

Development Control Committee

Agenda and Reports

For consideration on

Tuesday, 9th December 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.

28 November 2008

Dear Councillor

DEVELOPMENT CONTROL COMMITTEE - TUESDAY, 9TH DECEMBER 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, 9th December 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 - 6)**

To confirm as a correct record the minutes of the meeting of the Development Control Committee held on 11 November 2008 (enclosed)

4. **Planning applications awaiting decision (Pages 7 - 8)**

A table of planning applications to be determined is enclosed.

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

(a) **A1:08/00928/OUTMAJ - Rydal House, Chorley Hall Road, Chorley (Pages 9 - 16)**

Report of Corporate Director (Business) (enclosed)

- (b) A2:08/01044/OUTMAJ - Vertex Training and Conference Centre, Little Carr Lane, Chorley (Pages 17 - 36)

Report of Corporate Director (Business) (enclosed)

- (c) A3:08/01052/OUTMAJ - 37 - 39 and Land to rear of Wigan Road, Euxton (Pages 37 - 48)

Report of Corporate Director (Business) (enclosed)

- (d) A4:08/01079/OUTMAJ - Radburn Works, Sandy Lane, Clayton-Le-Woods (Pages 49 - 66)

Report of Corporate Director (Business) (enclosed)

- (e) B1:08/0084/CB3 - Astley Hall, Astley Park, Park Road, Chorley (Pages 67 - 74)

Report of Corporate Director (Business) (enclosed)

- (f) B2:08/00885/LBC - Astley Hall, Astley Park, Park Road, Chorley (Pages 75 - 82)

Report of Corporate Director (Business) (enclosed)

5. **Planning Appeals and Decisions - Notification** (Pages 83 - 84)

Report of Corporate Director (Business) (enclosed)

6. **Enforcement Report - Erection of first floor side and rear extension on Land at Little Knowley Farm, 19, Blackburn Road, Whittle-Le-Woods, Chorley** (Pages 85 - 88)

Report of Corporate Director (Business) (enclosed)

7. **Enforcement Report - Alterations to increase height of building on Land at Little Knowley Farm, 19, Blackburn Road Whittle-Le-Woods** (Pages 89 - 92)

Report of Corporate Director (Business) (enclosed)

8. **Delegated decisions determined by the Corporate Director (Business), the Chair and Vice Chair of the Committee** (Pages 93 - 96)

Table of decisions determined on 11 November 2008 (enclosed)

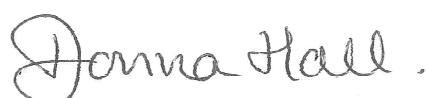
Table of decisions determined on 26 November 2008 (enclosed)

9. **List of applications determined by the Corporate Director (Business) under delegated powers** (Pages 97 - 112)

Schedule of applications determined between 30 October and 25 November 2008 (enclosed)

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

Yours sincerely



Donna Hall
Chief Executive

Dianne Scambler
Trainee Democratic Services Officer
E-mail: dianne.scambler@chorley.gov.uk
Tel: (01257) 515034
Fax: (01257) 515150

Distribution

1. Agenda and reports to all members of the Development Control Committee, (Councillor Greg Morgan (Chair), Councillor Geoffrey Russell (Vice-Chair) and Councillors Ken Ball, Julia Berry, Alistair Bradley, Terry Brown, Alan Cain, Henry Counce, David Dickinson, Harold Heaton, Keith Iddon, Roy Lees, Adrian Lowe, June Molyneaux, Simon Moulton, Mick Muncaster and Shaun Smith) for attendance.
2. Agenda and reports to Jane Meek (Corporate Director (Business)), Chris Moister (Head of Legal Services), Paul Whittingham (Development Control Manager) and Dianne Scambler (Democratic Services) for attendance.

**This information can be made available to you in larger print
or on audio tape, or translated into your own language.
Please telephone 01257 515118 to access this service.**

આ માહિતીનો અનુવાદ આપની પોતાની ભાષામાં કરી શકાય છે. આ સેવા સરળતાથી મેળવવા માટે કૃપા કરી, આ નંબર પર ફોન કરો: 01257 515822

ان معلومات کا ترجمہ آپ کی اپنی زبان میں بھی کیا جاسکتا ہے۔ یہ خدمت استعمال کرنے کیلئے براہ مہربانی اس نمبر پر ٹیلیفون

01257 515823

کیجئے:

This page is intentionally left blank

Development Control Committee

Tuesday, 11 November 2008

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

Officers: Jane Meek (Corporate Director (Business)), Paul Whittingham (Development Control Manager), Dianne Scambler (Democratic Services), Lyndsey Cookson (Planning Assistant) and Andrew Docherty (Corporate Director of Governance)

08.DC.102 APOLOGIES FOR ABSENCE

No apologies for absence were received.

08.DC.103 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 Member declared a personal interest in relation to the planning application listed below:

Councillor Greg Morgan – planning application 08/01027/CTY

08.DC.104 MINUTES

RESOLVED – That the minutes of the meeting of the Development Control Committee held on 14 October 2008 be confirmed as a correct record for signing by the Chair.

08.DC.105 PLANNING APPLICATIONS AWAITING DECISION

The Corporate Director (Business) submitted reports on three 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) A.1:08/00949/FULMAJ - Gillibrand Hall Grounds, Grosvenor Road, Chorley

Application no: 08/00949/FULMAJ
Location: Gillibrand Hall Grounds, Grosvenor Road, Chorley
Proposal: Substitution of house types on plots 8 – 15 and plots 80 – 87 and amendment to site layout approved under application 06/00580/FULMAJ

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

1. Means of vehicular access to the development, including all construction traffic but excepting emergency access, shall only be taken from the site referred to as HS1.6 in the Chorley Borough Local Plan Review and the Gillibrand Link Road as identified in Policy TR3.1 of the Chorley Borough Local Plan Review, in accordance with Policy HS2 of the Chorley Borough Local Plan Review. Details of the emergency access to the site shall include the measures to be implemented to ensure that this access is only available for use in an emergency. The approved measures shall be implemented in full prior to the occupation of any dwelling.

Reason: In the interests of highway safety on Rookery Close, Grosvenor Road and Thirlmere Road, and in accordance with Policy No's. HS2 and TR3.1 of the Chorley Borough Local Plan Review.

2. 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.

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

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

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008, (Part 1, Classes A to E), or any Order amending or revoking and re-enacting that Order, no alterations or extensions shall be undertaken to the dwellings hereby permitted, or any garage, shed or other outbuilding erected (other than those expressly authorised by this permission).

Reason: To protect the appearance of the locality and residential amenity in accordance with Policy Nos. GN5 and HS4 of the Adopted Chorley Borough Local Plan Review.

6. The development hereby permitted shall only be carried out using the approved external facing materials illustrated on the materials schedule submitted with the application.

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.

7. Surface water must drain separate from the foul and no surface water will be permitted to discharge to the foul sewerage system, unless otherwise agreed in writing by the Local Planning Authority.

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

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

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

9. The integral garage on Plot 85 shall be kept freely available for the parking of cars and shall not be converted to living accommodation, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995.

Reason: To ensure adequate garaging/off street parking provision is made/maintained and thereby avoid hazards caused by on-street parking.

10. 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.

(b) B.1:08/01019/FUL - Little Knowley Farm, 19 Blackburn Road, Whittle-Le-Woods

Application no: 08/01019/FUL
 Proposal: Part retrospective application for the erection of a first floor side and rear extension, erection of a single storey rear conservatory and alterations to the roof.
 Location: Little Knowley Farm, 19 Blackburn Road, Whittle-Le-Woods, Chorley
 Decision: Application withdrawn

(c) B.2:08/01027/CTY - Little Quarries, Hill Top Lane, Whittle-Le-Woods, Chorley

(The Chair, Councillor Greg Morgan declared a personal interest; he spoke against the application, as a ward representative, he stayed in the room, but took no part in the voting).

(The Vice-Chair, Councillor Geoff Russell took the Chair for this item)

Application no: 08/01027/CTY
 Proposal: Variation of condition 1 and 28 of pp 09/04/1272 to allow landfilling operations to continue until Sept 2011 and amendments to final levels.
 Location: Little Quarries, Hill Top Lane, Whittle-Le-Woods, Chorley
 Decision: It was proposed by Councillor Julia Berry, seconded by Councillor Alistair Bradley, to object to the Reg 3/4 Application by only allowing landfilling operations to continue until 1 September 2009 to achieve stabilisation of the rock face.

An amendment to the motion was proposed by Councillor Harold Heaton, seconded by Councillor Roy Lees, to object to the LCC Reg 3/4 Application by only allowing landfilling operations to continue until 1 September 2010 to achieve stabilisation of the rock face, along with a strong letter to Lancashire County Council regarding enforcement of the conditions already placed and was subsequently **RESOLVED (11:5) with Councillors Terry Brown, Alan Cain, David Dickinson, Harold Heaton, Roy Lees, Adrian Lowe, June Molyneaux, Simon Moulton, Mick Muncaster, Geoff Russell and Shaun Smith voting for and Councillors Ken Ball, Julia Berry, Alistair Bradley, Henry Counce and Keith Iddon voting against.**

08.DC.106 GROUP ONE OUTLINE PLANNING APPLICATION UPDATE

The Corporate Director (Business) submitted a report providing Members with an update on the progress of the Outline Planning Application at Group One, Buckshaw Village (08/00910/OUTMAJ)

This site forms the last remaining part of the Royal Ordnance Factory and the redevelopment will form an extension to the Village. The site falls within the administrative boundaries of both Chorley and South Ribble Council, however Chorley Council are to take the lead on the planning application.

Consultation had taken place with approximately 2500 neighbours by letter allowing for a 5 week consultation process and by invitation to attend a public drop in session held in the Town Hall, Chorley, to ask specific questions or raise any concerns of the Chorley Planning Officers, the site owners, BAE, and the agent for the application.

To date 12 letters of objection had been received and one neighbour had attended the drop in session.

Additionally a session had been held on 7 October 2008 for officers of both Chorley and South Ribble Councils, the Council's Legal Advisor and a number of Statutory and other consultees. The comments raised, along with neighbours concerns would be reported back to BAE and agents for the application, Cass Associates, and are likely to lead to amendments of the scheme.

A further update will be provided at the next meeting of the Development Control Committee on 9 December 2008.

RESOLVED – That the report be noted.

08.DC.107 PLANNING APPEALS AND DECISIONS REPORT

The Committee received a report of the Corporate Director (Business) giving notification of one appeal that had been withdrawn against the refusal of planning permission; one enforcement appeal that had been withdrawn and one appeal that had been allowed by Lancashire County Council.

RESOLVED – That the report be noted.

08.DC.108 ENFORCEMENT REPORT - LAND AT LITTLE KNOWLEY FARM, 19, BLACKBURN ROAD, WHITTLE-LE-WOODS

The Corporate Director (Business) submitted a report to consider whether it was expedient to take enforcement action in respect of the erection of a first floor side and rear extension on land at Little Knowley Farm, 19, Blackburn Road, Whittle-Le-Woods.

Considering that the planning application had been withdrawn earlier on in the agenda and that the Council would pursuing a further enforcement report at the same address in the near future it was **RESOLVED to defer the enforcement report to a further meeting of the Committee.**

08.DC.109 DELEGATED DECISIONS DETERMINED BY THE CORPORATE DIRECTOR (BUSINESS), THE CHAIR AND VICE-CHAIR OF THE COMMITTEE

The Committee received for information tables listing eight 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 14 October and 29 October 2008

RESOLVED – That the reports be noted.

08.DC.110 LIST OF APPLICATIONS DETERMINED BY THE CORPORATE DIRECTOR (BUSINESS) UNDER DELEGATED POWERS BETWEEN

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 2 October to 29 October 2008.

RESOLVED – That the schedule be noted.

Chair

This page is intentionally left blank

Report

Report of	Meeting	Date
Corporate Director (Business)	Development Control Committee	09.12.2008

PLANNING APPLICATIONS AWAITING DECISION

Item	Application No.	Recommendation	Location	Proposal
A. 1	08/00928/OUTMAJ	Outline App Permitted with Legal Agmnt	Rydal House Chorley Hall Road Chorley PR7 1RJ	Proposed erection of 19 No two storey dwellings and associated works
A. 2	08/01044/OUTMAJ	Permit (Subject to Legal Agreement)	Vertex Training And Conference Centre Little Carr Lane Chorley PR7 3JT	Outline application for the erection of a mixed use development incorporating residential and B1 employment use following the demolition of the existing buildings (7.2 hectares)
A. 3	08/01052/OUTMAJ	Outline App Permitted with Legal Agmnt	37 - 39 And Land To Rear Wigan Road Euxton	Outline application for 12 detached houses, associated garages and access road (including access, layout and scale), following demolition of existing dwellings, offices and workshop/storage buildings
A. 4	08/01079/OUTMAJ	Permit (Subject to Legal Agreement)	Radburn Works Sandy Lane Clayton-Le-Woods Chorley PR6 7RD	Outline application for residential redevelopment incorporating ancillary open space, landscaping and associated infrastructure
B. 1	08/00884/CB3	Referred to Full Council for Decision	Astley Hall Astley Park Park Road Chorley Lancashire	Installation of a CCTV system including six cameras (located on Astley Hall, The Coach House, wall mounted and on poles in the grounds) and eight loudspeaker horns on the roof of Astley Hall and The Coach House
B. 2	08/00885/LBC	Referred to Full Council for Decision	Astley Hall Astley Park Park Road Chorley Lancashire	Listed Building Consent for the installation of a CCTV system including six cameras (located on Astley Hall, The Coach House and wall mounted in the grounds) and eight loudspeaker horns on the roof of Astley Hall and The Coach House

This page is intentionally left blank

Item A.1 08/00928/OUTMAJ Outline App Permitted with Legal Agmnt

Case Officer Mr Andy Wiggett

Ward Chorley North West

Proposal Proposed erection of 19 No two storey dwellings and associated works

Location Rydal House Chorley Hall Road Chorley PR7 1RJ

Applicant Lancashire County Council

Proposal The application is in outline form for the erection of 19 dwellings and involves the demolition of and reuse of the site of a Social Services building on Chorley Hall Road. The application includes details of the house types and their location. Access will be taken from Chorley Hall Road.

Policy **Regional Spatial Strategy to 2021** – Policy L4 Regional Housing Provision
Chorley Borough Local Plan Review –Policies HS4, HS5, HS6, TR4, HS21

Planning History **06/00303/CTY** – Erection of two storey detached eight bedroomed house, garden and car parking - approved

Consultations **Highways Authority** – in its present form the application should be refused. The access and roadway should be to an adoptable standard including visibility splays, adequate levels of off road parking spaces and parking space dimensions.

Architectural Liaison Advisor – concerned about the underpass between plots 13 and 14 and the associated bin stores. This type of design is known to be the subject of criminal and anti-social behaviour. Note that the development is to be to Secured by Design standard.

Environment Protection – There is the potential for ground contamination from activities adjacent to the site. A Grampian condition should be attached requiring that a full ground contamination investigation and assessment be carried out together with any necessary remediation works.

Coal Authority – standard comments

Representations 7 objections have been received raising the following issues

- Concern that the proposed housing will affect the privacy of the adjoining nursery. Can a suitable fence be provided?
- Extra traffic will be generated by the development. Chorley Hall Road cannot cope. Dangerous access conditions onto the A6 will be made worse.
- Two storey properties will overlook the adjacent bungalows and ruin their privacy
- Concerned as to the status of the mound on the site
- Design of the layout is out of character with the area
- Development is at too high a density

Applicant's Case

- The buildings are no longer needed for their original purpose
- The site is in a sustainable location within the settlement boundary
- It is intended that that the houses will be constructed to achieve Level 3 on the Code for Sustainable Homes
- The scheme will be designed to Secure by Design standards

Assessment

The main issues raised by this application concern design and appearance, impact on the amenity of adjoining properties, highway matters and environmental concerns.

Design and Appearance

The application includes details of the layout for 19 dwellings together with an indication of the house types which would comprise 18, 3 bed 5 person houses and 1, 4 bed, 6 person house. This would be accessed from a single point on Chorley Hall Road and lead in to a cul-de-sac with parking courts at the head of the cul-de-sac. No details of the external appearance of the houses has been submitted and this will be dealt with at the reserved matters stage. However, although the development across the road is made up of bungalows and there are bungalows to the east of the site, the property to the rear and west further along Chorley Hall Road is made up of two storey property. It is not considered that the development of the site as proposed will had an adverse effect on the street scene.

Neighbour Amenity

The nearest proposed house would be 25 m from a bungalow opposite on Chorley Hall Road and it is considered that this is a sufficient distance not to adversely affect the amenity of the bungalows although the site is about a metre in height above them. With regard to No. 4 Chorley Hall Road, the houses satisfy the 10m guideline in relation to the boundary fence and garden area. This equally applies in relation to N0s. 13 and 17 Preston Road. The proposed dwellings would be at least 24m from the property on Highfield Road North and it is not considered that their amenity will be affected by the development. The proposed houses would be located some 17.5m from the adjoining property No.6 Chorley Hall Road but at a 45degree angle. In this situation it is not considered that the amenity of that property will be affected.

Highway Considerations

The Highway Authority considered that the originally submitted scheme was not acceptable and the applicant has since prepared a new layout which overcomes most of the objections raised. The only exceptions are with regard to the width of the access road which does not meet the County standards for adoption. However, in the Manual for Streets it is acceptable to have an access road at the 5m in width indicated, as this is the minimum required to allow a car and commercial vehicle to pass. It will,

therefore, be necessary for a condition to be attached requiring details of a maintenance agreement for the internal roads and parking areas to make the application acceptable to the Local Planning Authority. The amended layout now shows satisfactory visibility splays onto Chorley Hall Road.

Several objectors have raised the issue of the inadequacy of the width of Chorley Hall Road to the east of the site towards Preston Road and its ability to cope with the extra traffic generated. They also claim that the development will give rise to traffic problems in trying to gain access to Preston Road. However, there have been no objections from the Highway Authority on these grounds.

Environmental Issues

The Corporate Director (Neighbours) has stated that there is a potential for ground contamination and requested that a Grampian condition be attached requiring a ground condition survey and any recommended remedial measures be carried before development commences.

As there are several mature trees on the site, which will be retained, it is recommended that a condition be attached requiring a survey of the buildings to be demolished for the presence of bat roosts and any compensation measures necessary to make the development acceptable. As the site consists entirely of buildings and mown grass it is not considered necessary to require an ecological survey.

Conclusion

The County Council no longer requires the buildings currently on the site. It is considered that the amended scheme satisfies the Council's development guidelines with regard to amenity and with conditions, can be made to meet the comments put forward by consultees. A residential use of the site is considered appropriate and without support from the Highway Authority a refusal on traffic grounds could not be substantiated. There is a need for a legal agreement to be entered into to secure the necessary contribution towards playspace provision in the area and for 20% of the houses to be affordable.

Recommendation: Outline App Permitted with Legal Agmnt Conditions

1. No development shall take place until a survey has been carried out by a competent person of the existing buildings on the site for the presence of bats. The results of the survey shall be made available to the Local Planning Authority and any recommendations for compensation measures should a bat roost be found agreed in writing by the Local Planning Authority before development commences. The necessary works shall be carried out before building work on site commences.

Reason: to secure the preservation of protected species in accordance with Policy EP3 of the Adopted Chorley Borough Local Plan Review.

2. Before the development hereby permitted is first commenced, full details of the following reserved matters namely design and appearance and landscaping 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 and HS4 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 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.

4. 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.

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

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

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

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

7. No development shall take place until:

- (a) a methodology for investigation and assessment of ground contamination has been submitted to and agreed in writing with 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 Site – 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 mitigation 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 shall be submitted to the Local Authority.

Thereafter, the development shall only be carried out in full accordance with the approved remediation proposals.

Should, during the course of the development, any contaminated material other than that referred to in the investigation and risk assessment report and identified for treatment in the remediation proposals be discovered, then the development should cease until such

time as further remediation proposals 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 in accordance with the guidance in PPS23.

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

Reason: To ensure a visually satisfactory form of development, to protect the amenities of occupiers of nearby property and in accordance with Policy No. GN5 of the Adopted Chorley Borough Local Plan Review.

9. The development hereby permitted shall be carried out in accordance with the amended plan received on the 5th November 2008.

Reason: To define the permission and ensure a satisfactory form of development.

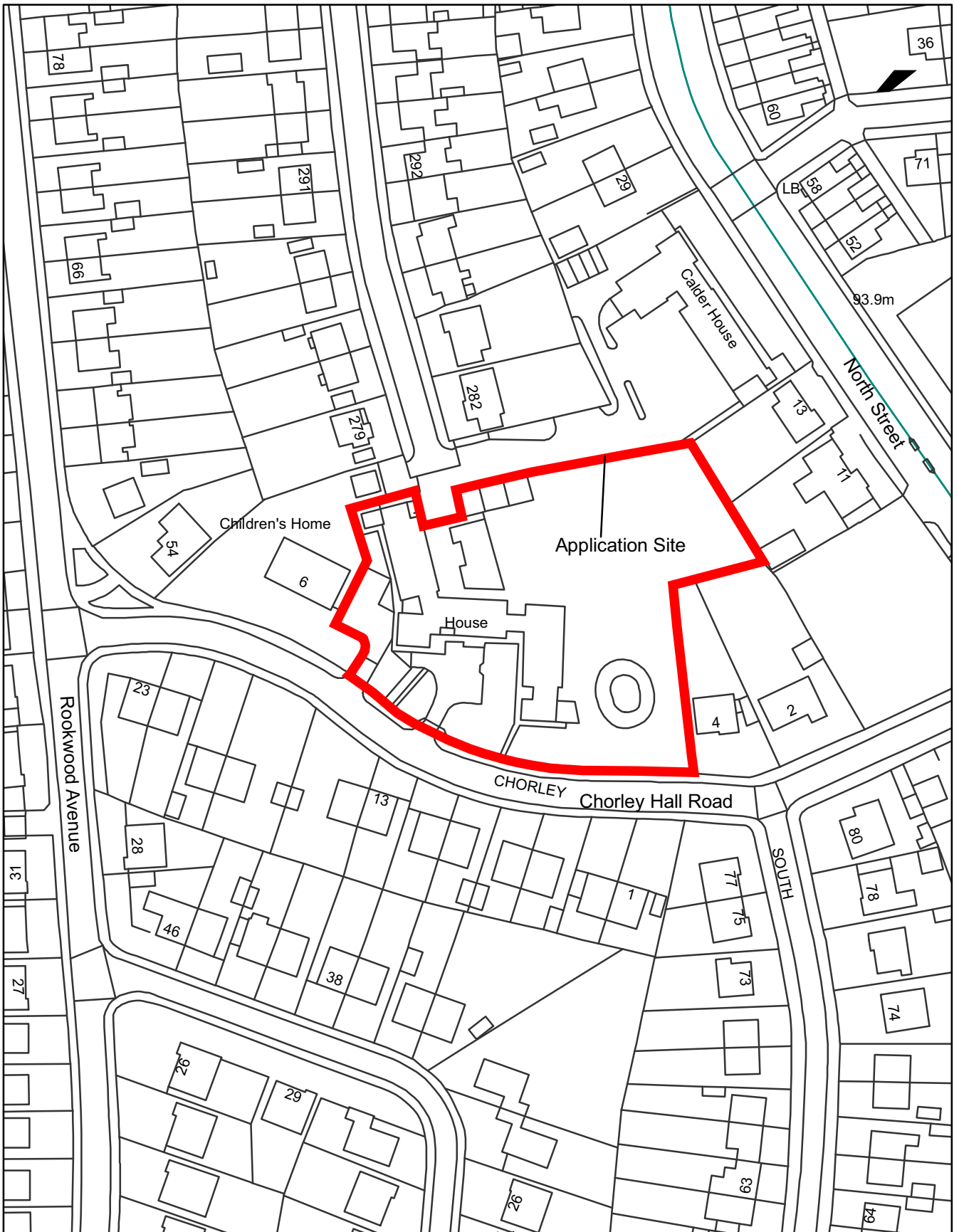
10. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of any buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 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.

