

Development Control Committee

Agenda and Reports

For consideration on

Tuesday, 22nd July 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.

11 July 2008

Dear Councillor

DEVELOPMENT CONTROL COMMITTEE - TUESDAY, 22ND JULY 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, 22nd July 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 24 June 2008 (enclosed)

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

A table of the planning applications to be determined is enclosed.

Please note that copies of the location plans are included in this 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://planning.chorley.gov.uk>

- (a) **A1:08/00465/OUTMAJ - St Mary's Church Hall, Lawrence Lane, Eccleston, Chorley (Pages 17 - 22)**

Report of Corporate Director (Business) (enclosed)

- (b) B1:08/00415/CB3 - Clayton Green Sports Centre, Clayton Green Road, Clayton Green, Clayton-Le-Woods (Pages 23 - 26)

Report of Corporate Director (Business) (enclosed)

5. **Appeal Reports**

- (a) Planning Appeal Report - Land to rear of 243 - 289, Preston Road, Clayton-Le-Woods (Pages 27 - 28)

Report of Corporate Director (Business) (enclosed)

- (b) Planning Appeal Report - 54, Lancaster Lane, Clayton-Le-Woods (Pages 29 - 34)

Report of Corporate Director (Business) (enclosed)

- (c) Planning Appeals and Decisions Notice (Pages 35 - 36)

Report of Corporate Director (Business) (enclosed)

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

- (a) 24 June - Report of Corporate Director (Business) (enclosed) (Pages 37 - 38)

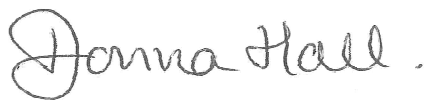
- (b) 9 July - Report of Corporate Director (Business) (enclosed) (Pages 39 - 40)

7. **List of applications determined by the Corporate Director (Business) under delegated powers.** (Pages 41 - 58)

Schedule of applications 12 June – 9 July 2008 (enclosed)

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

Yours sincerely



Donna Hall
Chief Executive

Dianne Scambler
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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

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Development Control Committee

Tuesday, 24 June 2008

Present: Councillor Geoffrey Russell (Chair), Julia Berry, Alistair Bradley, Terry Brown, Henry Counce, David Dickinson, Harold Heaton, Roy Lees, Adrian Lowe, June Molyneaux, Simon Moulton, Mick Muncaster and Shaun Smith

Officers: Jane Meek (Corporate Director (Business)), Andrew Docherty (Corporate Director of Governance), Paul Whittingham (Development Control Manager), Ian Heywood (Conservation Officer) and Dianne Scambler (Trainee Democratic Services Officer)

Also in attendance: Councillors Mrs Doreen Dickinson (Lostock) and Iris Smith (Wheelton and Withnell)

08.DC.52 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Greg Morgan (Chair), Alan Cain and Keith Iddon.

08.DC.53 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, the following Members declared a personal interest in relation to the planning applications listed below:

Councillor Simon Moulton - planning application 08/00320/OUTMAJ
Councillor Mick Muncaster – planning application 08/00433/FULMAJ

08.DC.54 MINUTES

RESOLVED – That the minutes of the Development Control Committee meeting held on 27 May 2008 be confirmed as a correct record for signing by the Chair.

08.DC.55 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: 08/00320/OUTMAJ - Croston Timber Works Goods Yard, Station Road, Croston**

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

(The ward representative, Councillor Doreen Dickinson also addressed the Committee and spoke against the proposals)

Application no: 08/00320/OUTMAJ

Proposal: Outline planning permission for the residential redevelopment of the site comprising of 45 dwellings (comprising a mix of apartments in 3-storey block, 2, 2.5 and 3 storey dwelling houses), and means of access into the site.

Location: Croston Timber Works Goods Yard, Station Road, Croston, Leyland

Decision:

It was proposed by Councillor Harold Heaton, seconded by Councillor Shaun Smith, and was subsequently **RESOLVED (11:2) to grant outline planning permission subject to a legal agreement and the following conditions:**

1. Prior to the commencement of the development hereby permitted, full details of how all dwellings/apartments will be constructed to comply with Level 3 of the Sustainable Code for Homes shall have been submitted to and approved in writing by the Local Planning Authority, unless it can be demonstrated that the achievement of this is not actually possible. The development shall only be carried out in accordance with the approved details thereafter.

Reason: To ensure the properties are energy efficient and in accordance with Policy No. EP22 of the Chorley Borough Local Plan Review.

2. The development hereby permitted shall not commence until a Construction Methodology has been submitted to and approved in writing by the Local Planning Authority in liaison with Network Rail. The construction Methodology address all the issues raised in the comments from Network Rail dated 30 April 2008 appended to this decision notice.

Reason: To ensure the safety, operational needs and integrity of the railway.

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 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. The application for approval of the reserved matters shall be accompanied by full details of existing and proposed ground levels and proposed building slab levels (all relative to ground levels adjoining the site), notwithstanding any such detail shown previously submitted plans and where slab levels of the proposed dwellings directly adjacent to Langdale Avenue are to be 0.5m or more above that of existing housing, the spacing guidelines within Appendix 2 of the Council's "Guidelines for new housing developments" should be increased by 1m for every 0.25 difference in slab level. 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 amenities of local residents and in accordance with Policy Nos. GN5 and HS4 of the Adopted Chorley Borough Local Plan Review.

5. No development shall take place until a scheme of landscaping has been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail, which may have been previously submitted. The scheme shall take into account the comments from Network Rail dated 30 April 2008 and 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 the development; indicate the types and numbers of trees and shrubs to be

planted, their distribution on site, those areas to be seeded, paved or hard landscaped; and detail any changes of ground level or landform.

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

6. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding sessions following the occupation of any buildings or the completion of the development, whichever is sooner, 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 a similar size and species, unless the Local Planning authority gives written consent to any variation.

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

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

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

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

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

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

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

10. The development hereby permitted shall only be carried out in accordance with the details set out in the Design and Access Statement dated 19 June 2008 and the indicative site plan dated 17 June 2008 unless an alternative or variation to the Design and Access Statement or site plan has first been submitted to and approved in writing to the Local Planning Authority wherein the development shall only thereafter be carried out in accordance with the amended Design and Access Statement and/or site plan.

Reason: To provide a satisfactory form of development and in accordance with policies GN5 and HS4 of the Adopted Chorley Borough Local Plan Review.

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

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

12. No development approved by this permission shall be commenced until a scheme for the provision and implementation, of a surface water regulation system has been submitted to and approved by the Local Planning Authority in consultation with the Environment Agency to attenuate surface water run off rates to existing levels. The scheme shall be completed in full accordance with the approved details prior to the occupation of any of the dwellings and shall be retained and maintained as such at all times thereafter.

Reason: To reduce the increased risk of flooding and in accordance with Policy Nos. EP18 and EP19 of the Chorley Borough Local Plan Review.

13. The new estate road between the site and Station Road shall be constructed in accordance with the Lancashire County Council specification for Construction of Estate Roads to be 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 and in accordance with Policy No. TR4 of the Chorley Borough Local Plan Review and Policy 7 of the Joint Lancashire Structure Plan.

14. 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 in accordance with details which have first been submitted to and approved in writing by the Local Planning Authority. The wheel washing facilities shall only be removed from the site following written approval from the Local Planning Authority.

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 and in accordance with Policy No. TR4 of the Chorley Borough Local Plan Review.

15. The proposed estate road from the site to Station Road shall be constructed to a (minimum) width of 5.5m with 6.0m radius kerbs and 2m footways to both sides of the estate road to a minimum point across the estate road that lines through with the frontage of the De Trafford Arms.

Reason: In the interest of highway safety and in accordance with Policy TR4 of the Chorley Borough Local Plan Review.

16. The existing access to the Railway Station shall be physically and permanently closed and the existing footway and kerbing of the vehicular crossing shall be reinstated in accordance with the Lancashire County Council Specification for Construction of Estate Roads concurrent with the formation of the new access which shall be completed in full prior to the first occupation of any of the dwellings and/or apartments hereby permitted.

Reason: To limit the number of access points to, and to maintain the proper construction of the highway and in accordance with Policy No. TR4 of the Chorley Borough Local Plan Review.

17. Surface water must drain separate from the foul and no surface water will be permitted to discharge to the foul sewerage system. If it is proposed that surface water is to be discharged to the public surface water sewerage system, full details of the surface water drainage system including flow discharge rate shall first be submitted to and approved in writing by the Local Planning Authority in liaison with United Utilities. The surface water drainage system shall thereafter only be implemented in accordance with approved details and maximum discharge rate specified by United Utilities.

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

18. The development hereby permitted shall not commence until a survey of the site to identify the presence of Barn Owls has been submitted to and approved in writing by the Local Planning Authority in liaison with LCC (Ecology). If the survey identifies the presence of Barn Owls on the site, a schedule of mitigation measures shall be proposed and implemented in full to ensure ongoing protection and safe translocation of the Barn Owls prior to the commencement of works on site.

Reason: To determine the presence of Barn Owls and propose suitable mitigation measures as Barn Owls are listed in Schedule 1 of the Wildlife and Countryside Act 1981 (as amended) and are therefore protected species and in accordance with Policy No. EP4 of the Chorley Borough Local Plan Review.

19. No development approved by this planning permission shall be commenced until:

(a) A desktop study has been undertaken to identify all previous site uses, potential contaminants that might reasonably be expected given those uses and other relevant information. Using this information a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors has been produced.

(b) A site investigation has been designed for the site using the information obtained from (a) above. This should be submitted to, and approved in writing by the local planning authority prior to that investigation being carried out on the site.

(c) The site investigation and associated risk assessment have been undertaken in accordance with details approved in writing by the local planning authority.

(d) A Method Statement and remediation strategy, based on information obtained from (c) above has been submitted to and approved in writing by the Local Planning Authority.

The development shall then proceed in strict accordance with the measures approved. Work shall be carried out and completed in accordance with the approved record statement and remediation strategy referred to in (d) above, and to a timescale agreed in writing by the local planning authority.

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 addendum to the Method Statement. This addendum to the Method Statement must detail how this unsuspected contamination shall be dealt with.

Upon completion of the remediation detailed in the Method Statement a report shall be submitted to the planning authority that provides verification that the required works regarding contamination have been carried out in accordance with approved Method Statement(s). Post remediation sampling and monitoring results shall be included in the report to demonstrate that the required remediation has been fully met. Future monitoring proposals and reporting shall also be detailed in the report.

Reason: To identify all previous site uses, potential contaminants that might reasonably be expected given those uses and source of contamination, pathways and receptors and to enable a risk assessment to be undertaken, refinement of the conceptual model, and the development of a Method statement and Remediation Strategy. In relation to (c) and (d), to ensure that the proposed site investigation and remediation strategy will not cause pollution of ground and surface waters both on and off site and in accordance with Policy EP16 of the Chorley Borough Local Plan Review.

