

Development Control Committee

Agenda and Reports

For consideration on

Tuesday, 3rd February 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.

23 January 2008

Dear Councillor

DEVELOPMENT CONTROL COMMITTEE - TUESDAY, 3RD FEBRUARY 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, 3rd February 2009 at 6.30 pm.

Members are reminded that the site visits requested at the last Development Control Committee are taking place on Wednesday 28 January 2009.

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 - 10)**

To confirm as a correct record the minutes of the meeting of the Development Control Committee held on 13 January 2009 (enclosed)

4. **Planning applications awaiting decision (Pages 11 - 12)**

A table of planning applications to be determined is enclosed.

Please note that a copies of the location and layout plans are included (where applicable) on 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/tdc_home.aspx

- (a) 08/01107/FUL - 71, Station Road, Croston (Pages 13 - 24)
Report of Corporate Director (Business) (enclosed)
- (b) 08/01134/FUL - 704, Preston Road, Clayton-Le-Woods (Pages 25 - 32)
Report of Corporate Director (Business) (enclosed)
- (c) 08/01166/OUT - Land 50m North East of Four Leaves, Clover Road, Chorley
(Pages 33 - 40)
Report of Corporate Director (Business) (enclosed)
- (d) 08/01170/OUTMAJ - Site of former Social and Athletic Club, Duke Street, Chorley
(Pages 41 - 54)
Report of Corporate Director (Business) (enclosed)
- (e) 08/01147/OUTMAJ - Quarry Road Industrial Estate, Quarry Road, Chorley (Pages
55 - 64)
Report of Corporate Director (Business) (enclosed)
- (f) 08/01181/FUL - The Oaks, Bluestone Lane, Mawdesley (Pages 65 - 70)
Report of Corporate Director (Business) (enclosed)
- (g) 08/01197/FUL - Goldrush Amusements Ltd, 81 - 83, Market Street, Chorley
(Pages 71 - 74)
Corporate Director (Business) (enclosed)
- (h) 08/01246/TPO - 18, Casterton, Euxton, Chorley (Pages 75 - 78)
Report of Corporate Director (Business) (enclosed)

5. **Enforcement Report - 18 Tanyard Close, Coppull, Chorley** (Pages 79 - 84)

Report of Corporate Director (Business) (enclosed)

6. **Planning Appeals and Decisions - Notification** (Pages 85 - 86)

Report of Corporate Director (Business) (enclosed)

7. **Delegated decisions determined by the Corporate Director (Business), the Chair
and Vice Chair of the Committee** (Pages 87 - 90)

Table of decisions determined on 13 January 2009 (enclosed)

Table of decisions determined on 21 January 2009 (enclosed)

8. **Delegated Decisions Report** (Pages 91 - 106)

Schedule of applications determined between 19 December 2008 and 21 January 2009
(enclosed)

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

Yours sincerely

Donna Hall

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.
Please telephone 01257 515118 to access this service.**

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

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

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Development Control Committee

Tuesday, 13 January 2009

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

Officers: Jane Meek (Corporate Director (Business)), Chris Moister (Legal Services Manager), Paul Whittingham (Development Control Manager), Dianne Scambler (Democratic and Member Services Officer) and Helen Lowe (Planning Officer)

Also in attendance: Councillor Ralph Snape (Chorley North West)

09.DC.01 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Ken Ball, Harold Heaton and Mick Muncaster.

09.DC.02 DECLARATIONS OF ANY INTERESTS

In accordance with the provisions of the Local Government Act 2000, the Council's Constitution and the Members Code of Conduct, the following Member declared a prejudicial interest in relation to the planning application listed below:

Councillor Simon Moulton – planning application 08/01107/FUL

09.DC.03 MINUTES

RESOLVED – That subject to the amended conditions to planning application 08/01079/OUTMAJ, the minutes of the meeting of the Development Control Committee be confirmed as a correct record for signing by the Chair.

09.DC.04 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) B1:08/01107/FUL - 71, Station Road, Croston, Leyland

(Councillor Simon Moulton declared a prejudicial interest and left the meeting)

(The Committee heard representations from an objector to the proposals and the applicant's agent)

Application no:	08/01107/FUL
Proposal:	Erection of two detached dwellings
Location:	71, Station Road, Croston, Leyland
Decision:	

It was proposed by Councillor Keith Iddon, seconded by Councillor David Dickinson, and was subsequently **RESOLVED to defer the decision to allow the Members of the Development Control Committee to visit the site of the proposed development.**

(b) B2:08/01171/FUL - 109, Chorley Road, Heath Charnock, Chorley

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

(The Chair read out a statement on behalf of the ward representative Councillor Pat Case against the proposals)

Application no: 08/01171/FUL
 Proposal: Revised elevations to previously approved house.
 Location 109, Chorley Road, Heath Charnock, Chorley
 Decision:

It was proposed by Councillor Alan Cain, seconded by Councillor Shaun Smith, and was subsequently **RESOLVED to grant planning permission subject to the following conditions:**

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

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

2. All windows in the first and ground floor of the building's northern and southern elevations shall be fitted with fixed obscure glass and non-opening windows. Obscure glazing and non-opening windows shall be retained at all times thereafter.

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.

(c) B3:08/01189/COU - 22A, Windsor Road, Chorley, Lancashire

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

Application no: 08/01189/COU
 Proposal: Retrospective application for change of use of property from residential to mixed use residential and office (B1), for a further 2 years.
 Location: 22A, Windsor Road, Chorley
 Decision:

It was proposed by Councillor Keith Iddon, seconded by Councillor Roy Lees, and was subsequently **RESOLVED to grant full planning permission subject to the following 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.

(d) B4:08/01134/FUL - Lilac Mount, 704, Preston Road, Clayton-Le-Woods, Chorley

(The Committee received representation from an objector to the proposals and the applicant's agent)

Application no: 08/01134/FUL
 Proposal: Erection of 2 no detached houses and 2 detached bungalows and new means of access.
 Location: Lilac Mount, 704, Preston Road, Clayton-Le-Woods, Chorley
 Decision:
 It was proposed by Councillor Keith Iddon, seconded by Councillor June Molyneaux, and was subsequently **RESOLVED to defer the decision to allow the Members of the Development Control Committee to visit the site of the proposed development.**

(e) A.1:08/01098/REMMAJ - Land South of Buckshaw Avenue, Buckshaw Avenue, Buckshaw Village

Application no: 08/01098/REMMAJ
 Proposal: Reserved matters application for the erection of 84 apartments and 24 dwelling houses
 Location: Land South of Buckshaw Avenue, Buckshaw Village
 Decision:
 It was proposed by Councillor Alan Cain, seconded by Councillor David Dickinson, and was subsequently **RESOLVED to grant the reserved matters application subject to the following conditions:**

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

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

2. Before 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 general 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 general 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) (Amendment) No. 2) (England) Order 2008, (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

(f) A2:08/01100/REMMAJ - Land South of Buckshaw Avenue, Buckshaw Avenue, Buckshaw Village

Application no: 08/01100/REMMAJ

Proposal: Reserved matters application for the Sothern Commercial Area, Buckshaw Village. Including retail uses, residential, car parking related infrastructure and landscaping.

Location: Land South of Buckshaw Avenue, Buckshaw Village

Decision:

It was proposed by Councillor Alan Cain, seconded by Councillor David Dickinson, and was subsequently **RESOLVED to approve the reserved matters application subject to the following conditions:**

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

Reason: Required to be imposed by 91 of the Town and Country Planning Act 1990.

2. Within two months of the commencement of the development or within a time period previously agreed in writing by the Local Planning Authority a scheme for the phasing of the development (including infrastructure) shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall show:

- in which phase completion of highways and marking out of highways and parking areas will occur.

The development shall be implemented wholly in accordance with the submitted and approved phasing plans referred to above unless otherwise agreed in writing by the Local Planning Authority.

Reason: The scale of the development and mixed-use format will result in the sequence of construction being linked to the economic opportunities of filling each phase. The Local Planning Authority in granting consent must ensure that the development and its implementation is effective from a highways and public use perspective and creates a sense of place throughout the development.

3. Prior to the commencement of each phase of the development the following details shall be submitted to and approved by The Local Planning Authority in writing:

Details of the colour, form and texture of all external facing materials to the proposed buildings

Details of the colour, form and texture of all hard ground- surfacing materials.

Location, design and materials of all fences, walls and other boundary treatments.

Landscaping.

Reason: To secure a coherent, publicly accessible and attractive place as the development is constructed.

4. Prior to the occupation of units 2-13 hereby permitted details of the specific proposed shop front for each individual unit shall be submitted to and approved in writing by the Local Planning Authority. The proposed shop front shall be chosen from the approved options detailed on plans reference 8430-P112 and 8430-P113, received 23rd October 2008, or an alternative which has been previously agreed in writing by the Local Planning Authority. The shop front thereafter shall be constructed and retained in accordance with the approved details

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

5. The selection of shop fronts hereby approved shall be utilised for each of the individual units (units 2 - 13), unless otherwise agreed in writing by the Local Planning Authority.

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

6. Prior to the commencement of each phase of the development, pursuant to Condition 2 above, full details of the bin storage facilities associated with the apartment blocks and commercial units 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 and GN5 of the Adopted Chorley Borough Local Plan Review.

7. Before each phase of the development hereby permitted, pursuant to Condition 2 above, 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.

8. Before each phase of the development hereby permitted, pursuant to Condition 2 above, is first occupied, the car park and vehicle manoeuvring areas shall be surfaced or paved, drained and marked out all in accordance with the approved plan. The car park and vehicle manoeuvring areas shall not thereafter be used for any purpose other than the parking of and manoeuvring of vehicles.

Reason: To ensure adequate on site provision of car parking and manoeuvring areas and in accordance with Policy No. RT2 of the North West Regional Spatial Strategy 2008

9. Prior to the commencement of each phase of the development, pursuant to Condition 2 above, 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.

10. Prior to the occupation of each phase of the commercial and residential development hereby approved a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority relating to each phase. The travel plan shall take account of measures set out within the submitted Outline Travel Plan, produced by BWB Consulting dated April 2008. The Travel Plan for each phase thereafter shall be implemented in accordance with the approved details.

Reason: To reduce the number of car borne trips and to encourage the use of public transport and to accord with Policies TR1 and TR4 of the Adopted Chorley Borough Local Plan Review.

11. No deliveries shall be made by heavy goods vehicles for units 2 – 13 between the hours of 2100 and 0700 on Mondays to Saturdays inclusive, and 1900 to 0900 on Sundays and Bank Holidays

Reason: To safeguard the amenities of local residents and in accordance with Policy Nos. HS4 of the Adopted Chorley Borough Local Plan Review.

12. Notwithstanding the Town and Country Planning (Use Classes) Order 1995 and subsequent amendments the A1 use element in units A1-13 shall not exceed 4000 square metres gross (GIA).

Reason: To ensure compliance with the outline planning permission; to control the extent of retail development on the site given the proportionality aspects of policies and the terms of the outline planning permission 02/00748/OUTMAJ

13. With the exception of the supermarket (Unit 1), none of the units (2-13) hereby permitted shall be used for Class A3-5 uses (where different to the approved plans) without the prior written consent of the Local Planning Authority.

Reason: In the interests of the amenities of the nearby residential properties.

14. 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 each phase 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.

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

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

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

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

17. The principal use of food store (Unit 1), shall be for the sale of convenience goods and no more than 25% of the net floor space of the building shall be used for the display and sale of comparison goods. Notwithstanding this no part of the food store shall be used as a Post Office (Convenience goods are defined as food, non-alcoholic drinks, tobacco. Alcohol, newspapers and periodicals; and 90% of non-durable household goods. Comparison goods are defined as all other retail goods. Both definitions are in accordance with the Experian's Retail Planner Briefing Note 6.0, Paragraph 1.5 October 2008)

Reason: In the interests of vitality and viability of the neighbouring shopping centres. In accordance with Government advice contained in PPS6: Planning for Town Centres

09.DC.05 PLANNING APPEALS AND DECISIONS - NOTIFICATION

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

RESOLVED – That the report be noted.

09.DC.06 ENFORCEMENT REPORT - ALTERATIONS TO INCREASED HEIGHT OF BUILDING ON LAND AT LITTLE KNOWLEY FARM, 19, BLACKBURN ROAD, WHITTLE-LE-WOODS

The Committee received a report of the Corporate Director (Business) to consider whether it was expedient to take enforcement action in respect of the alterations to increase height of outbuilding on land at Little Knowley Farm, 19, Blackburn Road, Whittle-Le-Woods.

The development undertaken did not benefit as permitted development as defined within Schedule 2, Part 1, Class E the Town and 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 exceeds 4 metres and measures 7 metres to ridge.

The works undertaken to clad the existing building and raise its roof height had 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.

Local Plan Policy DC1 states that, within the designated Green Belt permission for development will not be granted except in very special circumstances, other than 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 had been submitted no very special circumstance had been put forward in support.

Recommendation

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

Without planning permission the erection of an outbuilding, which exceeds 4 metres in height?

Remedy for Breach

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, Town and Country Planning (General Permitted Development) Order 1995.

Period for Compliance:

Three months

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.

09.DC.07 DELEGATED DECISIONS DETERMINED BY THE CORPORATE DIRECTOR (BUSINESS), THE CHAIR AND VICE CHAIR OF THE COMMITTEE

The Committee received for information a table listing four 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 by the Chair and Vice-Chair of the Committee at a meeting held on 16 December 2008.

RESOLVED – That the table be noted.

09.DC.08 LIST OF APPLICATIONS DETERMINED BY THE CORPORATE DIRECTOR DELEGATED DECISIONS REPORT

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 26 November and 18 December 2008.

RESOLVED – That the schedule be noted.

Chair

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Report

Report of	Meeting	Date
Corporate Director (Business)	Development Control Committee	03.02.2009

PLANNING APPLICATIONS AWAITING DECISION

Item	Application No.	Recommendation	Location	Proposal
1	08/01107/FUL	Permit (Subject to Legal Agreement)	71 Station Road Croston Leyland PR26 9RL	Erection of two detached dwellings
2	08/01134/FUL	Permit (Subject to Legal Agreement)	Lilac Mount 704 Preston Road Clayton-Le-Woods Chorley PR6 7EJ	Erection of 2 No. two storey houses, 2 No. bungalows and a new means of access
3	08/01166/OUT	Outline App Permitted with Legal Agmnt	Land 50m North East Of Four Leaves Clover Road Chorley	Outline application for the erection of two detached houses
4	08/01170/OUTMAJ	Permit (Subject to Legal Agreement)	Site Of Former Social And Athletic Club Duke Street Chorley	Outline application for the erection of 71 dwellings including access and scale.
5	08/01147/OUTMAJ	Outline App Permitted with Legal Agmnt	Quarry Road Industrial Estate Quarry Road Chorley	Proposed residential development for 76 no. 2, 2.5, 3 & 4 storey mixed dwelling types with associated works
6	08/01181/FUL	Refuse Full Planning Permission	The Oaks Blue Stone Lane Mawdesley Ormskirk L40 2RJ	Demolition of existing outbuildings and extension of existing stable building to create Indoor Riding Arena
7	08/01197/FUL	Permit (Subject to Legal Agreement)	Goldrush Amusements LTD 81 - 83 Market Street Chorley PR7 2SU	Change of use and conversion to two 2 Bed and one 1 Bed apartments
8	08/01246/TPO	Consent for Tree Works	18 Casterton Euxton Chorley PR7 6HN	Pruning of overhanging trees in garden of 18 Casterton Euxton covered by TPO 1 (Euxton) 1971

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Item 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	

Members will recall that this application was deferred from the previous committee in order for members to visit the site. Please note that comments previously reported on the addendum have now been incorporated into the report below.

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. Further correspondence was then subsequently received from LCC Highways regarding the proposals. The Highway Engineer

comments that the application is straightforward and they have no comments to make. He goes on to make the following comments: the sightlines are excellent and certainly meet requirements. As Bramblewood is a shared surface road it was designed to encourage very low speeds. As both pedestrians and vehicular traffic use the same way, the aim is to have vehicle speeds at 5mph, and the real speed is not much higher. Even with the addition of these two extra properties, the maximum number of dwellings that can be served by an accessway will still not be exceeded. The suggestion that access off Station Road should have been considered was not submitted, but guess that it would be difficult to achieve satisfactorily. He suggests that Bramblewood would be a better point to access the highway network. Finally, he comments that he knows the site and its history well, along with Station Road, as he was the engineer got the original Bramblewood development.

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.