11. The application for approval of Reserved Matters shall be accompanied by full details of the predicted energy use of the development expressed in terms of carbon emissions and a schedule setting out how energy efficiency is being addressed, including benchmark data. It will show the on-site measures to be installed and implemented so as to produce a minimum of 10%, or locally set targets (whichever is the higher) in place at the receipt of the reserved matters, of the predicted energy use of the development by means of low carbon energy sources. Appropriate on-site measures include rainwater/brown water recycling. No development shall commence until the scheme has been submitted to and approved in writing by the Local Planning Authority. Such details as may be approved shall be implemented and retained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the proper planning of the area, in line with the objective of National Planning Policy contained in Planning Policy Statement: Planning, the Climate Change Supplement to PPS1 and Chorley Borough Council's Sustainable Resources DPD.

This page is intentionally left blank



<p>Jane E Meek BSc(Hons) DipTP MRTPI Corporate Director (Business) Chorley Council</p>		<p>Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Chorley B.C. 100018509 (2007)</p>	
<p>Application Number: 08/00928/OUTMAJ</p>	<p>Grid Ref: E: 358282 N: 418574</p>	<p>Scale: 1:1,250</p>	<p>Agenda Item No. A. 1</p>

This page is intentionally left blank

Item A. 2 08/01044/OUTMAJ Permit (Subject to Legal Agreement)

Case Officer Mrs Nicola Hopkins

Ward Chorley South East

Proposal **Outline application for the erection of a mixed use development incorporating residential and B1 employment use following the demolition of the existing buildings (7.2 hectares)**

Location **Vertex Training And Conference Centre Little Carr Lane Chorley PR7 3JT**

Applicant **United Utilities Property Solutions Ltd**

**2 neighbour letters have been received
Consultation expiry: 2nd December 2008
Application expiry: 31st December 2008**

Proposal The application is an outline application for the redevelopment of the Former Vertex Training Centre, Little Carr Lane, Chorley. The proposal is outline in nature with all matters, apart from access, reserved. The proposal incorporates redevelopment for residential use, up to 200 dwellings, and 10,800 square metres of office (Use Class B1) use.

The indicative masterplan demonstrates that 200 residential units and 10,800 square metres of B1 floor space can be accommodated on the site. It is envisaged that this will be split between 80 four-bed units, 70 three-bed units and 50 two-bed dwellings. This will incorporate apartments, terraced, semi-detached and detached properties. 4,032 square metres of public open space will be provided on site including equipped play space.

The whole site is 7.2 hectares in area. Part of the site is allocated as employment land within the local plan and covers an area of approximately 3.4 hectares. The density of the housing element of the scheme for 200 new dwellings is approximately 42 dwellings per hectare.

Summary The proposal incorporates the redevelopment of a brownfield site and will enhance employment opportunities within the Borough. There are still outstanding issues in respect of Bats which the applicants are aware of and will be reported on the addendum. This notwithstanding however the proposal is considered to be acceptable

Planning Policy **National Polices:**
PPS1, PPS3, PPS9, PPS22, PPS23, PPS25, PPG17

North West Regional Spatial Strategy:
Policy DP1: Spatial Principles
Policy DP4: Make the best use of Existing Resources and Infrastructure
Policy DP7: Promote Environmental Quality

Policy RDF1: Spatial Priorities
Policy W1: Strengthening the Regional Economy
Policy W2: Locations for Regionally Significant Employment Development
Policy W3: Supply of Employment Land
Policy L4: Regional Housing Provision
Policy L5: Affordable Housing
Policy RT9: Walking and Cycling
Policy EM5: Integrated Water Management
Policy EM15: A Framework for Sustainable Energy in the North West
Policy EM16: Energy Conservation and Efficiency
Policy EM17: Renewable Energy

Adopted Chorley Borough Local Plan Review:

GN1: Settlement Policy- Main Settlements
GN5: Building Design and Retaining Existing Landscape Features and Natural Habitats
GN9: Transport Accessibility
EP4: Species Protection
EP9: Trees and Woodland
EP17: Water Resources and Quality
EP18: Surface Water Run Off
HS4: Design and Layout of Residential Developments
HS5: Affordable Housing
HS6: Housing Windfall Sites
HS21: Playing Space Requirements
EM1: Employment Land Allocations
EM2: Development Criteria for Industrial/ Business Development
TR1: Major Development- Tests for Accessibility and Sustainability
TR4: Highway Development Control Criteria
TR18: Provision for pedestrians and cyclists in new developments
 Sustainable Resources Development Plan Document
 Statement of Community Involvement

Planning History

The existing training centre on site was opened in 1974 and is now an outdated facility. The building became underused a number of years ago. The training function was moved out of the facility and the centre closed in 2002. A subsequent attempt was made to reopen the centre as a conference centre initially for three years however the centre operated at a loss and was closed in 2006.

95/00050/FUL- Construction of new car park for 62 cars, including landscaping. Approved March 1995.

96/00645/FUL- Siting of one portacabin unit for temporary office accommodation. Approved October 1996

97/00025/FUL- Single-storey side extension to administration offices. Approved March 1997

97/00161/FUL- Provision of open canopy to road training area. Approved May 1997

98/00375/FUL- Siting of electricity transmission tower for training purposes only (not connected to electricity transmission/distribution network). Approved October 1998

98/00415/FUL- Single storey infill extension. Approved July 1998

98/00690/FUL- Continuation of planning permission 9/96/00645 to allow the use of one portacabin unit for temporary office accommodation for a further 2 years. Approved November 1998

98/00813/FUL- Erection of communications building on land adjacent Red Bank Mission. Approved January 1999

98/00842/FUL- Siting of portacabin for a temporary period of five years. Approved January 1999

00/00856/FUL- Extension of previous permission (9/96/00645/FUL) to continue use of one portacabin unit for temporary office accommodation for a further 12 months. Approved December 2000

06/00850/CB3- Creation of an access junction off the proposed Eaves Green Link Road (site area 0.31ha). Approved November 2006

Applicant's Case

The following points have been forwarded in support of the case:

- The scheme has been developed in close liaison with the Borough Council at pre-application stage
- Extensive community consultation has also been undertaken
- The application proposes to redevelop a brownfield site which is currently redundant and underused
- Presently the site makes no positive contribution to the character and appearance of the area.
- The development will provide on site affordable housing and approximately 500 job opportunities.

Representations

1 letter has been received raising concerns in respect of tree removal and the location of industrial units to the rear of the dwellings although they are aware that siting will be dealt with at reserved matters stage.

1 letter has been received objecting to parts of the application as follows:

- Concerned about where the access will terminate at Little Carr Lane as it is in front of her house
- Adequate safe play areas are required as part of the development- the area to the north of the site is very small
- Concerned about drainage on the site.

Consultations

The Council's Conservation Officer has no comments to make.

The Council's Urban Design Manager has made comments on the design and layout of the scheme. As this is an outline application issues relating to design and siting will be dealt with at reserved matters stage.

Corporate Director (Neighbourhoods) has no objections to the proposed development provided that the proposed remedial measures and any further investigation works as necessary are carried out in accordance with the recommendations made in the reports.

Lancashire County Council (Ecology) have commented on the scheme and require a method statement, for approval prior to determination of the application, detailing how detrimental impacts on the conservation status of the bat population will be avoided during and after the development

Lancashire County Council (Strategic Planning) considers that the scheme conforms with the NW Regional Spatial Strategy

United Utilities has no objections subject to various conditions/informatives.

Ramblers Association have suggested a alternative route of the diverted footpath which they consider to be more appropriate.

The Council's Parks and Open Spaces Officer has raised concerns with natural surveillance of the equipped play area but does consider that the site has a good proportion of Public Open Space.

Chorley Landscape Assistant has no objections to the proposal.

Lancashire County Council (Highways) has no objections to the proposal and confirms that the road and junctions has adequate capacity as they were designed to accommodate development. Concerns have been raised with the illustrative internal arrangements. The layout would need completely revising to meet the needs and design requirements of the site

The Environment Agency has no objections to the scheme subject to various conditions/ informatives

Natural England have concerns about the impact of the proposal on bats.

Lancashire Fire and Rescue Service have suggested the installation of residential sprinkler systems

Lancashire County Council (Archaeology) have recommended an archaeological survey condition due to the possibility of the remains of collieries and buildings on the site

Planning Policy have made the following comments:

- That B1 office element of the development is contrary to National and Regional Planning Policy because since the adoption of the Local Plan more recent Planning Policy, National Planning Policy Statement 6 (PPS6) and the adopted Regional Spatial Strategy (RSS), has been adopted. Both of these documents direct office uses to town centre locations
- This site is a brownfield site within the defined Chorley town settlement and as such housing development is acceptable in principle
- The application proposes 20% affordable housing on site, which accords with Policy HS5 in the Local Plan Review and National Planning Policy in Planning Policy Statement 3.

Assessment**Principle of the development**

Part of the site is previously developed, brownfield land and is occupied by the former Vertex Training Centre. The built development is located on a central position on the site. The land to the east and west of the built development is previously undeveloped land however the whole site forms part of the curtilage of the site. Additionally the site is located within the defined settlement within the Local Plan.

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

Employment Land

The eastern section of the site is allocated as employment land within the Local Plan. As such in accordance with Policy EM1 this part of the site is identified as suitable for business, general industrial or storage and distribution (Use Classes B1, B2 and B8). Additionally financial and professional services (Use Class A2) are identified as being appropriate in this location.

The proposed employment part of the scheme does not, however, fully accord with the employment land allocation. It was determined during pre-application discussions that it would be more appropriate to locate the employment uses along Myles Standish Way to give greater prominence to employment uses on Myles Standish Way and to reduce the impact of the employment development on the adjacent residential properties. The size of the employment site has not been reduced, however, when compared to the employment allocation.

The employment proposed as part of this scheme is proposed to be wholly B1 Office accommodation comprising of small to medium sized units with a maximum floor space of 10,800 square metres. B1 Office accommodation is identified as an appropriate use within the Policy EM1 allocation however since the adoption of the Local Plan more recent Planning Policy, National Planning Policy Statement 6 (PPS6) and the adopted Regional Spatial Strategy (RSS), has been adopted. Both of these documents direct office uses to town centre locations. Policy W3 of the RSS states that office development should, as far as possible, be focused in the regional centres, in or adjacent to town/city centres listed in Policy RDF1 and in Key Service Centres (such as Chorley Town), consistent with Policy RDF2 and the sequential approach to the location of development in PPS6.

The allocation under Policy EM1 clearly does not conform with more recent National and Regional Policy however it is a saved Policy and as such is still a material planning consideration. The Policy identifies B1 office use as appropriate. The submission of this planning application follows extensive pre-application discussions with the Council. Small/ starter B1 office units have been identified as lacking in the Borough and the applicants were advised that B1 office units would be appropriate in this location.

Additionally the allocated housing site to the north of the application site originally formed part of the whole site and was sold to Persimmon Homes after outline planning permission had been granted (04/01457/OUTMAJ) for residential redevelopment. This development is well commenced on site. At the time of the outline planning application United Utilities entered into a Section 106 Agreement which Chorley BC which obliged United Utilities to, among other obligations, market the allocated employment land for B1, B2, B8 and A2 uses. Chorley Council entered into this agreement with United Utilities in October 2005 and the obligation related directly to the opening of the Eaves Green Link Road, now known as Myles Standish Way.

The obligation required a 6-month marketing exercise however, although this hasn't been undertaken, this exercise may have resulted in no employment interest in the site. If this occurred other uses, including residential development, would have had to be considered for the allocated employment site. This development ensures employment uses will be accommodated on this allocated employment site to the benefit of the local economy.

Although current National and Regional Planning Policy would prefer to direct office accommodation to town centre locations in this situation, taking into account the Policy EM1 allocation, the fact that the legal agreement identified B1 Uses as appropriate uses to market the site for and the fact that there are no identified town centre locations, ensures that employment accommodation will be achieved in the Borough and is appropriate in this location.

Lancashire County Council consider that due to the location of the site, the fact that the site is well serviced by sustainable transport and is allocated within the Local Plan then this element of the scheme is in conformity with the RSS.

Two office buildings will form the 'gateway' to the development as they will front Myles Standish Way and the access junction into the site. The addendum to the Design and Access Statement encourages exceptional design solutions for these buildings to create a 'gateway'.

Concerns have been raised that due to the current market the employment uses will not be delivered whereas the residential units will be leaving a vacant piece of land. The applicants have confirmed that due to the size of the site and two differing types of development it is likely that the site will be split into parcels and 2/3 different developers will develop the site. To ensure the employment uses will be delivered current discussions in respect of the Section 106 Agreement are based around phasing the development so the construction of a proportion of the residential development will require the construction of a proportion of the employment development.

Additionally details of the structure planting will be required prior to the commencement of the development which will require planting/ landscaping along the main access route into the site at an early stage.

Housing Development

The proposed development incorporates a mixed use scheme with an element of employment use, set out above, and an

element of residential redevelopment. The site is located within the settlement boundary and is allocated under Policy GN1 of the Adopted Local Plan. As such the principle of redeveloping the site for residential purposes is considered to be acceptable.

The residential units will be sited to the north and west of the site. The west of the site rises upward to the woodland located at the western boundary of the site. Locating the residential properties in this location takes into account the natural topography of the site and will afford views to the east.

Following receipt of the comments from the Urban Design Manager the indicative layout has been amended and an addendum to the Design and Access Statement has been submitted. To take into account the topography of the site the addendum letter encourages future developers to consider split level houses. The apartment building to the north of the site has been relocated forward to continue the adjacent building line and the parking has been repositioned to a more discrete location. The addendum to the Design and Access Statement encourages dual aspect housing and consideration of detailed boundary treatments will be dealt with at reserved matters stage.

Although the application is outline with all matters reserved an indicative Masterplan has been submitted which demonstrates that 200 new dwelling units can be accommodated on the site. This will be split between 80 four bed units, 70 three bed units and 50 two bed units. This will include terraced, semi-detached and detached dwellinghouses and apartments. The dwellinghouses will range in height between two and two and a half storeys; the apartments will range in height between 3 and 4 storey.

Although the submitted layout plan is indicative the plan seeks to demonstrate that the site can be developed as proposed without adversely impacting on the neighbours amenities. The immediate residential neighbours to the site are located to the north of the site along Carr Lane and Little Carr Lane, the new Persimmon development, Duxbury Gardens, is also located to the north of the site. To the west of the site are the residential properties on The Bowers.

The submitted parameters plan details that along the northern boundary of the site with Carr Lane and Little Carr Lane all of the proposed dwellings will be a maximum of 2 stories high. The existing dwellings are located in close proximity to the site boundary and are at a slightly lower land level than the application site. However the illustrative masterplan illustrates that the required 21 metre window to window distance can easily be achieved with the spacing of the properties exceeding this distance. Where properties are located closer than 21 metres to the rear of the existing dwellings the masterplan illustrates that the proposed dwellings will be orientated to ensure a blank gable wall faces the existing property and more than the required 12 metres spacing distance is retained.

Along the boundary with Duxbury Gardens a three storey apartment block, 2 storey dwellinghouses and 2 storey office buildings are proposed. Duxbury Gardens consists of three storey dwellings and as such the siting of a three storey apartment block close to this boundary is not considered to be out of keeping with

the character of the area. Additionally over 27 metres separation distance can be achieved between the proposed apartments and the existing dwellings which will ensure there is no loss of amenity for the future or existing residents. The closest office building is indicated to be approximately 14 metres from the rear of the existing properties however in this situation the gable end of the office building will face the dwellinghouse with no side windows.

The Biological Heritage Site and dense vegetation is located along the boundary of the site adjacent to the properties on The Bowers. Due to the presence of this landscape strip and the fact that the majority of the BHS falls outside the application site ensures that this landscaping will be retained and screens the proposed development from the properties on The Bowers.

It is considered that the development can be achieved whilst maintaining adequate spacing distances and ensuring the amenities of the existing and future residents are maintained.

In accordance with Policy L5 of the Regional Spatial Strategy and Policy HS5 of the Adopted Local Plan and 20% on site affordable housing will be required as part of the development. This obligation will form part of the Section 106 Agreement associated with the development and the 20% provision will be split between 70% rented affordable units and 30% shared ownership affordable units. This split is based on local need in the area.

It is considered that as the proposed housing forms a key element within a mixed use regeneration project and will meet district targets in terms of providing affordable housing. As such redeveloping the scheme for housing is considered to be appropriate.

Open Space

The proposal incorporates elements of Public Open Space within the site. A total of 4,032 square metres of Public Open Space will be provided within the site which includes 1,308 square metres of Equipped Play Space. These areas will be provided by the developers and passed over to the Council for adoption and maintenance. This provision will be secured by the associated legal agreement.

The indicative masterplan details three areas of public open space to the north of the site adjacent to the properties on Little Carr Lane, in a central location on the site and to the south of the site close to Myles Standish Way. The equipped play area will form part of the open space proposed to the south of the site.

A Public Realm Plan forms part of the submission which indicates which elevations of the dwellings and B1 office units should incorporate habitable room windows and office windows to promote informal supervision of streets, public open space and paths.

Additionally in accordance with Policy HS21 of the Adopted Local Plan provision of playing fields is required due to the size of the proposed residential development. This provision will form part of the Section 106 Agreement and will be provided off site.

Trees and Landscape

The site incorporates areas of trees and vegetation some of which will be retained as part of the development and some of which will be removed. An Arboricultural Survey has been submitted with the application which includes details of all the trees on site which formed part of the Tree Survey.

The report identifies which trees are worthy of retention and which are not worthy of retention. The trees on site are generally in a good condition. 24 trees/ groups have been recommended for removal for Arboricultural reasons as they are considered unsafe and because their removal will benefit adjacent trees. 93 trees/ groups have been recommended for removal because they are either within the development footprint or too close to the proposed development to be practically protected during construction. The majority of the trees to be removed to accommodate the development are identified as category 'C' trees within the survey which have a low amenity value. 14 of the 33 Category 'B' trees are proposed to be felled however as part of the landscaping of the whole site replacement trees will be planted to mitigate for the loss of the existing trees.

The trees which have the highest amenity value are located within the woodland along the western boundary of the site. This area is also designated as a Biological Heritage site. None of these trees will be affected by the development. These trees are also protected by Tree Preservation Order 9 (Chorley) 1995.

The Council's Arboricultural Officer will review the submitted report and his comments will be reported on the addendum.

Ecology

As there are existing buildings and trees on site the proposed redevelopment has the potential to impact on protected species. An Ecological Assessment of the site has been undertaken which has been assessed by Lancashire County Council's Ecologist.

The proposal could have possible impacts on the Biological Heritage site, bats and nesting birds, as well as the fragmentation/isolation of habitats. There is also the possibility that giant hogweed will be spread.

The Ecological Assessment concludes that there are no Great Crested Newts on the site and as such there will be no impact on Great Crested Newts. Bats roosts are present on the site and as such a method statement for approval prior to determination of the application, detailing how detrimental impacts on the conservation status of the bat population will be avoided during and after the development will be required.

Appropriate conditions can be attached to ensure the proposal does not adversely impact on breeding birds and eradication of evasive plant species on the site can be dealt with by condition. The area of woodland to the west of the site is designated as Biological Heritage Site (Duxbury Woods Biological Heritage Site (BHS 51NE13). The Ecologist at LCC has confirmed that Duxbury Woods has been damaged (loss of extent and fragmentation) by earlier developments. As such it is important to ensure that the remaining areas are adequately protected from further damage. To ensure the Biological Heritage site is not affected by the

development appropriate planning conditions will be attached to the recommendation.

Flood Risk

Part of the site falls within a Flood Risk Zone 2 and 3. As such Flood Risk Assessments have been submitted as part of the application. The assessment concludes that there is a low flood risk from the River Yarrow and the proposal is acceptable from a flood risk perspective.

United Utilities have assessed the Flood Risk Assessments and have confirmed that the flood risk assessment and proposed drainage details are acceptable to United Utilities in principle, subject to amendments to the sewer in the area. The Environment Agency are also satisfied with the findings of the Flood Risk Assessment

Traffic and Transport

The proposal incorporates the redevelopment of the site for employment and residential uses. The site has previously been used for a number of purposes including a training centre which, when it was fully operational, would have attracted a significant number of traffic movements. Additionally the site accommodates large parking areas for the existing facility. The current vehicle access to the site is via Little Carr Lane which is a residential street however the proposal intends to incorporate vehicle access off the new Eaves Green Link Road, Myles Standish Way, with only emergency and pedestrian/ cycle access achieved through the current Little Carr Lane access.

It is possible that the proposed development will generate more traffic than the existing use and as such a Traffic Assessment has been undertaken and forms part of the planning application.

The assessment concludes that the Eaves Green Link Road has been designed to accommodate significant traffic flows and the junction into the application site, which has already been constructed, will be able to operate well within capacity and will not result in queuing during peak hours. Additionally the closure of the Little Carr Lane entrance and removal of traffic generated by the Conference Centre would have environmental and safety benefits to the existing residential areas.

The site is located close to existing bus stops and a contribution will be provided, which will be secured as part of the Section 106 Agreement, to Sustainable Transport Improvements which will include improvements to the local bus service and the provision of a bus stop close to the site.

The Little Carr Lane access will be available for emergency access and will be managed with appropriate measures, such as drop down bollards, to ensure the access is not utilised by general traffic.

There is an existing public right of way which goes through the site. The route will not follow the existing route but will be diverted through the development. The indicative masterplan indicated that the proposed diversion route will run from Little Carr Lane through the emergency access point and along the main access road of the site to Myles Standish Way. The Ramblers have an alternative

suggestion which follows the original route more closely. The Public Right of Way diversion has not yet been finalised and will be agreed with the Public Rights of Way Officer at Lancashire County Council.

A dedicated cycle route will also be provided through the site linking Little Carr Lane with Myles Standish Way along with additional pedestrian links, in addition to the public right of way.

The S106 contribution will also improve pedestrian links between the Development and the bus stop and contribute to the provision of safe cycling facilities. As such the development will enable other transport choices rather than the car in accordance with the Government's sustainability principles.

The Highways Engineer at Lancashire County Council has reviewed the Transport Assessment and the proposal and considers that the junction and access road have sufficient capacity for the development. Concerns have been raised in respect of the internal road layout however this is indicative at this stage and will be fully developed at reserved matters stage.

Public Consultation

In accordance with the Council's Statement of Community Involvement the applicants along with their agents undertook consultations with the community prior to submitting the formal application. This included a public exhibition where neighbours were asked to comment on the proposed scheme.