20. All operations, including the use of cranes or other mechanical plant working adjacent to Network Rail's property, must at all times be carried out in a

'fail safe' manner such that in the event of mishandling, collapse or failure, no materials or plant are capable of falling within 3.0m of the nearest rail of the adjacent railway line or where the railway is electrified, within 3.0m of overhead electrical equipment or supports.

Reason: To ensure the safety, operational needs and integrity of the railway.

21. All surface and foul water arising from the proposed works must be collected and diverted away from Network Rail property.

Reason: To ensure the safety, operational needs and integrity of the railway and in accordance with policy No. EP18 of the Chorley Borough Local Plan Review.

22. Prior to the commencement of development, full details of a suitable trespass proof fence (of at least 1.8m in height) adjacent to Network Rail's boundary shall have been submitted and approved in writing by the Local Planning Authority in liaison with Network Rail. The fence shall be erected prior to the occupation of any dwellings and/or apartments on the site and shall be maintained/renewed as such at all times thereafter and Network Rail's existing fencing/wall must not be removed or damaged.

Reason: To ensure the safety, operational needs and integrity of the railway and in accordance with Policy No. GN5 of the Chorley Borough Local Plan Review.

23. The reserved matters application shall include details of suitable crash barriers and/or high kerbs to prevent vehicles accidentally driving/rolling on to the railway or damaging the line side fencing where new roads, turning spaces or parking areas are situated adjacent to a railway which is at or below the level of development.

Reason: To ensure the safety, operational needs and integrity of the railway and in accordance with Policy No. TR4 of the Chorley Borough Local Plan Review.

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

Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

(b) **A2: 08/00433/FULMAJ - Land to rear of 243-289 Preston Road, Clayton-le-Woods**

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

Application No: 08/00203/FULMAJ
 Proposal: Erection of 25 residential properties, access alteration and provision of existing residents parking.
 Location: Land to rear of 243 – 289, Preston Road, Clayton-Le-Woods
 Decision:

It was proposed by Councillor Adrian Lowe, seconded by Councillor Harold Heaton, and was subsequently **RESOLVED (10:3) 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. 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) 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.

(c) **B1: 08/00421/FUL - The Old Rectory, High Street, Mawdesley**

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

(The applicant's agent also addressed the Committee speaking in favour of the proposals)

Application no: 08/00421/FUL
 Proposal: Erection of Tennis Court in garden.
 Location: The Old Rectory, High Street, Mawdesley, Ormskirk
 Decision:

It was proposed by Councillor David Dickinson, seconded by Councillor Terry Brown, to defer the decision to allow the Members of the Development Control Committee to visit the site of the proposed development.

An amendment to the motion was proposed by Councillor Adrian Lowe, seconded by Councillor Harold Heaton, and was subsequently **RESOLVED (8:5) to grant full planning permission subject to the following conditions:**

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

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

2. Before 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.

(d) **B2: 08/00475/LBC - The Flying Arches, Chorley-Preston Railway Line, East of Euxton Lane, Euxton**

Application no: 08/00475/LBC

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.

Decision:

It was proposed by Councillor Adrian Lowe, seconded by Harold Heaton, and was subsequently **RESOLVED to grant planning permission after referral to the Government Office North West (GONW) subject to the following conditions:**

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

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

2. No 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.

(e) B3: 08/00219/CB3 - Covered Market, Market Place, Chorley

Application no: 08/00219/CB3
 Proposal: Alterations to Market Hall entrance and roof.
 Location: Covered Market, Market Place, Chorley
 Decision:

It was proposed by Councillor Adrian Lowe, seconded by Councillor June Molyneaux, and was subsequently **RESOLVED to recommend full Council to grant 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. 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.*

08.DC.56 PLANNING APPEALS AND DECISIONS - NOTIFICATION

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

Members were also informed of two planning permissions that had been granted by the Planning Inspectorate, in particular to the decision on the 54, Lancaster Lane, Clayton-Le-Woods application that was appending the addendum circulated at the meeting.

RESOLVED – That the report be noted.

08.DC.57 DELEGATED DECISIONS DETERMINED BY THE CORPORATE DIRECTOR (BUSINESS), THE CHAIR AND VICE-CHAIR OF THE COMMITTEE

The Committee received, for information, tables listing sixteen 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 27 May and 11 June 2008.

RESOLVED – That the reports be noted.

08.DC.58 LIST OF APPLICATIONS DETERMINED BY THE CORPORATE DIRECTOR (BUSINESS) UNDER DELEGATED POWERS BETWEEN 16 MAY AND 11 JUNE 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 16 May and 11 June 2008.

RESOLVED – That the schedule be noted.

08.DC.59 PROPOSED CONFIRMATION OF TREE PRESERVATION ORDERS

The Committee were requested to confirm nine Tree Preservation Orders in respect of which no objections had been lodged.

RESOLVED – That the following Tree Preservation Orders be confirmed, without modification, as an unopposed order.

- (1) Tree Preservation Order No. 4 (Buckshaw) 2006**
- (2) Tree Preservation Order No. 3 (Whittle-Le-Woods) 2007**
- (3) Tree Preservation Order No. 4 (Euxton) 2007**
- (4) Tree Preservation Order No. 5 (Eccleston) 2007**
- (5) Tree Preservation Order No. 7 (Chorley) 2007**
- (6) Tree Preservation Order No.8 (Rivington) 2007**
- (7) Tree Preservation Order No. 9 (Chorley) 2007**
- (8) Tree Preservation Order No. 10 (Chorley) 2007**
- (9) Tree Preservation Order No. 1 (Coppull) 2008**

08.DC.60 09/07/1335 - WITHNELL QUARRY

The Corporate Director (Business) reported that the Council had been consulted on, with regards to the above application and tabled a draft letter at the meeting containing the Authority's comments to be sent to the Planning Inspectorate on the proposals. Any Member who wished to make any further comments needed to submit them in the next ten days.

Councillor Iris Smith addressed the Committee speaking in favour of the comments contained within the response and the ward representative Councillor David Dickinson also expressed his support.

RESOLVED – That the Corporate Director (Business) make any necessary amendments in light of any additional comments Members may make before submitting the Council's response to the Planning Inspectorate in ten days time.

Chair

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Report

Report of	Meeting	Date
Corporate Director (Business)	Development Control Committee	22.07.2008

PLANNING APPLICATIONS AWAITING DECISION

Item	Application No.	Recommendation	Location	Proposal
A. 1	08/00465/OUTMAJ	Outline App Permitted with Legal Agmnt	St Marys Church Hall Lawrence Lane Ecclestone Chorley PR7 5SJ	Outline application for the demolition of existing buildings and erection of 11 two storey dwellings.
B. 1	08/00415/CB3	Permit Reg 3 Application	Clayton Green Sports Centre Clayton Green Centre Clayton Green Road Clayton Green Clayton-Le-Woods	Proposed demolition and rebuilding of reception area to enable the installation of a DDA compliant lift to enable access to first floor.

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Item A. 1	08/00465/OUTMAJ Outline App Permitted with Legal Agmnt
Case Officer	Mr Andy Wiggett
Ward	Eccleston And Mawdesley
Proposal	Outline application for the demolition of existing buildings and erection of 11 two storey dwellings.
Location	St Marys Church Hall Lawrence Lane Eccleston Chorley PR7 5SJ
Applicant	Mr Paul Walton
Policy	<p>Planning Policy Statement 3: Housing Regional Spatial Strategy : Policy ER5 Joint Lancashire Structure Plan: Policy 5 Chorley Borough Local Plan Review: GN3 GN5 HS4 TR4 LT13.32 DC10</p>
Planning History	<p>05/00290/INV – Outline application to demolish existing village hall and erect a two storey nursing home with day care facilities, new vehicular access and associated parking – Withdrawn 05/00409/INV – Outline application for the demolition of redundant church hall and erection of 80 bed care home for older people with residential, nursing and dementia care needs – Withdrawn 05/00939/OUTMAJ – Outline application for the demolition of redundant church hall and erection of 80 bed care home for older people with residential, nursing and dementia care needs – withdrawn 06/00666/OUTMAJ – Outline application for the demolition of redundant church hall and erection of 55 bed nursing/care home (Use Class C2) - Withdrawn</p>
Consultations	<p>Lancashire County Highways – the layout does not meet any highway design criteria, no turning head shown at the end of the cul-de-sac, no footways shown, insufficient drive lengths and one property is shown as accessed directly off Lawrence Lane. Parish Council – inadequate level of car parking, density of housing too high, loss of potential community facility, loss of an area of open space, want the S106 money to be spent in Eccleston and want the provision of affordable housing. Environment Agency – no objections to the redevelopment of the site given the results of the site investigation. Would look to see a Suds drainage system. United Utilities – no objection provided that the scheme is drained to separate systems. Environmental Protection – Require an initial desk top study and</p>
Representations	<p>Five letters of objection have been received raising the following issues</p> <ul style="list-style-type: none"> • Density of development too high • Insufficient parking spaces

- Should remain in community use and as a play area
- Traffic movements as a result of the development will increase congestion and potential for accidents
- Concerned about overlooking and loss of light to our property

Two letters of support have been received on the grounds that the development will improve the area around Lawrence Lane and the Croft.

Applicant's Case

- The proposal generally conforms to planning policy for Ecclestone
- The Church Hall was primarily intended for uses connected with church activities and use by other community groups was only secondary. This is set out in the Trust Deeds
- The Church Hall has now been replaced next to the church
- The open space was only of very limited play value and Ecclestone is well served in terms of playground provision
- The layout submitted is for illustrative purposes only and does not form part of the application

Assessment

The main issues connected with the application concern planning policy and impact on the locality with regard to residential amenity of adjacent property, loss of a community facility and open space.

Planning Policy

Policy GN3 states that development in Ecclestone will be restricted to the development and redevelopment of land wholly within the existing built up extent of the settlement, the re-use of previously developed land, bearing in mind the scale of any proposed development in relation to its surroundings and the sustainability of the location and provides affordable housing. The site meets these criteria as it is located close to the village centre and is intended for two storey housing which will be similar in character to those which adjoin it.

An alternative Church Hall has now been provided so that the provisions of Policy DC10 and PS3 have now been met.

The facility was never intended to be a community centre for the village although organisations not connected with the Church did use the building but the Trust Deeds explain the hall's role clearly. The building had fallen into disrepair and no other organisation has come forward to take the facility on.

The Council's Greenspace Co-ordinator is of the view that the retention of the play area is not required as the play facilities at Draper Avenue have expanded and the site only had limited play value. As a result the allocation in the Local Plan can no longer be justified.

The application was accompanied by a geoenvironmental investigation and risk assessment which concluded that elevated levels of arsenic and organic species B(a)P and D(ah)A have been encountered on the site. Remediation measures will be required in any garden areas or areas of soft landscaping in order to mitigate risks. Also, protective water supplies and sterile trenches will be required where pipes are to be installed in the made ground. These matters can be dealt with by condition.

