

Development Control Committee

Agenda and Reports

For consideration on

Wednesday, 22nd April 2009

In the Lancastrian Room, 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.

9 April 2009

Dear Councillor

DEVELOPMENT CONTROL COMMITTEE - WEDNESDAY, 22ND APRIL 2009

You are invited to attend a meeting of the Development Control Committee is to be held in the Lancastrian Room, Town Hall, Chorley on Wednesday, 22nd April 2009 at 6.30 pm.

A G E N D A

1. **Apologies for absence**

2. **Declarations of Any Interests**

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

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

3. **Minutes (Pages 1 - 8)**

To confirm the minutes of the meeting of the Development Control Committee meeting held on 31 March 2009 as a correct record for signing by the Chair. (enclosed)

4. **Planning applications awaiting decision (Pages 9 - 10)**

A table of planning applications to be determined is enclosed.

Please note that 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) 09/00024/FUL - Land 80m East of Buckshaw Primary School, Chancery Road, Astley Village (Pages 11 - 20)

Report of Corporate Director (Business) (enclosed)

(b) 09/00137/FUL - 174, Preston Road, Whittle-Le-Woods, Chorley (Pages 21 - 32)

Report of Corporate Director (Business) (enclosed)

(c) 08/01242/FUL - 18 Church Street, Adlington, Lancashire (Pages 33 - 38)

Report of Corporate Director (Business) (enclosed)

5. **Planning Appeals Notification Report (Pages 39 - 42)**

Report of Corporate Director (Business) (enclosed)

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

(a) Planning applications delegated on 31 March 2009 (Pages 43 - 44)

Table (enclosed)

(b) Planning applications delegated on 8 April 2009 (Pages 45 - 46)

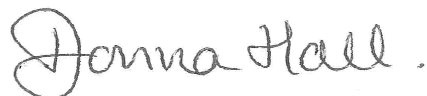
Table (enclosed)

7. **Delegated Decisions Report (Pages 47 - 54)**

Schedule of applications determined between 19 March and 8 April 2009 (enclosed)

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

Yours sincerely



Donna Hall
Chief Executive

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

Distribution

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

2. Agenda and reports to Jane Meek (Corporate Director (Business)), Chris Moister (Legal Services Manager), Paul Whittingham (Development Control Manager) and Dianne Scambler (Democratic and Member Services Officer) for attendance.

This information can be made available to you in larger print or on audio tape, or translated into your own language. 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 آپکی اپنی زبان میں بھی کیا جاسکتا ہے۔ یہ خدمت استعمال کرنے کیلئے براہ مہربانی اس نمبر پر ٹیلیفون

01257 515823 کیجئے:

This page is intentionally left blank

Development Control Committee

Tuesday, 31 March 2009

Present: Councillor Greg Morgan (Chair), Councillor Geoffrey Russell (Vice-Chair), Councillors Alistair Bradley, Alan Cain, Henry Counce, David Dickinson, Harold Heaton, Keith Iddon, Roy Lees, Adrian Lowe, June Molyneaux, Simon Moulton and Mick Muncaster

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

Also in attendance: Councillors

09.DC.26 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Julia Berry and Terry Brown.

09.DC.27 DECLARATIONS OF ANY INTERESTS

No declarations of interest were declared.

09.DC.28 MINUTES

RESOLVED – That the minutes of the Development Control Committee meeting held on 3 March 2009 be held as a correct record for signing by the Chair.

09.DC.29 PLANNING APPLICATIONS AWAITING DECISION

The Corporate Director (Business) submitted reports on four 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) 09/00068/FUL - 53, Wigan Road, Euxton

Application no: 09/00068/FUL

Proposal: Demolition of existing bungalow and the erection of 3 houses.

Location: 53, Wigan Road, Euxton, Chorley

Decision:

It was proposed by Councillor Roy Lees, seconded by Councillor June Molyneaux to defer the decision to allow the Members of the Committee to visit the site of the proposed development.

An amendment to the motion was proposed by Councillor Harold Heaton, seconded by Councillor Simon Moulton, and was subsequently **RESOLVED (7:3) to grant planning permission subject to a Section 106 Agreement and the following conditions:**

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

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

2. All windows in the first floor of the west elevation of the dwelling on plot 2, serving the bathroom and en-suite (as shown on Drawing no. 08/116/PO3 Rev B) shall be fitted with obscure glass and be top opening only and obscure glazing and top-opening windows shall be retained at all times thereafter.

Reason: In the interests of the privacy of occupiers of the neighbouring property and in accordance with Policy Nos. GN5 and HS4 of the Adopted Chorley Borough Local Plan Review.

3. Notwithstanding the provision of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order, with or without modification), no windows other than those expressly authorised by this permission, shall be inserted or constructed at any time at first floor level in the north elevation of the dwelling on plot 2 or the south elevation of the dwelling on plot 3 as shown on Drawing No. 08/116/P01 Rev B.

Reason: To protect the amenities and privacy of the adjoining properties and in accordance with Policy Nos. GN5 and HS4.

4. The integral/attached garage on all plots as shown on the approved plans shall be kept freely available for the parking of cars and shall not be converted to living accommodation, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995.

Reason: To ensure adequate garaging/off street parking provision is made/maintained and thereby avoid hazards caused by on-street parking and in accordance with Policy No.HS4 of the Adopted Chorley Borough Local Plan Review and adopted Supplementary Planning Document: Householder Design Guidance..

5. The site must be drained on a separate system with only foul drainage connected into the foul sewer. Surface water must drain separate from the foul and must not discharge to the foul sewerage system.

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

6. No part of the development hereby permitted shall be occupied or used 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.

7. During the construction period, all trees to be retained shall be protected by minimum 1.2 metre high fencing as specified in paragraph 8.2.2 of British Standard BS5837:2005 (as shown on Drawing No. 08/116/P05) 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. In respect of trees T10 and T23 'No Dig' Road Construction shall be used as detailed on Drawing No. 08/116/P05 unless otherwise agreed in writing with the Local Planning Authority

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.

8. The application for approval of reserved matters shall be accompanied by full details of existing and proposed ground levels and proposed building slab

levels (all relative to ground levels adjoining the site), notwithstanding any such detail shown on previously submitted plans. The development shall only be carried out in conformity with the approved details.

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

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

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

10. 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.

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

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

12. Before the development hereby permitted is first commenced, full details of the position, height and appearance of all fences and walls to be erected (notwithstanding any such detail shown on previously submitted plans) shall have been submitted to and approved in writing by the Local Planning Authority. This shall include details of a suitable trespass proof fence (of at least 1.8m in height) adjacent to Network Rail's boundary (and shall make provision for its future maintenance and renewal. Any existing Network Rail fencing/wall must not be removed or damaged). No dwelling shall be occupied until all fences and walls shown in the approved details to bound its plot have been erected in conformity with the approved details. Other fences and walls shown in the approved details shall have been erected in conformity with the approved details prior to substantial completion of the development.

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

13. The development hereby permitted shall not be permitted 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. 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 PPS23: Planning and Pollution Control.

14. Before the development hereby permitted commences, the applicant **must** contact Network Rail's Outside Parties Engineer (OPE):

Territory Outside Party Engineer
Network Rail (London North Western)
11th Floor
The Mail Box
100 Wharfside Street
Birmingham
B1 1RT

E-mail: opelondonnorthwestern@networkrail.co.uk

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

(b) 09/00070/OUT - Land A at the rear of 63 - 67, Bolton Road, Chorley

Application: 09/00070/OUT
Proposal: Erection of 3 dwellings (renewal of outline planning permission 06/01145/OUT)

Location: Land A at the rear of 63 and 67, Bolton Road, Chorley

Decision:

It was proposed by Councillor Adrian Lowe, seconded by Councillor Simon Moulton, and was subsequently **RESOLVED to grant outline planning permission subject to a Section 106 Legal Agreement and the following conditions:**

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

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

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

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

3. Before any tree felling is carried out full details (including species, number, stature and location) of the replacement tree planting shall have been submitted to and approved in writing by the Local Planning Authority. The replacement tree planting shall be carried out in accordance with the approved details within nine months of the tree felling.

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

4. During the construction period, all trees to be retained shall be protected by 1.2 metre high fencing as specified in paragraph 8.2.2 of British Standard BS5837:2005 at a distance from the tree trunk equivalent to the outermost limit of the branch spread, or at a distance from the tree trunk equal to half the height of the tree (whichever is further from the tree trunk), or as may be first agreed in

writing with the Local Planning Authority. No construction materials, spoil, rubbish, vehicles or equipment shall be stored or tipped within the 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 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 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.

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

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

9. 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.*

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

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

11. Before the development hereby permitted is first commenced full details of the means of foul water drainage/disposal shall have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until the works for foul water drainage/disposal have been completed in accordance with the approved details.

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

12. Prior to the commencement of the development a copy of a desk top study of the site identifying any potential sources of land contamination associated with this development shall be submitted to and approved in writing by the Local Planning Authority. If the potential for contamination is confirmed, further studies by the developer to assess the risks and identify and appraise the options for remediation will be required.

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

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

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

(c) **09/00112/FUL - Land 120m, South East of Samron, Copthurst Lane, Whittle-Le-Woods**

Councillor Alistair Bradley left the meeting.

Application no: 09/00112/FUL

Proposals: Creation of two fishing lakes and associated car parking, office/store and habitat improvement.