Following the exhibition the applicants reviewed their scheme in light of the comments received from the residents. Following receipt of the comments the scheme has been amended to accommodate some of the concerns, not all of the concerns have been addressed however the following changes were made. The public house and hotel were removed from the scheme, industrial uses will not be incorporated as part of the development, the layout of the properties along the northern boundary has been revised along with introducing an area of open space to the northern boundary to increase separation distances, affordable housing will be provided as part of the scheme, the heights of the houses in the north west corner of the site have been reduced to 2 storey, the easements and alignment of the electricity cables has been investigated and positions reflected in the revised scheme and mature planting will be retained with replacement planting proposed for the trees lost.

In addition to the exhibition updates have been provided to a ward councillor and residents and a formal presentation was given to Development Control Committee on 16th September 2008.

It is considered that the community involvement undertaken is in accordance with the Council's Statement of Community Involvement. Additionally this involvement resulted in changes which are reflected in the submitted application.

Sustainability

Following the adoption of the first policy document, Sustainable Resources DPD, within Chorley's new Local Development Framework (LDF), the new style Local Plan, September 2008 a sustainability statement has been submitted as part of the

planning application. This document covers climate change, energy, place making, community involvement, transport, ecology, resources, business and buildings.

This is an outline application with all matters reserved except for means of access. As such measures to achieve the required 10% reduction in energy consumption are speculative at this stage. Comments have been made that building orientation can make a big difference to energy efficiency and the ability to implement micro-generation. Sustainable Urban Drainage Systems should be included within the site. Additionally there could also be potential for a small wind turbine on site, or utilisation of ground source heat within the road layout.

To ensure that the future reserved matters applications accord with Policy SR1 of the Sustainable Resources DPD appropriately worded conditions will be attached to the recommendation in respect of reducing energy consumption.

Local Facilities

Lancashire County Council (Education) consider that there is sufficient capacity within the nearby primary and secondary schools for the new development.

Contamination and Coal Mines

Due to nature of the type of training that took place on site for both water and electricity industries there may be issues with contaminated land in some parts of the site. In addition to this there are thought to be mine shafts across the site. As such a preliminary risk assessment and mine shaft assessment have been submitted as part of the application.

The reports suggest further work which is required in respect of contaminates, gas and coal mine shafts on site. The Council's Environmental Services Section and the Environment Agency have reviewed the documents and no objection is raised on the proviso that the proposed remedial measures and further investigation works are carried out in accordance with the report recommendations. This will be dealt with by suitably worded conditions.

Conclusion As demonstrated above the scheme is considered to be acceptable. The impact on bats is still outstanding which the applicants are aware of and will be reported on the addendum. The proposal will ensure the redevelopment of a brownfield site, will contribute to the Borough's affordable housing targets and include further employment opportunities within the Borough.

Recommendation Agreement) **Permit Outline Planning Permission (subject to S106**
2008 **Refuse if S106 Agreement is not signed by 23rd December**

Recommendation: Permit (Subject to Legal Agreement) Conditions

- 1. Standard Conditions

2. Application for approval of the reserved matters must be made to the Council before 31st December 2014 and the development carried out pursuant to the approval of any reserved matter shall be begun within two years of the date of the approval.

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.

3. Before any phase of the development hereby permitted is first commenced, full details of all reserved matters relating to that phase (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: 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.

4. At the time of submission of the first set of details for development of the site, pursuant to Condition 3 above, a Statement of Overall Landscape Strategy for the site as a whole shall be submitted to and approved in writing by the Local Planning Authority. The details shall include a landscaping/habitat creation and management plan and shall include details of structure planting on the site's peripheral areas and adjacent to the primary roads, footpaths and cycle ways within the site. The structure planting shall be implemented within one year of the completion of the access junction or within the first planting and seeding season following the completion of the access junction (whichever is the sooner).

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

5. Prior Commencement Conditions

6. Prior to the commencement of the development a phasing plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include details of the phasing of the construction of the dwellings and B1 Office Units, details of the phasing of the roads, the design and implementation of all services and sewers and the adoption proposals or ongoing management of those facilities. The development thereafter shall be carried out in accordance with the approved Phasing Plan.

Reason: In the interests of the appropriate development of the site and in accordance with Policies HS4 and EM2 of the Adopted Chorley Borough Local Plan Review

7. Before any phase of 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 plan(s)) shall have been submitted to and approved in writing by the Local Planning Authority. No building/dwelling shall be occupied or land used pursuant to this permission before all walls and fences have been erected in accordance with the approved details. Fences and walls shall thereafter be retained in accordance with the approved details at all times.

Reason: To ensure a visually satisfactory form of development, to provide reasonable standards of privacy to residents and in accordance with Policy Nos. GN5, HS4 and EM2 of the Adopted Chorley Borough Local Plan Review.

8. Samples of all external facing materials to the proposed buildings (notwithstanding any details shown on previously submitted plans and specification) for each phase shall be submitted to and agreed in writing prior to the commencement of that phase of development. 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, HS4 and EM2 of the Adopted Chorley Borough Local Plan Review.

9. 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) for each phase shall be submitted to and agreed in writing prior to the commencement of that phase of development. The development shall only be carried out using the

approved external facing materials. The development shall only be carried out in conformity with the approved details.

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

10. A scheme of landscaping for each phase shall be submitted and agreed in writing prior to the commencement of that phase of development. The scheme shall indicate the types and numbers of trees and shrubs to be planted, their distribution on the site, those areas to be seeded, paved or hard landscaped and detail any changes of ground level. Landscaping and restoration schemes should aim to contribute to targets specified in the UK and Lancashire Biodiversity Action Plans. Landscaping proposals should comprise only native plant communities appropriate to the natural area.

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.

11. All planting, seeding or turfing comprising approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of any buildings within each phase of development and any trees or plants which within a period of five years from the completion of the development phase die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with other 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.

12. Prior to the commencement of the development hereby permitted the proposed remedial measures and further investigation works shall be carried out in accordance with the recommendations set out in the submitted Preliminary Risk Assessment (Phase 1 Desk Study) by Leyland Kirby Associates dated 9th June 2008, the Ground Investigation and Risk Assessment (Ref CL1301 and CL1302) dated 11th August 2008 and Investigation of Mine Shafts dated 25th July 2008.

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

13. Upon completion of the remediation works a validation report containing any validation sampling results shall be submitted to and approved in writing by the Local Planning Authority.

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

14. Prior to the commencement of the development hereby permitted a method statement, setting out proposals for the protection of the Biological Heritage Site both during and after construction, shall be submitted to and approved in writing by the Local Planning Authority. The development thereafter shall be carried out in accordance with the approved methods.

Reasons: In the interests of the continued protection of the Biological Heritage Site and to ensure that there is no net loss of biological interest from the site. In accordance with Policy EP2 of the Adopted Chorley Borough Local Plan Review.

15. Giant hogweed (*Heracleum mantegazzianum*) is present within the application area. Under the Wildlife and Countryside Act 1981 (as amended) it is illegal to cause the spread of Giant hogweed (*Heracleum mantegazzianum*). Therefore a programme of control/eradication of this species shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. The programme shall accord with Environment Agency Guidelines. The development thereafter shall be carried out in accordance with the approved details.

Reason: To ensure the eradication of Giant hogweed (Heracleum mantegazzianum) in accordance with the Wildlife and Countryside Act 1981 (as amended).

16. Each application for approval of Reserved Matters shall be accompanied by full details of the predicted energy use of the development expressed in terms of carbon emissions and a schedule setting out how energy efficiency is being addressed, including benchmark data. It will show the on-site measures to be installed and implemented so as to produce a minimum of 10%, or locally set targets (whichever is the higher) in place at the receipt of the reserved matters, of the predicted energy use of the development by means of low carbon energy sources. Appropriate on-site measures include rainwater/brown water recycling, the implementation of sustainable urban drainage systems and the provision of storage space for recyclable waste materials and composting. No development shall commence until the scheme has been submitted to and approved in writing by the Local Planning Authority. Such details as may be approved shall be implemented and retained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the proper planning of the area. In line with the objective of National Planning Policy contained in Planning Policy Statement: Planning, the Climate Change Supplement to PPS1, Policies EM16 and EM17 of the Regional Spatial Strategy and Chorley Borough Council's Sustainable Resources DPD.

17. The applications for approval of Reserved Matters shall demonstrate and provide full details of how the design and layout of the buildings will withstand climate change. The scheme shall include details of the Code for Sustainable Homes Level, how the proposals minimise energy use and maximise energy efficiency. All dwellings commenced after 2010 will be required to meet Level 3, all dwellings commenced after 2013 will be required to meet Level 4 and all dwellings commenced after 2016 will be required to meet Level 6 of the Codes for Sustainable Homes. No development shall commence until the scheme has been submitted to and approved in writing by the Local Planning Authority. Such details as may be approved shall be implemented and retained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the proper planning of the area. In line with the objective of National Planning Policy contained in Planning Policy Statement: Planning, the Climate Change Supplement to PPS1, Policies EM16 and EM17 of the Regional Spatial Strategy and Chorley Borough Council's Sustainable Resources DPD.

18. Each application for approval of reserved matters shall be accompanied by full details of existing and proposed ground levels and proposed building slab levels of the dwellings and the B1 office units (all relative to ground levels adjoining the site), notwithstanding any such detail shown on previously submitted plans. The development shall only be carried out in conformity with the approved level details.

Reason: To protect the appearance of the locality, in the interests of the amenities of local residents and in accordance with Policy Nos. GN5, EM2 and HS4 of the Adopted Chorley Borough Local Plan Review.

19. Prior to the commencement of the development hereby permitted the access link from Little Carr Lane shall cease to be used. Full details of the measures to be implemented to prevent vehicular access except in emergencies shall be submitted to and approved in writing by the Local Planning Authority. The details shall include details of proposed signage, details of the pedestrian/cycle route and samples of the proposed hard surfacing materials. The development thereafter shall be carried out in accordance with the approved scheme.

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

20. No development approved by this permission shall be commenced until a strategy to attenuate surface discharges from the development to existing 'greenfield rates' has been submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme shall be completed in accordance with the approved strategy.

Reason: To reduce the risk of flooding at the site and in accordance with Government advice contained in PPS25: Development and Flood Risk.

21. The reserved matters application which includes the Local Equipped Area of Play, within the south-west corner of the site, shall be accompanied by full details of the equipped play area. The details shall include the layout of the play area and details of the proposed equipment. The construction of the approved play area shall commence on site prior to the occupation of the dwellinghouses and apartments which adjoin and face the equipped play area.

Reason: In the interests of the proper development of the site and the visual amenities of the area. In accordance with Policies GN5 and HS21 of the Adopted Chorley Borough Local Plan Review.

22. Each reserved matters application shall include full details of the trees which have been felled on that phase of the development and shall include full details (including species, number, stature and location) of the replacement tree planting. The replacement tree planting shall thereafter be carried out in accordance with the approved details.

Reason: To safeguard the visual amenity of the area and in accordance with Policy Nos. EP9 of the Adopted Chorley Borough Local Plan Review.

23. No development shall take place until a programme of archaeological work has been implemented in accordance with a scheme of investigation which has previously been submitted to and approved in writing by the Local Planning Authority.

Reason: The site is situated within an area of known archaeological interest and, as such, the site should be appropriately excavated and the remains recorded and in accordance with Policy Nos. HT11 and HT12 of the Adopted Chorley Borough Local Plan Review.

24. Other Conditions

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

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

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

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

27. 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

28. No dwelling/ B1 office unit hereby permitted shall be occupied until the highway alterations to the site access with Myles Standish Way have been completed in accordance with plan reference B3141 P017A, dated 21st November 2008, unless otherwise agreed in writing by the Local Planning Authority. The access road shall

include access roads into the two employment areas located to the east and west of the access junction.

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

29. No dwelling/ B1 office unit 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 plans which have been submitted to and approved 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.

30. The outline planning permission hereby approved relates to the erection of upto 200 residential units and upto 10,800 square metres of B1 office floor space. The applications for reserved matters shall not exceed 200 residential units and 10,800 square metres of B1 office floor space.

Reason: In the interests of the appropriate development of the site, to prevent intensification in the development of the site and in the interests of the visual amenities of the area. In accordance with Government advice contained in PPS3: Housing and Policy EM2 of the Adopted Chorley Borough Local Plan Review.

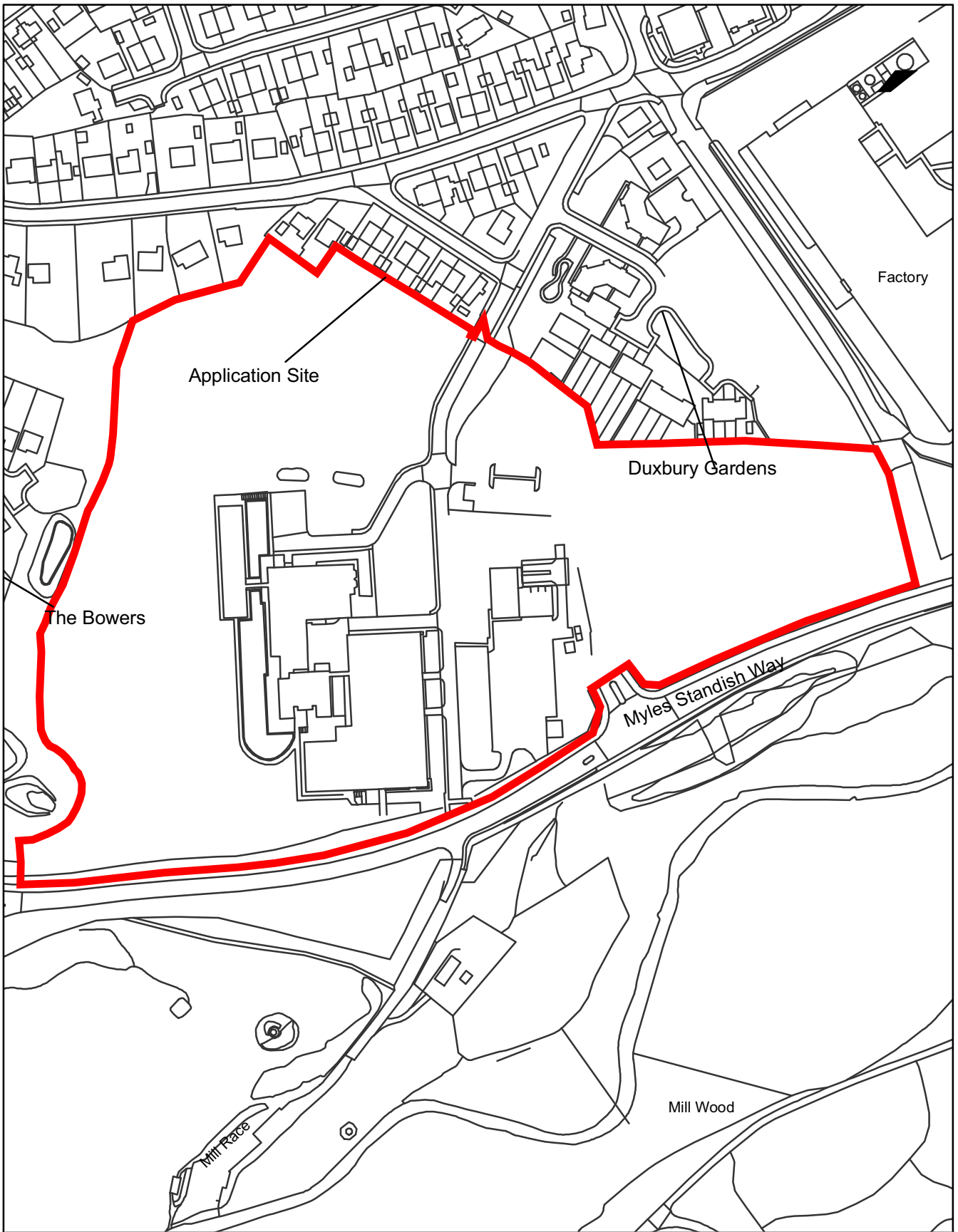
31. The employment units hereby approved shall be used for B1 uses and for no other purpose (including any other purpose in Class B of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order.

Reason: To protect the amenities of local residents and in accordance with Policy Nos EM2 of the Adopted Chorley Borough Local Plan Review.

32. Access to the site for construction vehicles and traffic will be achieved via the junction of the site with Myles Standish Way. Construction vehicles and traffic will be not permitted to access the site via the access off Little Carr Lane.

Reason: In the interests of highway safety and the amenities of the residents. In accordance with Policy TR4 of the Adopted Chorley Borough Local Plan Review.

This page is intentionally left blank



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

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

Application Number:
08/01044/OUTMAJ

Grid Ref:
E: 358771
N: 415868

Scale:
1:2,500

Agenda Item No.
A. 2

This page is intentionally left blank

Item A. 3 08/01052/OUTMAJ Outline App Permitted with Legal Agmnt

Case Officer Caron Taylor

Ward Euxton North

Proposal **Outline application for 12 detached houses, associated garages and access road (including access, layout and scale), following demolition of existing dwellings, offices and workshop/storage buildings**

Location 37 - 39 And Land To Rear Wigan Road Euxton

Applicant W Marsden And Sons Ltd

Application No. 08/01052/OUTMAJ

The application has been brought to the Chairman's Briefing, as letters of objection has been received and it is a major application.

Consultation expiry: 6th November 2008

Application expiry: 2nd January 2009

Proposal The application is an outline application for 12 detached houses, associated garages and access road (including access, layout and scale), following demolition of existing dwellings, offices and workshop/storage buildings

Summary The site falls to be considered brownfield land and as such, in respect of National Planning Policy, Its redevelopment for housing is considered to be acceptable in principle. Accordingly the proposal will help to meet the RSS target of housing development on brownfield land. Although the site is an existing employment site, due to its individual constraints and characteristics, the type of uses it could be put to is limited. Therefore it is not considered that the site is suitable of being re-used for employment purposes having re-assessed it against the criteria in Policy EM9. The scheme is considered acceptable in terms of layout, scale and access subject to appropriate conditions.

Policies RSS, PPG3, PPS23, PPG25, GN1, EM9, HS4, EP17

Planning History There is no planning history relevant to this application.

Consultations Coal Authority
Standing Advice

LCC Highways

Originally objected to the application, however amended plans have been received in response to the comments raised by the Highways Engineer and they now find the scheme acceptable.

Planning Policy

Have commented that the site falls to be considered under Policy EM9 of the Adopted Chorley Borough Local Plan Review as a former employment site and as such the provisions of the Policy and associated Supplementary Planning Guidance apply.

Environment Agency

Have reviewed the Ground Investigation & Risk Assessment and Groundwater & Gas Monitoring reports accompanying the application. They state further assessment of the groundwater flow regime at the site may be required, which need to be addressed in order to prevent potential risks to controlled water from site-derived contamination. They therefore recommended a condition and informative that should be placed on any permission addressing this issue.

CBC Environmental Protection

They are satisfied with the developer's proposals to mitigate against the pollutant linkages identified, which should act to minimise the identified risks from ground contamination at this site. They therefore have no objections to the proposed development provided that developer carries out the proposed remedial measures in full accordance with the report recommendations.

CBC Waste Management

Have reviewed the plans and have not identified any concerns from a waste collection perspective.

Network Rail

Have no objection to the principle of the development, subject to recommended conditions.

United Utilities

Have no objection providing the site is drained on a separate system with only foul drainage connected into the foul sewer.

Representations

Euxton Parish Council

Euxton Parish Council has no objections to the tidying up of this area, and building.

Two letters of objection have been received from neighbouring properties. They object on the following grounds:

- The proposed access to an already very busy A49. Highways should be consulted. The proposal will bring only more danger to this stretch of road;
- Flooding. Euxton Lane has to be closed at the Bay Horse due to flooding under the railway bridge. This is due to water running down Wigan Road from the Railway Tavern. The already ageing drains can't cope now, after heavy rain the A49 becomes a river of water ending up at the Bay Horse. The same applies to Pack Saddle Bridge.
- The area has not yet been spoiled by development (garden grabbing, which should be stopped);
- Does Euxton need any more development? If not checked development will ruin Euxton. The number of houses for sale in Euxton and Buckshaw Village can surely accommodate the property market;
- The proposed houses are large detached properties and will be expensive, hardly in the reach of first time buyers. Today's failing market and Euxton does not need more of this type of development;
- The two buildings on Wigan Road to be demolished are of outstanding architecture and should be listed, not destroyed.

A further letter states their desire to build three properties further down the road was required to leave access for a road to be carried through into the adjacent property north of their plot. However they feel an adoptable road serving the application site would be more appropriate to serve future development plots if and when desired.

Background

The application site covers a former haulage depot accessed down the side of the Railway Public House, including vehicle storage, repair, garages and offices, within the settlement of Euxton. The site also includes the land fronting Wigan Road, which will involve demolishing two existing dwellings (37 and 39 Wigan Road).

There is already outline planning permission (07/00974/OUT) for the erection of four detached dwelling on the land fronting Wigan Road that forms part of the application site where plots 1 to 4 are proposed, although the layout differs from this previous approval.

In addition the land between no. 39 and no. 43 Wigan Road within the application site benefits from a Certificate of Lawfulness (07/00125/CLPUD) confirming that an earlier approval (91/00851/FUL) for the erection of one dwelling is still extant.

Therefore the current application is for 12 dwellings but part of the site currently already benefits from extant permissions for dwellings. Therefore there is a net increase of 9 dwellings taking into account earlier permissions and the dwellings currently on the site. The layout of this earlier approval will be altered to incorporate the rest of the application site.

Assessment

Employment Use

A former haulage depot forms part of the application site. Policy EM9 covers the redevelopment of existing employment sites for non-employment uses. In accordance with Policy EM9 an assessment is made into whether the site is suitable of being re-used for employment purposes. Sites that are identified as suitable are required to be marketed for employment purposes if the proposal is for a non-employment use.

Chorley Council recently commissioned an Employment Land Review jointly with South Ribble and Preston Councils. This was published in August 2008 and includes this site. The review identifies the site as an 'Other Urban' site which are generally of reasonable quality but may be constrained limiting their full current availability or market attractiveness. This site is described within the review as being of 'moderate' quality.

In line with the Employment Land Review guidance officers have examined the precise mix and nature of uses on this site with consideration to policy, development requirements, character of the area and constraints. The assessment has confirmed that due to the constraints of this site, close to residential dwellings, the type of employment uses that would be suitable are limited to light industry type uses. These uses tend to require smaller sites and therefore on a site the size of the application site would tend to result in more than one occupant. This would result in intensification of the use of the site and have implications on the amount of traffic, which would also impact on the amenity of neighbouring residential properties. In addition the access and visibility splay to handle an intensification of the site is limited.

Additionally there are alternative sites in the vicinity for employment.

As such it is not considered that the site represents the best example of an appropriate employment site within the Borough and is not particularly suitable for employment re-use. Therefore the site does not require marketing for employment re-use in line with the Supplementary Planning Guidance.

Housing

The proposal is an outline planning application for the redevelopment of the site for residential use. The access, layout and scale are fixed as part of this application and the proposal incorporates the erection of 12 dwellinghouses on the site.

In accordance with Planning Policy Statement 3: Housing the site is considered to be previously developed land. Previously developed land is land which is or was last occupied by a permanent structure including the curtilage of the developed land and any associated fixed surface infrastructure. PPS3 encourages the redevelopment of previously developed land.