The application was accompanied by a bat survey which concluded that there was no sign of bats in the internal spaces of the building but four individual bats were discovered at 3 locations. As a result the report recommends that a further survey be carried out in Spring/Summer, that demolition work should not proceed until all surveys have been carried out, that site workers should be briefed about the possible presence of bats, new buildings or structures should be designed to be bat friendly, sufficient bat

boxes should be placed on suitable trees to ensure no gap in roost availability.

Residential Amenity

In view of the comments from the Highway Authority concerning the submitted layout, the applicant has amended the submission to the effect that the layout is for illustrative purposes only and does not form part of the application. The details of the layout can be dealt with at the reserved matters stage. However, it is considered that the site can accommodate 11 dwellings at a density of 29.7 d/ha which is at the level advised in PPS3 for new housing developments. Other details such as car parking levels and interface distances with existing dwellings can be resolved at the reserved matters stage but there is no reason why a suitable layout cannot be devised based on the illustrative scheme.

The applicant will be required to enter into a S106 agreement to contribute to the improvement of play space provision in the local area. The status of the Church Hall as being predominantly used in connection with the Church has been confirmed by the Trust Deeds and as the Church Hall has been replaced the provisions of the Local Plan policies have been satisfied. The retention of the site as playspace cannot be justified in view of its limited value and the adequacy of play provision elsewhere in Ecclestone.

Conclusion

The redevelopment of the site for residential purposes is in conformity with planning policy. The proposed development as envisaged in the illustrative layout reflects the character of the surrounding area and detailed plans can be required to meet the necessary development control criteria. Other issues such as ground conditions and bats can be dealt with by planning condition. The provision of affordable housing can be secured through a S106 agreement.

Recommendation: Outline App Permitted with Legal Agmnt 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 all reserved matters (namely the siting, design, external appearance of the buildings, and the landscaping of the site) shall be submitted to and approved in writing by the Local Planning Authority.

Reason: The permission is in outline only and in accordance with Policy Nos. GN5, HS4, EM2 and TR4 of the Adopted Chorley Borough Local Plan Review.

3. No development shall take place until :

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

- c) the Local Planning Authority has given written approval to the remediation proposals (submitted under b), which shall include an implementation timetable and monitoring proposals. Upon completion of the remediation works, a validation report containing any validation sampling results have been submitted to and approved in writing by the Local Planning Authority.

Reason: To protect the environment and prevent harm to human health by ensuring that the land is remediated to an appropriate standard for the proposed end use and in accordance with Policy No. EP16 of the Adopted Chorley Borough Local Plan Review.

4. The development hereby permitted shall not commence until full details of the junction between the proposed service road and the highway have been submitted to and approved in writing by the Local Planning Authority. No part of the development hereby permitted shall be occupied or used until that junction has been constructed in accordance with the approved details.

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

5. Drawing no. E1/SK02 submitted with the application shall not form part of this determination and shall be treated as for illustrative purposes only.

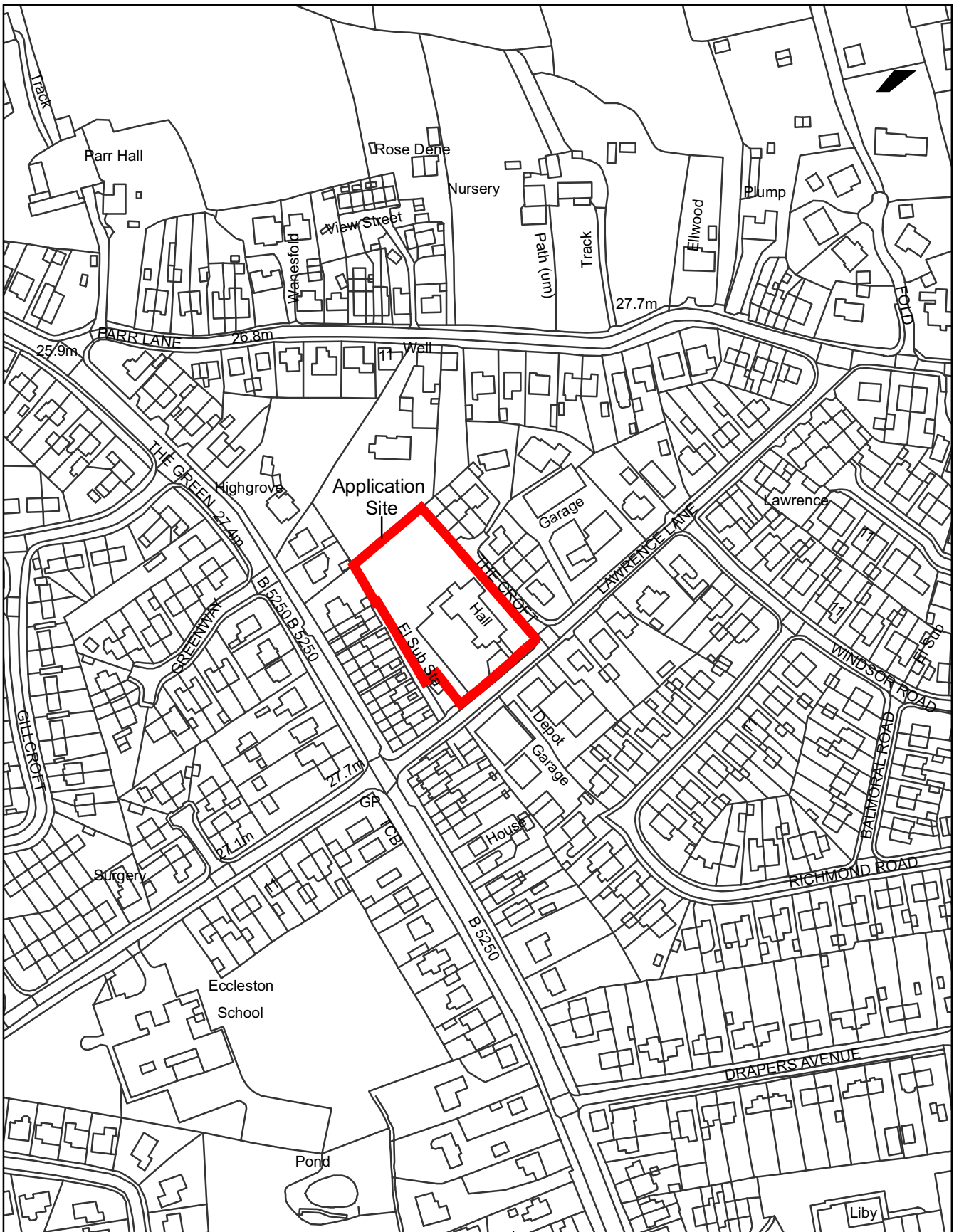
Reason: To define the permission and for the avoidance of doubt.

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. The recommendations set out in Part 6 of the report prepared by ADK Environmental Management in November 2007 on bats shall be carried out as specified and the results submitted to and confirmed in writing by the Local Planning Authority.

Reason: To facilitate the survival of the individual species identified in accordance with Policy EP4 of the Adopted Chorley Borough Local Plan Review



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

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Application Number:
08/00465/OUTMAJ

Grid Ref:
E: 352088
N: 417142

Scale:
1:2,500

Agenda Item No.
A. 1

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Item	08/00415/CB3	Permit Reg 3 Application
Case Officer	Mr David Stirzaker	
Ward	Clayton-le-Woods North	
Proposal	Proposed demolition and rebuilding of reception area to enable the installation of a DDA compliant lift to enable access to first floor.	
Location	Clayton Green Sports Centre Clayton Green Centre Clayton Green Road Clayton Green Clayton-Le-Woods	
Applicant	Chorley Borough Council	
Proposal	This application is being reported to Development Control Committee as the Council is the applicant. Planning permission is sought for the demolition and rebuilding of the reception area/entrance to Clayton Green Sports Centre, which is located on Clayton Green Road in Clayton Le Woods and run by Community Leisure Services (CLS).	
Background	The application has been submitted in order to provide a new improved access to the sports centre and improve the internal facilities including a lift. The improved entrance will be fully compliant with the Disability Discrimination Act (DDA) thus enabling the wider use of the sports centre by a greater range of members of the public. The dated façade is also being upgraded at the same time. Ground floor windows in the east facing elevation are being infilling to facilitate some of the internal changes.	
Planning Policy	National Planning Policy PPS1 - Sustainable Development Joint Lancashire Structure Plan Policy 7 (JLSP) - Accessibility & Transport SPG (To Policy 7) - Access & Parking Chorley Borough Local Plan Review GN1 - Settlement Policy – Main Settlements GN5 - Building Design & Retaining Existing Landscape	
Features	TR4 - Highway Development Control Criteria SPG - Design Guidance	
Planning History	Installation of single flight external staircase and weather covering of existing staircase (Ref No. 99/00117/FUL). Granted planning permission on 16 th March 1999. A steel frame front extension and complete refurbishment of changing facilities (Ref No. 06/00651/FUL). Granted planning permission on 25 th July 2006.	
Consultations	Clayton Le Woods Parish Council raises no objections to the application.	
Representations	To date, no representations have been received. If any are received following this report, they will be reported to Members in the Addendum.	
Assessment	<u>Principle of development</u> The principle of the development is acceptable and does not raise any planning policy issues given the site is in the main GN1 Settlement area.	

Design & Scale

The design and scale of the rebuilt reception area/entrance is sympathetic in relation to the existing utilitarian building in terms of its scale and by virtue of the use of matching brickwork elevations along with a modern aluminium fascia soffit system to the ground and first floor flat roofs. The more modern appearance of the reception area/entrance will be an improvement over the existing dated entrance area and the upgraded internal facilities and the lift will help to improve access to the sports centre by being fully DDA compliant. The infilling of the ground floor windows in the east facing elevation of the building does not raise any issues as this elevation is screened from view by existing trees. No objections are therefore raised in relation to the design and scale of the rebuilt reception area/entrance to the sports centre.

Impact on Neighbour Amenity

The rebuilt access does not raise any issues in terms of neighbour amenity impact, as there are no residential properties close by.

Highways

Given the facilities are simply being rebuilt and improved, the sports centre is not likely to generate additional traffic in relation to its existing state hence there are no highways issues with the application.

Conclusion

The rebuilt access to Clayton Green Sports Centre will provide a more modern solution in terms of visual appearance whilst also enhancing the accessibility of the sports centre by being fully DDA compliant and improving the internal facilities hence it is considered that the proposal accords with the objectives of the requisite planning policies listed in this report.

