial Park Drumhead Road Chorley
Applicant: Mr D Blakemore Brysdales PLC, Brysdale House & CAL Software Ltd, Rivington House Chorley North Industrial Park Drumhead Road Chorley PR6 7DE

Plan Ref 08/00382/FUL **Date Received** 15.04.2008 **Decision** Permit Full Planning Permission

Ward: Lostock **Date Decided** 02.06.2008

Proposal : Erection of a two storey side and rear extension incorporating a dormer window in the side elevation,
Location : 97 Station Road Croston Leyland PR26 9RP
Applicant: Mr J Metcalfe 97 Station Road Croston Leyland PR26 9RP

Plan Ref 08/00383/FUL **Date Received** 15.04.2008 **Decision** Permit Full Planning Permission

Ward: Wheelton And Withnell **Date Decided** 09.06.2008

Proposal : Erection of single storey side extension,
Location : Bracefield 6 Sandy Lane Brinscall Chorley PR6 8SS
Applicant: Mr D Brown Bracefield 6 Sandy Lane Brinscall Chorley PR6 8SS

Plan Ref 08/00384/ADV **Date Received** 15.04.2008 **Decision** Advertising Consent

Ward: Chorley North West **Date Decided** 10.06.2008

Proposal : Display of internally illuminated fascia sign and externally illuminated projecting sign.
Location : Lloyds TSB 58 Market Street Chorley PR7 2SE
Applicant: Lloyds TSB Property Management Canons House Canons Way PO Box 112 Bristol BS99 7LB

Plan Ref 08/00387/FUL **Date Received** 17.04.2008 **Decision** Permit Full Planning Permission

Ward: Chorley North West **Date Decided** 11.06.2008

Proposal : Extension to existing front dormer.
Location : 14 Ringway Chorley PR7 2QD
Applicant: Mr Daniels 14 Ringway Chorley PR7 2QD

Plan Ref 08/00389/TPO **Date Received** 17.04.2008 **Decision** Application Withdrawn

Ward: Wheelton And Withnell **Date Decided** 06.06.2008

Proposal : Proposed removal of tree in poor condition covered by TPO 2 (Withnell) 1993,
Location : 4 Abbey View Withnell Chorley PR6 8UD
Applicant: Mark Bamford Places For People Westwood Nurseries Pippin Street Brindle Chorley PR6 8ND

Plan Ref 08/00390/FUL **Date Received** 17.04.2008 **Decision** Permit Full Planning Permission

Ward: Lostock **Date Decided** 11.06.2008

Proposal : Replacement dwelling with detached garage.
Location : The Keepers Cottage Bank Hall Drive Bretherton Leyland Lancashire
Applicant: Mr D Ralphs Lilac Cottage Bank Hall Barns Bretherton PR26 9AT

Plan Ref 08/00391/FUL **Date Received** 17.04.2008 **Decision** Permit Full Planning Permission

Ward: Pennine **Date Decided** 11.06.2008

Proposal : Erection of a single storey rear garden room extension (amendment to previously approved scheme 06/01276/FUL),
Location : 4 Stamford Drive Whittle-Le-Woods Chorley PR6 7HP
Applicant: Mr M Leighton 4 Stamford Drive Whittle-Le-Woods Chorley PR6 7HP

Plan Ref 08/00392/FUL **Date Received** 17.04.2008 **Decision** Permit Full Planning Permission

Ward: Chorley North West **Date Decided** 11.06.2008

Proposal : Erection of single storey porch to front,
Location : 10 Belvedere Drive Chorley PR7 1LY
Applicant: Mr J Ainsworth 10 Belvedere Drive Chorley PR7 1LY

Plan Ref 08/00393/FUL **Date Received** 18.04.2008 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods North **Date Decided** 11.06.2008

Proposal : Two storey side extension
Location : 52 Cam Wood Fold Clayton-Le-Woods Chorley PR6 7SD
Applicant: Mr F Brindle 52 Cam Wood Fold Clayton-Le-Woods Chorley PR6 7SD

Plan Ref 08/00395/AGR **Date Received** 21.04.2008 **Decision** Prior App not required - Agr