The proposed housing development will achieve the redevelopment of a brownfield site within the defined settlement boundary and as such the redevelopment of the site is considered to be appropriate and accords with Government guidance.

Design, Layout and Appearance

In terms of layout, Local Plan Policy HS4 states that residential development will be permitted provided that a number of criteria are satisfied:

In terms of the scale and layout respecting the surrounding area, although the application is outline it does include layout and scale, specifying it as two-storey. There is a wide range of properties on Wigan Road, without one over riding style. The buildings to be demolished as part of the proposal are a two-storey building associated with the existing use of the site next to the Railway Public House (two-storey), a dormer bungalow with a mansard roof and a true bungalow. The nearest property to the south number 43, which is the main residential property the proposals will be viewed in the context of, is a two-storey house. There is a bungalow opposite, number 38, which is operated as a car sales business. The application indicates that the proposed dwellings will be two-storey in scale and this is considered in keeping with the surrounding area.

Policy HS4 states that sites should be planned and laid-out comprehensively. There are a number of properties to the south of the application site on Wigan Road that have large rear gardens, and it is possible that they could come up for development in the future. It is noted that one of the objectors has stated that room should be left from the proposed development to allow these to be accessed if necessary from this parcel in the future (which it precludes at present). However, the current layout is considered comprehensive in accordance with Policy HS4 and as highways require the use of shared driveways there is a limit to the number of properties that can be served off them.

Waste Collection

The Council's Waste Management Officers have considered the proposal and have no objections, nor can they foresee any problems in terms of waste collection from the properties in line with criteria (f) of Policy HS4.

Neighbour Amenity

Policy HS4 requires the development to provide reasonable privacy and amenity for future residents and the residents of neighbouring properties. The proposed layout does not result in unacceptable overlooking to any existing properties. The properties on plots 8 to 12 will back onto the railway line and there will be over 10m between their front windows and the properties that front Wigan Road on plots 1 to 5. The properties on plots 6 and 7 will back onto the grounds of the Railway Public House so will not result in any overlooking.

No. 43 Wigan Road is outside the application site and two of the new dwellings will be on the land behind it. There will be 12.5m from the property on plot 12 to the rear boundary of no. 43 and in addition a double garage will be positioned next to the boundary to reduce its impact further. In terms of the property on plot 11 there will be 11.5m to the rear boundary of no. 43, which again exceeds the Council's adopted interface guideline of 10m. The interface guidelines are also adhered to between properties within the site, subject to window positioning which will be considered at the reserved matters stage.

Highways

The proposed housing development as proposed will be accessed via a new access moved further south, away from the Railway Public House than the existing access to the site. The access and internal road have been amended at the request of LCC Highways and the amended plan is now acceptable to them.

Contamination

The application is accompanied by reports on ground investigation & risk assessment, ground water and gas monitoring. These have been sent to the relevant bodies and are considered acceptable in line with PPS: 23 subject to further assessment of the groundwater flow regime at the site, which can be secured by condition.

Public Open Space

There is a requirement for a commuted sum towards public open space and the applicant has agreed to enter into this via a Section 106 Agreement.

Sustainability

Following the adoption of the first policy document; the Sustainable Resources Development Plan Document (DPD), within Chorley's new Local Development Framework (the new style Local Plan), in September 2008, an Energy Efficiency/Resource Conservation Statement, which sets out how the development complies with the criteria of policy SR1 of the DPD, is required as part of the application.

The agents for the application have been made aware of this requirement and as the application is only outline, it is considered that the requirements can be dealt with at reserved matters stage.

To ensure that the future reserved matters applications accord with Policy SR1 of the Sustainable Resources DPD, appropriately worded conditions will be attached to the recommendation in respect of reducing energy consumption.

Trees

There are limited trees and vegetation on the site. There is a hedge on the frontage boundary with Wigan Road and this will be removed to allow a sufficient visibility splay to be created, however a new hedge will be planted further back behind railings. In terms of trees there is only one larger tree on the frontage, which is a holly. The application will involve the removal of this tree, however, it is not considered it is of a size or significance in the streetscene that would warrant its protection by a Tree Preservation Order.

Flooding

United Utilities and the Environment Agency have no objection to the proposal on flooding grounds. LCC Highways have raised the issue that the present Surface Water system is overloaded and there is flooding to Pack Saddle Bridge. They therefore require the developer to submit calculations of total discharge and proposals of an appropriate drainage system that will reduce flooding. In addition, in line with PPG25, the amount of impermeable surfacing can be reduced by requiring hard surfaces, such as driveways to be constructed in line with the latest guidance on permeable surfaces.

These two aspects will be secured by condition.

Other

The buildings to be demolished are not listed nor are they in a conservation area. They are not of an age or character that would warrant listing.

Due to the size of the site and the number of dwellings proposed there is no requirement for affordable housing on the site.

Given the extant permissions and that the scheme also involves demolition of existing dwellings, there is a net increase of 9 dwellings on the site. It is not therefore considered reasonable to require a highways contribution for the scheme though a planning obligation as this is only required on schemes of 10 new dwellings or more.

Recommendation **Permit Outline Planning Permission (Subject to S106 Agreement)**

Refuse if S106 Agreement is not signed prior to 23rd December 2009 (due to the Christmas period)

Conditions

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

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

2. 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.

3. The application for approval of reserved matters shall be accompanied by full details of existing and proposed ground levels and proposed building slab levels (all relative to ground levels adjoining the site), notwithstanding any such detail shown on previously submitted plans. The development shall only be carried out in conformity with the approved details.

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

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

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

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. Unless otherwise agreed in writing, the application for approval of Reserved Matters shall be accompanied by full details of the predicted energy use of the development expressed in terms of carbon emissions and a schedule setting out how energy efficiency is being addressed, including benchmark data. It will show the on-site measures to be installed and implemented so as to produce a minimum of 10%, or locally set targets (whichever is the higher) in place at the receipt of the reserved matters, of the predicted energy use of the development by means of low carbon energy sources. Appropriate on-site measures include rainwater/brown water recycling, the implementation of sustainable urban drainage systems and the provision of storage space for recyclable waste materials and composting. No development shall commence until the scheme has been submitted to and approved in writing by the Local Planning Authority. Such details as may be approved shall be implemented and retained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the proper planning of the area. In line with the objective of National Planning Policy contained in Planning Policy Statement: Planning, the Climate Change Supplement to PPS1, Policies EM16 and EM17 of the Regional Spatial Strategy and Chorley Borough Council's Sustainable Resources DPD.

7. No dwelling hereby permitted shall be occupied until the site access with Wigan Road has been completed in accordance with the details shown on Drawing No. 05/133/0P04 Rev A (stamp dated 14th November 2008), 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.

8. The outline planning permission hereby approved relates to the erection of two-storey dwellings. The application for reserved matters shall only be for two-storey dwellings to a scale as specified in the Design and Access statement accompanying this application.

Reason: In the interests of the appropriate development of the site, to prevent intensification in the development of the site and in the interests of the visual amenities of the area. In accordance with Policy HS4 of the Adopted Chorley Borough Local Plan Review

9. 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.

10. The development hereby permitted shall be carried out in accordance with the Leyden Kirby Associates Ltd Ground Investigation & Risk Assessment reports for Land at Wigan Road, Euxton Ref. CL1057 dated 22nd March 2007 and 19th December 2007, together with additional groundwater and gas monitoring results dated 11th September report recommendations. These are summarised below. Please note that the site has been zoned into two areas for investigation, comprising the Western zone (current residential) and Eastern zone (current depot area).

- (i) Hotspot removal in Eastern zone; identified contamination to be excavated until all removed.
- (ii) Recommended gas protection measures incorporated into proposed buildings; in accordance with CIRIA C659, Characteristic Situation 2 for western zone of site and Characteristic Situation 3 for eastern zone of site.
- (iii) Capping layer in proposed garden areas of Eastern zone; 600mm cover (as per detail in report).

Upon completion of the remediation works a validation report containing any validation sampling results shall be submitted to the Local Planning Authority in order to demonstrate that the works set out in the above reports are complete. The validation report shall also identify any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangement for contingency action.

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 remediation strategy, detailing how this unsuspected contamination shall be dealt with.

Reason: To prevent the pollution of controlled waters from potential contamination on site and 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.

11. The integral/attached garage shall be kept freely available for the parking of cars and shall not be converted to living accommodation, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995.

Reason: To ensure adequate garaging/off street parking provision is made/maintained and thereby avoid hazards caused by on-street parking and in accordance with Policy No.TR8 of the Adopted Chorley Borough Local Plan Review.

12. The application for approval of reserved matters shall include a scheme of landscaping indicating 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. It shall specifically include details of a new native boundary hedge fronting Wigan Road. Landscaping proposals should comprise only native plant communities appropriate to the natural area.

Reason: In the interests of the amenity of the area and in accordance with Policies No.GN5 and EP9 of the Adopted Chorley Borough Local Plan Review.

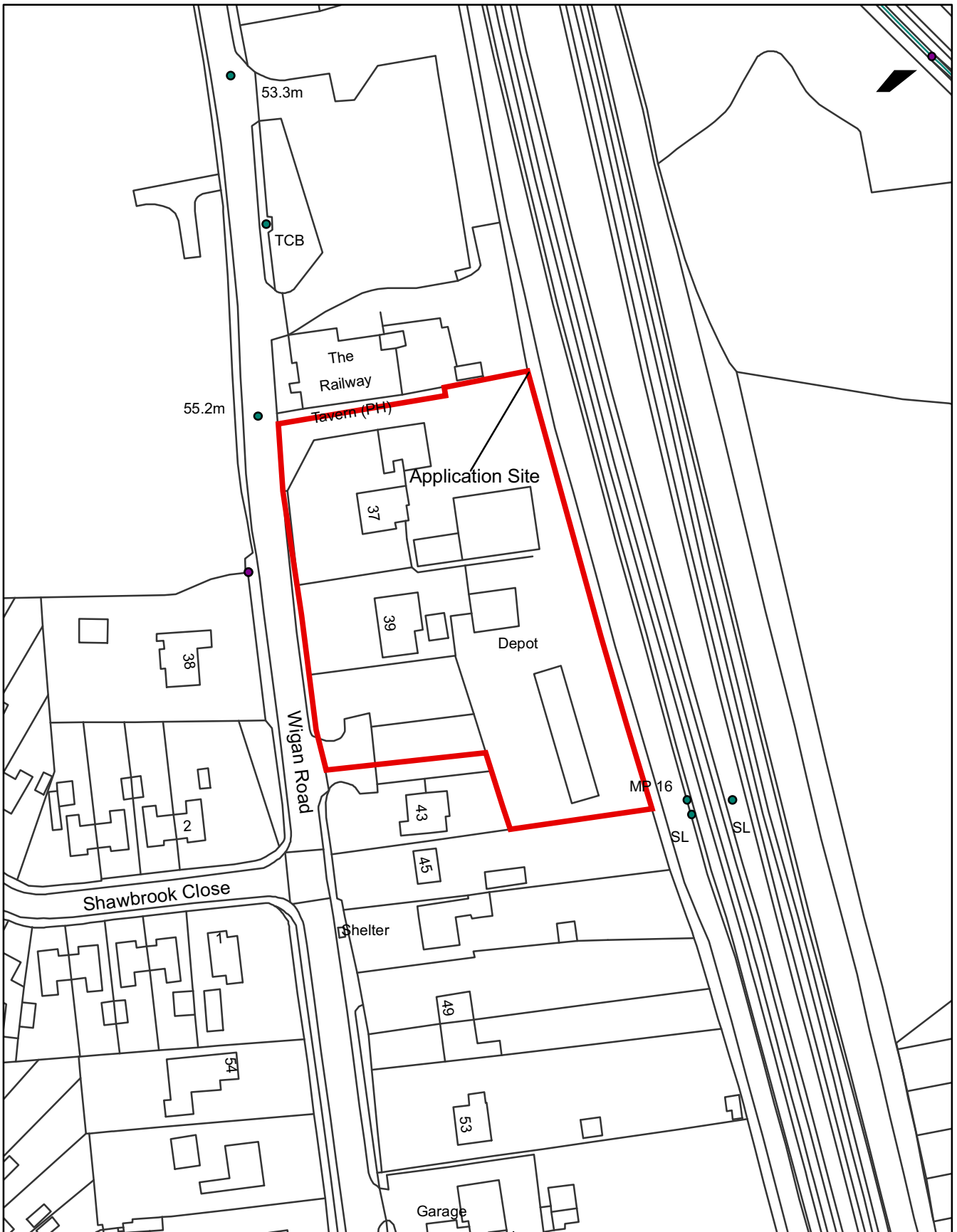
13. Prior to the commencement of the development a strategy to attenuate surface water discharges shall be submitted to and approved in writing by the Local Planning Authority. The Strategy should demonstrate that Greenfield rates will be achieved. The surface water drainage scheme shall thereafter be completed in accordance with the approved strategy.

Reason: To reduce the risk of flooding at the site and in accordance with Government advice contained in PPS25: Development and Flood Risk.

14. 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. This shall include details of a suitable trespass proof fence (of at least 1.8m in height) adjacent to Network Rail's boundary (and shall make provision for its future maintenance and renewal. Any existing Network Rail fencing/wall must not be removed or damaged). 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.

This page is intentionally left blank



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

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

Application Number:

08/01052/OUTMAJ

Grid Ref:

E: 355395
 N: 420045

Scale:

1:1,250

Agenda Item No.

A.3

This page is intentionally left blank

Item A. 4	08/01079/OUTMAJ	Permit (Subject to Legal Agreement)
Case Officer	Mrs Nicola Hopkins	
Ward	Clayton-le-Woods North	
Proposal	Outline application for residential redevelopment incorporating ancillary open space, landscaping and associated infrastructure,	
Location	Radburn Works Sandy Lane Clayton-Le-Woods Chorley PR6 7RD	
Applicant	Harrow Estates Plc	
	3 letters of objection have been received	
	Consultation expiry: 26th November 2008	
	Application expiry: 13th January 2009	
Proposal	<p>The application proposes the redevelopment of the Radburn Works site, Sandy Lane, Clayton le Woods. The application is outline with all matters reserved apart from access. It is proposed to create a new access into the site from Sandy Lane and close the existing access, which runs through the car park of the adjacent public house.</p> <p>Notwithstanding the fact that this application is outline it has been demonstrated that up to 100 dwellings can be accommodated on the site which range in height including 2, 2 and a half and 3 storey dwellings. These dwellings will consist of 3, 4 and 5 bedroom terraced, semi-detached and detached dwellinghouses.</p> <p>The site is 2.7 hectares in size. The erection of 100 dwellings on this site would result in a density of 37 dwellings per hectare which accords with Government advice contained in PPG3: Housing and will be in keeping with the character of the area.</p>	
Summary	<p>The proposal will incorporate the redevelopment of a brownfield site and will help to meet the RSS target of housing development on brownfield land. Additionally the scheme will contribute to the districts affordable housing targets. Although the site is an existing employment site due to the site constraints the amount of land which could be developed for employment use is minimal. The redevelopment of this site for residential use will benefit the visual appearance of the area, the setting of the adjacent Listed Building and the existing residents when compared to the authorised use. As such the scheme is considered to be acceptable.</p>	
Planning Policy	<p>National Polices: PPS1, PPS3, PPS9, PPS22, PPS23, PPS25, PPG17</p> <p>North West Regional Spatial Strategy (RSS): Policy DP1: Spatial Principles Policy DP7: Promote Environmental Quality Policy RDF1: Spatial Priorities Policy W3: Supply of Employment Land Policy W4: Release of Allocated Employment Land</p>	

Policy L4: Regional Housing Provision
Policy L5: Affordable Housing
Policy RT9: Walking and Cycling
Policy EM5: Integrated Water Management
Policy EM15: A Framework for Sustainable Energy in the North West
Policy EM16: Energy Conservation and Efficiency
Policy EM17: Renewable Energy

Adopted Chorley Borough Local Plan Review:

GN1: Settlement Policy- Main Settlements
GN5: Building Design and Retaining Existing Landscape Features and Natural Habitats
GN9: Transport Accessibility
EP4: Species Protection
EP9: Trees and Woodland
EP17: Water Resources and Quality
EP18: Surface Water Run Off
HS4: Design and Layout of Residential Developments
HS5: Affordable Housing
HS6: Housing Windfall Sites
HS21: Playing Space Requirements
TR1: Major Development- Tests for Accessibility and Sustainability
TR4: Highway Development Control Criteria
TR18: Provision for pedestrians and cyclists in new developments
EM9: Redevelopment of Existing Employment Sites for Non-Employment Uses
 Sustainable Resources Development Plan Document
 Statement of Community Involvement

Planning History

The site has historically been used for industrial purposes which predate the Use Class Order. The existing structure on site is approximately 40 years old however buildings have stood on the site since before 1848. There are no controls over operations at the site for example hours of operation.

The site has been used as a concrete block manufacturing plant which incorporated a large building in a central location on the site. This use ceased in the 1980s. Tarmac then purchased the site and used it for the recycling of aggregates. This use ceased in May 2007. The applicants, Harrow Estates plc, purchased the site in December 2007.

Recent applications at the site are as follows:

02/00751/OUTMAJ- Outline application for Residential Development (2.8 hectares). Withdrawn

08/00739/SCREEN- EIA Screening Opinion. No EIA required

Applicant's Case

The following points have been submitted in support of the application:

- The site comprises previously developed land within a predominantly residential area
- The site lies in a highly sustainable location and is accessible by public transport.
- The former employment use is incompatible with the residential area and created significant nuisance and compliant from local residents.

- There is no quantitative or qualitative need to retain the site in employment use particularly in the context of the Council's c.29 year employment land supply which contrasts with a very modest housing land supply of 5.7 years
- The development would not result in the strategic housing requirement being materially exceeded.
- It is likely that the development of the site is necessary to ensure that the 5-year housing requirement is met.
- The proposed development will improve the setting of the adjacent listed building
- The proposed development will deliver an improvement to the residential amenity of adjacent occupiers, the visual amenity of the local area and the setting of the Listed Building
- There is considerable local support for the development proposal.
- The scheme is fully consistent with the development plan and national planning policy objectives.

Representations

3 letters of objection have been received raising the following concerns:

- As part of the traffic calming measures priority should be given to eastbound traffic (heading towards the M6) not westbound traffic
- Notwithstanding the traffic calming measures the proposal will result in a considerable increase in traffic passing two nearby primary schools at peak hours.
- Density out of keeping with the surrounding area
- A selection of bungalows for senior citizens and a maximum number of 80 dwellings would be more acceptable.
- The new access will result in headlights shining into bedroom and living room windows
- There are significant levels differences across the site which are not apparent on the plans
- Material was levelled across the site early this year which has resulted in higher land levels.

1 letter has been received not objecting to the application but raising concerns with the electricity supply in the area which has cut out in the past. Concerns about additional traffic have also been raised

1 letter has been received in favour of the site being developed but raising concerns with the height of the units between the site entrance and the public house which should be restricted to 2 stories. As any higher they will dominate the street scene and look out of context.

Councillor John Walker has made the following comments:

- The industrial site has always caused a problem to the residents due to noise, dust and wagons about the area
- The neighbours were delighted when they heard the site had been sold.
- Hopefully the application is in keeping with the rest of the area.

Councillor Eric Bell has made the following comments:

- Objections would definitely be received from residents if the site was retained for employment purposes due to years of dust, noise and traffic problems.
- Jobs provided on the site were minimal.

Consultations

Clayton le Woods Parish Council have no comments to make

Lancashire County Council (Ecology) have no objection to the proposal subject to various conditions/ informatives.

Lancashire County Council (Highways) have confirmed that the proposal appears to be acceptable for outline planning permission subject to the following comments:

- The internal road layout will have to be designed to adoptable standards
- Levels and road alignment at the site entrance will have to be designed to ensure no flooding
- The footpath needs widening
- Green areas in the middle of the highway will not be acceptable
- The parking areas do not meet the requirements

United Utilities have no objections subject to various conditions/ informatives and no drainage flows will be accepted into the public sewer system located to the south of the proposed site.

Corporate Director (Neighbourhoods) has no objections to the proposal provided that further investigation works are completed and any proposed remediation is carried out in accordance with the recommendations set out within the submitted report.

Lancashire County Council (Archaeology) have no objection subject to a condition requiring the applicants to undertake a programme of archaeological work

Lancashire County Council (Strategic Planning) considers that the proposed development conforms with the North West Regional Spatial Strategy

Environment Agency have no objection subject to various conditions/ informative

The Councils Urban Design Manager is content that that many of his pre-application comments have been incorporated into the final submission. However he has made further comments which have been forwarded to the agents for response.

Assessment

Principle of the development

The site is previously developed, brownfield land and has previously been occupied by Tarmac for recycling of aggregates. There is an existing single storey building on the site which is approximately 40 years old. A large proportion of the site, approximately 60%, is occupied by hardstanding. Additionally the site is located within the settlement boundary within the Local Plan. Access to the site is achieved through the car park of the adjacent Public House.

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

Employment Land

Due to the previous use of the site the site falls to be considered under Policy EM9 of the Local Plan as Employment Land. In accordance with Policy EM9 an assessment is made into whether the site is suitable of being re-used for employment purposes. Sites which are identified as suitable are required to be marketed for employment purposes if the proposal is for a non-employment use.

The applicants have stated within the submitted Planning Statement that it is not necessary to market the site for employment purposes because it has been justified that the site is not suitable for employment re-use.

Chorley Council recently commissioned an Employment Land Review jointly with South Ribble and Preston Councils. This was published in August 2008 and includes this site. The review identifies the site as suitable for mixed-use development where a variety of uses would be appropriate.

The applicants have assessed the site against each of the various criteria set out within the Policy and have come to the following conclusions. The site is located on a bus route however part of the highway which serves the site is narrow, the current access runs through the car park of the adjacent public house and the character of the area is predominantly residential. The site, historically, has never employed large numbers of people and the last use as an aggregate recycling facility only employed 2 people, additionally there are various employment sites within the surrounding area. The redevelopment of the site will not prejudice other employers and the site would not be suitable for mixed use due to the proximity of the residential properties and the site constraints. The site does not serve an identified sector of demand and there are a number of employment sites in the locality.

In addition the applicants argue that the Local Plan identifies 42 hectares of employment land and the take up of employment land in the Borough remains slow. 38.46 hectares of allocated land remains on 11 key sites across the Borough which, based on previous take up rates, equates to 29 years supply and which excludes the 24 hectares of land at the former Royal Ordnance site.

In line with the Employment Land Review guidance officers have examined the precise mix and nature of uses on this site with consideration to policy, development requirements, character of the area and constraints. The assessment has confirmed that if housing and employment uses were located on this site whilst protecting the amenity of neighbouring residential areas, the adjacent listed public house building, trees with Tree Preservation

Orders and the creation of a new access the site would only realise a small and limited area for employment opportunities. The site is also within a predominantly residential area and there are alternative sites in the vicinity for employment.

As such it is not considered that the site represents the best example of an appropriate employment site within the Borough and is not particularly suitable for employment re-use. Therefore the site does not require marketing for employment re-use in line with the Supplementary Planning Guidance.

Housing Development

The proposal is an outline planning application for the redevelopment of the site for residential use. Although this outline application only fixes the access and deals with the principle of redeveloping the site for residential purposes indicative layout plans have been submitted and it is proposed to erect up to 100 dwellings on the site.