Recommendation

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

Conditions

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

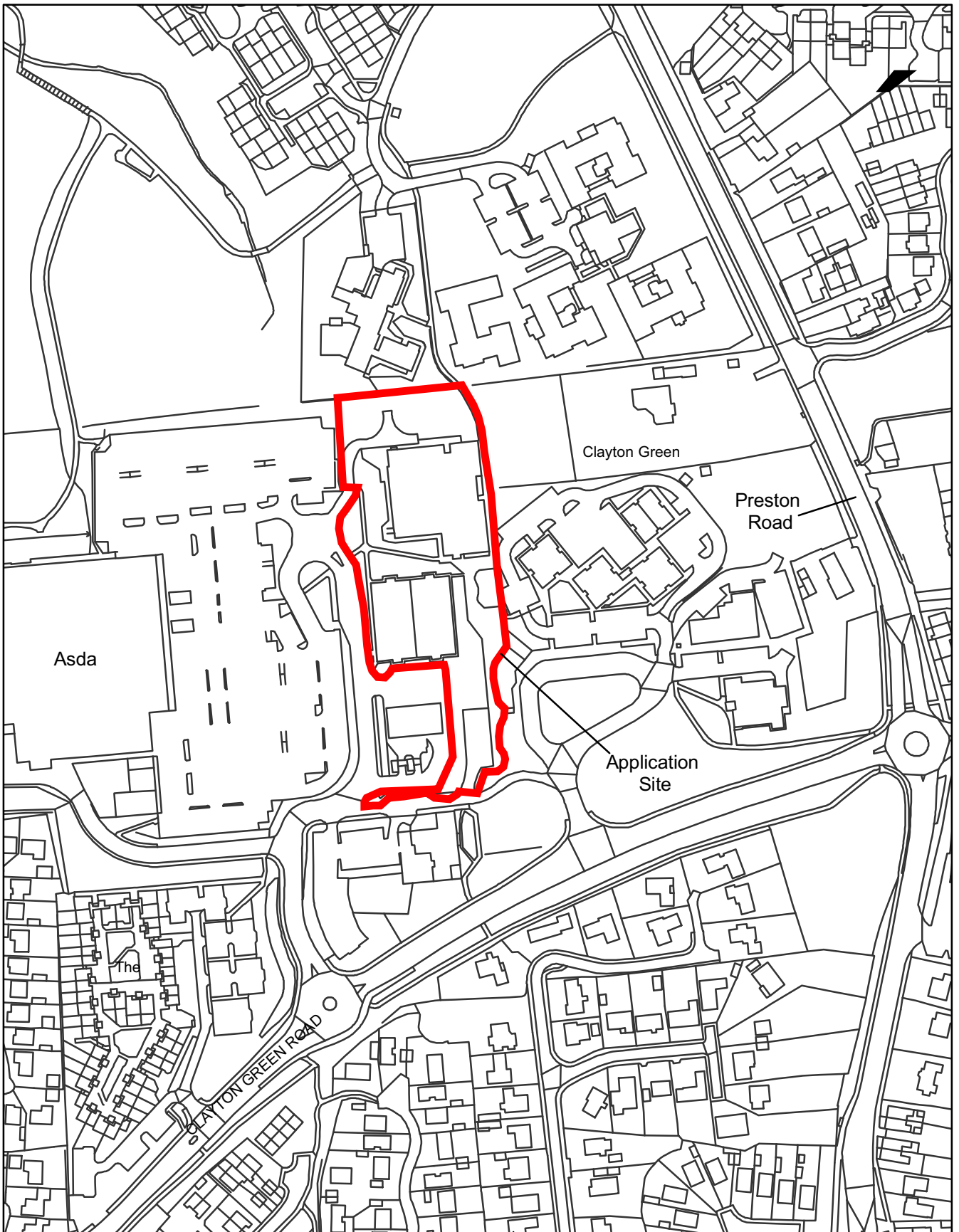
Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Before the development 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 surrounds, cills and/or lintels.

Reason : In the interests of the character and appearance of the building and in accordance with Policy No. 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(s) (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 Nos. GN5 of the Adopted Chorley Borough Local Plan Review.



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

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Application Number:
08/00415/CB3

Grid Ref:
E: 357656
N: 423691

Scale:
1:2,500

Agenda Item No.
B. 1

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Report of	Meeting	Date
Corporate Director (Business)	Development Control Committee	22.07.2008

PLANNING APPEALS- NOTIFICATION

PURPOSE OF REPORT

- 1 To advise Committee of a recent appeal which has be lodged at Land To Rear Of 243-289 Preston Road, Clayton-Le-Woods. The recent decision letter in respect of 54 Lancaster Lane is a material consideration in respect of the determination of this appeal and the formulation of the Councils case.
- 2 Planning permission was refused at Preston Road for erection of 27 residential properties at Development Control Committee on 1st April 2008 for the following two reasons:
 1. The proposed development is considered to be contrary to Policy 7 of the Joint Lancashire Structure Plan and the accompanying 'Access and Parking' Supplementary Planning Guidance due to the inadequate parking provision on site.
 2. The proposal would constitute overdevelopment of the site and would create a cramped form of development. As such the proposal is considered to be contrary to Policy HS4 of the Adopted Chorley Borough Local Plan Review and Government advice contained in PPS3: Housing.

RECOMMENDATION

- 3 That the report be noted.

CORPORATE PRIORITIES

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

FURTHER INFORMATION

- 5 Since the refusal of planning permission the appeal at 54 Lancaster Lane has been determined. As the two sites are similar the appeal decision will be a material consideration when determining the appeal at Preston Road.
- 6 The issue of overdevelopment was considered by the Appeal Inspector at the Lancaster Lane appeal and he states within his decision that 'PPS3 states that the density of existing development should not dictate that of new development by stifling change or requiring



replication.’ He goes on to state that ‘the neighbouring housing development would almost certainly result in a higher density than the appeal proposal and hence also be seen as overdevelopment.’

- 7 Traffic generation was also raised as a concern which the Appeal Inspector attached little weight to because the highway authority raised no objection and the traffic generation would be relatively low. The first reason for refusal related to lack of parking however the Highways Authority did not object to the scheme
- 8 The Council are seeking legal advice from a Barrister at Kings Chambers in respect of this appeal and this advice will be reported at Development Control Committee. He will provide advice on the likely success at appeal and methods to limit liability for costs being awarded.

J E MEEK
CORPORATE DIRECTOR (BUSINESS)

Background Papers			
Document	Date	File	Place of Inspection
Report Author	Ext	Date	Doc ID
Nicola Hopkins	5214	7/07/2008	

Report of	Meeting	Date
Corporate Director (Business)	Development Control Committee	22 July 08

APPEAL AGAINST REFUSAL OF PLANNING PERMISSION FOR ERECTION OF 16 DWELLINGS AT 54 LANCASTER LANE.

PURPOSE OF REPORT

- To highlight advice provided by the Councils barrister regarding the Councils case and the likely success at appeal including the potential for incurring costs. There has been change to the material considerations as a result of the appeal decision on a smaller site at Lancaster Lane.

RECOMMENDATION(S)

- That the Council's case at appeal is that the Council would have recommended approval of the application on the basis of the change in circumstances resulting from the appeal being allowed.

REASONS FOR RECOMMENDATION(S)

(If the recommendations are accepted)

The Council must reconsider its position in light of the recent appeal decision and the award of costs against the Council. Failure to assess the risk of continuing with the appeal would increase the liability and an award of costs against the Council from fighting the appeal based on the members concerns and the reasons for refusal.

CORPORATE PRIORITIES

- This report relates to the following Strategic Objectives:

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

BACKGROUND

6. Following the submission of the appeal against the refusal of planning permission Giles Cannock was instructed to provide the Council with advice on the Council's case and the implications of maintaining its opposition to the appeal proposal. At the previous appeal an award of costs was made against the Council and Giles Cannock's advice was also sought regarding the likelihood of cost being awarded on the current appeal.
7. The advice from Giles Cannock is copied below in full.

ADVICE

1. On 20th December 2007, Wainhomes Developments Limited ("the Appellant") made an application for **demolition of 54 Lancaster Lane and the erection of 19 new dwellings including associated infrastructure on land to the rear of 46 to 60 Lancaster Lane**. In a notice, dated 14th March 2008, Chorley Borough Council ("the LPA") refused planning permission. The Applicant has appealed. The Planning Inquiry to determine the appeal is listed for 2 days from 25th September 2008.
2. I am asked to advise the LPA on the presentation of its evidence at the Public Inquiry.
3. I have had sight of:
 - (i) Decision letter dated 23rd June 2008 (Application Ref: 07/00685/FUL);
 - (ii) Appeal Questionnaire (Application Ref: 07/01423/FULMHA).

Factual Background

4. On 5th June 2007, Wainhomes Developments Limited ("the Applicant") made an application to the LPA for **the erection of 5 detached houses and 2 bungalows at 54 Lancaster Lane, Clayton-le-Woods, Leyland** ("Application 1").
5. In a notice, dated 13th September 2007, the LPA refused planning permission for the first application (contrary to Officer Recommendation) for the following reason:

"The proposal would constitute over development of the site and would be out of character with the surrounding area. In particular the surrounding area is characterised by residential properties with large garden areas. As such the proposal is considered to be contrary to Policy HS4 of the Adopted Chorley Borough Local Plan Review and Government advice contained in PPS3: Housing."
6. On 20th December 2007, Wainhomes Developments Limited made an application for **demolition of 54 Lancaster Lane and the erection of 19 new dwellings including associated infrastructure on land to the rear of 46 to 60 Lancaster Lane** ("Application 2").
7. In a notice dated 14th March 2008, the LPA refused planning permission for the following reason:

"The layout and density of the proposal would be inappropriate in the context of the area. It is not considered that the proposal relates well to its surroundings which is characterised by residential properties with large

garden areas. As such the proposal is considered to be contrary to Policy HS4 of the Adopted Chorley Borough Local Plan Review and Government advice contained in PPS1, which states that new residential schemes should respond to their local context and reinforce local distinctiveness, and PPS3, which states that new residential schemes should be well integrated with and complement the neighbouring buildings and the local area in terms of scale, density, layout and access.”

8. The Applicant has appealed both refusals.
9. A Planning Inquiry was held on 4th April 2008 to determine the appeal on Application 1. In a Decision Letter, dated 23rd June 2008, the Inspector granted conditional planning permission, subject to a Section 106 agreement. The main issue in the appeal was “the effect on the character and appearance of the area”¹.
10. In the Decision Letter, the Inspector writes:

“The Council’s reason for refusing the planning application describes the proposal as an over development of the site, out of character with the area. The reason specifically refers to the area’s characteristic large gardens. However, the Council’s evidence to the Inquiry accepted that the large gardens are now an anomaly, and that the original ribbon development should not be preserved.”
11. Furthermore, the Inspector made the following points:
 - Any additional housing on the site would inevitably affect the density (paragraph 8);
 - The density of existing development should not dictate that of new housing by stifling change or requiring replication of existing style or form (paragraph 8);
 - The historic maps show that each wave of development of this area has opened up land in a slightly different way (paragraph 9);
 - It is neither surprising nor inappropriate for the development of the remaining back land to adopt a further variation (paragraph 9);
 - Maps showing that the plot depths, ratio of building to plot size and relationship of gardens would not be dissimilar to other plots nearby, particularly where access roads have been inserted (paragraph 10);
 - The Council is concerned that the proposal would replicate the form of neither the original ribbon nor the newer housing to the south and is inconsistent with Policy HS4 (paragraph 11);
 - Development of the site in accordance with the predominantly semi-detached form of housing in the New Town development would almost certainly result in a higher density than the appeal proposal, and hence also be seen as an over development (paragraph 12);
 - The form of development would reflect the earlier cul-de-sac pattern (paragraph 14).
12. Accordingly the Inspector concluded:

¹ See paragraph 4

“... I consider that the proposal would not be an over development of the site, out of character with the area, and would comply with LP Policy HS4 and with advice in PPS3.”

