

# Development Control Committee

Agenda and Reports

For consideration on

## Tuesday, 13th January 2009

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.

19 December 2008

Dear Councillor

**DEVELOPMENT CONTROL COMMITTEE - TUESDAY, 13TH JANUARY 2009**

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, 13th January 2009 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 - 18)**

To confirm as a correct record the minutes of the meeting of the Development Control Committee held on 16 December 2008 (enclosed)

4. **Planning applications awaiting decision (Pages 19 - 20)**

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 current planning applications on our website [http://planning.chorley.gov.uk/PublicAccess/tdc/DcApplication/application\\_searchform.aspx](http://planning.chorley.gov.uk/PublicAccess/tdc/DcApplication/application_searchform.aspx)

- (a) **A.1:08/01098/REMMAJ - Land South of Buckshaw Avenue, Buckshaw Avenue, Buckshaw Village (Pages 21 - 28)**

Report of Corporate Director (Business) (enclosed)

- (b) A2:08/01100/REMMAJ - Land South of Buckshaw Avenue, Buckshaw Avenue, Buckshaw Village (Pages 29 - 38)  
Report of Corporate Director (Business) (enclosed)
- (c) B1:08/01107/FUL - 71, Station Road, Croston, Leyland (Pages 39 - 46)  
Report of Corporate Director (Business) (enclosed)
- (d) B2:08/01171/FUL - 109, Chorley Road, Heath Charnock, Chorley (Pages 47 - 50)  
Report of Corporate Director (Business) (enclosed)
- (e) B3:08/01189/COU - 22A, Windsor Road, Chorley, Lancashire (Pages 51 - 58)  
Report of Corporate Director (Business) (enclosed)
- (f) B4:08/01134/FUL - Lilac Mount, 704, Preston Road, Clayton-Le-Woods, Chorley  
(Pages 59 - 64)  
Report of Corporate Director (Business) (enclosed)

5. **Planning Appeals and Decisions - Notification** (Pages 65 - 66)

Report of Corporate Director (Business) (enclosed)

6. **Enforcement Report - Alterations to increased height of building on Land at Little Knowley Farm, 19, Blackburn Road, Whittle-Le-Woods** (Pages 67 - 72)

Report of Corporate Director (Business) (enclosed)

7. **Delegated decisions determined by the Corporate Director (Business), the Chair and Vice Chair of the Committee** (Pages 73 - 74)

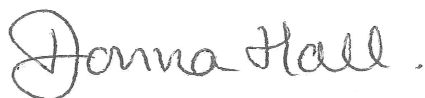
Table of decisions determined on 16 December 2008 (enclosed)

8. **List of applications determined by the Corporate Director Delegated decisions report** (Pages 75 - 88)

Schedule of applications determined between 26 November to 18 December 2008 (enclosed)

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

Yours sincerely



Donna Hall  
Chief Executive

Dianne Scambler  
Democratic and Member 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 (Legal Services Manager), Paul Whittingham (Development Control Manager) and Dianne Scambler (Democratic and Member Services Officer) for attendance.

**This information can be made available to you in larger print  
or on audio tape, or translated into your own language.  
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આ માહિતીનો અનુવાદ આપની પોતાની ભાષામાં કરી શકાય છે. આ સેવા સરળતાથી મેળવવા માટે કૃપા કરી, આ નંબર પર ફોન કરો: 01257 515822

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

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## Development Control Committee

**Tuesday, 9 December 2008**

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

**Officers:** Jane Meek (Corporate Director (Business)), Chris Moister (Head of Legal Services), Paul Whittingham (Development Control Manager), Dianne Scambler (Democratic Services) and Nicola Hopkins (Principal Planning Officer)

**Also in attendance:** Councillors Ralph Snape (Chorley North West)

### 08.DC.111 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Terry Brown, Keith Iddon and Adrian Lowe

### 08.DC.112 DECLARATIONS OF ANY INTERESTS

There were no declarations of interest.

### 08.DC.113 MINUTES

**RESOLVED – That the minutes of the Meeting of the Development Control Committee held on 11 November 2008 be confirmed as a correct record for signing by the Chair.**

### 08.DC.114 PLANNING APPLICATIONS AWAITING DECISION

The Corporate Director (Business) submitted reports on six 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) A3:08/01052/OUTMAJ - 37 - 39 and Land to rear of Wigan Road, Euxton**

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

Application no: 08/01052/OUTMAJ

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

Decision:

It was proposed by Councillor Harold Heaton, seconded by Councillor Roy Lees, and was subsequently **RESOLVED to grant outline planning permission subject to a Legal Agreement and the following 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 14<sup>th</sup> 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 22<sup>nd</sup> March 2007 and 19<sup>th</sup> December 2007, together with additional groundwater and gas monitoring results dated 11<sup>th</sup> 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).

Hotspot removal in Eastern zone; identified contamination to be excavated until all removed.

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.

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.***

**(b) A1:08/00928/OUTMAJ - Rydal House, Chorley Hall Road, Chorley**

(The Committee heard representations from the ward representative Councillor Ralph Snape on the proposals)

Application no: 08/00928/OUTMAJ

Proposal: Proposed erection of 19 no two storey dwellings and associated works

Location: Rydal House, Chorley Hall Road, Chorley

Decision:

It was proposed by Councillor Harold Heaton, seconded by Councillor Ken Ball, and was subsequently **RESOLVED** to grant outline planning permission subject to a legal agreement and the following 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 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:

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;

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 5<sup>th</sup> 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.*

(c) **A2:08/01044/OUTMAJ - Vertex Training and Conference Centre, Little Carr Lane, Chorley**

(The Committee received representation from the applicant's agent in support of the proposals)

Application no: 08/01044/OUTMAJ  
 Proposal: Outline application for the erection of 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

Decision:

It was proposed by Councillor Ken Ball, seconded by Councillor Roy Lees, and was subsequently **RESOLVED to grant planning permission subject to a legal agreement and the following conditions:**

**1. Any application for approval of reserved matters must be made to the Council not later than four years from the date of this decision. The development shall be begun within two years of the date of approval of the last of the reserved matters or within six years of the date of this decision whichever is the later**

*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. At the time of submission of the first set of details for development of the residential parcel, pursuant to Condition 2 above, a Statement of Overall Landscape Strategy for the residential parcel 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.**

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

**3. At the time of submission of the first set of details for development of the employment parcel, pursuant to Condition 2 above, a Statement of Overall Landscape Strategy for the employment parcel 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 details shall also include the treatment of the boundaries of the site with the existing residential dwellings along Carr Lane/Little Carr Lane to ensure the existing residential amenities are protected.

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

4. Within one year of or within the first planting and seeding season following the completion of the access junction (whichever is the sooner) the structure planting along the access road and boundary of the site with Myles Standish Way shall be completed in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

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

5. 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 for that phase (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 for that phase 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.*

6. 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, detail any changes of ground level and shall be in accordance with the approved landscape strategy pursuant to conditions four and five. 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.*

7. Prior to the commencement of the development hereby permitted a method statement, setting out proposals for the protection of the Biological Heritage Site during 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. In accordance with Policy EP2 of the Adopted Chorley Borough Local Plan Review.*

8. 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. If no data specific to the application is available benchmark data will be acceptable. A schedule should include how energy efficiency is being addressed, for example, amongst other things through the use of passive solar design. It will be flexible enough to show the on-site measures to be installed and implemented so as to reduce carbon emissions by the figure set out in policy SR1 of the Sustainable Resources DPD at the time of commencement of each individual plot by means of low carbon sources. Details

shall be submitted for on-site measures to be implemented including 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*

9. 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*

10. 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 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.*

11. The access link from Little Carr Lane shall cease to be used 3 months following the commencement of development and prior to the commencement of the residential development unless otherwise agreed in writing with the Local Planning Authority. 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.*

12. Each reserved matters application shall include full details of the trees to be 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.*

13. No dwelling/ B1 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.*

14. No dwelling/ B1 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.*

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

16. Prior to the commencement of the residential parcel full details of the proposed residents consultation procedure shall be submitted to and approved in writing by the Local Planning Authority. The details shall include information on how the residents will be kept informed on the progress of the development prior to commencement and during the development period. Additionally details of the main contact / site manager during the development shall be provided to the Local Planning Authority and the residents prior to the commencement of the development. The residents consultation plan shall be implemented and completed in accordance with the approved procedure.

*Reason: To ensure that the existing residents are fully aware of the progress of the development.*

17. Prior to the commencement of the employment parcel full details of the proposed residents consultation procedure shall be submitted to and approved in writing by the Local Planning Authority. The details shall include information on how the residents will be kept informed on the progress of the development prior to commencement and during the development period. Additionally details of the main contact / site manager during the development shall be provided to the Local Planning Authority and the residents prior to the commencement of the development. The resident's consultation plan shall be implemented and completed in accordance with the approved procedure.

*Reason: To ensure that the existing residents are fully aware of the progress of the development.*

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

(The Committee received representations from the applicant's agents in support of the proposals)

Application no: 08/01079/OUTMAJ  
 Proposal: Outline application for residential redevelopment incorporating ancillary open space, landscaping and associated infrastructure.  
 Location: Radburn Works, Sandy Lane, Clayton-Le-Woods, Chorley



Decision:

It was proposed by Councillor Harold Heaton, seconded by Councillor Mick Muncaster, and was subsequently **RESOLVED** to grant planning permission subject the signing of the Legal Agreement by 13 January 2009 and the following conditions and that if the Legal Agreement was not signed by this date, then planning permission would be refused.

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 14<sup>th</sup> 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.*

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

Application no: 08/00884/CB3

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

Decision

It was proposed by Councillor Alan Cain, seconded by Councillor Harol Heaton and was subsequently **RESOLVED to recommend full Council to grant planning permission and that the views of the Committee in relation to the operating times of the CCTV system be given to the officers concerned.**

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

Application no: 08/00885/LBC

Proposal: Listed Building Consent for the installaion 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, Chorley

Decision:

It was proposed by Councillor Alan Cain, seconded by Councillor Harold Heaton, and was subsequently **RESOLVED to recommend the Government Office North West (GONW) to grant planning permission.**

**08.DC.115 PLANNING APPEALS AND DECISIONS - NOTIFICATION**

The Committee received a report of the Corporate Director (Business) giving notification of one appeal that had been lodged against the refusal of planning permission by the Planning Inspectorate.

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

**08.DC.116 ENFORCEMENT REPORT - ERECTION OF FIRST FLOOR SIDE AND REAR EXTENSION ON LAND AT LITTLE KNOWLEY FARM, 19, BLACKBURN ROAD, WHITTLE-LE-WOODS, CHORLEY**

The Corporate Director (Business) submitted a report for Members to consider whether it is 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.

Works had already been undertaken to remove the roof to an existing extension and commencement of works to the gable and rear wall to construct the extension.

The property lies within designated Green Belt and permission would not be granted except in very special circumstances, for development other than that defined within one of seven criteria defined within that policy. Policy DC8A states that 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.

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 the property has been received.

It was proposed by Councillor Ken Ball, seconded by Councillor Simon Moulton, and was subsequently **RESOLVED that it is expedient to issue an Enforcement Notice**

in respect of the following breach of planning control, that 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, but that the notice would not be issued until the planning application mentioned above had been determined.

**Remedy for Breach**

Demolish the extension and remove the resultant materials from the site.

**Period for compliance**

Three months

**Reason**

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 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

**08.DC.117 ENFORCEMENT REPORT - ALTERATIONS TO INCREASE HEIGHT OF BUILDING ON LAND AT LITTLE KNOWLEY FARM, 19, BLACKBURN ROAD WHITTLE-LE-WOODS**

The Corporate Director (Business) submitted a report for Members to consider whether it was expedient to take enforcement action in respect of alterations to increase the height outbuilding on land at Little Knowley Farm, Blackburn Road, Whittle-Le-Woods.

Works had been carried out to raise the roof height on the existing pitched roof outbuilding at Little Knowley Farm. Permitted development rights do exist for the erection of buildings within the curtilage area of the dwelling, however there is a restriction on the height of buildings with pitched roofs of 4 metres without planning permission.

Members asked the exact height that the roof had now been raised and as the information was not available at Committee, it was proposed by Councillor Ken Ball, seconded by Councillor Simon Moulton, and was subsequently **RESOLVED to defer the decision to a further meeting of the Development Control Committee.**

**08.DC.118 DELEGATED DECISIONS DETERMINED BY THE CORPORATE DIRECTOR (BUSINESS), THE CHAIR AND VICE CHAIR OF THE COMMITTEE**

The Committee received for information tables listing six 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 meeting held on 11 and 26 November 2008.

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

**08.DC.119 LIST OF APPLICATIONS DETERMINED BY THE CORPORATE DIRECTOR (BUSINESS) UNDER DELEGATED POWERS**

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 30 October and 25 November 2008.

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

**08.DC.120 FORTHCOMING PLANNING TRAINING FOR MEMBERS**

The Chair drew Members attention to the next Member Learning Session to be held on 12 January 2008 at 5.00pm in the Lancastrian, Town Hall, Planning in Practice would be an interactive workshop, covering the various stages of the planning application process and he encourage all Members to attend.