Ward: Wheelton And Withnell **Date Decided** 19.05.2008

Proposal : Application for agricultural determination for the erection of an agricultural building,
Location : Withnell Fold Farm Withnell Fold Withnell Chorley PR6 8AZ
Applicant: Mr A Walton Withnell Fold Farm Withnell Fold Withnell Chorley PR6 8AZ

Plan Ref 08/00397/FUL **Date Received** 21.04.2008 **Decision** Permit Full Planning Permission

Ward: Chorley North East **Date Decided** 11.06.2008

Proposal : Two storey extension (to ground and lower ground floor) to East elevation of The Stake Centre,
Location : The Church Of Jesus Christ Preston Temple Complex Temple Way Chorley Lancashire
Applicant: Mr Tesfaye Michael Project Management Suite 3, Windsor House Ackhurst Business Park, Foxhole Road Chorley Lancashire

Plan Ref 08/00400/FUL **Date Received** 16.04.2008 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods And Whittle-le-Woods **Date Decided** 10.06.2008

Proposal : Extension and refurbishment of existing dwelling, including the erection of detached garage to rear,
Location : Dolphin Farm 2 Chorley Old Road Whittle-Le-Woods Lancashire PR6 7LB
Applicant: Mr P Westhead Dolphin Farm 2 Chorley Old Road Whittle-Le-Woods Lancashire PR6 7LB

Plan Ref 08/00401/LBC **Date Received** 16.04.2008 **Decision** Grant Listed Building Consent

Ward: Clayton-le-Woods And Whittle-le-Woods **Date Decided** 10.06.2008

Proposal : Listed Building Consent for the extension and refurbishment of existing dwelling, including the erection of detached garage to rear,
Location : Dolphin Farm 2 Chorley Old Road Whittle-Le-Woods Lancashire PR6 7LB
Applicant: Mr P Westhead Dolphin Farm 2 Chorley Old Road Whittle-Le-Woods Lancashire

Plan Ref 08/00403/FUL **Date Received** 22.04.2008 **Decision** Permit Full Planning Permission

Ward: Chorley South West **Date Decided** 11.06.2008

Proposal : Replacement of existing shopfront
Location : 234 Pall Mall Chorley Lancashire PR7 2LH
Applicant: Mr Azam 19 Burlington Street Blackburn BB2 6ES

Plan Ref 08/00414/FUL **Date Received** 23.04.2008 **Decision** Permit Full Planning Permission

Ward: Adlington & Anderton **Date Decided** 11.06.2008

Proposal : Erection of conservatory to side and rear,
Location : 2 Norwood Close Adlington Chorley PR6 9RT
Applicant: Mrs C Patterson 2 Norwood Close Adlington Chorley PR6 9RT

Plan Ref 08/00416/FUL **Date Received** 24.04.2008 **Decision** Permit Full Planning Permission

Ward: Lostock **Date Decided** 11.06.2008

Proposal : Demolition of 2no.existing rear conservatories and replacement with 2no.single storey extensions. Demolition and replacement of front porch and external alterations.
Location : Finches Farm North Road Bretherton Lancashire PR26 9AY
Applicant: Mr G Gemson 4 Melrose Gardens Croston Leyland PR26 9AY

Plan Ref 08/00420/FUL **Date Received** 25.04.2008 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods North **Date Decided** 11.06.2008

Proposal : Rear conservatory
Location : 27 Pear Tree Road Clayton-Le-Woods Chorley Lancashire PR6 7JP
Applicant: Mr And Mrs Hargreaves 27 Pear Tree Road Clayton-Le-Woods Chorley Lancashire

Plan Ref 08/00424/FUL **Date Received** 29.04.2008 **Decision** Permit Full Planning Permission

Ward: Wheelton And Withnell **Date Decided** 11.06.2008

Proposal : Single storey rear extension and link to existing garage,
Location : 52 Parke Road Brinscall Chorley PR6 8QB
Applicant: Mr M Robinson 52 Parke Road Brinscall Chorley PR6 8QB