The Appeal Application

13. The Reason For Refusal in Application 2 is substantially the same as in Application 1. The Decision Letter in Application 1 is a material consideration of significant weight in the determination of Application 2.
14. It is clearly established that the previous appeal decision is capable of being a material consideration and that before departing from the relevant previous appeal decision, the Inspector should have regard to the merits of consistency and should give reasons for departing from it (***North Wiltshire DC v. SoSE*** [1993] 65 P&CR at 137). A previous appeal decision is capable of being material consideration because it is desirable, as a matter of policy, that there should be consistency in the appellate process.
15. The Application 1 development is the central part of Application 2. It follows from the Decision Letter, that the central part of Application 2 must now be considered acceptable. Given that conclusion, and that the density of the remainder is consistent with Application 1, there is no evidence before me on which to conclude that planning permission should be refused.
16. In such circumstances, the Circular Guidance in Circular 8/93: Costs in Planning is relevant. It states:

“Planning authorities are not bound to adopt, or include as part of their case, the professional or technical advice given by their own officers, or received from statutory bodies or consultees. But they will be expected to show that they had reasonable planning grounds for taking a decision contrary to such advice; and they were able to produce relevant evidence to support their decision in all respects ...²

Planning authorities are expected to consider the views of local residents when determining a planning application. Nevertheless, local opposition to a proposal is not, by itself, a reasonable ground for the refusal of a planning application unless opposition is founded on valid planning reasons which are supported by substantial evidence. While the planning authority will need to consider the substance of any local opposition to a proposal, their duty is to decide a case on its planning merits ...³

A planning authority are likely to be regarded as having acted unreasonably, in the event of a successful appeal against their refusal of planning permission, if it is clear from the relevant earlier appeal decision that the Secretary of State or a Planning Inspector would have no objection to a revised application in the form which was ultimately allowed, and circumstances have not changed materially meantime ...⁴”
17. Accordingly, the recent Decision Letter is a material consideration of significant weight that was not before the Planning Committee at the time of their determination of Application 2.
18. In my opinion, Application 2 should be reported back to the Committee, so that the Planning Committee can reconsider their position, in the light of the recent appeal decision.
19. In the light of the Decision Letter, in my opinion, if the appeal proceeded to determination, with the reason for refusal as drafted, planning permission would be granted. Furthermore,

² Annex 3, paragraph 9

³ Annex 3, paragraph 15

⁴ Annex 3, paragraph 16

on the balance of probabilities, an adverse award of costs would be made against the LPA. Furthermore, should the LPA wish to pass a different resolution (perhaps citing different reasons for refusal) the LPA would have to explain why they have changed their position (given the provisions of Article 22(1) GDPO (1995)). The LPA would also (see above) have to give reasons for disagreeing with the Inspector.

20. Should the Planning Committee decide not to contest the appeal, in the light of the Decision Letter, then:
 - (i) The Applicant could be persuaded to submit a new application and withdraw the appeal. If not:
 - (ii) an agreed case could be presented to the Inspector at the Planning Inquiry on 25th September 2008, given that he is now seized of the matter.
21. Withdrawing a reason for refusal itself has a risk of an adverse costs award. However, taking reasonable prompt action to minimise costs, whilst keeping the other side informed at all times, will minimise the risk of any adverse award of costs being made.
22. I advise accordingly. Please do not hesitate to contact me should anything further arise.

GILES CANNOCK

Kings Chambers
36 Young Street
MANCHESTER M3 3FT
and
5 Park Square East
LEEDS LS1 2NE

2nd July 2008

Conclusion

With reference to the advice provided the material considerations in respect of this application have changed and the Council and the decision maker (DC Committee) must have regard to the change in circumstances. Legal cases do provide guidance that failure to take into account new information and a change in circumstances will be likely to be considered unreasonable behaviour and as such an application for an award of costs is likely and is likely to be granted.

To reduce the liability to the Council, the recommendation of Giles Cannock to make clear to the applicant and to the inspectorate that the Council would now support the scheme would assist in reducing the Councils liability in respect of a costs application.

The opposition of the Committee to the principle of development has been lost and as such the amended scheme that was refused and subject to appeal does provide an improved use of land, access by refuse vehicles and the provision of affordable housing.

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Report of	Meeting	Date
Corporate Director (Business)	Development Control Committee	22.07.2008

PLANNING APPEALS AND DECISIONS - NOTIFICATION

PURPOSE OF REPORT

- 1 To advise Committee of notification received from the Planning Inspectorate, between 10 June and 9 July 2008 of planning and enforcement appeals that may have been lodged or determined. Also of notification of decisions received from Lancashire County Council and other bodies.

RECOMMENDATION

- 2 That the report be noted.

CORPORATE PRIORITIES

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

PLANNING APPEALS LODGED

- 4 Appeal by Wainhomes Developments Limited against the Development Control Committee decision to refuse planning permission for the erection of 27 residential properties, access alteration, and provision of existing residents parking at land to rear Of 243-289, Preston Road, Clayton-Le-Woods (Application No. 07/01355/FULMAJ).
- 5 Appeal by Northern Trust Company Ltd against the delegated decision to refuse planning permission for proposed residential development for 72 no. 2, 2.5 and 3 storey mixed dwelling types with associated roads and open space at Quarry Road Industrial Estate, Quarry Road, Chorley (Application No. 08/00023/OUTMAJ).

PLANNING APPEALS DISMISSED

- 6 None

PLANNING APPEALS ALLOWED



- 7 Appeal against the Development Control Committee's decision to refuse planning permission, against officer recommendation, for the erection of 5 detached houses and 2 bungalows at 54 Lancaster Lane, Clayton-le-Woods (Application No. 07/00685/FUL). The application for award of costs has also been allowed.

PLANNING APPEALS WITHDRAWN

- 8 Appeal by Mr A McLeod against the delegated decision to refuse permission to fell a Poplar tree covered by TPO 11 (Whittle Le Woods) 1992 at Greenlands, Parkside Drive, Whittle-Le-Woods (Application No. 07/01427/TPO).

ENFORCEMENT APPEALS LODGED

- 9 Appeal by Mr D J Westland against Enforcement Notice ref EN 616 for breach of planning control in that a stable block has been erected without planning permission at Tan House Farm, Delph Lane, Charnock Richard.

ENFORCEMENT APPEALS DISMISSED

- 10 None

ENFORCEMENT APPEALS ALLOWED

- 11 None

LANCASHIRE COUNTY COUNCIL DECISIONS

- 12 Planning permission granted for the erection of 3 leachgate tanks at Clayton Hall Waste Management Site, Dawson Lane, Whittle-le-Woods (Application No. 08/00478/CTY).

GOVERNMENT OFFICE FOR THE NORTH WEST DECISIONS

- 13 Listed Building Consent granted for re-roofing of Coach House, Astley Park, Chorley (Application No. 08/00361/LBC).

J E MEEK
CORPORATE DIRECTOR (BUSINESS)

Background Papers				
Document	Date	File	Place of Inspection	
4	Letter from Planning Inspectorate	1/7/08	07/01355/FULMAJ	Decisions may be viewed at the Union Street offices or at www.chorley.gov.uk/planning by selecting "Planning application - online search"
5	"	8/7/08	08/00023/OUTMAJ	
7	"	23/6/08	07/00685/FUL	
8	"	23/6/08	07/01427/TPO	
9	"	12/6/08	EN 616	
12	Letter from Lancashire CC	27/6/08	08/00478/CTY	
13	Letter from GONW	16/6/08	08/00361/LBC	
Report Author	Ext	Date	Doc ID	
Louise Taylor	5346	10/7/2008	ADMINREP/REPORT	

Report

Report of	Meeting	Date
Corporate Director (Business)	Development Control Committee	22.07.2008

PLANNING APPLICATIONS DECIDED BY THE CORPORATE DIRECTOR (BUSINESS) AND THE CHAIR OF THE COMMITTEE ON 24 JUNE 2008

Application No.	Recommendation	Location	Proposal
08/00444/COU	Permit Full Planning Permission	13 - 17 Peel Street Chorley PR7 2EF	Change of use of ground floor from office (Class B1) to Pharmacy (Class A1), including insertion of shop front on Library Street and external alterations,
08/00453/FUL	Permit Full Planning Permission	Land 40m East Of 104 Preston Road Whittle-Le- Woods	Substitution of approved house type and repositioning of garage and access thereto to plot no.1 approved under 07/1285/FUL.
08/00468/FUL	Permit Full Planning Permission	White Coppice Cricket Club White Coppice Heapey	Remodelling of existing parking area to create 20 parking spaces with asphalt surface and sett edging. New 0.8m high timber post and rail fence, hedge and drainage provision.
08/00471/FUL	Permit (Subject to Legal Agreement)	69 Charter Lane Charnock Richard Chorley PR7 5LY	Erection of detached house,
08/00485/FUL	Permit (Subject to Legal Agreement)	27 Steeley Lane Chorley PR6 0RJ	Change of use of first floor above shop into 2 No. one bedroom flats and existing building into 1 No. two bedroom dwelling, and external alterations to existing buildings including partial demolition of outrigger to create two car parking spaces,

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Report



Report of	Meeting	Date
Corporate Director (Business)	Development Control Committee	22.07.2008

PLANNING APPLICATIONS DECIDED BY THE CORPORATE DIRECTOR (BUSINESS), THE CHAIR AND VICE-CHAIR OF THE COMMITTEE ON 9 JULY 2008

Application No.	Recommendation	Location	Proposal
08/00507/OUT	Outline App Permitted with Legal Agmnt	Building 15m North Of 246 - 248 Spendmore Lane Coppull	Demolition of existing building and erection of six no. 1 bed apartments,
08/00524/FUL	Permit Full Planning Permission	Land South Of Parcel 7 And Parcel F Euxton Lane Euxton Lancashire	Substitution of house types on plots 25, 112, 120, 124, 125 and 128 on Parcel F, Buckshaw Village (part amendment to original approval 07/00483/FULMAJ),
08/00530/OUT	Refusal of Outline Planning Permission	Land 20m South West Of 25 Coniston Way Croston	Outline application for one detached bungalow with new access.
08/00545/FUL	Permit Full Planning Permission	Halfway House 470 Preston Road Clayton-Le-Woods Chorley PR6 7JB	Single storey extension to south elevation of public house (amendment to previously approved application 08/00366/FUL)
08/00614/REM	Approve Reserved Matters	Parcel J Buckshaw Avenue Buckshaw Village Lancashire	Substitution of house types on plots 44-47 including the erection of one additional detached dwelling and amendments to the site layout (amendment of part of Parcel J previously approved under application 07/00759/REMMAJ),
08/00656/FUL	Permit (Subject to Legal Agreement)	28A Moor Road Chorley Lancashire PR7 2LN	Creation of 1 no. two bedroom flat above existing retail unit - retrospective (resubmission of 08/00257/FUL),

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Report of	Meeting	Date
Corporate Director (Business)	Development Control Committee	22 July 2008

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

Between 12/6/08 TO 09/07/08

Plan Ref 08/00121/FUL **Date Received** 06.02.2008 **Decision** Permit retrospective planning permission

Ward: Chorley East **Date Decided** 25.06.2008

Proposal : Erection of 2m high green powder coated pallisade fencing along perimeter (retrospective),
Location : Formerly Chorley Labour Club Friday Street Chorley PR6 0AA
Applicant: A Ratcliffe The Mill Barn Grimeford Lane Anderton Nr Chorley PR6 9HL

Plan Ref 08/00190/FUL **Date Received** 22.02.2008 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods And Whittle-le-Woods **Date Decided** 24.06.2008

Proposal : Erection of one detached dwelling with attached double garage,
Location : Greenlands Parkside Drive Whittle-Le-Woods Chorley Lancashire
Applicant: Steve Thomas Greenlands Parkside Drive Whittle-Le-Woods Chorley Lancashire PR6 7PH

Plan Ref 08/00206/FUL **Date Received** 26.02.2008 **Decision** Permit Full Planning Permission

Ward: Euxton North **Date Decided** 04.07.2008

Proposal : Erection of 2 no. bungalows and demolition of existing storage buildings.
Location : Store And Premises 19 Grange Drive Euxton Chorley PR7 6JE
Applicant: Mr W Marsden 18 Grange Drive Euxton Chorley PR7 6JE

Continued....