Location: Land 120m South East of Samron, Copthurst Lane, Whittle-Le-Woods

Decision:

The Corporate Director (Business) reported that the Council had still not received the comments of Lancashire County Council. With this in mind it was proposed by Councillor Mick Muncaster, seconded by Councillor Simon Moulton, and was subsequently **RESOLVED to defer the decision to the next Committee meeting.**

(d) **09/00052/FUL - Land 10m South East of 91, Chorley Road, Adlington**

Application no: 09/00052/FUL

Proposal: Erection of 2no. 1 bed apartments

Location: Land 10m South East of 91, Chorley Road, Adlington

Decision:

Application withdrawn

09.DC.30 PLANNING APPEALS AND NOTIFICATION REPORT

The Corporate Director (Business) submitted a report giving notification of one enforcement appeal that had been granted by the Planning Inspectorate.

RESOLVED – That the report be noted.

09.DC.31 DELEGATED DECISIONS DETERMINED BY THE CORPORATE DIRECTOR (BUSINESS), THE CHAIR AND VICE CHAIR OF THE COMMITTEE

The Committee received for information, tables listing five applications for Category 'B' development proposals which had been determined by the Corporate Director (Business), the Chair and Vice Chair of the Committee at meetings held on 3 March and 18 March 2009.

RESOLVED – That the tables be noted.

09.DC.32 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 13 February and 18 March 2009.

RESOLVED – That the schedule be noted.

Chair

This page is intentionally left blank

Report

| Report of | Meeting | Date |
|----------------------------------|----------------------------------|------------|
| Corporate Director (Business) | Development Control Committee | 22.04.2009 |

PLANNING APPLICATIONS AWAITING DECISION

| Item | Application No. | Recommendation | Location | Proposal |
|------|-----------------|---------------------------------|---|---|
| 1 | 09/00024/FUL | Site visit takes place | Land 80m East Of Buckshaw Primary School Chancery Road Astley Village Lancashire | Erection of multi use games area including provision of 3m steel fencing, tarmac playing surface and access footpaths. |
| 2 | 09/00137/FUL | Permit Full Planning Permission | 174 Preston Road Whittle-Le-Woods Chorley PR6 7HE | Split level extensions (two-storey and basement) to rear of existing restaurant, a single storey extension including link to rear of dining room, both to provide staff accommodation, to include taking down and rebuilding of wall to Shaw Brow |
| 3 | 08/01242/FUL | Permit Full Planning Permission | 18 Church Street Adlington Lancashire PR7 4EX | Conversion of existing property to create three 1 bedroom flats. |

This page is intentionally left blank

| | |
|---------------------|---|
| Item 1 | 09/00024/FUL |
| Case Officer | Mr Andy Wiggett |
| Ward | Astley And Buckshaw |
| Proposal | Erection of multi use games area including provision of 3m steel fencing, tarmac playing surface and access footpaths. |
| Location | Land 80m East Of Buckshaw Primary School Chancery Road Astley Village Lancashire |
| Applicant | Astley Village Parish Council |

RESOLVED: that the Council meeting refers the planning application (09/00024/FUL) back to the Development Control Committee for further consideration, with a recommendation that the Committee undertakes a site visit to which all other Members of the Council are invited.

| | |
|-------------------------|--|
| Proposal | The application concerns a proposal to construct a Multi – Use Games Area on a section of public open space adjacent to Chancery Road in Astley Village. The site is a piece of flat grass between a footpath leading into the Primary School and to Millcroft and a wooded hollow with the flats of Brown’s Hey beyond. The MUGA would be of standard dimensions of 24m by 12m with a 3m high fence around the four sides. The fence would be of dark green metal mesh with curved corners and there would also be basket ball hoops at each end. Two lean back benches would be set 2m in from the footway on the side of Chancery Road. |
| Policy | North West Regional Spatial Strategy: Policy L1: Health, Sport, Recreation, Cultural and Educational Services Provision Chorley Borough Local Plan Review: LT14 – Public, Private, Educational and Institutional Playing Fields, Parks and Other Recreational Open Space EP20 - Noise Planning Policy Guidance 17 – Planning for Open Space, Sport and Recreation Planning Policy Guidance 24 – Planning and Noise |
| Planning History | None relevant |
| Consultations | Coal Authority – standard comments Architectural liaison and Crime Prevention Adviser – During the past 12 months of 2008 there were 13 recorded crimes and 53 reported incidents on Chancery Road. The reported incidents are almost one per week, given the location in my opinion this is to be expected. The Youth |

Involvement Officer is content with the proposed site. To counter the potential for criminal damage, consideration should be given to 'Secured by Design' fencing around the perimeter of the MUGA.

Greenspace Co-ordinator – Astley Village has a severe shortage of quality play opportunities for children and young people that live there. Given the lack of appropriate locations for a MUGA and the genuine need for a centralised attraction that the young people can identify with, the Chancery Lane site has been offered as a contribution to the scheme.

Astley Village Parish Council – wish to register their support for the proposal.

Councillor Mark Perks – would like to record his support for the application.

Lindsay Hoyle MP – raises the concerns of a constituent who lives in Brown Hey closest to the MUGA and overlooks the site and concerns about the old person's accommodation opposite.

Representations

The application has been the subject of considerable public reaction both for and against the proposal. 83 individual letters of objection have been received expressing the following concerns:

- (a) Concern that the proposal will be an eyesore and adversely affect the environment
- (b) The proposal will affect public safety with balls going over the fence and into the road
- (c) The site will become a target for vandalism and public nuisance
- (d) The facility should be sited elsewhere as it will give rise to noise and disturbance to residents close by
- (e) Will encourage trespass and damage to the Primary School
- (f) There is an unused play area on the car park
- (g) Request conditions regarding removal in the event of the closure of the facility, landscaping and sound proofing to protect the amenity of adjacent properties
- (h) Loss of local beauty spot

Three petitions have been received objecting to the proposal, one of 14 signatures raises the above issues, one of 10 signatures express concern as to its location next to the School and one of 310 signatures expresses concern about it being an eyesore and traffic hazard.

51 individual letters of support have been received raising the following points:

- Will be of great benefit to Astley Village by getting children out of their homes playing sport
- It is situated in an ideal part of the village in a central position accessible to all children

- It is next to a main road in full view of all passers by and can be monitored by local community support officers
- The initiative of the originators of the proposal should be supported, as the facility is needed.

Three petitions have been received in support of the project, one of 140 signatures raises the following points:

There are no sports facilities for children and young people in Astley Village, it will be a fantastic asset for young people who live in the Village as it will provide a safe and secure dedicated area for sport away from shops, community centre and Hall Gate car park. The second petition is of 36 signatures from the Astley Village Juniors FC and the third petition raises similar points to the first.

Applicant's Case

In support of the application the Parish Council have submitted a series of documents namely, a survey carried out by Places for People of their tenants to support a bid for Big Lottery "Green Spaces" funding. Many of the responses highlighted the need for a play area. A petition signed by 62 individuals seeking support of young people to a partnership project to get an outdoor ball games area in Astley Village. Copies of the Parish Council Newsletter in September and December 2008 suggesting the application site as a suitable location for the facility and confirming that a planning application would be submitted if funding were to be approved. The Parish Council have also stressed that a group of young people were the originators of the project and sought their support in a bid for funding from the Youth Capital Fund. This was successful and £64000 has been allocated for this project. The young people's group has been closely involved in the design of the facility.

Assessment

The main issues to consider are: impact on the existing open space, impact on amenity of adjacent properties, impact on the Primary School and potential for public nuisance and vandalism. These are each dealt with in turn.

Impact on Existing Open Space

The MUGA would be sited on a flat area of grass as part of a wider area designated as public open space in the Local Plan under the provisions of Policy LT14. This is concerned to protect existing recreational open space from unsympathetic development. The construction of an all weather play surface is not in conflict with this policy which will merely enable a more concentrated form of activity that can take

place on the land currently, namely the playing of ball games. PPG 17 advises that local authorities should seek to improve existing facilities and encourage greater usage. Other locations for the facility have been looked at but discounted due to the lack of high visibility such as to the rear of the primary school which would not have a high degree of openness and good potential for public surveillance.

As the MUGA will be located only a few metres behind the pathway and verge on Chancery Road its visual impact is of concern both in relation to the amenity of the open space and on the streetscene at this point. It is proposed that the 3m high fence be of a dark green colour which should assist in helping it to blend in with the grassed area with mature trees and shrubs behind. This part of Chancery Road does not have a consistent design as there is the school frontage with its fence then the open space gap with its copse of mature trees and then the residential properties of Brown's Hey. It is considered that the open mesh fence will not conflict with this as there will still be views through it into the open space to the properties on Millcroft. The proposal to lay a hard play surface would come within the category of permitted development if it had been submitted by the Borough Council but the fencing, as it is 3m in height would still have required planning permission.

Impact on Amenity of Adjacent Properties

The MUGA will be located at its closest point 40m from the Primary School building to the south west and 25m from the flats in Brown's Hey to the north east. Between the flats and the MUGA is a hollow with several mature trees, however, the flats have large windows that face directly onto the games area. In terms of affect on outlook it is not considered that the open mesh fence will obstruct views but of more concern will be the potential for noise and disturbance from ball games being played there. Guidance in PPG24 is that for a recreational use it is necessary for local authorities to balance the enjoyment of the participants against any nuisance to other people. There are no noise standards for play areas but it is unlikely that noise from games being played will be continuous and as the facility will not be floodlit, unlikely to be late into the night. The facility is designed with sound damping built into the rebound walls and other parts of the structure to help minimise noise. Because the area is currently used for recreational activities which have some impact on these properties in terms of noise and disturbance, the resultant impact is not considered to be sufficiently adverse to justify a refusal. In addition, if the proposal were to go ahead, in order to protect the amenity of the adjacent flats, it is recommended that a substantial tree screen should be conditioned along the north eastern perimeter.