Chair

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# Report

Report of	Meeting	Date
Corporate Director (Business)	Development Control Committee	13.01.2009

## PLANNING APPLICATIONS AWAITING DECISION

Item	Application No.	Recommendation	Location	Proposal
A. 1	08/01098/REMAJ	Approve Reserved Matters	Land South Of Buckshaw Avenue Buckshaw Avenue Buckshaw Village Lancashire	Reserved matters application for the erection of 84 apartments and 24 dwellinghouses at the Southern Commercial Area, Buckshaw Village.
A. 2	08/01100/REMAJ	Approve Reserved Matters	Land South Of Buckshaw Avenue Buckshaw Avenue Buckshaw Village Lancashire	Reserved Matters Application for the Southern Commercial Area, Buckshaw Village. Including retail uses, residential, car parking, related infrastructure and landscaping.
B. 1	08/01107/FUL	Permit (Subject to Legal Agreement)	71 Station Road Croston Leyland PR26 9RL	Erection of two detached dwellings
B. 2	08/01171/FUL	Permit Full Planning Permission	109 Chorley Road Heath Charnock Chorley PR6 9JT	Revised elevations to previously approved house
B. 3	08/01189/COU	Permit Full Planning Permission	22A Windsor Road Chorley Lancashire PR7 1LN	Retrospective application for change of use of property from residential to mixed use residential and office (B1), for a further 2 years.
B. 4	08/01134/FUL	Permit (Subject to Legal Agreement)	Lilac Mount 704 Preston Road Clayton-Le-Woods	Erection of 4 No detached two storey houses and new means of access

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Item A. 1                      08/01098/REMAJ                      Approve Reserved Matters

Case Officer                      Mrs Nicola Hopkins

Ward                                      Astley And Buckshaw

Proposal                              **Reserved matters application for the erection of 84 apartments and 24 dwellinghouses at the Southern Commercial Area, Buckshaw Village.**

Location                              **Land South Of Buckshaw Avenue Buckshaw Avenue Buckshaw Village**

Applicant                              **Eden Park Developments Ltd**

**Consultation expiry: 26<sup>th</sup> November 2008**

**Application expiry: 23<sup>rd</sup> January 2009**

**Proposal**                              The proposal incorporates the erection of 84 apartments and 24 dwellinghouses. The application relates to the southern part of Buckshaw Village, referred to as the Southern Commercial Area. This area was included within the original outline approval for the whole of the Village.

The Southern Commercial Area Design Code states that the central core of this area will be given over to a mixed use core which will incorporate shops, restaurants, offices, commercial and leisure facilities. This application relates to the western fringe of the commercial area immediately adjacent to the central commercial core of the Village.

Three planning applications have been submitted which include this application for the western residential fringe, an application for the central commercial core and an application for a petrol filling station. The application for the central commercial core is reported elsewhere on this agenda.

**Summary**                              The principle of housing on this site was established with the grant of outline planning permission. It is considered that the proposal accords with the approved Design Code for the Southern Commercial Area and as such the scheme is considered to be acceptable.

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

**North West Regional Spatial Strategy (RSS):**

**Policy DP1:** Spatial Principles

**Policy DP7:** Promote Environmental Quality

**Policy RDF1:** Spatial Priorities

**Policy L4:** Regional Housing Provision

**Policy RT9:** Walking and Cycling

**Policy EM5:** Integrated Water Management

**Adopted Chorley Borough Local Plan Review:**

**GN2:** Royal Ordnance Factory, Euxton

**GN5:** Building Design and Retaining Existing Landscape Features and Natural Habitats

**GN9:** Transport Accessibility

**EP17:** Water Resources and Quality

**EP18:** Surface Water Run Off

**HS4:** Design and Layout of Residential Developments

**TR1:** Major Development- Tests for Accessibility and Sustainability

**TR4:** Highway Development Control Criteria

**TR18:** Provision for pedestrians and cyclists in new developments  
Statement of Community Involvement

### Planning History

**97/00509/OUT-** Outline application for mixed use development (housing, employment, shopping, leisure & commercial uses, open spaces, roads, sewers, community facilities & rail station) & indication of junction improvements on surrounding road network. Approved November 1998

**02/00748/OUTMAJ-** Modification of conditions on outline permission for mixed use development (housing, employment, shopping, leisure & commercial uses, open spaces, roads, sewers, community facilities, road improvements & rail station). Approved December 2002

**06/00786/REMAJ-** Construction of main access road, drainage and landscaping along southern commercial perimeter road. Approved September 2006

**08/01099/FUL-** Erection of a Petrol Filling Station and associated infrastructure at the Southern Commercial Area, Buckshaw Village. Pending consideration

**08/01100/REMAJ-** Reserved Matters Application for the Southern Commercial Area, Buckshaw Village. Including retail uses, residential, car parking, related infrastructure and landscaping. Pending consideration.

### Applicant's Case

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

- The mixed use core will act as the local centre providing a focus and identity for Buckshaw
- The proposal is integrated into the rest of the Buckshaw Village development through road, cycle and footpath connections with the aims of serving the needs of the village conveniently
- This convenience leads to the promotion of sustainability through ease and accessibility, minimising peoples' requirements and temptation to use private transport
- The focal point is a vibrant and active village square with the provision of restaurants, cafes and retail uses. The apartments have terraces and balconies to create further interaction with the street scene.
- The appearance of the proposal is designed to contribute further to the village centre identity, by creating active facades and variation through the use of an eclectic mix of styles, ranging from 19<sup>th</sup> Century traditional architectural language to present day.
- The modern design adds a dynamic modern feel to the development

### Representations

None received

### Consultations

**Environment Agency** has no objection subject to various conditions/informatives

**United Utilities** have no objections subject to various conditions/informatives

**Chorley Borough Council's Landscape Assistant** considers the landscape layout to be of high design quality

**South Ribble Borough Council** have no objections

**Chorley Borough Council's Urban Design Manager** has made various comments on the proposal which have been forwarded to the agents for the application.

## **Assessment**

### **Principle of the Development**

Policy GN2 of the Adopted Chorley Borough Local Plan Review applies to the Royal Ordnance Site. This states that high quality and phased development will be permitted for purposes appropriate to the concept of an Urban Village. This parcel is allocated as a mixed use area including housing within the Masterplan approved under the outline permission and the Southern Commercial Design Code. The Masterplan states that this parcel should reflect the transition of the area from rural to urban incorporating 2 to 3 storey blocks, principally terraces with individual houses sandwiched in between or attached.

The principle of developing the site for housing was established when outline planning permission was granted for the site. The proposal incorporates the erection of twenty 4 bedroom houses at two storey level, four 4 bedroom houses at 2.5 storey level, six apartment blocks at 3 storey level incorporating a total of 72 two bedroom apartments and two apartment blocks at three storey level incorporating a total of 8 one bedroom apartments and 4 two bedroom apartments.

### **Design and Character**

The proposal incorporates a mixture of three storey apartment blocks and 2/2.5 storey terraced/ semi-detached houses. The Ambleside/ Buttermere apartment blocks are located on corner plots with open space and pedestrian access located to the front and side of the building. The buildings incorporate front projections, vertically proportioned windows and dormer style windows in the roof space. The Coniston apartments reflect large three storey dwellinghouses with a mix of brick and render. The dwellinghouses reflect more modern properties with dormer windows and front balconies.

The use of vertically proportioned windows, brick quoins and arched windows with the apartment buildings represent late 18<sup>th</sup> Century dwellinghouses whereas the more modern dwellinghouses with stone window surrounds and square windows represent mid 19<sup>th</sup> Century dwellinghouses which accords with the Design Code for this area.

### **Access and Parking**

The residential dwellinghouses proposed as part of this development will be accessed via Buckshaw Avenue. Some of the properties incorporate in curtilage garages however the majority of the parking is located to the rear of the dwellinghouses in the form of parking courts.

Twenty 4 bedroom houses and the apartment blocks proposed do not include in curtilage parking however 171 car parking spaces are proposed to the rear of the dwellinghouses which is sufficient for the type and number of dwellings proposed.

Access to the whole site was considered at outline planning stage and several road improvements/ alterations have occurred to the surrounding road networks. This notwithstanding however a transport assessment has been submitted with the application. The travel assessment concludes that the site is located within a very sustainable location and no material effects on the surrounding highway network will be created by this development.

Cycle storage and bin storage will be located within the rear parking courts for the apartment blocks.

### **Community Involvement**

Although this application is a reserved matters application the owners of the site, Eden Park, undertook a community consultation event to inform residents of the proposals. This is in accordance with the Council's Statement of Community Involvement and included a public exhibition where neighbours were asked to comment on the proposed scheme.

It is evident that there is support for the development of this area of the site, in particular the mixed use retail core which forms part of a separate planning application.

### **Impact on the setting of the Listed Building**

Buckshaw Hall, a Grade II\* Listed Building, forms part of the Southern Commercial Area. The proposed western fringe housing subject to this planning application will face the Hall. There are two housing parcels, parcels M and N, immediately adjacent to the Hall which are yet to be developed. When these parcels are developed the properties proposed as part of this application will face the dwellings located on these parcels. The proposals have been designed to demonstrate the transition between urban and rural and accords with the Masterplan for this area. As such it is not considered that the proposal will adversely impact on the setting of the Listed Building.

### **Conclusion**

The principle of housing on this site was established with the grant of outline planning permission and the approval of the Design Code for the Southern Commercial Area. The character of the dwellinghouses accords with the Design Code and the proposal is considered to be acceptable.

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

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

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

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

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

3. 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.*

4. 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.*

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

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

6. The development hereby permitted shall 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.*

7. 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.*

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

*Reason: To ensure adequate garaging/off street parking provision is made/maintained and thereby avoid hazards caused by on-street parking and in accordance with Policy RT2 of the North West Regional Spatial Strategy 2008.*

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

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

10. Before the development hereby permitted is first occupied, provision for cycle parking provision, in accordance with details to be first agreed in writing with the Local Planning Authority, shall have been made.

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

11. Prior to the commencement of the development full details of the bin storage facilities associated with the apartment blocks shall be submitted to and approved in writing by the Local Planning Authority. The bin storage thereafter shall be constructed and retained in accordance with the approved plans.

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

12. Prior to the commencement of the development full details of the proposed railings shall be submitted to and approved in writing by the Local Planning Authority. The railings shall replicate the Buckshaw railings which have been erected throughout Buckshaw Village. The development thereafter shall be carried out in accordance with the approved plans.

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

13. 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*

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<p>Application Number:                  08/01098/REMAJ</p>	<p>Grid Ref:                  E: 356594                  N: 420028</p>	<p>Scale:                  1:2,500</p>	<p>Agenda Item No.                  A. 1</p>

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<b>Item A. 2</b>	<b>08/01100/REMAJ</b>	<b>Approve Reserved Matters</b>
<b>Case Officer</b>	<b>Mrs Nicola Hopkins</b>	
<b>Ward</b>	<b>Astley And Buckshaw</b>	
<b>Proposal</b>	<b>Reserved Matters Application for the Southern Commercial Area, Buckshaw Village. Including retail uses, residential, car parking, related infrastructure and landscaping.</b>	
<b>Location</b>	<b>Land South Of Buckshaw Avenue, Buckshaw Avenue, Buckshaw Village</b>	
<b>Applicant</b>	<b>Eden Park Developments Ltd</b>	
	<b>Consultation expiry: 26<sup>th</sup> November 2008</b>	
	<b>Application expiry: 26<sup>th</sup> January 2009</b>	
<b>Proposal</b>	<p>The application relates to the southern part of Buckshaw Village, referred to as the Southern Commercial Area. This area was included within the original outline approval for the whole of the Village and was envisaged as the main commercial area for the Village.</p> <p>The Southern Commercial Area Design Code states that the central core of this area will be given over to a mixed use core which will incorporate shops, restaurants, offices, commercial and leisure facilities. Where appropriate living accommodation will be provided at first and second floor level. The retail uses are provided to meet the needs of the village, its residents, workers and visitors, not the wider locality.</p> <p>Three planning applications have been submitted which include this application for the central commercial core, an application for the western residential fringe and an application for a petrol filling station. The application for the western fringe residential dwellings is reported elsewhere on this agenda.</p>	
<b>Summary</b>	<p>The principle of developing the Southern Commercial Area as a mixed used retail core to serve the village was established with the grant of outline planning permission. The scheme will act as the local centre for the residents of the Village and will help establish the Village as a sustainable community.</p>	
<b>Planning Policy</b>	<p><b>National Polices:</b> PPS1, PPS3, PPS6, PPG15</p> <p><b>North West Regional Spatial Strategy:</b>  <b>Policy DP1:</b> Spatial Principles  <b>Policy DP4:</b> Make the best use of Existing Resources and Infrastructure  <b>Policy DP7:</b> Promote Environmental Quality  <b>Policy RDF1:</b> Spatial Priorities  <b>Policy L4:</b> Regional Housing Provision  <b>Policy RT9:</b> Walking and Cycling</p>	

**Adopted Chorley Borough Local Plan Review:****GN2:** Royal Ordnance Site, Euxton**GN5:** Building Design and Retaining Existing Landscape Features and Natural Habitats**GN9:** Transport Accessibility**HS4:** Design and Layout of Residential Developments**SP6:** District, Neighbourhood and Local Shopping Centre**TR1:** Major Development- Tests for Accessibility and Sustainability**TR4:** Highway Development Control Criteria**TR18:** Provision for pedestrians and cyclists in new developments  
Statement of Community Involvement**Planning History****97/00509/OUT-** Outline application for mixed use development (housing, employment, shopping, leisure & commercial uses, open spaces, roads, sewers, community facilities & rail station) & indication of junction improvements on surrounding road network. Approved November 1998**02/00748/OUTMAJ-** Modification of conditions on outline permission for mixed use development (housing, employment, shopping, leisure & commercial uses, open spaces, roads, sewers, community facilities, road improvements & rail station). Approved December 2002**06/00786/REMAJ-** Construction of main access road, drainage and landscaping along southern commercial perimeter road. Approved September 2006**08/01099/FUL-** Erection of a Petrol Filling Station and associated infrastructure at the Southern Commercial Area, Buckshaw Village. Pending consideration**08/01098/REMAJ-** Reserved matters application for the erection of 84 apartments and 24 dwellinghouses at the Southern Commercial Area, Buckshaw Village. Pending consideration.**Applicant's Case**

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

- The mixed use core will act as the local centre providing a focus and identity for Buckshaw
- The proposal is integrated into the rest of the Buckshaw Village development through road, cycle and footpath connections with the aims of serving the needs of the village conveniently
- This convenience leads to the promotion of sustainability through ease and accessibility, minimising peoples' requirements and temptation to use private transport
- The focal point is a vibrant and active village square with the provision of restaurants, cafes and retail uses. The apartments have terraces and balconies to create further interaction with the street scene.
- The appearance of the proposal is designed to contribute further to the village centre identity, by creating active facades and variation through the use of an eclectic mix of styles, ranging from 19<sup>th</sup> Century traditional architectural language to present day.