As the site falls to be considered brownfield land and the fact that the site is located within the defined settlement boundary the principle of redeveloping the site for housing is considered acceptable.

The site is relatively flat in terms of topography and there is an existing building on the site which is single storey. This building does not have any architectural merit and as such its retention is not considered necessary. The current vehicular access to the site is through the car park of the adjacent public house. It is proposed to close this access and create a access further to the east along Sandy Lane, this is close to an existing access point which is not currently utilised.

The surrounding area is predominantly residential and as such it is considered that the redevelopment of the site for residential purposes will be in keeping with the character of the area. In accordance with the Regional Spatial Strategy (RSS) housing figures the Council has a 5.7 year supply of housing however the applicants argue that the deliverability of this supply has not been demonstrated. As such the applicants argue that the redevelopment of this site will aid in achieving the housing requirement in the Borough.

Although the application is outline with all matters, apart from access, reserved an indicative Masterplan has been submitted which demonstrates up to 100 new dwelling units can be accommodated on the site. This will be split between 11 four/five bed detached units, 12 three/ four bed town houses and 77 three townhouses. The detached dwellings will be two storey high and will be located to the east of the site close to the protected trees. The 3/ 4 bedroom townhouses will be three stories high and located within central locations on the site. The 3 bedroom townhouses will be 2 and 2.5 stories and will be the most dominant property on the site.

The area is predominantly residential in character with residential properties located in close proximity to the site. Additionally there are land level differences between the application site and the adjacent pieces of land.

The immediate residential properties are located to the west of the site on Radburn Close and to the north of the site on Barley Field. The properties on Radburn Close are at a lower land level than the application site however there is the existing landscape corridor and Carr Brook between the existing properties and application site. The properties along this boundary will be 2/ 2.5 storey townhouses and the indicative masterplan indicates that a minimum of 30 metres between the proposed dwellings and the existing dwellings can be achieved. The properties on Barley Field are also located at a lower land level than the application site. The indicative layout plan details 2 and 2.5 storey dwellinghouses along this boundary. A minimum of 12 metres can be achieved between the existing dwellings and the proposed dwellings and the proposed dwellings will be orientated to ensure that a blank gable wall faces the existing dwellings. It is considered that dwellinghouses can be accommodated on the site whilst protecting the amenities of the existing and future residents and retaining adequate separation distances.

In accordance with Policy L5 of the Regional Spatial Strategy and Policy HS5 of the Adopted Local Plan and 20% on site affordable housing will be required as part of the development. This obligation will form part of the Section 106 Agreement associated with the development and the 20% provision will be split between 79% rented affordable units and 21% shared ownership affordable units. This split is based on local need in the area.

There was a previous outline application at the site for residential redevelopment in 2002 (02/00751/OUTMAJ). This previous application was withdrawn however prior to the withdrawal the application was recommended for refusal due to oversupply of housing within the Borough and the fact that the proposal did not comply with Policy EM9. Since the previous application the Regional Spatial Strategy has been adopted and an Employment Land Review has been undertaken.

It is considered that as the proposed housing will achieve the redevelopment of a brownfield site within the defined settlement boundary and will meet district targets in terms of providing affordable housing. As such redeveloping the scheme for housing is considered to be appropriate.

Open Space

The proposal incorporates elements of Public Open Space within the site. The provision will be in the form of a linear park connecting the central part of the site with the landscape corridor which runs along the west boundary of the site along Carr Brook. This provision will be secured by the associated legal agreement.

In accordance with Policy HS21 of the Local Plan and the Interim Planning Guidelines on New Housing Developments the development will be required to provide an off site playing field, 630 square metres of equipped play area and 1140 square metres of informal open space. This provision will form part of the Section 106 Agreement.

Trees and Landscape

The site incorporates areas of trees and vegetation some of which will be retained as part of the development and some of which will

be removed. A Tree Survey has been submitted with the application which includes details of all the trees on site.

46 individual trees, 9 groups of trees and an area of woodland have been surveyed as part of the tree survey. The survey identifies 20 individual trees and 9 groups of trees as low quality and value. 9 individual trees and 1 group of trees are identified as trees which could be removed for reasons of sound Arboricultural management.

The trees which have the highest amenity value are located to the east of the site and are subject to Tree Preservation Order 2 (Whittle le Woods/ Brindle) 1968. This amenity value relates mainly to the wildlife value and historic context of the trees. Additionally there has been more recent woodland planting along the eastern and south-east boundaries of the site which is in a reasonable condition. The survey states that the majority of the site has little in the way of conflicts in terms of tree cover. The mature tree cover and woodland area are significant features whose loss is unlikely to be mitigated even with extensive replanting.

There is extensive trees and vegetation along the western boundary which forms a landscape corridor along Carr Brook and the informal pedestrian link. This area of landscape is actually outside the site and does not form part of the tree survey. It does however form a valuable amenity source and screens the site from the adjacent housing estate.

The Council's Arboricultural Officer will assess the submitted survey and his comments will be reported on the addendum.

Ecology

As there is an existing building and trees on site the proposed redevelopment has the potential to impact on protected species. An Ecological Assessment of the site has been undertaken which has been assessed by Lancashire County Council's Ecologist.

The survey concludes that the site represents a habitat of negligible ecological value, there are no rare or noteworthy plant species recorded on the site and the site can be redeveloped for residential purposes without adverse impacts on wildlife.

The Ecologist considers continued protection of bats and breeding birds can be dealt with by appropriate conditions. In terms of landscaping and flora enhancement this can also be dealt with by appropriately worded conditions.

As such it is considered that the site can be redeveloped without adversely impacting on protected species or flora on the site. As such the proposal is considered to be acceptable in terms of Policy EM1 of the Regional Spatial Strategy, Government advice contained in PPS9 and Policies EP4 and EP9 of the Local Plan.

Flood Risk

The site falls within Flood Zone 1 and the site is located within 5m of Carr Brook which is a main river under the Environment Agencies jurisdiction. The river flows from the north along the western boundary of the site continuing to the south entering the Swansey Lane culvert. The capacity of this culvert is known to be

an issue and has caused flooding along Carr Brook in the past. As such a flood risk assessment has been produced for the site to assess the risk of flooding to the site.

The assessment states that the site is unlikely to be affected by fluvial flooding. The lowest part of the site is approximately 2.1 metres higher than the predicted 1 in 100 year flood level for the site. Three potential flood hazards have been identified which include overland flows from the steep wooded area to the east, surcharged artificial drainage systems and infrastructure failure.

Appropriate mitigation measures are recommended to intercept/divert the overland flows and the redevelopment of the site for residential purposes is likely to reduce the impermeable area resulting in a corresponding reduction in surface water run-off from the site.

The Environment Agency has no objection in principle to the proposal and considers that surface water can be adequately dealt with by condition

The assessment concludes that redevelopment of the site for residential purposes would be considered sustainable in terms of Flood Risk subject to the recommendations contained within the assessment.

Traffic and Transport

The proposal incorporates the redevelopment of the site for residential use. The site has previously been used for a number of purposes including an aggregate recycling facility which will have generated the movement of large vehicles. The current vehicle access to the site is via the car park of the adjacent public house which is a Grade II Listed Building. There is an additional access located along Sandy Lane which is not utilised. The proposal intends to incorporate a new vehicle access 90 metres to the east along Sandy Lane with the existing access through the car park to be closed.

The proposed development will generate more traffic than the previous use and as such a Traffic Assessment has been undertaken and forms part of the planning application.

There is public transport connections to the site including a bus stop close to the site. The 114 service operates from Chorley past the site to Preston. The redevelopment of the site will generate significantly less HGV traffic than the existing B2 use. The assessment concludes that the proposed development will only generate a marginally greater volume of traffic than the established use with only one additional vehicle every two minutes during the morning peak and less than one additional vehicle per minute during evening peak.

In order to improve the sustainability of the site and contribution to bus services in the area will be required to increase transport choices at the site. This will be achieved through the associated Section 106 Agreement.

The assessment also concludes that the proposed residential development would have no material impact on safety or capacity at the Sandy Lane/ Chorley Old Road and the Sandy Lane/

Westwood Road junctions. Additional assessments of the A6/ Westwood Road roundabout and A6/ Radburn Brow junction also conclude that the development will have no material impact on the operation of these junctions. In terms of the new access the assessment concludes that it will operate well within its design capacity.

As part of the redevelopment of the site the applicant proposes to improve pedestrian facilities in the vicinity of the site. These improvements include widening the Sandy Lane footway to 2 metres, the provision of a new footway (2 metres wide)/ cycleway (1.2 metres wide) on the northern side of Radburn Bridge which will result in a single carriageway over the bridge with priority given to westbound traffic and the provision of a footpath link to the footpath located adjacent to Carr Brook. These improvements will be secured through a separate Section 278 Agreement with the Highways Authority.

An informal footpath runs along the western boundary of the site adjacent to Carr Brook. As part of the redevelopment of the site it is proposed to create a footpath link from the site through the proposed linear park to this informal footpath link.

The submitted information indicates that 1.5 parking spaces will be provided per dwelling unit. However in accordance with Lancashire County Council's parking standards 2 parking spaces will be required for three bedroom dwellings with 3 parking spaces required for larger properties. The agents for the application have been advised of this requirement.

The Highways Engineer at Lancashire County Council has reviewed the Transport Assessment and the proposal and considers that the proposal is acceptable for outline planning permission. Comments have been made on the layout of the development which will be dealt with at reserved matters stage.

Public Consultation

In accordance with the Council's Statement of Community Involvement the applicants along with their agents undertook consultations with the community prior to submitting the formal application. This included a public exhibition and a presentation to the Parish Council.

In total 52 comments were received following the consultation exercise. The following amendments have been made to the proposal following this feedback. The number of three storey dwellings have been reduced and will be located within central locations on the site. The layout has been amended so that blank side elevations face the properties on Barleyfield where there is the potential for overlooking. Through discussions with service providers it has been identified that there is capacity within the existing services to accommodate the development. Traffic calming measures are proposed as part of the redevelopment which still maintain two way traffic and provide safe routes for pedestrians.

There are a number of concerns raised which have not led to amendments to the scheme. The submitted Record of Community Involvement seeks to justify this as follows. The density has not changed although concerns were raised in this respect. However

37 dwellings per hectare is relatively low and this density is only slightly higher than that of Barleyfield. Affordable housing will form part of the scheme as without this provision the proposal would be contrary to National, Regional and Local Planning Policy. The proposed site access meets national standards for both safety and visibility and will have ample capacity to accommodate the trip generation forecasts. The open space provision will be in accordance with the Local Plan Policies.

It is considered that the community involvement undertaken is in accordance with the Council's Statement of Community Involvement. Additionally this involvement resulted in changes which are reflected in the submitted application.

Sustainability

Following the adoption of the first policy document, Sustainable Resources Development Plan Document (DPD), within Chorley's new Local Development Framework (LDF), the new style Local Plan, September 2008 an Energy Efficiency/Resource Conservation Statement, which sets out how the development complies with the criteria of policy SR1 of the DPD, is required as part of the application.

The agents for the application have been made aware of this requirement and it is considered that the requirements can be dealt with at reserved matters stage.

To ensure that the future reserved matters applications accord with Policy SR1 of the Sustainable Resources DPD appropriately worded conditions will be attached to the recommendation in respect of reducing energy consumption.

Contamination

Due to the previous use of the site it is highly likely that contamination is present on the site. As such an geo-environmental assessment of the site has been undertaken and submitted as part of the application. The assessment identifies various sources of contamination across the site.

The Council's Environmental Services Section have reviewed the assessment and consider that subject to further investigation/remedial works contamination can be adequately dealt with on the site.

Impact on the Listed Building

The site is adjacent to the Lord Nelson Public House which is a Grade II Listed Building. Due to the proximity of the site to this Listed Building the impact of the proposal on the setting of the Listed Building is a consideration.

The Council's Conservation Officer has assessed the proposal and considers that the setting will be unharmed by the development as it will be set at a sufficient distance away from it. If anything the setting will be substantially improved.

Conclusion

The proposal will incorporate the redevelopment of a brownfield site and will help to meet the RSS target of housing development on brownfield land. Additionally the scheme will contribute to the districts affordable housing targets. Although the site is an existing employment site due to the sites specific constraints the amount

of land which could be developed for employment use is minimal. The redevelopment of this site for residential use will benefit the visual appearance of the area, the setting of the adjacent Listed Building and the existing residents when compared to the authorised use. As such the scheme is considered to be acceptable.

Recommendation **Permit Outline Planning Permission (Subject to S106 Agreement)**
Refuse if S106 Agreement is not signed prior to 13th January 2009

Conditions

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

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

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

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

3. The application for approval of reserved matters shall be accompanied by full details of existing and proposed ground levels and proposed building slab levels (all relative to ground levels adjoining the site), notwithstanding any such detail shown on previously submitted plans. The development shall only be carried out in conformity with the approved details.

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

4. No development shall take place until a scheme of landscaping has been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail which may have previously been submitted. The scheme shall indicate all existing trees and hedgerows on the land; detail any to be retained, together with measures for their protection in the course of development; indicate the types and numbers of trees and shrubs to be planted, their distribution on site, those areas to be seeded, paved or hard landscaped; and detail any changes of ground level or landform. The details shall also demonstrate that the biodiversity resource within the application area will be enhanced as part of the proposals. The scheme should include a landscaping/habitat creation and management plan which should aim to contribute to targets specified in the UK and Lancashire Biodiversity Action Plans. Landscaping proposals should comprise only native plant communities appropriate to the natural area.

Reason: In the interests of the amenity of the area and in accordance with Government advice contained in PPS9, Policy EM1 of the North West Regional Spatial Strategy and Policies No. GN5 and EP9 of the Adopted Chorley Borough Local Plan Review.

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

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

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

Reason: To safeguard the trees to be retained and in accordance with Policy Nos. EP9 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 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.

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

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

9. The application for approval of Reserved Matters shall be accompanied by full details of the predicted energy use of the development expressed in terms of carbon emissions and a schedule setting out how energy efficiency is being addressed, including benchmark data. It will show the on-site measures to be installed and implemented so as to produce a minimum of 10%, or locally set targets (whichever is the higher) in place at the receipt of the reserved matters, of the predicted energy use of the development by means of low carbon energy sources. Appropriate on-site measures include rainwater/brown water recycling, the implementation of sustainable urban drainage systems and the provision of storage space for recyclable waste materials and composting. No development shall commence until the scheme has been submitted to and approved in writing by the Local Planning Authority. Such details as may be approved shall be implemented and retained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the proper planning of the area. In line with the objective of National Planning Policy contained in Planning Policy Statement: Planning, the Climate Change Supplement to PPS1, Policies EM16 and EM17 of the Regional Spatial Strategy and Chorley Borough Council's Sustainable Resources DPD.

10. The application for approval of Reserved Matters shall demonstrate and provide full details of how the design and layout of the buildings will withstand climate change. The scheme shall include details of the Code for Sustainable Homes Level, how the

proposals minimise energy use and maximise energy efficiency. All dwellings commenced after 2010 will be required to meet Level 3, all dwellings commenced after 2013 will be required to meet Level 4 and all dwellings commenced after 2016 will be required to meet Level 6 of the Codes for Sustainable Homes. No development shall commence until the scheme has been submitted to and approved in writing by the Local Planning Authority. Such details as may be approved shall be implemented and retained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the proper planning of the area. In line with the objective of National Planning Policy contained in Planning Policy Statement: Planning, the Climate Change Supplement to PPS1, Policies EM16 and EM17 of the Regional Spatial Strategy and Chorley Borough Council's Sustainable Resources DPD.

11. No dwelling hereby permitted shall be occupied until the highway alterations to the site access with Sandy Lane have been completed in accordance with the details shown on plan reference Figure 3.1, 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.

12. 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 plans which have been submitted to and approved in writing by the Local Planning Authority.

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

13. The outline planning permission hereby approved relates to the erection of upto 100 residential units. The application for reserved matters shall not exceed 100 residential units.

Reason: In the interests of the appropriate development of the site, to prevent intensification in the development of the site and in the interests of the visual amenities of the area. In accordance with Government advice contained in PPS3: Housing and Policy HS4 of the Adopted Chorley Borough Local Plan Review

14. Prior to the commencement of the development a strategy to attenuate surface water discharges shall be submitted to and approved in writing by the Local Planning Authority. The Strategy should demonstrate that existing Greenfield rates will be achieved. The surface water drainage scheme shall thereafter be completed in accordance with the approved strategy.

Reason: To reduce the risk of flooding at the site and in accordance with Government advice contained in PPS25: Development and Flood Risk.

15. 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.

16. The pedestrian and cycle improvements to Sandy Lane and Radburn Bridge specified in the drawings reference Figure 3.1 and Figure 3.2 received 14th October 2008, unless otherwise agreed in writing by the Local Planning Authority, shall be constructed and completed prior to the occupation of the dwellinghouses hereby permitted.

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

17. Prior to the commencement of the development hereby permitted the further investigation works and any proposed remediation shall be carried out in accordance with the recommendations set out in the submitted Geo-Environmental Assessment Report prepared by Brownfield Solutions Ltd (reference AJH/C1307/865) and in accordance with a suitable remediation strategy. The further works shall include a

complete gas monitoring programme to adequately characterise risks to the proposed end users from ground gases; installation of suitable gas protection measures; investigation of the extent of hydrocarbons and of peat to identify removal or treatment as required; import clean cover into garden and landscaping areas (600mm and 450mm respectively) and validation of cover system. The further works and suggested remedial measures recommended in Section 9 and 10 of the submitted report.

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

18. Upon completion of the remediation works a validation report containing any validation sampling results shall be submitted to and approved in writing by the Local Planning Authority.

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

19. 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

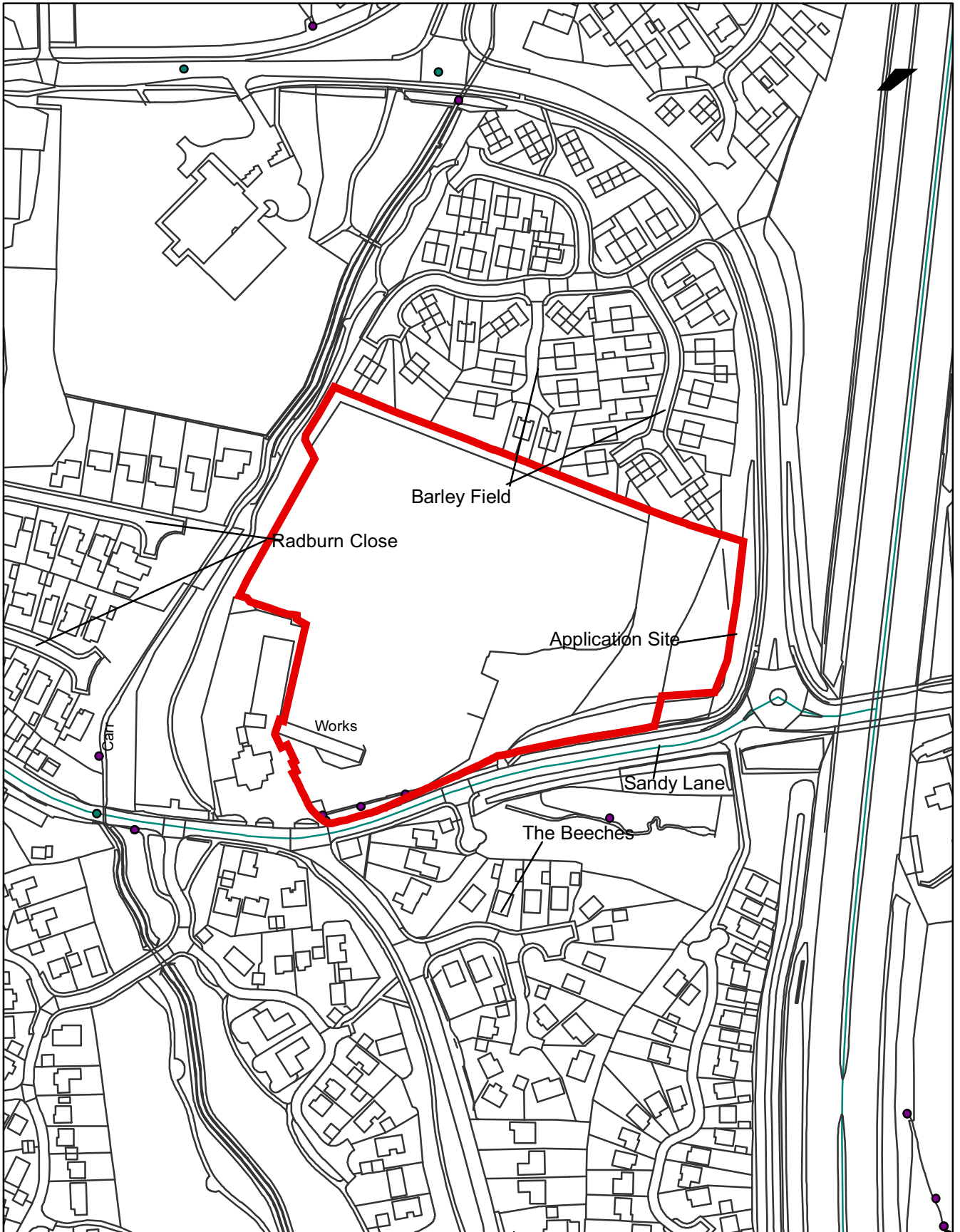
20. No development shall take place until a programme of archaeological work has been implemented in accordance with a scheme of investigation which has previously been submitted to and approved in writing by the Local Planning Authority.

Reason: The site is situated within an area of known archaeological interest and, as such, the site should be appropriately excavated and the remains recorded and in accordance with Policy Nos. HT11 and HT12 of the Adopted Chorley Borough Local Plan Review.

21. Prior to the commencement of the development hereby permitted the vehicular access link through the car park of the Lord Nelson Public House shall cease to be used. Full details of the measures to be implemented to prevent vehicular access shall be submitted to and approved in writing by the Local Planning Authority. The details shall include details of the proposed pedestrian/ cycle link. The development thereafter shall be carried out in accordance with the approved scheme.

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

This page is intentionally left blank



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

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

Application Number:

08/01079/OUTMAJ

Grid Ref:

E: 358109
 N: 423276

Scale:

1:2,500

Agenda Item No.