Across the other side of Chancery Road is the residential development of Harewood. There is a

concentration of elderly people on this side of the road but at its nearest point the MUGA would be 40m from the properties and these are at 45 degrees to the facility and with a brick wall in front of them. It is not considered that the MUGA will adversely impact on the amenity of these properties because of the distance and the presence of the road in between it and the dwellings.

Impact on the Primary School and the Potential for Public Nuisance and Vandalism

Many objections express concern that as The MUGA is to be located next to the Buckshaw Primary School it will result in an increase in trespass and vandalism. The School have supplied information regarding incidents of damage and vandalism at the school and how, through time and effort the building, grounds and outdoor facilities have been brought up to a high standard. Over the last two years there have only been minor incidents. Fear of crime can be a material consideration in planning, however, it has been established that there will need to be some reasonable evidential basis for that fear. The School have shown that problems have occurred without there being a play area next to the school. One of the reasons for the MUGA and its location on Chancery Road is that it can be seen and be visually supervised. The Youth Involvement Officer supports the location on this basis as does the Council' Greenspace Co-ordinator.

The Government's aim is to create safe and accessible environments where crime and disorder, or fear of crime does not undermine the quality of life or community cohesion (PPS1: Delivering Sustainable Communities). Having a safe and highly visible place for children and young people to play supports this Government initiative and there is no evidence to suggest that its presence will give rise to crime. The experience of the Council with the MUGAs completed in recent years is that they benefit the areas around them and reduce incidences of disturbance and vandalism particularly where, as in this case, the local young people were involved in their evolution.

Other Issues

Concern has been expressed at the MUGAs positioning adjacent to Chancery Road and the danger of balls going over the perimeter fencing into the road and so dangerous. Experience with such facilities is that a 3m height is satisfactory to minimise this risk .

Some objectors have raised of bluebells growing on the site and although listed as protected species, the protection only extends as far as banning the sale of the bulbs. However if the project were to be approved it is recommended that the bulbs be transplanted elsewhere in the openspace.

Conclusion Any recommendation for this proposal has to be a balanced judgement, particularly in view of the sharply divided public response. Many objectors have qualified their objections by stating that they support the provision of a ball games facility but do not agree with the proposed site but this application must be judged on its merits with regard to the chosen site. The location chosen is not ideal in that there are flats looking out onto the MUGA that are only 25m away. However, there are some mature trees between it and the flats and it is recommended that this be reinforced by planting of additional trees. PPG24 advises that a balance needs to be struck between the enjoyment of the users of the facility and the nuisance to neighbours but the wider community benefits of securing community cohesion in terms of providing young people with a safe and visible play area adds weight to a recommendation to approve. This same argument applies to the fear of increased vandalism and disturbance likely to arise. Members need to weigh up any potential unquantifiable risk with the positive benefits of allowing the MUGA.

Recommendation RESOLVED: that the Council meeting refers the planning application (09/00024/FUL) back to the Development Control Committee for further consideration, with a recommendation that the Committee undertakes a site visit to which all other Members of the Council are invited.

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 the perimeter fencing of the MUGA (notwithstanding any details shown on the previously submitted plans and specification) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out using the approved external facing materials.

Reason: To ensure that the materials used are visually appropriate to the locality and in accordance with Policy No. GN5 of the Adopted Chorley Borough Local Plan Review.

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. At the commencement of ground excavations the site shall be inspected for the presence of bluebells and if found the bulbs shall be translocated to

an alternative location within the open space as agreed in writing by the Local Planning Authority.

Reason: To secure the preservation of a protected plant species in accordance with Policy EP4 of the Adopted Chorley Borough Local Plan Review.

5. Notwithstanding the submitted plans no development shall take place until a scheme of landscaping for the area of land to the north east of the perimeter fence of the Multi- Use Games Area between it and the flats at Brown's Hey has been submitted to and agreed in writing by the Local Planning Authority. The scheme shall indicate all existing trees 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.

This page is intentionally left blank



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

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

Application Number:
09/0024/FUL

Grid Ref:
E: 357442
N: 418642

Scale:
1:1,250

Agenda Item No.
1

This page is intentionally left blank

| | |
|-------------------------|--|
| Item | 09/00137/FUL Permit Full Planning Permission |
| Case Officer | Caron Taylor |
| Ward | Clayton-le-Woods And Whittle-le-Woods |
| Proposal | Split level extensions (two-storey and basement) to rear of existing restaurant, a single storey extension including link to rear of dining room, both to provide staff accommodation, to include taking down and rebuilding of wall to Shaw Brow |
| Location | 174 Preston Road Whittle-Le-Woods Chorley PR6 7HE |
| Applicant | Mr James Ford |
| | Split level extensions (two-storey and basement) to rear of existing restaurant, a single storey extension including link to rear of dining room, both to provide staff accommodation, to include taking down and rebuilding of wall to Shaw Brow. |
| | Consultation expiry: 10th April 2009 |
| | Application expiry: 21st April 2009 |
| | The application has been brought to the Chairman's Briefing as it is expected that objections will be received. |
| Proposal | The application is for split level extensions (two-storey and basement) to rear of the existing restaurant, a single storey extension including link to rear of dining room, both to provide staff accommodation, to include taking down and rebuilding of the wall to Shaw Brow. |
| Background | The application property is Truffles Restaurant on Preston Road, Whittle-le-Woods. The restaurant fronts Preston Road with a carpark to the side also accessed off Preston Road. The rear of the property backs onto Shaw Brow that is as a lower level than the application site as it descends down to Waterhouse Green. |
| | There are a number of elements to the proposal; a single storey extension to provide staff accommodation; self-contained living accommodation for the owner in the form of a split level building and basement to the rear of the restaurant connected by a single storey link; and a function room to be created within the existing hotel by knocking existing rooms together. |
| Summary | |
| Policies | GN1, GN4, TR4, HDG, PPG15: Planning and the Historic Environment. |
| Planning History | The most recent planning history is: 06/00962/FUL: Erection of single storey kitchen extension to rear. Permitted but not implemented. |

08/01232/FUL: Split level extensions (two-storey and basement) to rear of existing restaurant, a single storey extension including link to rear of dining room, both to provide staff accommodation, to include taking down and rebuilding of wall to Shaw Brow. Application withdrawn.

Consultations

LCC Highways Engineering

Advise that the wall of the building to Shaw Brow will be part of the building not a retaining highway structure.

LCC Highways

Use the parking standards that were an appendix to the Lancashire Structure Plan and state the scheme is two spaces short of the standards and therefore recommend refusal as it may lead to parking on Preston Road. However the Structure Plan is no longer in force and there are Interim Draft Regional Spatial Strategy Parking Standards currently out for consultation that will replace them. See body of report

Chorley's Conservation Officer

I've examined this application in terms of its impact upon the listed cottages at 1, 3, 4 & Hilltop, Shaw Brow, the listed buildings on Preston Road - The Lodge and the Gatepiers to Shaw Hill Golf Club - and also upon the Locally Important buildings at 176 - 182 Preston Road.

Due to the position of the proposed new works within the overall application site, the nature of the local topography and the screening of the application site by walls and hedges my opinion is that the proposed works will not have an impact upon any of the aforementioned listed or locally important buildings. In fact I do not consider the overall impact to be any greater than the current buildings on the site.

The nearest property to the proposed development is Bay Horse Cottage, 24 Shaw Brow, which although not listed or locally important is nevertheless a building of some historical interest. The impact of the proposed development upon this property has been minimised through the design of the new building - the gable on the nearest elevation is perpendicular to that on number 24, the eaves are level with the single storey section of number 24 and the ridge is no higher than that of 24 Shaw Brow. I consider the impact of the proposed new development to be acceptable. Overall therefore my opinion is that the application is acceptable.

Representations

No representations have been received at the time of writing, however it is expected that objections will be received as an earlier application was withdrawn and objections were received. These will be reported on the addendum.

Applicants Case

The existing restaurant is on the ground floor of the building whilst the first floor provides hotel accommodation with six rooms, some of which are currently used by staff. Part of the extension is to provide accommodation for the staff to release the hotel rooms for customers. The owners' accommodation is currently insufficient and it is proposed that the self-contained accommodation proposed to the rear will give improved living accommodation for the owner. This will release the area within the existing building,

which it is proposed to convert to a small function room to provide additional facilities for the clients.

The land to the rear of the existing building is a sloping site with the land on the other side at a substantially lower level than the site. This will mean that the owners' accommodation will have to be built down to the level of the surrounding lower land. The space underneath will be utilised as opposed to leaving a void. The overall height of the owners' accommodation to the rear will be in line with the ridge height of the existing two-storey building. The existing hedge to the rear boundary is to be removed to allow construction and then replaced with a hedge to match the surrounding ones. The existing stonewall to the boundary with Shaw Brow is to be dismantled and re-built using the original stone subject to availability. Any new stone to be used will be subject to approval. The garden area off the lounge is to be lawned.

There is currently living accommodation on the ground floor of the existing building that is to be removed and the area converted to a function room.

Assessment

Design and Appearance

The main aspect of the proposal is to the rear of the existing building. From the front of the building on Preston Road the single storey element forming the staff accommodation will be visible as will the roof of the owners' accommodation to the rear. The staff accommodation will be single storey as per the existing single storey dining room on the side of the restaurant and will be rendered to match with a pitched roof. The owners' accommodation will be the same height as the main restaurant building and its west elevation facing the road will also be rendered. Both these aspects of the proposal will be set back significantly from Preston Road and these aspects are therefore considered acceptable.