- The modern design adds a dynamic modern feel to the development

**Representations** None received

**Consultations** **Environment Agency** has no objection subject to various conditions/ informatives

**Lancashire County Council (Ecology)** have no objection subject to ensuring that landscaping/restoration schemes aim to contribute to targets specified in the UK and Lancashire Biodiversity Action Plans

**United Utilities** have no objections subject to various conditions/ informatives

**Lancashire County Council (Planning)** considers that the proposal does not give rise to matters of strategic importance

**Lancashire County Council (Archaeology)** have no comments to make

**Chorley Borough Council's Landscape Assistant** considers the landscape layout to be of high design quality

**Chorley Borough Council's Urban Design Manager** has made various comments on the proposal which have been forwarded to the agents for the application.

**South Ribble Borough Council** has suggested some amendments to the proposed food store.

## **Assessment**

### **Principle of the Development**

The proposal relates to the Southern Commercial area at Buckshaw Village. Since the original grant of planning permission, originally in 1997 and subsequently in 2002, this part of the site was always envisaged to accommodate the commercial facilities to serve the Village. The outline planning permission at this site ensures that the principle of redeveloping the site as a mixed use core has been established.

The proposal incorporates the erection of five A1 retail units including one large supermarket. The smallest A1 unit is 122 square metres and the supermarket will be 3,249 square metres. Three A2 units (financial and professional services) are proposed ranging in size from 116 sq.m. to 142 sq.m. One A3 unit (Restaurants/ Cafes) is proposed which is 322 sq.m. in size. Four A5 units (Hot Food Takeaway) are proposed ranging in size from 121 sq.m. to 175 sq.m. One D1 unit (Children Nursery) is proposed which is 537 sq.m. in size. All of these units are proposed on a speculative basis with no end user identified.

Additionally one three storey office building is proposed which will accommodate six individual office units with a central communal area. This is also on a speculative basis with no end user identified.

When the masterplan for the whole village was drawn up the retail/ commercial core for the village was envisaged to meet the needs of the Village and not the Borough as a whole. Accordingly

a limit on the amount of A1 retail space was attached. This states that the total A1 floorspace will be restricted to 4000 sq.m. and the maximum unit size will not exceed 1200 sq.m.

The majority of the A1 units proposed accord with the 1200 sq.m. limit set out in the masterplan and the total A1 retail floorspace (3,957 sq.m. gross) is below the 4,000 sq.m. limit. However the proposed supermarket is 3,249 sq.m. which exceeds the 1,200 sq.m. limit set out within the masterplan. As members may recall when this scheme was originally discussed the intended occupier of the supermarket was Booths however this is no longer the case and the application is submitted on a speculative basis with no end user identified.

The limit was imposed within the Masterplan to ensure the viability and vitality of other centres was not compromised by the development. To prove that this is still the case with the proposed larger store the applicants have undertaken a Retail Impact Assessment which has been submitted with the application.

The Retail Impact Assessment concludes that in order to attract retail and service tenants, an anchor store which generates sufficient footfall through the Local Centre must be secured. A conglomeration of small units will not provide sufficient 'critical mass' in commercial terms to attract either tenants or shoppers in sufficient numbers. It is anticipated that the proposed supermarket will draw some trade from beyond Buckshaw Village however the majority of the stores trade will come from the residents of Buckshaw Village. The assessment concludes that there is a need for the proposed development

The assessment goes on to state that statistical analysis indicates that neighbouring centres will not experience any material impact on their non-food turnover however there may be a small reduction in food turnover. This notwithstanding, however, a significant amount of 'new' expenditure generated by residents of Buckshaw Village will 'leak' to nearby centres. The assessment concludes that it is considered likely that any adverse effects on the proposed development on the turnover of the existing town centre retailers will be offset by the leakage from Buckshaw Village.

An external retail consultant has reviewed the document and considers that the proposal has many positive attributes and would contribute to the overall development plan aims and objectives for developing Buckshaw Village as a sustainable community. There is probably a quantitative and qualitative need for new convenience and comparison floorspace in the immediate catchment area (Buckshaw Village) and the wider catchment area including the western part of Chorley and Euxton village. He considers that the proposal can be supported, if all the other planning and design considerations are addressed satisfactorily, with suitable conditions in relation to the restriction of non-food sales in the supermarket.

### **Design**

The development of the commercial area of Buckshaw Village has involved extensive pre-application discussions with the land owners, Eden Park, and their architects. Ensuring a high quality design which reflects the existing Village development is essential

on this part of the development.

The Southern Commercial Design Code states that the mixed use core of the village should reflect a small town main street which covers a range of periods from the late 18<sup>th</sup> Century to early 21<sup>st</sup> Century, a sited example being Dickens Heath, Solihull

Through discussions with the Council and in particular the Urban Design Manager it is considered that although more traditional designs and materials would be appropriate in this location a mix of more modern interpretations would also improve the quality and appearance of the Village Centre.

As such modern intersections have been incorporated into the more traditional designs and features. It is considered that this creates a more traditional high street which has evolved through the Centuries. The proposed supermarket, nursery building, office building and various shop fronts represent modern intersections within the more traditional form.

Various shop fronts have been submitted as part of the planning application. These options will enable future occupiers to choose which type of shop front they want whilst ensuring a mix of traditional and modern shop fronts are achieved.

The Urban Design Manager has confirmed that that many of the pre-application discussion points have been incorporated into this final scheme. He has some additional comments which have been forwarded to the agent for the application. The applicants have responded to these comments and various conditions have been attached to the recommendation to deal with the points raised.

The supermarket incorporates two tower features along the western elevation which fronts the main high street. An independent café will form part of the supermarket which will be accessed from the high street and can accommodate outdoors eating areas which will ensure the high street is active.

South Ribble Borough Council have suggested some amendments to the elevations of the food store to integrate some of the more traditional features however the design of the store has been subject to extensive pre-application discussions. To ensure the modern store integrates with the rest of the development modern shop fronts and features have been incorporated into the smaller commercial units along with the nursery and the office units. The Urban Design Manager considers that the modern foodstore as proposed is appropriate for this location.

There will be an ancillary petrol station associated with the food store located adjacent to the car park. This facility is subject to a separate planning application.

### **Housing**

As part of the development an element of residential accommodation is proposed. In total 75 apartments are proposed as part of the development. These apartments incorporate 1 (20 apartments) and 2 (55 apartments) bedroom apartments located above, at first and second floor level, the retail units (Units 2-13) apart from 3 apartments which form an 'infill' between a residential

unit, forming part of the adjacent residential development 08/01098/REMMAJ, and Unit 13 of the high street and Unit 8a which incorporates apartments at ground, first and second floor level.

Within the Masterplan the mixed use commercial core was envisaged as incorporating shops, restaurants, takeaways, offices, commercial and leisure facilities with living accommodation above. Hence the inclusion of first and second floor apartments within the scheme is considered to be acceptable. At three stories high the proposals comply with the Design Code for this area.

### **Transport and Highways**

This site was granted outline planning permission with the remainder of the Village and the traffic and highway implications of the whole Village development were considered as part of the outline planning application including the commercial core implications. Various highway improvements/ alterations have already been undertaken as a result of the Village development.

This notwithstanding however a Transport Assessment and Outline Travel Plan have been submitted with the application. The Transport Assessment concludes that the Mixed Use Core (MUC) will be well connected to the rest of the Village for pedestrians and cyclists. Additionally the site is well served by public transport with the future railway station close to the site. A condition requiring the development to accord with the outline travel plan will be attached to the recommendation.

The assessment also concludes that the food store will reduce the need to travel, it is not sufficiently large to act as a destination in its own right and the analysis confirms that the food store will not affect the road network given the extant planning permission and infrastructure already implemented.

Parking for the smaller retail units and apartments above will be provided in the forms of rear parking courts. In total 107 spaces are proposed which is considered to be sufficient for 75 one/ two bedroom apartments, the proposed nursery and the smaller retail units particularly taking into account the fact that this site is also served by buses and will eventually be located close to the railway station.

The proposed office building incorporates 52 parking spaces to the rear/ side of the building which is considered to be sufficient for the building proposed. The proposed supermarket has a separate car park located adjacent to loop road which will accommodate 256 parking spaces including 14 disabled spaces and 10 mother and child spaces. The amount of parking is considered to be sufficient for the size of store proposed.

The site is located within a very sustainable location which is served by buses and eventually by the approved railway station to the south of the site. It is intended that the scheme will serve, mainly, the residents and employees of Buckshaw Village and is connected to the remainder of the Village by cycle/ pedestrian links which ensures alternative modes of transport, other than the car, are available.



**Community Involvement**

Although this application is a reserved matters application the owners of the site, Eden Park, undertook a community consultation event to inform residents of the proposals. This is in accordance with the Council's Statement of Community Involvement and included a public exhibition where neighbours were asked to comment on the proposed scheme.

It is evident that there is support for the development of this area of the site, in particular the mixed use retail core which forms part of this application.

**Impact on the setting of the Listed Building**

Buckshaw Hall, a Grade II\* Listed Building, forms part of the Southern Commercial Area. The development however will, eventually, be screened from the Hall by housing development. It is considered that due to the separation distances retained between the Hall and the application site the proposal will not adversely impact on the setting of the Listed Building.

**Conclusion**

The principle of developing the site as a mixed use retail core was established with the grant of outline planning permission. The proposals will serve the Village development and forms an important element of the whole Village. As such the proposal is considered to be acceptable

**Recommendation: Approve Reserved Matters  
Conditions to follow**

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<p>Application Number:                  08/01100/REMAJ</p>	<p>Grid Ref:                  E: 356594                  N: 420028</p>	<p>Scale:                  1:2,500</p>	<p>Agenda Item No.                  A. 2</p>

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**Item B. 1**                      **08/01107/FUL**                      **Permit (Subject to Legal Agreement)**

**Case Officer**                      **Mrs Helen Lowe**

**Ward**                                      **Lostock**

**Proposal**                              **Erection of two detached dwellings**

**Location**                              **71 Station Road Croston Leyland PR26 9RL**

**Applicant**                              **Mr Harry Sutton**

**Proposal**                              This application proposes the erection of two detached dwellings. The plans have been amended to move plot two further from the protected tree on site, provide three off road parking spaces and an adequate sized garden for plot two.

**Location**                              Land rear of 71 Station Road, Croston

**Summary**                              The main issues to consider in determining the application are impact on neighbour amenity, design and appearance and impact on highway safety.

**Planning Policy**                      GN1: Settlement Policy – Main Settlements  
GN4: Settlement Policy – Other rural settlements  
GN5: Building Design and Retaining Existing Landscape Features  
EP9: Trees and Woodlands  
EP18: Surface Water Runoff  
HS4: Design and Layout of Residential Development  
HS6: Housing windfall Sites  
HS21: Playing Space Requirements  
TR4: Highway Development Control Criteria

**Planning History**                      No relevant planning history

**Consultees Responses**                      LCC Archaeology: no objections to the proposal  
Tree Officer: has advised that the dwelling on plot 2 needs to be moved further from the protected sycamore tree (the plans have subsequently been amended so that the dwelling on plot 2 is 5m from the trunk of the tree, as recommended by the tree officer).  
Neighbourhoods (Environmental Health): Have advised that a condition should be attached to the permission requiring a land contamination report to be carried out prior to development commencing. This has been requested as land adjacent to the site has possibly been used as a timber yard historically.  
LCC Highways: Proposed access is acceptable, garages should measure 6m by 3m internally to be counted as a parking space. No objections to amended plans.  
Planning Policy: no comments received  
Parish Council: Object on the following grounds:  
Road safety, the location of the access is on a blind corner, Bramblewood has no pavements and the road is used as the only safe walking surface as the opposite side is permanently occupied by vehicles;

- The verge and shrubs contribute to the visual amenity of the area;
- The number of parking spaces is insufficient for the size and nature of the proposed properties;
- The Croston parish Plan undertaken in 2004, identified a need for single storey accommodation with no requirement for dwellings of the nature of this application;
- The plans show that part of the dwelling for plot 2 is intended to be built under the canopy of the tree and within 2.6m of its trunk.

### **Third Party Representations**

Eighteen letters of objection (from 12 separate addresses) have been received (including a letter of objection from Cllr Moulton). They make the following comments:

- The proposed access to the development will cause serious hazard to pedestrians and other road users. There are no pavements on Bramblewood and cars park on the Bramblewood to visit the chemist and other properties on station Road. The proposal would remove the grass verge which offers safety for pedestrians. There are lots of residents with young children and prams on Bramblewood;
- The appearance of the proposal is not in keeping with the other properties, in particular the use of white soffits and fascias, porthole windows and the style of garage door;
- Not enough parking is proposed;
- The removal of trees and shrubs would be detrimental to the amenity of the area;
- There is no need for additional 4 bedroom, 2 storey, detached houses in Croston. The Parish Plan identified a need for bungalows and there are lots of houses already for sale in the village;
- Not enough soft landscaping is proposed to the front;
- The road serves ten properties on Bramblewood and four on station road, it is already a busy road;
- A previous application for access off Bramblewood to the rear of 71A was refused;
- The sycamore tree would be damaged by plot 2, it should not be removed;
- Children play on the green space;
- Concerns over construction vehicles;
- Proposals would exacerbate existing congestion and road safety issues, generate extra traffic and stop access for emergency and refuse vehicles;
- The tree houses bats and barn owls;
- The proposal would result in over development of the site;
- Access should be via Station Road;
- Impact on wildlife in gardens;
- The dwellings would overlook our rear garden and reduce privacy (No. 2); our lounge and front gardens (No. 3); would cause loss of sunlight to kitchen, utility, bathroom, landing, stairwell and hallway will be gloomy, dark and depressing from 5pm till sunset (No. 1);
- Number 71A has only one window to the back of their

property which serves their stairs, plot 1 will be directly in their line of vision;

- If three parking spaces per dwelling are provided there wouldn't be enough green space in front of the development.
- Believe that it is not right to develop back garden land. Very few houses in Croston have a garden big enough for children to run about, the number should not be further reduced.