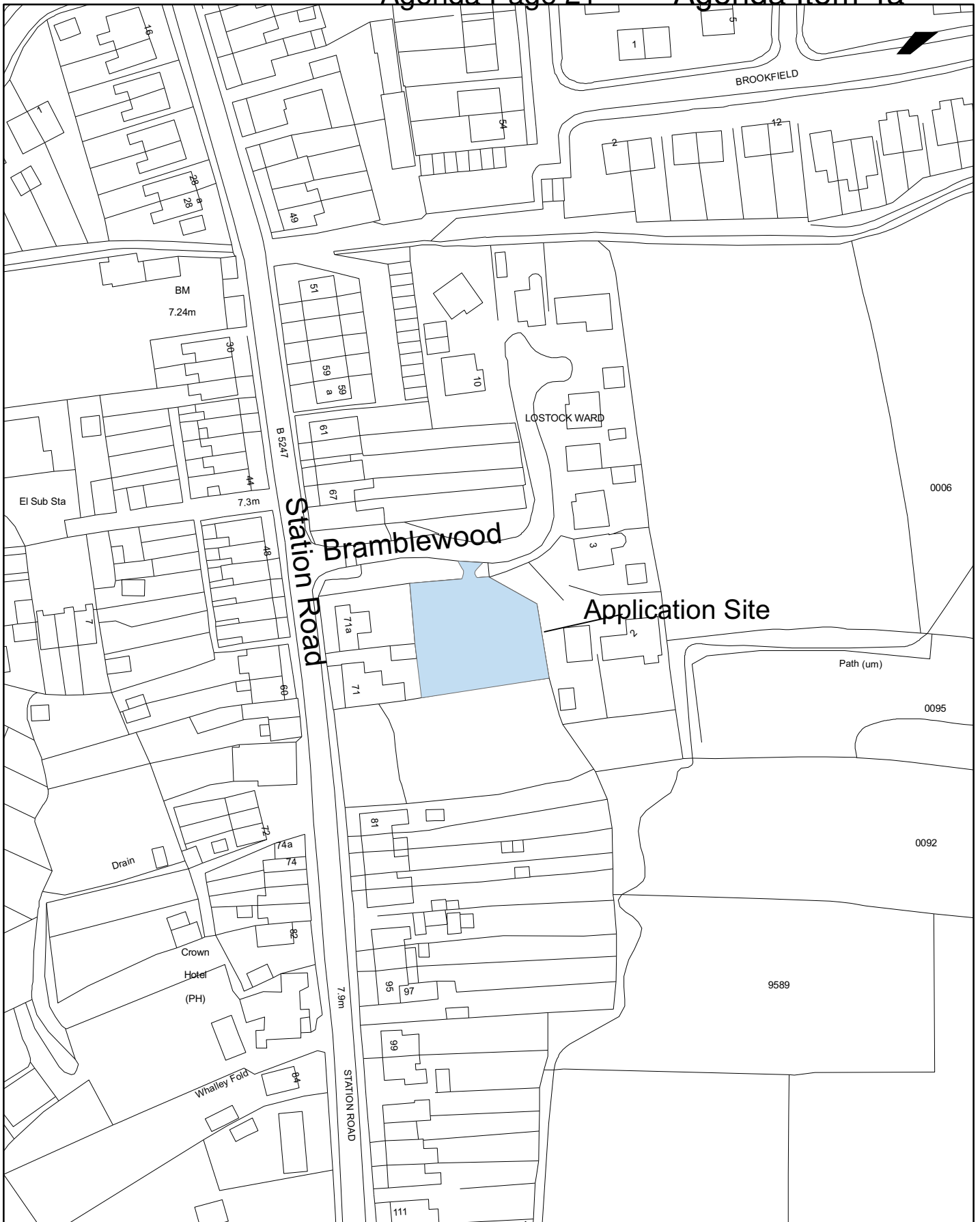
9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008, (Schedule 2, Part 1, Classes A(h) and Class E), or any Order amending or revoking and re-enacting that Order, no alterations or extensions shall be undertaken to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

10. No dwelling hereby permitted shall be constructed until a means of vehicular access 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.

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Jane E Meek BSc(Hons) DipTP MRTPI
 Director of Development and Regeneration
 Chorley Borough Council

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Application No.
 08/01107/FUL

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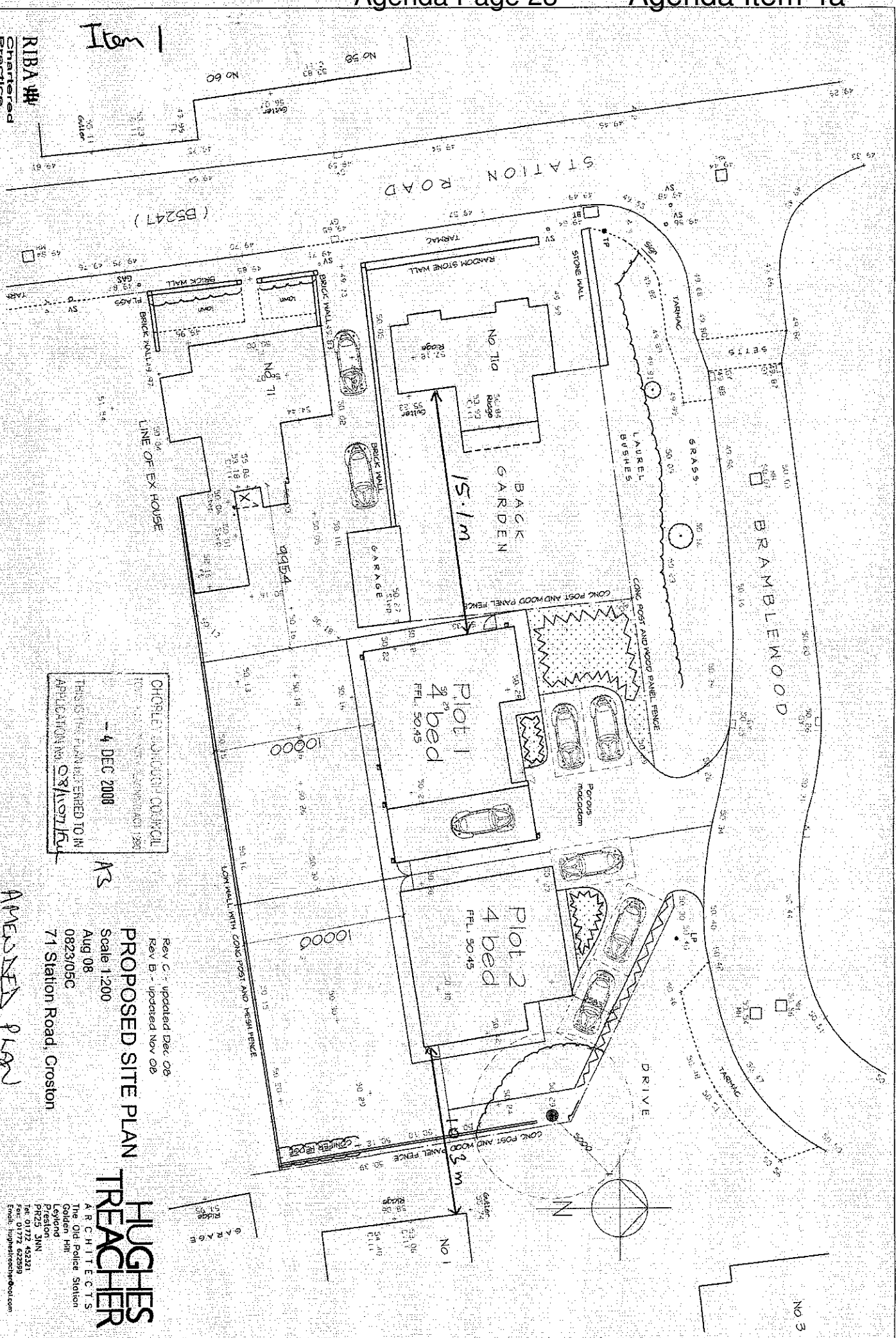
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Item 1

RIBA #
Chartered
Practise



CHORLEY BOROUGH COUNCIL
 - 4 DEC 2008
 THIS SITE PLAN REFERRED TO IN APPLICATION NO 08/150715

Rev C - updated Dec 08
 Rev B - updated Nov 08
PROPOSED SITE PLAN
 Scale 1:200
 Aug 08
 0823/05C
 71 Station Road, Croston
AMENDED PLAN

HUGHES
TREACHER
 ARCHITECTS
 The Old Police Station
 Golden Hill
 Preston
 PR25 3JN
 Tel: 01772 432321
 Fax: 01772 432359
 Email: hughes@treacher.com

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Item 2 **08/01134/FUL** **Permit (Subject to Legal Agreement)**

Case Officer **Mr Andy Wiggett**

Ward **Clayton-le-Woods North**

Proposal **Erection of 2 No. two storey houses, 2 No. bungalows and a new means of access**

Location **Lilac Mount 704 Preston Road Clayton-Le-Woods ChorleyPR6 7EJ**

Applicant **Mr John Dickenson**

2 letters of objection and a petition from five households objecting to the proposal have been received
 Consultation expiry: 21st December 2008
 Application expiry: 1st January 2009

Proposal 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.

Policy GN1, GN5, HS4, TR4

Planning History **97/00265/FUL** – Single storey rear extension to form bedrooms and lounge - approved
03/00229/FUL – Erection of single storey rear extension – approved
08/00602/OUT – 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
08/00878/FUL – Erection of 6 detached houses and conversion of part of existing dwelling to 2 apartments – refused

Consultations Neighbourhoods – require a condition to secure a report identifying any potential sources of contamination on the site and where appropriate necessary remediation measures.
 Parish Council – consideration should be given to the amenity of neighbouring properties to the rear.

Representations Local Councillor – objects on the grounds of inadequate access.

- noise and disturbance from access drive and increased vehicular movements
- loss of privacy
- loss of natural light
- environmental impact of street lighting
- effect on TV reception

Applicant's Case The application site is in a sustainable location on a main bus route and close to shops

- the buildings will have been designed to complement their surroundings and built of similar materials

- access has been designed to standards required by the County Highways Authority with adequate visibility splays of 2.4m x 90m
- a dedicated refuse storage area has been provided at the front of the site

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 to 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.

**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. 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.

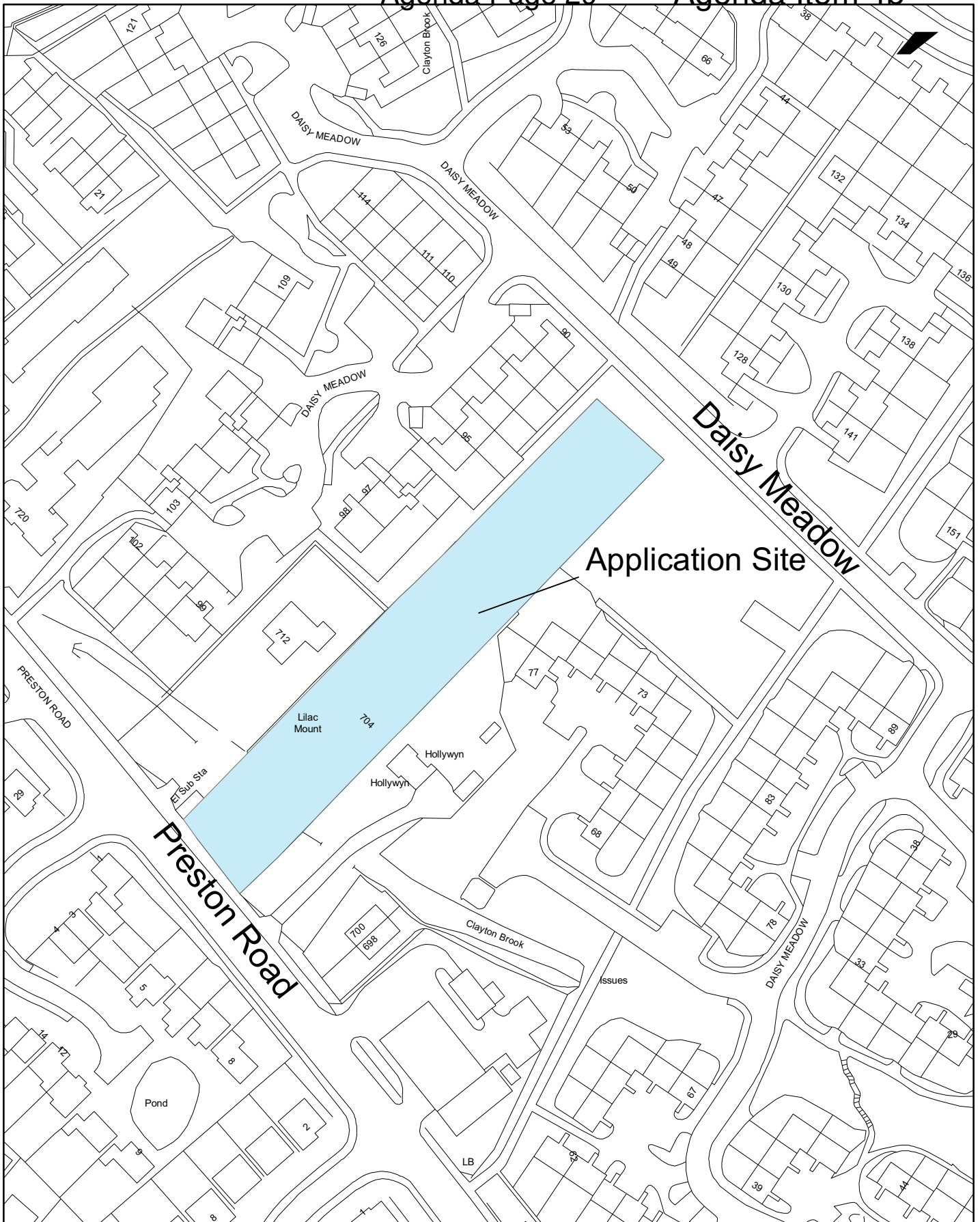
Reason: In the interest of the appearance of the locality and in accordance with Policy No GN5 of the Adopted Chorley Borough Local Plan Review.

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
 Director of Development and Regeneration
 Chorley Borough Council

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Application No.
 08/01134/FUL

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Item 3	08/01166/OUT Outline App Permitted with Legal Agmnt
Case Officer	Mr Andy Wiggett
Ward	Chorley South West
Proposal	Outline application for the erection of two detached houses
Location	Land 50m North East Of Four Leaves Clover Road Chorley
Applicant	Redrow Homes (North) Ltd
Proposal	The application, which is in outline form, proposes the erection of two detached house on a vacant plot of land at the end of Clover Road in Chorley.
Policy	GN1, GN5, HS1.6, HS4, TR4
Planning History	The site formed part of the Gillibrand Master Plan area and is allocated for residential development in the Adopted Local Plan. Planning permission was granted for the wider area including the application site in 1996. Planning permission was granted in 1998 for nine dwellings on the site and in 2001 planning permission was granted for the erection of one dwelling on the land.
Consultations	LCC Highways – no objections Neighbourhoods – the site lies within 50m of a former landfill site (Kingsley Wood). Details of gas control measures should be submitted for approval by LPA. There is a risk of ground contamination and a site survey and risk assessment is required and a suitable condition should be attached Coal Authority – standard comments
Representations	- Informed that no building proposals would be accepted on the land when bought house. - In 1999 the Council and developers entered into an agreement not to allow more than one house to be built on the land. To allow the proposal would be in breach of the agreement. Also wish to object on the grounds of highway safety in that Clover Road is a shared surface. The approved plans for Gillibrand show a footpath/cycleway going through the site.
Applicant's Case	<ul style="list-style-type: none"> • The planning history of the site confirms that residential development on the site is appropriate • Dwellings shown on the illustrative plan indicate that they will not impact on neighbouring houses • The site is in a sustainable location <p>AssessmentThe principle of residential development on the site has been established as part of the Gillibrands Master Plan and subsequent planning applications. The illustrative layout indicates a layout which is acceptable and will not impact on the adjoining houses. The footpath/cycleway can be redirected around the house plots and back onto Clover Road in the event</p>

of it being implemented.

Conditions can be attached to deal with the issue of potential landfill gas ingress and ground contamination.

The Highway Authority has no objection to the development and the erection of two dwellings is not considered likely to generate such a high level of vehicular traffic as to make it unacceptable.

The issue of the legal agreement limiting the number of dwellings to one has been considered and the view has been taken that this does not fetter the discretion of the Council, as Local Planning Authority, to determine the application. Covenants on the land may prevent the permission from being exercised but the applicant will have to take steps to resolve that issue.

Conclusion The development proposed is acceptable. The issue of the legal agreement complicates the matter for the applicant in that without resolution the development cannot take place.

Recommendation Grant permission subject to a S106 agreement.

Recommendation: Outline App Permitted with Legal Agmnt Conditions

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

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

2. 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.

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. 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.

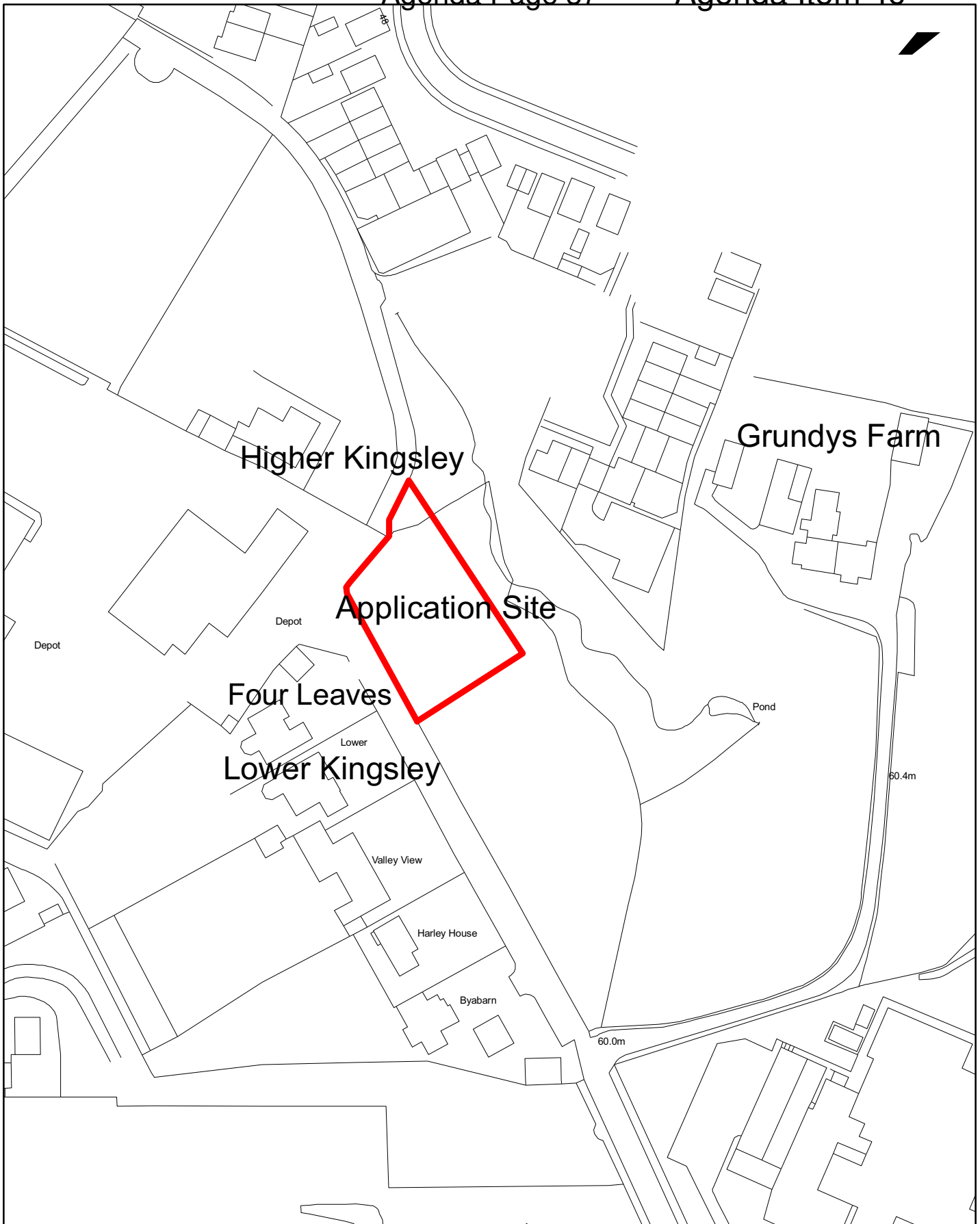
5. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of any buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 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. Before the development hereby permitted is first commenced, full details of the measures to be incorporated into the development to prevent the ingress of landfill gas shall be submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall only be constructed in accordance with the approved scheme of landfill gas ingress prevention measures.