The design of the owners' accommodation to the rear takes advantage of the land levels of the site as it drops away down towards Waterhouse Green. This part of the proposal is two-storey in scale when viewed from the north, but uses split-level accommodation internally as well as using the room in the roof space and basement as living accommodation which would otherwise be a void under the building. The southern part of the owners' accommodation nearest to no. 24 Shaw Brow appears lower as the land rises towards Preston Road. The accommodation at this end of the building utilises a mezzanine floor and room in the long pitched roof with additional light provided by roof lights. The proposal will involve the removal of the stonewall and hedge to Shaw Brow to allow construction. The wall will then be rebuilt and a new hedge planted. The scheme uses a mixture of render and stone with slate roofs. The elevations within the site and facing Preston Road are proposed to be rendered as per the existing restaurant, with the elevations facing Shaw Brow and down the hill towards Waterhouse Green to be faced in natural stone. These materials are considered in keeping with the area in general which is characterised mainly by stone and rendered properties.

Streetscene

The application proposals will mainly be viewed in the context of Shaw Brow to the rear of the site. The majority of properties on this part of Shaw Brow are built of stone although there are some rendered properties, the closest ones to the side being mainly terraced. Springfield, opposite the rear of the site, is a brick built bungalow with side conservatory while Bay Horse Cottage (no. 24 Shaw Brow) is a white rendered cottage towards the corner with Preston Road. Opposite no. 24 is a row of four listed terraced stone properties (Hill Top Cottages). To the immediate north of the site on Shaw Brow is an allotment, beyond which there are terraced properties predominantly built of stone.

The main views of the proposal in the general street will be from Shaw Brow as the site is approached from Waterhouse Green up the hill. The end gable of the owners' accommodation will be highly visible but will be constructed of stone and will be viewed in the context of the gable ends of properties on Shaw Brow. It is considered that the design using an end gable facing down Shaw Brow to be faced in stone is appropriate to the area and although highly visible in the streetscene, this does not make the scheme unacceptable.

Running along the boundary of the application site with Shaw Brow is a stone retaining wall with hedge above, which runs down in front of no. 24 and continues down along Shaw Brow in front of the allotment to the north. The top of the wall is level with the ground level of the application site and the wall slopes down the hill matching the gradient of the road. The application proposes to remove this wall and hedge to allow construction but will be rebuilt and a new hedge planted. The replacement stonewall will not be a structural retaining wall as the basement wall will form the structural wall, the new stonewall will only be a boundary wall. Although the hedge and wall are not listed or protected in any way, its rebuilding is considered necessary as part of the application due to it being a prominent feature on Shaw Brow. Conditions will be applied in relation to this. The proposal is considered acceptable in the streetscene subject to conditions, including material samples.

Neighbour Amenity

The nearest neighbour to the application property is no. 24 Shaw Brow to the south of the application site, whose property and rear garden bound with the application site. The single storey extension to the restaurant and the southern most part of the owners' accommodation will be visible from this property, which has a window in the side elevation of a single storey element serving a kitchen. There is a hedge approximately 2m in height on the boundary. It is not considered that the extension to the existing building for staff accommodation will impact unacceptably on no. 24 Shaw Brow being single storey. The other aspect of the proposal closest to no. 24 is the owners' accommodation linked to the main restaurant. This will have a long sloping pitched roof and be 7.1m to the highest point from the ground level of the site nearest to no. 24. This part of the building will have patio doors and roof lights looking towards the side of no. 24. The patio doors will be at ground level so will not result in overlooking and the roof lights will serve a mezzanine bedroom level but will be 2.4m above the internal floor level, too high to see out of. The proposals will be

due north of no. 24 so will not result in overshadowing of the property. Although it may result in some loss of ambient light, given the orientation of no. 24 to the application site this is considered acceptable.

Six windows in the elevation facing Shaw Brow are proposed. Four of these will not serve habitable rooms, such as a WC, utility, staircase and landing. The remaining two (including the large window up to the apex of the roof) will serve bedrooms. These windows comply with the Councils interface guidelines in terms of Springfields, the bungalow opposite in that there will be over 10m to the boundary of the property and over 21m to the windows in the property itself.

The owners' accommodation to the north of the site is the highest part of the proposed building. The land immediately north on Shaw Brow is an allotment. The next property is no. 22 an end terraced property lower down towards Waterhouse Green. Due to the distance between the building and this property it is not considered the proposal will have an unacceptable impact on it. The only window in this elevation will be a small window serving an en-suite bathroom.

Highways and Parking

The proposals will utilise the existing access onto Preston Road, which is considered acceptable.

In terms of parking the Council has used the parking standards in the Joint Lancashire Structure Plan (JLSP) in the past, but the finalisation of the Regional Spatial Strategy (RSS) in September 2008 resulted in the JLSP being superseded. The relevant policy in the RSS is policy RT2, and this has been supplemented with the publication of a draft interim policy for parking standards, however this is only out for consultation at the present time and has not yet been adopted.

The restaurant currently benefits from 18 parking spaces. The carparking arrangements will be reorganised to create 25 off road parking spaces (including an integral garage for the owner). The increase in public floor area within the existing restaurant building is 38m², through the creation of a small function room. This would require an increase of 4 parking spaces over that which exists to 24. Parking would then be required for the staff including the owner. However the current proposal allows for 25 parking spaces, rather than the 27 that would normally be required. The applicant did consider extending the carpark to include the area in front of the building. However, this would involve removing the existing landscaping and it is not considered this would be appropriate visually in the streetscene.

The comments of Lancashire County Highways relate to the 2 fewer spaces than they require leading to on road parking specifically on the A6 Preston Road. However, double yellow lines prevent parking on this section of Preston Road, so it is not considered that the concern over on-road parking on Preston Road would warrant refusal of the application.

The other consideration in relation to parking is that staff will, in the main, be accommodated on the premises and this proposal is limited by condition to remain for staff. As staff are based on site parking can be controlled by the owner.

Impact on Listed Buildings

The Councils Conservation Officer has examined the application and is satisfied that the proposal will not have an adverse impact on any Listed or locally listed buildings in the area. The application is therefore considered acceptable in terms of PPG15: Planning and the Historic Environment.

Recommendation Permit Planning Permission

**Recommendation: Permit Full Planning Permission
Conditions**

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

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

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

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

3. Before the development hereby permitted is first commenced, full details of the position, height and appearance of all fences and walls to be erected to the site boundaries (notwithstanding any such detail shown on previously submitted plan(s)) shall have been submitted to and approved in writing by the Local Planning Authority. No building 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 Nos. GN5 and EM2 of the Adopted Chorley Borough Local Plan Review.

4. The stone wall to the boundary of Shaw Brow shall not be commenced until a sample panel of the wall has been viewed on site and approved in writing by the Local Planning Authority. This shall include a sample of any new natural stone to be used and show the coursing and jointing to be used in the construction of the wall. The construction of the wall shall only be carried out using the approved external facing materials and method of construction and shall take place prior to first occupation of the building/extension(s) hereby approved.

Reason: To ensure that the materials used are visually appropriate to the locality and in accordance with Policy No. GN5 of the Adopted Chorley Borough Local Plan Review.

5. Before any works to implement this permission are commenced full details of the fume extraction and filtration system to be installed at the premises (notwithstanding any such details previously submitted) shall have been submitted to and approved in writing by the Local Planning Authority. The system shall be installed in accordance with the approved details prior to the commencement of the use of the premises hereby permitted and retained in operation at all times thereafter.

Reason: To safeguard the amenities of local residents and in accordance with Policy No. EP21 of the Adopted Chorley Borough Local Plan Review.

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

Reason: To ensure adequate garaging/off street parking provision is made/maintained in accordance with Policy No.HS9 of the Adopted Chorley Borough Local Plan Review and the adopted Supplementary Planning Guidance Householder Design Guidelines..

7. 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. In addition, it shall specifically give full details of the new hedge to be planted against the boundary with Shaw Brow as shown on Drawing No TR/PL/08/004 including the species, number and distribution of whips to be planted to form the hedge.

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.

8. 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.

9. The roof lights in the bedroom in the south elevation of the owners accommodation shall be positioned a minimum of 2.3m above the mezzanine floor level as shown on Drawing No. TR/PL/08/003A.

Reason: To protect the amenities of the neighbouring property and in accordance with policy HS9 of the Adopted Chorley Borough Local Plan Review.

10. Notwithstanding the provisions of the Town and Country Planning (general Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order, with or without modification), no windows or rooflights other than those expressly authorised by this permission, or as subsequently agreed in writing by the Local Planning Authority, shall be inserted at any time in the building/extensions hereby permitted.

Reason: To protect the amenities and privacy of the adjoining properties and in accordance with Policy HS9 of the Adopted Chorley Borough Local Plan Review.

11. The development hereby permitted shall only be carried out in conformity with the proposed ground and building slab levels shown on the approved plan(s) (drawing no. TR/PIL08/002A) or as may otherwise be agreed in writing with the Local Planning Authority before any development is first commenced.

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

12. The staff accommodation in the single storey extension hereby permitted shown on drawing no. TR/PL/08/002A and the owners accommodation in the building/extension hereby permitted (the part linked to the main building as shown on drawing no. TR/PL/08/002A) shall remain as staff/owners domestic accommodation only and shall not be incorporated into the restaurant and/or hotel.

Reason: To ensure control is maintained over the future expansion of the restaurant/hotel and to ensure sufficient parking is provided for the use and maintain the amenity of the surrounding properties in accordance with Policies TR4 and HS9 of the Adopted Chorley Borough Local Plan Review.

13. The owners accommodation in the building/extension hereby permitted (the part linked to the main building as shown on drawing no. TR/PL/08/002A) shall remain as staff/owners domestic accommodation linked to the restaurant/hotel and shall not be used as a separate dwelling.