A.4

This page is intentionally left blank

Item B. 1	08/00884/CB3	Refer to Full Council for Decision
Case Officer	Miss Lyndsey Cookson	
Ward	Chorley North West	
Proposal	Installation of a CCTV system including six cameras (located on Astley Hall, The Coach House, wall mounted and on poles in the grounds) and eight loudspeaker horns on the roof of Astley Hall and The Coach House	
Location	Astley Hall Astley Park Park Road Chorley Lancashire	
Applicant	Chorley Borough Council	
Application No.	08/00884/CB3	
	Statutory consultation expiry: 4th December 2008 Application expiry: 1st January 2008 One letter of objection has been received to date The application is made by the Council and must go to Development Control Committee and Full Council	
Proposal	This application proposes the installation of a CCTV system including six cameras (located on Astley Hall, The Coach House, wall mounted and on poles in the grounds) and eight loudspeaker horns on the roof of Astley Hall and The Coach House.	
Site Description	Astley Hall is a grade I listed building and dates from the 16 th Century. Some 30m west of the Hall is the Coach House, which is a grade II listed building, and immediately north of this lies Astley Farm. The grounds associated with Astley Hall are a Registered Historic Park & Garden, situated on the north-west side of Chorley town surrounded by urban and residential areas.	
Background	The application seeks to address an ongoing and worsening problem of vandalism at Astley Hall and to improve levels of personal security for staff based there. Public consultation was carried out prior to submitting the application. Information was displayed on three trees, the railings over the lake in the Park, on the front reception desk in the Hall, and was shown to Friends of Astley Hall. A meeting was held between the applicant, English Heritage, CBC Conservation Officer, CBC Assistant Crime & Disorder Manager and the CCTV company, where a schedule for the cameras was agreed.	
Summary	The provision of the CCTV system would improve surveillance of the buildings and immediate surrounds, without being detrimental to the special character and appearance of the Grade I and Grade II listed buildings or the historic park/garden. There would be no adverse impact on residential amenity. It is considered the proposal complies with PPG15 and policies LT7, HT13 and EP20 of the Local Plan. The application is therefore recommended for approval.	

Policy

PPG15, LT7, HT13, EP20

Planning History

06/00509/FULMAJ: Demolish existing extensions, buildings and structure and convert the existing Coach House into a new cafe, classroom and exhibition space and shop associated with Astley Hall and the conversion of part of the barn adjacent to the Farmhouse to provide toilet facilities and associated hard landscaping works. Construction of a 2.5m to 3.5m high wall to complete the enclosure of the walled garden, and bin stores. Engineering operations associated with the drainage and de-silting of the lake and pond. The refurbishment and extension of the existing pavilion to provide a new kiosk to serve light refreshments. PERMITTED

07/00232/FUL: Proposed lighting of the main route through Astley Park (4.79m high lighting columns at 28m intervals). PERMITTED

07/00243/LBC: Construction of 2.7m to 2.1m high brick wall between lean to of boiler house and corner of the rear of Astley Hall. CONSENT

08/00060/LBC: Listed Building Consent for the installation of six CCTV cameras on Astley Hall and The Coach House. CONSENT

08/00361/LBC: Listed Building Consent for re-roofing of Coach House. CONSENT

Consultation

Crime Reduction Officer – The proposal gives the best possible protection for the property at risk.

LCC Strategic Planning – No strategic significance.

CBC Conversation – The difficulty in protecting a Grade 1 listed building lies in the question of where to place cameras and detection systems so that the installation both protects the building and its occupants and at the same time does not ruin the special character of the building it is seeking to protect.

The proposal includes a number of sensitively placed cameras, most located on poles within Astley Park and Astley Hall walled garden, positioned in such a way as to not detract from the classic views of the building, or from the appearance of this Registered Park & Garden. Motion sensors, infra-red detection systems and loudspeakers have been positioned so as to be invisible from view at ground level and to thus not detrimentally affect the appearance of the building. The choice of location for equipment followed extensive consultation with officers from English Heritage and Chorley Council.

As a result of the considerable pre-application discussion, the proposal as now presented is in my opinion acceptable. A condition is recommended for details of the colour of the poles and cameras to be submitted. For those within Astley Park it is suggested a dark green, sometimes historically referred to as 'invisible green'. This colour when viewed against a backdrop of trees is, as the name suggests, almost invisible. Any other equipment should be of a colour which matches as closely as possible the colour of the background material against which it will be seen so as to be as discrete as possible. A second condition is recommended for details of the positioning of any cable runs to be

submitted, to ensure minimal impact to the listed building.

No comments have been received to date from the following:

- English Heritage
- Garden History Society
- Chorley & District Hist & Arch Society
- Friends of Astley Park
- Friends of Astley Hall

Applicant's Case

Rationale for proposal: Theft of a significant amount of lead off the roof of the Hall occurred in January, costing approximately £7000 to replace. Frequent acts of vandalism also occur. Police are often unaware of damage until it is too late. At present 5 members of staff work at the Hall and when leaving the building they must do so in the dark in winter and when working evenings and weekends. There have been numerous attacks in the Park, and staff do not currently feel safe leaving and entering the building unmonitored. The proposal would mean that staff safety will be greatly improved, as the CCTV operators will be aware of staff leaving times and can see them safely away from the building.

How the system would work: The system will be monitored on the main town centre CCTV system. The detectors would be set to work between 6pm and 7am, and if someone walks past and breaks the beam within this time, an alarm is raised and the operator can watch the images and take action accordingly. The loud speakers mean that if the buildings are attacked, in the first instance the operator can talk to the person(s) through the speakers. If they continue to be tracked and do not move away from the building, this will instigate a police response to the scene.

Choice of locations: The pole mounted cameras at the front of the Hall will cover the main entrance, windows, side entrance and down both sides of the building, and are an alternative to attaching the cameras onto the front of the building. The camera mounted on the garden wall will give a view of the walled garden and the rear of the Hall, as this area is vulnerable when the site is unoccupied. Rather than digging the surface of the garden up to place a pole in the ground, the wall mounted pole would be a less obtrusive solution. The camera mounted on the rear of the Hall would cover the courtyard area, which is not in full view of the Park and is the main entrance for staff. The courtyard is stone flagged so a pole-mounted camera is not possible, and this part of the building is not in full view of the public. This area has been vandalised in the past, and the courtyard also houses equipment which are vulnerable to attacks. Cameras mounted on the Coach House would cover the whole exterior of the building, including all entrances. There have been dummy cameras on the exterior of the building for a long time.

Representations

No objections to the cameras but the loudspeaker horns would present a significant noise disturbance, inappropriate for a stately home in quiet parkland and a quiet residential area.

Assessment

Design & Appearance: There would be two dome cameras each mounted on 6ft high poles of a slim-line design. Their appearance would be akin to a lighting column and they would be painted in an appropriate colour to match the landscape backdrop, as required by a condition. Both camera poles would be sited to the south of the Hall, on a grassed area in front of the building just beyond the

gravel driveway. There are no loudspeakers proposed on either pole, so they would not be cluttered. One dome camera and two loudspeaker horns would be mounted on the south-west corner of the Coach House, and one dome camera and one loudspeaker horn would be mounted on the north-east corner of the building. These would be approximately 5.5m above ground level. They would be painted in an appropriate colour to match the building, as required by a condition. One 'pan, tilt and rotation' camera would be mounted on the rear wall of the Hall approximately 5m above ground level. Five loudspeaker horns would be mounted on the roof of the Hall; three towards the front and two towards the rear of the building. Finally, one dome camera would be mounted on a slim-line pole attached to the garden wall to the north of the Hall. This would be appropriately painted to match the landscape backdrop.

Impact on Listed Buildings: The cameras and loudspeaker horns are small-scale and discretely sited, would not clutter either building, and would have a sympathetic colour finish. The poles would be seen against the soft landscape backdrop to the Hall, and would not appear overly prominent in the grounds or be detrimental to the setting of either building. Recommended conditions in connection with colour finish and cabling detail would minimise their impact. There would be no detrimental impact to the character and appearance of the Grade I and Grade II listed buildings, as confirmed by the Council's Conservation Officer.

Impact on Historic Park & Garden: The camera poles would be viewed against the backdrop of trees and other vegetation in the immediate vicinity, to minimise their prominence. An appropriate colour finish (likely to be dark green) to be agreed by condition would reduce their impact. There would be no detrimental impact to the historic character of the park.

Impact on Residential Amenity: The proposals would not be visually prominent from any of the neighbouring properties to the west or east, or result in adverse loss of privacy. The main impact would be sound from the loudspeaker horns when the operator is speaking to a possible intruder. The curtilage of the closest neighbouring property, No.1 Merefield, is sited approximately 50m to the west of the Coach House. The property itself is sited approximately 80m away. There are two loudspeaker horns located on the south-west corner of the Coach House, one of which would be directed towards this property. However, it is not considered there would be an unacceptable level of noise disturbance for occupiers of this property, and other properties on Merefield and Ravensthorpe, given that they would only be used in emergency situations and it is not anticipated this would be on a frequent basis, when they are used this would be at night when most occupiers would not be in their gardens but in their houses which are at least 80m away, and there are a large number of mature trees between. The properties to the north-east of the site are some 170m away from the closest loudspeaker on the rear of the Hall, with a wood in between, and would not be adversely affected. There are no properties to the south.

Recommendation Permit Full Planning Permission and Refer to Full Council for Decision.

Conditions

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

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

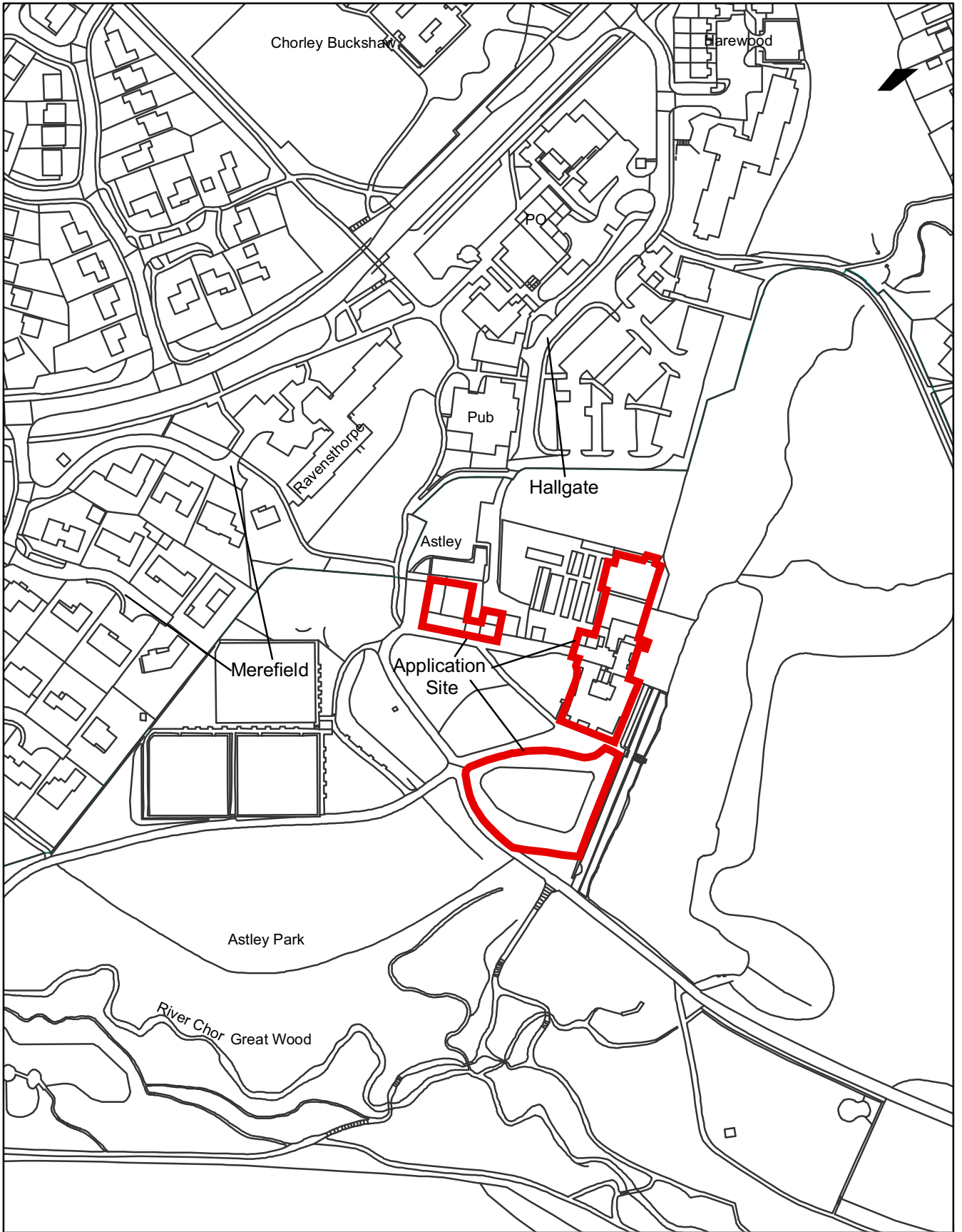
2. Prior to commencement of the development, full details of the colour and finish for the poles, cameras and loudspeaker horns hereby permitted, shall be submitted to and agreed in writing by the Local Planning Authority. The poles, cameras and loudspeakers shall be retained in accordance with the agreed details at all times thereafter, unless details of an alternative colour scheme and finish have first been submitted to and agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory form of development which would not detract from the character and appearance of the listed buildings and the historic park & garden, and in accordance with PPG15 and Policy Nos. LT7 and HT13 of the Chorley Borough Local Plan Review.

3. Prior to commencement of the development, full details of the positioning of any cable runs to support the CCTV system hereby permitted, shall be submitted to and agreed in writing by the Local Planning Authority. The cable runs shall be retained in accordance with the agreed details at all times thereafter, unless details of an alternative scheme have first been submitted to and agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory form of development which would not detract from the character and appearance of the listed buildings and the historic park & garden, and in accordance with PPG15 and Policy Nos. LT7 and HT13 of the Chorley Borough Local Plan Review.

This page is intentionally left blank



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

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

Application Number:
08/00884/CB3

Grid Ref:
E: 357452
N: 418311

Scale:
1:2,500

Agenda Item No.
B. 1

This page is intentionally left blank

Item B. 2 08/00885/LBC Refer to Full Council for Decision

Case Officer Miss Lyndsey Cookson

Ward Chorley North West

Proposal Listed Building Consent for the installation of a CCTV system including six cameras (located on Astley Hall, The Coach House and wall mounted in the grounds) and eight loudspeaker horns on the roof of Astley Hall and The Coach House,

Location Astley Hall Astley Park Park Road ChorleyLancashire

Applicant Chorley Borough Council

Statutory consultation expiry: 4th December 2008

Application expiry: 1st January 2008

One letter of objection has been received to date

The application is made by the Council and must go to Development Control Committee and Full Council

Proposal This application proposes listed building consent for the installation of a CCTV system including six cameras (located on Astley Hall, The Coach House, wall mounted and on poles in the grounds) and eight loudspeaker horns on the roof of Astley Hall and The Coach House.

Site Description Astley Hall is a grade I listed building and dates from the 16th Century. Some 30m west of the Hall is the Coach House, which is a grade II listed building, and immediately north of this lies Astley Farm. The grounds associated with Astley Hall are a Registered Historic Park & Garden, situated on the north-west side of Chorley town surrounded by urban and residential areas.

Background The application seeks to address an ongoing and worsening problem of vandalism at Astley Hall and to improve levels of personal security for staff based there. Public consultation was carried out prior to submitting the application. Information was displayed on three trees, the railings over the lake in the Park, on the front reception desk in the Hall, and was shown to Friends of Astley Hall. A meeting was held between the applicant, English Heritage, CBC Conservation Officer, CBC Assistant Crime & Disorder Manager and the CCTV company, where a schedule for the cameras was agreed.

Summary The provision of the CCTV system would improve surveillance of the buildings and immediate surrounds, without being detrimental to the special character and appearance of the Grade I and Grade II listed buildings or the historic park/garden. There would be no adverse impact on residential amenity. It is considered the proposal complies with PPG15 and policies LT7, HT13 and EP20 of the Local Plan. The application is therefore recommended for approval.

Policy

PPG15, LT7, HT13, EP20

Planning History

06/00509/FULMAJ: Demolish existing extensions, buildings and structure and convert the existing Coach House into a new cafe, classroom and exhibition space and shop associated with Astley Hall and the conversion of part of the barn adjacent to the Farmhouse to provide toilet facilities and associated hard landscaping works. Construction of a 2.5m to 3.5m high wall to complete the enclosure of the walled garden, and bin stores. Engineering operations associated with the drainage and de-silting of the lake and pond. The refurbishment and extension of the existing pavilion to provide a new kiosk to serve light refreshments. PERMITTED

07/00232/FUL: Proposed lighting of the main route through Astley Park (4.79m high lighting columns at 28m intervals). PERMITTED

07/00243/LBC: Construction of 2.7m to 2.1m high brick wall between lean to of boiler house and corner of the rear of Astley Hall. CONSENT

08/00060/LBC: Listed Building Consent for the installation of six CCTV cameras on Astley Hall and The Coach House. CONSENT

08/00361/LBC: Listed Building Consent for re-roofing of Coach House. CONSENT

Consultation

Crime Reduction Officer – The proposal gives the best possible protection for the property at risk.

LCC Strategic Planning – No strategic significance.

CBC Conversation – The difficulty in protecting a Grade 1 listed building lies in the question of where to place cameras and detection systems so that the installation both protects the building and its occupants and at the same time does not ruin the special character of the building it is seeking to protect.

The proposal includes a number of sensitively placed cameras, most located on poles within Astley Park and Astley Hall walled garden, positioned in such a way as to not detract from the classic views of the building, or from the appearance of this Registered Park & Garden. Motion sensors, infra-red detection systems and loudspeakers have been positioned so as to be invisible from view at ground level and to thus not detrimentally affect the appearance of the building. The choice of location for equipment followed extensive consultation with officers from English Heritage and Chorley Council.

As a result of the considerable pre-application discussion, the proposal as now presented is in my opinion acceptable. A condition is recommended for details of the colour of the poles and cameras to be submitted. For those within Astley Park it is suggested a dark green, sometimes historically referred to as 'invisible green'. This colour when viewed against a backdrop of trees is, as the name suggests, almost invisible. Any other equipment should be of a colour which matches as closely as possible the colour of the background material against which it will be seen so as to be as discrete as possible. A second condition is recommended for details of the positioning of any cable runs to be

submitted, to ensure minimal impact to the listed building.

No comments have been received to date from the following:

- English Heritage
- Garden History Society
- Chorley & District Hist & Arch Society
- Friends of Astley Park
- Friends of Astley Hall

Applicant's Case

Rationale for proposal: Theft of a significant amount of lead off the roof of the Hall occurred in January, costing approximately £7000 to replace. Frequent acts of vandalism also occur. Police are often unaware of damage until it is too late. At present 5 members of staff work at the Hall and when leaving the building they must do so in the dark in winter and when working evenings and weekends. There have been numerous attacks in the Park, and staff do not currently feel safe leaving and entering the building unmonitored. The proposal would mean that staff safety will be greatly improved, as the CCTV operators will be aware of staff leaving times and can see them safely away from the building.

How the system would work: The system will be monitored on the main town centre CCTV system. The detectors would be set to work between 6pm and 7am, and if someone walks past and breaks the beam within this time, an alarm is raised and the operator can watch the images and take action accordingly. The loud speakers mean that if the buildings are attacked, in the first instance the operator can talk to the person(s) through the speakers. If they continue to be tracked and do not move away from the building, this will instigate a police response to the scene.

Choice of locations: The pole mounted cameras at the front of the Hall will cover the main entrance, windows, side entrance and down both sides of the building, and are an alternative to attaching the cameras onto the front of the building. The camera mounted on the garden wall will give a view of the walled garden and the rear of the Hall, as this area is vulnerable when the site is unoccupied. Rather than digging the surface of the garden up to place a pole in the ground, the wall mounted pole would be a less obtrusive solution. The camera mounted on the rear of the Hall would cover the courtyard area, which is not in full view of the Park and is the main entrance for staff. The courtyard is stone flagged so a pole-mounted camera is not possible, and this part of the building is not in full view of the public. This area has been vandalised in the past, and the courtyard also houses equipment which are vulnerable to attacks. Cameras mounted on the Coach House would cover the whole exterior of the building, including all entrances. There have been dummy cameras on the exterior of the building for a long time.

Representations

No objections to the cameras but the loudspeaker horns would present a significant noise disturbance, inappropriate for a stately home in quiet parkland and a quiet residential area.

Assessment

Design & Appearance: There would be two dome cameras each mounted on 6ft high poles of a slim-line design. Their appearance would be akin to a lighting column and they would be painted in an appropriate colour to match the landscape backdrop, as required by a condition. Both camera poles would be sited to the south of the Hall, on a grassed area in front of the building just beyond the

gravel driveway. There are no loudspeakers proposed on either pole, so they would not be cluttered. One dome camera and two loudspeaker horns would be mounted on the south-west corner of the Coach House, and one dome camera and one loudspeaker horn would be mounted on the north-east corner of the building. These would be approximately 5.5m above ground level. They would be painted in an appropriate colour to match the building, as required by a condition. One 'pan, tilt and rotation' camera would be mounted on the rear wall of the Hall approximately 5m above ground level. Five loudspeaker horns would be mounted on the roof of the Hall; three towards the front and two towards the rear of the building. Finally, one dome camera would be mounted on a slim-line pole attached to the garden wall to the north of the Hall. This would be appropriately painted to match the landscape backdrop.

Impact on Listed Buildings: The cameras and loudspeaker horns are small-scale and discretely sited, would not clutter either building, and would have a sympathetic colour finish. The poles would be seen against the soft landscape backdrop to the Hall, and would not appear overly prominent in the grounds or be detrimental to the setting of either building. Recommended conditions in connection with colour finish and cabling detail would minimise their impact. There would be no detrimental impact to the character and appearance of the Grade I and Grade II listed buildings, as confirmed by the Council's Conservation Officer.

Impact on Historic Park & Garden: The camera poles would be viewed against the backdrop of trees and other vegetation in the immediate vicinity, to minimise their prominence. An appropriate colour finish (likely to be dark green) to be agreed by condition would reduce their impact. There would be no detrimental impact to the historic character of the park.

Impact on Residential Amenity: The proposals would not be visually prominent from any of the neighbouring properties to the west or east, or result in adverse loss of privacy. The main impact would be sound from the loudspeaker horns when the operator is speaking to a possible intruder. The curtilage of the closest neighbouring property, No.1 Merefield, is sited approximately 50m to the west of the Coach House. The property itself is sited approximately 80m away. There are two loudspeaker horns located on the south-west corner of the Coach House, one of which would be directed towards this property. However, it is not considered there would be an unacceptable level of noise disturbance for occupiers of this property, and other properties on Merefield and Ravensthorpe, given that they would only be used in emergency situations and it is not anticipated this would be on a frequent basis, when they are used this would be at night when most occupiers would not be in their gardens but in their houses which are at least 80m away, and there are a large number of mature trees between. The properties to the north-east of the site are some 170m away from the closest loudspeaker on the rear of the Hall, with a wood in between, and would not be adversely affected. There are no properties to the south.

Recommendation

Grant Listed Building Consent and Refer to Full Council for Decision.