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 08/00263/COU **Date Received** 12.03.2008 **Decision** Refuse Full Planning Permission

Ward: Clayton-le-Woods And Whittle-le-Woods **Date Decided** 16.06.2008

Proposal : Change of use of a shop (A1 use) to a fish and chip shop takeaway (A5 use).
Location : 355 Preston Road Clayton-Le-Woods Chorley PR6 7PY
Applicant: Mr And Mrs P Lister 9 Alpine Road Chorley PR6 8TW

Plan Ref 08/00274/ADV **Date Received** 17.03.2008 **Decision** Refuse advertising consent

Ward: Chorley East **Date Decided** 18.06.2008

Proposal : Retrospective application for the retention of an existing sale sign adjacent to Crosse Hall Lane Development and M61 motorway
Location : Land Between Froom Street And Crosse Hall Lane Chorley
Applicant: Morris Homes (North) Ltd Morland House 18 The Parks Newton Le Willows Merseyside WA12 0JQ

Plan Ref 08/00291/FUL **Date Received** 20.03.2008 **Decision** Permit retrospective planning permission

Ward: Pennine **Date Decided** 18.06.2008

Proposal : Retrospective application for a single storey side extension and a rear conservatory
Location : 28 Olive Close Whittle-Le-Woods Chorley PR6 7HR
Applicant: Mr Mick Leary 28 Olive Close Whittle-Le-Woods Chorley PR6 7HR

Plan Ref 08/00296/FUL **Date Received** 25.03.2008 **Decision** Application Withdrawn

Ward: Pennine **Date Decided** 24.06.2008

Proposal : Creation of two fishing lakes wetland area and enhanced woodlands with associated car-parking and the erection of offices and store-room for management of the facility
Location : Land 120m South West Of Samron Copthurst Lane Whittle-Le-Woods
Applicant: Mr J E Downs 20 Millbrook Close Chorley PR6 8JY

Plan Ref 08/00320/OUTMAJ **Date Received** 31.03.2008 **Decision** Permit
Outline
Planning
Permission

Ward: Lostock **Date Decided** 07.07.2008

Proposal : Outline planning application for the residential redevelopment of the site comprising of 45 dwellings (comprising of mix of apartments in 3 storey block, 2, 2.5 and 3 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 Bollinholme Wilmslow Park South Wilmslow SK9 2AY

Plan Ref 08/00321/FUL **Date Received** 31.03.2008 **Decision** Permit Full
Planning
Permission

Ward: Eccleston And
Mawdesley **Date Decided** 13.06.2008

Proposal : Proposed alterations to roof of property to enable provision of first floor accommodation,

Location : Tannersmith Cottage Tannersmith Lane Mawdesley Ormskirk L40 2RA

Applicant: Mr H Malcolm Tannersmith Cottage Tannersmith Lane Mawdesley Ormskirk L40 2RA

Plan Ref 08/00324/FUL **Date Received** 31.03.2008 **Decision** Application
Withdrawn

Ward: Wheelton And
Withnell **Date Decided** 12.06.2008

Proposal : Erection of a stable building to accommodate 4 stables, tack room and storage area, including additional hardstanding area for parking and relocation of the existing field shelter,

Location : Land Opposite Harbour Farm Harbour Lane Wheelton

Applicant: Mrs J Hume 18 Merlin Close Heapey Chorley Lancs PR6 9BB

Plan Ref 08/00336/TPO **Date Received** 03.04.2008 **Decision** Consent
for Tree
Works

Ward: Euxton South **Date Decided** 19.06.2008

Proposal : Crown thinning crown raising and removal of damaged limbs to three oak trees covered by TPO 11 (Euxton) 1987

Location : 15 Dunrobin Drive Euxton Chorley PR7 6NE

Applicant: Mr Simon Birbeck 15 Dunrobin Drive Euxton Chorley PR7 6NE

Plan Ref 08/00350/OUTMAJ **Date Received** 04.04.2008 **Decision** Application Withdrawn
Ward: Chisnall **Date Decided** 13.06.2008

Proposal : 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),
Location : Land Adjacent And Rear Of Camelot Theme Park And P Park Hall Road Charnock Richard Lancashire
Applicant: Prime Resorts Ltd C/o Agent

Plan Ref 08/00352/TCON **Date Received** 07.04.2008 **Decision** No objection to Tree Works
Ward: Wheelton And Withnell **Date Decided** 19.06.2008

Proposal : Felling of two trees and pruning of two trees within Withnell Fold Conservation Area,
Location : Junior Lodge Withnell Fold Withnell
Applicant: Withnell Angling Club C/o Agent

Plan Ref 08/00361/LBC **Date Received** 08.04.2008 **Decision** Permit (after referral to GONW)
Ward: Chorley North West **Date Decided** 16.06.2008

Proposal : Listed Building Consent for re-roofing of Coach House,
Location : The Coach House Astley Park Park Road Chorley Lancashire
Applicant: Chorley Borough Council Civic Offices Union Street Chorley PR7 1AL

Plan Ref 08/00367/FUL **Date Received** 10.04.2008 **Decision** Refuse Full Planning Permission
Ward: Wheelton And Withnell **Date Decided** 25.06.2008

Proposal : Demolition of existing porch and erection of a new porch in its place and replacement of windows in the front and rear elevations,
Location : 13 Withnell Fold Withnell Chorley PR6 8BA
Applicant: Mr Higgins 13 Withnell Fold Withnell Chorley PR6 8BA

Plan Ref 08/00368/COU **Date Received** 11.04.2008 **Decision** Permit Full Planning Permission
Ward: Chisnall **Date Decided** 25.06.2008

Proposal : Change of use of land to domestic curtilage
Location : 167 Preston Road Coppull Lancashire PR7 5DR
Applicant: K Lewis & T J Ormesher 167 Preston Road Coppull Lancashire PR7 5DR

Plan Ref 08/00369/FUL **Date Received** 11.04.2008 **Decision** Permit Full
Planning
Permission

Ward: Chorley South **Date Decided** 17.06.2008
West

Proposal : 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),
Location : Coniston House Coniston Road Chorley PR7 2JA
Applicant: Mr A Mahmod Roche Care Homes Ltd 75-77 Drake Street Rochdale Lancashire OL16 1SB

Plan Ref 08/00370/FUL **Date Received** 09.04.2008 **Decision** Refuse Full
Planning
Permission

Ward: Wheelton And **Date Decided** 19.06.2008
Withnell

Proposal : Erection of two storey side extension,
Location : 486 Blackburn Road Higher Wheelton Wheelton Chorley Lancashire
Applicant: Mr J Lamb 486 Blackburn Road Higher Wheelton Wheelton Chorley Lancashire PR6 8JA

Plan Ref 08/00372/TPO **Date Received** 10.04.2008 **Decision** Consent
for Tree
Works

Ward: Euxton North **Date Decided** 19.06.2008

Proposal : Felling of a diseased tree in front garden covered by TPO 6 (Euxton) 1980,
Location : Hightrees 89 Runshaw Lane Euxton Chorley PR7 6AX
Applicant: Mr M Butcher Hightrees 89 Runshaw Lane Euxton Chorley PR7 6AX

Plan Ref 08/00374/LBC **Date Received** 15.04.2008 **Decision** Refuse
Listed
Building
Consent

Ward: Astley And **Date Decided** 26.06.2008
Buckshaw

Proposal : Erection of porch to rear.
Location : Houghton House Farm Pear Tree Lane Euxton Chorley PR7 6DX
Applicant: Mr Bryce Houghton House Farm Pear Tree Lane Euxton Chorley PR7 6DX

Plan Ref 08/00376/FUL **Date Received** 14.04.2008 **Decision** Permit Full Planning Permission

Ward: Pennine **Date Decided** 24.06.2008

Proposal : Erection of one four bedroom detached dwelling (substitution of house type approved by previous permission 07/01424/FUL)

Location : Springside Farm Moss Lane Whittle-Le-Woods Lancashire PR6 7DB

Applicant: Wainholmes Dev Ltd Unit N4 Chorley Business And Tech Centre Euxton Chorley PR7 6TE

Plan Ref 08/00377/FUL **Date Received** 14.04.2008 **Decision** Refuse Full Planning Permission

Ward: Euxton North **Date Decided** 25.06.2008

Proposal : Erection of single storey side extension incorporating work room and office,

Location : 1 Nixon Barn Runshaw Lane Euxton Chorley PR7 6HE

Applicant: Mr G Thistlewaite Towngate Works Dark Lane Mawdesley Ormskirk Lancs L40 2QU

Plan Ref 08/00379/FUL **Date Received** 14.04.2008 **Decision** Permit retrospective planning permission

Ward: Chisnall **Date Decided** 25.06.2008

Proposal : Provision of disabled ramp to front entrance (retrospective),

Location : Police Station 355 Spendmore Lane Coppull Chorley PR7 5DD

Applicant: Lancashire Police Authority C/o Lancashire Constabulary (Estates Dept) Saunders Lane Hutton PR4 5SB

Plan Ref 08/00380/FUL **Date Received** 14.04.2008 **Decision** Permit Full Planning Permission

Ward: Eccleston And Mawdesley **Date Decided** 04.07.2008

Proposal : Erection of front entrance porch,

Location : Nook Farm Nook Lane Mawdesley Ormskirk L40 2RL

Applicant: Mr Clark Nook Farm Nook Lane Mawdesley Ormskirk L40 2RL

Plan Ref 08/00388/FUL **Date Received** 18.04.2008 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods And Whittle-le-Woods **Date Decided** 13.06.2008

Proposal : Two storey side extension and single storey extension to front.