Plan Ref 08/00425/FUL **Date Received** 29.04.2008 **Decision** Permit Full Planning Permission

Ward: Coppull **Date Decided** 11.06.2008

Proposal : Extension to and conversion of redundant storage annexe to form 1 bedroom apartment,
Location : 210 Spendmore Lane Coppull Chorley PR7 5BZ
Applicant: Mr Lee Burgess 33 Southdowns Road Chorley Lancs PR7 3EU

Plan Ref 08/00431/LBC **Date Received** 29.04.2008 **Decision** Grant
Listed
Building
Consent

Ward: Lostock **Date Decided** 11.06.2008

Proposal : Amendment to Listed Building Consent 08/00608/LBC to include demolition of chimney, omission of window next to main front entrance and omission of internal door leading into kitchen,
Location : The Windmill Liverpool Road Bretherton Leyland PR26 9AX
Applicant: Mrs Greenhalgh The Windmill Liverpool Road Bretherton Leyland PR26 9AX

Plan Ref 08/00436/FUL **Date Received** 30.04.2008 **Decision** Permit Full
Planning
Permission

Ward: Euxton South **Date Decided** 09.06.2008

Proposal : Rear dormer extension
Location : 37 Earls Way Euxton Chorley PR7 6QA
Applicant: Mr And Mrs Halliwell 37 Earls Way Euxton Chorley PR7 6QA

Plan Ref 08/00451/ADV **Date Received** 02.05.2008 **Decision** Advertising
Consent

Ward: Clayton-le-Woods **Date Decided** 11.06.2008
And Whittle-le-
Woods

Proposal : Advertisement consent for 2no. fascia signs and 2no. hoardings .
Location : Land To Rear Of 243-289 Preston Road Clayton-Le-Woods
Applicant: Wainholmes Developments Ltd Chorley Business Tech Centre Euxton Lane
Chorley PR7 6TE

Plan Ref 08/00452/FUL **Date Received** 02.05.2008 **Decision** Application
Withdrawn

Ward: Clayton-le-Woods **Date Decided** 28.05.2008
And Whittle-le-
Woods

Proposal : Proposed repositioning of previously approved detached garage to plot no.1
approved under 07/01285/FUL
Location : Land 40m East Of 104 Preston Road Whittle-Le-Woods
Applicant: Wainholmes Developments Ltd Chorley Business And Technology Centre Euxton
Lane Chorley PR7 6TE

Plan Ref 08/00456/FUL **Date Received** 02.05.2008 **Decision** Application
Withdrawn

Ward: Clayton-le-Woods **Date Decided** 09.06.2008
And Whittle-le-
Woods

Proposal : Plot substitution of previous approved dwelling
Location : Land 40m East Of 104 Preston Road Whittle-Le-Woods
Applicant: Wainhomes Developments Ltd Chorley Business And Technology Centre Euxton
Lane Chorley PR7 6TE

Plan Ref 08/00478/CTY **Date Received** 12.05.2008 **Decision** No
objection to
LCC Reg
3/4
Application

Ward: Clayton-le-Woods **Date Decided** 02.06.2008
West And
Cuerden

Proposal : Erection of three leachate tanks,
Location : Clayton Hall Sand Quarry Dawson Lane Whittle-Le-Woods
Applicant: Quercia Ltd Clayton Hall Dawson Lane Whittle Le Woods Chorley PR6 7DY



Report of	Meeting	Date
Corporate Director of Governance	Development Control Committee	24/06/08

PROPOSED CONFIRMATION OF TREE PRESERVATION ORDERS

PURPOSE OF REPORT

- To consider formal confirmation of five Tree Preservation Orders as detailed below.