Conditions

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

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

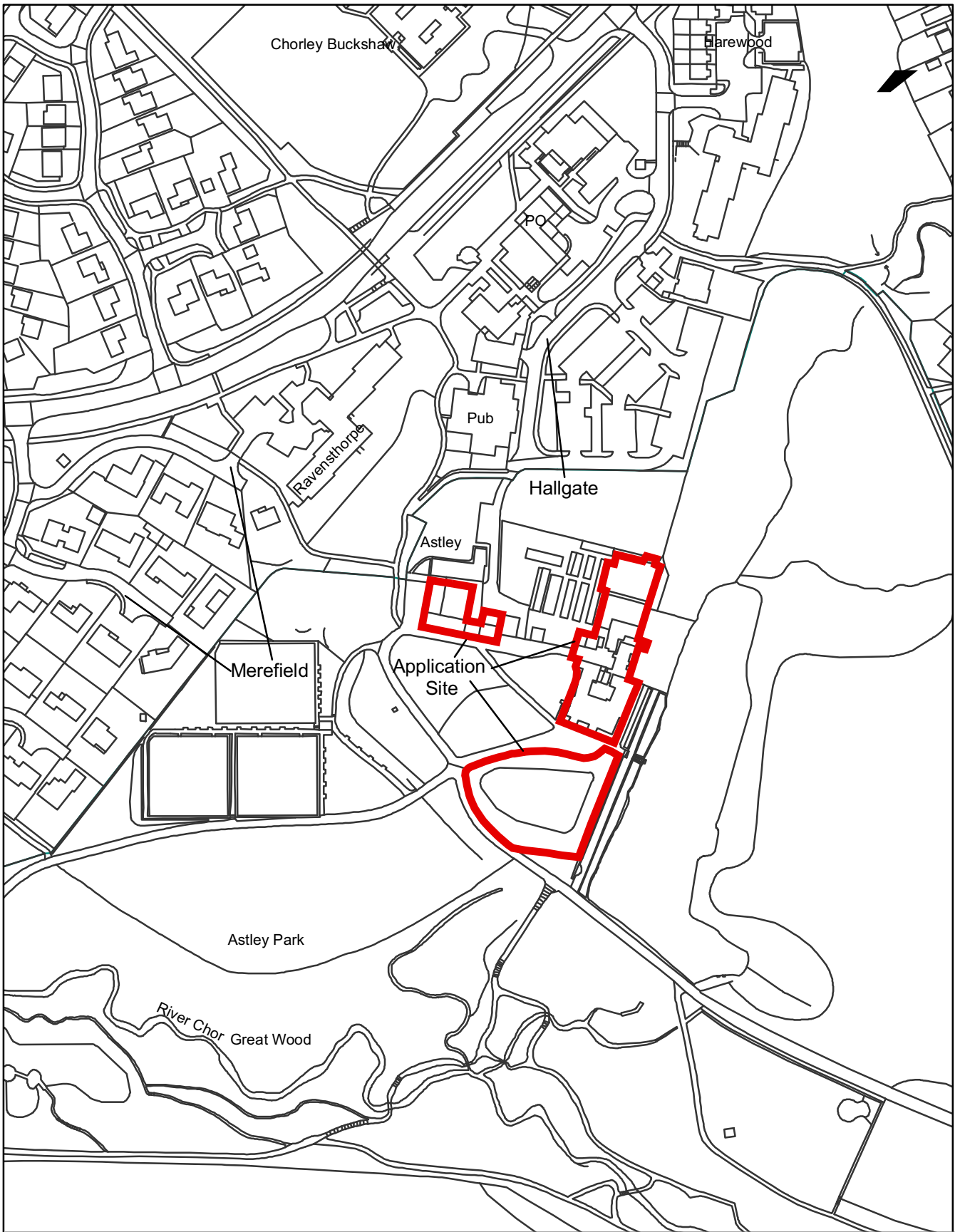
2. Prior to commencement of the development, full details of the positioning of any cable runs to support the CCTV system hereby permitted, shall be submitted to and agreed in writing by the Local Planning Authority. The cable runs shall be retained in accordance with the agreed details at all times thereafter, unless details of an alternative scheme have first been submitted to and agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory form of development which would not detract from the character and appearance of the listed buildings and the historic park & garden, and in accordance with PPG15 and Policy Nos. LT7 and HT13 of the Chorley Borough Local Plan Review.

3. Prior to commencement of the development, full details of the colour and finish for the poles, cameras and loudspeaker horns hereby permitted, shall be submitted to and agreed in writing by the Local Planning Authority. The poles, cameras and loudspeakers shall be retained in accordance with the agreed details at all times thereafter, unless details of an alternative colour scheme and finish have first been submitted to and agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory form of development which would not detract from the character and appearance of the listed buildings and the historic park & garden, and in accordance with PPG15 and Policy Nos. LT7 and HT13 of the Chorley Borough Local Plan Review.

This page is intentionally left blank



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

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

Application Number:
08/00885/LBC

Grid Ref:
E: 357452
N: 418311

Scale:
1:2,500

Agenda Item No.
B. 2

This page is intentionally left blank



Report of	Meeting	Date
Corporate Director (Business)	Development Control Committee	09.12.2008

PLANNING APPEALS AND DECISIONS - NOTIFICATION

PURPOSE OF REPORT

- To advise Committee of notifications received from the Planning Inspectorate, between 30 October and 25 November 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(S)

- That the report be noted.

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	√

PLANNING APPEALS LODGED

- Appeal by Mrs K Sowerbutts against conditions imposed upon delegated approval for the variation of opening hours at 25A School Lane, Brinscall (Application No. 08/00275/FUL).

PLANNING APPEALS DISMISSED

- None

PLANNING APPEALS ALLOWED

- None

PLANNING APPEALS WITHDRAWN



7 None

ENFORCEMENT APPEALS LODGED

8 None

ENFORCEMENT APPEALS DISMISSED

9 None

ENFORCEMENT APPEALS ALLOWED

10 None

ENFORCEMENT APPEALS WITHDRAWN

11 None

LANCASHIRE COUNTY COUNCIL DECISIONS

12 None

IMPLICATIONS OF REPORT

13 This report has implications in the following areas and the relevant Corporate Directors' comments are included:

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

J E MEEK
CORPORATE DIRECTOR (BUSINESS)

Report Author	Ext	Date	Doc ID
Louise Taylor	5346	25/11/2008	

Background Papers			
Document	Date	File	Place of Inspection
Letter from the Planning Inspectorate	30/10/2008	08/00275/FUL	Civic Offices, Union Street, Chorley or decisions may be viewed at the Union Street offices or at www.chorley.gov.uk/planning by selecting "Planning application - online search"

Report of	Meeting	Date
Corporate Director (Business)	Development Control Committee	09.12.2008

ENFORCEMENT ITEM

THE ERECTION OF A FIRST FLOOR SIDE AND REAR EXTENSION – LAND AT LITTLE KNOWLEY FARM 19 BLACKBURN ROAD WHITTLE LE WOODS PR6 8LD

PURPOSE OF REPORT

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

CORPORATE PRIORITIES

2. This report does not affect the corporate priorities.

RISK ISSUES

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

BACKGROUND

4. The case relates to the commencement of building works for a first floor side and rear extension. The works undertaken at this time involve removal of the roof to an existing extension and commencement of works to the gable and rear wall to construct the extension. Works have not started on the erection of the conservatory.

ASSESSMENT

5. A part retrospective planning application for the erecting of a first floor side and rear extension and the erecting of a single storey rear conservatory and alterations to the roof at Little Knowley Farm, 19 Blackburn Road, Whittle Le Woods, PR6 8LD, 08/01019/FUL refers, has been presented on this agenda with a recommendation for refusal. Should members accept the Officers recommendation for refusal this report seeks authority to serve an Enforcement Notice to remove the unauthorised works undertaken.

POLICY

6. The property lies within the designated Green Belt. Green Belt Policy is set out in PPG 2: Green Belts and is re-stated in Policy DC1 of the Local Plan. Local Plan Policy DC1 states that, within the designated Green Belt, permission for development will not be granted except in very special circumstances, for development other than that defined within one of the seven criteria defined within that policy. Criterion (c) allows for limited extensions of existing dwellings provided that they accord with Policy DC8A.

7. Policy DC8A states at criterion (d) extensions should not result in a significant increase in the volume of the original dwelling. In this instance it is considered that the extensions proposed do result in a significant increase in the volume of the original dwelling.

COMMENTS OF THE DIRECTOR OF FINANCE

8. No comments.

COMMENTS OF THE HEAD OF HUMAN RESOURCES

9. No comments.

RECOMMENDATION

10. That it is expedient to issue an Enforcement Notice in respect of the following breach of planning control:
- i. Without planning permission the erecting of a first floor side and rear extension at property Little Knowley Farm, 19 Blackburn Road, Whittle Le Woods, PR6 8LD.
 - ii. Remedy for Breach
 - ii(a). Demolish the extension and remove the resultant materials from the site.
 - ii(b). Period for Compliance
Three Months.
 - ii(c). Reason
 - i. The proposed development would be located within the Green Belt as defined by the Adopted Chorley Borough Local Plan Review. The proposed development is contrary to Government advice contained in PPG2: Green Belts, Policy DC8A of the Adopted Chorley Borough Local Plan Review and the Council's approved House Extension Design Guidelines, which seeks to resist major extensions to existing dwellings which significantly increase the volume of the dwellinghouse and create disproportionate additions over and above the volume of the original dwellinghouse to the detriment of the character and appearance of the Green Belt.

JANE E MEEK
CORPORATE DIRECTOR (BUSINESS)

Report Author	Ext	Date	Doc ID
Steve Aldous	5414	26 November 2008	
Background Papers			
Document	Date	File	Place of Inspection
Planning Application	07/10/08	08/01019/FUL	Union Street Offices



This page is intentionally left blank



Report of	Meeting	Date
Corporate Director (Business)	Development Control Committee	09.12.2008

ENFORCEMENT ITEM

ALTERATIONS TO INCREASE HEIGHT OF OUTBUILDING - LAND AT LITTLE KNOWLEY FARM 19 BLACKBURN ROAD WHITTLE LE WOODS

PURPOSE OF REPORT

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

CORPORATE PRIORITIES

2. This report does not affect the corporate priorities.

RISK ISSUES

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

BACKGROUND

4. The case relates to works carried out to an existing pitched roof outbuilding at Little Knowley Farm consisting of raising its roof height. Permitted development rights do exist for the erection of buildings within the curtilage area of a dwelling, however there is a restriction on the height of buildings with pitched roofs of 4 metres without planning permission. In this instance the pitched roof erected exceeds 4 metres in height. A request for a planning application has been requested but has not been forthcoming and the landowner insists the height of the building does not exceed its original height. However, this would not change the need for planning permission because the building as altered amounts to development that exceeds 4 metres in height

ASSESSMENT

5. The development undertaken does not benefit as permitted development as defined within Schedule 2, Part 1, Class E The Town & Country Planning (General Permitted Development) Order 1995 (As amended). The development undertaken does not meet the conditions stated in that the roof height exceeds 4 metres.
6. The works undertaken to clad the existing building and raise its roof height has significantly increased the mass when compared to the original building resulting in a reduction to the openness of the green belt in this locality. The building is therefore considered to be inappropriate development within the Green Belt that is, by definition harmful to it [paragraph 3.2 to PPG2 (Revised)].

POLICY

7. The property lies within the designated Green Belt. Green Belt Policy is set out in PPG 2: Green Belts and is re-stated in Policy DC1 of the Local Plan. Local Plan Policy DC1 states

that, within the designated Green Belt, permission for development will not be granted except in very special circumstances, for development other than that defined within one of the seven criteria defined within that policy. The development does not accord with any of the accepted criteria and as no planning application has been submitted no very special circumstances have been put forward in support of the development.

COMMENTS OF THE DIRECTOR OF FINANCE

8. No comments.

COMMENTS OF THE HEAD OF HUMAN RESOURCES

9 No comments.

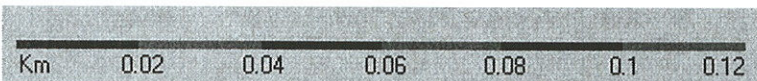
RECOMMENDATION

10. That it is expedient to issue an Enforcement Notice in respect of the following breach of planning control:

- i. Without planning permission the erection of an outbuilding, which exceeds 4 metres in height.
- ii Remedy for Breach
 - ii(a) Reduce the height of the building to 4 metres in height and therefore benefit as Permitted Development as defined within Schedule 2, Part 1, Class E, The Town & Country Planning (General Permitted Development) Order 1995.
 - ii(b) Period for Compliance
Three Months
 - ii(c) Reason
 - i. The proposed development would be located within the Green Belt as defined by the Adopted Chorley Borough Local Plan Review. The proposed development is contrary to Government advice contained in PPG2: Green Belts and Policy DC1 of the Adopted Chorley Borough Local Plan Review which seeks to control and retain the openness of the green belt by defining development that is considered to be appropriate within the Green Belt. It is considered that the outbuilding is inappropriate development and by virtue of its height and mass is harmful to its openness and therefore contrary to Policy DC1 of the Adopted Chorley Borough Local Plan Review.

JANE E MEEK
CORPORATE DIRECTOR (BUSINESS)

Report Author	Ext	Date	Doc ID
Steve Aldous	5414	11 November 2008	
Background Papers			
Document	Date	File	Place of Inspection



This page is intentionally left blank

Report



Report of	Meeting	Date
Corporate Director (Business)	Development Control Committee	09.12.2008

PLANNING APPLICATIONS DECIDED BY THE CORPORATE DIRECTOR (BUSINESS), THE CHAIR AND VICE-CHAIR OF THE COMMITTEE 11 NOVEMBER 2008

Application No.	Recommendation	Location	Proposal
08/00984/FUL	Permit Full Planning Permission	Land 65m South Of 3 Olde Stoneheath Court Hut Lane Heath Charnock Lancashire	Erection of stables to include exercise area, midden and hardstanding,
08/01008/FUL	Permit Full Planning Permission	Oak Royal Golf Club Bury Lane Withnell Chorley PR6 8BH	Variation of condition 11 on 06/00205/FUL Variation of condition 10 on 06/00205/FUL
08/01009/FUL	Permit Full Planning Permission	Oak Royal Golf Club Bury Lane Withnell Chorley PR6 8BH	Erection of ancillary buildings and car-park

This page is intentionally left blank

Report



Report of	Meeting	Date
Corporate Director (Business)	Development Control Committee	09.12.2008

PLANNING APPLICATIONS DECIDED BY THE CORPORATE DIRECTOR (BUSINESS), THE CHAIR AND VICE-CHAIR OF THE COMMITTEE 26 NOVEMBER 2008

Application No.	Recommendation	Location	Proposal
08/01028/FUL	Permit Full Planning Permission	Market Street Garage 48 Market Street Adlington Chorley PR7 4HF	Extension to existing petrol filling station and shop and erection of MOT garage
08/01060/FUL	Permit retrospective planning permission	9 Grange Drive Coppull Lancashire PR7 5FG	Retrospective application for the change of use of land to the side to domestic curtilage (garden) and erection of new boundary wall/fence,
08/01089/OUT	Permit Outline Planning Permission	Land 10m South East Of 91 Chorley Road Adlington	Outline application for the erection of two 1 bed apartments

This page is intentionally left blank



Report of	Meeting	Date
Corporate Director (Business)	Development Control Committee	09.12.2008

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

Between 30 October and 25 November 2008

Plan Ref 07/00127/COU **Date Received** 08.02.2007 **Decision** Permit Full Planning Permission

Ward: Chorley South West **Date Decided** 17.11.2008

Proposal : Change of use from former childrens home to residential dwelling,
Location : 22 Derwent Road Chorley PR7 2JR
Applicant: Lancashire County Council PO Box 26 County Hall Preston PR1 8RE

Plan Ref 08/00533/DIS **Date Received** 23.05.2008 **Decision** Condition(s) discharged

Ward: Chorley South West **Date Decided** 31.10.2008

Proposal : Application to discharge conditions 6 and 17 relating to planning approval 07/00999/FULMAJ
Location : Parcel 8 Land 50m South Of 1 Folly Wood Drive Chorley Lancashire
Applicant: Chloe Grimsley GCM Consulting Engineers Hollinwood Business Centre Albert Street Hollinwood Oldham OL8 3QL

Plan Ref 08/00643/ADV **Date Received** 12.06.2008 **Decision** Advertising Consent

Ward: Chorley South East **Date Decided** 30.10.2008

Proposal : Installation of new fascia and entrance signs,
Location : Standish House Standish Street Chorley PR7 3AJ
Applicant: Vauxhall Wilson & Co Standish House Standish Street Chorley PR7 3AJ

Continued....

Plan Ref 08/00830/FUL **Date Received** 22.07.2008 **Decision** Permit Full Planning Permission

Ward: Eccleston And Mawdesley **Date Decided** 12.11.2008

Proposal : Erection of a single storey extension and internal alterations,
Location : St Peter And St Pauls R C Primary School Ridley Lane Mawdesley Ormskirk L40 2RE
Applicant: St Peter & Pauls Catholic Primay SchoolRidey Lane Mawdesley Ormskirk

Plan Ref 08/00838/FUL **Date Received** 23.07.2008 **Decision** Permit Full Planning Permission

Ward: Adlington & Anderton **Date Decided** 31.10.2008

Proposal : Erection of single storey extensions, internal alterations and new retaining wall,
Location : Anderton St Josephs Rc Primary School Rothwell Road Anderton Chorley PR6 9LZ
Applicant: Anderton St Josephs Rc Primary School Rothwell Road Anderton Chorley

Plan Ref 08/00875/FUL **Date Received** 04.08.2008 **Decision** Withdrawn (valid then later invalid)

Ward: Chisnall **Date Decided** 18.11.2008

Proposal : Demolish existing concrete garage and replace with new
Location : 167 Preston Road Coppull Chorley PR7 5DR
Applicant: Miss Karen Lewis 167 Preston Road Coppull PR7 5DR

Plan Ref 08/00879/FUL **Date Received** 01.08.2008 **Decision** Refuse Full Planning Permission

Ward: Eccleston And Mawdesley **Date Decided** 04.11.2008

Proposal : To lower the kerb at the front of the property
Location : 186 The Green Eccleston Lancashire PR7 5SU
Applicant: Mrs Julia Fell 186 The Green Eccleston Lancashire PR7 5SU

Plan Ref 08/00916/FUL **Date Received** 14.08.2008 **Decision** Permit Full Planning Permission

Ward: Euxton South **Date Decided** 31.10.2008

Proposal : Erection of a single storey rear extension, access ramp to side elevation and conversion of part of the existing dining room to create bedroom
Location : Coplands Farm Dawbers Lane Euxton Chorley PR7 6EF
Applicant: Mrs Susan Halsall Coplands Barn Dawbers Lane Euxton Chorley PR7 6EF

Plan Ref 08/00917/FUL **Date Received** 14.08.2008 **Decision** Permit retrospective planning permission

Ward: Astley And Buckshaw **Date Decided** 25.11.2008

Proposal : Erection of an access ramp (Retrospective)
Location : Unit 3 Revolution Park Buckshaw Avenue Buckshaw Village Chorley
Applicant: Mr Peter Knight Harriossn Way Spa Park Royal Leamington Spa CV31 3HH

Plan Ref 08/00931/FUL **Date Received** 20.08.2008 **Decision** Permit Full Planning Permission

Ward: Eccleston And Mawdesley **Date Decided** 31.10.2008

Proposal : Proposed 2 Storey extension to side
Location : 29 Chaucer Close Eccleston Chorley PR7 5UJ
Applicant: Mr Derek Frackelton 29 Chaucer Close Eccleston

Plan Ref 08/00934/FUL **Date Received** 19.08.2008 **Decision** Permit Full Planning Permission

Ward: Wheelton And Withnell **Date Decided** 21.11.2008

Proposal : Conversion of existing barn and coach house to 2 No dwellings including landscaping
Location : South Miry Fold Farm Briers Brow Wheelton Lancashire PR6 8JN
Applicant: Acland Banks South Miry Fold Farm Briers Brow Wheelton Lancashire PR6 8JN

Plan Ref 08/00937/FUL **Date Received** 20.08.2008 **Decision** Permit Full Planning Permission

Ward: Chorley North East **Date Decided** 04.11.2008

Proposal : Change of use of field to the rear of the factory to be used by Sunlight lorries
Location : G W Chadwick Unit 40 Chorley North Industrial Park Drumhead Road Chorley
Applicant: Mr Philip Seagrove G W Chadwick Unit 40 Chorley North Industrial Park Drumhead Road Chorley PR6 7BX

Plan Ref 08/00939/FUL **Date Received** 21.08.2008 **Decision** Permit Full Planning Permission

Ward: Coppull **Date Decided** 31.10.2008

Proposal : Installation of 1No. 600mm diameter pole mounted dish antenna, fixed to the wall of the Exchange building; the installation of 4No. small pole mounted ODU's (outdoor units); provision of a small equipment cabinet and an REC meter cabinet at ground level; cabling and other ancillary works.

Location : Automatic Telephone Exchange Springfield Road Coppull Lancashire

Applicant: Arqiva Services Ltd

Plan Ref 08/00954/FUL **Date Received** 27.08.2008 **Decision** Permit Full Planning Permission

Ward: Lostock **Date Decided** 14.11.2008

Proposal : Formation of a sand paddock

Location : Landeck Leyland Lane Ulnes Walton Leyland PR26 8LB

Applicant: Mr John Wright Landeck Leyland Lane Ulnes Walton Leyland PR26 8LB

Plan Ref 08/00960/FUL **Date Received** 29.08.2008 **Decision** Refuse Full Planning Permission

Ward: Lostock **Date Decided** 03.11.2008

Proposal : Erection of detached dwelling house to replace flood damaged house and erection of a detached double garage

Location : 267 Southport Road Leyland PR26 8LQ

Applicant: Mr Barry Jameson 267 Southport Road Leyland PR26 8LQ

Plan Ref 08/00962/FUL **Date Received** 28.08.2008 **Decision** Refuse Full Planning Permission

Ward: Eccleston And Mawdesley **Date Decided** 04.11.2008

Proposal : Demolition of front porch, rear conservatory and single storey side extensions and erection of two storey side extension, front porch and single storey rear extension

Location : Long Acres Blue Stone Lane Mawdesley Ormskirk L40 2RQ

Applicant: Mr David Chivers Long Acres Blue Stone Lane Mawdesley Ormskirk L40 2RQ

Plan Ref 08/00964/FUL **Date Received** 01.09.2008 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods And Whittle-le-Woods **Date Decided** 03.11.2008

Proposal : Proposed single storey rear extension

Location : 231 Preston Road Clayton-Le-Woods Chorley PR6 7PT

Applicant: Mr And Mrs D Heaton 231 Preston Road Clayton-Le-Woods Chorley PR6 7PT

Plan Ref 08/00967/FUL **Date Received** 29.08.2008 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods West And Cuerden **Date Decided** 06.11.2008

Proposal : Substitution of house type (Plot 5) Plot handing (Plot 6) and garage substitution (Plot 4) on previously approved layout

Location : Lingmell 24 Lancaster Lane Clayton-Le-Woods Leyland PR25 5SN

Applicant: Mr Ian Fowler Wainhomes Developments Ltd Chorley & Business Technology Park Euxton Lane Chorley PR7 6TE

Plan Ref 08/00968/FUL **Date Received** 01.09.2008 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods And Whittle-le-Woods **Date Decided** 18.11.2008

Proposal : Single storey extensions to the front, side and rear (resubmission of 08/00307/FUL)

Location : 516 Preston Road Clayton-Le-Woods Chorley PR6 7JB

Applicant: Mr And Mrs P Gasden 516 Preston Road Clayton-Le-Woods Chorley PR6 7JB

Plan Ref 08/00970/FUL **Date Received** 01.09.2008 **Decision** Permit Full Planning Permission

Ward: Lostock **Date Decided** 07.11.2008

Proposal : Demolition of existing conservatory and erection of replacement single storey extension to include a new sun/garden room. Replacement of existing windows to utility room, changes to roof line of main bedroom and additional windows. Addition of front porch.