In response to the receipt of amended plans, three further letters of objection have been received. They make the following comments:

- Request that the application go before the planning committee;
- LCC Highways have not adequately considered the safety considerations of the access;
- Removal of the garage from plot 2 renders that house not in keeping with every other house on Bramblewood;
- Bringing forward Plot 2 means that the line of the two houses does not at all blend in with the position of nos 1 & 2 Bramblewood;
- The amended plans clearly demonstrate that the plot is not big enough for two four bedroomed detached houses;
- The revised plans do not relieve the highway safety issues raised previously.

Cllr Moulton has also re-iterated his previous concerns with the proposal (the access, no need for this type of house).

## Assessment

Policy GN4 of the Local Plan states that development in rural settlements is appropriate on previously development land. In accordance with Planning Policy Statement 3: Housing, the site is considered to be previously developed land. Previously developed land is land, which is or was last occupied by a permanent structure including the curtilage of the developed land and any associated fixed surface infrastructure. PPS3 encourages the redevelopment of previously developed land as opposed to developing Greenfield land. As such the principle of redeveloping the site for residential development accords with Government guidance. As the proposal is only for two dwellings, there is no affordable housing requirement.

### *Neighbour amenity*

The west facing gable end of plot one would be 12m from the facing first floor windows in the rear elevation of no. 71A Station Road. No windows to habitable rooms are proposed in this elevation. The windows in the rear of 71A are not to habitable rooms, and in any case the proposal would comply with the Council's interface standards. Some loss of light and overshadowing to the garden would be caused by the proposed dwelling, however it is not considered that the size and scale of the dwelling would be sufficient to cause an unacceptable overbearing impact on the occupants of no. 71A (the ridge height of the proposed dwellings would be 8.2m). There would be a distance of 10m between existing rear facing first floor windows of

no. 71 Station Road and the proposed new garden boundary. This is considered sufficient to result in an adequate level of privacy for the occupants of the Plot 1 and to provide an adequate amount of amenity space for the occupants of no. 71.

The the east facing gable of plot two would be 10m from the facing gable of no. 1 Bramblewood. No windows to habitable rooms are proposed in the elevation of the proposed dwelling or are present in the facing elevation of no. 1 Bramblewood. There is a door to the kitchen in the gable of no. 1 Bramblewood, but this room also has a window on the rear elevation. The rear elevation of plot two would be set behind the rear elevation of no. 1 Bramblewood. The front elevation of plot 2 would also comply with the 45 degree guideline taken from the nearest ground floor window in no. 1 Bramblewood.

The proposed dwellings would cause a small degree of overlooking to the front garden area of no. 3 Bramblewood, however due to the positioning of the properties, the distance between them and the fact that no. 3 is already overlooked by no.1 (which is nearer) it is not considered that this is sufficient reason to warrant refusal of the proposal.

#### *Design and Appearance*

The existing dwellings on Bramblewood are all detached dwellings, granted consent in the late 1980s/early 1990s, and appear considerably different in style, character, appearance and density to those properties fronting Station Road. The applicant has indicated that the dwellings would be constructed from materials to match the existing dwellings on Bramblewood (except for soffits and fascias). It is considered that it is appropriate that the proposed dwellings should reflect the character of the existing properties on Bramblewood, rather than those on Station Road as they would have a closer physical relationship with those properties. It is considered appropriate to attach conditions requiring sample materials to be submitted and approved and to ensure that windows, doors, fascias and soffits are constructed from dark brown UPVC to match existing dwellings.

Approximately 12m of hedging, shrubbery and one small tree will need to be removed from the landscaped area along the southern side of the entrance to Bramblewood in order to facilitate access to the development. This green area does enhance the visual amenity of Bramblewood, however a significant area will remain and there will be some landscaping to the front gardens of the proposed dwellings. It is not considered that this would warrant refusal of the proposal.

The position of plot two has been amended in order to ensure that the dwelling is sufficiently far from the protected tree to avoid undue harm. The proposed dwellings would not have as much soft landscaping to the front as the adjacent dwellings, due to their size and layout, however, again it is not considered that this is sufficient reason to warrant refusal of the proposals. It is recommended that permitted development rights are removed from plot 2 in order to prevent the construction of side extensions that would damage the protected tree.

#### *Highway Safety*

The resident's concerns regarding parking and access problems



on Bramblewood are noted, and it is clear that a number of vehicles do park on the road. However, as LCC Highways have not objected to the proposed access, it is not considered that the proposal could be refused on these grounds. The applicant has amended the scheme to increase the internal dimensions of the garage. There would now be ample space to park three vehicles off the highway at each dwelling. It is therefore considered that it would be unreasonable to refuse the proposal on the grounds that the development would cause an increase in off street parking.

*Other issues*

With regard to residents concerns regarding the impact on wildlife habitats, the mature sycamore tree is not to be removed as part of the proposal and the scheme has been amended in order to minimise impact on this tree. It is not considered that this is sufficient reason to warrant refusal of the application.

The applicant has indicated on the submitted plans that porous macadam will be used to surface the front driveways. I can find no record of any planning application for vehicular access to the rear of no. 71 or 71A being refused, and in any case planning consent would not need to be obtained to form a new access.

**Conclusion** Subject signing of s106 agreement to secure play space contributions the application is recommended for approval.

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

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

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

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

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

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

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

4. The development hereby permitted shall only be carried out using the ground surfacing materials specified in the approved plans and no others used without the prior written consent of the local planning authority.

*Reason: To ensure a satisfactory form of development in the interest of the visual amenity of the area, to prevent an undue increase in surface water run off and in accordance with Policy Nos. GN5, HS4 and EP18 of the Adopted Chorley Borough Local Plan Review.*

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

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

6. Notwithstanding the details shown on the approved plans the development hereby permitted shall not be commenced until the colour finish of the windows, doors, fascias and soffits has been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted 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.*

7. Due to the sensitive end-use, the development hereby permitted shall not commence until the applicant has submitted to and had approved in writing by the Local Planning Authority a report to identify any potential sources of contamination on the site and where appropriate, necessary remediation measures.

The report should include an initial desk study, site walkover and risk assessment and if the initial study identifies the potential for contamination to exist on site, the scope of a further study must then be agreed in writing with Local Planning Authority and thereafter undertaken and shall include details of the necessary remediation measures.

The development shall thereafter only be carried out following the remediation of the site in full accordance with the measures stipulated in the approved report.

*Reason: In the interests of safety and in accordance with the guidance in PPS23.*

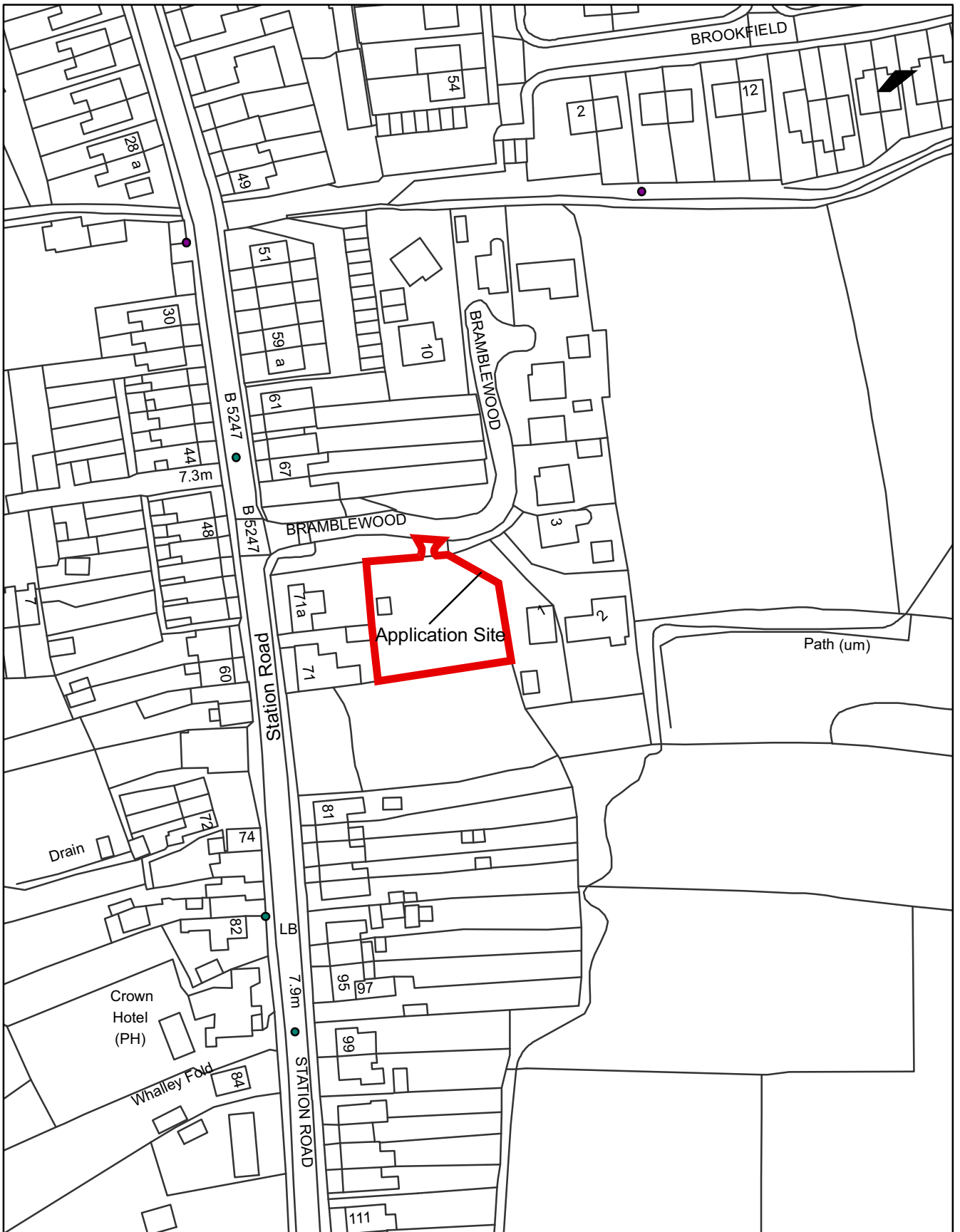
8. During the construction period, all trees to be retained shall be protected by 1.2 metre high fencing as specified in paragraph 8.2.2 of British Standard BS5837:2005 at a distance from the tree trunk equivalent to the outermost limit of the branch spread, or at a distance from the tree trunk equal 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 area(s) 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 and HT9 of the Adopted Chorley Borough Local Plan Review.*

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008, (Schedule 2, Part 1, Classes A(h) and Class E), or any Order amending or revoking and re-enacting that Order, no alterations or extensions shall be undertaken to the dwelling hereby permitted on plot two .

*Reason: In order to prevent the construction of any extensions or outbuildings that would cause harm or damage to the adjacent protected tree (TPO7(Croston) 2008) and to protect the appearance of the locality and in accordance with Policy Nos. GN4 and EP9 of the Adopted Chorley Borough Local Plan Review.*

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

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Application Number:  
**08/01107/FUL**

Grid Ref:  
**E: 348851**  
**N: 418958**

Scale:  
**1:1,250**

Agenda Item No.  
**B. 1**

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<b>Item B. 2</b>	<b>08/01171/FUL</b>	<b>Permit Full Planning Permission</b>
<b>Case Officer</b>	<b>Mr Andy Wiggett</b>	
<b>Ward</b>	<b>Heath Charnock And Rivington</b>	
<b>Proposal</b>	<b>Revised elevations to previously approved house</b>	
<b>Location</b>	<b>109 Chorley Road Heath Charnock Chorley PR6 9JT</b>	
<b>Applicant</b>	<b>Mr Mukesh Patel</b>	
<b>Proposal</b>	Revised elevations to previously approved house	
<b>Policy</b>	GN1- Settlement Policy GN5 – Building Design HS4 – Design and Layout of Residential Developments HS6 – Housing Windfall Sites SPD - Householder Design Guidance	
<b>Planning History</b>	<b>07/01365/FUL</b> – Demolish existing bungalow and erect 3 storey detached house – Refused <b>08/00216/FUL</b> – demolition of existing bungalow and erection of a new two storey dwelling – Withdrawn <b>08/00549/FUL</b> – demolition of existing bungalow and erection of new two storey dwelling - Approved	
<b>Consultations</b>	Parish Council – Concerned about the scale of the house and its impact on No.107 given that the level of the site has been lowered to keep the ridge height down which could undermine the boundaries. Concerned about large water tank being buried in the rear garden. Coal Authority – Standard comments	
<b>Representations</b>	None yet received	
<b>Applicant's Case</b>	None stated	
<b>Assessment</b>	When planning permission was granted for the original dwelling, permitted development rights were withdrawn as it was considered that the approved dwelling was at the limits of what the site could sustain in terms of its site coverage and positioning. It was advised that the Local Planning Authority needed to have control over any changes to the approved scheme so that the impact on neighbouring properties could be assessed. This was particularly so with regard to new window openings. Complaints were received that the development being carried out was not in accordance with the approved plans in respect of window openings. Following the advice in PPG18 – Enforcing Planning Control, the developer was requested to submit a planning application so that the relevant issues could be considered. The current application differs from the approved plan in that it proposes to add three new windows on each side elevation. These would serve at the first floor level two bathrooms and be obscure glazed. On the ground floor the windows would serve an	

office, study and two cloakrooms. Again these windows are shown as being obscure glazed. In terms of the Council policies against which this part of the application should be assessed, the approved guidelines for new housing developments states that habitable rooms do not include toilets and bathrooms and as a result the first floor windows in the side elevations are acceptable. With regard to the ground floor windows, these would be behind 2m high close boarded fences and can be conditioned to be obscure glazed and any opening light more than 1.7m above the floor of the room in which it is to be installed. With those safeguards it is considered that the windows will not adversely affect the amenity of the adjoining properties.

The application proposes changes to the rear elevation by adding an additional single pane window and evenly spacing the windows across the upper floor. As the rear elevation is some 36m away from the bungalows to the rear and 12m from the boundary, the Council's guidelines are not compromised by this change. At ground floor, the application proposes to substitute patio windows for conventional 4 pane windows. This is acceptable in relation to the Council's guidelines and will not impact on the amenity of adjoining property when compared with that of the approved windows.