Location : 38 The Elms Clayton-Le-Woods Chorley PR6 7TX

Applicant: Mr Colin Wortley 38 The Elms Clayton-Le-Woods Chorley PR6 7TX

Plan Ref 08/00396/REMMAJ **Date Received** 21.04.2008 **Decision** Permit Full Planning Permission

Ward: Astley And Buckshaw **Date Decided** 03.07.2008

Proposal : Reserved Matters application for the erection of a public house on plot 4400, Buckshaw Village,
Location : Plot 4400 Buckshaw Avenue Buckshaw Village Lancashire
Applicant: Mitchells & Butlers Retail Ltd & CBRE Investors C/o Agent

Plan Ref 08/00398/FUL **Date Received** 22.04.2008 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods And Whittle-le-Woods **Date Decided** 16.06.2008

Proposal : Erection of first floor side extension, single storey side extension, single storey extension to front and re-positioning of fence line,
Location : 7 Cedar Field Clayton-Le-Woods Chorley Lancashire PR6 7RW
Applicant: Mr Steve Taziker 7 Cedar Field Clayton-Le-Woods Chorley Lancashire PR6 7RW

Plan Ref 08/00404/FUL **Date Received** 22.04.2008 **Decision** Refuse Full Planning Permission

Ward: Clayton-le-Woods And Whittle-le-Woods **Date Decided** 17.06.2008

Proposal : Single storey side extension and first floor side extension
Location : 7 Osborne Drive Clayton-Le-Woods Chorley PR6 7SR
Applicant: Mr And Mrs D Prior 7 Osborne Drive Clayton-Le-Woods Chorley PR6 7SR

Plan Ref 08/00406/FUL **Date Received** 23.04.2008 **Decision** Permit Full Planning Permission

Ward: Eccleston And Mawdesley **Date Decided** 16.06.2008

Proposal : Two storey side extension and single storey rear extension
Location : 1 St Peters Cottages Ridley Lane Mawdesley Ormskirk L40 3SX
Applicant: Mr And Mrs P Fazakerley 1 St Peters Cottages Ridley Lane Mawdesley Ormskirk L40 3SX

Plan Ref 08/00408/FUL **Date Received** 24.04.2008 **Decision** Permit Full Planning Permission

Ward: Chorley East **Date Decided** 16.06.2008

Proposal : Retrospective application for resiting of garden wall and fence.
Location : 1 Thistle Close Chorley PR6 0EZ
Applicant: Mr Paul Hudson 1 Thistle Close Chorley Lancashire PR6 0EZ England

Plan Ref 08/00410/FUL **Date Received** 24.04.2008 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods North **Date Decided** 04.07.2008

Proposal : One and a half storey side extension incorporating two front dormers in roof space. Existing boundary wall extended along side of extension.

Location : 51 Cam Wood Fold Clayton-Le-Woods Chorley PR6 7SD

Applicant: Mr B. McGrath 51 Cam Wood Fold Clayton-le-Woods Chorley PR6 7SD

Plan Ref 08/00412/OUT **Date Received** 25.04.2008 **Decision** Permit Outline Planning Permission

Ward: Chorley East **Date Decided** 23.06.2008

Proposal : Outline application for erection of detached bungalow.

Location : Land 10m South Of 2 Sackville Street Chorley

Applicant: Mrs Julie Fisher 8 Highfield Road South Chorley Lancashire PR7 1RB

Plan Ref 08/00413/FUL **Date Received** 23.04.2008 **Decision** Permit Full Planning Permission

Ward: Coppull **Date Decided** 25.06.2008

Proposal : Single storey side and rear extension with attached car port

Location : 270 Spendmore Lane Coppull Chorley PR7 5DE

Applicant: Mr P Rigby 270 Spendmore Lane Coppull Chorley PR7 5DE

Plan Ref 08/00419/REMM AJ **Date Received** 25.04.2008 **Decision** Approve Reserved Matters

Ward: Chorley South East **Date Decided** 16.06.2008

Proposal : Substitution of house types and amendmment to layout (amendment to part of site - reserved matters approval 07/01226/REMMAJ)

Location : Formerly Multipart Distribution Limited Pilling Lane Chorley

Applicant: Mrs L Crampton David Wilson Homes NW 303 Bridgewater Place Birchwood Park Warrington Cheshire WA3 6XF

Plan Ref 08/00421/FUL **Date Received** 28.04.2008 **Decision** Permit Full Planning Permission

Ward: Eccleston And Mawdesley **Date Decided** 26.06.2008

Proposal : Erection of tennis court in garden,

Location : The Old Rectory High Street Mawdesley Ormskirk L40 3TD

Applicant: Mr & Mrs Warburton The Old Rectory High Street Mawdesley Ormskirk L40 3TD

Plan Ref 08/00422/FUL **Date Received** 28.04.2008 **Decision** Permit Full Planning Permission

Ward: Chorley South East **Date Decided** 16.06.2008

Proposal : Replacement rear conservatory
Location : 3 Stonyhurst Chorley PR7 3NR
Applicant: Mr V Holt 3 Stonyhurst Chorley PR7 3NR

Plan Ref 08/00426/FUL **Date Received** 29.04.2008 **Decision** Permit Full Planning Permission

Ward: Brindle And Hoghton **Date Decided** 25.06.2008

Proposal : Two storey side extension including conversion of existing garage and rear conservatory.
Location : 22 Fowler Close Hoghton Preston PR5 0DS
Applicant: Dr J Shah 22 Fowler Close Hoghton Lancashire PR5 0DS england

Plan Ref 08/00428/FUL **Date Received** 30.04.2008 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods North **Date Decided** 09.07.2008

Proposal : Erection of rear conservatory,
Location : 11 Briery Hey Bamber Bridge Preston PR5 8HU
Applicant: Mr D Mitchell 11 Briery Hey Bamber Bridge Preston PR5 8HU

Plan Ref 08/00430/FUL **Date Received** 29.04.2008 **Decision** Permit Full Planning Permission

Ward: Chorley East **Date Decided** 16.06.2008

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
Applicant: Mr M Perks 8 Bracken Close Chorley PR6 0EJ

Plan Ref 08/00432/FUL **Date Received** 28.04.2008 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods And Whittle-le-Woods **Date Decided** 25.06.2008

Proposal : Amendment to house type to property on plot 6 approved under 07/1285/FUL
Location : Land 40m East Of 104 Preston Road Whittle-Le-Woods
Applicant: Mr J Fowler Landsat 44 Low Wood All Saints Road Lytham St Annes FY8 1PL

Plan Ref 08/00434/FUL **Date Received** 29.04.2008 **Decision** Permit Full Planning Permission

Ward: Eccleston And Mawdesley **Date Decided** 25.06.2008

Proposal : Erection of wooden playhouse,
Location : Mawdesley Village Hall Hurst Green Mawdesley Ormskirk L40 2QT
Applicant: Mrs J Williams 24 Ashtrees Mawdesley Lancashire L40 2RN

Plan Ref 08/00435/COU **Date Received** 29.04.2008 **Decision** Permit Full Planning Permission

Ward: Coppull **Date Decided** 16.06.2008

Proposal : Change of use to ground floor financial and professional services with one bedroom flat to rear and one bedroom first floor flat with external staircase access,
Location : 159 Spendmore Lane Coppull Chorley PR7 5BY
Applicant: Mrs S Potter Avondale Towngate Eccleston PR7 5QS

Plan Ref 08/00438/FUL **Date Received** 30.04.2008 **Decision** Permit Full Planning Permission

Ward: Chorley North East **Date Decided** 25.06.2008

Proposal : Erection of two storey dwelling,
Location : Land 5m East Of 15 St Peters Street Chorley
Applicant: Miss N Fayle 15 St Peters Street Chorley PR6 0DS

Plan Ref 08/00439/OUT **Date Received** 01.05.2008 **Decision** Refusal of Outline Planning Permission

Ward: Coppull **Date Decided** 25.06.2008

Proposal : Erection of 2 detached bungalows,
Location : Land 10m South Of The Hollins Northenden Road Coppull
Applicant: Mr William Hart The Hollies Northenden Road Coppull Chorley PR7 5AJ

Plan Ref 08/00440/FUL **Date Received** 01.05.2008 **Decision** Permit Full Planning Permission

Ward: Chorley South West **Date Decided** 25.06.2008

Proposal : Single storey side extension linked to garage, conversion of garage to living accommodation and single storey rear conservatory (amendment to previously approved application 06/01325/FUL),
Location : 101 The Cedars Chorley Lancashire PR7 3RP
Applicant: Mr R.I Buckland 101 The Cedars Chorley Lancashire PR7 3RP

Plan Ref 08/00441/FUL **Date Received** 30.04.2008 **Decision** Application
Withdrawn

Ward: Lostock **Date Decided** 26.06.2008

Proposal : Single storey extension to existing property for use as commercial office, formation of 5 no. parking spaces, erection of detached garage and tool store and new access from Drinkhouse Lane

Location : Finney Barrs Barn Drinkhouse Road Croston Leyland PR26 9JE

Applicant: Mr S Wastell S & I Developments Finney Barrs Farm Drinkhouse Road Croston Leyland PR26 9JE

Plan Ref 08/00444/COU **Date Received** 01.05.2008 **Decision** Permit Full
Planning
Permission

Ward: Chorley North
West **Date Decided** 26.06.2008

Proposal : Change of use of ground floor from office (Class B1) to Pharmacy (Class A1), including insertion of shop front on Library Street and external alterations,

Location : 13 - 17 Peel Street Chorley PR7 2EF

Applicant: Medicx C/o Agent

Plan Ref 08/00446/FUL **Date Received** 01.05.2008 **Decision** Permit Full
Planning
Permission

Ward: Chisnall **Date Decided** 17.06.2008

Proposal : Erection of single storey rear extension,

Location : Old Orchard Preston Road Charnock Richard Lancashire PR7 5LH

Applicant: Mr M Kilbride Old Orchard Preston Road Charnock Richard Lancashire PR7 5LH

Plan Ref 08/00447/FUL **Date Received** 01.05.2008 **Decision** Permit Full
Planning
Permission

Ward: Adlington &
Anderton **Date Decided** 16.06.2008

Proposal : Erection of conservatory to rear elevation (retrospective),

Location : 11 High Lea Adlington Chorley Lancashire PR6 9QW

Applicant: Mr M Winstanley 11 High Lea Adlington Chorley Lancashire PR6 9QW

Plan Ref 08/00450/TCON **Date Received** 02.05.2008 **Decision** No
objection to
Tree
Works

Ward: Lostock **Date Decided** 25.06.2008

Proposal : Tree works to include felling of 12 trees in grounds of Residential Home (within Croston Conservation Area),

Location : Croston Park Care Home Town Road Croston Leyland PR26 9RA

Applicant: Mr R Aspinall Beardwood Tree Services 2 Beardwood Cottages Bury Lane Withnell Chorley PR6 8BH

Plan Ref 08/00453/FUL **Date Received** 02.05.2008 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods And Whittle-le-Woods **Date Decided** 25.06.2008

Proposal : Substitution of approved house type and repositioning of garage and access thereto to plot no.1 approved under 07/1285/FUL.