Location : Manor House Farm The Hillocks Croston Leyland PR26 9RE

Applicant: Mr Douglas McMillan Manor House Farm The Hillocks Croston Leyland PR26 9RE

Plan Ref 08/00973/TPO **Date Received** 02.09.2008 **Decision** Consent for Tree Works

Ward: Clayton-le-Woods North **Date Decided** 10.11.2008

Proposal : Felling of Beech tree covered by TPO 9 (Clayton Le Woods) 1993,

Location : 1 Little Banks Close Bamber Bridge Preston PR5 6BU

Applicant: Mrs M Kitching 1 Little Banks Close Bamber Bridge Preston PR5 6BU

Plan Ref 08/00977/FUL **Date Received** 03.09.2008 **Decision** Permit Full Planning Permission

Ward: Astley And Buckshaw **Date Decided** 13.11.2008

Proposal : Conversion of detached garage into ancillary living accommodation
Location : Billinge House Euxton Lane Euxton Lancashire PR7 6DL
Applicant: Mr T Masterson Billinge House Euxton Lane Euxton Lancashire PR7 6DL

Plan Ref 08/00979/FUL **Date Received** 03.09.2008 **Decision** Application Withdrawn

Ward: Chorley North East **Date Decided** 04.11.2008

Proposal : First floor rear extension to facilitate conversion of first floor to 2 No 1 bed roomed apartments and reinstatement of front top bay window
Location : 57 Railway Road Chorley Lancashire PR6 0HN
Applicant: Mr Sean Ginger 1-3 Park Road Chorley PR7 1QS

Plan Ref 08/00981/FUL **Date Received** 04.09.2008 **Decision** Permit retrospective planning permission

Ward: Pennine **Date Decided** 30.10.2008

Proposal : Conservatory At Rear (retrospective)
Location : 51 Kenyon Lane Heapey Chorley PR6 8EX
Applicant: Mrs Maggie Moss 51 Kenyon Lane Heapey Chorley PR6 8EX

Plan Ref 08/00984/FUL **Date Received** 04.09.2008 **Decision** Permit Full Planning Permission

Ward: Heath Charnock And Rivington **Date Decided** 13.11.2008

Proposal : Erection of stables to include exercise area, midden and hardstanding,
Location : Land 65m South Of 3 Olde Stoneheath Court Hut Lane Heath Charnock Lancashire
Applicant: Mr M Linfoot 59 Longworth Street Bolton BL2 6AR

Plan Ref 08/00985/ADV **Date Received** 05.09.2008 **Decision** Advertising Consent

Ward: Chorley South West **Date Decided** 05.11.2008

Proposal : Erection of 1 illuminated fascia sign, 1 non-illuminated free standing totem and 4 non-illuminated wall mounted signs,
Location : Co Op Late Store Moor Road Chorley Lancashire PR7 2LU
Applicant: Co-Op Food Programme Delivery, Orchid group Ground Floor, Old Bank Building Hanover Street Manchester M60 0AB

Plan Ref 08/00986/FUL **Date Received** 09.09.2008 **Decision** Permit Full Planning Permission

Ward: Pennine **Date Decided** 04.11.2008

Proposal : Construction of agricultural/equestrian building for horse stabling incorporating 3 stables, tack room, storage of hay/agricultural produce (resubmission of 08/00394/FUL)

Location : Land 91m West Of Tootals Farm Coppice Lane Heapey Lancashire

Applicant: Mr B Thompson 24 Poppy Close Chadderton Oldham OL9 9US

Plan Ref 08/00987/FUL **Date Received** 09.09.2008 **Decision** Permit retrospective planning permission

Ward: Chisnall **Date Decided** 07.11.2008

Proposal : Erection of single storey side extension (retrospective)

Location : 8 Alma Drive Charnock Richard Chorley PR7 3RD

Applicant: Mr John McHugh 8 Alma Drive Charnock Richard Chorley PR7 3RD

Plan Ref 08/00991/FUL **Date Received** 10.09.2008 **Decision** Permit Full Planning Permission

Ward: Wheelton And Withnell **Date Decided** 05.11.2008

Proposal : Proposed free standing canopy to the east end elevation of link building to comply with ofsted and the erection of a concrete shed

Location : Hillside Methodist Church School Lane Brinscall Lancashire PR6 8JP

Applicant: Mrs Janet Horton 1 Fellstone Vale Withnell Chorley PR6 8UE

Plan Ref 08/00992/FUL **Date Received** 11.09.2008 **Decision** Permit Full Planning Permission

Ward: Heath Charnock And Rivington **Date Decided** 13.11.2008

Proposal : Increase the width of driveway and the installation of a dropped kerb

Location : 157 Chorley Road Heath Charnock Lancashire PR6 9JL

Applicant: Mr Steve Fairclough 157 Chorley Road Heath Charnock Lancashire PR6 9JL

Plan Ref 08/00993/FUL **Date Received** 11.09.2008 **Decision** Permit Full Planning Permission

Ward: Lostock **Date Decided** 31.10.2008

Proposal : Erection of rear conservatory,

Location : Meadowside 16 Bamfords Fold Bretherton Preston PR26 9AL

Applicant: Mr Crossfield Meadowside 16 Bamfords Fold Bretherton Preston PR26 9AL

Plan Ref 08/00994/FUL **Date Received** 11.09.2008 **Decision** Permit Full Planning Permission

Ward: Eccleston And Mawdesley **Date Decided** 03.11.2008

Proposal : Erection of new pallisade wall 1.9m high and wrought iron gates 2.1m high,
Location : 79 Southport Road Eccleston Chorley Lancashire PR7 6ET
Applicant: Mr P Hughes 79 Southport Road Eccleston Chorley Lancashire PR7 6ET

Plan Ref 08/00996/TPO **Date Received** 11.09.2008 **Decision** Consent for Tree Works

Ward: Wheelton And Withnell **Date Decided** 04.11.2008

Proposal : Proposal for work to Tree
Location : The Reading Room Bolton Road Abbey Village Chorley PR6 8DD
Applicant: Mrs Diane Tabner The Reading Room Bolton Road Abbey Village Chorley PR6 8DD

Plan Ref 08/00997/FUL **Date Received** 12.09.2008 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods And Whittle-le-Woods **Date Decided** 05.11.2008

Proposal : Proposed Conservatory at Rear
Location : 37 Foxglove Drive Whittle-Le-Woods Chorley PR6 7SG
Applicant: Mr Andrew Hough 37 Foxglove Drive Whittle-Le-Woods Chorley PR6 7SG

Plan Ref 08/00998/FUL **Date Received** 15.09.2008 **Decision** Permit Full Planning Permission

Ward: Chorley North West **Date Decided** 04.11.2008

Proposal : Erection of single storey side extension,
Location : 15 Cunningham Avenue Chorley PR7 2PS
Applicant: Mr H Thornton 15 Cunningham Avenue Chorley PR7 2PS

Plan Ref 08/00999/FUL **Date Received** 15.09.2008 **Decision** Permit Full Planning Permission

Ward: Lostock **Date Decided** 18.11.2008

Proposal : Erection of detached double garage,
Location : Carr House Carr House Lane Bretherton Leyland PR26 9AR
Applicant: Dr C Elphick Carr House Carr House Lane Bretherton Leyland PR26 9AR

Plan Ref 08/01001/FUL **Date Received** 15.09.2008 **Decision** Permit Full Planning Permission

Ward: Lostock **Date Decided** 07.11.2008

Proposal : Rear Conservatory
Location : 5 Wade Brook Road Leyland PR26 8NW
Applicant: Mr Fuller 5 Wade Brook Road Leyland PR26 8NW

Plan Ref 08/01002/FUL **Date Received** 15.09.2008 **Decision** Permit Full Planning Permission

Ward: Astley And Buckshaw **Date Decided** 07.11.2008

Proposal : Erection of a bat house at group one Buckshaw Village
Location : Group 1 Euxton Lane Euxton Lancashire
Applicant: Mr Ian Swallow Brisance House Euxton Lane Chorley Lancashire PR7 6AQ

Plan Ref 08/01003/FUL **Date Received** 16.09.2008 **Decision** Permit Full Planning Permission

Ward: Lostock **Date Decided** 12.11.2008

Proposal : Proposed milking parlour
Location : Boyes Farm Leyland Lane Ulnes Walton Leyland PR26 8LB
Applicant: Mr Andrew Deacon Boyes Farm Leyland Lane Ulnes Walton Leyland PR26 8LB

Plan Ref 08/01004/FUL **Date Received** 16.09.2008 **Decision** Permit Full Planning Permission

Ward: Chorley South West **Date Decided** 05.11.2008

Proposal : Proposed rear conservatory and front porch
Location : 3 Yew Tree Close Chorley PR7 3TA
Applicant: Mr And Mrs Mellor 3 Yew Tree Close Chorley PR7 3TA

Plan Ref 08/01005/FUL **Date Received** 16.09.2008 **Decision** Permit Full Planning Permission

Ward: Euxton North **Date Decided** 07.11.2008

Proposal : Erection of rear conservatory,
Location : 9 Carnoustie Drive Euxton Chorley PR7 6FR
Applicant: Mr & Mrs Ainsworth 9 Carnoustie Drive Euxton Chorley PR7 6FR

Plan Ref 08/01008/FUL **Date Received** 16.09.2008 **Decision** Permit Full Planning Permission

Ward: Brindle And Hoghton **Date Decided** 17.11.2008

Proposal : Variation of condition 11 on 06/00205/FUL Variation of condition 10 on 06/00205/FUL

Location : Oak Royal Golf Club Bury Lane Withnell Chorley PR6 8BH

Applicant: Mr C Downes Moss Side Farm Bury Lane Withnell Nr Chorley

Plan Ref 08/01010/FUL **Date Received** 16.09.2008 **Decision** Permit Full Planning Permission

Ward: Eccleston And Mawdesley **Date Decided** 20.11.2008

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

Location : Cedar Cottage Back Lane Mawdesley Ormskirk L40 3SY

Applicant: Mr JA and DJ Poole Cedar Cottage Back Lane Mawdesley Ormskirk Lancashire L40 3SY UK

Plan Ref 08/01011/ADV **Date Received** 17.09.2008 **Decision** Advertising Consent

Ward: Chorley North West **Date Decided** 07.11.2008

Proposal : Renewal of advertising consent ref 03/01104/ADV

Location : 10 Ashfield Road Chorley PR7 1LH

Applicant: Stanley H Cross & Co 10 Ashfield Road Chorley PR7 1LH

Plan Ref 08/01013/LBC **Date Received** 17.09.2008 **Decision** Grant Listed Building Consent

Ward: Chorley North East **Date Decided** 03.11.2008

Proposal : Internal alterations incorporating removal of rear basement internal wall, installation of bathroom in basement and reinstatement of solid fuel fire place and flue in dining room,

Location : 14 Park Road Chorley Lancashire PR7 1QN

Applicant: Mr Alistair Cain 14 Park Road Chorley Lancashire PR7 1QN

Plan Ref 08/01014/FUL **Date Received** 17.09.2008 **Decision** Refuse Full Planning Permission

Ward: Lostock **Date Decided** 12.11.2008

Proposal : Erection of conservatory to front elevation,

Location : Moss Lea Highfield Road Croston Lancashire PR26 9HH

Applicant: Mr Graham Moss Lea Highfield Road Croston Lancashire PR26 9HH

Plan Ref 08/01016/TPO **Date Received** 19.09.2008 **Decision** Consent for Tree Works

Ward: Euxton South **Date Decided** 07.11.2008

Proposal : Tree works to be carried out on Dawbers Lane to include removal of various trees in order with Tree Preservation Order No 3 (Euxton) 1997

Location : Land Opposite Five Acres Farm Dawbers Lane Euxton

Applicant: Mr Michael Purtile Heatons Farm Preston Road Charnock Richard Lancashire PR7 5HL

Plan Ref 08/01017/FUL **Date Received** 19.09.2008 **Decision** Permit Full Planning Permission

Ward: Eccleston And Mawdesley **Date Decided** 14.11.2008

Proposal : Erection of detached dwelling,

Location : The Orchard 4 Preston Nook Eccleston Chorley PR7 5TL

Applicant: Mr R Platt The Orchard 4 Preston Nook Eccleston Chorley PR7 5TL

Plan Ref 08/01018/FUL **Date Received** 18.09.2008 **Decision** Permit Full Planning Permission

Ward: Eccleston And Mawdesley **Date Decided** 07.11.2008

Proposal : Single storey rear extension

Location : 26 The Hawthorns Eccleston Chorley PR7 5QW

Applicant: Mr Peter Halliwell 26 The Hawthorns Eccleston Chorley PR7 5QW

Plan Ref 08/01019/FUL **Date Received** 22.09.2008 **Decision** Application Withdrawn

Ward: Pennine **Date Decided** 10.11.2008

Proposal : Part retrospective application for the erection of a first floor side and rear extension, erection of a single storey rear conservatory and alterations to the roof.

Location : Little Knowley Farm 19 Blackburn Road Whittle-Le-Woods Chorley PR6 8LD

Applicant: Mr Lee Bootle Little Knowley Farm 19 Blackburn Road Whittle-Le-Woods Chorley PR6 8LD

Plan Ref 08/01021/FUL **Date Received** 24.09.2008 **Decision** Permit Full Planning Permission

Ward: Eccleston And Mawdesley **Date Decided** 10.11.2008

Proposal : Two storey side extension

Location : Folly Cottage Syd Brook Lane Eccleston Leyland Lancashire

Applicant: Mr P Eckersley 522 Liverpool Road Rufford Lancashire

Plan Ref 08/01026/FUL **Date Received** 25.09.2008 **Decision** Application Withdrawn

Ward: Clayton-le-Woods **Date Decided** 31.10.2008
And Whittle-le-Woods

Proposal : Erection of a stable block and formation of a hard standing
Location : Land 80m To The North East 21 Delph Way Whittle-Le-Woods Lancashire
Applicant: Mr M Spellman c/o agent

Plan Ref 08/01027/CTY **Date Received** 26.09.2008 **Decision** No objection to LCC Reg 3/4 Application

Ward: Clayton-le-Woods **Date Decided** 18.11.2008
And Whittle-le-Woods

Proposal : Variation of condition 1 and 28 of pp 09/04/1272 to allow landfilling operations to continue until Sept 2011 and amendments to final levels,
Location : Little Quarries Hill Top Lane Whittle-Le-Woods Chorley PR6 7QR
Applicant: Ruttle Properties Ltd Lancaster House Ackhurst Road Chorley

Plan Ref 08/01029/FUL **Date Received** 26.09.2008 **Decision** Permit Full Planning Permission

Ward: Chorley North **Date Decided** 19.11.2008
West

Proposal : Extension and conversion of existing garage to provide self-contained living accommodation,
Location : 19 Sandringham Road Chorley Lancashire PR7 1LG
Applicant: Progress Housing Group Ltd Progress House Lancashire Business Park Centurion Way Leyland Lancashire PR26 6TZ

Plan Ref 08/01030/COU **Date Received** 26.09.2008 **Decision** Permit Full Planning Permission

Ward: Chorley South **Date Decided** 20.11.2008
East

Proposal : Change of use from A1 use (Shop) to A2 use (Financial & Professional Services),
Location : 11 New Market Street Chorley PR7 1DB
Applicant: Mr D Malone Grosvenor Partners Financial Services Ltd 32 High Street Chorley

Plan Ref 08/01031/FUL **Date Received** 27.09.2008 **Decision** Permit Full Planning Permission

Ward: Chorley North
West **Date Decided** 20.11.2008

Proposal : Erection of two storey side extension,
Location : 6 Queens Grove Chorley Lancashire PR7 1JX
Applicant: Mr Jackson 6 Queens Grove Chorley Lancashire PR7 1JX

Plan Ref 08/01033/FUL **Date Received** 29.09.2008 **Decision** Permit Full Planning Permission

Ward: Eccleston And Mawdesley **Date Decided** 10.11.2008

Proposal : Erection of rear conservatory,
Location : 94 Larkfield Eccleston Chorley PR7 5RN
Applicant: Mr N Pye 94 Larkfield Eccleston Chorley PR7 5RN

Plan Ref 08/01034/FUL **Date Received** 29.09.2008 **Decision** Permit Full Planning Permission

Ward: Heath Charnock And Rivington **Date Decided** 10.11.2008

Proposal : Installation of one 1.2m dish antenna for digital television switchover project,
Location : BBC Television Transmitting Station Winter Hill Rivington Horwich Lancashire
Applicant: Arqiva Ltd Crawley Court Winchester Hampshire SO21 2QA

Plan Ref 08/01035/FUL **Date Received** 30.09.2008 **Decision** Permit Full Planning Permission

Ward: Chisnall **Date Decided** 14.11.2008

Proposal : Repositioning of Plot 1, Detached house on previously approved scheme for two dwellings App No 08/00732/FUL
Location : Barns 35m North West Of 27 Plot 1 Charter Lane Charnock Richard
Applicant: Mr B Catterall 29 Charter Lane Charnock Richard Chorley PR7 5LZ

Plan Ref 08/01036/FUL **Date Received** 30.09.2008 **Decision** Permit Full Planning Permission

Ward: Chorley South West **Date Decided** 19.11.2008

Proposal : Erection of two storey side and rear extension and single storey rear extension
Location : 42 Woodlands Meadow Chorley PR7 3QH
Applicant: Mr James Critchley 42 Woodlands Meadow Chorley PR7 3QH

Plan Ref 08/01037/FUL **Date Received** 30.09.2008 **Decision** Permit Full Planning Permission

Ward: Wheelton And Withnell **Date Decided** 25.11.2008

Proposal : Erection of two storey side extension,
Location : 17 Millbrook Close Wheelton Chorley PR6 8JY
Applicant: Mr S Hiron 17 Millbrook Close Wheelton Chorley PR6 8JY

Plan Ref 08/01041/FUL **Date Received** 30.09.2008 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods And Whittle-le-Woods **Date Decided** 17.11.2008

Proposal : First floor extension (above garage) incorporating Juliet balcony to the rear
Location : 6 Juniper Croft Clayton-Le-Woods Chorley PR6 7UF
Applicant: Mr Andrew Cross The Willows Bee Lane Penwortham Preston PR1 9TU

Plan Ref 08/01043/FUL **Date Received** 01.10.2008 **Decision** Permit Full Planning Permission

Ward: Chorley North East **Date Decided** 19.11.2008

Proposal : Erection of detached garage,
Location : 44 Russell Square Chorley PR6 0AS
Applicant: Mr A West 44 Russell Square Chorley PR6 0AS

Plan Ref 08/01045/FUL **Date Received** 01.10.2008 **Decision** Permit Full Planning Permission

Ward: Lostock **Date Decided** 13.11.2008

Proposal : Extension to existing residential barn to create new office accommodation for business use,
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 08/01046/FUL **Date Received** 02.10.2008 **Decision** Permit Full Planning Permission

Ward: Chorley North
West **Date Decided** 20.11.2008

Proposal : New 3 metre high mesh fencing to court yard area of the Charnock Ward to replace existing 2.5 metre high fencing

Location : Accident And Emergency Chorley And South Ribble District General Hospital
Preston Road Chorley Lancashire

Applicant: Mr Paul Collier Lancashire Care NHS Foundation Trust Estates Dept Lancashire
Teaching Hospitals Royal Preston Hospital Sharoe Green Lane North Preston

Plan Ref 08/01055/NLA **Date Received** 06.10.2008 **Decision** No objection to NLA consultation

Ward: **Date Decided** 03.11.2008

Proposal : Outline consent for comprehensive redevelopment of the Heart of the Tithebarn Regeneration Area (Approx 15 hectares) comprising: New floor space for the following uses as set out in the Development Specification: retail and ancillary uses, financial and professional services, sale and consumption of food and drink, residential business workspace, a hotel, leisure uses including cinema, bus transport interchange, sub-stations, storage, car and cycle parking, vehicular access, servicing facilities, highway works, plant and machinery, landscaping, enabling works and works to make good existing structures where they interface the new development, demolition of all existing buildings and structures, except the Guild Hall, Nos 50-60 Lancaster Road, Lowthian House, Elizabeth House, Red Rose House, Unicentre, Cary Baptist Church, Cary Christian Centre, Cary Sunday School, Nos 27B, 28-31 and 131a and 133 Church Street, No 21 Lord Street, the 1875 Covered Market and the Fish Market, Nos 50-60 St John's Place and 20/22 Thithbarn Street (formerly the Guild Hall Tavern; and the alteration of highways and cycle ways. Full planning Permission for alterations to 1875 Covered Market and Fish Market for retail and associated food and drink uses

Location : Fishergate Centre, Preston Lancashire

Applicant: Preston Tithebarn General Partner Ltd

Plan Ref 08/01058/FUL **Date Received** 07.10.2008 **Decision** Permit Full Planning Permission

Ward: Heath Charnock
And Rivington **Date Decided** 25.11.2008

Proposal : Demolition of existing garage and erection of two storey side extension,

Location : 248 Babylon Lane Heath Charnock Lancashire PR6 9ER

Applicant: Mr Philip Leach 248 Babylon Lane Heath Charnock Lancashire PR6 9ER

Plan Ref 08/01065/CLPUD **Date Received** 10.10.2008 **Decision** Grant Certificate of Lawfulness

Ward: Lostock **Date Decided** 14.11.2008

Proposal : Application for a Certificate of Lawfulness for proposed outbuilding incorporating garage, garden store, workshop, games room and W.C.

Location : Over Hall Flag Lane Bretherton Leyland PR26 9AD

Applicant: Mr Paul Newton Over Hall Flag Lane Bretherton Leyland PR26 9AD

Plan Ref 08/01067/FUL **Date Received** 10.10.2008 **Decision** Permit Full Planning Permission

Ward: Eccleston And Mawdesley **Date Decided** 12.11.2008

Proposal : Removal of conservatory and construction of sun lounge with slate roof.

Location : Horsetone House Parr Lane Eccleston Chorley PR7 5RP

Applicant: Mr P Astley Horsetone House Parr Lane Eccleston Chorley PR7 5RP

Plan Ref 08/01073/SCE **Date Received** 13.10.2008 **Decision** Screening Opinion - EIA Not Reqd

Ward: Astley And Buckshaw **Date Decided** 30.10.2008

Proposal : EIA screening opinion for the provision of a mixed use (local centre) and petrol filling station at the 'Southern Commercial Area', Buckshaw Village

Location : Land South Of Buckshaw Avenue Buckshaw Avenue Buckshaw Village Lancashire

Applicant: Steven H Abbott Steven Abbott Associates North Quarry Office North Quarry Business Park Appley Bridge Wigan WN6 9DB

Plan Ref 08/01076/FUL **Date Received** 14.10.2008 **Decision** Permit Full Planning Permission

Ward: Adlington & Anderton **Date Decided** 21.11.2008

Proposal : Conservatory to front elevation of bungalow

Location : 3 Granville Street Adlington Chorley PR6 9PY

Applicant: Mr Brian Vickerman 3 Granville Street Adlington Chorley PR6 9PY

Plan Ref 08/01114/DIS **Date Received** 28.10.2008 **Decision** Condition(s) discharged

Ward: Euxton South **Date Decided** 18.11.2008

Proposal : Discharge of conditions for approved applicaton 07/01246/FUL

Location : Land 5m West Of 33 Balshaw Lane Euxton

Applicant: M Myers 37 Hall Lane Hindley Wigan Lancs WN2 2SA