With regard to the comments of the Parish Council, the ground levels of the site have been agreed as part of the planning permission and the water tank is part of the drainage system of the house which requires pumping up into the foul sewer which runs to the rear of the property at a higher level.

## **Conclusion**

The removal of permitted development rights does not remove the right to submit planning applications. The Council took this step so that changes to the house might be assessed with regard to neighbour amenity. It is considered that the changes proposed either meet the Council's guidelines or with appropriate conditions will not result any loss of residential amenity to the adjoining dwellings.

## **Recommendation: Permit Full Planning Permission Conditions**

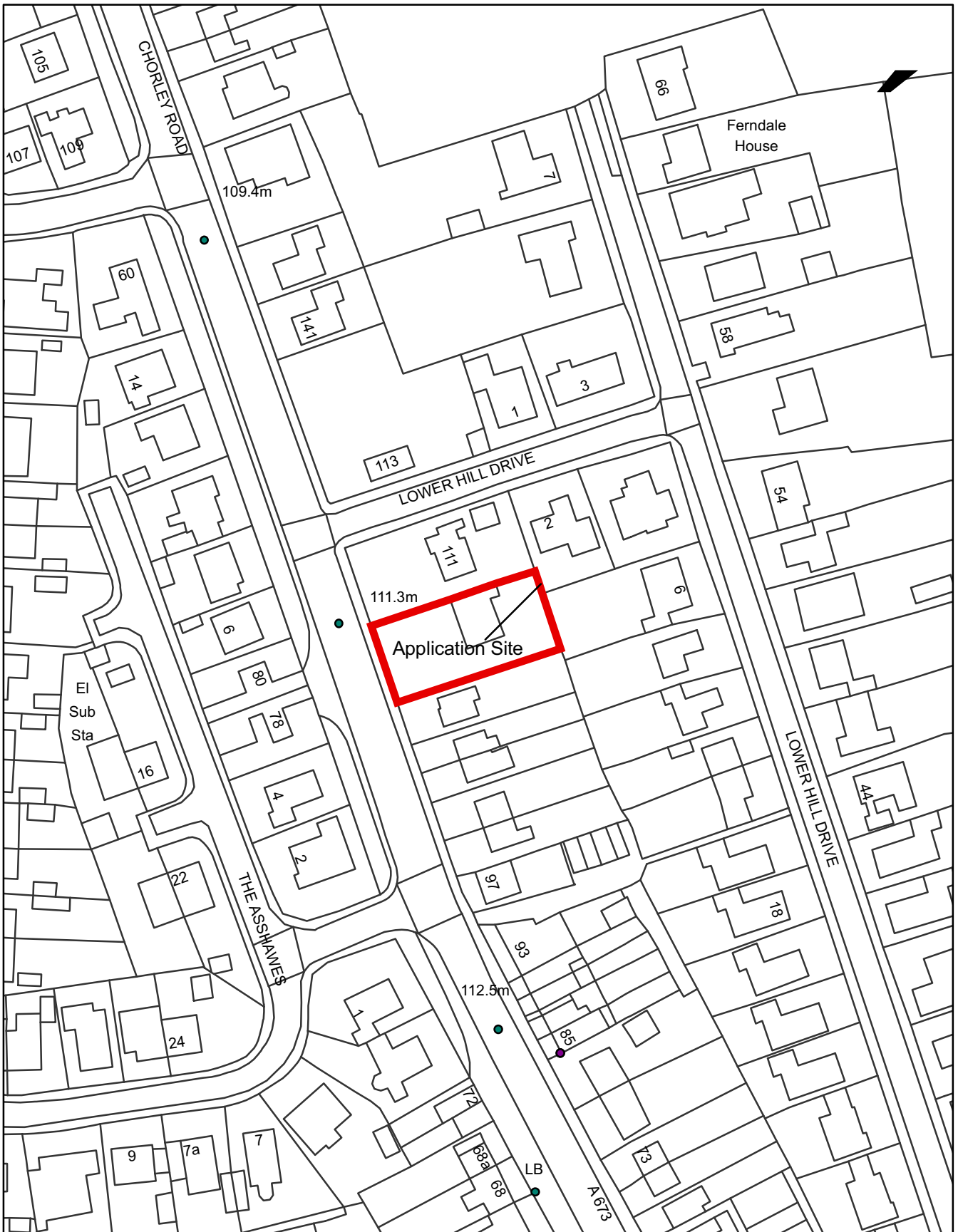
1. The proposed development must be begun not later than three years from the date of this permission.

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

2. All windows in the first and ground floor of the building's northern and southern elevations shall be fitted with fixed obscure glass and obscure glazing shall be retained at all times thereafter. Any opening lights shall be at least 1.7m above the floor of the room in which the window is installed.

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

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<p>Jane E Meek BSc(Hons) DipTP MRTPI                  Corporate Director (Business)                  Chorley Council</p>		<p>Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Chorley B.C. 100018509 (2007)</p>	
<p>Application Number:  <b>08/01171/FUL</b></p>	<p>Grid Ref:  <b>E: 359966</b>  <b>N: 414421</b></p>	<p>Scale:  <b>1:1,250</b></p>	<p>Agenda Item No.  <b>B. 2</b></p>

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<b>Item B. 3</b>	<b>08/01189/COU</b>	<b>Permit Full Planning Permission</b>
<b>Case Officer</b>	<b>Caron Taylor</b>	
<b>Ward</b>	<b>Chorley North West</b>	
<b>Proposal</b>	<b>Retrospective application for change of use of property from residential to mixed use residential and office (B1), for a further 2 years.</b>	
<b>Location</b>	<b>22A Windsor Road Chorley Lancashire PR7 1LN</b>	
<b>Applicant</b>	<b>Mr Stephen Robinson</b>	
<b>Proposal</b>	The application is for the erection of B1 office units (amendment to planning approval 08/00119/FUL).	
<b>Summary</b>	The	
<b>Policies</b>	GN1, EM7	
<b>Planning History</b>	An enforcement notice against the use was authorised by committee in October following complaints received from neighbouring properties regarding the use of the property in particular the parking of the employee's vehicles along Windsor Road. However, issuing of the notice it was put on hold pending the outcome of a planning application. An application to continue using the property for one year was withdrawn (08/01068/FUL), as it was not considered a reasonable timescale for the business to move.	
<b>Background</b>	The application property is a detached house on Windsor Road, Chorley. Part of the property above the integral garage is currently being used by internet based business, Xyone, which is a digital marketing agency.	
<b>Consultations</b>	<p><u>Coal Authority</u> Standing Advice</p> <p><u>LCC Highways</u> Recommend refusal on highway grounds due to lack of parking in the area. Several complaints have been made regarding parking issues on Windsor Road, Kensington Road and all other associated streets in this area. There are also concerns regarding access to fire engines due to parked cars on Windsor Road south of its junction with Kensington Road.</p> <p><u>CBC Economic Development Unit</u> The Economic Development Unit is in full support of this application. As the company were hoping to move to new premises in Matrix Park following the disappointing news that Redrow have decided not to proceed with Phase 3 of Matrix Park they are now being forced to find an alternative accommodation. With the present economic climate being volatile the extension to two years would give the company additional breathing space to further consolidate it's resources and find enhanced economic stability. The company has been operating from 22a Windsor</p>	

Road temporarily in order to reduce overheads and increase profits to retain its viability. It is obvious that having to rush into relocating at this time would cause the company financial hardship that could lead to its demise and the obvious loss of jobs.

## Representations

Three letters of objection and one letter of no objection have been received to date, however the consultation deadline has not expired so further may be received.

The reasons for objection can be summarised as:

- Windsor Road is often used by people working in Chorley who leave their cars and walk into town, often without concern for residents;
- Parking on the road has been restricted in the last two years by yellow lines introduced on Windsor Road and Kensington Road, nonetheless the volume of cars attracted by free parking during the week has remained the same. Staff parking all day to work at the application property obviously adds to parking difficulties already experienced by residents and their visitors. Their daughter has received a parking ticket for not being able to park legally near their home;
- The owner has provided no off road parking for their staff or business visitors to relieve congestion in the neighbourhood despite some limited off road space at the property;
- A number of cars are currently coming to the property on a daily basis on weekdays. If the application were approved the business could expand, without Council notice or resident consultation, thus attracting more staff and further exacerbating parking and congestion difficulties in the area;
- As a residential area children play on the street in good weather. Increased business traffic and congestion inevitably impacts on safety;
- This is a residential area and most people in the neighbourhood would wish it to remain so. Ample office accommodation with parking facilities appears to be readily available in Chorley and the surrounding area, yet no alternative office space has been secured by the applicant in the years operating a business from this address. This is the first formal application despite longstanding business use;
- Permission for business use at this address would set an example, increasing the likelihood of a further application for permanent change of use at the end of the two year period and potentially increasing the likelihood of applications for other houses to be used as offices. Ultimately, increasing business use of domestic properties would impact on the character of the area and add to the congestion problems for remaining residents;
- As Windsor Road is solely residential area, so that a business employing a number of people is inappropriate and would detract from the residential amenity of nearby houses;
- The existing use of the property for a business has constantly caused a nuisance due to employees cars being parked on Windsor and Kensington Road, making access to the cul-de-sac difficult;

- The closure of part of West Street car park has put further pressure on street parking in the area;
- The use has gone on for too long already and they therefore oppose the application even on a temporary basis;
- Allowing the application would set a precedent in the area.

One letter states they have no objection to the change of use since it does not detract from the residential nature of the building.

#### **Applicant's Case**

The original application 08/01068/FUL for a one year extension to the current use of the property was, in truth done in a bit of a panic due to the impending enforcement notice. However, having had time to think about the practicalities of the matter it is clear that the one year timeframe is unrealistic.

Having looked at the practicalities of moving premises it has become clear to us that even if the economy recovered tomorrow it would be virtually impossible for us to achieve a move prior to 12 months from now.

Firstly it is critical that the company must locate to an appropriately modern looking office building in a well respected forward looking commercial area to create the correct impression for customers. Once such premises have been located an acceptable purchase/rental package need to be negotiated and the appropriate funding secured. Clearly at the current time there are immense difficulties in achieving sensible and affordable funding. If funding could be secured for suitable premises they would then need to be fitted out appropriately. Therefore it can be seen that it would be highly unlikely that a move within 12 months could be achieved, therefore the application was amended to two years to reflect the reality of the situation.

The current difficult trading conditions in all business sectors determine that the pragmatic approach to the security of employment for the staff involved is to remain at the current premises until more amendable trading conditions are prevalent.

The company has been based in Chorley for eight years, having rented offices for seven years at 36 Pall Mall. At the end of the seven years to lease was up for renewal but the directors decided to look to purchase a commercial property rather than continuing to rent for another five years or so. Ideal premises were located at Matrix Park, Buckshaw Village to be built by Redrow and a price was agreed with an expected completion date of November 2007. Due to the lease ending on Pall Mall the business was moved temporarily to the Directors house at 22A Windsor Road until the new property was built and due to the nature of the business arrangements were made for several staff to work remotely from their homes and dial in on a daily basis to their network which reduced the space required at Windsor Road.

Later in 2007 Redrow stated the development would not start until February 2008 with an expected completion date of July 2008 and it was decided to wait for the premises, as it was an ideal location for staff being from Manchester, Preston, Leyland and Chorley. However, it became apparent that work had not started on the new offices and concerns started to grow that the completion was constantly being put back. In July Redrow informed the business

that due to the current economic climate and the state of the commercial property market they had decided not to proceed with the third phase of the Matrix Park Development and therefore the business is back to square one, although is still actively looking for new premises.

With all the indications that we are heading for a recession Xyone's priority is to safeguard all the existing jobs and tread carefully over the next 6 to 12 months. Also because of the current commercial mortgage market being nonexistent and the tightening up on banks lending money to small businesses it might be difficult to get a commercial mortgage. Due to the size of deposit that the business needs to put down on securing properties has increased more time is needed for the confidence of the mortgage lenders to grow in relation to small to medium enterprises.

As a resident of Windsor Road they also have concerns about the parking, 90% of which is from the offices based on St Thomas's Road. The use of the property ensures it still remains as a large residential dwelling and none of the day to day activities would lead to the uninitiated being aware of its mixed use.

The granting of planning permission is crucial to maintain the current level of employment at the company, refusal would ensure that in the worse possible point in the economic cycle that the company would be burdened with huge extra costs. The nature of the business use is very unobtrusive and in no way interfered with the amenity of any of the other residents and as such they feel that planning permission should be granted.

### **Assessment**

The service provided is carried out by seven employees (including the owner) within an office complex who operate from individual computer terminals. This use cannot be considered to be ancillary to the main use of the dwelling given the number of employees who attend the dwelling on a daily basis. Therefore there is a mixed use of the dwelling.

The main issue to consider is whether the development has resulted in a loss of amenity to neighbouring properties and the area in general. Policy EM7 covers employment development in residential areas. This states that new small scale employment development (including that falling within use class B1), will be permitted in areas where housing is the principle land use provided there would be no detriment to the amenity of the area in terms of noise, nuisance, disturbance, environment and car parking. It is not considered that the use of the property has a detrimental impact on the surrounding property in terms of noise, however there are issues with the use in terms of carparking due to the number of employees working at the premises as well as occasional business callers leading to a loss of amenity for nearby residents contrary to EM7.

The property does have some off street parking, however the Council cannot apply a condition that forces employees to use it, as this would not be enforceable or reasonable, as providing a vehicle is taxed and insured it is permitted to park on the public highway. However, it is clear that the business has made efforts to move to proper premises, however these efforts have been prevented by the sudden economic downturn that could not have been predicted.

The Council is therefore in the difficult position in that in the current economic climate it wishes to support small businesses and certainly prevent job losses, but also wishes to ensure reasonable amenity standards are maintained for surrounding residents.

The current financial situation is unusual and on balance, a temporary permission is seen as a reasonable short-term solution, however the permission will be conditioned so that it is only temporary for two-years as applied for as the scheme is not considered acceptable on a permanent basis.