Reason: To protect occupiers from the ingress of landfill gas and in accordance with the guidance in PPS23

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Jane E Meek BSc(Hons) DipTP MRTPI
 Director of Development and Regeneration
 Chorley Borough Council

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Application No.
 08/01166/OUT

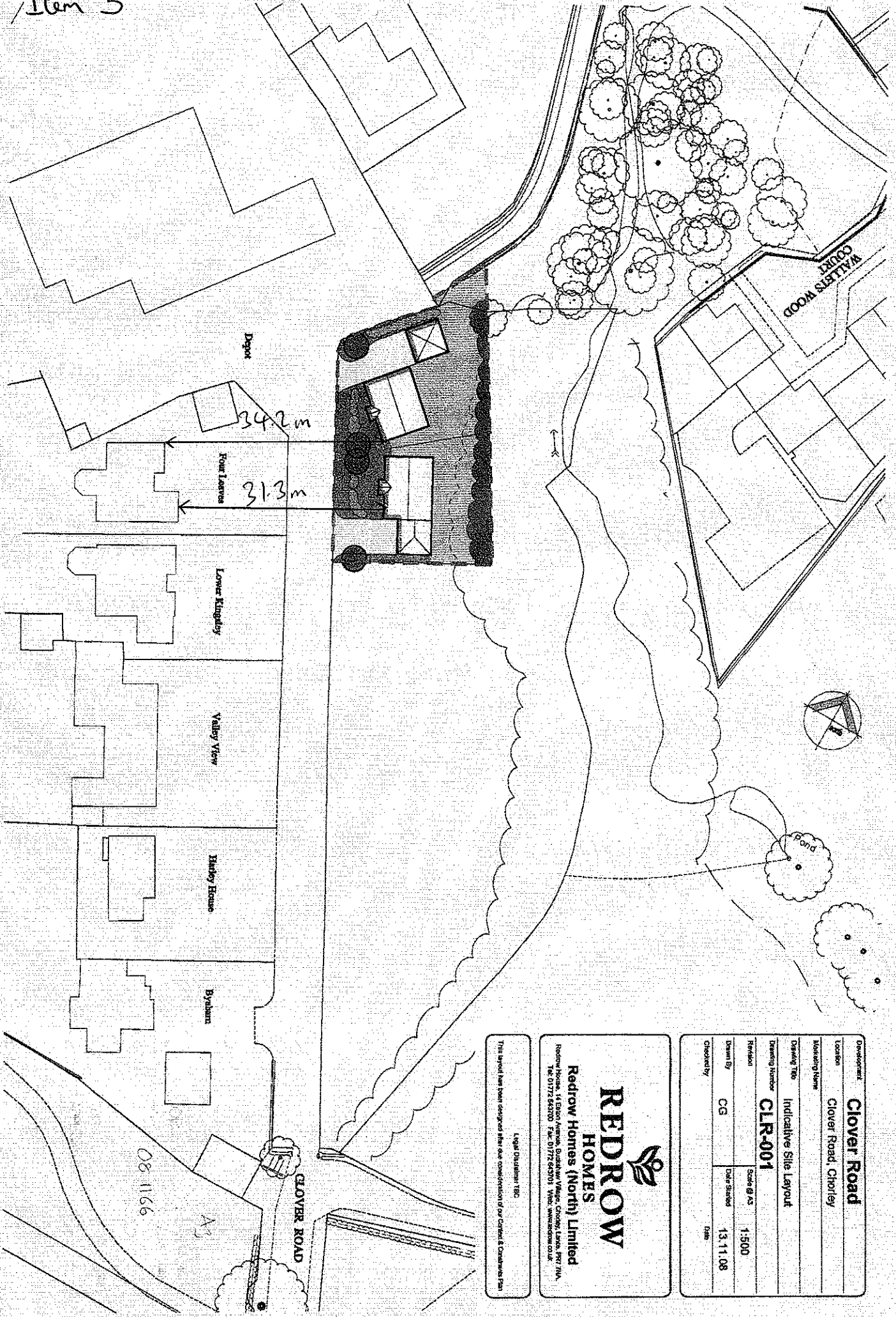
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Item 3



Developer		Clover Road	
Location		Clover Road, Chorley	
Marketing Name			
Drawing Title		Indicative Site Layout	
Drawing Number		CLR-001	
Revision	Scale	Drawn By	Date Scaled
	A5	CG	13.11.08
Drawn By	Scale	Date Scaled	Date
CG	A5	13.11.08	
Checked by			



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HOMES

Redrow Homes (North) Limited

Redrow House, 14 Dixon Avenue, Guildford, Surrey, GU1 1AA, UK
Tel: 01752 644300 Fax: 01752 644301 Web: www.redrow.co.uk

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Item 4	08/01170/OUTMAJ	Permit (Subject to Legal Agreement)
Case Officer	Mrs Nicola Hopkins	
Ward	Chorley South East	
Proposal	Outline application for the erection of 71 dwellings including access and scale.	
Location	Site Of Former Social And Athletic Club Duke Street Chorley	
Applicant	Victory Park (Holdings) Ltd	

**3 letters have been received in respect of the proposed development.
 Consultation expiry: 8th January 2009
 Application expiry: 24th February 2009**

Proposal The application is an outline application for the erection of 71 dwellinghouses including access. As this application is an outline application the only issues to consider are the principle of redeveloping the site, the access and the scale of the proposed houses. In the event that planning permission is granted the design, landscaping and layout will be dealt with at reserved matters stage.

The site is the former Social and Athletic Club located on the corner of Duke Street and Brindle Street. The site is allocated within the Local Plan as protected play space.

The proposal incorporates the erection of 71 new dwellings with access off Brindle Street. The site is 1.5 hectares in area and the erection of 71 dwellings will result in a density of 47.33 dwellings per hectare which is considered to be appropriate within this area.

Summary The site is located within a sustainable location close to Chorley Town Centre and is very residential in character. The main Planning Policy issue in this regard is the fact that the site is allocated as playing fields. At the time of writing this report Sport England upheld their objection to the proposal however discussions are ongoing with the Council to try and resolve this and any resolution will be reported on the addendum.

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

North West Regional Spatial Strategy:
Policy DP1: Spatial Principles
Policy DP4: Make the best use of Existing Resources and Infrastructure
Policy DP7: Promote Environmental Quality
Policy RDF1: Spatial Priorities
Policy L4: Regional Housing Provision
Policy L5: Affordable Housing
Policy RT9: Walking and Cycling
Policy EM5: Integrated Water Management
Policy EM15: A Framework for Sustainable Energy in the North

West

Policy EM16: Energy Conservation and Efficiency

Policy EM17: Renewable Energy

Adopted Chorley Borough Local Plan Review:

GN1: Settlement Policy- Main Settlements

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

GN9: Transport Accessibility

EP4: Species Protection

EP9: Trees and Woodland

EP17: Water Resources and Quality

EP18: Surface Water Run Off

HS4: Design and Layout of Residential Developments

HS5: Affordable Housing

HS6: Housing Windfall Sites

HS21: Playing Space Requirements

TR1: Major Development- Tests for Accessibility and Sustainability

TR4: Highway Development Control Criteria

TR18: Provision for pedestrians and cyclists in new developments

LT14: Public, Private, Educational and Institutional Playing Fields, Parks and Other Recreational Open Space

Sustainable Resources Development Plan Document

Statement of Community Involvement

Planning History **97/00747/FUL-** Demolition of existing pavilion building and erection of 57 two storey houses. Refused

97/00756/FUL- Demolition of existing pavilion building and erection of 57 two storey houses. Withdrawn

05/01146/OUTMAJ- Outline application for the redevelopment of 1.5ha of land for residential use and bowling green. Withdrawn

Applicant's Case The following points have been submitted in support of the application:

- The site is currently derelict, underused and overgrown. It was formally a sports ground which was forced to close in 1996 when costs became unsustainable.
- The site is bounded by residential property and public roads with open space beyond.
- The site is in a very sustainable location only 600m from the town centre close to shops, pubs, services and public transport
- At 47.33 dwellings per hectare the proposal represents an appropriate opportunity to develop this site in accordance with sustainable principles representing most efficient use of this vacant and overgrown urban site.
- Although the layout is for illustrative purposes only it does demonstrate that an appropriate scheme can be accommodated satisfying all national, regional and local plan policies and guidance.

Representations 2 letters of objection have been received raising the following points:

- Too many houses in the area

- Not suitable for building
- Three storey properties will lead to loss of light

1 letter has been received commenting on the application raising the following points:

- Additional traffic
- Traffic calming measures should be implemented

Consultations

Lancashire County Council (Highways) have no highways comments on this application and the principle of residential development is accepted.

Lancashire County Council (Ecology) have commented on the need for a bat survey of an existing structure and have suggested various conditions/ informatives.

Sport England object to the scheme on the grounds that the development will lead to the permanent loss of the existing playing field and does not meet any of the exceptions outlined in Sport's England Playing Fields Policy. The proposal would therefore be contrary to Sport's England Playing Fields Policy, PPG17 and Policy LT14 of the Local Plan.

Corporate Director (Neighbourhoods) has no objection subject to various conditions/ informatives

Environment Agency has no objections subject to various conditions/ informatives

United Utilities has no objections subject to various conditions/ informatives

Assessment

Principle of the Development

In accordance with PPS3 land in built up areas such as parks, recreation grounds and allotments, which although it may feature paths, pavilions and other buildings, has not previously been developed does not fall within the definition of previously developed land. As such the site falls to be considered 'greenfield' land. The priority for new housing developments set out within PPS3 is previously developed land however achieving housing is suitable, sustainable locations is also a priority.

At the Public Inquiry into the Local Plan Review in 2002 the Inspector concluded that the site is, in principle, suitable for housing in terms of government guidance and structure plan policy. He accepted that the site is a sustainable location, well placed for local services and public transport and the site could make a contribution to affordable housing and relatively high-density development. However the site was retained as allocated play space and was not included within the housing allocations Policy within the Local Plan as the Inspector considered that there was an opportunity to re-establish the recreation use on the site which was financially viable. This was based on evidence provided of financial support and people who wanted to pursue this option. Returning the site to a meaningful recreation use would require considerable investment and restoration work.

Without the evidence and financial support at the time of the Public Inquiry it is clear from the Inspectors comments that the designation of this site may have been removed from the Local

Plan. This notwithstanding however the site was retained as allocated play space which is one of the main material planning considerations in respect of this planning application.

Loss of Allocated Play Space

The site is allocated as play space within the Adopted Chorley Borough Local Plan Review, Policy LT14, and this is a saved Policy. In accordance with this Policy and Sport England's Planning Policy Statement, [A Sporting Future for the Playing Fields of England](#), development which involves the loss of playing fields will only be permitted if it can be demonstrated that the site is not required to satisfy a current or future recreational need, there is a clear excess of this type of facility for the catchment or an equivalent or enhanced facility is provided in a convenient location to serve the catchment. Sport England's Policy has five exceptions which are reflected within the Local Plan Policy and include:

- (E1) A carefully quantified and documented assessment of current and future needs has demonstrated to the satisfaction of Sport England that there is an excess of playing field provision in the catchment, and the site has no special significance to the interests of sport.
- (E4) The playing field or playing fields, which would be lost as a result of the proposed development, would be replaced by a playing field or playing fields of an equivalent or better quality and of equivalent or greater quantity, in a suitable location and subject to equivalent or better management arrangements, prior to the commencement of development.

Sport England have objected to the proposal for two reasons. Firstly, although the applicants state that 'It is clear that there is no demand for the use of this site and it is not commercially viable to use the site for sporting and social uses' no evidence that this is the case has been provided. Concerns were raised in this regard particularly as the previous application at the site, submitted in 2005, clearly stated that 'on balance it is considered that there remains a potential need for the land at Duke Street as a playing pitch.'

However the agents for the application have confirmed that they do not intend for this proposal to address this exception (exception E1). It is their intention to try and satisfy exception E4 in respect of compensatory provision.

However Sport England were also concerned that although the applicants supporting statement states that compensatory provision will be provided for the loss of the playing pitch the extent and location of this provision was not clear.

Through discussions with the Council's Leisure Services Section it was considered that mitigation for the loss of the Duke Street playing field could be in the form of a commuted sum for off site improvements to existing facilities. The suggestions include:

- (1) Upgrading the existing play area on the Rangletts Recreation Ground (£50,000). This would offer substantially more play value to children and young people in the vicinity.
- (2) To deliver drainage improvements, access and changing facilities for users of sports pitches on the Westway Playing

Fields (£525,000). This work is in-line with the current sports pitch development programme, and will be a key feature of the soon-to-be commissioned Playing Pitch Strategy.

Any commuted sum will be secured through the Section 106 Agreement.

However Sport England still uphold their objection as notwithstanding the compensatory measures put forward by the Leisure Services Section Sport England still have concerns in respect of the quantitative replacement provision. One suggestion put forward by Sport England is to form additional playing field land at the Westway site, from land that is not in currently in such use, which could address the issue of quantitative replacement. Ongoing discussions are being undertaken with Sport England in this regard and any resolution will be reported on the addendum. However Sport England do consider that this issue could potentially be addressed.

In the event that Sport England's concerns/ objections cannot be addressed the application will have to be referred to the Government Office for the North West in accordance with Circular 09/98: Town and Country Planning (Playing Field) (England) Direction 1998. The Secretary of State will then decide whether to intervene or leave the matter for the Local Planning Authority to decide.

Housing Development

The proposal incorporates the erection of 71 dwellings. Although siting, design and landscaping will be dealt with at Reserved Matters Stage an indicative layout plan has been submitted demonstrating that the scheme can be accommodated on this site. 71 dwellings results in 47.33 dwellings per hectare which is a relatively high density however this site is very urban in character located within high density location close to the town centre. It is considered that a high density development in this sustainable location is the most appropriate use of the land in accordance with PPS3.

Although the layout plan is indicative the plan demonstrates that a mix of detached, semi-detached and terraced dwellinghouses and apartments can be accommodated on the site. The layout details 1 one bedroom apartment, 42 two bedroom apartments and dwellinghouses, 26 three bedroom houses and 2 four bedroom houses.

The applicant intends to fix scale as part of this planning application. The submitted proposal includes a mixture of 2, 2.5 and 3 storey dwellings. The layout indicates 44 two storey properties, 11 2.5 storey properties and 16 three storey properties. Two storey properties will be located along the southern boundary of the site with the existing residential properties on Brindle Street and Harrison Road to protect the amenities of the existing and future residents. The higher properties are located within central locations on the site and to create focal buildings where there will be no adverse impact on existing neighbours. Richmond Court located at the western boundary is a large building and as such it is considered that accommodating 2.5 and 3 storey properties along this boundary will be character with the area and will not adversely impact on the existing or future residents.

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

This equates to 10 rented units and 4 shared ownership units. The submitted plan has indicated which units will be affordable. However the originally submitted layout included 8 two-bedroom houses/studios, 3 three bedroom houses and the remainder were 1/2 bedroom apartments which does not accord with need in the area. The agent for the application has been made aware of this and discussions are ongoing with the Council's Strategic Housing Section in this regard. The outcome of these discussions will be reported on the addendum and the mix will be set out with the Section 106 Agreement. As 20% of 71 equate to 14.2 units 14 units will be provided on site and the 0.2 has been equated as a commuted sum to be paid for the provision of off-site affordable housing. The 0.2 provision equates to £10,200.

Design

A Design Brief was produced for this site prior to the submission of a formal planning application. This brief requires a high density development, the proposal for 71 dwellings 47.33 dwellings per hectare is relatively high density in accordance with the brief. The scale of the properties is set out above and fixed at this stage. The proposal includes a maximum of two storey high properties along the southern boundary in accordance with the Design Brief. Similarly in accordance with the brief larger scale properties are considered acceptable in other locations on the site.

A large 3 storey building is proposed on the corner of Duke Street and Brindle Street to act as a focal point and to create identity in accordance with the brief. Some of the spacing standards have not been achieved on the submitted layout plan however as this plan is indicative and principal windows cannot be identified it is not possible to confirm the necessary spacing distances. The applicants, however, are aware of the required spacing standards and it is considered that residential redevelopment of the site can be achieved whilst protecting the amenities of the existing and future residents. Additionally, in accordance with the brief, affordable housing will be provided on the site.

The scheme incorporates only one vehicular access point off Brindle Street and although the indicative layout indicates a dropped kerb to serve plots 5 and 6 the applicants have been made aware that this will not be acceptable and parking will need to be provided in the form of rear parking courts with no vehicular access off Duke Street/ Brindle Street. This will be enforced through a condition attached to the recommendation.

The scheme includes an area of public open space adjacent to the boundary with Richmond Court which provide amenity space for the future residents and will benefit the visual amenities of the area. This accords with the Design Brief for the site.

In design terms it is considered that the proposal accords with the

brief for the site and achieves the objectives of the Brief.

Ecological Implications

Due to the nature of the site and the fact that there are existing trees on site the proposed development has the potential to create ecological implications. As such an Ecological Appraisal has been submitted as part of the application.

The Ecological Assessment concludes that there are no important habitats on the site, before tree/ shrub removal checks for nesting birds will be required unless they are removed outside of the breeding season and no bats were identified however a small brick building on site requires surveying prior to demolition.

The Ecologist at Lancashire County Council is satisfied with the results of the survey and has suggested various conditions/informatives. The Ecologist was initially concerned with the potential for bat roosts in the existing building and advised that surveys of this building were required prior to making a recommendation. A further survey of this building was submitted which the Ecologist is satisfied with and demonstrates that there are no roosts in the building.