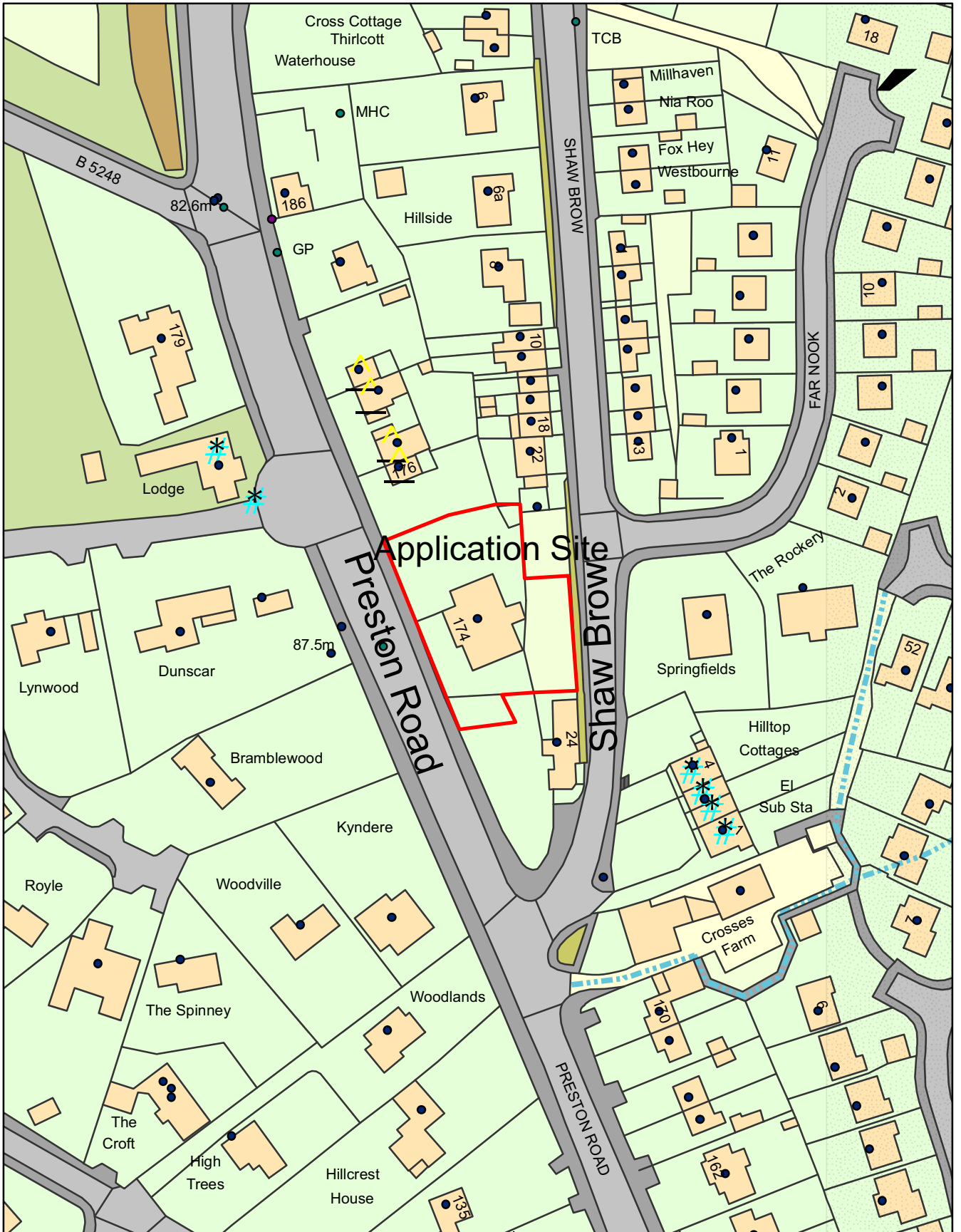
Reason: To ensure a reasonable standard of living for future occupiers of the accommodation in line with policy HS9 of the Adopted Chorley Borough Local Plan Review.

14. Before the building/extension hereby permitted is first occupied, or before the new function room is first used, whichever is the sooner, the car park and vehicle manoeuvring areas shall be surfaced or paved, drained and marked out all in accordance with the approved plan. The car park and vehicle manoeuvring areas shall not thereafter be used for any purpose other than the parking of and manoeuvring of vehicles.

Reason: To ensure adequate on site provision of car parking and manoeuvring areas and in accordance with Policy No. TR4 of the Adopted Chorley Borough Local Plan Review.

15. The development hereby permitted shall not commence until samples of all external facing materials to the proposed building/extension(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. This shall include full details of the type, coursing and jointing of the natural stone to be used in the construction of the external faces of the building(s). The development shall only be carried out using the approved external facing materials in conformity with the approved details.

Reason: To ensure that the materials used are visually appropriate to the locality and in accordance with Policy No. GN5 of the Adopted Chorley Borough Local Plan Review.

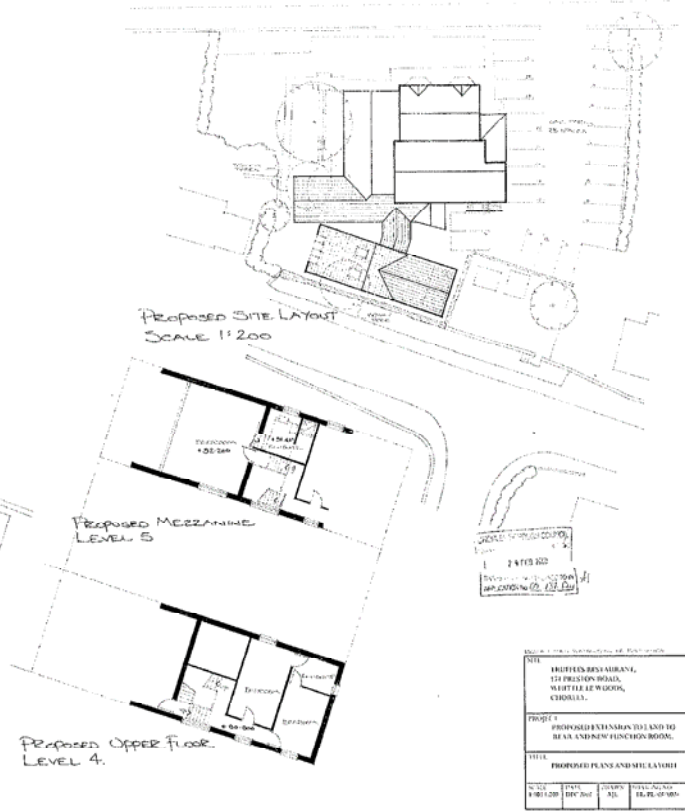
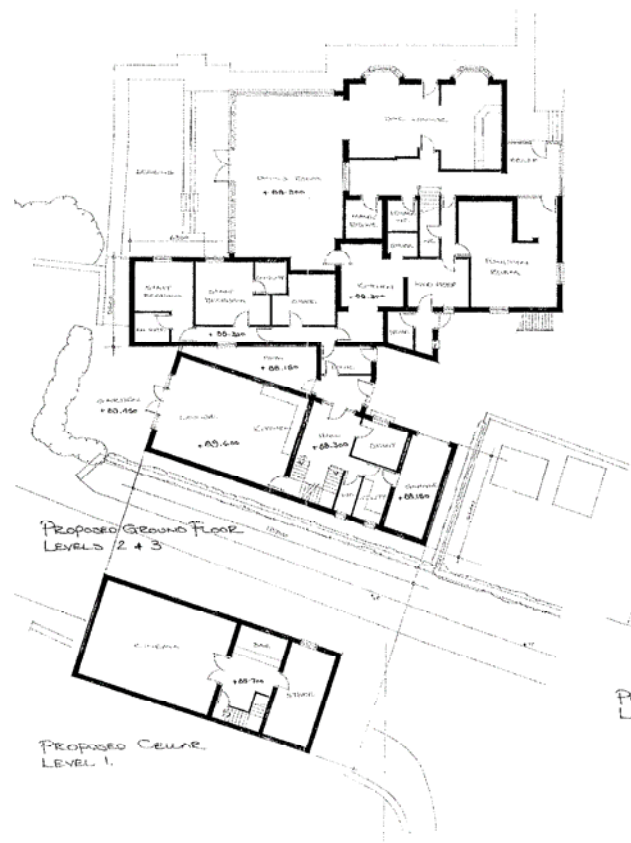


Jane E Meek BSc(Hons) DipTP MRTPI
 Corporate Director (Business)
 Chorley Council

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

| | | | |
|--|---|--------------------------|-----------------------------|
| Application Number: 09/00137/FUL | Grid Ref: E: 357918 N: 420997 | Scale: 1:1,250 | Agenda Item No. 2 |
|--|---|--------------------------|-----------------------------|

This page is intentionally left blank



| | | | |
|---|----------|-----|-----|
| SITE | | | |
| BUTTER'S RESTAURANT, 141 PRINCEPS ROAD, WATTLE LE WOODS, VIC 3093. | | | |
| PROJECT | | | |
| PROVIDE EXTENSION TO AND TO REAR AND NEW FINISHED ROOMS. | | | |
| TITLE | | | |
| PROPOSED PLANS AND MEZZANINE | | | |
| NO. | DATE | BY | FOR |
| 001/001 | 08/10/20 | DRY | DRY |

09/00137 (2)

This page is intentionally left blank

| | |
|---------------------|---|
| Item | 08/01242/FUL Permit Full Planning Permission |
| Case Officer | Mrs Helen Lowe |
| Ward | Adlington & Anderton |
| Proposal | Conversion of existing property to create three 1 bedroom flats. |
| Location | 18 Church Street Adlington Lancashire PR7 4EX |
| Applicant | Mr Peter Byron |

This application is going to chairs brief as letters of objection have been received and the application proposes the creation of three dwellings.