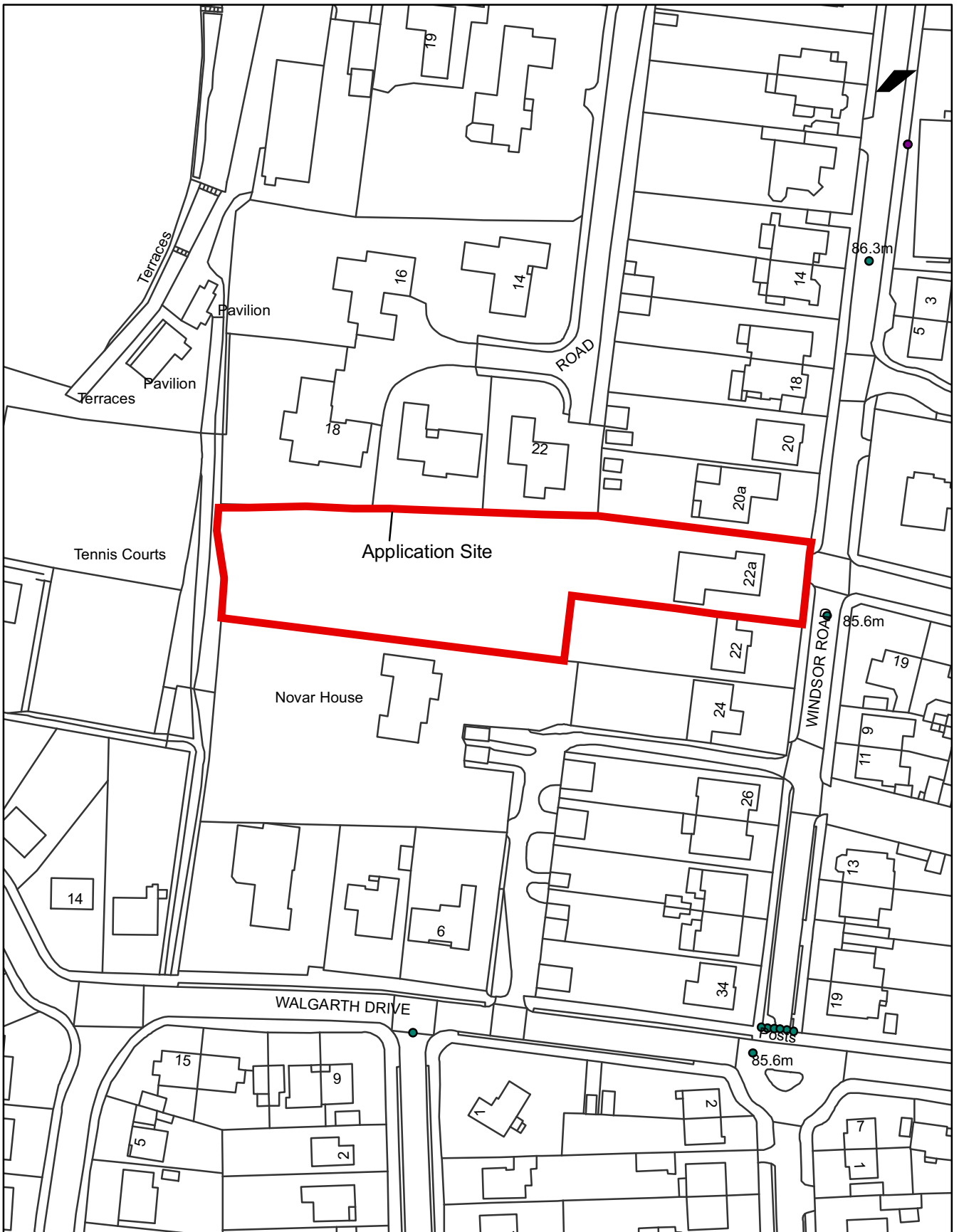
**Recommendation: Permit Full Planning Permission  
Conditions**

1. The office use hereby permitted shall cease within two years of the date of this permission.

*Reason: The use is not considered suitable in this location on a permanent basis and in accordance with Policy Nos. EP7 of the Adopted Chorley Borough Local Plan Review.*

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

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Application Number:  
**08/01189/COU**

Grid Ref:  
**E: 357746**  
**N: 417446**

Scale:  
**1:1,250**

Agenda Item No.  
**B. 3**

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<b>Item B. 4</b>	<b>08/01134/FUL</b>	<b>Permit (Subject to Legal Agreement)</b>
<b>Case Officer</b>	<b>Mr Andy Wiggett</b>	
<b>Ward</b>	<b>Clayton-le-Woods North</b>	
<b>Proposal</b>	<b>Erection of 4 No detached two storey houses and new means of access</b>	
<b>Location</b>	<b>Lilac Mount 704 Preston Road Clayton-Le-Woods Chorley</b>	
<b>Applicant</b>	<b>Mr John Dickenson</b>	
<b>Proposal</b>	The application proposes the erection of four detached dwellings and new means of access. The site is the long rear garden of a detached house on Preston Road Clayton-le-Woods. The existing large garage would be demolished to allow for the extension of the existing private drive.	
<b>Policy</b>	GN1, GN5, HS4, TR4	
<b>Planning History</b>	<p><b>97/00265/FUL</b> – Single storey rear extension to form bedrooms and lounge - approved</p> <p><b>03/00229/FUL</b> – Erection of single storey rear extension – approved</p> <p><b>08/00602/OUT</b> – Outline application for the change of use of the existing dwelling and garage block to create 5 dwellings. Additionally the erection of four detached bungalows - withdrawn</p> <p><b>08/00878/FUL</b> – Erection of 6 detached houses and conversion of part of existing dwelling to 2 apartments – refused</p>	
<b>Consultations</b>	<p>Neighbourhoods – require a condition to secure a report identifying any potential sources of contamination on the site and where appropriate necessary remediation measures.</p> <p>Parish Council – consideration should be given to the amenity of neighbouring properties to the rear.</p>	
<b>Representations</b>	<p>Local Councillor – objects on the grounds of inadequate access.</p> <ul style="list-style-type: none"> <li>- noise and disturbance from access drive and increased vehicular movements</li> <li>- loss of privacy</li> <li>- loss of natural light</li> <li>- environmental impact of street lighting</li> <li>- effect on TV reception</li> </ul>	
<b>Applicant's Case</b>	<p>The application site is in a sustainable location on a main bus route and close to shops</p> <ul style="list-style-type: none"> <li>- the buildings will have been designed to complement their surroundings and built of similar materials</li> <li>- access has been designed to standards required by the County Highways Authority with adequate visibility splays of 2.4m x 90m</li> <li>- a dedicated refuse storage area has been provided at the front of the site</li> </ul>	

**Assessment**

The main issues to have regard to in determining the application are effect on neighbour amenity, access and highway considerations and design and appearance.

*Neighbour Amenity*

Previous applications on this site have proposed detached houses which did not meet the Council's interface distances particularly with regard to the properties to the northwest on Daisy Meadow. The application could not satisfy the 12m distance of a blank two storey gable to habitable rooms in adjoining houses as there would be a 1.9m difference in levels. The applicant has now submitted an amended plan substituting bungalows for the two storey houses. This now satisfies the guidelines and it is also considered advisable to condition a 2m high fence be erected on the boundary with the properties on Daisy Meadow so as to eliminate the potential for overlooking from a side bedroom window. The remaining two storey houses would have blank elevations approximately 20m away from property in Daisy Meadow to the north west but only about 11m from a dwelling to the south east. In this instance, the difference in levels is such that this is considered acceptable as the orientation of the proposed new house is not directly parallel with the neighbouring house and this will not result in excessive overshadowing.

*Access and Highway Considerations*

The applicants have had extensive negotiations with the County Highway Authority resulting in the submitted scheme of a 3m wide private access drive with turning head and passing bay and visibility splays of 2.4m by 90m. The application shows a refuse collection point with space for five bins directly off Preston Road so that refuse vehicles do not have enter the site. The existing 3m private drive is shown as widened to 4.5m at its junction with Preston Road so that two vehicles can pass.

*Design and Appearance*

The dwellings would be of conventional design and constructed of red facing brick and grey roof tiles. These would be in keeping with those of surrounding properties. The private drive would be lit by low level bollards.

**Conclusion**

The current amended application is now considered acceptable in that previous concerns with regard to vehicular access have now been resolved to the satisfaction of the Highway Authority. The revised layout has bungalows to overcome any potential adverse impact on the properties on Daisy Meadow. The design of the new dwellings is acceptable.

**Recommendation**

**Permit subject to a S106 agreement and written confirmation from the County Highway Authority that the scheme meets their requirements. If no agreement is forthcoming the application should be refused.**

**Conditions**

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

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

2. The development hereby permitted shall not commence until full details of the colour, form and texture of all external facing materials to the proposed buildings

(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.*

3. 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.*

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

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

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

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

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

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

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

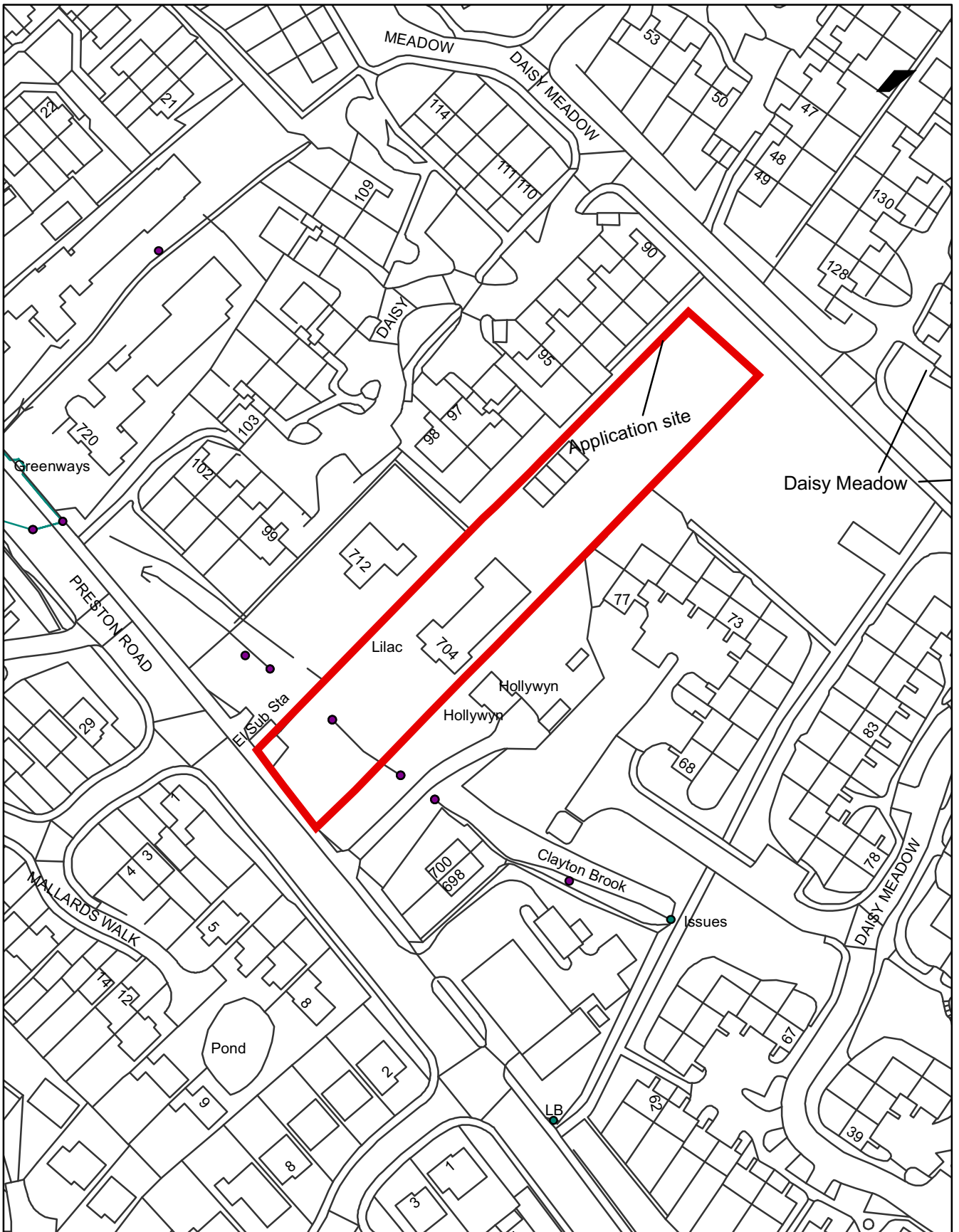
*Reason: In the interests of safety and in accordance with the guidance set out in PPS23 – Planning and Pollution Control 2004.*

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.*

---



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

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Application Number:  
**08/01134/FUL**

Grid Ref:  
**E: 357496**  
**N: 424391**

Scale:  
**1:1,250**

Agenda Item No.  
**B. 4**

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Report of	Meeting	Date
Corporate Director (Business)	Development Control Committee	13.01.2009

## PLANNING APPEALS AND DECISIONS - NOTIFICATION

### PURPOSE OF REPORT

- To advise Committee of notifications received from the Planning Inspectorate, 26 November 2008 and 16 December 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

- None

### PLANNING APPEALS DISMISSED

- Appeal by Mrs and Mrs German against the delegated decision to refuse planning permission for a first floor conservatory to the rear of Lower Hill Farm, Chorley Road, Withnell (Application No. 08/00345/FUL).

### 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	19/12/2008	

Background Papers			
Document	Date	File	Place of Inspection
Letter from the Planning Inspectorate	16/12/2008	08/00345/FUL	Civic Offices, Union Street, Chorley or decisions may be viewed at the Union Street offices or at <a href="http://www.chorley.gov.uk/planning">www.chorley.gov.uk/planning</a> by selecting "Planning application - online search"





Report of	Meeting	Date
Corporate Director (Business)	Development Control Committee	13 January 2009

## 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.

#### RECOMMENDATION(S)

2. 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 from 7 metres 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
    - ii(c) Three Months
    - ii(d) Reason:

The development is 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 by reason of its height and bulk and the building detracts to an unacceptable degree from the open and rural character of the Green Belt. Contrary to Policy DC1 of the Adopted Chorley Borough Local Plan Review



**EXECUTIVE SUMMARY OF REPORT**

- 3. 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 Class E in that the roof height exceeds 4 metres and measures at 7 metres to ridge.
- 4. 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)].
- 5. 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

**ALTERNATIVE OPTIONS CONSIDERED AND REJECTED**

- 6. No alternative options have been considered.