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 08/00454/FUL **Date Received** 02.05.2008 **Decision** Permit Full Planning Permission

Ward: Lostock **Date Decided** 09.07.2008

Proposal : Erection of two storey front extension, formation of pitched roof over existing garage and formation of dormers to front and rear,

Location : Glenochry 186 South Road Bretherton Leyland PR26 9AH

Applicant: Mr A Halsall Glenochry 186 South Road Bretherton Leyland PR26 9AH

Plan Ref 08/00455/FUL **Date Received** 02.05.2008 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods And Whittle-le-Woods **Date Decided** 25.06.2008

Proposal : Proposed erection of electric gates with pedestrian access gate to new housing development off Spinney Close,

Location : Land Formerly Haven House Spinney Close Whittle-Le-Woods

Applicant: Wainhomes Developments Ltd N4 Chorley Business & Technology Centre Euxton Lane Chorley Lancashire PR7 6TE

Plan Ref 08/00461/FUL **Date Received** 06.05.2008 **Decision** Refuse Full Planning Permission

Ward: Coppull **Date Decided** 27.06.2008

Proposal : Erection of rear conservatory,

Location : 5 Ash Road Coppull Chorley PR7 5BQ

Applicant: Mr Greenwood 5 Ash Road Coppull Chorley PR7 5BQ

Plan Ref 08/00462/FUL **Date Received** 06.05.2008 **Decision** Refuse Full Planning Permission

Ward: Adlington & Anderton **Date Decided** 30.06.2008

Proposal : Erection of single storey side extension,
Location : 21 Windermere Drive Adlington Chorley PR6 9PD
Applicant: Mr Swarbrick 21 Windermere Drive Adlington Chorley PR6 9PD

Plan Ref 08/00463/DIS **Date Received** 07.05.2008 **Decision** Condition(s) discharged

Ward: Astley And Buckshaw **Date Decided** 17.06.2008

Proposal : Application to discharge conditions 4 and 7 attached to planning approval 07/01369/FUL,
Location : Plot 4300 Buckshaw Avenue Buckshaw Village Lancashire
Applicant: Fletcher Smith Architects Hill Quays 5 Jordan Street Manchester M15 4PY

Plan Ref 08/00468/FUL **Date Received** 08.05.2008 **Decision** Permit Full Planning Permission

Ward: Pennine **Date Decided** 26.06.2008

Proposal : Remodelling of existing parking area to create 20 parking spaces with asphalt surface and sett edging. New 0.8m high timber post and rail fence, hedge and drainage provision.
Location : White Coppice Cricket Club White Coppice Heapey Chorley Lancashire
Applicant: Mr J Haydock White Coppice Cricket Club The Coppice 78 Carrington Road Chorley PR7 2DQ

Plan Ref 08/00469/FUL **Date Received** 08.05.2008 **Decision** Permit Full Planning Permission

Ward: Wheelton And Withnell **Date Decided** 25.06.2008

Proposal : Single storey side and rear extension,
Location : 23A Fellstone Vale Withnell Chorley PR6 8UE
Applicant: Mr D Edmondson 23A Fellstone Vale Withnell Chorley PR6 8UE

Plan Ref 08/00470/FUL **Date Received** 07.05.2008 **Decision** Refuse Full Planning Permission

Ward: Lostock **Date Decided** 02.07.2008

Proposal : Erection of single storey front extension and two storey side and rear extension,
Location : 8 Bamfords Fold Bretherton Preston PR26 9AL
Applicant: Mr R Urmson 8 Bamfords Fold Bretherton Preston PR26 9AL

Plan Ref 08/00477/FUL **Date Received** 12.05.2008 **Decision** Permit Full Planning Permission

Ward: Wheelton And Withnell **Date Decided** 04.07.2008

Proposal : Conversion of barn to dwelling,
Location : Close Gate Farm Buckholes Lane Wheelton Chorley PR6 8JL
Applicant: Primrose Holdings c/o Agent

Plan Ref 08/00479/FUL **Date Received** 12.05.2008 **Decision** Permit Full Planning Permission

Ward: Eccleston And Mawdesley **Date Decided** 04.07.2008

Proposal : Detached double garage / workshop with attic room above
Location : Round Bank Farm Hall Lane Mawdesley Ormskirk L40 2QZ
Applicant: Mr Neil Causer Round Bank Farm Hall Lane Mawdesley Ormskirk L40 2QZ

Plan Ref 08/00483/FUL **Date Received** 12.05.2008 **Decision** Permit Full Planning Permission

Ward: Eccleston And Mawdesley **Date Decided** 25.06.2008

Proposal : Erection of two storey rear extension,
Location : 251 The Green Eccleston Lancashire PR7 5TF
Applicant: Mrs M Brindle 251 The Green Eccleston Lancashire PR7 5TF

Plan Ref 08/00485/FUL **Date Received** 12.05.2008 **Decision** Permit Full Planning Permission

Ward: Chorley East **Date Decided** 04.07.2008

Proposal : Change of use of first floor above shop into 2 No. one bedroom flats and existing building into 1 No. two bedroom dwelling, and external alterations to existing buildings including partial demolition of outrigger to create two car parking spaces,
Location : 27 Steeley Lane Chorley PR6 0RJ
Applicant: Mr Aslam 341 Kings Causeway Brierfield Nelson Lancashire BB9 0EZ

Plan Ref 08/00489/FUL **Date Received** 13.05.2008 **Decision** Permit Full Planning Permission

Ward: Euxton North **Date Decided** 25.06.2008

Proposal : Erection of two storey side extension, single storey porch to front and single storey rear extension,
Location : 33 Runshaw Lane Euxton Chorley PR7 6AU
Applicant: Mr L Chadwick 33 Runshaw Lane Euxton Chorley PR7 6AU

Plan Ref 08/00490/FUL **Date Received** 13.05.2008 **Decision** Permit Full Planning Permission

Ward: Eccleston And Mawdesley **Date Decided** 25.06.2008

Proposal : Single storey rear extension
Location : Bearsden Rufford Road Mawdesley Ormskirk Lancashire
Applicant: Mr And Mrs Ollerton Bearsden Rufford Road Mawdesley Ormskirk Lancashire L40 3SA

Plan Ref 08/00495/FUL **Date Received** 16.05.2008 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods And Whittle-le-Woods **Date Decided** 09.07.2008

Proposal : Re-roof existing bungalow to incorporate extension ar rear of property.
Location : 455 Preston Road Clayton-Le-Woods Chorley PR6 7JD
Applicant: Mr J McKenna 455 Preston Road Clayton-Le-Woods Chorley PR6 7JD

Plan Ref 08/00498/FUL **Date Received** 16.05.2008 **Decision** Refuse Full Planning Permission

Ward: Brindle And Hoghton **Date Decided** 09.07.2008

Proposal : Raise ridge height to create first floor accommodation, two storey rear extension and rear dormer,
Location : 1 Viaduct Road Hoghton Preston PR5 0SE
Applicant: Mr & Mrs Readfern 1 Viaduct Road Hoghton Preston PR5 0SE

Plan Ref 08/00500/FUL **Date Received** 16.05.2008 **Decision** Permit Full Planning Permission

Ward: Coppull **Date Decided** 09.07.2008

Proposal : Erection of rear conservatory,
Location : 71 Clayton Gate Coppull Chorley PR7 4PR
Applicant: Mrs Howard 71 Clayton Gate Coppull Chorley PR7 4PR

Plan Ref 08/00505/FUL **Date Received** 16.05.2008 **Decision** Permit Full Planning Permission

Ward: Euxton North **Date Decided** 09.07.2008

Proposal : Single storey side extension
Location : 49 Firbank Euxton Chorley PR7 6HP
Applicant: Mrs M Baumber 49 Firbank Euxton Cholrey PR7 6HP

Plan Ref 08/00506/FUL **Date Received** 19.05.2008 **Decision** Permit Full
Planning
Permission

Ward: Chorley South
West **Date Decided** 09.07.2008

Proposal : Convert part of integral garage into living accommodation

Location : 5 Burgh Wood Way Chorley PR7 2FF

Applicant: Miss Haslam 5 Burgh Wood Way Chorley PR7 2FF

Plan Ref 08/00521/FUL **Date Received** 21.05.2008 **Decision** Permit Full
Planning
Permission

Ward: Lostock **Date Decided** 25.06.2008

Proposal : First floor rear extension (amendment to permission 07/01329/FUL),

Location : 107 Moor Road Croston Leyland PR26 9HP

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

Plan Ref 08/00523/FUL **Date Received** 21.05.2008 **Decision** Application
Withdrawn

Ward: Adlington &
Anderton **Date Decided** 08.07.2008

Proposal : Erection of single storey extensions to front, side and rear of property and erection
of two storey side extension,

Location : 55 Beech Avenue Anderton Chorley PR6 9PQ

Applicant: Mr Chris Pollington 55 Beech Avenue Anderton Chorley PR6 9PQ

Plan Ref 08/00539/AGR **Date Received** 27.05.2008 **Decision** Application
Withdrawn

Ward: Coppull **Date Decided** 16.06.2008

Proposal : Application for agricultural determination in respect of the erection of a workshop

Location : Highfield Farm Jolly Tar Lane Coppull Chorley PR7 4BJ

Applicant: Mr David Armstrong Highfield Farm Jolly Tar Lane Coppull Chorley PR7 4BJ

Plan Ref 08/00563/DIS **Date Received** 03.06.2008 **Decision** Condition(s
)
discharged

Ward: Chorley East **Date Decided** 01.07.2008

Proposal : Application to discharge conditions 3,4,8,9,15,16,17 and 18 of planning approval
08/00119/FUL,

Location : Land 35m North Of Unit 1 Cowling Brow Industrial Estate Cowling Brow Chorley

Applicant: Cowling Business Park Tinklers House Hoggs Lane Chorley Lancashire PR7 4AW

Plan Ref 08/00714/AGR **Date Received** 13.06.2008 **Decision** Application
Withdrawn
Ward: Eccleston And **Date Decided** 26.06.2008
Mawdesley

Proposal : Application for agricultural determination for the erection of an agricultural building,
Location : Billinge Hall Farm Southport Road Eccleston Chorley Lancashire
Applicant: Mr G Speak Billinge Hall Farm Southport Road Eccleston Chorley Lancashire PR7
6ET

Plan Ref 08/00739/SCREEN **Date Received** 20.06.2008 **Decision** Screening
Opinion -
EIA Not
Reqd
Ward: Clayton-le-Woods **Date Decided** 09.07.2008
North

Proposal : EIA Screening Opinion
Location : Radburn Works Sandy Lane Clayton-Le-Woods Chorley PR6 7RD
Applicant: Harrow Estates Plc