RECOMMENDATION(S)

- That the following Tree Preservation Orders be formally confirmed:
 - The Chorley Borough Council Tree Preservation Order No. 4 (Buckshaw) 2006
 - The Chorley Borough Council Tree Preservation Order No. 3 (Whittle le Woods) 2007
 - The Chorley Borough Council Tree Preservation Order No. 4 (Euxton) 2007
 - The Chorley Borough Council Tree Preservation Order No. 5 (Eccleston) 2007
 - The Chorley Borough Council Tree Preservation Order No. 7 (Chorley) 2007
 - The Chorley Borough Council Tree Preservation Order No. 8 (Rivington) 2007
 - The Chorley Borough Council Tree Preservation Order No. 9 (Chorley) 2007
 - The Chorley Borough Council Tree Preservation Order No. 10 (Chorley) 2007
 - The Chorley Borough Council Tree Preservation Order No. 1 (Coppull) 2008

REASONS FOR RECOMMENDATION(S)

- Formal confirmation of the Orders affords permanent as opposed to provisional legal protection on the trees covered by those Orders.

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

- No alternatives were considered. Not to have confirmed the Order would have meant allowing the Orders, and thereby the protection conferred on the trees covered by those Orders, to lapse.

CORPORATE PRIORITIES

- This report does not relate to any of the following Strategic Objectives:

Put Chorley at the heart of regional economic development in the central Lancashire sub region		Improved access to public services	
Improving equality of opportunity and life chance		Develop the character and feel of Chorley as a good place to live	
Involving People in their Communities		Ensure Chorley is a performing Organisation	



BACKGROUND

- 5. No objections have been received in response to the making of the above Orders. It is, therefore, now open to the Council to confirm the above Orders as unopposed Orders. The effect of formally confirming the Orders will be to give permanent legal force to the Orders, as opposed to provisional force, thereby making it an offence on a permanent basis to fell or otherwise lop, prune etc, any of the trees covered by the Orders without lawful permission.

DETAILS OF PROPOSALS

- 6. The following Orders were made and served on all those with an interest (owner/occupiers etc.) in the land on which the trees are situated on the dates stated for the following purposes:
 - (i) The Chorley Borough Council Tree Preservation Order No. 4 (Buckshaw) 2006, made on 30 June 2006; to protect five trees and two groups of trees on land adjoining the east side of Central Avenue, Euxton;
 - (ii) The Chorley Borough Council Tree Preservation Order No. 3 (Whittle le Woods) 2007, made on 13 August 2007 to protect 21 trees and four groups of trees in the vicinity of Sibberings Farm
 - (iii) The Chorley Borough Council Tree Preservation Order No. 4 (Euxton) 2007, made on 5 September 2007, to protect a tree at the rear of 33 Balshaw Lane/6 Talbot Drive, Euxton, adjoining the south-east side of Railway Road, Adlington;
 - (iv) The Chorley Borough Council Tree Preservation Order No. 5 (Eccleston) 2007, made on 24 September 2007, to protect fives tree on land adjoining the north side of Bannister Lane, Eccleston.
 - (v) The Chorley Borough Council Tree Preservation Order No. 7 (Chorley) 2007, made on 23 October 2007, to protect four trees on land at the front of 67 Preston Road, Chorley.
 - (vi) The Chorley Borough Council Tree Preservation Order No. 8 (Rivington) 2007, made on 16 October 2007, to protect a tree on land within the grounds of Rivington Unitarian Chapel, Sheepphouse Lane, Rivington.
 - (vii) The Chorley Borough Council Tree Preservation Order No. 9 (Chorley) 2007, made on 31 October 2007, to protect four trees on land within the garden of 4 Rectory Close, Chorley.
 - (viii) The Chorley Borough Council Tree Preservation Order No. 10 (Anderton) 2007, made on 18 December 2007, to protect three trees on land at the front of St Joseph’s RC Primary School, Rothwell Road, Anderton.
 - (ix) The Chorley Borough Council Tree Preservation Order No. 1 (Chorley) 2008, made on 16 January 2008, to protect three trees on land in the rear gardens of 53 and 54 Pear Tree Avenue, Coppull.

IMPLICATIONS OF REPORT

- 7. This report does not have any implications in relation to any of the following areas:

Finance		Customer Services	
Human Resources		Equality and Diversity	
Legal			

A DOCHERTY, CORPORATE DIRECTOR OF GOVERNANCE

There are no background papers to this report.

Report Author	Ext	Date	Doc ID
G Fong	5169	11 June 2008	