Highways

The proposal incorporates one vehicular access point to the site off Brindle Street. Although the submitted layout is indicative at this stage the plan demonstrates that the scheme can be achieved without on street parking/ driveways along Brindle Street and Duke Street. Parking is provided in the form of rear parking courts and garages.

The scheme indicates that 130 parking spaces can be provided on the site. This is considered acceptable to serve the site particularly taking into account the mix of properties on the site, the fact that the site is located within a sustainable location close to the town centre and is within walking distance of a bus stop and local shops.

There are various pedestrian access points proposed into the site including via Duke Street and via Richmond Court which will ensure the site is accessible. A simple transport assessment has been submitted with the application and Lancashire County Council Highways Section have reviewed the proposals. The Highway Engineer has no objections to the proposal and accepts the principle of residential development.

Sustainable Resources

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

A statement has been submitted as part of the application. As the application is outline it is difficult to specify precise measures at this stage to reduce carbon emissions and utilise sustainable resources. To ensure that the future reserved matters applications accord with Policy SR1 of the Sustainable Resources DPD

appropriately worded conditions will be attached to the recommendation in this regard.

Public Consultation

In accordance with the Council's Statement of Community Involvement the applicants undertook consultations with the community prior to submitting the formal application. This included a public exhibition on 10th November 2008 where neighbours were asked to comment on the proposed scheme.

In all 23 people attended the event, including 5 Council Members, 2 local police officers and 2 Council Officers. Nine comments forms were received. The main concerns were increase in traffic, loss of light and the site should be retained for open space/ sporting facilities. The applicants have responded to these queries as follows, The Highway Authority will assess the highway/ traffic implications of the development, the layout has been designed to exceed minimum interface distances ensuring protection of light and privacy and a commuted sum will be provided for off site sports facilities to mitigate for the loss of this facility.

It is considered that the community involvement undertaken is in accordance with the Council's Statement of Community Involvement.

Trees and Landscape

There are existing trees on the site which include Sycamore, Lombardy Poplars, Silver Birch and a Lime Tree. Prior to the submission of a formal planning application the trees on site were assessed by the Council's Arboricultural Officer. The Sycamores have been pollarded and coppiced previously which has resulted in poor specimens and the Poplars are considered to be visually imposing trees, as such it is not considered that these trees are worthy of retention. The Silver Birch and Lime Tree on site are considered to be good example of trees, worthy of retention and as such these trees have been protected by Tree Preservation Order 2 (Chorley) 2008.

The two protected trees are indicated on the indicative layout plan for retention and are sited away from the proposed dwellinghouses to ensure protection and future retention. A condition will be attached to the recommendation requiring replacement trees for the trees which will be felled as part of the development and protection for retained trees.

Levels

Although the site appears relatively flat there are differing land levels across the site. A topographical survey has been submitted with the application which details that the central points of the site are at a lower land level and the levels rise up around the boundaries of the site. The drainage appraisal submitted with the application states that central ground levels are up to 1.5 metres lower than the boundary site levels. In order to connect the site to a public sewer it will be necessary to raise the ground levels along the Brindle Street frontage and the southern boundary approximately 1.2m above the existing south eastern boundary levels.

The levels of the site, compared to the existing levels, will be raised due to the difference in levels which currently exists to

create a flat site with adequate drainage. The most significant level change will be in the south eastern section of the site close to the properties on Brindle Street and Harrison Road. A condition will be attached requiring proposed levels details as part of any reserved matters application to ensure adequate spacing standards are achieved, taking into account the level differences between the site and neighbouring parcels of land, to protect the amenities of the existing and future residents. It is considered that residential redevelopment can be achieved on this site taking into account the level changes.

Contamination

A Geoenvironmental Appraisal and Gas Appraisal of the site have been undertaken and submitted with the application. The appraisals relate to the ground conditions of the site, contamination and gas protection requirements. The Environment Agency and the Council's Environmental Services Section have reviewed these documents and consider the information to be sufficient subject to suitable conditions/ informatives.

Response to Neighbour Concerns

In respect of the neighbours concerns the fact that there are too many houses within the area is not a material planning consideration. The site does fall to be considered a 'greenfield' site however the fact that the site is located within a sustainable location which is suitable for housing ensures that the proposal complies with the relevant Planning Policies. The three storey properties will be located within central locations on the site and the layout, which will be dealt with at reserved matters stage, will ensure that the amenities of the future and existing residents are maintained.

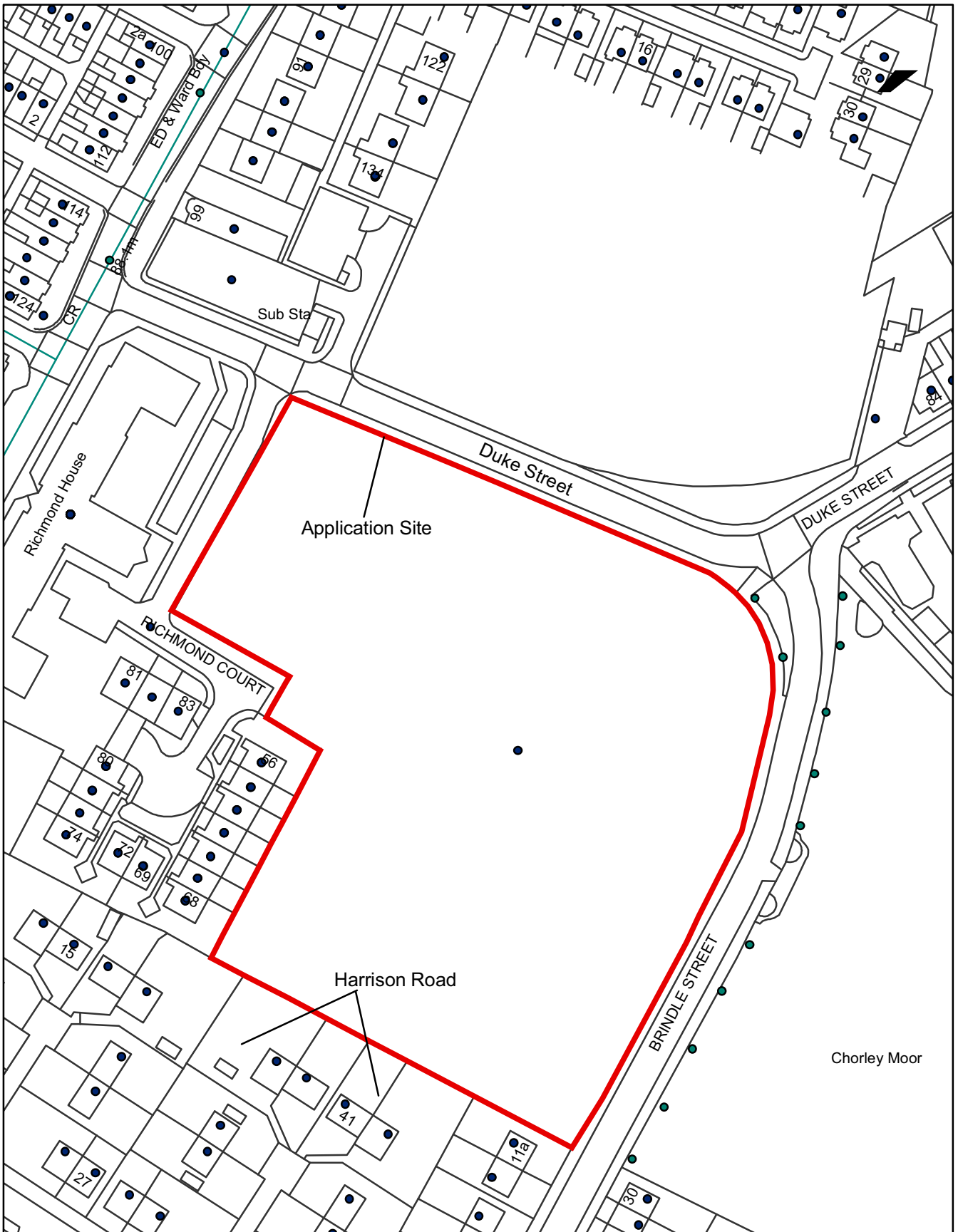
Concerns have been raised about extra traffic in the area however the Highways Engineer has raised no objections to the scheme or highway safety in the area.

Conclusion

It is considered that the site is located within a sustainable location close to local services and the Town Centre and could be redeveloped for residential use. The outstanding issue however still relates to the allocation of the site as Playing Fields which is currently being discussed and will be addressed on the addendum.

Recommendation To follow

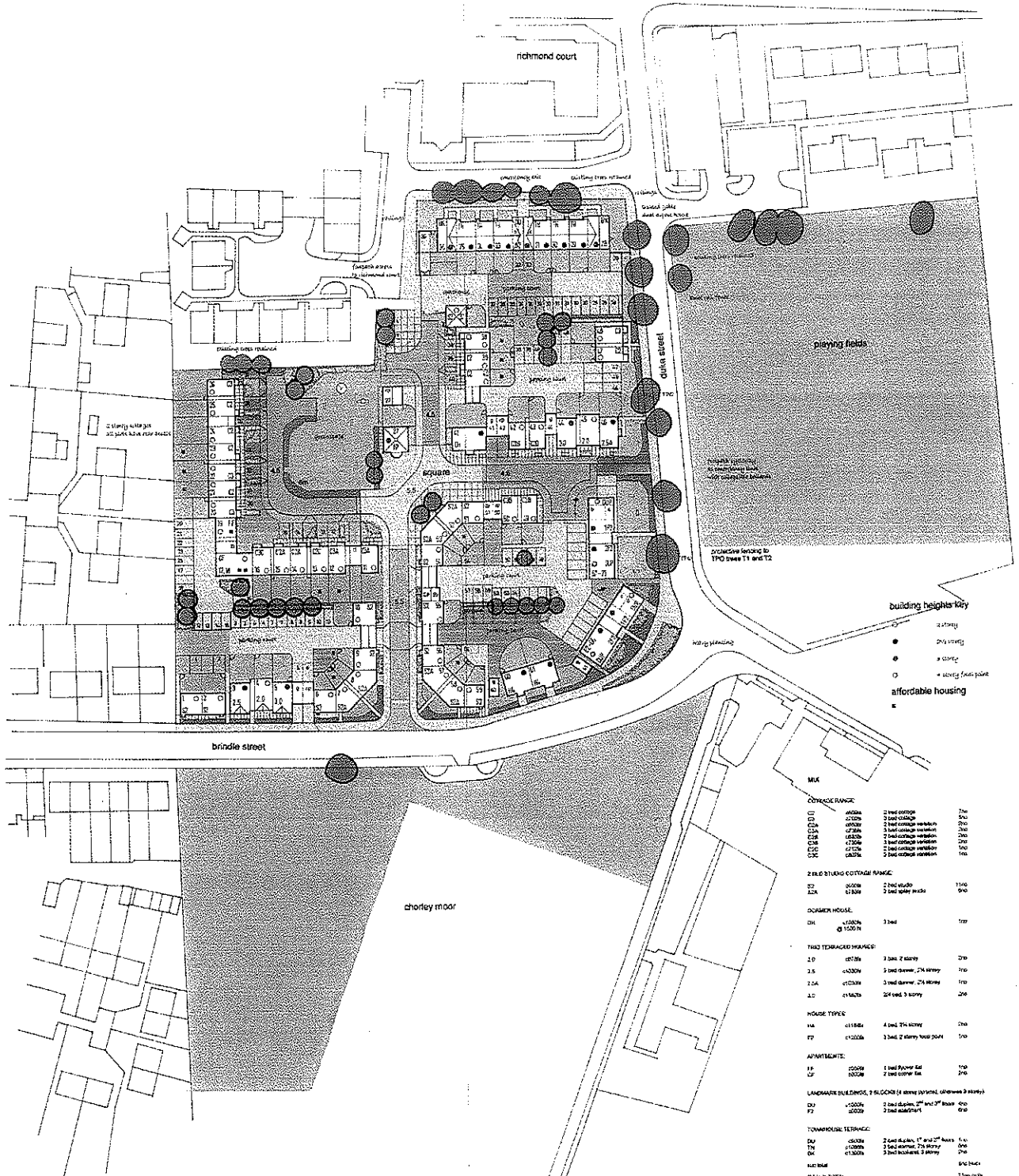
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<p>Application Number: 08/01170/OUTMAJ</p>	<p>Grid Ref: E: 358261 N: 416806</p>	<p>Scale: 1:1,250</p>	<p>Agenda Item No. 4</p>

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Item 4



DUKE STREET, CHORLEY

potential residential development illustrative layout



CHORLEY BOROUGH COUNCIL
 14 JAN 2020
 APPROVED FOR APPLICATION BY CS/CLTS

08/11/20

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Item 5	08/01147/OUTMAJ Outline App Permitted with Legal Agmnt
Case Officer	Mr Andy Wiggett
Ward	Chorley East
Proposal	Proposed residential development for 76 no. 2, 2.5, 3 & 4 storey mixed dwelling types with associated works
Location	Quarry Road Industrial Estate Quarry Road Chorley
Applicant	Northern Trust Company Ltd
Proposal	<p>The proposal is in outline form with scale and access being applied for. The scheme proposes seventy six 2, 2.5, and 3 storey mixed dwelling types. The application is accompanied by an illustrative layout but this does not form part of the proposal. The proposed main vehicular access into the site is from the existing access off Quarry Road with a further access serving only a small number of dwellings off Fell View, again at the location of the existing access. The application is a resubmission of that withdrawn in October 2008 but with a different sketch layout and a slight increase in the number of dwellings proposed. The previous application was refused on the grounds of prematurity but that situation no longer applies with the adoption of the Regional Spatial Strategy in September 2008 which has set new targets for both housing and employment land.</p>
Policy	<p>Regional Spatial Strategy for the North West L4 W3 EM1 RDF2</p> <p>Chorley Borough Local Plan Review 2003 GN1 EM9 HS4 HS6 TR4</p> <p>Planning Policy Statement 1 - General Principles PPS3 - Housing</p>
Planning History	There is no relevant planning history relating to the land.
Consultations	<p>Lancashire County Environment Directorate (Planning) Considers that the proposal conforms to the policies in the Regional Spatial Strategy. Recommend some native tree planting along the northern, eastern and southern boundaries.</p> <p>Lancashire County Council Highways Raises no concerns from a highway point of view but wishes to secure a contribution of £17500 towards traffic calming on Yarrow Road and Canterbury Street.</p>

Lancashire County Resources Directorate

The accessibility scoring system indicates that a contribution of £90000 is required to upgrade the nearest 2 bus stops, funding to maintain the Eaves Lane bus service and discounted tickets. A contribution is required for investment in waste management infrastructure of £34560.

Lancashire County Council Ecological Services

Of the view that the developer should submit an ecological assessment to determine any potential impacts and to provide a basis for mitigation/compensation. Need a planning condition to protect breeding birds. Landscaping should maximise opportunities for biodiversity.

Neighbourhoods Directorate

Due to the nature of the industries and processes carried on the land there is a potential for ground contamination. Recommends that conditions be attached requiring an investigation and assessment be carried out.

Environment Agency

Having received a contaminated land report from the applicants we would withdraw our objection to the development subject to conditions requiring further investigation and the production of a remediation strategy. Encouragement should be given to the developer to produce a sustainable drainage system.

United Utilities

No objections to the proposal provided it is drained to separate systems. A water supply can be provided.

Coal Authority

Standard comments

Planning Policy

Whilst the retention or redevelopment of employment sites for employment uses is normally preferred, the fact that this particular site does not perform well when assessing its specific suitability for employment re-use, particularly with regard to its poor road access, combined with the fact that it has been marketed without attracting occupiers, means that we do not object to this site being redeveloped for housing.

Representations

Four letters of objection have been received raising the following issues:

- Unacceptable increase in traffic in Quarry Road and Yarrow Road over and above the problems already experienced in the area
- The junction of Yarrow Road and Brook Street is poor and of a dangerous design
- Property would be overlooked

Applicant's Case

- There is a presumption in favour of appropriate development as an unallocated site within the settlement of Chorley
- The proposal for the site represents the redevelopment of previously used land in conformity with national and regional planning policies
- With regard to the provisions of Policy EM9 of the Local Plan, it is considered that an employment re-use or

redevelopment would no longer be appropriate for planning or environmental reasons

- The traffic assessment concluded that the development proposals will not have a material impact on the operational performance of the local highway network
- The illustrative layout demonstrates that the criteria set out in Local Plan policy HS4 are all met.

Assessment

The main issues concern planning policy, highway and traffic matters, land contamination ecological concerns and design and amenity considerations.

Planning Policy

The key issue with regard to planning policy matters is compatibility with Policy EM9 – Redevelopment of Existing Employment Sites for Non-Employment Uses and the relevant Supplementary Planning Guidance. Those considered suitable to be re-used for employment purposes are intended to be reserved for such uses unless there is no realistic prospect for an employment re-use, it would not be economically viable or it would not be appropriate for planning or environmental reasons. The applicant has submitted a copy of a report prepared by GVA Grimley which concludes that the site is not a particularly suitable one to be reused for employment purposes and demonstrates that the site is not viable for redevelopment for industrial/warehouse uses. The existing premises are poorly accessed, functionally obsolete and detrimental to the amenity of adjoining residents. A marketing exercise had been carried out without attracting any potential occupiers. The proposal, therefore, meets the criteria

set out in Policy EM9 so as to permit the site to be reused for a non-employment use.

In terms of housing policy the proposal complies with the criteria set out in HS6 – Housing Windfall Sites as the site is brownfield, in a sustainable location and is compatible with the surrounding uses in terms of amenity and impact on surrounding uses.

The applicant has agreed to provide affordable housing at a level of 20%, that is 15 dwellings.

With regard to the policies of the Regional Spatial Strategy, the additional housing will contribute to the housing figures set out in Policy L4 and is compatible with the aims of Policy RDF2 which seeks to concentrate development in key service centres such as Chorley town.

Highway and Traffic Considerations

Notwithstanding the concerns of local residents concerning traffic problems in the area, the County Highway Authority have no objections to the principle of the development and are only seeking a contribution towards traffic calming in the area. The traffic assessment submitted with the application confirms that it is in a sustainable location and that traffic generated by the development proposal compared with that attracted by the permitted industrial use will be little different and have the added advantage of removing HGVs from the area.