Consultation Expiry: 6th April 2009

Application Expiry: 23rd April 2009

| | |
|-----------------------------|---|
| Proposal | This application proposes the conversion of an existing property to create three one bedroomed flats. |
| Location | The application property is a two storey mid terraced property. Number 20 (the adjoining property to the north) is a commercial premises and number 16 (to the south) is a residential property, as are the rest of the properties in the row. To the west is a two storey detached lock up garage/commercial unit. The application property was originally a single residential property which was granted planning permission in 1986 to change the use to a dental laboratory, along with number 20. In 1994 planning permission was granted to change the property into an alternative medical centre. In 2006 permission was granted for the property to be converted back into a single residential dwelling. |
| Summary | The main issues to consider in determining the proposal are considered to be impact on neighbour amenity and impact on highway safety |
| Planning Policy | GN1, GN5, HS6, HS10 |
| Planning History | 06/01028/COU Change of use from commercial premises to residential dwelling Approved |
| Consultees Responses | Parish Council: no comments received Lancashire County Council Highways: comments awaited Crime Reduction/Architectural Liaison: no comments received Coal Authority: standing advice |

Third Party Representations

Four letters of objection have been received, raising the following concerns:

- The conversion would affect the usage of the workshop to the rear;
- Issues relating to parking, access/exit to and from the main road;
- Access restriction relating to the maintenance and upper storey fire escape of the workshop to the rear;
- Have previously been refused permission to extend the workshop on grounds of parking, access and exit to and from the main road;
- Parking for existing residents is a constant struggle and the area is already overcrowded;
- Loss of privacy to number 16; feel that the rear of our property may be continually overlooked at the back of 18 Church Street;
- Impact on character of the area, neighbouring properties are occupied by families;
- Three flats is excessive;
- Could hinder access to the rear of my property (number 12);
- Increase in noise and disturbance;
- Could restrict access to the rear of the police station;
- Works have already started;
- Residents should have been consulted when pre-application advice.

Applicant's Case

We feel that a property of this size, in this location would be best suited for conversion as it meets the needs of people in the area and could offer a good location for people from other areas as it has such a good accessibility with the rail and bus links and road/motorway network that surrounds it. It would not create a problem with parking due to the rear area being used. The conversion to flats would not alter the appearance of the property or detract from the surrounding properties. It would offer much needed low cost accommodation for singles or couples on a rental basis. If the property was kept as one residential property the occupiers would require a rear yard/garden and so not provide any extra parking.

Assessment

As the application property lies within the settlement boundary, there subdivision of an existing dwelling is acceptable in principle. Policy HS10 of the Local Plan states that the conversion of dwellings into flats (or other types of multiple occupation). Shall be permitted provided the conversion would provide an acceptable standard of accommodation; there is no adverse effect on amenity of neighbouring residents and the proposal does not have an unacceptable adverse effect on highway safety.

Neighbour Amenity

The proposals would involve only a limited amount of external alterations, the insertion of two extra windows in the north facing side elevation and the insertion of a door and enlargement of a window to the west facing rear elevation. An existing rear first floor window would change from serving a bathroom, to a bedroom. Due to the close proximity of the workshop to the rear of the premises, it is not considered that these external alterations would have a significant impact upon the amenities of

neighbouring residents, the main impact would be from the increased level of activity resulting from the multiple occupancy of the dwelling.

Only one of the flats will have its main access to the rear of the premises, one flat would have a patio door leading from a bedroom to the rear yard.

Highway Safety

It is proposed to provide three off road parking spaces to the side of the property by demolishing an existing wall. The Council's House Extension Design Guidelines state that parking spaces should measure 2.5 by 5.5m. The House Extension Design Guidelines and Interim Draft RSS policy for Parking Standards require one off road parking space to be provided per single bedroomed dwelling. The proposed parking area would be 7.8m wide by 5.1m deep, which is slightly less than required, but it is considered it could still accommodate three vehicles. No off road parking was provided as part of the previous proposal to convert into a three bedroomed dwelling (two spaces should ideally provided). Given the highly accessible location of the property (within walking distance of a railway station, a local shopping centre and bus routes) and the previous approval it is considered that it would be unreasonable to refuse the proposal on these grounds (subject to no objection from LCC Highways).

Other issues

A financial contribution towards play space provision is not required where the development involves single bedroom unit developments.

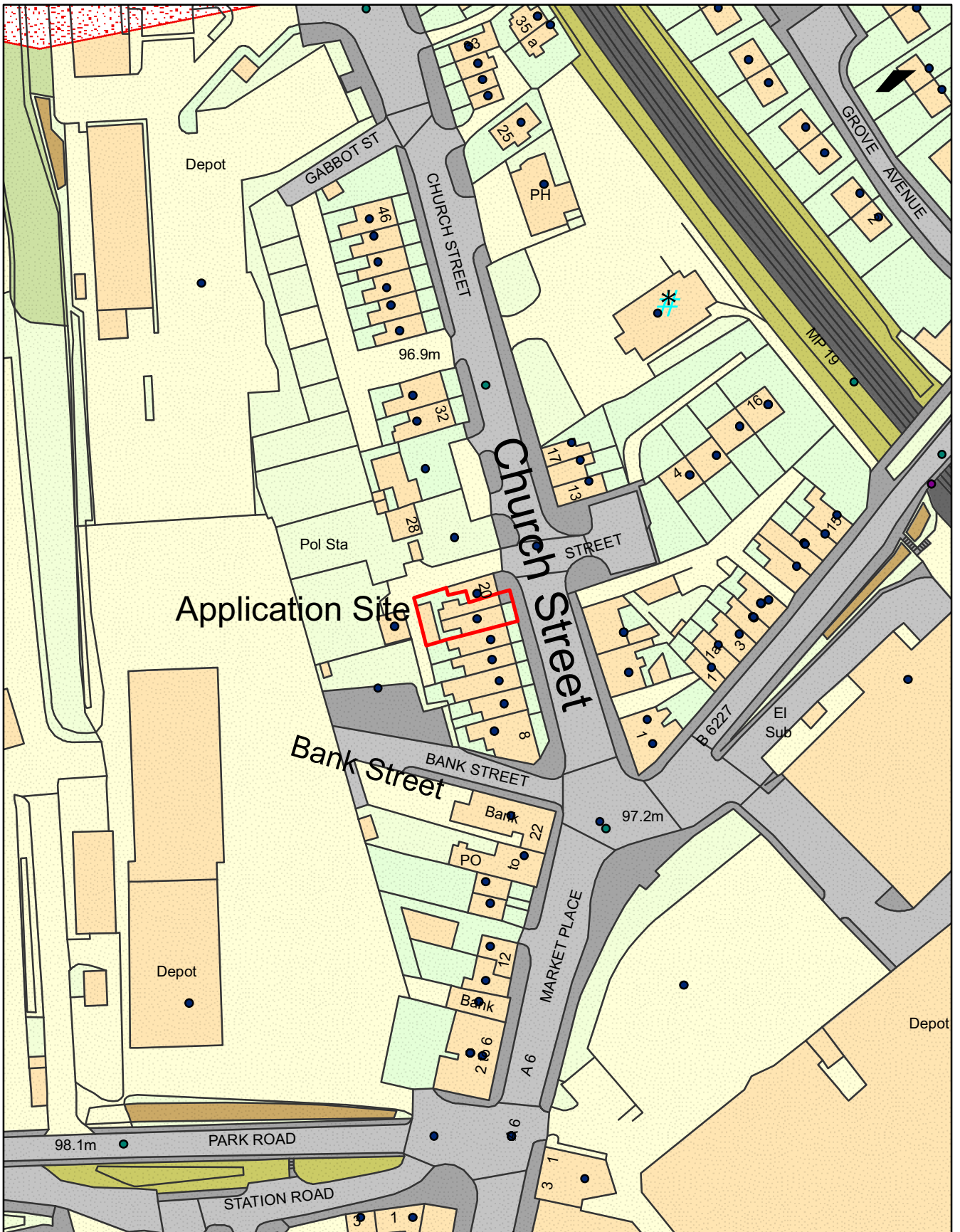
Conclusion Subject to the receipt of no objections from LCC Highways the proposal is accordingly recommended for approval.

Recommendation: Permit Full Planning Permission Conditions

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

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

This page is intentionally left blank



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

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

Application Number:
08/01242/FUL

Grid Ref:
E: 360079
N: 413110

Scale:
1:1,250

Agenda Item No.
3

This page is intentionally left blank

| Report of | Meeting | Date |
|-------------------------------|-------------------------------|------------|
| Corporate Director (Business) | Development Control Committee | 22.04.2009 |

PLANNING APPEALS AND DECISIONS - NOTIFICATION

PURPOSE OF REPORT

- To advise Committee of appeal notifications and decisions received from the Planning Inspectorate and notification of decisions received from Lancashire County Council and other bodies between 19 March and 06 April 2009.

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

- Appeal by Anchor Homes Ltd against the Development Control Committee decision to refuse planning permission, against officer recommendation, for the demolition of existing bungalow, workshop and garage and erection of 10 No. two bed apartments at Crow Nest Cottage, Tarnbeck Drive, Mawdesley (Application No. 08/00728/FULMAJ).
- Appeal by Primesight against the delegated decision to refuse advertisement consent for a retrospective application for the erection of 2.No internally illuminated, free standing, single sided, advertisement units at 291 Eaves Lane, Chorley (Application No. 08/01239/ADV).