**CORPORATE PRIORITIES**

- 7. This report relates to the following Strategic Objectives:

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

**BACKGROUND**

- 8. 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 to qualify as permitted development there is a restriction to the height allowed for buildings with pitched roofs, the height permitted being 4 metres. In this instance the pitched roof is 7 metres to ridge and is therefore not permitted development. A planning application has been requested but has not been forthcoming, the landowner insisting the height of the building does not exceed its original height, despite a number of requests nothing of evidential value to support this stance has at this time been produced to the Council by the property owner.

**IMPLICATIONS OF REPORT**

9. 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	X

J E MEEK  
CORPORATE DIRECTOR BUSINESS

Report Author	Ext	Date	Doc ID
Steve Aldous	5414	18 December 2008	ENF/08/0065

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# Report



Report of	Meeting	Date
Corporate Director (Business)	Development Control Committee	13.01.2009

## PLANNING APPLICATIONS DECIDED BY THE CORPORATE DIRECTOR (BUSINESS), THE CHAIR AND VICE-CHAIR OF THE COMMITTEE 16 DECEMBER 2008

Application No.	Recommendation	Location	Proposal
08/01083/ADV	Advertising Consent	The Gables Rest Home 25 Southport Road Chorley PR7 1LF	Retrospective application for the retention of non-illuminated sign advertising a care home
08/01099/FUL	Permit Full Planning Permission	Land South Of Buckshaw Avenue Buckshaw Village Lancashire	Erection of a Petrol Filling Station and associated infrastructure at the Southern Commercial Area, Buckshaw Village
08/01128/FUL	Permit Full Planning Permission	57 Railway Road Chorley Lancashire PR6 0HN	Change of use of ground floor office to shop, change of use of first floor office to residential and first floor rear extension to facilitate creation of two single bedroomed apartments
08/01134/FUL	Permit (Subject to Legal Agreement)	Lilac Mount 704 Preston Road Clayton-Le-Woods Chorley PR6 7EJ	Erection of 4 No detached two storey houses and new means of access
08/01154/FUL	Permit Full Planning Permission	Coppull Moor Farm 244 Preston Road Coppull Chorley Lancashire	Retrospective application for extension to existing poultry shed.

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Report of	Meeting	Date
Corporate Director (Business)	Development Control Committee	13/01/2009

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

**Between 26 November and 18 December 2008**

**Plan Ref** 07/01284/TPO      **Date Received** 12.11.2007      **Decision** Consent for Tree Works

**Ward:** Euxton South      **Date Decided** 16.12.2008

**Proposal :** Pruning of oak tree within Tree Preservation Order No.1 Euxton 1968.

**Location :** 96 Bredon Avenue Euxton Chorley PR7 6NS

**Applicant:** Mabel Alker 8 Conway Close Euxton PR7 6NT

---

**Plan Ref** 07/01425/FULMAJ      **Date Received** 19.12.2007      **Decision** Application Withdrawn

**Ward:** Clayton-le-Woods North      **Date Decided** 10.12.2008

**Proposal :** Development of 18 no. residential dwellings. Moving of plots 1,13,14,15,16,17 and 18 and change of house type on plot 13.

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

**Applicant:** Wainholmes Developments Ltd Chorley Business And Technology Centre Euxton Lane Chorley PR7 6TE

---

**Plan Ref** 08/00715/FUL      **Date Received** 16.06.2008      **Decision** Permit Full Planning Permission

**Ward:** Lostock      **Date Decided** 15.12.2008

**Proposal :** Application to vary the conditions on planning permission 06/01341/FULMAJ (Rectory Farm Development) to allow the Methodist Sunday School extension to be commenced before the housing development and barn conversion (to include the creation of the access onto Westhead Road, temporary access road and creation of Methodist Church car park

**Location :** Rectory Farm Town Road Croston Leyland PR26 9RA

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

---

**Plan Ref** 08/00801/FUL      **Date Received** 11.07.2008      **Decision** Application  
Withdrawn

**Ward:** Heath Charnock      **Date Decided** 03.12.2008  
And Rivington

**Proposal :** Erection of a detached sectional garage  
**Location :** Boatyard Rawlinson Lane Heath Charnock Chorley PR7 4DE  
**Applicant:** Mr Kevan Clutton Marine Propulsion Services Ltd L & L Cruisers Rawlinson Lane  
Heath Charnock Chorley PR7 4DE

---

**Plan Ref** 08/00839/FUL      **Date Received** 24.07.2008      **Decision** Permit Full  
Planning  
Permission

**Ward:** Clayton-le-Woods      **Date Decided** 18.12.2008  
North

**Proposal :** Erection of new 1.8m high fence to replace existing wall,  
**Location :** 33 Kiln Croft Clayton-Le-Woods Chorley PR6 7UA  
**Applicant:** Mr A Merry 33 Kiln Croft Clayton-Le-Woods Chorley PR6 7UA

---

**Plan Ref** 08/00920/DIS      **Date Received** 07.08.2008      **Decision** Condition(s)  
) not  
discharged

**Ward:** Clayton-le-Woods      **Date Decided** 18.12.2008  
North

**Proposal :** Application to discharge conditions attached to planning approval ref. 06/00803/FUL  
**Location :** Cam Lane Cottage Cam Lane Clayton-Le-Woods Chorley Lancashire  
**Applicant:** Mr B Barnes Cam Lane Cottage Cam Lane Clayton-Le-Woods Chorley Lancashire  
PR6 7EP

---

**Plan Ref** 08/00928/OUTMAJ      **Date Received** 19.08.2008      **Decision** Permit  
Outline  
Planning  
Permission

**Ward:** Chorley North      **Date Decided** 09.12.2008  
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 Estates Department County Hall PRESTON Lancashire  
PR1 8RE

---

**Plan Ref** 08/00949/FULMAJ **Date Received** 22.08.2008 **Decision** Permit Full Planning Permission

**Ward:** Chorley South **Date Decided** 03.12.2008  
West

**Proposal :** Substitution of house types on plots 8 - 15 and plots 80 - 87 and amendment to site layout approved under application 06/00580/REMMAJ

**Location :** Gillibrand Hall Grounds Grosvenor Road Chorley

**Applicant:** Chris Greenall Redrow Homes (Lancs) Ltd, Redrow Homes, 14 Eaton Avenue, Buckshaw Village, PR7 7NA

**Plan Ref** 08/00957/CB3 **Date Received** 28.08.2008 **Decision** Permit Full Planning Permission

**Ward:** Chorley East **Date Decided** 15.12.2008

**Proposal :** Change of use from public open space to residential curtilage and erection of 1.8m high fencing to delineate boundaries

**Location :** Land 10m East Of 21 To 33 Buchanan Street Chorley

**Applicant:** Mr Douglas Cridland Chorley Borough Council Depot Bengal Street Chorley PR7 1SA

**Plan Ref** 08/00983/FUL **Date Received** 04.09.2008 **Decision** Permit Full Planning Permission

**Ward:** Clayton-le-Woods **Date Decided** 27.11.2008  
And Whittle-le-Woods

**Proposal :** Erection of Pre - Fabricated, Concrete Sectional Garage

**Location :** 16 Lea Road Whittle-Le-Woods Chorley Lancashire PR6 7PF

**Applicant:** Mr Neil Jeffrey 16 Lea Road Whittle-Le-Woods Chorley Lancashire PR6 7PF

**Plan Ref** 08/01007/FUL **Date Received** 16.09.2008 **Decision** Application Withdrawn

**Ward:** Lostock **Date Decided** 28.11.2008

**Proposal :** Erection of a storage barn, polytunnel and two stables with hay barn and tack room

**Location :** Stroat Hall Fisheries Back Lane Bretherton Ormskirk PR26 9BE

**Applicant:** Mr Fred Mitchell Stroat Hall Fisheries Back Lane Bretherton Ormskirk PR26 9BE

**Plan Ref** 08/01012/FUL      **Date Received** 17.09.2008      **Decision** Permit Full Planning Permission

**Ward:** Clayton-le-Woods North      **Date Decided** 01.12.2008

**Proposal :** Two storey side extension, single storey rear extension to link through to existing garage and conversion of garage into living accommodation,

**Location :** 25 Black Croft Clayton-Le-Woods Chorley PR6 7US

**Applicant:** Mr M Shepherd 25 Black Croft Clayton-Le-Woods Chorley PR6 7US

---

**Plan Ref** 08/01015/FUL      **Date Received** 17.09.2008      **Decision** Refuse Full Planning Permission

**Ward:** Adlington & Anderton      **Date Decided** 16.12.2008

**Proposal :** Retrospective application for 5 No. air conditioning units

**Location :** 102 Chorley Road Adlington Chorley PR6 9LG

**Applicant:** Mr Chris Bury Ro Mar Church Fold Coppull Lancashire PR7 4LZ

---

**Plan Ref** 08/01022/COU      **Date Received** 24.09.2008      **Decision** Permit Full Planning Permission

**Ward:** Brindle And Hoghton      **Date Decided** 09.12.2008

**Proposal :** Change of use of petrol station forecourt to residential curtilage, change of use of shop to residential accommodation, erection of garden wall to front to reduce width of vehicular access and erection of 1.5 storey side extension and a single storey to the rear

**Location :** Cleveland The Filling Station Station Road Hoghton Preston PR5 0SR

**Applicant:** Mr Paul Buckland Cleveland The Filling Station Station Road Hoghton Preston PR5 0SR

---

**Plan Ref** 08/01023/OUT      **Date Received** 24.09.2008      **Decision** Refusal of Outline Planning Permission

**Ward:** Clayton-le-Woods And Whittle-le-Woods      **Date Decided** 03.12.2008

**Proposal :** Outline application for 2 no. two storey dwellings adjoining 2 No. one bedroom apartments,

**Location :** 15 Hillside Crescent Whittle-Le-Woods Chorley PR6 7LU

**Applicant:** Mr D Fellows 15 Hillside Crescent Whittle-Le-Woods Chorley PR6 7LU

---

**Plan Ref** 08/01024/FUL      **Date Received** 25.09.2008      **Decision** Permit Full Planning Permission

**Ward:** Clayton-le-Woods West And Cuerden      **Date Decided** 26.11.2008

**Proposal :** Erection of a detached garage,  
**Location :** 24 Higher Meadow Clayton-Le-Woods Leyland PR25 5RS  
**Applicant:** Mr Carl Wrighton 24 Higher Meadow Clayton Le Woods Leyland Preston PR25 2RS

---

**Plan Ref** 08/01025/FUL      **Date Received** 25.09.2008      **Decision** Permit Full Planning Permission

**Ward:** Eccleston And Mawdesley      **Date Decided** 09.12.2008

**Proposal :** New entrance hall and dormer window to front elevation, remodelling of front access to serve new entrance hall and landscaping works  
**Location :** Siempre Ridley Lane Mawdesley Ormskirk L40 2RE  
**Applicant:** Mr Wesley O'Rouke Siempre Ridley Lane Mawdesley Ormskirk L40 2RE

---

**Plan Ref** 08/01028/FUL      **Date Received** 26.09.2008      **Decision** Permit Full Planning Permission

**Ward:** Adlington & Anderton      **Date Decided** 27.11.2008

**Proposal :** Extension to existing petrol filling station and shop and erection of MOT garage  
**Location :** Market Street Garage 48 Market Street Adlington Chorley PR7 4HF  
**Applicant:** Adlington Motor Services Ltd Market Street Garage 48 Market Street Adlington Chorley PR7 4HF

---

**Plan Ref** 08/01032/FUL      **Date Received** 29.09.2008      **Decision** Permit Full Planning Permission

**Ward:** Chorley South West      **Date Decided** 09.12.2008

**Proposal :** Single storey side extension  
**Location :** 80 Eaves Green Road Chorley PR7 3PG  
**Applicant:** Mr And Mrs Makinson 80 Eaves Green Road Chorley PR7 3PG

---

**Plan Ref** 08/01048/LBC      **Date Received** 02.10.2008      **Decision** Grant Listed Building Consent

**Ward:** Chorley South East      **Date Decided** 18.12.2008

**Proposal :** Internal refurbishment and replacement of doors and windows  
**Location :** 57 Chapel Street Chorley PR7 1BU  
**Applicant:** Mr Simon Brockholes Lower Lickhurst Bleasdale Road White Chapel Preston PR3 2ER

---

**Plan Ref** 08/01053/ADV      **Date Received** 06.10.2008      **Decision** Advertising Consent

**Ward:** Chorley North West      **Date Decided** 11.12.2008

**Proposal :** Erection of 2 internally illuminated fascia signs and, 1 non-illuminated fascia sign,  
**Location :** 13 - 15 Peel Street Chorley PR7 2EF  
**Applicant:** Mr S Jeffers MedicX Pharmacy Ltd The Malt Building Warrington WA4 6HL

---

**Plan Ref** 08/01056/FUL      **Date Received** 07.10.2008      **Decision** Permit Full Planning Permission

**Ward:** Chorley South East      **Date Decided** 05.12.2008

**Proposal :** External staircase on south east elevation  
**Location :** Enterprise Training Group Training Centre King Street Chorley PR7 3AN  
**Applicant:** TP Properties Allotment Hall Farm Burnley Road Altham Lancashire BB5 5UA

---

**Plan Ref** 08/01057/DIS      **Date Received** 06.10.2008      **Decision** Condition(s) discharged

**Ward:** Chisnall      **Date Decided** 11.12.2008

**Proposal :** Application to discharge conditions of planning permission 08/00146/FUL, relating to type of goods sold  
**Location :** Heskin Hall Farm Wood Lane Heskin Lancashire PR7 5PA  
**Applicant:** Ruttie Plant Holdings Ltd C/o Agent