Land Contamination and Ecological Considerations

The application is accompanied by a comprehensive geotechnical survey of the site. The Environment Agency have assessed the report and withdrawn their initial objection but wish to see conditions imposed to secure a method statement and remediation strategy which also would cover the possibility of further contamination being found and for post remediation sampling and monitoring. The land was previously tipped in connection with an adjoining brick and terracotta works. Since then the land has been completely covered in concrete surfaces and buildings and has no ecological value. Along the frontage with the houses on Fell View there is an area of landscaping but this would be retained. The County Ecologist is of the view that the development may impact on bats and breeding birds. A suitable condition can be attached to require a survey of the existing buildings on site for bat roosts before demolition and suitable mitigation measures put in place if found to be necessary. A condition can also be attached to protect breeding birds by limiting the time period for demolition and construction.

Design and Amenity Considerations

Although the application was accompanied by an illustrative layout, this does not form part of the application. The layout is an improvement on the previous scheme in that the relationship to the existing dwellings is now satisfactory, car parking levels would comply with current standards. The layout shown would be capable of adoption and demonstrates that the site can accommodate 76 dwellings at an acceptable density.

Conclusion: The current application satisfies the relevant policy criteria with regard to new housing. It is on a brownfield site that can be released from employment use as the requirements of Policy EM9 have been met. The illustrative layout is now acceptable and does not adversely affect the amenity of adjoining houses. The Highway Authority have no objections subject to securing a contribution to traffic calming measures. This matter, a contribution to open space provision and affordable housing will form part of a S106 agreement to be entered into before the planning permission is issued.

Recommendation Grant planning permission subject to a S106 agreement

Recommendation: Outline App Permitted with Legal Agmnt Conditions

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

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

2. 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. No development shall take place until a scheme of landscaping has been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail which may have previously been submitted. The scheme shall indicate all existing trees and hedgerows on the land; detail any to be retained, together with measures for their protection in the course of development; indicate the types and numbers of trees and shrubs to be planted, their distribution on site, those areas to be seeded, paved or hard landscaped; and detail any changes of ground level or landform.
Reason: In the interests of the amenity of the area and in accordance with Policy No.GN5 of the Adopted Chorley Borough Local Plan Review.

4. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of any buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.
Reason: In the interest of the appearance of the locality and in accordance with Policy No GN5 of the Adopted Chorley Borough Local Plan Review.

6. 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.

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. 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

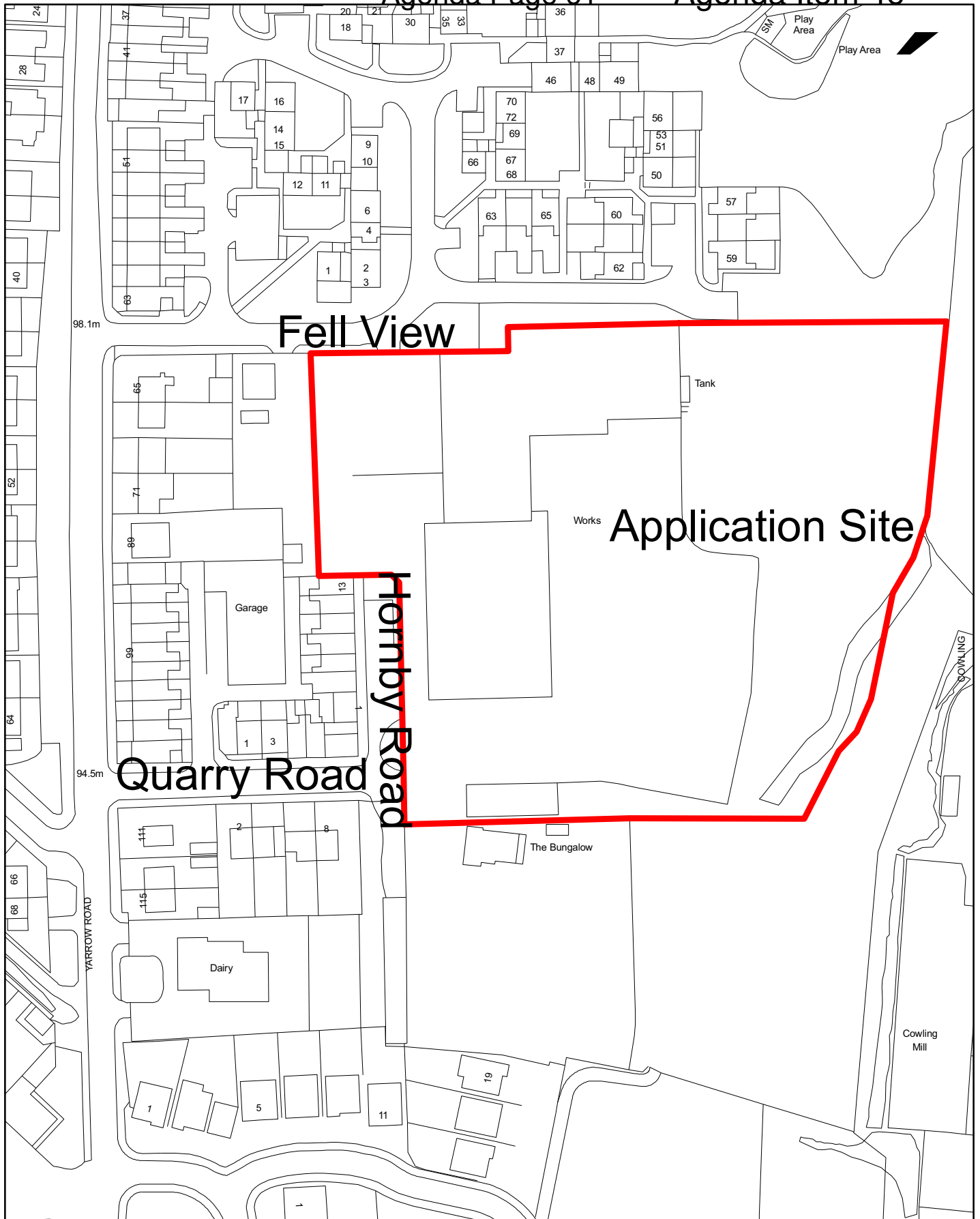
scheme shall include details of the Code for Sustainable Homes Level, how the proposals minimise energy use and maximise energy efficiency. All dwellings commenced after 2010 will be required to meet Level 3, all dwellings commenced after 2013 will be required to meet Level 4 and all dwellings commenced 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. No development shall take place until:

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

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



<p>Jane E Meek BSc(Hons) DipTP MRTPI Director of Development and Regeneration Chorley Borough 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</p>	
<p>Application No. 08/01147OUTMAJ</p>	<p>Grid Ref: E: 359389 N: 416861</p>	<p>Scale: 1:1,250</p>	<p>5</p>

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Item 6 **08/01181/FUL** **Refuse Full Planning Permission**

Case Officer **Caron Taylor**

Ward **Eccleston And Mawdesley**

Proposal **Demolition of existing outbuildings and extension of existing stable building to create Indoor Riding Arena**

Location **The Oaks Blue Stone Lane Mawdesley OrmskirkL40 2RJ**

Applicant **Ms Maggie Dobby**

The application has been brought to the Chairman's Briefing, as it is expected that a large number of representations in support of the application will be received.

Consultation expiry: 16th January 2009

Application expiry: 6th February 2009

Proposal The application is for the demolition of existing outbuildings and the extension of an existing stable building to create an indoor riding arena.

Summary The proposal is inappropriate development in the Green Belt. Despite being sympathetic to the applicant's circumstances it is not considered that such weight could be applied to the very special circumstances put forward by the applicant that would outweigh Green Belt policy.

Policies Planning Policy Guidance Note 2: Green Belts
Regional Spatial Strategy: Policy RDF4
Local Plan Policies DC1, EP8
Supplementary Planning Guidance: Development Involving Horses

Planning History The applicant sought pre-application advice on the proposal at the beginning of 2008 and at that time is was advised that due to the siting of the proposal in the Green Belt, any building would be inappropriate development although it may be possible to make a case if buildings of a combined similar size to the one proposed could be demolished.

Prior to this the planning history is as follows:

Ref: 03/01133/COU **Decision:** Permitted

Decision Date: 15 December 2003

Description: Change of use of agricultural buildings to stables, indoor arena, tack room and swimming pool, formation of sand paddock and extension to garden (retrospective)

Ref: 06/00330/FUL **Decision:** Permitted

Decision Date: 19 May 2006

Description: Alteration and extension of existing porch/conservatory

Background	The application property is a detached bungalow on Bluestone Lane in the Green Belt. There are a range of former agricultural buildings on the site that have been converted to stables, an indoor arena, tack room and swimming pool. In addition a sand paddock has been formed.
Consultations	None received
Representations	None received at time of writing, although the case officer has spoken to some of the ward members for Mawdesley who has advised that there is a lot of support for the application and representations in support should be expected.
Applicant's Case	See below

AssessmentGreen Belt

The site is in the Green Belt where development is strictly controlled. Planning Policy Guidance note 2: Green Belts (PPG2) and Local Plan Policy DC1 state that the construction of new buildings is inappropriate unless it is used for specified purposes including essential facilities for outdoor sport and recreation which preserve the openness of the Green Belt and the purposes of including land within it. PPG2 gives examples including small stables for outdoor sport. It is considered that the size of the building in this case has the potential to cause considerable impact on the Green Belt and shifts the balance of the operation to indoor recreation.

The application proposes the demolition of two redundant buildings (4 and 5 on the plans) and a further redundant building (building 6 on the plans) has been demolished since the beginning of 2008. However the combined volume of these three buildings (approximately 2384m³) is less than half the volume of the building now proposed (approximately 5954m³) so there would be significantly more impact on the Green Belt than the buildings demolished.

Local Plan policy EP8 and the associated Supplementary Planning Guidance: Development Involving Horse states that for indoor facilities to be acceptable, the development shall be within an existing building or form part of a farm diversification scheme, which the current proposal does not comply with and is therefore contrary to these policies.

The proposal is therefore inappropriate development in the Green Belt and therefore harmful by definition.

Very Special Circumstances / Applicant's Case

If inappropriate development is to be permitted in the Green Belt, there must be very special circumstances to permit it. Very special circumstances to justify inappropriate development will not exist unless the harm by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

A case for very special circumstances has been put forward in the Design and Access Statement relating to Philippa Dobby. This states that the purpose of the proposed indoor arena is to improve the existing amenities by having an on-site arena that provides the safe standard and quality that is required in order to gain the

highest level of achievement for both horse and rider. All the on-site amenities including the proposed building are for the sole use of Philippa Dobby and her horses.

Ms Dobby became the youngest winner of Hicksteads Ladies Derby and also the winner of the Winter A & B Grand Prix Series where the competition was of all ages and included ex-Olympic team members. Her objectives are to produce a string of young horses capable of competing at the highest level of equestrianism and to go forward with rider and horses for continued membership of Great Britain teams in the coming years and future Olympic selection. Ms Dobby has been nominated for trials for lottery funding and by virtue of winning an under 23 league competition, Ms Dobby has won a bursary to train with the world renowned Brazilian equestrian and show jumper Rodrigo Pessoa in Belgium. Her training programme will also include periods with 2008 British Olympic Team Member Tim Stockdale who rode with great success in Beijing.

It is argued that the application demonstrates the very special circumstances which are sufficient to merit approval and will not create any precedent within the requirements of the Green Belt policy.

Assessment

PPG2 on Green Belts states that in view of the presumption against inappropriate development, the Secretary of State will attach substantial weight to the harm to the Green Belt when considering any planning application or appeal concerning such development.

Although the Council may be sympathetic to the personal circumstances of Ms Dobby's case, it is not considered that the circumstances are so very special that they are sufficient to outweigh the substantial weight given to Green Belt policy especially given the vast size of the proposed building.

In addition the very special circumstances of the case relate to the personal circumstances of the applicant and the building may remain on the land long after the need for it has ceased.

An application should not be refused if conditions can be applied to make it acceptable. The Council can apply conditions to planning permissions tying them to a particular person (a personal permission), however Government Circular 11/95 on the use of conditions advises against the imposition of conditions which require that a permission is only exercisable by a specific named individual, particularly where a permanent building is proposed. In this case given the size of the building and likely associated costs of erecting it, it is not considered reasonable to give a personal permission. Although conditions could be applied restricting the use of the building to the occupiers of The Oaks (so any future occupiers could use it for their own personal use), it would leave an inappropriate building in the countryside long after the need for it is gone.

Visual Amenity/Landscape Impact

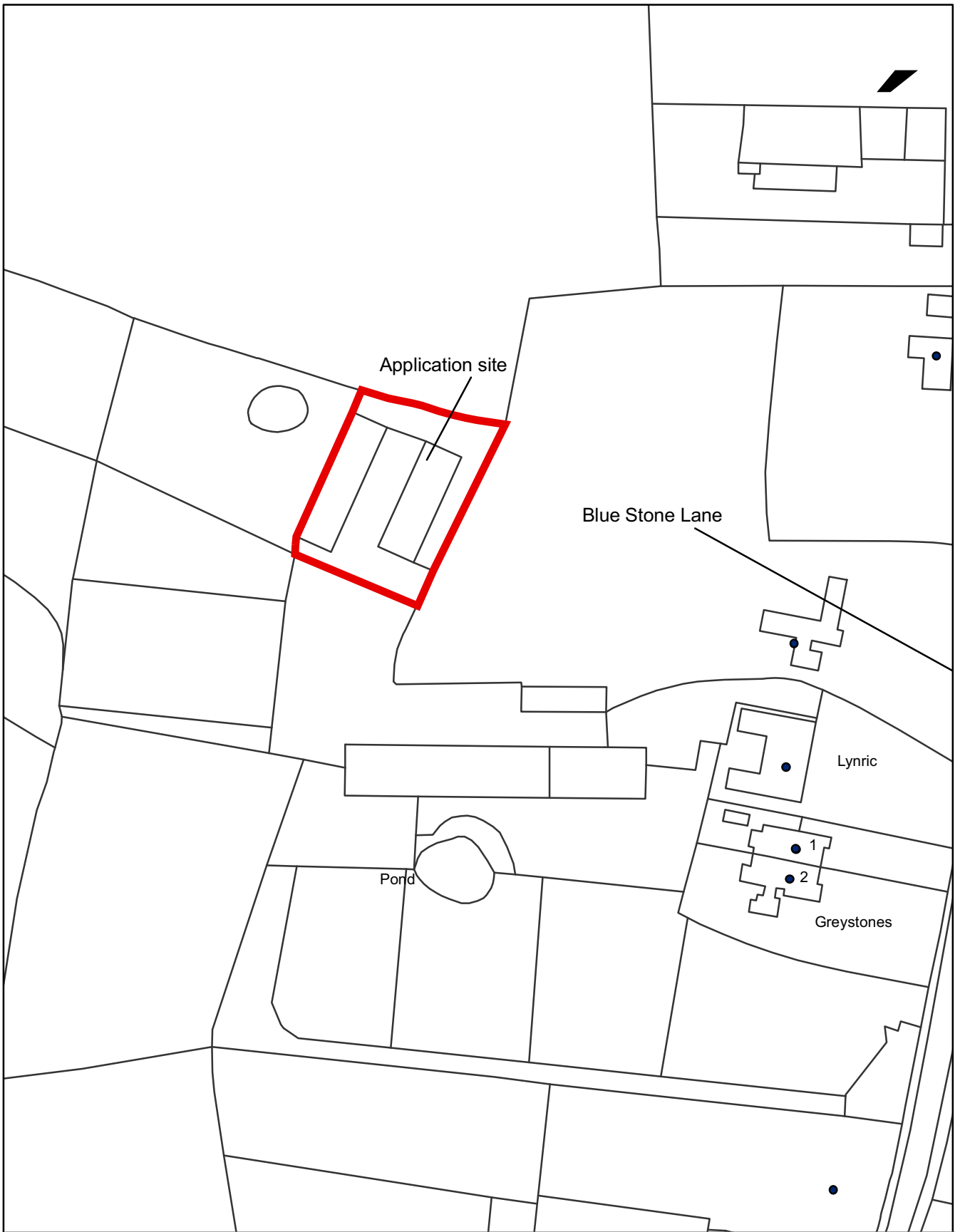
It is not considered that the positioning or materials of the building would be unacceptable impact in terms of the landscape if the principle of the development were acceptable. It will be bound on

two sides by boundary vegetation and will not be visible from Bluestone Lane. Although the building will be visible from a public footpath to the northwest, it will largely be viewed in the context of the existing buildings on the site.

Recommendation: Refuse Full Planning Permission

Reasons

1. The proposed development would be located within the Green Belt as defined by the North West Regional Spatial Strategy Policy RDF4 and the Adopted Chorley Borough Local Plan Review. The proposed development is contrary to Policy DC1 of the Adopted Chorley Borough Local Plan Review and PPG2: Green Belts as in the Green Belt there is a presumption against inappropriate development, which this would be. In addition, the application is contrary to Local Plan Policy EP8 and its associated Supplementary Planning Guidance: Development Involving Horses which states for indoor facilities to be acceptable they should be located within existing buildings or form part of a farm diversification scheme. It is not considered that the arguments put forward in support of the application are sufficient very special circumstances to outweigh the presumption against it.



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

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Application Number:
08/01181/FUL

Grid Ref:
E: 350467
N: 415688

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Agenda Item No.
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Item 7	08/01197/FUL Permit (Subject to Legal Agreement)
Case Officer	Mr Andy Wiggett
Ward	Chorley South East
Proposal	Change of use and conversion to two 2 Bed and one 1 Bed apartments
Location	Goldrush Amusements LTD 81 - 83 Market Street Chorley PR7 2SU
Applicant	Mr J Holland
	No letters of objection to the proposal have been received Consultation expiry: 1st January 2009 Application expiry: 28th January 2009
Proposal	The application concerns the change of use and conversion of the vacant upper floors of an amusement centre into apartments. The last previous use was as a stock room and staff facilities when the premises was a supermarket.
Policy	GN1, GN5, HS12, TR18
Planning History	04/00884/COU – conversion of part of premises to 6 flats, including extension of upper floors, alteration to roof and external alterations, with part of ground floor remaining as retail (class A1) - permit 06/00104/COU – change of use from retail (A1) to amusement centre (D2) site area 240sq metres- permit
Consultations	LCC Highways – wishes to ensure that the parking spaces can be exited in a forward manner. Coal Authority – standard comments
Representations	None received
Applicant's Case	<ul style="list-style-type: none"> • Site can adequately support the three units • Appearance of the building will improve
Assessment	<p>Principle of Development</p> <p>The majority of the building is located within the secondary shopping area as defined on the Local Plan Proposals Map. A small part is within an established housing area. Policy HS11 of the Local Plan supports the conversion of vacant floorspace above shops or other commercial premises, however, the following criteria must be met. (i) the conversion must provide acceptable standards of accommodation; (ii) there must be no adverse effect on the amenity of the residents of neighbouring properties; (iii) the residential units must have a pedestrian access which can be used independently of the ground floor use.</p> <p>The design of the conversion scheme satisfies the above criteria in terms of the accommodation provided, a new access door will be provided by opening up a previous doorway and sound proofing can be achieved through the Building Regulations.</p>

Design and Appearance

The conversion involves the insertion of new windows at first floor level and these will have stone heads and cills to match the existing. The new entrance door from St Georges Street will be designed to match the existing door next to it. It is considered that this will improve the appearance of the building and hence its contribution to the streetscene.