PLANNING APPEALS DISMISSED

- None

PLANNING APPEALS ALLOWED

7 None

PLANNING APPEALS WITHDRAWN

8 None

ENFORCEMENT APPEALS LODGED

9 None

ENFORCEMENT APPEALS DISMISSED

10 None

ENFORCEMENT APPEALS ALLOWED

11 None

ENFORCEMENT APPEALS WITHDRAWN

12 None

LANCASHIRE COUNTY COUNCIL DECISIONS

- 13 Planning permission granted for the construction of new entrance path and cycle parking area at Eccleston Primary School, Doctors Lane, Chorley (Application No. 08/01196/CTY).
- 14 Planning permission granted for the generation of electricity from landfill gas including the erection of a landfill gas generator flare plant switch/meter room and ancillary offices and sotres at Clayton Hall Landfill Site, Dawson Lane, Whittle-le-Woods (Application No. 09/00009/CTY).
- 15 Planning permission granted for the variation of conditions 1 and 28 of permission 04/01272/CTY to allow landfilling operations until 1 September 2011 at Little Quarries, Hill Top Lane, Whittle-le-Woods (Application No. 08/01027/CTY).

GOVERNMENT OFFICE DECISIONS

16 None

IMPLICATIONS OF REPORT

17 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 | 09/04/2009 | |

| Background Papers | | | | |
|--------------------------|--|-------------|---------------------|--------------------------------------|
| Document | | Date | File | Place of Inspection |
| 4 | Letter from the Planning Inspectorate | 03/04/2009 | 08/00728/FUL MAJ | Civic Offices, Union Street, Chorley |
| 5 | “ | 06/04/2009 | 08/01239/ADV | “ |
| 13 | “ | 17/02/2009 | 08/01196/CTY | “ |
| 14 | “ | 17/03/2009 | 09/00009/CTY | “ |
| 15 | “ | 23/03/2009 | 08/01196/CTY | “ |

This page is intentionally left blank

Report

| Report of | Meeting | Date |
|----------------------------------|----------------------------------|------------|
| Corporate Director (Business) | Development Control Committee | 22.04.2009 |

PLANNING APPLICATIONS DECIDED BY THE CORPORATE DIRECTOR (BUSINESS), THE CHAIR AND VICE-CHAIR OF THE COMMITTEE 1 APRIL 2009

| Application No. | Recommendation | Location | Proposal |
|-----------------|--|---|---|
| 09/00087/COU | Permit Full Planning Permission | Barn 60m South West Of Cedar Farm Galleries Cedar House Farm Back Lane Mawdesley Lancashire | Use of redundant pig barn for holding of Farmers Market (12 occasions) and 1 Festival per year |
| 09/00054/OUT | Refusal of Outline Planning Permission | 25 Dorking Road, Chorley | Outline application for 1 No. detached dwelling within rear garden curtilage of existing dwelling |
| 09/00130/FUL | Permit (Subject to Legal Agreement) | Former Victoria Mill Building 10m South West Of 23 Millbrook Close Wheelton | Erection of two detached dwellings and one detached single garage |

This page is intentionally left blank

Report



| Report of | Meeting | Date |
|----------------------------------|-------------------------------|------------|
| Corporate Director (Business) | Development Control Committee | 22.04.2009 |

PLANNING APPLICATIONS DECIDED BY THE CORPORATE DIRECTOR (BUSINESS), THE CHAIR AND VICE-CHAIR OF THE COMMITTEE ON 8 APRIL 2009

| Application No. | Recommendation | Location | Proposal |
|-----------------|---------------------------------|---|---|
| 09/00046/FUL | Permit Full Planning Permission | Wood View Sharratts Path Charnock Richard Chorley PR7 3QP | Proposed demolition of existing dwelling and construction of new detached dwelling |
| 09/00089/FUL | Refuse Full Planning Permission | Coppull United Football Playing Field Springfield Road Coppull Lancashire | Variation of condition 5 of planning permission 06/00271/FUL to extend the opening hours to: Friday and Saturday 08:00 to 00:00 (Midnight) only (re-submission of 08/01074/FUL) |
| 09/00110/FUL | Permit Full Planning Permission | Eccleston Methodist Church The Green Eccleston Lancashire | Erection of canopy (shelter) over area used by Eccleston pre-school |
| 09/00134/FUL | Permit Full Planning Permission | Land 10m South Of 2 Sackville Street Chorley | Erection of a three bedroom detached true bungalow |
| 09/00142/LBC | Grant Listed Building Consent | Great House Information Centre Rivington Lane Rivington Bolton Lancashire | Listed Building Consent to drill 32mm diameter hole through external wall of Great House Visitor Information Centre to allow for power cable and internal cable routing. |
| 09/00157/FUL | Permit Full Planning Permission | Hoole Cottage Wigan Lane Chorley Lancashire PR7 4BY | Demolition of existing dwelling and erection of replacement dwelling and relocation of access |

This page is intentionally left blank



| Report of | Meeting | Date |
|-------------------------------|-------------------------------|------------|
| Corporate Director (Business) | Development Control Committee | 22/04/2009 |

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

Between 19th March to 8th April 2009

Plan Ref 08/01164/TPO **Date Received** 20.11.2008 **Decision** Consent for Tree Works

Ward: Coppull **Date Decided** 02.04.2009

Proposal : Pruning of 1 tree in garden of 91 Chapel Lane, Coppull

Location : 91 Chapel Lane Coppull Chorley PR7 4PN

Applicant: Mr Peter Wharton 91 Chapel Lane Coppull Chorley PR7 4PN

Plan Ref 08/01192/TPO **Date Received** 28.11.2008 **Decision** Consent for Tree Works

Ward: Eccleston And Mawdesley **Date Decided** 02.04.2009

Proposal : Pruning of 3 trees at the rear of 1 Anchorfields, Eccleston.

Location : 1 Anchor Fields Eccleston Chorley PR7 5UW

Applicant: 1 Anchor Fields Eccleston Chorley PR7 5UW

Plan Ref 08/01243/COU **Date Received** 19.12.2008 **Decision** Permit Full Planning Permission

Ward: Chorley North East **Date Decided** 24.03.2009

Proposal : Change of use from A2 Financial and Professional Services to A3 Restaurant and Cafe to form ground floor A5 takeaway extension, first floor dining room and toilet facilities,

Location : 77B Water Street Chorley Lancashire PR7 1EX

Applicant: Mr Mansione La Rocca Restaurant 77 Water Street Chorley Lancashire PR7 1EX

Plan Ref 09/00035/FUL **Date Received** 21.01.2009 **Decision** Permit Full Planning Permission

Ward: Wheelton And Withnell **Date Decided** 19.03.2009

Proposal : Demolition of existing dwellings and erection of a replacement dwelling and detached garage (amendment to previous approval 06/00905/FUL)

Location : Monks Hill Cottages Harbour Lane Wheelton

Applicant: Mr A Dingley Monks Hill House Harbour Lane Wheelton Chorley PR6 8JS

Plan Ref 09/00038/TPO **Date Received** 20.01.2009 **Decision** Consent for Tree Works

Ward: Euxton North **Date Decided** 02.04.2009

Proposal : Pruning of Oak tree at 19 Firbank, Euxton, PR7 6HP

Location : 19 Firbank Euxton Chorley PR7 6HP

Applicant: Mr Peter Kitching 19 Firbank Euxton Chorley PR7 6HP

Plan Ref 09/00049/FUL **Date Received** 26.01.2009 **Decision** Permit Full Planning Permission

Ward: Pennine **Date Decided** 24.03.2009

Proposal : Single storey side extension, demolition of single storey rear extension, front porch and a rear dormer with balcony

Location : Denham House Copthurst Lane Whittle-Le-Woods Chorley PR6 8LR

Applicant: 12 Long Croft Meadow Astley Village Chorley PR7 1TS

Plan Ref 09/00050/FUL **Date Received** 26.01.2009 **Decision** Permit Full Planning Permission

Ward: Euxton North **Date Decided** 02.04.2009

Proposal : Erection of playshelter, incorporating storage to front of existing building.

Location : Euxton Youth Club Laurel Avenue Euxton Chorley PR7 6AY

Applicant: Mrs Catherine Bennett Euxton Youth Club Laurel Avenue Euxton Chorley PR7 6AY

Plan Ref 09/00054/OUT **Date Received** 27.01.2009 **Decision** Refusal of Outline Planning Permission

Ward: Chorley North East **Date Decided** 02.04.2009

Proposal : Outline application for 1 No detached dwelling within rear garden curtilage of existing dwelling

Location : 25 Dorking Road Chorley PR6 8TR

Applicant: Mr Matt Pilkington 25 Dorking Road Chorley PR6 8TR

Plan Ref 09/00055/FUL **Date Received** 27.01.2009 **Decision** Refuse Full Planning Permission

Ward: Chorley North East **Date Decided** 30.03.2009

Proposal : Creation of linier park/recreational walkway and outline application for erection of a single detached dwelling

Location : Former Railway Cutting East Of Blackburn Brow Chorley

Applicant: Thomas Mawdsley & Sons c/o Agent

Plan Ref 09/00056/FUL **Date Received** 27.01.2009 **Decision** Permit Full Planning Permission

Ward: Adlington & Anderton **Date Decided** 07.04.2009

Proposal : Demolition of timber framed building and erection of single storey summer house, car port and store (resubmission of 07/00979/FUL)

Location : Longacre The Common Adlington Chorley PR7 4DN

Applicant: Mr Martin Tickle Longacre The Common Adlington Chorley Lancashire PR7 4DN

Plan Ref 09/00057/FUL **Date Received** 26.01.2009 **Decision** Permit Full Planning Permission

Ward: Lostock **Date Decided** 23.03.2009

Proposal : First floor rear extension

Location : 36 Town Road Croston Leyland PR26 9RB

Applicant: Mr Tom Gill 36 Town Road Croston Leyland PR26 9RB

Plan Ref 09/00059/FUL **Date Received** 27.01.2009 **Decision** Permit Full Planning Permission