---

**Plan Ref** 08/01060/FUL      **Date Received** 07.10.2008      **Decision** Permit retrospective planning permission

**Ward:** Chisnall      **Date Decided** 01.12.2008

**Proposal :** Retrospective application for the change of use of land to the side to domestic curtilage (garden) and erection of new boundary wall/fence,  
**Location :** 9 Grange Drive Coppull Lancashire PR7 5FG  
**Applicant:** Mr S Holland 9 Grange Drive Coppull Lancashire PR7 5FG

---

**Plan Ref** 08/01061/FUL      **Date Received** 08.10.2008      **Decision** Permit Full Planning Permission

**Ward:** Heath Charnock And Rivington      **Date Decided** 17.12.2008

**Proposal :** Erection of a single storey front conservatory and rear porch,  
**Location :** Shaw Place Farm Nickleton Brow Heath Charnock Chorley PR6 9EZ  
**Applicant:** Mr P Brand Shaw Place Farm Nickleton Brow Heath Charnock Chorley PR6 9EZ

---

**Plan Ref** 08/01064/ADV      **Date Received** 09.10.2008      **Decision** Advertising Consent

**Ward:** Chisnall      **Date Decided** 04.12.2008

**Proposal :** Provision of a stone house sign  
**Location :** Hamlets Retreat Delph Lane Charnock Richard Chorley PR7 5LD  
**Applicant:** Mr David Brown Hamlets Retreat Delph Lane Charnock Richard Chorley

---

**Plan Ref** 08/01066/FUL      **Date Received** 09.10.2008      **Decision** Permit Full Planning Permission

**Ward:** Chorley North East      **Date Decided** 11.12.2008

**Proposal :** Replacement of 1.8m high fence with 2.4m high "green mesh" fencing along north-eastern boundary with vehicle and pedestrian access gates from Cedar Road, new entrance gates from the Church car park, provision of additional hardstanding adjacent to the north-east boundary and permanent siting of metal container along the southerly boundary,  
**Location :** St Josephs Roman Catholic School Cedar Road Chorley PR6 0JF  
**Applicant:** Mr Martin Banks St Josephs Roman Catholic School Cedar Road Chorley PR6 0JF

---

**Plan Ref** 08/01068/FUL      **Date Received** 10.10.2008      **Decision** Application Withdrawn

**Ward:** Chorley North West      **Date Decided** 27.11.2008

**Proposal :** Retrospective application for change of use from residential, to mixed use residential and office(B1), for temporary period of one year

**Location :** 22A Windsor Road Chorley Lancashire PR7 1LN  
**Applicant:** Mr Stephen Robinson Xyone 22a Windsor Road Chorley Lancashire PR7 1LN  
 England

**Plan Ref** 08/01069/FUL      **Date Received** 10.10.2008      **Decision** Refuse Full  
 Planning  
 Permission

**Ward:** Clayton-le-Woods      **Date Decided** 04.12.2008  
 And Whittle-le-  
 Woods

**Proposal :** Erection of one detached dwelling on land between 241 and 243 Preston Road  
 Whittle Le Woods

**Location :** Land 10m North Of 241 Preston Road Whittle-Le-Woods

**Applicant:** Wainhomes Developments Chorley Business And Technology Centre Euxton Lane  
 Euxton Chorley Lancashire PR7 6TE

**Plan Ref** 08/01071/FUL      **Date Received** 13.10.2008      **Decision** Permit Full  
 Planning  
 Permission

**Ward:** Chorley North      **Date Decided** 03.12.2008  
 West

**Proposal :** Two storey side extension

**Location :** 12 Howe Grove Chorley Lancashire PR7 2QB

**Applicant:** Mr Sean Liptrot 12 Howe Grove Chorley Lancashire PR7 2QB

**Plan Ref** 08/01072/FUL      **Date Received** 13.10.2008      **Decision** Permit Full  
 Planning  
 Permission

**Ward:** Wheelton And      **Date Decided** 09.12.2008  
 Withnell

**Proposal :** Demolition of existing garage and rear dining room, rebuild dining room and utility  
 wall.

**Location :** 21 Station Terrace Bolton Road Abbey Village Chorley PR6 8DE

**Applicant:** Mr Girvin 21 Station Terrace Bolton Road Abbey Village Chorley PR6 8DC

**Plan Ref** 08/01075/FUL      **Date Received** 13.10.2008      **Decision** Permit Full  
 Planning  
 Permission

**Ward:** Chisnall      **Date Decided** 05.12.2008

**Proposal :** Resiting and rebuilding of stables and extension of existing paddock area

**Location :** Annbray 29 Charter Lane Charnock Richard Chorley PR7 5LZ

**Applicant:** Annbray 29 Charter Lane Charnock Richard Chorley



**Plan Ref** 08/01078/FUL      **Date Received** 14.10.2008      **Decision** Refuse Full Planning Permission

**Ward:** Clayton-le-Woods North      **Date Decided** 26.11.2008

**Proposal :** Proposed Orangery to Front of Dwelling  
**Location :** 52 Carr Field Bamber Bridge Preston PR5 8BT  
**Applicant:** Mr Yates 52 Carr Field Clayton Le Woods Preston Lancashire PR5 8BT England

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**Plan Ref** 08/01081/TPO      **Date Received** 15.10.2008      **Decision** Consent for Tree Works

**Ward:** Clayton-le-Woods And Whittle-le-Woods      **Date Decided** 10.12.2008

**Proposal :** Felling of fir trees and pruning of fir trees at 'Sunningdale' Spinney Close, Shawhill  
**Location :** Haven House Spinney Close Whittle-Le-Woods  
**Applicant:** Mr Gareth Williams Wain Homes Northwest Ltd 6 Harvard Court Quay Business Centre Winwick Quay

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**Plan Ref** 08/01082/MAS      **Date Received** 16.10.2008      **Decision** Approve - Telecom Mast

**Ward:** Heath Charnock And Rivington      **Date Decided** 26.11.2008

**Proposal :** Erection of a 2.4 metre high palisade fence and gates  
**Location :** Ntl Transmitting Station Winter Hill Rivington Horwich Lancashire  
**Applicant:** Mr Mike Smith Ariqiva Crawley Court Winchester Hampshire SO21 2QA

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**Plan Ref** 08/01084/FUL      **Date Received** 16.10.2008      **Decision** Refuse Full Planning Permission

**Ward:** Adlington & Anderton      **Date Decided** 09.12.2008

**Proposal :** Proposed front extension with pitched roof  
**Location :** 14 Windermere Drive Adlington Chorley PR6 9PD  
**Applicant:** Mr Ian Fletcher 14 Windermere Drive Adlington Chorley PR6 9PD

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**Plan Ref** 08/01085/FUL      **Date Received** 16.10.2008      **Decision** Permit Full Planning Permission

**Ward:** Euxton South      **Date Decided** 15.12.2008

**Proposal :** Two storey side extension and rear conservatory  
**Location :** 12 Earls Way Euxton Chorley PR7 6QA  
**Applicant:** Miss Rebecca Charlson 12 Earls Way Euxton Chorley PR7 6QA

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**Plan Ref** 08/01086/FUL      **Date Received** 17.10.2008      **Decision** Permit Full Planning Permission

**Ward:** Lostock      **Date Decided** 09.12.2008

**Proposal :** Two storey side/rear extension and side carport  
**Location :** 38 Langdale Avenue Croston Leyland PR26 9SE  
**Applicant:** Mr J LAVERICK 38 LANGDALE AVENUE CROSTON LANCASHIRE PR26 9SE UK

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**Plan Ref** 08/01087/FUL      **Date Received** 20.10.2008      **Decision** Permit Full Planning Permission

**Ward:** Coppull      **Date Decided** 15.12.2008

**Proposal :** Proposed detached garage  
**Location :** The Hollies Northenden Road Coppull Chorley PR7 5AJ  
**Applicant:** Mr William Hart The Hollies Northenden Road Coppull Chorley Lancashire

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**Plan Ref** 08/01088/FUL      **Date Received** 20.10.2008      **Decision** Permit Full Planning Permission

**Ward:** Coppull      **Date Decided** 11.12.2008

**Proposal :** Proposed ground floor side extension  
**Location :** 23 Darlington Street Coppull Chorley PR7 5AB  
**Applicant:** Mr Henry Morris 23 Darlington Road Coppull Chorley Lancs PR7 5AB

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**Plan Ref** 08/01089/OUT      **Date Received** 20.10.2008      **Decision** Permit Outline Planning Permission

**Ward:** Adlington & Anderton      **Date Decided** 11.12.2008

**Proposal :** Outline application for the erection of two 1 bed apartments  
**Location :** Land 10m South East Of 91 Chorley Road Adlington  
**Applicant:** Mr L Duffy Daisy Hill House Daisy Hill Drive Adlington Chorley Lancs

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**Plan Ref** 08/01093/TPO      **Date Received** 21.10.2008      **Decision** Consent for Tree Works

**Ward:** Eccleston And Mawdesley      **Date Decided** 15.12.2008

**Proposal :** Tree maintenance work around the car park pf St Peter's Church, High Street, Mawdesley  
**Location :** St Peters Church Of England Church High Street Mawdesley  
**Applicant:** Mr Brian Kay Church Warden Plovers Green Blue Stone Lane Mawdesley Ormskirk L40 2RH

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**Plan Ref** 08/01096/TEL      **Date Received** 23.10.2008      **Decision** Prior App  
not reqd -  
Telecom

**Ward:** Wheelton And  
Withnell      **Date Decided** 27.11.2008

**Proposal :** Prior notification for telecommunication equipment comprising of replacement equipment cabin, new meter cabinet, feeder gantry and new dish antenna with associated GPS antenna on existing mast

**Location :** Ntl Transmitting Station Bury Lane Withnell

**Applicant:** Mr M Smith Arqiva Crawley Court Winchester Hampshire SO21 2QA

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**Plan Ref** 08/01097/FUL      **Date Received** 23.10.2008      **Decision** Permit Full  
Planning  
Permission

**Ward:** Chisnall      **Date Decided** 17.12.2008

**Proposal :** Demolish existing rear conservatory and replace with new

**Location :** 294 Wood Lane Heskin Lancashire PR7 5NT

**Applicant:** Mr Sharratt 294 Wood Lane Heskin Lancashire PR7 5NT

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**Plan Ref** 08/01103/FUL      **Date Received** 24.10.2008      **Decision** Permit Full  
Planning  
Permission

**Ward:** Wheelton And  
Withnell      **Date Decided** 18.12.2008

**Proposal :** Erection of a detached double garage and stable block, and repositioning existing fence line

**Location :** Drakeshead Lodge Lodge Bank Brinscall Chorley PR6 8QU

**Applicant:** Mr & Mrs Halstead Willowgarth Lodge Bank Brinscall Chorley PR6 8QU

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**Plan Ref** 08/01104/FUL      **Date Received** 27.10.2008      **Decision** Permit Full  
Planning  
Permission

**Ward:** Clayton-le-Woods  
And Whittle-le-  
Woods      **Date Decided** 18.12.2008

**Proposal :** Erection of first floor side extension,

**Location :** 1 Regiment Drive Buckshaw Village Chorley Lancashire PR7 7BL

**Applicant:** Mr & Mrs Atack 1 Regiment Drive Buckshaw Village Chorley Lancashire PR7 7BL

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**Plan Ref** 08/01109/FUL      **Date Received** 27.10.2008      **Decision** Permit Full  
Planning  
Permission

**Ward:** Euxton South      **Date Decided** 18.12.2008

**Proposal :** Alterations associated with CSSD decommissioning and upgrading of existing endoscopy facility

**Location :** Euxton Hall Independent Hospital Wigan Road Euxton Chorley PR7 6DY

**Applicant:** Ramsey Health Care .UK 1 Hassett Street Bedford Bedfordshire MK40 1HA

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**Plan Ref** 08/01110/LBC      **Date Received** 27.10.2008      **Decision** Grant Listed Building Consent

**Ward:** Euxton South      **Date Decided** 18.12.2008

**Proposal :** Alterations associated with CSSD decommissioning and upgrading of existing endoscopy facility

**Location :** Euxton Hall Independent Hospital Wigan Road Euxton Chorley PR7 6DY

**Applicant:** Ramsey Heathcare UK 1 Hassett Street Bedford Bedfor

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**Plan Ref** 08/01125/CTY      **Date Received** 05.11.2008      **Decision** Object to LCC Reg 3/4 application

**Ward:** Chorley South East      **Date Decided** 28.11.2008

**Proposal :** External alterations to existing building including replacement windows, doors, cavity wall and artificial stone sills and lintels

**Location :** Chorley Information Centre 55 - 57 Union Street Chorley PR7 1EB

**Applicant:** Mrs Pam Marchant Young Peoples Services LCC East Cliff JDO East Cliff Preston PR1 8RE

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**Plan Ref** 08/01148/CTY      **Date Received** 13.11.2008      **Decision** No objection to LCC Reg 3/4 Application

**Ward:** Chorley South East      **Date Decided** 03.12.2008

**Proposal :** Erection of a pram store/shelter adjacent to the entrance of the children centre and siting of an external toy store

**Location :** Duke Street County Primary School Duke Street Chorley PR7 3DU

**Applicant:** Mr Jim Blackburn Lancashire County Council Directorate For Children And Youths PO Box 61 County Hall Fishergate Hill Preston PR1 8RJ

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**Plan Ref** 08/01149/CTY      **Date Received** 13.11.2008      **Decision** No objection to LCC Reg 3/4 Application

**Ward:** Euxton North      **Date Decided** 04.12.2008

**Proposal :** Single storey extension to side and rear of the building

**Location :** Euxton Library St Marys Gate Euxton Chorley PR7 6AH

**Applicant:** Mr Martin Slater LCC Directorate For Adult & Community Services Park Hotel East Cliff Preston PR1 3AE

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**Plan Ref** 08/01211/SCE      **Date Received** 04.12.2008      **Decision** Screening  
Opinion -  
EIA Not  
Reqd

**Ward:** Astley And  
Buckshaw      **Date Decided** 15.12.2008

**Proposal :** EIA Screening opinion for the erection of B1 offices at the Southern Commercial Area, Buckshaw Village.

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

**Applicant:** The Emerson Group Emerson House Heyes Lane Alderley Edge Cheshire SK9 7LF

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