Highway Considerations

The application indicates that it is proposed to use the rear yard as parking for four cars following the demolition of an outbuilding and an outrigger behind No.8 St Georges Street. However, the Highway Authority has reservations about the use of these spaces in that there may not be sufficient space for four cars to manoeuvre so as to exit in a forward manner. Notwithstanding this, it is considered that given the site's close proximity to the town centre and the bus/rail interchange, any deficiencies in off street car parking would not be critical to the schemes acceptability.

Conclusion

The planning history of the site indicates that the Local Planning Authority was prepared to agree the conversion and extension of the premises into six residential units. On this basis, the current proposal is also acceptable and will bring a vacant first floor space into beneficial use as well as improving the appearance of the building. A contribution towards play area provision will be required and this can be secured through a S106 agreement.

Recommendation **Grant planning permission subject to a S106 agreement**

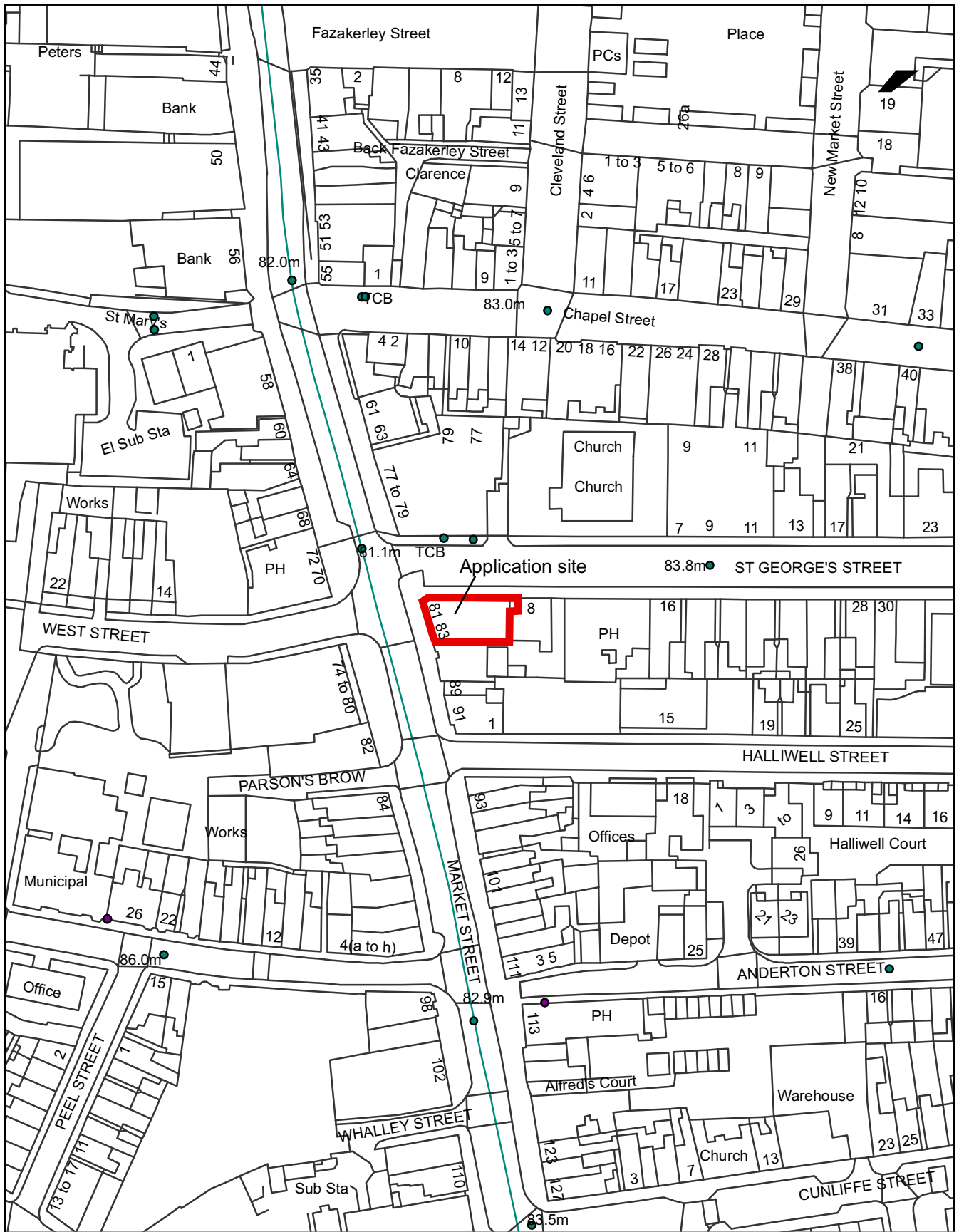
**Recommendation: Permit (Subject to Legal Agreement)
Conditions**

1. 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.

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

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



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

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Application Number:
08/01197/FUL

Grid Ref:
E: 358342
N: 417462

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Agenda Item No.
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Item 8 **08/01246/TPO** **Consent for Tree Works**

Case Officer **Keith Winstanley**

Ward **Euxton South**

Proposal **Pruning of overhanging trees in garden of 18 Casterton Euxton covered by TPO 1 (Euxton) 1971**

Location **18 Casterton Euxton Chorley PR7 6HN**

Applicant **Mr Geoffrey Russell**

Consultation expiry: 23 January 2009

Application expiry: 12 February 2009

As the application has been made by a Councillor, determination must be by the Development Control Committee.

Proposal Pruning of overhanging trees in the garden of 18 Casterton, Euxton, covered by TPO 1 (Euxton) 1971.

Summary The main issues to consider are the impact of the proposed works upon the trees and their future prospects.

Planning Policy EP9: Trees and Woodlands.
Trees and Development SPG

Planning History No relevant planning history.

Applicant's Case The applicant has proposed that this was originally part of a woodland and as such requires routine maintenance on a semi-regular basis. The proposed works are mainly to remove self-seeded understory, clear dead wood and to reduce the length of some overhanging branches into the formal area of the garden while also raising the canopies above head height.

Representations There have been no representations at this time.

Consultations Coal Authority: Standing advice letter.

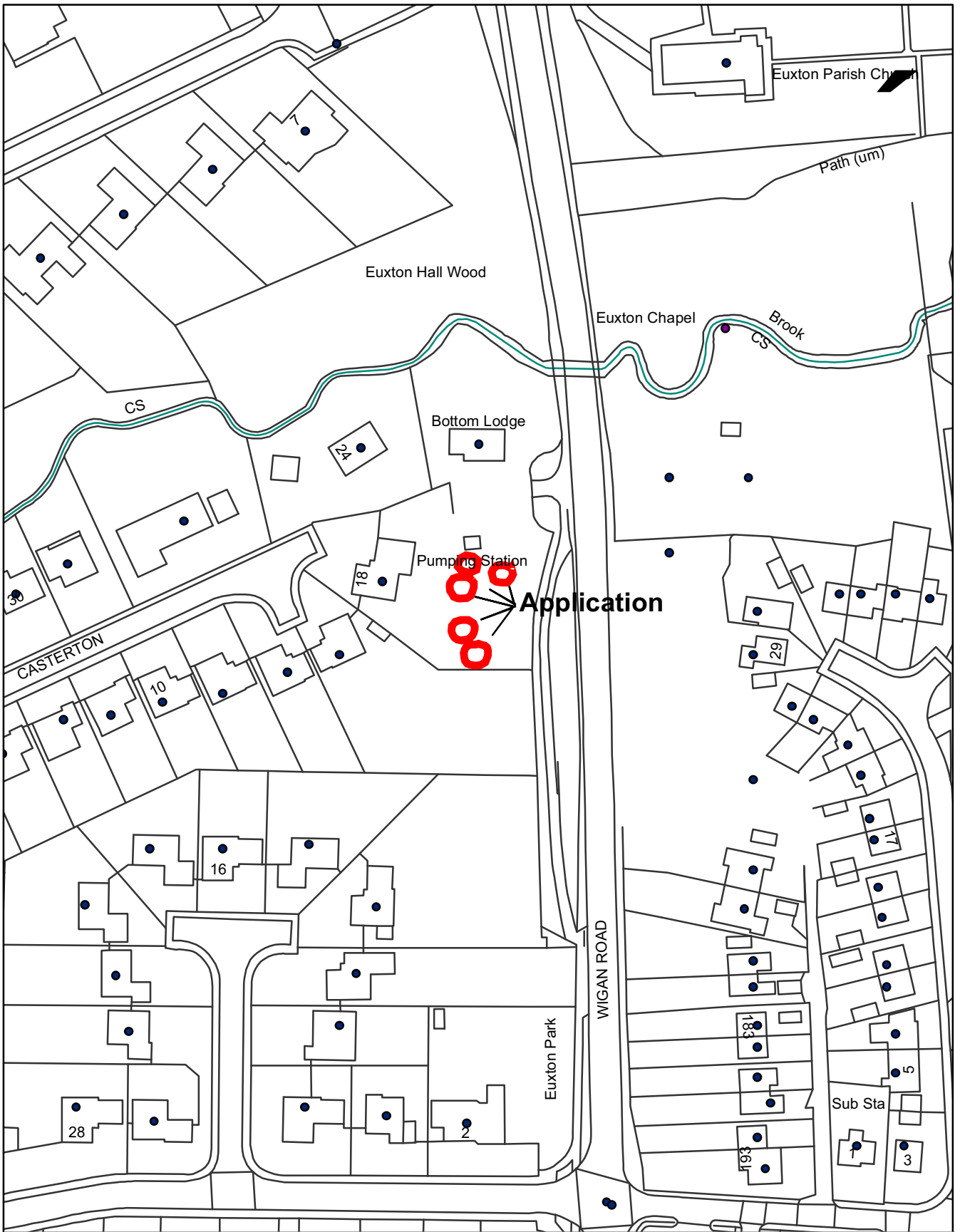
Assessment Policy EP9 of the Local Plan states that proposals which would result in the loss of trees, woodland area or hedgerows which make a valuable contribution to the character of the landscape will not be permitted. The proposed works do not contravene this.
The TPO was placed when the site was being developed and was to protect the trees from the developer.
The works are relatively minor and should be without detriment to the area.

Conclusion In conclusion, none of the proposed works are of a major type and are achievable without long-term harm to the trees.

Recommendation: Consent for Tree Works**Conditions:**

1. The tree works for which consent is hereby granted are only as specified in the following. The trees are referenced as in the application: -
Tree No. 1 – Remove two overhanging limbs from sycamore;
Tree No. 2 – Lift crown of sycamore tree to approximately 3.5m;
Tree No. 3 – Lift crown of beech tree to 3.5m;
Tree No. 4 – Remove the ends of the oak tree branches and cut back 3m, and
Area No. 5 – Remove self-seeded trees on southern boundary of TPO area from pumping station to eastern boundary of 18 Casterton.

Reason: To define the consent, to safeguard the appearance and health of the trees and in accordance with Policy Nos.EP9 and HT9 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:
08/01246/TPO

Grid Ref:
E: 355466
N: 418823

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Agenda Item No.
8

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Report of	Meeting	Date
Corporate Director (Business)	Development Control Committee	03 February 2009

ENFORCEMENT ITEM

ERECTION OF A REAR BALCONY– 18 TANYARD CLOSE COPPULL CHORLEY PR7 5BT

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 a balcony to the rear of 18 Tanyard Close, Coppull, Chorley, PR7 5BT.
 - ii. Remedy for Breach
 - ii(a). Remove the raised balcony, steps and supporting superstructure from the rear elevation of 18 Tanyard Close, Coppull, Chorley, PR7 5BT.
 - ii(b). Period for Compliance
Three Months.
 - ii(c). Reason
 - i. The proposed balcony, due to the need to erect 1.8m metre high privacy screens, will result in loss of light, create an overbearing impact and create a proposal that is visually intrusive and does not compliment the character and appearance of the original dwelling house. As such the proposal is contrary to Policies GN5 and HS9 of the Adopted Chorley Borough Local Plan Review and the House Extension Design Guidelines.
 - ii. The proposed balcony would result in an unacceptable loss of privacy to the occupiers of number 17 & 19 Tanyard Close. As such the proposal is considered to be contrary to Policies GN5 & HS9 and the Householder Design Guidelines.



EXECUTIVE SUMMARY OF REPORT

3. The property lies within the designated settlement area of Coppull and as such the following Policies are relevant:
 - i. Policy HS9 – Residential Extensions in Settlements Excluded from the Green Belt.
 - ii. Policy GN1 – Settlement Policy Main Settlements.
 - iii. Policy GN5 - Building Design.
 - iv. Householder Design Guidance Supplementary Planning Document Adopted February 2008.

4. Policy GN1 states there is a presumption in favour of appropriate development, subject to normal planning considerations and policies and proposals of the Adopted Chorley Borough Local Plan. Policy GN5 of the Local Plan states that the design of proposed developments will be expected to be well related to their surroundings. Policy HS9 states that extensions should be in keeping with the existing house and the surrounding buildings in terms of scale, size, design and facing materials.

5. The Householder Design SPD requires that extensions are subservient to the existing dwelling and respect the scale, character, proportions of the existing dwelling and surrounding area.

6. It is considered that the design of the proposal does not reflect the character and appearance of the original dwelling house and will create visually prominent feature and is contrary to Policies HS9, GN1 & GN5 of the Chorley Borough Local Plan Review. The development is also contrary to the Householder Design Guidelines in that the 45-degree rule has not been satisfied.

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

7. No alternative options have been considered.

CORPORATE PRIORITIES

8. 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

9. The case relates to the commencement of building works for the provision of a balcony to the rear of the property. The rear garden area slopes away to the rear, the front appearing as two storeys and the rear as three storeys. The works undertaken at this time involve the erection of the stairs and base of the balcony with only the balustrade and privacy screens still to be erected. The balcony is 0.1m from the boundary with number 19 Tanyard Close, and 0.3m from the boundary with number 17 Tanyard Close. It is 4.2 metres in width and 3.1 metres in depth and will have a finished overall height of 4.2m above ground level. A retrospective planning application for the erection of the rear balcony at 18 Tanyard Close,

Coppull, PR7 5BT, was submitted and considered under delegated authority, application 8/01165/FUL refers and planning permission was refused.

IMPLICATIONS OF REPORT

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

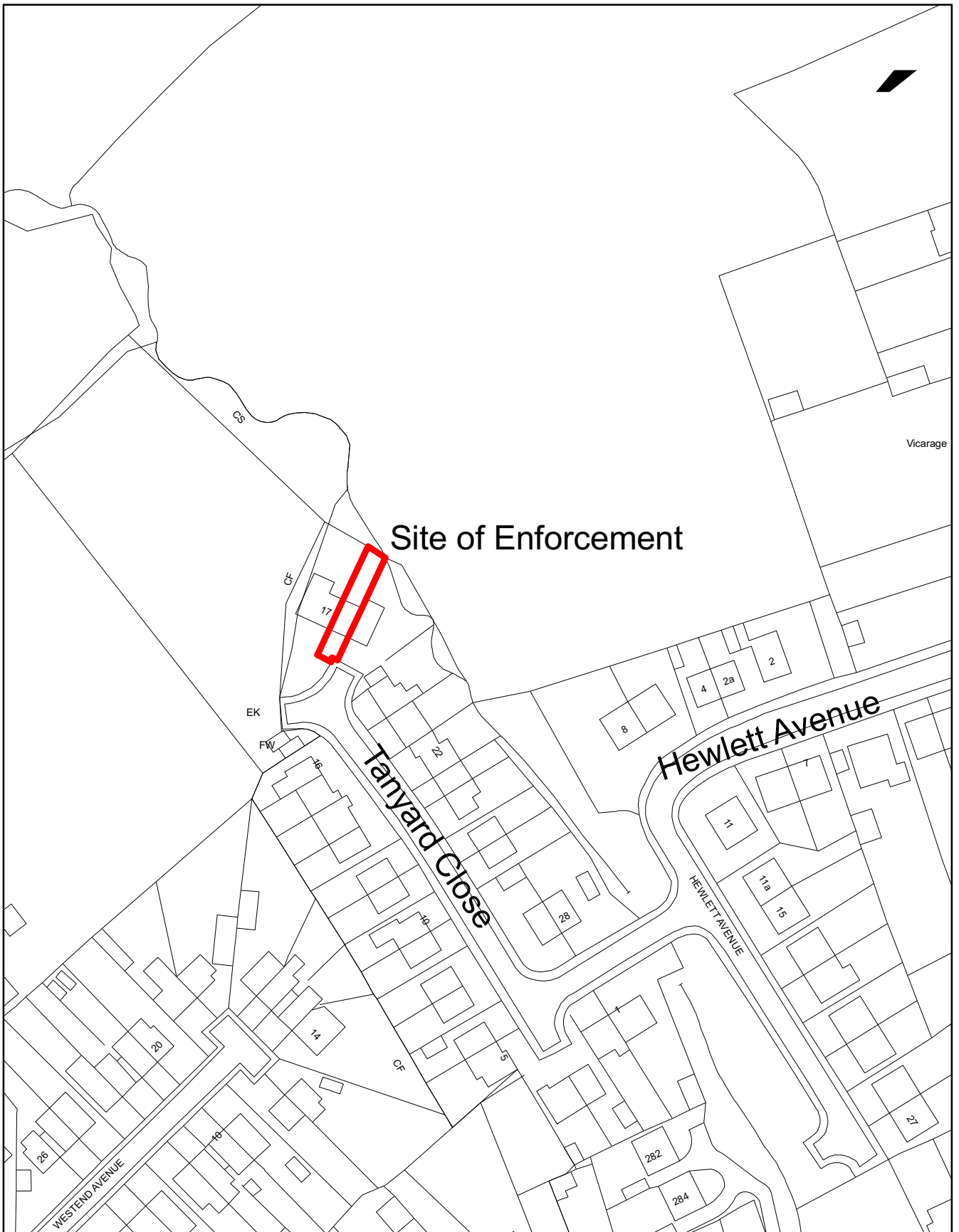
Finance		Customer Services	
Human Resources		Equality and Diversity	
Legal		No significant implications in this area	X

J E MEEK
CORPORATE DIRECTOR BUSINESS

Report Author	Ext	Date	Doc ID
Steve Aldous	5414	19 January 2009	ENF/08/0065

Background Papers			
Document	Date	File	Place of Inspection
Planning Application	20 November 2008	9/08/01165/Ful	Union Street Offices

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

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Application Number:
18 Tanyard Close

Grid Ref:
E: 355819
N: 414177

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Agenda Item No.
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Report of	Meeting	Date
Corporate Director (Business)	Development Control Committee	03.02.2009

PLANNING APPEALS AND DECISIONS - NOTIFICATION

PURPOSE OF REPORT

- To advise Committee of notifications received from the Planning Inspectorate, 17 December 2008 and 21 January 2009 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	X

PLANNING APPEALS LODGED

- None

PLANNING APPEALS DISMISSED

- Appeal by Mr Fletcher against the delegated decision to refuse planning permission for a rear conservatory at 143 Southport Road, Ulnes Walton (Application No. 08/00512/FUL).
- Appeal by Mr J Thompson against the delegated decision to refuse outline planning permission for the erection of one detached bungalow with new access at Land 20m South West Of 25 Coniston Way, Croston (Application No. 08/00530/OUT).