Ward: Chisnall **Date Decided** 24.03.2009

Proposal : First floor front, side and rear extension, two storey rear extension, new front porch, provision of rear balcony and new entrance canopy at front

Location : Towyn 62 Church Lane Charnock Richard Chorley PR7 3RB

Applicant: Mr Ian Edge C/o Agent

Plan Ref 09/00060/FUL **Date Received** 28.01.2009 **Decision** Permit Full Planning Permission

Ward: Pennine **Date Decided** 27.03.2009

Proposal : Single storey side and rear extension

Location : 11 Wardle Court Whittle-Le-Woods Chorley PR6 7DQ

Applicant: Mr Peter Soye 11 Wardle Court Whittle-Le-Woods Chorley PR6 7DQ

Plan Ref 09/00063/FUL **Date Received** 28.01.2009 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods
And Whittle-le-Woods **Date Decided** 07.04.2009

Proposal : Single storey rear extension
Location : 56 Rowan Croft Clayton-Le-Woods Chorley PR6 7UX
Applicant: Mr & Mrs McMillan 56 Rowan Croft Clayton-Le-Woods Chorley PR6 7UX

Plan Ref 09/00064/FUL **Date Received** 29.01.2009 **Decision** Permit Full Planning Permission

Ward: Euxton North **Date Decided** 26.03.2009

Proposal : Rear extension (incorporating room in the roof).
Location : 60 Wigan Road Euxton Chorley PR7 6JT
Applicant: Mr Albert Holme 60 Wigan Road Euxton Chorley PR7 6JT

Plan Ref 09/00065/FUL **Date Received** 02.02.2009 **Decision** Permit Full Planning Permission

Ward: Chisnall **Date Decided** 30.03.2009

Proposal : Erection of an agricultural storage building (amended re-submission of application no. 08/01208/FUL)
Location : Town Lane Farm Town Lane Heskin Chorley Lancashire
Applicant: Mr Howard Rose 146 Wood Lane Heskin Chorley PR7 5NP

Plan Ref 09/00072/FUL **Date Received** 03.02.2009 **Decision** Permit Full Planning Permission

Ward: Astley And Buckshaw **Date Decided** 30.03.2009

Proposal : Rear conservatory
Location : 10 Blacksmith Walks Buckshaw Village Chorley Lancashire PR7 7BP
Applicant: Mr Saun Sculfor 10 Blacksmith Walks Buckshaw Village Chorley Lancashire PR7 7BP

Plan Ref 09/00075/FUL **Date Received** 04.02.2009 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods
And Whittle-le-Woods **Date Decided** 26.03.2009

Proposal : Demolish existing detached garage and erect a single storey side extension
Location : 100 Clover Field Clayton-Le-Woods Chorley PR6 7RY
Applicant: Mr Martin Sharper 100 Clover Field Clayton-Le-Woods Chorley PR6 7RY

Plan Ref 09/00077/FUL **Date Received** 04.02.2009 **Decision** Permit Full
Planning
Permission

Ward: Chisnall **Date Decided** 08.04.2009

Proposal : Erection of front and rear dormers and conversion of loft to provide 3 no. bedrooms
Location : 35 Neargates Charnock Richard Chorley PR7 5EY
Applicant: Mr Mark Rainford 35 Neargates Charnock Richard Chorley PR7 5EY

Plan Ref 09/00079/FUL **Date Received** 05.02.2009 **Decision** Permit Full
Planning
Permission

Ward: Clayton-le-Woods And Whittle-le-
Woods **Date Decided** 02.04.2009

Proposal : Single storey rear extension
Location : Briarcliffe 29 Preston Road Whittle-Le-Woods Chorley PR6 7PE
Applicant: Mr M & A L Dawson Briarcliffe 29 Preston Road Whittle-Le-Woods Chorley PR6
7PE

Plan Ref 09/00081/FUL **Date Received** 05.02.2009 **Decision** Permit Full
Planning
Permission

Ward: Wheelton And
Withnell **Date Decided** 08.04.2009

Proposal : Erection of a post and panel shed to the rear of the village hall
Location : Heapey & Wheelton Village Hall West View Wheelton Lancashire PR6 8HJ
Applicant: Heapy And Wheelton Village Halll Committee Heapey & Wheelton Village Hall West
View Wheelton Lancashire PR6 8HJ

Plan Ref 09/00087/COU **Date Received** 06.02.2009 **Decision** Permit Full
Planning
Permission

Ward: Eccleston And
Mawdesley **Date Decided** 03.04.2009

Proposal : Use of redundant pig barn for holding of Farmers Market (12 occasions) and 1
Festival per year
Location : Barn 60m South West Of Cedar Farm Galleries Cedar House Farm Back Lane
Mawdesley Lancashire
Applicant: Mr Peter Baillie Cedar House Farm Back Lane Mawdesley Ormskirk L40 3SY

Plan Ref 09/00090/FUL **Date Received** 06.02.2009 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods
And Whittle-le-Woods **Date Decided** 06.04.2009

Proposal : Demolish existing workshop and conservatory and erection of two storey rear extension, single storey front porch and detached garage with new driveway and access

Location : 1 Shaw Brow Whittle-Le-Woods Chorley Lancashire PR6 7LE

Applicant: Mr Peter Hiller 1 Shaw Brow Whittle-Le-Woods Chorley Lancashire PR6 7LE

Plan Ref 09/00096/FUL **Date Received** 09.02.2009 **Decision** Permit Full Planning Permission

Ward: Chorley North
East **Date Decided** 06.04.2009

Proposal : Proposed alterations/refurbishment to existing garden/play area comprising resurfacing works, fencing and provision of play equipment

Location : Church Hall Park Street Chorley PR7 1ER

Applicant: Mrs Margaret T Riding 4 The Dingle Heapey Chorley PR6 9AZ

Plan Ref 09/00097/FUL **Date Received** 11.02.2009 **Decision** Permit Full Planning Permission

Ward: Lostock **Date Decided** 08.04.2009

Proposal : Demolition of existing conservatory and construction of new garden room, first floor rear extension and pitched roof over existing flat roof, with associated internal alterations and changes to access (including wall and gates)

Location : Highfield House Flag Lane Bretherton Leyland PR26 9AD

Applicant: Mr And Mrs Semple Highfield House Flag Lane Bretherton Leyland PR26 9AD

Plan Ref 09/00106/FUL **Date Received** 11.02.2009 **Decision** Permit Full Planning Permission

Ward: Heath Charnock
And Rivington **Date Decided** 08.04.2009

Proposal : Resubmission of application 07/01270/FUL for erection of two detached dormer bungalows (revision of house types)

Location : Land 50m South Of 3 Mercer Court Heath Charnock Lancashire

Applicant: Mr E Joynt C/o Agent

Plan Ref 09/00136/CTY **Date Received** 20.02.2009 **Decision** No objection to LCC Reg 3/4 Application

Ward: Coppull **Date Decided** 26.03.2009

Proposal : Construction of metal framed stand alone canopy with a clear polycarbonate roof covering full length of after school club building,
Location : Coppull And District County Primary School Park Road Coppull Lancashire PR7 5AH
Applicant: Patrick Mckeown Lancashire County Council Planning Service PO Box 9 Guild House Cross Street Preston PR1 8RD

Plan Ref 09/00144/CTY **Date Received** 19.02.2009 **Decision** No objection to LCC Reg 3/4 Application

Ward: Chorley North West **Date Decided** 26.03.2009

Proposal : Erection of a two storey front extension. Erection of a 2.4m high and a 3m high weld mesh security fencing and gates to part of school boundary and a 3.6m high free standing canopy.
Location : Parklands High School Southport Road Chorley PR7 1LL
Applicant: Lancashire County Council Directorate Of Children Eastcliffe Preston PR1

Plan Ref 09/00170/CTY **Date Received** 04.03.2009 **Decision** No objection to LCC Reg 3/4 Application

Ward: Euxton North **Date Decided** 30.03.2009

Proposal : Retention of single storey de mountable unit
Location : Primrose Hill County Primary School Primrose Hill Road Euxton Chorley PR7 6BA
Applicant: Patrick Mckeown Lancashire County Council Planning Service POBox 9 Guild House Cross Street Preston PR1 8RD

Plan Ref 09/00187/CTY **Date Received** 12.03.2009 **Decision** No objection to LCC Reg 3/4 Application

Ward: Adlington & Anderton **Date Decided** 06.04.2009

Proposal : Erection of single storey extension for proposed childrens centre on the north east gable end of building facing onto Highfield Road with associated play area and landscaping
Location : Adlington LCC Library Railway Road Adlington Chorley PR6 9RG
Applicant: Patrick Mckeown Lancashire County Council Planning Service POBox 9 Guild House Cross Street Preston PR1 8RD

Plan Ref 09/00195/CTY **Date Received** 13.03.2009 **Decision** No
objection to
LCC Reg
3/4
Application

Ward: Chorley North **Date Decided** 07.04.2009
West

Proposal : Provision of a Parklines concrete storage unit next to the existing fenced play area
Location : Astley Park School Harrington Road Chorley PR7 1JZ
Applicant: Patrick McKeown Lancashire County Council Planning Service POBox 9 Guild
House Cross Street Preston PR1 8RD

Plan Ref 09/00197/CTY **Date Received** 16.03.2009 **Decision** No
objection to
LCC Reg
3/4
Application

Ward: Clayton-le-Woods **Date Decided** 08.04.2009
North

Proposal : Construction of two steel exterior canopies fixed to the existing school building
Location : Clayton Brook Primary School Great Greens Lane Bamber Bridge Preston PR5 8HL
Applicant: Patrick Mckeown Lancashire County Council Planning Service POBox 9 Guild
House Cross Street Preston PR1 8RD