PLANNING APPEALS ALLOWED



6 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	22/1/2009	

Background Papers				
Document	Date	File	Place of Inspection	
5 Letter from the 6 Planning Inspectorate “	23/12/2008 05/01/2009	08/00512/FUL 08/00530/OUT	Civic Offices, Union Street, Chorley or decisions may be viewed at the Union Street offices or at www.chorley.gov.uk/planning by selecting “Planning application - online search”	

Report



Report of	Meeting	Date
Corporate Director (Business)	Development Control Committee	03.02.2009

PLANNING APPLICATIONS DECIDED BY THE CORPORATE DIRECTOR (BUSINESS), THE CHAIR AND VICE-CHAIR OF THE COMMITTEE ON 13 JANUARY 2009

Application No.	Recommendation	Location	Proposal
08/01169/FUL	Permit Full Planning Permission	Coppull Parish Church School Roe Hey Drive Coppull Chorley PR7 4PU	Replacement of all existing perimeter fencing with 2m high fencing to the neighbouring properties on Roe Hey Drive, Lancaster Street and Chapel Lane and 1.2m high fencing to Claytongate and provision of a new vehicle access gate between No's 63 and 65 Lancaster Street.
08/01187/TEL	Prior App not reqd - Telecom Mast	Land 25m East Of 2 Foxglove Drive Preston Road Whittle-Le-Woods	Prior notification for the erection of a 13.4m high replica telegraph pole, 3 No. antennas, and equipment cabinet and a meter cabinet.

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Report



Report of	Meeting	Date
Corporate Director (Business)	Development Control Committee	03.02.2009

PLANNING APPLICATIONS DECIDED BY THE CORPORATE DIRECTOR (BUSINESS), THE CHAIR AND VICE-CHAIR OF THE COMMITTEE ON 21 JANUARY 2009

Application No.	Recommendation	Location	Proposal
08/01102/FUL	Permit Full Planning Permission	Horrobin Farm Bolton Road Hoghton Preston Lancashire	Widening and upgrading of existing vehicular access including new gates and gate posts, new timber fence to the south eastern access boundary
08/01172/FUL	Permit Full Planning Permission	Land 25m West Of 6 Cowslip Way Chorley	Widening of existing footpath to 3m to create shared footpath / cycle path.

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Report of	Meeting	Date
Corporate Director (Business)	Development Control Committee	03/02/2009

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

Between 19 December 2008 and 21 January 2009

Plan Ref	06/01027/CLPUD	Date Received	08.09.2006	Decision	Grant Certificate of Lawfulness
Ward:	Lostock	Date Decided	22.12.2008		
Proposal :	Certificate of Lawfulness for proposed use relating to the storage of stone and other bagged products and equipment associated with a road surfacing business.				
Location :	Rear Of 241 Southport Road Ulnes Walton Leyland PR7 6ET				
Applicant:	Mr C Bayman Maxigrip Surfacing Ltd 161 Southport Road Ulnes Walton PR6 8LN				
Plan Ref	08/00854/FUL	Date Received	28.07.2008	Decision	Permit Full Planning Permission
Ward:	Adlington & Anderton	Date Decided	05.01.2009		
Proposal :	Erection of single storey timber building to be used as a classroom facility and storage area,				
Location :	The Anderton Centre New Road Anderton Lancashire PR6 9HG				
Applicant:	Mr G Fairbrother United Utilities Rivington Water Treatment Works Bolton Road Horwich Lancashire BL6 7RN				
Plan Ref	08/00888/OUT	Date Received	06.08.2008	Decision	Refusal of Outline Planning Permission
Ward:	Clayton-le-Woods And Whittle-le-Woods	Date Decided	22.12.2008		
Proposal :	Outline application for a pair of two storey semi-detached dwellings with new vehicular access off Mill Lane				
Location :	Garden Land East Of 34 Hillside Crescent Whittle-Le-Woods				
Applicant:	Mr P Seddon 34 Hillside Crescent Whittle-Le-Woods Chorley PR6 7LT				

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Plan Ref 08/00980/TPO **Date Received** 03.09.2008 **Decision** Consent for Tree Works

Ward: Brindle And Hoghton **Date Decided** 19.12.2008

Proposal : Felling of 2 Beech trees on the roadside covered by TPO 11 (Brindle) 1999,
Location : Cross Keys Villa Sandy Lane Brindle Chorley PR6 8NJ
Applicant: Mr D Wilkinson Cross Keys Villa Sandy Lane Brindle Chorley PR6 8NJ

Plan Ref 08/00988/ADV **Date Received** 10.09.2008 **Decision** Split Decision

Ward: Chorley North East **Date Decided** 06.01.2009

Proposal : Retrospective application for the erection of two non-illuminated advertisement hoardings,
Location : Botany Bay Village Canal Mill Botany Bay Chorley Lancashire
Applicant: Miss C Sharp Kelvin Glen Ltd Canal Mill Botany Brow Chorley Lancs PR6 9AF

Plan Ref 08/00989/TPO **Date Received** 10.09.2008 **Decision** Consent for Tree Works

Ward: Wheelton And Withnell **Date Decided** 24.12.2008

Proposal : Proposed light pruning of selected lower branches to trees in edge of field covered by TPO3 (Wheelton and Withnell) 1976
Location : Brinscall Hall Dick Lane Brinscall Lancashire PR6 8QH
Applicant: J Drinkall Manor House Moor Road Anglezarke Lancashire PR6 9DQ

Plan Ref 08/01006/FUL **Date Received** 16.09.2008 **Decision** Permit Full Planning Permission

Ward: Adlington & Anderton **Date Decided** 19.12.2008

Proposal : Proposed exercise yard for horses measuring 20m X40m
Location : Land On Roscoe Lowe Hill North Of Roscoe Lowe Farm New Road Anderton Lancashire
Applicant: Mrs Lorraine Cocker 2 Stoneacre Lostock Bolton Lancashire BL6 4ND

Plan Ref 08/01039/TPO **Date Received** 30.09.2008 **Decision** Consent for Tree Works

Ward: Pennine **Date Decided** 24.12.2008

Proposal : Pruning of 6 trees along the boundary of 36 Dunham Drive Whittle Le Woods covered by TPO7 (Whittle Le Woods) 1996
Location : 36 Dunham Drive Whittle-Le-Woods Chorley PR6 7DN
Applicant: Mrs Joan Beck 36 Dunham Drive Whittle-Le-Woods Chorley PR6 7DN

Plan Ref 08/01050/LBC **Date Received** 03.10.2008 **Decision** Grant Listed Building Consent

Ward: Adlington & Anderton **Date Decided** 05.01.2009

Proposal : Internal alterations including removal of plasterboard internal partition walls and construction of new to create new rooms. Creation of internal doorway and closing up of another existing doorway.

Location : The Farmhouse Greenhalgh Lane Anderton Chorley PR6 9PH

Applicant: Mr I Miller The Farmhouse Greenhalgh Lane Anderton Chorley PR6 9PH

Plan Ref 08/01051/TPO **Date Received** 03.10.2008 **Decision** Consent for Tree Works

Ward: Pennine **Date Decided** 23.12.2008

Proposal : Pruning of 1 Alder at 24 Orchard Drive, WLW

Location : 24 Orchard Drive Whittle-Le-Woods Chorley PR6 7JZ

Applicant: Miss Barker 24 Orchard Drive Whittle-Le-Woods Chorley PR6 7JZ

Plan Ref 08/01059/TPO **Date Received** 07.10.2008 **Decision** Consent for Tree Works

Ward: Clayton-le-Woods And Whittle-le-Woods **Date Decided** 24.12.2008

Proposal : Felling of 3 trees and works to 3 trees covered by TPO 9 (Whittle Le Woods) 1987 and TPO 3 (Whittle Le Woods) 2000,

Location : Dunscair Shaw Hill Whittle-Le-Woods Chorley PR6 7PP

Applicant: Mr Ingham Dunscair Shaw Hill Whittle-Le-Woods Chorley PR6 7PP

Plan Ref 08/01074/FUL **Date Received** 14.10.2008 **Decision** Refuse Full Planning Permission

Ward: Coppull **Date Decided** 19.12.2008

Proposal : Variation of condition 5 of planning permission 06/00271/FUL to extend the opening hours to: Monday to Sunday inclusive 08:00 to 00:30; Christmas Eve, Boxing Day, Bank Holidays and each Sunday prior to a Bank Holiday 08:00 to 01:30; and New Years Eve 08:00 to 02:00,

Location : Coppull United Football Playing Field Springfield Road Coppull Lancashire

Applicant: Coppull United FC Blaiscough Park Springfield Road Coppull Chorley PR7 5DF

Plan Ref 08/01077/OUTMAJ **Date Received** 14.10.2008 **Decision** Application Withdrawn

Ward: Lostock **Date Decided** 08.01.2009

Proposal : Renewal of Planning application 05/01002/OUTMAJ, Proposed re-organisation of garden centre, including alterations to access, erection of horticultural shade house, and extension to existing building, with demolition of existing dwelling and propagation house,

Location : Wyevale Garden Centre 338 Southport Road Ulnes Walton Leyland PR26 8LQ

Applicant: Wyevale Garden Centres LTD 258 Bath Road Slough Berkshire SL1 4DX

Plan Ref 08/01083/ADV **Date Received** 16.10.2008 **Decision** Advertising Consent

Ward: Chorley North West **Date Decided** 02.01.2009

Proposal : Retrospective application for the retention of non-illuminated sign advertising a care home

Location : The Gables Rest Home 25 Southport Road Chorley PR7 1LF

Applicant: Mr Daniel Trayling The Gables Rest Home 25 Southport Road Chorley PR7 1LF

Plan Ref 08/01090/FUL **Date Received** 20.10.2008 **Decision** Permit Full Planning Permission

Ward: Chorley South West **Date Decided** 19.12.2008

Proposal : Proposed conservatory to rear of dwelling

Location : 4 Chiltern Mews Chorley Lancashire PR7 3TN

Applicant: Mr Lingard 73 Primrose Street Rochdale Lancashire OL12 6AW

Plan Ref 08/01091/FUL **Date Received** 20.10.2008 **Decision** Permit Full Planning Permission

Ward: Eccleston And Mawdesley **Date Decided** 19.12.2008

Proposal : Single storey side extension and conversion of garage to living accommodation

Location : 28 Brookfield Mawdesley Ormskirk L40 2QJ

Applicant: Mrs Sharrock 28 Brookfield Mawdesley Ormskirk L40 2QJ

Plan Ref 08/01092/FUL **Date Received** 20.10.2008 **Decision** Permit Full Planning Permission

Ward: Brindle And Hoghton **Date Decided** 23.12.2008

Proposal : Two storey side extension, single storey side extension and two storey rear extension (changes to planning permission 08/00741/FUL)

Location : Fletchers Fold Water Street Brindle Chorley PR6 8NH

Applicant: Mr Lee Miller 34 Highland Drive Buckshaw Village Whittle Le Woods PR7 7AD

Plan Ref 08/01095/FUL **Date Received** 23.10.2008 **Decision** Permit Full Planning Permission

Ward: Euxton North **Date Decided** 19.12.2008

Proposal : Erection of a 3m high fence to the eastern side boundary between 123 Wigan Road and Euxton Tile Supplies

Location : Dallas 123 Wigan Road Euxton Chorley PR7 6JH

Applicant: Dr John Robertson 123 Wigan Road Euxton Chorley PR7 6JH United Kingdom

Plan Ref 08/01099/FUL **Date Received** 23.10.2008 **Decision** Permit Full Planning Permission

Ward: Astley And Buckshaw **Date Decided** 22.12.2008

Proposal : Erection of a Petrol Filling Station and associated infrastructure at the Southern Commercial Area, Buckshaw Village

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

Applicant: Eden Park Developments Ltd City Gate East Toll House Hill Nottingham NG1 5FS

Plan Ref 08/01105/FUL **Date Received** 27.10.2008 **Decision** Permit Full Planning Permission

Ward: Eccleston And Mawdesley **Date Decided** 22.12.2008

Proposal : Erection of a single storey rear extension, demolition of existing garage and summerhouse and erection of a garage/tool store building in their place and new external brickwork skin to gable end

Location : 253 The Green Eccleston Lancashire PR7 5TF

Applicant: Mr Andrew Harrison 253 The Green Eccleston Lancashire PR7 5TF

Plan Ref 08/01106/ADV **Date Received** 27.10.2008 **Decision** Advertising Consent

Ward: Chorley North East **Date Decided** 19.12.2008

Proposal : Display of illuminated fascia display (with trough lighting)

Location : 94 - 96 Harpers Lane Chorley PR6 0HU

Applicant: Mrs Lucia Morris 3 Blackburn Brow Chorley PR6 9AG

Plan Ref 08/01108/FUL **Date Received** 27.10.2008 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods And Whittle-le-Woods **Date Decided** 22.12.2008

Proposal : Erection of single storey side extension and covered porch,

Location : Brantwood Town Lane Whittle-Le-Woods Chorley PR6 7DH

Applicant: Mr T Howarth Brantwood Town Lane Whittle-Le-Woods Chorley PR6 7DH

Plan Ref 08/01111/ADV **Date Received** 27.10.2008 **Decision** Advertising Consent
Ward: Chorley South East **Date Decided** 23.12.2008

Proposal : Erection of 1 externally illuminated projecting sign and 1 externally illuminated fascia sign.
Location : 2 Fazakerley Street Chorley PR7 1BG
Applicant: Mrs Ruth Lambert Peter Gilkes 44 Market Street Chorley PR7 2SE

Plan Ref 08/01112/FUL **Date Received** 27.10.2008 **Decision** Permit Full Planning Permission
Ward: Chorley South East **Date Decided** 23.12.2008

Proposal : Installation of a new shop front and including retractable canopy
Location : 2 Fazakerley Street Chorley PR7 1BG
Applicant: Mrs Ruth Lambert Peter E Gilkes & Co 44 Market Street Chorley PR7 2SE

Plan Ref 08/01113/FUL **Date Received** 28.10.2008 **Decision** Permit Full Planning Permission
Ward: Chorley North East **Date Decided** 23.12.2008

Proposal : Erection of single storey side extension and rear extension incorporating conversion of garage to habitable accommodation
Location : 15 Ingle Close Chorley PR6 0JT
Applicant: Mr John Dimsdale 15 Ingle Close Chorley PR6 0JT

Plan Ref 08/01116/TCON **Date Received** 29.10.2008 **Decision** No objection to Tree Works
Ward: Lostock **Date Decided** 24.12.2008

Proposal : Felling of 4 Silver Birch Trees adjacent to footpath between Church Street and the Old School Croston
Location : Land 45m South Of Manor House Farm Carr Lane Croston
Applicant: Mr John Brady Yarrow Cottage Carr Lane Croston Leyland PR26 9HA

Plan Ref 08/01118/TPO **Date Received** 30.10.2008 **Decision** Refuse for Tree Works
Ward: Euxton North **Date Decided** 05.01.2009

Proposal : Pruning of 1 Silver Birch in the rear garden of 32 Wentworth Drive, Euxton
Location : 32 Wentworth Drive Euxton Chorley PR7 6FN
Applicant: 32 Wentworth Drive Euxton Chorley PR7 6FN

Plan Ref	08/01122/OUT	Date Received	31.10.2008	Decision	Refusal of Outline Planning Permission
Ward:	Pennine	Date Decided	07.01.2009		
Proposal :	Outline application for the erection of a dormer bungalow (specifying the access point)				
Location :	Land North Of Tan House Farm Preston Road Charnock Richard Lancashire				
Applicant:	Mrs Rosina Monks 3 Larkfield Eccleston Chorley PR7 5RN				
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Plan Ref	08/01117/FUL	Date Received	04.11.2008	Decision	Permit Full Planning Permission
Ward:	Wheelton And Withnell	Date Decided	24.12.2008		
Proposal :	Erection of stable block, formation of hardstanding and construction of midden				
Location :	Land 85m South Of Brown House Brown House Lane Higher Wheelton Lancashire				
Applicant:	Miss V Mason 29 Ashby Street, Chorley PR7 3EB				
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Plan Ref	08/01124/FUL	Date Received	04.11.2008	Decision	Permit Full Planning Permission
Ward:	Eccleston And Mawdesley	Date Decided	22.12.2008		
Proposal :	Demolition of existing Outbuildings and erection of replacement garage / hobby rooms				
Location :	Bluestone Barn Blue Stone Lane Mawdesley				
Applicant:	Thomas Mawdesley Building Contractors Towngate Works Dark Lane Mawdesley Lancashire L40 2QU L40				
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Plan Ref	08/01130/LBC	Date Received	04.11.2008	Decision	Grant Listed Building Consent
Ward:	Clayton-le-Woods And Whittle-le- Woods	Date Decided	23.12.2008		
Proposal :	Listed Building Consent to take down and rebuild southern elevation of farmhouse.				
Location :	Dolphin Farm 2 Chorley Old Road Whittle-Le-Woods Lancashire PR6 7LB				
Applicant:	Mrs Alexandra Westhead Dolphin Farm 2 Chorley Old Road Whittle-Le-Woods Lancashire PR6 7LB				
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Plan Ref 08/01126/FUL **Date Received** 05.11.2008 **Decision** Permit Full Planning Permission

Ward: Chorley North West **Date Decided** 24.12.2008

Proposal : Proposed 1 no. 10.6m high micro wind turbines and associated works for a period of 15 years

Location : Tesco Stores Ltd Ackhurst Park Industrial Estate Foxhole Road Chorley PR7 1NW

Applicant: c/o agent

Plan Ref 08/01133/FUL **Date Received** 05.11.2008 **Decision** Permit Full Planning Permission

Ward: Euxton South **Date Decided** 23.12.2008

Proposal : New cricket scoreboard and cricket practice net facilities with synthetic surface and associated excavation works.

Location : Euxton Cricket Club Southport Road Euxton Chorley PR7 6DD

Applicant: Mr Gary J O'Neil Euxton Cricket Club 156 Tulketh Brow Ashton Preston PR2 2JE

Plan Ref 08/01127/FUL **Date Received** 06.11.2008 **Decision** Permit Full Planning Permission

Ward: Chisnall **Date Decided** 08.01.2009

Proposal : Erection of a double garage

Location : Ashfield Stocks Lane Heskin Chorley PR7 5LT

Applicant: Mr Alan Marsden 18 The Warings Heskin Nr Chorley Preston Lancashire PR7 5NZ United Kingdom

Plan Ref 08/01128/FUL **Date Received** 06.11.2008 **Decision** Permit Full Planning Permission

Ward: Chorley North East **Date Decided** 23.12.2008

Proposal : 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

Location : 57 Railway Road Chorley Lancashire PR6 0HN

Applicant: Mr Sean Ginger 1 - 3 Park Road Chorley PR7 1QS

Plan Ref 08/01129/ADV **Date Received** 06.11.2008 **Decision** Advertising Consent

Ward: Chorley South East **Date Decided** 23.12.2008

Proposal : Erection of internally illuminated fascia sign

Location : Card Crazy Unit 7 Market Walk Chorley Lancashire

Applicant: Mr Nick Paget Easton Bevins 2 To 3 Northbrook Street Newbury Berkshire RG14 1DJ

Plan Ref 08/01135/FUL **Date Received** 06.11.2008 **Decision** Permit Full Planning Permission

Ward: Eccleston And Mawdesley **Date Decided** 08.01.2009

Proposal : Construction of porch's to all entrances and level access to primary entrance.
Location : Wallflower Cottage Sandy Lane Mawdesley
Applicant: Mr J Molyneux Nutriculture Ltd 3 Paddock Road West Pimbo Skelmersdale WN8 9PL

Plan Ref 08/01132/FUL **Date Received** 07.11.2008 **Decision** Permit Full Planning Permission

Ward: Eccleston And Mawdesley **Date Decided** 02.01.2009

Proposal : Erection of a detached dwelling together with the formation of new access to Gorsey Lane
Location : Whitegates 75 Gorsey Lane Mawdesley Ormskirk L40 3TE
Applicant: Mrs M Lowenthal Whitegates 75 Gorsey Lane Mawdesley Ormskirk L40 3TE

Plan Ref 08/01138/TPO **Date Received** 07.11.2008 **Decision** Consent for Tree Works

Ward: Euxton North **Date Decided** 13.01.2009

Proposal : Felling of Hawthorn Tree covered by TPO 6 (Euxton) 1980
Location : 6 The Croft Euxton Chorley Lancashire PR7 6LH
Applicant: Mrs Sylvia Taylor 6 The Croft Euxton Chorley Lancashire PR7 6LH

Plan Ref 08/01139/FUL **Date Received** 07.11.2008 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods And Whittle-le-Woods **Date Decided** 02.01.2009

Proposal : Proposed two storey rear extension
Location : 86 Rowan Croft Clayton-Le-Woods Chorley PR6 7UX
Applicant: Mrs Stephanie Brits 86 Rowan Croft Clayton-Le-Woods Chorley PR6 7UX

Plan Ref 08/01142/FUL **Date Received** 10.11.2008 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods North **Date Decided** 13.01.2009

Proposal : Proposed New 1No Piece of plant installed on roof to the rear of the building.
Location : Asda Superstore Clayton Green Centre Centre Drive Clayton-Le-Woods Chorley
Applicant: Asda Stores Ltd Asda House Great Wilson St South Bank Leeds LS11 5AD

Plan Ref	08/01143/LBC	Date Received	10.11.2008	Decision	Grant Listed Building Consent
Ward:	Brindle And Hoghton	Date Decided	19.01.2009		
Proposal :	Application for listed building consent for the instillation of two 8 mm thick poly carbonate window guards to the outside of the church to protect the stained glass windows				
Location :	Church Of The Holy Trinity Blackburn Old Road Hoghton				
Applicant:	PCC Church Of The Holy Trinity Blackburn Old Road Hoghton				
Plan Ref	08/01144/FUL	Date Received	10.11.2008	Decision	Permit Full Planning Permission
Ward:	Wheelton And Withnell	Date Decided	14.01.2009		
Proposal :	Erection of a single storey rear extension following demolition of existing porch				
Location :	5 Quarry Road Brinscall Chorley PR6 8RB				
Applicant:	Miss Mary Lowrey 5 Quarry Road Brinscall Chorley PR6 8RB				
Plan Ref	08/01145/FUL	Date Received	11.11.2008	Decision	Permit Full Planning Permission
Ward:	Chisnall	Date Decided	08.01.2009		
Proposal :	Proposed two storey rear and side extensions				
Location :	93 Grange Drive Coppull Lancashire PR7 5FG				
Applicant:	Mr John Green 93 Grange Drive Coppull Lancashire PR7 5FG				
Plan Ref	08/01146/FUL	Date Received	11.11.2008	Decision	Permit Full Planning Permission
Ward:	Clayton-le-Woods North	Date Decided	07.01.2009		
Proposal :	Proposed rear conservatory				
Location :	74 Carr Meadow Bamber Bridge Preston PR5 8HS				
Applicant:	Mrs Gaskell 74 Carr Meadow Bamber Bridge Preston PR5 8HS				
Plan Ref	08/01150/FUL	Date Received	13.11.2008	Decision	Permit Full Planning Permission
Ward:	Clayton-le-Woods West And Cuerden	Date Decided	19.01.2009		
Proposal :	Proposed detached double garage to front				
Location :	102 Lancaster Lane Leyland PR25 5SP				
Applicant:	Mrs Pam Day 102 Lancaster Lane CLayton Le Woods Leyland Lancashire PR25 5SP				

Plan Ref	08/01151/NLA	Date Received	13.11.2008	Decision	Object to NLA consultation
Ward:		Date Decided	22.12.2008		
Proposal :	Neighbouring Local Authority Application from Bolton Council for the erection of a building comprising of a clubhouse and changing rooms				
Location :	Land 40m West Of 36 Scholes Bank, Horwich, Bolton Lancashire				
Applicant:	Bolton Council Town Hall Bolton BL1 1RU				
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Plan Ref	08/01152/FUL	Date Received	13.11.2008	Decision	Permit Full Planning Permission
Ward:	Wheelton And Withnell	Date Decided	19.01.2009		
Proposal :	Demolition of existing dwelling and the erection of a replacement dwelling and detached double garage				
Location :	Heron Wood Cottage Lodge Bank Brinscall Chorley PR6 8QU				
Applicant:	Mr And Mrs Prescott Heron Wood Cottage Lodge Bank Brinscall Chorley PR6 8QU				
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Plan Ref	08/01154/FUL	Date Received	17.11.2008	Decision	Permit Full Planning Permission
Ward:	Chisnall	Date Decided	09.01.2009		
Proposal :	Retrospective application for extension to existing poultry shed.				
Location :	Coppull Moor Farm 244 Preston Road Coppull Chorley Lancashire				
Applicant:	Mr Kenneth Staveley Staveleys Eggs Ltd Coppull Moor Farm 244 Preston Road Coppull Chorley Lancashire PR7 5EB				
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Plan Ref	08/01156/FUL	Date Received	18.11.2008	Decision	Permit Full Planning Permission
Ward:	Chorley South West	Date Decided	13.01.2009		
Proposal :	Conservatory to the rear				
Location :	5 Chiltern Mews Chorley Lancashire PR7 3TN				
Applicant:	Mr Hargreaves 5 Chiltern Mews Chorley Lancashire PR7 3TN				
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Plan Ref	08/01157/FUL	Date Received	18.11.2008	Decision	Permit Full Planning Permission
Ward:	Pennine	Date Decided	08.01.2009		
Proposal :	Erection of a side extension link to garage				
Location :	Wogdens Farm Tithe Barn Lane Heapey Chorley Lancashire				
Applicant:	Mr Myles Newhouse Wogdens Farm Tithe Barn Lane Heapey Chorley PR6 8TE				
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Plan Ref 08/01158/LBC **Date Received** 18.11.2008 **Decision** Grant Listed Building Consent

Ward: Pennine **Date Decided** 08.01.2009

Proposal : Erection of a side extension to a listed farm house and link to garage
Location : Wogdens Farm Tithe Barn Lane Heapey Chorley Lancashire
Applicant: Mr Myles Newhouse Wogdens Farm Tithe Barn Lane Heapey Chorley PR6 8TE

Plan Ref 08/01162/FUL **Date Received** 19.11.2008 **Decision** Refuse Full Planning Permission

Ward: Chorley South West **Date Decided** 14.01.2009

Proposal : Demolish existing rear conservatory and erect two storey rear/side extension
Location : 48 Draperfield Chorley PR7 3PL
Applicant: Mr & Mrs Jolley 48 Draperfield Chorley PR7 3PL

Plan Ref 08/01165/FUL **Date Received** 20.11.2008 **Decision** Refusal of Retrospective Permission

Ward: Coppull **Date Decided** 16.01.2009

Proposal : Proposed rear balcony
Location : 18 Tanyard Close Coppull Chorley PR7 5BT
Applicant: Mr Alan Howard 18 Tanyard Close Coppull Chorley PR7 5BT

Plan Ref 08/01168/FUL **Date Received** 24.11.2008 **Decision** Permit Full Planning Permission

Ward: Lostock **Date Decided** 19.01.2009

Proposal : Proposed rear extension
Location : Cotswold 295 Moor Road Croston Leyland PR26 9HP
Applicant: Mr & Mrs C Browne Cotswold 295 Moor Road Croston Leyland PR26 9HP

Plan Ref 08/01169/FUL **Date Received** 24.11.2008 **Decision** Permit Full Planning Permission

Ward: Coppull **Date Decided** 15.01.2009

Proposal : Replacement of all existing perimeter fencing with 2m high fencing to the neighbouring properties on Roe Hey Drive, Lancaster Street and Chapel Lane and 1.2m high fencing to Claytongate and provision of a new vehicle access gate between No's 63 and 65 Lancaster Street.

Location : Coppull Parish Church School Roe Hey Drive Coppull Chorley PR7 4PU
Applicant: The School Governors Coppull Parish Church School Roe Hey Drive Coppull Chorley PR7 4PU

Plan Ref 08/01173/FUL **Date Received** 25.11.2008 **Decision** Permit Full Planning Permission

Ward: Chorley North **Date Decided** 20.01.2009
East

Proposal : Proposed single storey extension to front
Location : 7 Cherry Tree Grove Chorley PR6 7BL
Applicant: Mr Michael J Hicks 7 Cherry Tree Grove Chorley PR6 7BL

Plan Ref 08/01182/FUL **Date Received** 26.11.2008 **Decision** Permit Full Planning Permission

Ward: Euxton North **Date Decided** 19.01.2009

Proposal : Single storey front extension and first floor rear extension.
Location : 37 Glencroft Euxton Chorley PR7 6BX
Applicant: Mr David Callaghan 37 Glencroft Euxton Chorley Lancs PR7 6BX UK

Plan Ref 08/01185/FUL **Date Received** 26.11.2008 **Decision** Permit Full Planning Permission

Ward: Chorley South **Date Decided** 13.01.2009
East

Proposal : First floor rear extension
Location : Browns Butchers 7 Market Place Chorley Lancashire PR7 1DA
Applicant: Mr C Browne Browns Butchers 7 Market Place Chorley Lancashire

Plan Ref 08/01187/TEL **Date Received** 27.11.2008 **Decision** Prior App not reqd - Telecom Mast

Ward: Pennine **Date Decided** 15.01.2009

Proposal : Prior notification for the erection of a 13.4m high replica telegraph pole, 3 No. antennas, and equipment cabinet and a meter cabinet.
Location : Land 25m East Of 2 Foxglove Drive Preston Road Whittle-Le-Woods
Applicant: Vodafone Ltd Vodafone House The Connection Newbury Berkshire RG14 2FN

Plan Ref 08/01194/FUL **Date Received** 28.11.2008 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods **Date Decided** 16.01.2009
North

Proposal : Provision of a new vehicular access
Location : 550 Preston Road Clayton-Le-Woods Chorley PR6 7EB
Applicant: Mr Christopher Rennie 550 Preston Road Clayton-Le-Woods Chorley PR6 7EB

Plan Ref 08/01190/FUL **Date Received** 29.11.2008 **Decision** Permit Full Planning Permission

Ward: Chorley East **Date Decided** 14.01.2009

Proposal : Erection of B1 office units (amendment to planning approval 08/00119/FUL)
Location : Unit 3 Cowling Business Park Canal Side Chorley Lancashire
Applicant: Mr David McKeown Tinklers House Hoggs Lane Chorley Lancashire PR6 0QL

Plan Ref 08/01196/CTY **Date Received** 01.12.2008 **Decision** No objection to LCC Reg 3/4 Application

Ward: Eccleston And Mawdesley **Date Decided** 19.12.2008

Proposal : Construction of new entrance path and cycle parking area.
Location : Eccleston County Primary School Doctors Lane Eccleston Chorley PR7 5RA
Applicant: Lancashire County Property Group Red Rose Hub Bluebell Way Preston PR2 5PZ

Plan Ref 08/01200/FUL **Date Received** 02.12.2008 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods And Whittle-le-Woods **Date Decided** 20.01.2009

Proposal : Substitution of house type on plot 5 comprising of a replacement Gainsborough house with a single garage and family room in lieu of a double garage and the provision of an additional parking space at the side of the property in lieu of the garage space lost
Location : Land 40m East Of 104 Preston Road Whittle-Le-Woods
Applicant: Wainhomes Ltd Unit 6 Harvard Court Quay Business Centre Winwick Quay Warrington WA2 8LT

Plan Ref 08/01204/FUL **Date Received** 03.12.2008 **Decision** Permit Full Planning Permission

Ward: Chisnall **Date Decided** 19.01.2009

Proposal : erection of a single storey rear extension, conversion of loft to create additional living accommodation, provision of Juliette balcony in first floor side elevation of existing house and demolition and rebuilding of single garage and extension to it to create a granny flat
Location : Olldale 273 Coppull Moor Lane Coppull Chorley PR7 5JA
Applicant: Mr Orville Worrell Olldale 273 Coppull Moor Lane Coppull Chorley

Plan Ref 08/01206/NLA **Date Received** 03.12.2008 **Decision** Object to
NLA
consultation

Ward: **Date Decided** 22.12.2008

Proposal : Neighbouring local Authority Application from South Ribble Borough Council for the renovation and two storey front extension to farmhouse, 2 single storey buildings to side/rear, conversion of existing building to veterinary surgery, relocation of main vehicular/pedestrian entrance and new parking areas, amendment to rear boundary and removal of existing glass houses and sundry buildings

Location : Land At Charnock Farm Wigan Road Leyland Lancashire

Applicant: South Ribble Borough Council Civic Centre West Paddock Leyland PR25 1DH

Plan Ref 08/01209/CLPUD **Date Received** 03.12.2008 **Decision** Application
Withdrawn

Ward: Eccleston And **Date Decided** 21.01.2009
Mawdesley

Proposal : Application for a Certificate of Lawfulness for proposed detached garage building and hardstanding area

Location : The Mill Race Lydiate Lane Eccleston Chorley PR7 6LZ

Applicant: Adrian Dougill The Mill Race Lydiate Lane Eccleston Chorley PR7 6LZ

Plan Ref 08/01212/COU **Date Received** 05.12.2008 **Decision** Permit Full
Planning
Permission

Ward: Chorley South **Date Decided** 19.01.2009
East

Proposal : Change of use of second floor of church to an office

Location : 12 - 16 Halliwell Street Chorley PR7 2AL

Applicant: Mr David Stoner 12 - 16 Halliwell Street Chorley PR7 2AL

Plan Ref 08/01235/ECC **Date Received** 17.12.2008 **Decision** No objection to
Ecclesiastical
Exemption

Ward: Brindle And **Date Decided** 09.01.2009
Hoghton

Proposal : Notification of application for Ecclesiastical Exemption in respect of repairs to the existing steps at the front of the church, removing existing ramp access and providing a new ramp faced in stone slabs and providing hand rails to both the ramp and front steps

Location : St Josephs Roman Catholic Church Chapel Fold Private Road Brindle Preston

Applicant: John Cowdall 47 Southport Road Chorley PR7 1LF

Plan Ref 08/01241/NLA **Date Received** 17.12.2008 **Decision** No objection
to NLA
consultation

Ward: Astley And Buckshaw **Date Decided** 19.01.2009

Proposal : Neighbouring Local Authority application from South Ribble Borough Council for the erection of 44 No 2 and 2½ storey and 2 storey apartment with associated access and parking (re-submission of plots 653 -689 and removal of plots 653 - 697 of planning approval 07/2007/0767/REM

Location : Parcel A1 Central Avenue Buckshaw Village Lancashire

Applicant: Mike Eastham Planning Dept Civic Centre West Paddock Leyland PR25 1DH
